

**PUBLIC HEARING
FAIRVIEW CITY HALL**

MAY 4, 2017

7:00 P.M.

AGENDA

1. Call To Order By Mayor Carroll
2. The Purpose Of This Public Hearing Is For Citizens Comments On :
 - A. Ordinance No. 2017-04, an Ordinance to Change the Zoning of Certain Property in the City of Fairview, Tennessee, Located off Old Nashville Road, Owned by Jennifer Rose Bufford, Reda Olivia Kidder and James Ricky Jones, as Shown on, Williamson County, Tax Map 42, Parcel 74.00, Map 42, Parcel 79 and Map 22, Parcel 167, from RS-40 to RS-15 R.P.U.D.
3. Adjournment

CITY OF FAIRVIEW
BOARD OF COMMISSIONERS

MAY 4, 2017

7:00 P.M.

AGENDA

- 1. Call to order by Mayor Carroll**
 - A. Prayer and Pledge
- 2. Approval of the Agenda**
- 3. Citizen Comments (Limited to the first 5 citizens to sign in and a limit of 3 minutes each).**
- 4. Awards and/or Recognitions**
- 5. Public Announcements**
- 6. Staff Comments**
- 7. Approval of the Minutes (only needed if removed from consent agenda)**
- 8. Consent Agenda Consisting of Items as Follows**
 - A. Approval of the Minutes from the April 20, 2017 Board of Commissioners Meeting
 - B. Second and Final Reading of Ordinance No. 2017-04, an Ordinance to Change the Zoning of Certain Property in the City of Fairview, Tennessee, Located off Old Nashville Road, Owned by Jennifer Rose Bufford, Reda Olivia Kidder and James Ricky Jones, as Shown on, Williamson County, Tax Map 42, Parcel 74.00, Map 42, Parcel 79 and Map 22, Parcel 167, from RS-40 to RS-15 R.P.U.D.
- 9. Old Business**
- 10. New Business**
 - A. Discuss and/or Take Action on Filling Open Seats
 1. Planning Commission (2 seats) – applications from David "Mike" Anderson, James Power, Christie Slaughter and Angela Wilburn
 2. Board of Zoning Appeals (2 seats)
 3. Industrial Development Board (2 seats) – application from Scott Tucker
 4. Tree Commission (1 seat)
 5. Beer Board (1 seat)
 - B. Discuss and/or Take Action on Time Period and Verbiage Required on Signage for Rezoning and Annexations – Burks
 - C. Discuss and/or Take Action on Recommendation from Planning Commission on Rezoning and Preliminary Master Development Plan for Rochdale Estates off Cumberland Drive from RS-40 to R-20 P.U.D. Overlay (Residential), Map 47, Parcel 66.00, 33.81 Acres, Owner: Land Development.com
 - D. Discuss and/or Take Action on Recommendation from Planning Commission on Annexation Request for Otter Creek Subdivision off Old Nashville Road, Map 42, Parcels 78.00 with 87.71 Acres, 78.01 with 15.00 Acres, 79.00 with 13.00 Acres, 79.01 with 16.04 Acres, Owners: Reda Kidder and Jennifer Bufford

- E. Discuss and/or Take Action on Recommendation from Planning Commission on Annexation Request for Otter Creek Subdivision off of Taylor Road, Map 42, Portion of Parcel 77.08 with .60 Acres, Owner: Kenny Taylor
- F. Discuss and/or Take Action on Resolution No. 05-17, A Resolution Enacting a Moratorium on Planned Unit Developments as well as Future Residential Developments More Dense than R-20
- G. Discuss and/or Take Action on Ordinance No. 2017-05, An Ordinance to Amend City of Fairview, Tennessee, Municipal Code, Title 7, Chapter 5, Sections 7-501 Through 7-514, "Fireworks."

11. City Manager Items for Discussion

- A. Miscellaneous Updates - 2017/2018 Fiscal Year Proposed Budget
- B. City Attorney Comments

12. Communications from the Mayor and Commissioners

13. Adjournment

AN ORDINANCE TO CHANGE THE ZONING OF CERTAIN PROPERTY IN THE CITY OF FAIRVIEW, TENNESSEE, LOCATED OFF OLD NASHVILLE ROAD, OWNED BY JENNIFFER ROSE BUFFORD, REDA OLIVIA KIDDER AND JAMES RICKY JONES, AS SHOWN ON, WILLIAMSON COUNTY, TAX MAP 42, PARCEL 74.00, MAP 42, PARCEL 79 AND MAP 22, PARCEL 167, FROM RS - 40, TO RS - 15 R.P.U.D.

WHEREAS, a public hearing before the Board of Commissioners of the City of Fairview, Tennessee was held on the 4th day of May, 2017, pursuant to a resolution adopted on April 6th, 2017; and

WHEREAS, it appears to the Board of Commissioners of the City of Fairview, Tennessee that the owners Jenniffer Rose Bufford, Reda Olivia Kidder and James Ricky Jones, have requested a changing of the Zoning Classification relative to the property below described and that the said request is well taken and,

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF FAIRVIEW, TENNESSEE, AS FOLLOWS;

THE ZONING CLASSIFICATION FOR ALL THE BELOW DESCRIBED PROPERTY IS DESIGNATED AS AND CHANGED FROM ITS PRESENT ZONING DESIGNATION RS - 40, TO RS - 15 R.P.U.D. THE PROPERTY FOR WHICH THE ZONING CHANGE IS MADE AND OR ADOPTED IS DESCRIBED AS FOLLOWS:

Williamson County, Tennessee, **Tax Map 42, Parcel 74.00**, Recorded in **Deed Book 4979, Pages 309 - 313**, Williamson County, Tennessee, **Tax Map 42, Parcel 79.00**, Williamson County, Tennessee, **Tax Map 22, Parcel 167.00** Recorded in **Deed Book 4875, Pages 816 - 819**, Register's Office for Williamson County, Tennessee. The descriptions Are hereby Incorporated into and made a part of This Ordinance by reference as fully as if copied Into this Ordinance verbatim.

This Ordinance shall take effect at the earliest date provided by law following its final reading and approval, the public welfare requiring it.

MAYOR

CITY RECORDER

Approved as to form:

City Attorney

Passed first reading: April 16, 2017

Passed second reading: _____

Public Hearing Held on: _____

City of Fairview

7100 CITY CENTER WAY

FAIRVIEW, TN. 37062



Phone: 615-799-1585

Email: codes@fairview-tn.org

RECOMMENDATIONS

2017-1

DATE: MARCH 14, 2017

TO: FAIRVIEW BOARD OF COMMISSIONERS

FROM: FAIRVIEW MUNICIPAL PLANNING COMMISSION

8.2 DISCUSS AND/OR TAKE ACTION ON REZONING AND PRELIMINARY MASTER DEVELOPMENT PLAN OF PROPERTY OFF OLD NASHVILLE ROAD FROM RS-40 TO RS-15 R.P.U.D. OVERLAY (RESIDENTIAL, MAP 42, PARCEL 74.00. 13.39 ACRES. OWNER JENNIFER ROSE BUFFORD.

Mangrum recused himself, left meeting. Gary Martin present to answer questions. Martin stated they are asking for rezoning from RS-40 to RS-15 PUD. Martin stated they have worked with WADC and have approval for water and sewer. Beata asked is that for all 39 lots. Martin stated yes in 20 lot increments. Beata asked where this is in our Land Use Plan, is it RS-15. Hall stated medium density. Butler read City Staff Report, which will become part of these minutes. Exhibit A. Carroll asks are they going to meet all these standards and are they asking for any variances. Martin stated yes they will meet standards and no they are asking for no variances. Carroll asked are they going to meet the recommendations of City Staff. Martin stated yes. Beata ask was there any talk of any landscape buffer for the lots 3, 2, 1, 29 & 28 that back up to the main road, has there been any discussion to have landscape design. Martin stated not that he is aware of. Beata asked was the setback 20 feet. Martin stated yes. Beata stated to help protect the Cities right of way and their views from the road; he would like them to have a detailed landscape buffer plan when they come back. Burks asked would they consider a berm in the landscaping. Martin stated 20 feet isn't much room but they could consider it. Butler asked Mr. Hall could this go to Tree Board to make sure meets all the standards of the necessary trees. Burks asked Owen with this being medium density does this meet our current land use. Owen stated yes the RS-15 designation, in your zoning ordinance is classified as medium density. Carroll asked were we okay with the turn arounds? Butler asked Mr. Hall at staff review did someone from fire department review these plans. Hall stated yes and was okay with them. Mitchell made a motion to approve with February 13, 2017 City Staff Report and relooking at the landscape buffer. Beata Seconded. All were in favor.

**CITY OF FAIRVIEW
MUNICIPAL PLANNING COMMISSION
REGULAR MEETING
FEBRUARY 13, 2017**

CITY STAFF REPORT

5. RECOMMENDATIONS - No Agenda Items

6. BONDS

ITEM 6.1 WESTERN WOODS VILLAGE – PERFORMANCE BOND TO COVER THE ROADS, SIDEWALKS, AND STORM DRAINAGE – \$155,300.00. PLANNING COMMISSION SET THE BOND ON FEBRUARY 12, 2008. THE BOND WAS REDUCED TO \$106,000.00 AT THE FEBRUARY 10, 2009 MEETING. THE BOND WAS REDUCED TO \$80,240.00 AT THE FEBRUARY 12, 2013 MEETING. BOND EXPIRES MARCH 14, 2017. AT THE DECEMBER 13, 2016 MEETING PLANNING COMMISSION VOTED TO REDUCE TO MAINTENANCE BOND TO \$20,000.00.

No staff comments

7. OLD BUSINESS – No Agenda Items

8. NEW BUSINESS

ITEM 8.1 DISCUSS AND/OR TAKE ACTION ON THE ELECTION OF PLANNING COMMISSION OFFICERS. BURKS

No staff comments

ITEM 8.2 DISCUSS AND/OR TAKE ACTION ON REZONING AND PRELIMINARY MASTER DEVELOPMENT PLAN OF PROPERTY OFF OLD NASHVILLE ROAD FROM RS-40 TO RS-15 R.P.U.D. OVERLAY (RESIDENTIAL. MAP 42, PARCEL 74.00. 13.39 ACRES. OWNER UNLISTED.

- 1) Please include the general substance of covenants or other restrictions to be imposed upon the use of the land, buildings and structures including proposed easements for public utilities, drainage ways, and common open space.
- 2) It is understood that the area labeled as “Excess Property” is not a part of the PUD rezoning and is being added to the adjacent parcel to the west. If the PC recommends approval, a legal description of the proposed boundaries of the PUD overlay will need to be provided prior to first reading by the BOC.
- 3) It is important to note that the Preliminary Master Development Plan that is being submitted as a part of the rezoning application does not include detailed engineering design for the proposed roads, drainage, or grading. All proposed roadways, drainage components, and grading will be required to meet all City of Fairview standards, unless specifically shown or noted otherwise in the PMDP, at the time those detailed plans are submitted for review. The detailed engineered design for the site may warrant the necessity to alter the layout of the Preliminary Master Development Plan in order for the site to be compliant with the technical design standards for roadways, drainage and grading.

DATE: March 06, 2017

FROM: SM Commercial, LLC
342 Cool Springs Blvd. #202
Franklin, Tennessee 37067

We are proposing to rezone 15.02 acres to R-15 PUD to allow for a 39-lot neighborhood. This zoning is needed to allow for much needed affordable mid-entry homes priced from \$290,000.00 to \$330,000.00. We feel like this is a price point that most development in Fairview are not focusing on and are in high demand in Fairview. We believe that this price range homes will help keep Fairview diverse since other newly developed neighborhoods in Fairview are priced below and above the price home we intend to build in this neighborhood. This zoning has become very common in Fairview and is needed to keep the lot cost affordable for this price homes.

A handwritten signature in blue ink, appearing to be 'SM', is located at the bottom left of the page.

