



**CITY OF FAIRVIEW
BOARD OF COMMISSIONERS**

APRIL 18, 2019

7:00 P.M.

AGENDA

- 1. Roll Call**
- 2. Call to Order**
- 3. Prayer and Pledge**
- 4. Approval of Agenda and Executive Session Announcements**
- 5. Public Hearing(s)**
 - A. Item 9D
- 6. Citizen Comments** (Limited to the first 5 citizens to sign in and a limit of 3 minutes each)
- 7. Public Announcements, Awards and Recognitions**
 - A. Arbor Day Proclamation
 - B. Tree City USA Award Presentation
- 8. Staff Comments and Monthly Reports**
 - A. City Manager
 - B. City Attorney
- 9. Consent Agenda** (Any Item May be Removed for Individual Consideration)
 - A. Minutes from the April 4, 2019 Board of Commissioners Meeting
 - B. Minutes from the March 28, 2019 Board of Commissioners Budget Work Session
 - C. Second and Final Reading of Ordinance 2019-08, An Ordinance to Amend the City of Fairview Zoning Ordinance by Changing the Official Zoning Map for Properties Located at 2090-2096 Fairview Boulevard, From a RS-40 (Low-Density Residential) Zoning District to a CG (Commercial General) Zoning District
- 10. Old Business**
- 11. New Business**
 - A. Resolution 10-19, A Resolution of the City of Fairview Board of Commissioners Appointing a Member to the City's Planning Commission
 - B. Resolution 11-19, A Resolution of the City of Fairview Board of Commissioners to Enter into an Agreement Governing the Management of Certain City of Fairview Sponsored or Sanctioned Community Events
 - C. Ordinance 2019-09, An Ordinance of the City of Fairview, Tennessee, Adopting an Amended Budget for the Fiscal Year Beginning July 1, 2018 and Ending June 30, 2019
 - D. Ordinance 2019-10, An Ordinance of the City of Fairview, Tennessee, Adopting the Annual Budget and Tax Rate for the Fiscal Year Beginning July 1, 2019 and Ending June 30, 2020
 - E. Ordinance 2019-11, An Ordinance to Amend the City of Fairview Zoning Ordinance by Changing the Official Zoning Map for Tax Map 42, Parcel 78.00, Consisting of 102.12 Acres, Located on Old Nashville Road/Taylor Road, From a RS-40 (Low-Density Residential) Zoning District to a R-20 Zoning District. Owner: Otter Creek Holdings, LLC

12. Communications from the Mayor and Commissioners

- A. Commissioner
- B. Commissioner
- C. Commissioner
- D. Vice Mayor
- E. Mayor

13. Adjournment

7A

CITY OF FAIRVIEW PROCLAMATION

ARBOR DAY

WHEREAS, in 1872, J Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees; and

WHEREAS, this holiday, called Arbor Day, was first observed with the planting of more than a million trees; and

WHEREAS, Arbor Day is now observed throughout the nation and the world; and

WHEREAS, Dr. Evangeline Bowie used land management techniques including planting over 500,000 trees that transformed barren and eroded land into a park treasure gifted to the city that now includes over 700 acres of forest, lakes and 17 miles of trails; and

WHEREAS, the City of Fairview is located on the Western Highland Rim, and within a diverse and unique hardwood forest; and

WHEREAS, the Redbud Tree has been designated the Official City Tree; and

WHEREAS, the City of Fairview has been designated as a Tree City USA in 2019; and

WHEREAS, Trees

- Save storm water retention cost
- Clean and cool the air
- Save energy
- Attract people and industry
- Appeal to shoppers

- Increase home values
- Slow traffic
- Increase pavement life
- Provide health benefits
- Reduce crime
- Mitigate noise
- Increase office worker productivity
- Provide wildlife habitat
- Are beautiful; and,

WHEREAS, trees, wherever they are planted, are a source of joy and spiritual renewal; and,

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of Fairview, Tennessee does hereby proclaim April 27, 2019 as Arbor Day in the City of Fairview, to be observed annually on the last Friday in April going forward, and urges the citizens to plant trees and protect our woodlands to promote the wellbeing of this and future generations.

IN WITNESS WHEREOF, I have hereunto set my hand, and caused the great seal of the City of Fairview to be affixed, this 18th day of April, 2019.