City of Fairview

7100 City Center Way
Fairview, TN 37062-0069



Phone: 615-799-1585
Fax: 615-799-5599
Email: codes@fairview-tn.org

REZONING REQUEST APPLICATION

For a Rezoning Request, the City of Fairview **requires** the following:

1. Completion of this application. Please type or print the information in blue or black ink.
2. A map of the property.
3. A list of Names and addresses of **all** adjacent property owners.
4. A legal description of the property, if available.
5. If the applicant is not the property owner, a letter from the property owner must be attached giving the authority to request the zoning.
6. A letter summarizing the project proposal, including the proposed usage of the land, reason for the rezoning request and justification for the rezoning request.
7. Payment of a Non-Refundable \$200.00 application fee (Checks should be made payable to "City of Fairview")

Request No. _____ Date Submitted 1/13/17

SECTION 1 – Applicant Information

(Any correspondence from the City will be addressed to the applicant)

- Property Owner Purchaser of Property Engineer Trustee
 Architect Other _____

Name: GARY MARTIN Phone: 615 812 2147

Business: MARTIN ENGINEERING & SURVEYING E-mail: gary@martin-engineer.com

Address: 5226 MAIN STREET, SUITE 3 Best Way to Contact: 615 812 2147
(Mail, E-mail, Phone)

City: SPRING HILL State: TN Zip: 37147

SECTION 2 – Property Information for the Rezoning Request

Project Name: OLD NASHVILLE ROAD SUBDIVISION

Project Address: _____

Existing Land Use: VACANT

Proposed Land Use: SINGLE FAMILY DWELLING

Total Acreage of Project/Rezoning: 13.39

TAX MAP	PARCEL(S)	CURRENT ZONING DISTRICT	REQUESTED ZONING DISTRICT	# OF ACRES	PROPERTY OWNER
42	74	RS-40 LG	R15-POD	15.02 13.39	JENNIFER ROSE BUFFORD

***Reason for Rezoning must be included on an attached sheet.

The rezoning process takes approximately three to four months depending on when the application is received by the City. The request must go to the Planning Commission where it receives a recommendation to go to the Board of Commissioners. The Board of Commissioners must approve a Rezoning Ordinance on two readings and hold a Public Hearing before the rezoning request is considered approved.

I certify that all of the above statements are true to the best of my knowledge.

Applicant's Signature:  Date: 1/13/17

FOR OFFICE USE ONLY

APPLICATION RECEIVED AND FILING FEE PAID 1/13/17

DATE OF APPROVAL BY PLANNING COMMISSION 3/14/17

DATE OF FINAL APPROVAL BY BOARD OF COMMISSIONERS _____

City of Fairview

7100 City Center Way
Fairview, TN 37062-0069



Phone: 615-799-1585
Fax: 615-799-5599
Email: codes@fairview-tn.org

REZONING REQUEST APPLICATION

For a Rezoning Request, the City of Fairview **requires** the following:

1. Completion of this application. Please type or print the information in blue or black ink.
2. A map of the property.
3. A list of Names **and** addresses of **all** adjacent property owners.
4. A legal description of the property, if available.
5. If the applicant is not the property owner, a letter from the property owner must be attached giving the authority to request the zoning.
6. A letter summarizing the project proposal, including the proposed usage of the land, reason for the rezoning request and justification for the rezoning request.
7. Payment of a Non-Refundable \$200.00 application fee (Checks should be made payable to "City of Fairview")

Request No. _____ Date Submitted 3-6-2017

SECTION 1 – Applicant Information

(Any correspondence from the City will be addressed to the applicant)

- Property Owner Purchaser of Property Engineer Trustee
 Architect Other Agent for Buyer

Name: Tim Mangrum Phone: _____

Business: _____ E-mail: _____

Address: _____ Best Way to Contact: Phone
(Mail, E-mail, Phone)

City: Fairview State: TN Zip: 37062

SECTION 2 – Property Information for the Rezoning Request

Project Name: Old Nashville Road Development

Project Address: 13 Old Nashville Rd. Fairview

Existing Land Use: R40 - agriculture

Proposed Land Use: R15 Pnd - subdivision

Total Acreage of Project/Rezoning: 15.02

TAX MAP	PARCEL(S)	CURRENT ZONING DISTRICT	REQUESTED ZONING DISTRICT	# OF ACRES	PROPERTY OWNER
042	07300			23.39	Charles Jones
042	05800			8.9	David Jones
0420	A 00100			3.1	Juanita Tomlinson
0420	A 00400			.60	Paul Buttray
0420	A 03100			4.8	David McKinney

***Reason for Rezoning must be included on an attached sheet.

0420 A 03200

1.66 Gary Dannelly

0420 A 03400

.90 Jerry Carter

The rezoning process takes approximately three to four months depending on when the application is received by the City. The request must go to the Planning Commission where it receives a recommendation to go to the Board of Commissioners. The Board of Commissioners must approve a Rezoning Ordinance on two readings and hold a Public Hearing before the rezoning request is considered approved.

I certify that all of the above statements are true to the best of my knowledge.

Applicant's Signature: [Signature] Date: 3-6-17

FOR OFFICE USE ONLY

APPLICATION RECEIVED AND FILING FEE PAID \$200.00 paid 1/13/2017

DATE OF APPROVAL BY PLANNING COMMISSION 3-14-17

DATE OF FINAL APPROVAL BY BOARD OF COMMISSIONERS _____

BK: 4979 PG: 309-313

09053552

This instrument prepared by:
M.T. Taylor, Jr. - Attorney at Law
339 Main Street
Franklin, TN 37064
(615) 794-0807 / FAX 591-4376

5 PGS : AL - QUITCLAIM DEED
TRACY BATCH: 167567 12/29/2009 - 10:20 AM
BATCH 167567
MORTGAGE TAX 0.00
TRANSFER TAX 0.00
RECORDING FEE 25.00
ARCHIVE FEE 0.00
DP FEE 2.00
REGISTER'S FEE 0.00
TOTAL AMOUNT 27.00

PICK UP

STATE OF TENNESSEE, WILLIAMSON COUNTY
SADIE WADE
REGISTER OF DEEDS

This instrument was prepared solely upon the information provided by the parties with no title examination being made and the parties hereto hold M.T. Taylor, Jr. - Attorney at Law harmless from any and all liability in connection herewith.

ADDRESS OF NEW OWNER: SEND TAX BILLS TO: MAP AND PARCEL NO.:

Reda Olivia Kidder, Jennifer Rose Bufford, SAME part of: 42 / _____
and James Ricky Jones

c/o Jennifer Rose Bufford

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid by Grantees, the receipt of which is hereby acknowledged that the Irene Jones Trust, Grantor, by these presents, does hereby quitclaim and convey unto Reda Olivia Kidder, Jennifer Rose Bufford, and James Ricky Jones, Grantees, their heirs, successors, and assigns all of its right, title, and interest subject to a Right of Reversion described below, in and to the following described property in the 1st Civil District of Williamson County, Tennessee, described as follows, to-wit:

See Attached - Exhibit "A" - Legal Description (1.51 A+/- off Old Nashville Rd.)

Being part of the same property conveyed to Grantor by deed of record in Book 1149, page 368, Register's Office for Williamson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

That the above described will revert to the Grantors, their successors, heirs, or assigns upon the occurrence of the first of the following:

- a) Notice in writing from Terry Jones, the Trustee of the Neal Irene Jones Trust or all the heirs of Neal Irene Jones, to Grantees, their heirs, successors, or assigns that

with which the above property is being combined.

d) Any condemnation or taking that reduces Grantees property acreage so it no longer qualifies for Greenbelt.

This is property known as: 1.51 Acres off Old Nashville, Road, Fairview, TN.

Any Rollback Taxes resulting from this transfer or the exercise of the Right of Reversion and any legal expense or recording cost arising from the exercise of the Right of Reversion shall be paid by Grantees, their heirs, successors, or assigns.

WITNESS OUR HANDS this 23 day of Dec, 2009, in Franklin, Tennessee.

Irene Jones Trust
By: [Signature]
Roger Keith Jones / Trustee

Joined in by:
[Signature]
Roger Keith Jones (Individually)

[Signature]
Charles Terrance Jones (Individually)

[Signature]
Nancy Jones Holt (Individually)

STATE of TENNESSEE
COUNTY of WILLIAMSON

Before me, Teresa L. Pitts, a Notary Public of the State and County aforesaid, personally appeared **Roger Keith Jones**, with whom I am personally acquainted, [or proved to me on the basis of satisfactory evidence], and who, upon oath, acknowledged himself to be the **Trustee** for the within named bargainor, the **Irene Jones Trust**, and that he, as such **Trustee**, executed the foregoing instrument for the purpose therein contained, by signing the name of the **Irene Jones Trust** by himself as Trustee.



WITNESS my hand, at office, this 23 day of Dec, 2009.

[Signature]
NOTARY PUBLIC

Commission Expires: 8/19/13

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

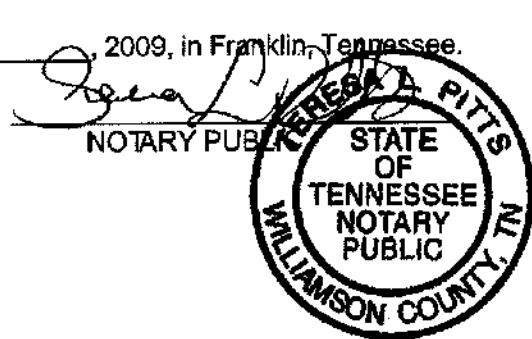
Personally appeared before me, the undersigned, a Notary Public for said State & County, **Roger Keith Jones**, *Individually*, the within named bargainor with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purpose therein contained.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for said State & County, **Charles Terrance Jones, Individually**, the within named bargainer with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness My Hand this 23 day of Dec, 2009, in Franklin, Tennessee.

My Commission Expires: 8/19/13

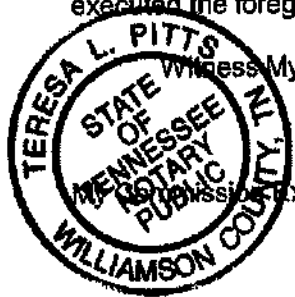


STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for said State & County, **Nancy Jones Holt, Individually**, the within named bargainer with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness My Hand this 23 day of Dec, 2009, in Franklin, Tennessee.

My Commission Expires: 8/19/13



Teresa L. Pitts
NOTARY PUBLIC

Joined in by;

Reda Olivia Kidder
Reda Olivia Kidder (Individually)

Jennifer Rose Bufford
Jennifer Rose Bufford (Individually)

James Ricky Jones
James Ricky Jones (Individually)

To evidence their agreement to the terms of Reversion.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for said State & County, **Reda Olivia Kidder, Individually**, the within named bargainer with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that

file: 42-74.00

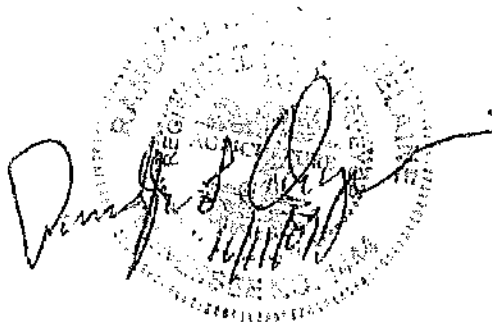
REDA OLIVIA KIDDER, JENNIFER ROSE BUFFORD
AND JAMES RICKY JONES
15.02 ACRES ON OLD NASHVILLE ROAD

BEING A TRACT OF LAND AS SHOWN ON PROPERTY MAP 42, ASSESSOR'S OFFICE AND LYING WHOLLY WITHIN THE 1st CIVIL DISTRICT OF WILLIAMSON COUNTY, FAIRVIEW, TENNESSEE. BOUNDED IN GENERAL BY OLD NASHVILLE ROAD ON THE SOUTH; IRENE JONES TRUSTEE REMAINDER AND DAVID G. JONES ON THE WEST; PAUL TOMLINSON AND PAUL BUTTREY ON THE NORTH; DAVID N. McKINNEY, GARY W. DONNELLY, JR., JERRY K. CARTER AND LOT 1 OF LONE OAK SUBDIVISION ON THE EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING WITNESS IRON PIN AT A 20" SYCAMORE ON THE NORTH SIDE OF OLD NASHVILLE ROAD IN THE EAST LINE OF IRENE JONES TRUSTEE (REF. DEED BOOK 1149 PAGE 368 R.O.W.C., PROPERTY MAP 42 PARCEL 73) THENCE LEAVING THE ROAD AND WITH JONES' EAST LINE N05°29'18"W 468.46' TO AN IRON PIN SET; THENCE N34°35'28"W 425.64' TO AN IRON PIN SET, A SOUTHEASTERLY CORNER OF DAVID G. JONES (REF. DEED BOOK 133 PAGE 96 R.O.W.C.); THENCE WITH DAVID JONES' EAST LINES N05°31'49"W PASSING A WITNESS IRON PIN SET AT 135.20' IN ALL 145.20' TO A POINT IN A SMALL CREEK; THENCE RUNNING UP THE CREEK S88°31'49"E 387.75 TO AN IRON PIN SET IN THE DITCH, THENCE CONTINUING WITH DAVID JONES N02°58'11"E 351.45' TO AN IRON PIN SET (FORMERLY A 42" POPLAR, NOW DOWN) IN THE SOUTH LINE OF THOMAS TAYLOR (REF. DEED BOOK 99 PAGE 31 R.O.W.C.); THENCE LEAVING DAVID G. JONES AND WITH TAYLOR'S SOUTH LINE S85°52'07"E 6.18' TO AN EXISTING IRON PIN, THE SOUTH WEST CORNER OF PAUL TOMLINSON (REF. DEED BOOK 117 PAGE 318 R.O.W.C.); THENCE LEAVING TAYLOR AND WITH TOMLINSON'S SOUTH LINE S85°52'07"E 250.11' TO AN EXISTING IRON PIN, THE SOUTH WEST CORNER OF PAUL BUTTREY (REF. DEED BOOK 1406 PAGE 384 R.O.W.C.); THENCE LEAVING TOMLINSON AND WITH BUTTREY'S SOUTH LINE S85°52'07"E 93.74' TO A 24" WILD CHERRY TREE, THE NORTH WEST CORNER OF DAVID N. McKINNEY (REF. DEED BOOK 370 PAGE 223 R.O.W.C.); THENCE LEAVING BUTTREY AND WITH McKINNEY'S WEST LINE S04°20'08"E 346.55' TO AN EXISTING IRON PIPE ON THE SOUTH SIDE OF THE DITCH, THE NORTHWEST CORNER OF GARY W. DONNELLY, JR. (REF. DEED BOOK 1303 PAGE 55 R.O.W.C.); THENCE LEAVING McKINNEY AND WITH DONNELLY'S WEST LINE S04°20'27"E 255.79' TO AN EXISTING IRON PIPE, THE NORTH WEST CORNER OF JERRY K. CARTER (REF. DEED BOOK 729 PAGE 675 R.O.W.C.) AND CONTINUING ALSO WITH LOT 1 OF LONE TREE SUBDIVISION (REF. PLAT BOOK 3 PAGE 38 R.O.W.C.); THEN WITH CARTER AND LOT 1'S WEST LINES S04°55'02"E PASSING AN EXISTING WITNESS IRON PIN AT 379.33' IN ALL 392.33' TO A POINT IN THE CENTER OF OLD

NASHVILLE ROAD; THENCE WITH THE CENTER OF OLD NASHVILLE ROAD
S62°19'44"W 36.15' TO A POINT; THENCE WITH A CURVE TO THE LEFT
HAVING THE FOLLOWING CHARACTERISTICS:
DELTA=04°26'10"; RADIUS=1290.91'; ARC=99.95'; TANGENT=50.00';
CHORD=S60°06'39"W 99.93'; TO A POINT; THENCE S57°53'34"W 96.66' TO A
POINT; THENCE WITH A CURVE TO THE RIGHT HAVING THE FOLLOWING
CHARACTERISTICS:
DELTA=02°59'54"; RADIUS=1910.56'; ARC=99.98'; TANGENT=50.00';
CHORD=S59°23'31"W 99.97' TO A POINT; THENCE S60°54'34"W 261.69' TO A
POINT; THENCE WITH A CURVE TO THE RIGHT HAVING THE FOLLOWING
CHARACTERISTICS:
DELTA=00°19'37"; RADIUS=3317.39'; ARC=18.94'; TANGENT=9.47';
CHORD=S61°04'24"W 18.94' TO A POINT, THE SOUTH EAST CORNER OF THE
AFOREMENTIONED IRENE JONES TRUSTEE; THENCE LEAVING THE CENTER
OF THE ROAD WITH JONES' EAST LINE N05°29'18"W 19.79' TO THE POINT OF
BEGINNING, CONTAINING 15.02 ACRES, MORE OR LESS, AND BEING THE
REDA OLIVIA KIDDER , JENNIFER ROSE BUFFORD AND JAMES RICKY JONES
PROPERTY AS RECORDED IN DEED BOOK 4875 PAGE 816 , COMBINED WITH
DEED BOOK PAGE REGISTER'S OFFICE, ACCORDING TO A SURVEY
BY RANDOLPH L. CHAPDELAIN R.L.S.#1444, 7376 WALKER ROAD,
FAIRVIEW, TENNESSEE 37062 AND DATED NOVEMBER 11, 2009.

THE ABOVE TRACT IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS,
COVENANTS OF RECORD AND TO THE FINDINGS OF A TITLE REPORT.



Randolph L. Chapdelaine
11/11/09

EXECUTOR'S DEED

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel No.
Reda Olivia Kidder, Jennifer Rose Bufford and James Ricky Jones	(same)	Map 42, Parcel 79 and Map 22 Parcel 167

This instrument prepared by: WALLER LANSDEN DORTCH & DAVIS, LLP, Paul C. Hayes, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF Lewis

The actual consideration for this transfer is \$-0-

Jennifer Rose Bufford James Ricky Jones
Affiant



Subscribed and sworn to before me, this the 17th day of June, 2009.

Margie Jones
NOTARY PUBLIC

FOR AND IN CONSIDERATION of Ten Dollars (\$10.00), and other good and valuable consideration, Jennifer Rose Bufford, Executrix of the Estate of James Crawford Jones, by these presents, does hereby quitclaim and convey unto Reda Olivia Kidder, Jennifer Rose Bufford and James Ricky Jones (the "Grantees"), their heirs and assigns, all of her right, title and interest, in and to the following described land in Williamson County, Tennessee:

Tract No. 1:

Being a tract of land as shown on property Map 42, Assessor's Office, and lying wholly within the 1st Civil District of Williamson County, partially in Fairview, Tennessee. Lying south of Old Nashville Road, bounded in general by Paul R. Begley, Narva Mai Curle, John Thomas Medvecky and James Troy Curle on the north; Margaret C. Jones on the east and south; Murrey Thomas Taylor on the west, the southern portion of Lot 6 of Pasadena Subdivision (Deed Book 39 Page 292 R.O.W.C.). More particularly described as follows:

Commencing at an iron pin set on the south side of Old Nashville Road (25' from the center), in the east line of James Troy Curle

(Ref. Deed Book 4250 Page 976 R.O.W.C.); thence leaving Old Nashville Road and with Curle's east line $S03^{\circ}21'34''W$ 402.46' to an existing iron stake, the true point of beginning for the following described tract: Thence leaving Curle and with Tract 1 of Margaret C. Jones (Ref. Deed Book 4489 Page 273 R.O.W.C.) $S03^{\circ}25'36''W$ 2081.89' to a point in the north line of Tract 2 of the aforementioned Margaret C. Jones; Thence with the north line of said Tract 2, $N86^{\circ}35'01''W$ 98.71' to a point; Thence $N67^{\circ}53'38''W$ 650.21' to an iron pin set, the southeast corner of Murrey Thomas Taylor (Ref. Deed Book 99 Page 30 R.O.W.C.); Thence leaving Margaret C. Jones and with Taylor's east line $N03^{\circ}25'01''E$ 1432.42' to a wood fence post, the southwest corner of Paul R. Begley (Ref. Deed Book 671 Page 426 R.O.W.C.); Thence leaving Taylor and with Begley's south line $N62^{\circ}17'55''E$ 263.56' to a wood fence post, the southwest corner of Narva Mai Curle (Ref. Deed Book 273 Page 932 R.O.W.C.); Thence leaving Begley and first with Curle and then with John Thomas Medvecky's (Deed Book 696 Page 706 R.O.W.C.) south line $N61^{\circ}35'38''E$ 409.19' to a wood post, the southwest corner of the aforementioned James Troy Curle; Thence leaving Medvecky and with Curle's south line $N61^{\circ}26'46''E$ 91.71' to an existing iron pipe; Thence $N60^{\circ}55'02''E$ 75.73' to the true point of beginning, containing 29.04 acres, more or less, and being the same property quitclaimed by Margaret C. Jones to James C. Jones in Deed Book 4489 Page 275 Register's Office, according to a survey by Randolph L. Chapdelaine R.L.S. #1444, 7376 Walker Road, Fairview, Tennessee 37062 and dated may 15, 2008.

Tract No. 1 being part of the property conveyed to James C. Jones by deed from Earl Mangrum and Vernon Buttery, to James C. Jones and wife, Margaret C. Jones, of record in Deed Book 87, page 15, said Register's Office, and by deed from Margaret C. Jones, of record in Book 4489, page 275, said Register's Office, the said James C. Jones having since died. The will of James C. Jones was admitted to probate in the Chancery Court for Williamson County, Case No. P-08-4907. Margaret C. Jones, disclaimed her interest in the property by Disclaimer dated 10/31/08 and recorded in Book 4676, page 507 in the Williamson County Register's Office.

Tract No 2:

Bounded generally as follows: Bounded on the north by Thompson; bounded on the east by 96 Highway; bounded on the south by Varden; bounded on the west by the balance of the Bateman property, containing 1 acre.

Tract No. 2 being part of the property conveyed to James C. Jones, by deed from Mable O. Bateman, James C. Bateman, Batrice Bateman Leverette, Clifford Bateman and Lennie Bateman to James C. Jones and wife, Margaret C. Jones, of record in Deed Book 106, page 354, said Register's Office, and by deed from Margaret C. Jones, of record in Book 4489, page 271, said Register's Office, the said James C. Jones having since died. The will of James C. Jones was admitted to probate in the Chancery Court for Williamson County, Case No. P-08-4907. Margaret C. Jones, disclaimed her interest in the property by Disclaimer dated 10/31/08 and recorded in Book 4676, page 507 in the Williamson County Register's Office.

Tract No. 3:

Bounded on the north by Thompson; bounded on the east by James Jones; bounded on the south by Varden; bounded on the west by Lennie Bateman Beal, containing 1 acre, more or less.

Tract No. 3 being the same property conveyed to James C. Jones, by deed from Lennie Bateman Beal and husband, James Beal, and Mabel O. Bateman to James C. Jones and wife, Margaret C. Jones, of record in Deed Book 132, page 365, said Register's Office, by deed from Lennie Bateman Beal, of record in Deed Book 140, page 220, said Register's Office, and by deed from Margaret C. Jones, of record in Book 4489, page 271, said Register's Office, the said James C. Jones having since died. The will of James C. Jones was admitted to probate in the Chancery Court for Williamson County, Case No. P-08-4907. Margaret C. Jones, disclaimed her interest in the property by Disclaimer dated 10/31/08 and recorded in Book 4676, page 507 in the Williamson County Register's Office.

Tract No. 4:

Beginning at a stake in the Old Cox Pike, Charles Jones southeast corner passing a sycamore on the north side of Pike, running north $5\frac{1}{2}^{\circ}$ west 59.3 poles to a stake in the center of a ditch in Luther Jones line; thence up the ditch south $88\frac{1}{2}^{\circ}$ east 10.8 poles to a stake, his corner; thence north 3° east 21.3 poles to a large poplar in the Old Smith east boundary line, this poplar being Thomas Taylor and Isaac Cobb's corner; thence with Cobb's line south 87° east 21.3 poles to a cherry; thence south 4° east 61 poles to a stake in the Cox Pike; thence with said Pike south $61\frac{1}{2}^{\circ}$ west 37 poles to the beginning, containing 14.8 acres, more or less.

Tract No. 4 being the same property conveyed to James Crawford Jones by deed from Albert Luther Jones, Tom G. Jones, Andrew

Ray Jones and Charles E. Jones, of record in Deed Book 107, Page 499, said Register's Office. The will of James C. Jones was admitted to probate in the Chancery Court for Williamson County, Case No. P-08-4907. Margaret C. Jones, disclaimed her interest in the property by Disclaimer dated 10/31/08 and recorded in Book 4676, page 507 in the Williamson County Register's Office.

IN WITNESS WHEREOF, Grantor has executed this instrument this the 17th day of June, 2009.