Mayor, John W. Blade

9C

ORDINANCE #2019-08

AN ORDINANCE TO AMEND THE CITY OF FAIRVIEW ZONING ORDINANCE BY CHANGING THE OFFICIAL ZONING MAP FOR PROPERTIES LOCATED AT 2090-2096 FAIRVIEW BOULEVARD, FROM A RS-40 (LOW-DENSITY RESIDENTIAL) ZONING DISTRICT TO A CG (COMMERCIAL GENERAL) ZONING DISTRICT.

WHEREAS, a request has been made by the City of Fairview to rezone property located within the City of Fairview; and

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF FAIRVIEW BOARD OF COMMISSIONERS THAT:

SECTION 1. That the Zoning Ordinance be and is hereby amended by making certain changes to the Official Zoning Map for the City of Fairview, by changing the property identified as Tax Map 042, Parcels 006.01, 006.02, 006.03 and 006.04 from a RS-40 (Low-Density Residential) Zoning District to a CG (Commercial General) Zoning District.

SECTION 2. BE IT FURTHER ORDAINED, that the Codes and Planning Department is hereby authorized and directed, upon approval of this Ordinance, to cause the change to be made on the Official Zoning Map, as set out in Section 1 of this Ordinance, and to make notation thereon of reference to the date of passage and approval of this Ordinance.

SECTION 3. BE IT FURTHER ORDAINED, that this Ordinance take effect immediately after its passage and such change be published in a newspaper of general circulation, the welfare of the City of Fairview requiring it.

First Reading: March 21, 2019

Public Hearing Held: April 18, 2019

Second Reading: _____

Approved by the Board of Commissioners:

John Blade, Mayor

ATTEST:

Brandy Johnson, City Recorder

APPROVED AS TO FORM:

City Attorney

Published in the Fairview Observer on April 2, 2019

Tools & Features Demonstration Site



Legend

- Parcels
- Parcel Numbers
- Parcel Acreage
- Subdivision Name
- Parcel Dimensions
- Lot Numbers
- Lot Acreage
- Group Corner Annotation
- Control Map
- Notes
- Miscellaneous
- Easement
- Exemptions
- Conflicts
- Lines
- Corporate Limits
- BRENTWOOD
- FAIRVIEW
- FRANKLIN
- NOLENSVILLE
- SPRING HILL
- THOMPSONS STATION
- Parks
- Centerlines
- <all other values>
- INTERSTATE

Notes

0.0 0 0.02 0.0 Miles
 NAD_1983_StatePlane_Tennessee_FIPS_4100_Feet
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THIS MAP IS NOT TO BE USED FOR NAVIGATION

1:1,287



CITY OF FAIRVIEW, TENNESSEE

RESOLUTION NO. 10-19



A RESOLUTION OF THE CITY OF FAIRVIEW BOARD OF COMMISSIONERS APPOINTING A MEMBER TO THE CITY'S PLANNING COMMISSION.

WHEREAS, the City of Fairview has accepted applications to fill a vacancy on its planning commission, and

WHEREAS, members of the city's planning commission are appointed by the city's board of commissioners and there is one vacancy on the planning commission, and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF FAIRVIEW, TENNESSEE, AS FOLLOWS:

The City of Fairview Board of Commissioners hereby resolves to appoint _____ to the city's planning commission for term expiring on _____, 20____.

Approved and adopted this _____ day of _____, 2019.

Mayor

Attest:

City Recorder

APPROVED AS TO FORM:

City Attorney

CITY OF FAIRVIEW, TENNESSEE

RESOLUTION NO. 11-19



A RESOLUTION OF THE CITY OF FAIRVIEW BOARD OF COMMISSIONERS TO ENTER INTO AN AGREEMENT GOVERNING THE MANAGEMENT OF CERTAIN CITY OF FAIRVIEW SPONSORED OR SANCTIONED COMMUNITY EVENTS.

WHEREAS, the board of commissioners desires for city sponsored and/or sanctioned events to be managed in a manner most beneficial to the community at large, and

WHEREAS, both the Fairview Chamber of Commerce and the city's Parks and Landscaping Board have submitted proposals for event management responsibility, and

WHEREAS, these proposals have been submitted by the city manager to the mayor and city commissioners for review, and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF FAIRVIEW, TENNESSEE, AS FOLLOWS:

The City of Fairview Board of Commissioners hereby resolves to engage the city's Parks and Landscaping Board for the management and operational responsibilities of NatureFest, the city's Christmas parade and Christmas related events, and various other city sponsored or sanctioned events, excluding the city's annual July 3rd celebration, and hereby further resolves that no city permit(s) will be issued for NatureFest or any Christmas parade or other city sponsored or sanctioned except by Resolution of the city's board of commissioners.