Jennifer Rose Bufford
Jennifer Rose Bufford, Executrix of the Estate
of James Crawford Jones

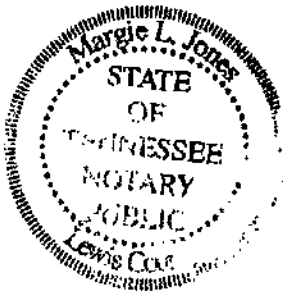
STATE OF TENNESSEE)
COUNTY OF Lewis)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jennifer Rose Bufford, Executrix of the Estate of James Crawford Jones, the bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at my office in Hohenwald, Tennessee, this the 17th day of June, 2009.

Margie Jones
NOTARY PUBLIC

My Commission Expires: 1-18-2010



BK/PG:4875/816-819

09032111

DEED	
07/13/2009	11:26 AM
BATCH	154302
REG FEE	0.00
TRM TAX	0.00
REC FEE	20.00
DP FEE	2.00
REG FEE	0.00
TOTAL	22.00

STATE OF TENNESSEE, WILLIAMSON COUNTY

SADIE WADE
REGISTER OF DEEDS



IDA

CITY OF FAIRVIEW AVAILABLE BOARD SEATS

Updated as of April 5, 2017

The City of Fairview currently has openings on the following boards:

Planning Commission – 2 seats filling unexpired terms to end 6-30-2018 and 6-30-2019

Board of Zoning Appeals – 2 seats filling unexpired terms to end 6-30-2017 and 6-30-2018

Industrial Development Board – 2 seats filling unexpired terms to end 6-30-2019 and 6-30-2020

Tree Commission – 1 seat for a contractor/developer filling an unexpired term ending 6-30-2018

Beer Board – 1 seat for an unexpired term to end 6-30-2018

Please visit the website at www.fairview-tn.org for board descriptions, qualifications and applications or stop by City Hall. Deadline for applications is Thursday, April 27, 2017, at 2:00 p.m.

The Board of Commissioners will review all applications for appointments at the May 4, 2017, Board of Commissioners meeting and your presence is required at that meeting.

CITY OF FAIRVIEW

**MUNICIPAL PLANNING COMMISSION
APPLICATION**

- The Municipal Planning Commission for the city of Fairview consists of nine (9) members.
- All members of the planning commission serve with compensation of \$100.00 for each regularly scheduled meeting.
- The members are selected by the board by majority vote with each commissioner having one vote.
- The terms of members shall be for three (3) years.
- The planning commission meets the second Tuesday of each month at 7:00 p.m. at city hall.
- Applicants must attach proof of City of Fairview residency and voter registration.

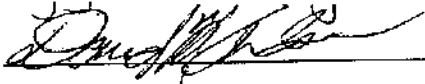
Community involvement or any information you would like to share with the Board:

PLEASE SEE ATTACHED RESUME
- PAST BASE Commander of Middle TN. Submarine Veterans Assoc.
- HAVE LIVED IN FAIRVIEW FOR Apx. 2yrs
- MOVED FROM NASHVILLE WHERE I LIVED SINCE 1989
- WIFE, THERESE ANDERSON
- MEMBER OF VFW and AMERICAN LEGION

Name: DAVID "MIKE" ANDERSON

Address: _____ Telephone: _____

E-mail: _____ Cell: _____

Signature:  Date/Time: 4/18/2017

Any and all applications that are not complete to include documentation of residency in the City of Fairview, Tennessee, signed, dated and the time the application is filed with the city below his or her signature and proof of voter registration will not be considered for appointment to any board or commission by the Board of Commissioners.

MIKE ANDERSON

EXPERIENCE

ANDERSON CAPITAL MORTGAGE

Vice President

January 2001 – February 2014

- Residential mortgage lending firm, licensed in Tennessee, Florida, Kentucky, and Alabama.

ANDERSON CONSTRUCTION and M T ANDERSON PROPERTIES

Owner

June 1995 – February 2014

- Residential construction and real estate company including consulting services. Licensed in Tennessee and Florida

TEAM, INC.

Various Executive Positions including President of First American Development Company

July 1991 – May 1995

Objective: Take charge and build 900 homes for leased to the US Armed Forces.

- Managed engineers and architects for cost effective design completion.
- Coordinated design criteria with government entities including Army, Navy, Air Force, and Corps of Engineers.
- Handled planning, zoning, and permitting in Florida, New Mexico, North Carolina, and Georgia.
- Negotiated Contracts with general contractors and suppliers.
- Assisted General Counsel in establishing financing through a bond issue. Completed construction of 700 homes in the fall of 1993.
- Established a Warranty Division.
- Formed a maintenance and property management company in Pensacola, Florida to manage and maintain a full operation for 300 homes.
- Concluded the warranty on housing projects.

Fall 1993 – November 1994

Objective: Clean up, modernize, relocate, and complete sale of a division of TEAM, Inc.

- Took over as Vice-President and General Manager of a commercial contracting company that specialized in bidding and repairing bonded jobs for cities, counties, and government entities.
- Primary work was done on dams, bridges, piers, docks, sewers, water towers, etc.
- Established procedures for bidding and estimating contracts, accounting job performance and safety, and equipment repair and maintenance.

- Objectives successfully met by November 1994.

Fall 1994 – May 1995

Objective: Assist in management of TEAM, Inc. Leak Repair Division in the Southeast United States.

- Offices located in Mobile, Decatur, Chattanooga, and Clearwater.
- Duties included review and administer contracts, evaluate existing employees, stabilize production, negotiate new contracts with nuclear power facilities, chemical plants, refineries, and paper mills.

THOMPSON HOMES

Director of Operations

1986 – 1989

Commercial Division, Owensboro, Kentucky

- Built a \$5 Million retirement facility, \$500,000 office complex, and managed bidding and supervision of other commercial contracts.
- Coordinated architects, project engineers, subcontractors, and HUD officials involved in contracts.
- Compiled necessary information and documents to obtain bond issues for HUD backed financing

Residential Division, Lexington, Kentucky

- Responsible for negotiating with city engineers, land planners, and survey engineers on the development of a 54-unit townhouse project and subdivision called North Point.

Residential Division, Nashville, Tennessee

- In the spring of 1987, Established Thompson Homes as a residential builder in the Nashville market.
- Successfully managed construction and sales staff

STM HOMES

Project Manager, Lexington, Kentucky

1984 – 1986

- Responsible for the construction of custom and spec homes in the subdivision Heartland.
- Directly and solely responsible for hiring and supervision of sub-contractors, purchasing, quality control, job cost, and reconciliation.

ANDERSON CONSTRUCTION

Owner

1972 – 1984

- Built homes, developed subdivisions, and developed small commercial projects in Paducah, Kentucky

US NAVY SUBMARINE SERVICE

Storekeeper, Department Head, and Purchasing Agent

1967 – 1971

- Received highest rank of E5 before the 2nd year.
- Storekeeper in full charge of all submarine supply purchasing and accounting.
- The position required knowledge of the function and maintenance of all parts and equipment used on board.
- Department head for 1 year for refits and overhauls of the submarines
- Purchasing agent on the open market.

PROFESSIONAL ORGANIZATIONS AND ACHIEVEMENTS

1985-1989 – Appointed by two different Governors to hold one of six seats on the Kentucky state plumbing board

1984-1989 – Chairman of Codes Committee for Home Builders Association of Kentucky

1983-1989 – Member of the Kentucky On-Site Sewage and Disposal Advisory Committee

1976-1987 – National Association of Home Builders – Local President, State and National Director, member of the State Finance Committee, and twice the Recipient of the Western Kentucky Builder of the Year Award.

CITY OF FAIRVIEW

**MUNICIPAL PLANNING COMMISSION
APPLICATION**

- The Municipal Planning Commission for the city of Fairview consists of nine (9) members.
- All members of the planning commission serve with compensation of \$100.00 for each regularly scheduled meeting.
- The members are selected by the board by majority vote with each commissioner having one vote.
- The terms of members shall be for three (3) years.
- The planning commission meets the second Tuesday of each month at 7:00 p.m. at city hall.
- Applicants must attach proof of City of Fairview residency and voter registration.

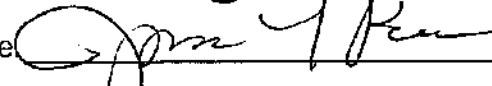
Community involvement or any information you would like to share with the Board:

PRESENTLY ON PARK COMMISSION,
BEEN IN THE WOOD TRADES FOR 44 YEARS,

Name: JAMES L DOWER

Address: _____ Telephone: 6

E-mail: _____ Cell: _____

Signature:  Date/Time: 4/27 / 3:30 pm

Any and all applications that are not complete to include documentation of residency in the City of Fairview, Tennessee, signed, dated and the time the application is filed with the city below his or her signature and proof of voter registration will not be considered for appointment to any board or commission by the Board of Commissioners.

CITY OF FAIRVIEW

**MUNICIPAL PLANNING COMMISSION
APPLICATION**

- The Municipal Planning Commission for the city of Fairview consists of nine (9) members.
- All members of the planning commission serve with compensation of \$100.00 for each regularly scheduled meeting.
- The members are selected by the board by majority vote with each commissioner having one vote.
- The terms of members shall be for three (3) years.
- The planning commission meets the second Tuesday of each month at 7:00 p.m. at city hall.
- Applicants must attach proof of City of Fairview residency and voter registration.

Community involvement or any information you would like to share with the Board:

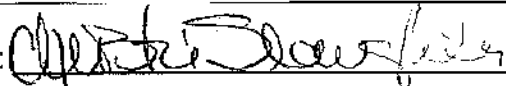
~~I moved to Fairview in 2010 because the Publix was under construction. Feeling that Fairview was an undiscovered gem in Williamson County I purchased a home, attend high school football games, enjoy NatureFest and the small town feel that Fairview has. As an executive at an affordable housing non-profit, I see Fairview as the last stronghold where young people who grew up in Fairview and Williamson County can come home after college, get good paying jobs and live where they were raised - to raise their families in Middle Tennessee. This means that Fairview will need to attract affordable and high end single family home builders and affordable and luxury apartments that are not income based housing. Fairview also needs to look at the growing pains Spring Hill and other communities have faced to make sure growth is planned, local and national (chain) businesses are welcomed and that no single business type is left out so that residents need to leave to get services/products not available in town.~~

~~As the Director of Finance at Habitat for Humanity Williamson-Maury, I am required to take Fair Housing, Fair Lending and Anti-Money Laundering classes annually. I'm also a member of the Chamber of Commerce. I would be honored to work on behalf of the city I am proud to call home.~~

Name: Christie Slaughter

Address: _____ Telephone: _____

E-mail: _____ Cell: _____

Signature:  Date/Time: 4/25/17 8:53AM

Any and all applications that are not complete to include documentation of residency in the City of Fairview, Tennessee, signed, dated and the time the application is filed with the city below his or her signature and proof of voter registration will not be considered for appointment to any board or commission by the Board of Commissioners.

CITY OF FAIRVIEW

**MUNICIPAL PLANNING COMMISSION
APPLICATION**

- The Municipal Planning Commission for the city of Fairview consists of nine (9) members.
- All members of the planning commission serve with compensation of \$100.00 for each regularly scheduled meeting.
- The members are selected by the board by majority vote with each commissioner having one vote.
- The terms of members shall be for three (3) years.
- The planning commission meets the second Tuesday of each month at 7:00 p.m. at city hall.
- Applicants must attach proof of City of Fairview residency and voter registration.

Community involvement or any information you would like to share with the Board:

Please see the following attachments:

Community Involvement/Background

Resume

Proof of Residence

Proof of Voter Registration


Name: Angela (Brewer) Wilburn

Address: _____ Telephone: _____

E-mail: _____ Cell: _____

Signature: Angela Wilburn Date/Time: 4/17/2017 @ 10am

Any and all applications that are not complete to include documentation of residency in the City of Fairview, Tennessee, signed, dated and the time the application is filed with the city below his or her signature and proof of voter registration will not be considered for appointment to any board or commission by the Board of Commissioners.



Angela Wilburn, MBA, LPN, CMPE

Phone:

Linked In profile:

Community Involvement

I am a Fairview native, graduate of class of '93. My husband and I have 2 teenage sons and have participated in many community events throughout the years, our favorites being the July 4th celebration and those held at Bowie Nature Park. We've been active within the Dixie Youth baseball community and participate in the programs offered at the recreation center. I am not a member of any religious group or structured organization within Fairview, but do make a point to support our small businesses, sports/arts programs, and school fund-raising activities.

Qualifications/Background

My work experience includes 20+ years of management/leadership in health care operations and current employment is as Vice President of Clinical Operations at MindCare Solutions in Franklin, TN. In my leadership style, I place importance on being honest, fair, accountable, and transparent. My educational background includes a Master of Business Administration (MBA) from WGU of Tennessee and Bachelor's degree in Chemistry/Biology from Austin Peay State University. I began my career as a licensed practical nurse and continue to hold an active license. Memberships include the Medical Group Management Association (MGMA) in which I hold certification as a Medical Practice Executive through the American College of Medical Practice Executives (ACMPE) and served as Education Chair for the Nashville chapter in 2009-2010. In my spare time, I enjoy fishing, reading, golf, travel and playing the violin (poorly).

Motivations for Applying

I would like the opportunity to participate in Fairview's growth. No political aspirations, just an overall desire to contribute and set an example for my children and other professional women juggling family and a career. My hope is for my sons to choose to raise their families here, allowing me to spoil my future grandchildren.

Over the past year, I've regularly attended planning commission meetings. To be honest, I began participating in response to neighborhood concerns over a potential new development. Being present for those meetings fostered a better understanding of the framework and functionality of the planning commission board.

Space planning for free standing ambulatory clinics throughout Middle TN and hospital-based clinics inside the Saint Thomas West and Midtown campuses was a responsibility of my leadership role for many years. Acting as point person for construction on many renovations and new-build projects, I participated end-to-end from design to completion sign-off and developed a true interest for the process. I ask for consideration of either of the available terms if my skills and experience are deemed of interest to the board.

ANGELA WILBURN, MBA, LPN, CMPE

SUMMARY

Senior healthcare executive with CMPE designation and over 20 years of experience. Diverse operating and functional experience in organizations of various sizes and stages. Achieves results by developing, aligning and serving people and organizations. Held positions that encompass a wide range of duties that set the bar for the overall health of the entire business; as such, I have worked closely with CEOs and other C-level executives and senior management teams to ensure alignment, adherence to, and adaptation of an organization's strategic plans and goals.

CORE COMPETENCIES

- **Leadership:** able to motivate a team; background in medical practice management provides a wide range of interpersonal skills to encourage and instruct others.
 - **Communication:** excellent writing and speaking abilities; able to serve as a liaison between different personality types; comfortable and effective communicating with board members, investors, superiors, peers, staff and both internal and client executive management teams; able to effectively navigate conflict resolution and separation procedures.
 - **Responsibility:** accustomed to being in positions of responsibility; self-motivated and willing to set goals and work to achieve them; never assume "the other person" is responsible.
 - **Organization:** use time and resources effectively; consider efficiency, planning, and accountability vitally important.
 - **Applications:** Microsoft Office Suite, multiple electronic health records and CRM tools.
 - **Others:** quick learner with analytical problem-solving skills; superior work ethic that finds satisfaction and pleasure in exceeding work goals, leading by example, and helping others grow professionally.
-

EXPERIENCE

MindCare Solutions Group, Inc.

Vice President of Clinical Operations

January 2016 – Present

December 2014 – Present

- Accountable for all clinical operations including care delivery, analytics, licensing and credentialing, regulations, and provider network; second in command to Chief Medical Officer.
- Demonstration of responsible stewardship of investors' funds by utilizing strategic provider cross-licensing.
- Standardized client-facing tools and service-line orientation program to achieve effective client implementations leading to successful utilization.
- Serve as subject matter expert for state and federal regulations for telemedicine, physician and APRN scope of practice, and best practices; communicate requirements to clinical, finance, sales, and C-suite on routine and as needed basis.
- Led clinical division participation in Disaster Recovery and Business Continuity planning.
- Member of Senior Leadership Team serving as chair on rotating basis.
- Collaborated with IT on build of MindCare Solutions Scheduling Portal allowing for scheduling across multiple locations and time zones, physician/APRN team scheduling, and reporting capabilities; led clinical effort in identifying clinical reporting metrics, including provider and client utilization, missed visit rate, and new patient access.
- Accountable for clinical division budgeting and adherence within +/- 3%.
- Created and launched position responsible for clinical analytics within company.
- Established guidelines and procedures for licensing and credentialing position including routine quarterly provider review, submission of completed licensing application within 3 days of directive, and payer enrollment.
- Tasked with building provider network of therapists, counselors, and psychologists from ground up including recruitment and retention.
- Set 95% coding compliance standard for providers and empowered service line directors to be accountable for reaching target.
- Continued to perform all Senior Director of Clinical Operations duties as described below.

CITY OF FAIRVIEW

BOARD OF ZONING APPEALS APPLICATION

- The Board of Zoning Appeals for the City of Fairview consists of five (5) voting members and a liaison to the Board of Commissioners.
- This Board serves without compensation and on an "as needed basis".
- The liaison to the Board of Commissioners shall attend and take part in discussions but have no vote on board decisions.
- This Board shall hear and decide appeals for alleged errors, variances and variance review criteria.
- Please attach proof of city residency and voter registration.
- Members must be residents of the City for at least three (3) years prior to appointment.

Community involvement or any information you would like to share with the Board:

Chair of the Industrial Board
Member of the Tree Board
Worked in a regional area in the energy
sector dealing with EPA + OSHA +
10021 state & national codes

Name: Scott Tucker

Address: _____

Telephone: _____

E-mail: _____

Cell: 550

Signature: Scott Tucker

Date/Time: 3/30/2017 @ 2:50

Any and all applications that are not complete to include documentation of residency in the City of Fairview, Tennessee, signed, dated and the time the application is filed with the city below his or her signature and proof of voter registration will not be considered for appointment to any board or commission by the Board of Commissioners.

RECEIVED
MAR 30 2017

BY: SF

City of Fairview

10C

7100 CITY CENTER WAY



Phone: 615-799-1585

FAIRVIEW, TN. 37062

Email: codes@fairview-tn.org

RECOMMENDATIONS

2017-4

DATE: APRIL 11, 2017

TO: FAIRVIEW BOARD OF COMMISSIONERS

FROM: FAIRVIEW MUNICIPAL PLANNING COMMISSION

8.2 DISCUSS AND/OR TAKE ACTION ON REZONING AND PRELIMINARY MASTER DEVELOPMENT PLAN FOR ROCHDALE ESTATES OFF CUMBERLAND DRIVE FROM RS-40 TO R-20 P.U.D. OVERLAY (RESIDENTIAL). MAP 47, PARCEL 66.00, 33.81 ACRES, LAND DEVELOPMENT.COM INC. OWNER.

Jamie Reed with S.E.C., the engineer working on the project, was present to represent. Reed discussed the desire for rezoning from RS-40 to R-20 with 2.2 lots per acre. The plans call for 68 lots with a little over 9 and a half acres of open space. This development will have an onsite sewer system. Carroll made a motion to accept pending traffic study, recommendations from engineer, staff comments, final approval from WADC for onsite system, complete temporary cul de sac with sidewalk and curb and complete sidewalk connecting to safe routes to school with Mangrum seconding. FOR: Butler, Carroll, Lowman, Mangrum, Mitchell; AGAINST: Burks.

City of Fairview

7100 CITY CENTER CIRCLE
P.O. BOX 69
FAIRVIEW, TN. 37062



Phone: 615-799-1585
Fax: 615-799-5599
Email: codes@fairview-tn.org

REZONING REQUEST APPLICATION

For a Rezoning Request, the City of Fairview **requires** the following:

- Completion of this application. Please type or print the information in blue or black ink.
- A copy of the deed to the property.
- A plat or certified survey of the property.
- A list of Names **and** addresses of all adjacent property owners on attached sheet.
- A legal description of the property, if available.
- If the applicant is not the property owner, a notarized letter from the property owner must be attached giving the authority to request the zoning.
- A letter summarizing the project proposal, including the proposed usage of the land, reason for the rezoning request and justification for the rezoning request.
- Payment of a Non-Refundable \$200.00 application fee (Checks should be made payable to "City of Fairview")

Date Submitted: 3-31-17

SECTION 1 – Applicant Information

(Any correspondence from the City will be addressed to the applicant)

- Property Owner Purchaser of Property Engineer Trustee
 Architect Other

Cumberland Estates LLC
202 Robert Rose Dr Ste 309
Murfreesboro, TN 37129-6346

Tax Map 47, Parcel 96.04 (not recorded)

Name: Jamie Reed P.E., R.L.S.

Phone: 615-890-7901

Business: SEC Inc

E-mail: jreed@sec-civil.com

Address: 850 Middle Tennessee Blvd

Preferred Contact Method: email

City: Murfreesboro

(Mail, E-mail, Phone)

State: TN Zip: 37129

SECTION 2 – Property Information for the Rezoning Request

Project Name: Rochdale Estates

Project Address: 7380 -402 Cumberland Dr

Existing Land Use: residential tract

Proposed Land Use: residential subdivision

Total Acreage of Project/Rezoning: 33.8 acres

TAX MAP	PARCEL(S)	CURRENT ZONING DISTRICT	REQUESTED ZONING DISTRICT	# OF ACRES	PROPERTY OWNER
47	66	RS-40	R-20 RPUD	33.8	Land Development Com Inc

***Reason for Rezoning must be included on an attached sheet.

The rezoning process takes approximately three to four months depending on when the application is received by the City. The request must go to the Planning Commission where it receives a recommendation to go to the Board of Commissioners. The Board of Commissioners must approve a Rezoning Ordinance on two readings and hold a Public Hearing before the rezoning request is considered approved.

I certify that all of the above statements are true to the best of my knowledge.

Applicant's Signature: *James Reval* Date: 3/31/17

FOR OFFICE USE ONLY

APPLICATION RECEIVED AND FILING FEE PAID : 3/31/2017 - PAYD #200.00 3/31/17 receipt= 17656

DATE OF APPROVAL BY PLANNING COMMISSION: _____

DATE OF FINAL APPROVAL BY BOARD OF COMMISSIONERS: _____

WATER AUTHORITY OF DICKSON COUNTY

101 Cowan Road, Dickson, Tennessee 37055
615.441.4188 | www.wadc.us



March 17, 2017

Mr. Ardavan Afrakhteh
c/o Jamie Reed, President
SEC, Inc.
850 Middle Tennessee Blvd.
Murfreesboro, TN 37129

**RE: Water and Sewer Service Availability
Rochdale Estates, Cumberland Drive
Fairview, Williamson County, TN**

Dear Mr. Afrakhteh:

This letter is a response to your water and sewer availability request dated March 17, 2017 for the above referenced development. The Water Authority of Dickson County (WADC) has reviewed the information provided including the master plan dated March 14, 2017, and it is generally understood that the development will consist of ±157 single family residential lots. In response to your request, WADC offers the following comments:

With regard to sewer infrastructure, the Fairview sewer system does not extend into this area, and even if it did, connection to it would not be permitted due to the size of the proposed development, conveyance limitations, and treatment limitations at the Fairview Wastewater Treatment Plant. In order for WADC to provide sewer service to this development, onsite STEP collection and recirculating sand filter treatment with drip irrigated effluent will be required and allowed provided suitable soil conditions exist. This system will need to be designed and installed per WADC and TDEC specifications and design standards, and dedicated to WADC to own, operate, and maintain.

With regard to drinking water infrastructure, the tract is currently served by an 8-inch water main which WADC staff believes should be sufficient to support the proposed development. However, if it turns out during the design process that improvements are needed to maintain the current level of service to existing customers, then those improvements will be identified and the developer will be responsible for their design and construction.

WADC hereby approves your application with the above noted stipulations. Please note, this approval does not alleviate or circumvent WADC standard specifications, nor any approvals required by WADC or TDEC.

If you have any questions or need additional information, please don't hesitate to call. I can be reached at 615.441.5403.

Sincerely,

WATER AUTHORITY OF DICKSON COUNTY

A handwritten signature in blue ink that reads "Michael W. Rogers". The signature is fluid and cursive, with the first name being the most prominent.