Approved and adopted this _____ day of _____, 2019.

Mayor

Attest:

City Recorder

APPROVED AS TO FORM:

City Attorney

ORDINANCE #2019-11

IIE

AN ORDINANCE TO AMEND THE CITY OF FAIRVIEW ORDINANCE BY CHANGING THE OFFICIAL ZONING MAP FOR TAX MAP 42, PARCEL 78.00, CONSISTING OF 102.12 ACRES, LOCATED ON OLD NASHVILLE ROAD/TAYLOR ROAD, FROM A RS-40 (LOW-DENSITY RESIDENTIAL) ZONING DISTRICT TO A R-20 (MEDIUM-DENSITY RESIDENTIAL) ZONING DISTRICT. OWNER: OTTER CREEK HOLDINGS, LLC.

WHEREAS, a request has been made by owner Otter Creek Holdings, LLC to rezone property located within the City of Fairview; and

WHEREAS, the City of Fairview Planning Commission, on April 9, 2018, made a favorable recommendation to the Board of Commissioners that this request be approved.

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF FAIRVIEW BOARD OF COMMISSIONERS THAT:

SECTION 1. That the Zoning Ordinance be and is hereby amended by making certain changes to the Official Zoning Map for the City of Fairview, by changing the property identified as Tax Map 042, Parcel 78.00 from a RS-40 (Low-Density Residential) Zoning District to a R-20 (Medium-Density Residential) Zoning District. This property consists of approximately 102.12 acres and is owned by Otter Creek Holdings, LLC, who has authorized the submittal of an application for the rezoning of this parcel, which is attached to and made a part of this ordinance as though copied herein.

SECTION 2. BE IT FURTHER ORDAINED, that the Codes and Planning Department is hereby authorized and directed, upon approval of this Ordinance, to cause the change to be made on the Official Zoning Map, as set out in Section 1 of this Ordinance, and to make notation thereon of reference to the date of passage and approval of this Ordinance.

SECTION 3. BE IT FURTHER ORDAINED, that this Ordinance take effect immediately after its passage and such change be published in a newspaper of general circulation, the welfare of the City of Fairview requiring it.

First Reading: _____

Public Hearing Held: _____

Second Reading: _____

Approved by the Board of Commissioners:

John Blade, Mayor

ATTEST:

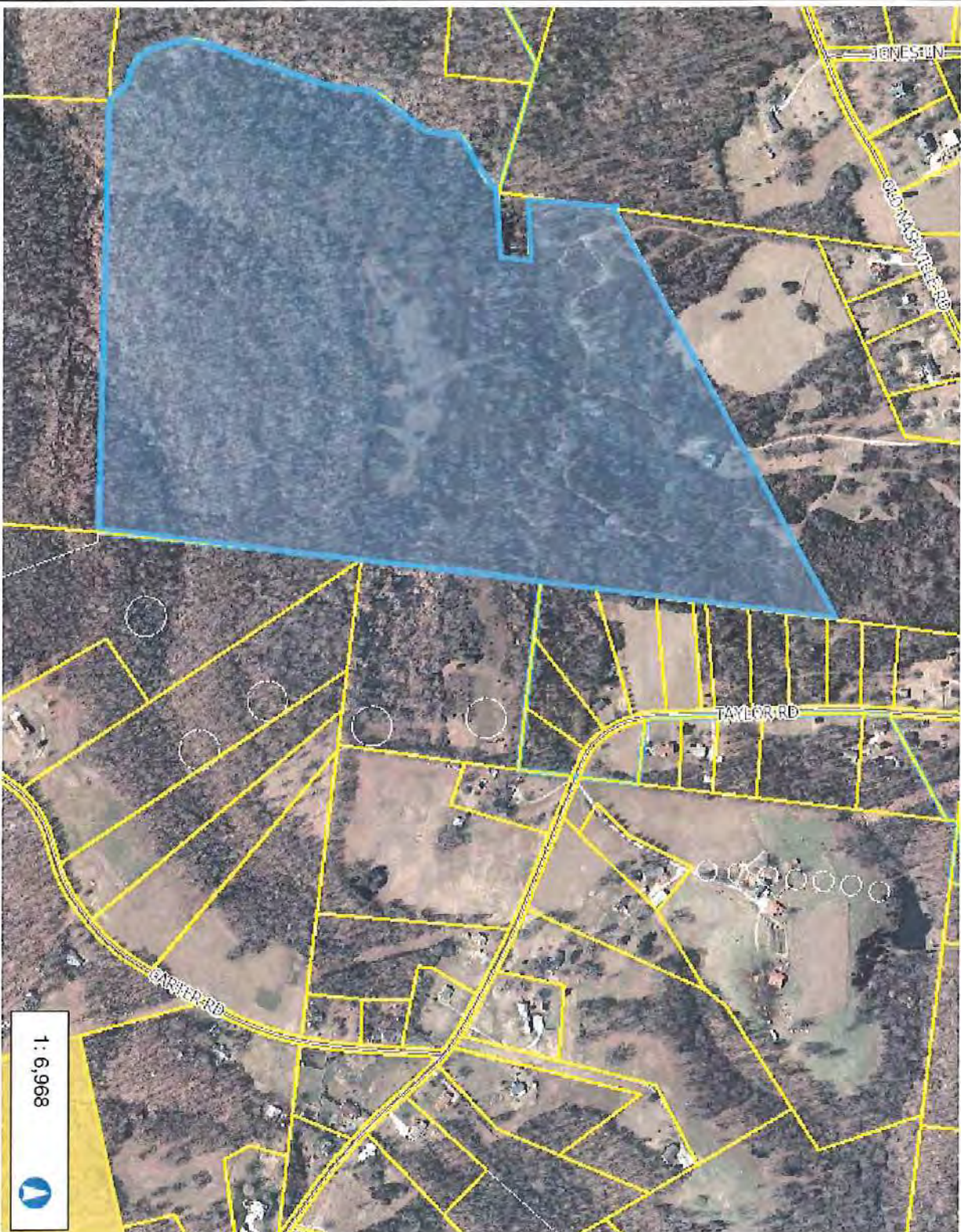
Brandy Johnson, City Recorder

APPROVED AS TO FORM:

City Attorney

Published in the Fairview Observer on _____

Tools & Features Demonstration Site



1 : 6,968



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THIS MAP IS NOT TO BE USED FOR NAVIGATION



Legend

- Parcels
- Notes
- Miscellaneous
- Easement
- Exemptions
- Conflicts
- Lines
- Corporate Limits
- BRENTWOOD
- FAIRVIEW
- FRANKLIN
- NOLANSVILLE
- SPRING HILL
- THOMPSONS STATION
- Parks
- Centerlines
- <all other values>
- INTERSTATE
- ACCESS
- LOCAL STREETS
- MAJOR ARTERIAL
- MAJOR COLLECTOR
- MINOR ARTERIAL
- MINOR COLLECTOR
- NO NAME
- UNCLASSIFIED

Notes

City of Fairview

7100 CITY CENTER WAY

FAIRVIEW, TN, 37062



Phone: 615-799-1585

Email: shall@fairview-tn.org

RECOMMENDATIONS

2019-3

DATE: April 9, 2019

TO: FAIRVIEW BOARD OF COMMISSIONERS

FROM: FAIRVIEW MUNICIPAL PLANNING COMMISSION

Rezoning, Otter Creek Springs Subdivision, 102.12 acres. Property located on Old Nashville Rd/Taylor Rd (Map 42, Parcel 78). Current RS-40 Zoning District, Request for R-20 Zoning District. Property owned by Otter Creek Holdings, LLC.

STAFF COMMENTS:

- 1) Staff makes a favorable recommendation to the Planning Commission to approve the rezoning of Map 42, Parcel 78 from RS-40 to R-20

Collins stated at the risk of sounding presumptive he would submit to the Planning Commission that this measure is relatively a clean up measure for the City, he'll explain where they are on it. They may recall that this subdivision had 2 phases, as this subdivision came into realty over the last 2 years, there was some confusion internally between staff and the developers engineer about the process for which this property had been annexed and rezoned. The property just above this has been annexed and rezoned within the City. This property has been annexed but there's some question as to whether or not it was properly rezoned from RS-40 to R-20. So, the measure they have before them tonight is affectively is out staff and engineers request as a documented confirmation of that rezoning. Nothing has changed with the development, nothing has changed with any proposal or any work, or anything that's to be done in the subdivision, we just wanted to error on the side on caution to make sure that we had proper documentation for the rezoning. We believe there was conversation at both the Planning Commission level and at the Board of Commissioners level however that conversation that was affective approvals as conversation was not a voted-on approval as previously thought. So, the request we have before them tonight was brought about by staff as a clarification measure on behalf of the City rather than a request on the behalf of the developer. Burks made a motion for approval. Jenkins Seconded. Vote was taken. All were in favor.