Michael W. Rogers, P.E.
Engineering Manager

Revised

This instrument prepared by:
THOMAS N. JONES
Attorney at Law
Thomas N. Jones & Associates
339 Main Street, Suite 100
Franklin, TN 37064
Attn: Leigh Anne Sailors
File #23181.2016

BK: 6774 PG: 592-594
16023590

3 PGS:AL-DEED	
438202	
06/14/2016 - 08:47 AM	
BATCH	438202
MORTGAGE TAX	0.00
TRANSFER TAX	8510.00
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	8528.00
STATE OF TENNESSEE, WILLIAMSON COUNTY	
SADIE WADE	
REGISTER OF DEEDS	

NEW OWNER:
Land Development.Com, Inc.
798 Old Hickory Blvd.
Brentwood, TN 37027

SEND TAX BILL TO:
new owner

MAP & PARCEL:
047 06600

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Tony J. Cavender and wife, Melissa Z. Cavender**, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Land Development.Com, Inc.**, a Tennessee corporation, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Williamson County, Tennessee, described as follows, to-wit:

Land in Williamson County, Tennessee being Tract 1 and Tract 2 as shown on the Map entitled Boundary/Division Survey, Knell Property, of record in Plat Book P46, Page 131, Register's Office of Williamson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Tony J. Cavender and wife, Melissa Z. Cavender by Deed dated July 1, 2008 from Keith R. Knell and wife, Lee Ann Knell and being of record in Book 4599, Page 565 and by Quitclaim Deeds of record in Book 5220, Page 31, Book 5232, Page 152 and Book 5238, Page 973, said Register's Office.

SUBJECT TO THE FOLLOWING:

1. 2016 property taxes are a lien but are not yet due and payable and will be the responsibility of the Grantee for payment of said taxes.
2. Any and all building and zoning regulations of City, County and State.
3. Any and all easements which may affect the within described property.

4. Any and all notes and matters on the Plan of record in Plat Book P38, Page 45 and Plat Book P46, Page 131, said Register's Office.
5. Restrictions of record in Book 1870, Page 811, said Register's Office.
6. Easement to MTEMC of record in Book 2440, Page 132, said Register's Office.
7. Easement for the flow of the water of an unnamed creek and the rights of the public thereon.
8. Rights of upper and lower riparian owners to the flow of the water of an unnamed creek, free from diminution or pollution.
9. The land title to which is to be insured has been classified as agricultural land, forest land or open space land for tax assessment, levy and collection purposes and may be subject to substantial rollback taxes as defined in TCA Section 67-5-1001, et seq.


TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever;


AND we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND we further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

This improved property is known as: 7380 and 7402 Cumberland Drive, Fairview, Tennessee 37062.

Executed on this 9th day of June, 2016.



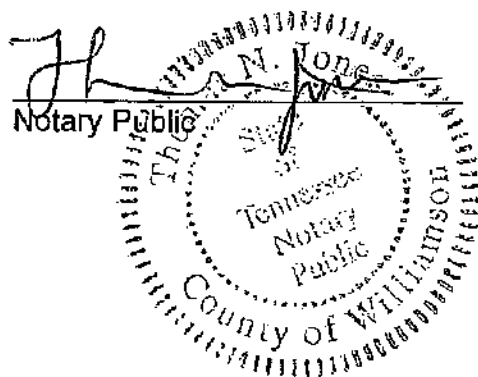
Tony J. Cavender


Melissa Z. Cavender

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Notary Public of said County and State, Tony J. Cavender and wife, Melissa Z. Cavender, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand this 9th day of June, 2016.



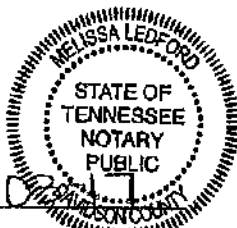
My Commission Expires: 6-30-19

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is \$2,300,000.00.

[Signature]
Affiant

Sworn to and subscribed to me, the undersigned, this 9th day of June, 2016.



[Signature]
Notary Public

My Commission Expires: 07-03-17

MY COMMISSION EXPIRES
July 3, 2017

City of Fairview

7100 CITY CENTER CIRCLE
P.O. BOX 69
FAIRVIEW, TN. 37062



Phone: 615-799-1585
Fax: 615-799-5599
Email: codes@fairview-tn.org

AGENCY AGREEMENT

City of Fairview
Zoning, Planning, Codes

Date: March 29, 2017
Applicant Name: Ardavan Afrakhteh
Address of Property: 7380 -402 Cumberland Dr

This document is proof of the existence of an agency agreement by and between Land Development.com (applicant) and SEC, Inc. (representative). This document may be introduced into the record(s) of any administrative or legal proceeding as conclusive proof of said agency agreement during the period of time of the existence of the agreement and for the specific project herein designated. The project for which the agency agreement is applicable is Rochdale Sd.

This agency Agreement shall expire at the end of the month which is Six (6) months from the date of the execution of the agreement.

Applicant Name: Land Development.com, Inc
Applicant Signature: [Signature]

Representative Name: Jamie Reed
Representative Signature: [Signature]

President / CEO SEC Inc.

Sworn to and subscribed before me on this 30th day of March, 2017

Notary Public: Christie Lynn Taylor

Commission Expiration: 10/24/2017



CITY OF FAIRVIEW
7100 City Center Way
Fairview, TN 37062
PHONE: (615) 799-2484

Rcpt Date: 03/21/2017
Cash Acct: 110-11100
Received Of: SEC, INC
Cmt: REZONING PROPERTY -ROCHDALE ES
Rcpt #: 00017656
Tendered Amount: 200.00
Receipt Amount: 200.00
Change Due: 0.00

FUND	RECEIPT	DESCRIPTION	AMOUNT
110	32640	REZONING, SUBDIVIDE & OTHER FE	200.00

PAYMENT	DESCRIPTION	REFERENCE NUMBER	AMOUNT
CHECK		17000	200.00

CUSTOMER COPY Received By: SHARON

CITY OF FAIRVIEW
7100 City Center Way
Fairview, TN 37062
PHONE: (615) 799-2484

Rcpt Date: 03/21/2017
Cash Acct: 110-11100
Received Of: SEC, INC
Cmt: REZONING PROPERTY -ROCHDALE E
Rcpt #: 00017656
Tendered Amount: 200.00
Receipt Amount: 200.00
Change Due: 0.00

FUND	RECEIPT	DESCRIPTION	AMOUNT
		REZONING, SUBDIVIDE & OTHER FE	200.00

Rochdale Estates
Residential Planned
Unit Development

SEC, Inc.
850 Middle TN Blvd
Murfreesboro, TN 37129
Contact: Jamie Reed P.E., R.L.S.

Land Development.com
798 Old Hickory Blvd
Brentwood, TN 37027
Contact: Ardavan Afrakhteh

Rochdale Estates

Introduction

Introduction

1

Existing Conditions

Right-of-way, Utilities, Topography & Physical Features

2

Proposed Development

Master Plan

3

Proposed Site

4

Proposed Homes

5-5.1

Ingress/Egress

6

Amenities

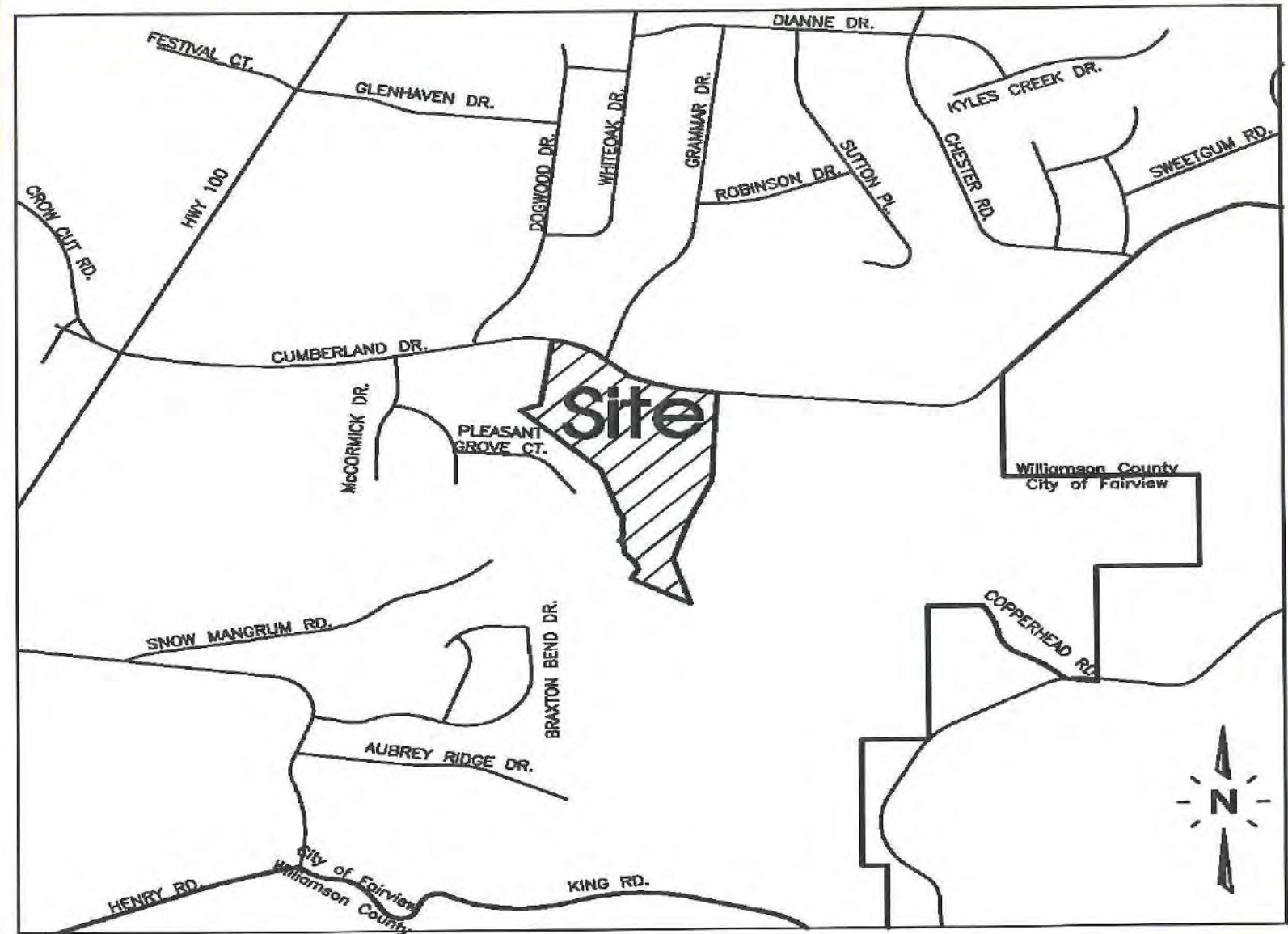
Amenities

7

Rochdale Estates

INTRODUCTION

Land Development.com is requesting rezoning from RS-40 to R-20 PUD for Tax Map 47 of Parcel 66.0. The subject property is 33.8 Acres (total) and is located along Cumberland Drive just south of Grammer Drive.



Site Location Map
Not To Scale

The entire site is currently zoned RS-40. We are proposing an alternative R-20 Residential Planned Unit Development. The R-20 base density zone allows for a density of 2.2 lots per acre. We are proposing the following Base Zone Density Formula:

Density Formula

Base Zone Density = R-20 (2.2 lots / acre)

$(33.8 \text{ acres } +/-) / (2.2 \text{ lots / acre}) = \underline{74.4 \text{ lots allowed}}$

Lots Proposed =68

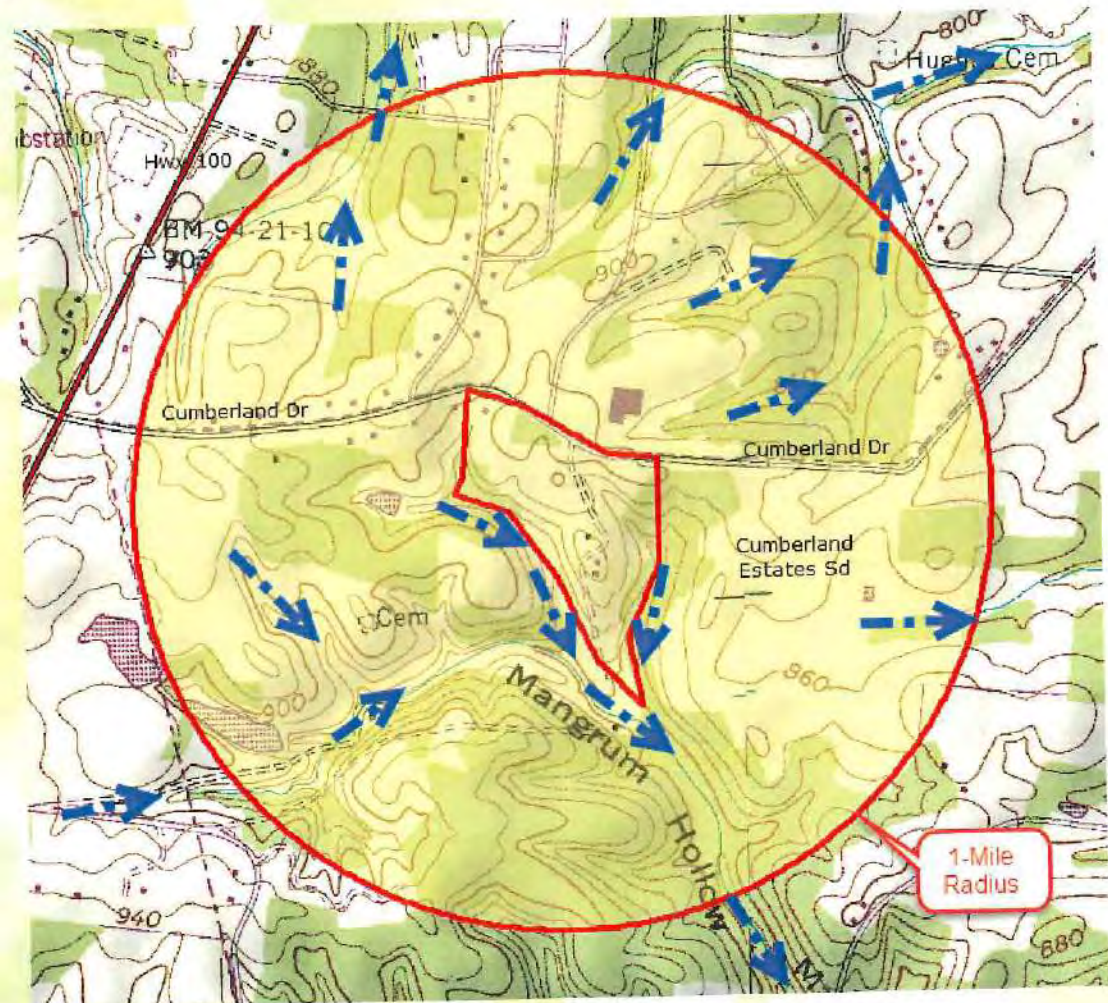
The RPUD section contains 9.4 acres of open space (28%).

Rochdale Estates

EXISTING CONDITIONS

Rights-of-way, Utilities, Topography & Physical Features

The property currently has access to public right-of-way along Cumberland Drive.



The attached USGS maps indicate the Rochdale Estates wastewater treatment area drainage flow path is to the east discharging into Allen Branch watershed and to the north. The site is comprised of approximately 33.8 acres. The topography is mainly gently rolling to rolling slopes of 5 - 15 % with moderately steep slopes along the west and south sides of the property equating approximately 30% of the property. The property is bordered by Cumberland Drive along the north, to the west, east and south by large estate residential tracts. Roughly 65% of the site is wooded and the 4-5 acres for drip dispersal is mostly cleared with some minor underbrush.



WATER AUTHORITY OF DICKSON COUNTY

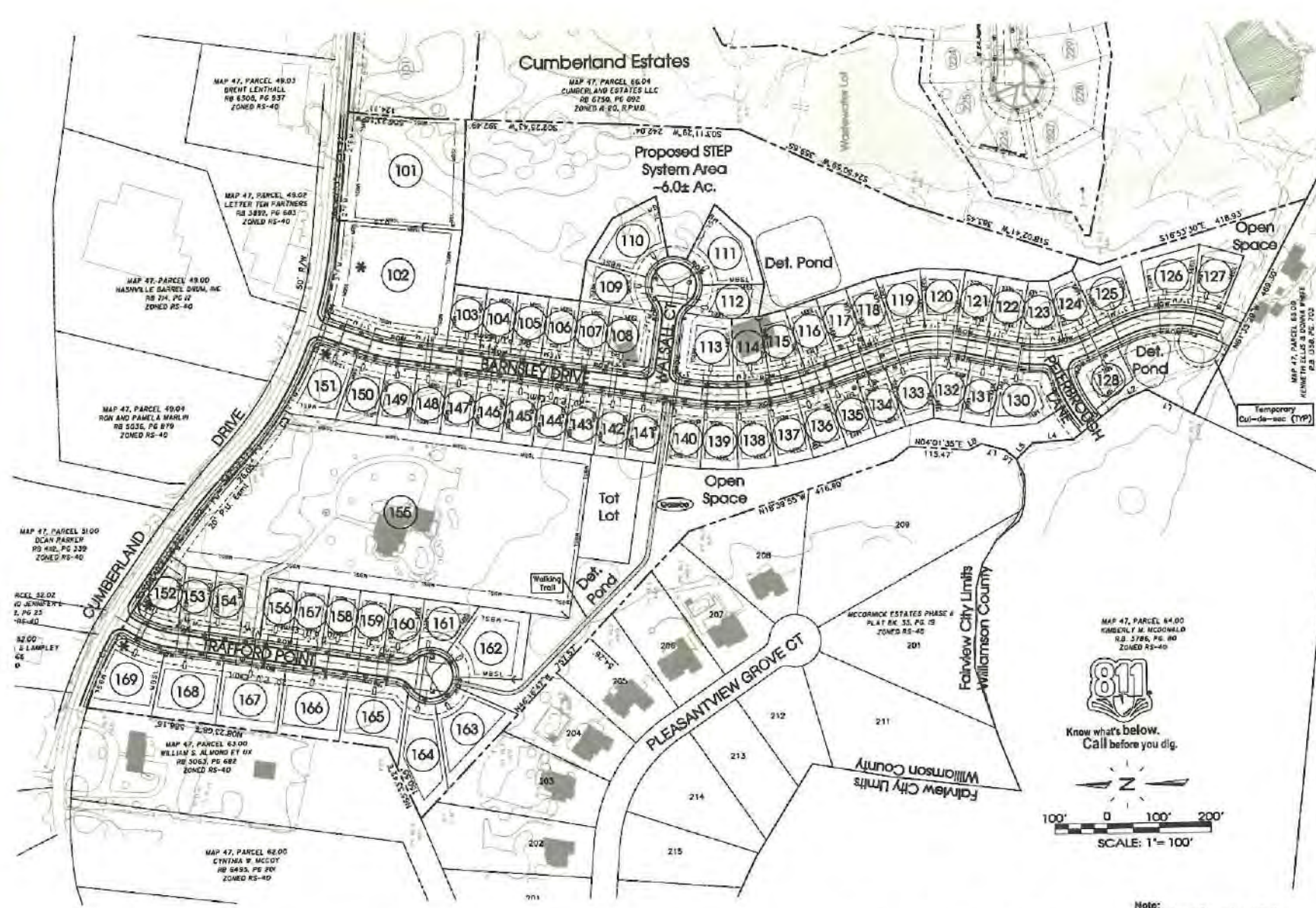
Water will be provided by the Water Authority of Dickson County Sanitary Sewer service will be provided in the form of a decentralized STEP system. The developer will design and construct the system, then dedicate the system to Water Authority of Dickson County to maintain the system.



Middle Tennessee Electric will be providing service to the development.

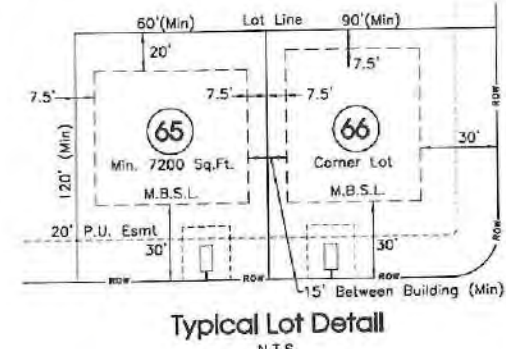
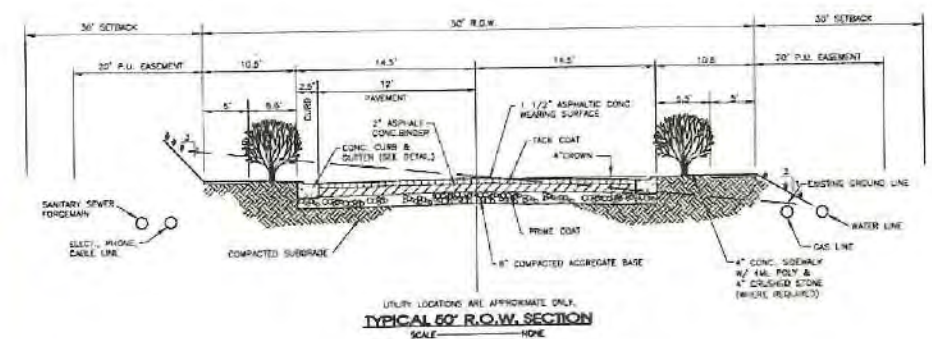
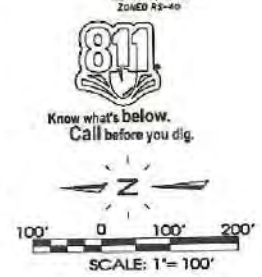
Rochdale Estates

Master Plan



Site Location Map
Not to Scale

Lot No.	Lot Area	Lot No.	Lot Area
101	48935	136	7670
102	50272	137	7971
103	7662	138	7971
104	7200	139	7971
105	7200	140	7605
106	7200	141	7200
107	7200	142	7200
108	10554	143	7200
109	9133	144	7200
110	14238	145	7200
111	14238	146	7200
112	7884	147	7200
113	12798	148	7200
114	7373	149	7489
115	7373	150	8611
116	7339	151	12411
117	7200	152	7962
118	7266	153	7200
119	8767	154	7200
120	8767	155	7200
121	7410	156	7200
122	7200	157	7200
123	7760	158	7200
124	7571	159	7200
125	7461	160	7542
126	9786	161	7678
127	8771	162	17061
128	7709	163	15822
129	11715	164	15098
130	7200	165	15246
131	7882	166	15097
132	8888	167	15002
133	7200	168	15074
134	7200	169	15205
135	7200		



Note:

- Rochdale Estates to coordinate with WADC about combining STEP System areas on Cumberland Estates.
- Improvements along south side of Cumberland Drive in front of Cumberland Estates to be extended the length of the property.

*** No Driveways Onto Cumberland Drive**

Use Types:
Single family residences.
Wastewater Treatment Area: 8.6± Acres
Total acreage of original tract: 33.81± Acres
Area of R.O.W. dedication: 3.46± Acres
Area of Land to be subdivided: 21.00± Acres
Open Space: 9.38± Acres (28%)
Number of lots: 68 Lots

Density Formula:
Base Zone Density = R-20 (2.2 units / Acre)
33.81 Acs x 2.2 units / Acre = 74.38 > 68 Lots

Owner/Developer:
Land Development.com
798 Old Hickory Blvd.
Brentwood, TN 37027
Contact: Andrew Alvin
Deed Reference:
R. 88, 8774, Pg. 592
Williamson County
Map 47, Parcel 66
Yard Requirements:
Front: 30'
Side: 7.5'
Rear: 20'

Land Use Data:
Zoned: RS-40
Proposed Zone: R-20, R.P.U.D.
57 Lots on 33.81± Acres
Flood Map No.:
This site lies within Zone X, not in the 100 Year Floodplain, per Community Panel 47187CD135F dated Sept. 29, 2006

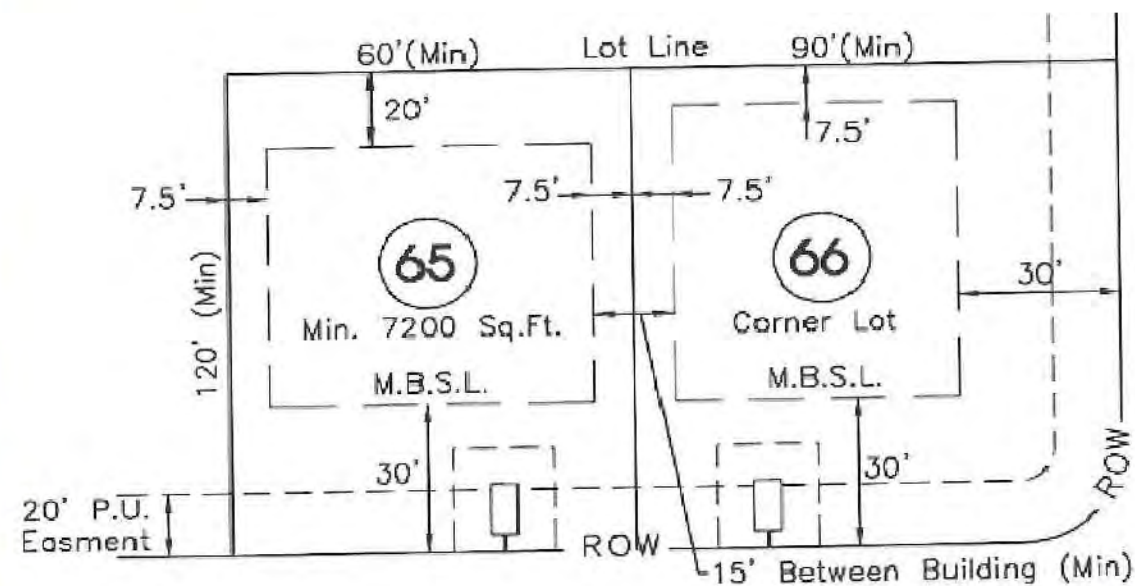
Approved by the Fairview Planning Commission, with such conditions as are indicated in the minutes of the Commission on _____

Preliminary Master Development Plan approval shall not constitute final approval for recording purposes.

Rochdale Estates

PROPOSED SITE

Rochdale Estates consists of a total of 33.8 acres located along the south side of Cumberland Drive. The proposed lots are to be a minimum of 7,200 s.f. in size. The typical lot size is 60'x 120'. In addition, over 9.4 acres (28%) of open space has been integrated into the plan.



Typical Lot Detail

N.T.S.

PROPOSED SITE CHARACTERISTICS

- Setbacks are:
 - 30 foot Front
 - 7.5 foot Side (with min 15' between structures)
 - 20 foot Rear
- For corner lots see detail below
- Improvements along the south side of Cumberland Drive, the length of the property, will be installed to match improvements being made in front of Cumberland Estates.
- All internal homes will have 2 car garages with front entry
- Lots along Cumberland Drive that have direct access are required to be 1-acre minimum in size with rear entry garages
- Corner lots along Cumberland Drive will only have access to internal streets
- All concrete driveways
- 5 foot concrete sidewalks with 5.5-foot grass strips along both sides of all streets with street trees every 40' (Typical street sections are given on page 6)
- Home sizes will range from min. 1,800 – 2,600 square feet
- All home fronts will be constructed of all brick, stone or cement board siding except Cumberland Drive lots. All homes along Cumberland Drive are required to be all brick, stone or cement board siding on all four sides
- The entire development will have all underground utilities
- All homeowners must be a member of the Homeowners Association which must be managed by an independent third party management group
- 3rd Party Homeowner's Association will maintain the common area and amenities.
- The development will have an entrance sign at the entrance off Cumberland Drive
- Curb & Gutter along all streets
- Tot lot and gazebo along with large areas of open space
- The plan provides for 9.4 acres of open space

Rochdale Estates

PROPOSED HOMES

7,200 Sq. Ft. Lots (60'x 120')

- ✦ All Homes will range from 1800 s.f. to 2600+s.f.
- ✦ All homes will have 2 car garages and will be front loaded.
- ✦ The homes can be 1, 1 ½, or 2-story buildings.
- ✦ All home fronts will be constructed of all brick, stone or cement board siding.
- ✦ Vinyl siding will be used in trim areas, soffits and on 3-home sides.
- ✦ Building Heights will comply with the standards for zoning in the City of Fairview's Zoning Ordinance.
- ✦ All homes will have at least 3 bedrooms.
- ✦ Houses along Cumberland Drive are required to be constructed of all brick, stone, or cement board on all four sides

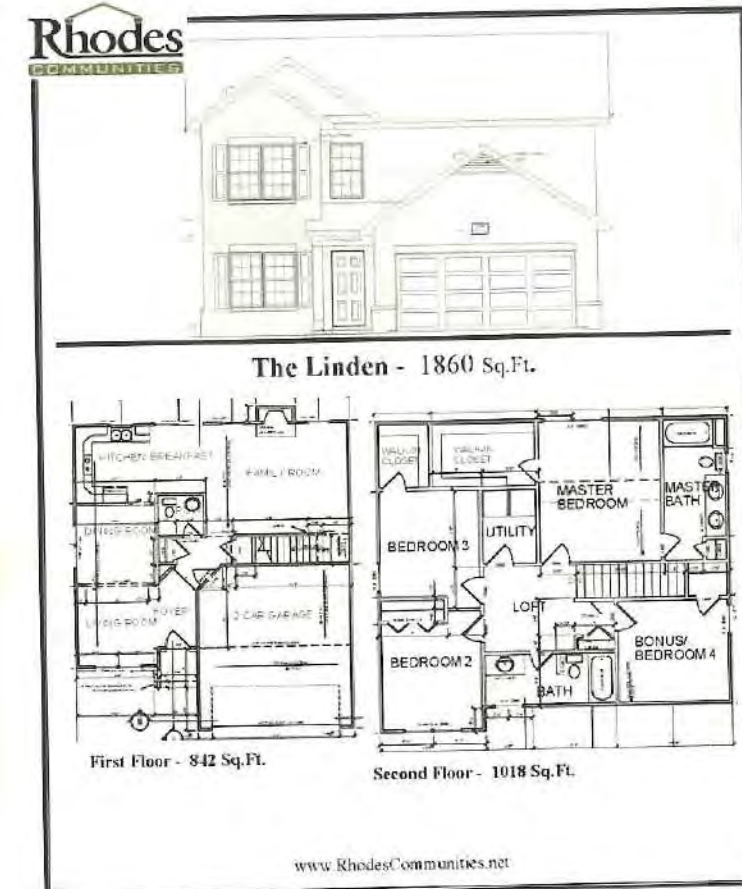


Michael C. Rhodes LLC uses floor plans, elevations, and pictures for illustrative purposes only. Michael C. Rhodes working drawings take precedence in the construction of each home. Prices and specifications are subject to change. Offering subject to errors and omissions. CR 7/1/10



Michael C. Rhodes LLC uses floor plans, elevations, and pictures for illustrative purposes only. Michael C. Rhodes working drawings take precedence in the construction of each home. Prices and specifications are subject to change. Offering subject to errors and omissions. CR 7/1/10

REPRESENTATIVE FRONT ELEVATIONS

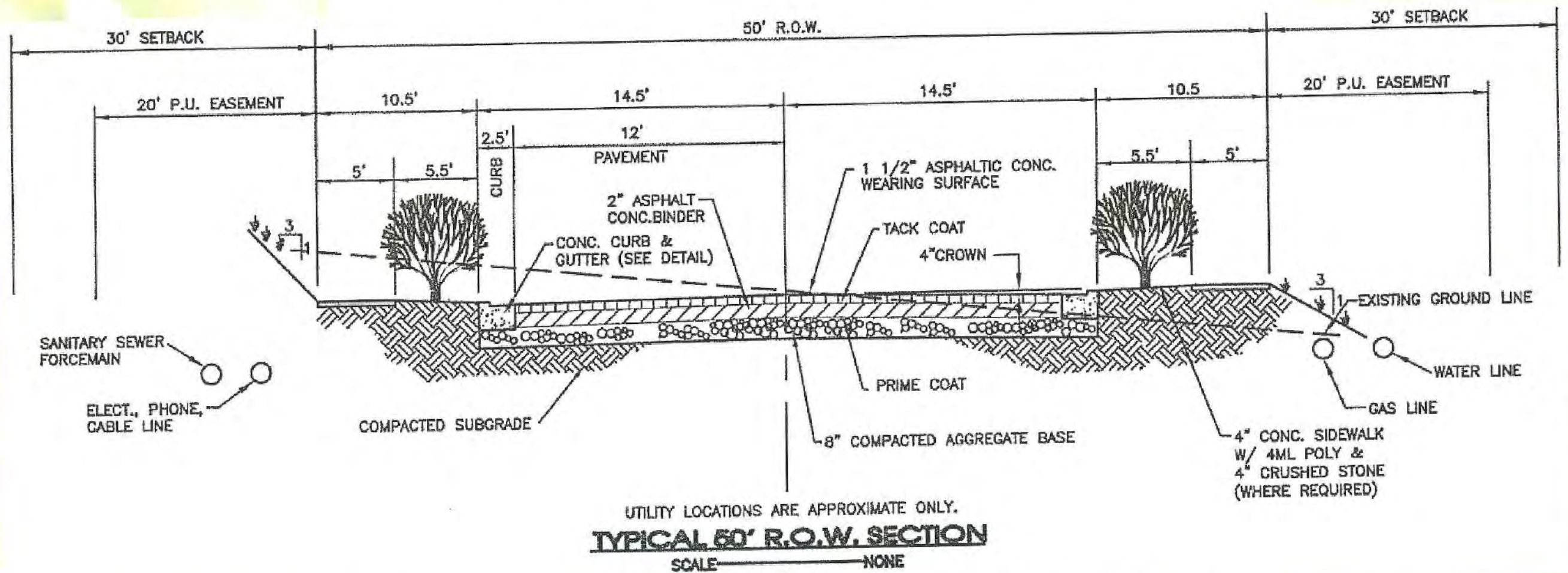


Michael C. Rhodes LLC uses floor plans, elevations, and pictures for illustrative purposes only. Michael C. Rhodes working drawings take precedence in the construction of each home. Prices and specifications are subject to change. Offering subject to errors and omissions.

Rochdale Estates

INGRESS/EGRESS

Rochdale Estates is planned to have two entrances onto Cumberland Drive. The subdivision is proposed to have curb and gutter along all roads with sidewalks along both sides as per the typical cross section shown on this sheet.



Shown here is the typical street section for the typical 50 foot wide right-of-way to be used throughout Rochdale Estates. Street trees are required every 40' o.c. along both sides of all internal streets

Rochdale Estates

AMENITIES



The open space area has been designed to be a focal feature of the community which will further enforce the sense of neighborhood and nature. The developer is committed to installing a gazebo and a playground / tot lot within the numerous open space areas throughout the development. The remainder of the open space will be to provide open recreation areas for physical activity.

City of Fairview

10 D

7100 CITY CENTER CIRCLE
P.O. BOX 69
FAIRVIEW, TN. 37062



Phone: 615-799-1585
Fax: 615-799-5599
Email: codes@fairview-tn.org

ANNEXATION REQUEST FORM

DATE: 03-30-17

APPLICANT NAME: Jennifer Buford

ADDRESS: _____
STREET CITY STATE ZIP CODE

PROPERTY ADDRESS: 7818 Old Nashville Hwy
STREET

MAP #: 42 GROUP #: _____ PARCEL #: 78, 78.01, 79, 79.01

AUTHORIZED AGENT NAME: Tony Cavender

SIGNATURE OF AUTHORIZED AGENT: [Signature]

- DOES THIS PROPERTY ABUT CITY PROPERTY YES NO
- IS CITY WATER AND SEWER AVAILABLE YES NO

IF NO, GIVE BRIEF EXPLANATION: _____

I AM CURRENTLY THE OWNER OF THE CAPTIONED PROPERTY AND WISH TO APPLY FOR ANNEXATION INTO THE CITY OF FAIRVIEW. THE INTENDED USE OF THE PROPERTY IS FOR. annexation of fairview

property from county to city.

OWNER SIGNATURE: Jennifer Buford

(PLEASE ATTACH LEGAL DESCRIPTION AND COPY OF DEED)

THERE WILL BE A FEE OF \$100.00 REQUIRED.
DATE FEE PAID: _____

Sworn to and subscribed before me on this 30 day of March, 2017

Notary Public: [Signature]
Commission Expiration: 7-24-2017



City of Fairview

7100 CITY CENTER WAY

FAIRVIEW, TN. 37062



Phone: 615-799-1585

Email: codes@fairview-tn.org

RECOMMENDATIONS 2017-5

DATE: APRIL 11, 2017

TO: FAIRVIEW BOARD OF COMMISSIONERS

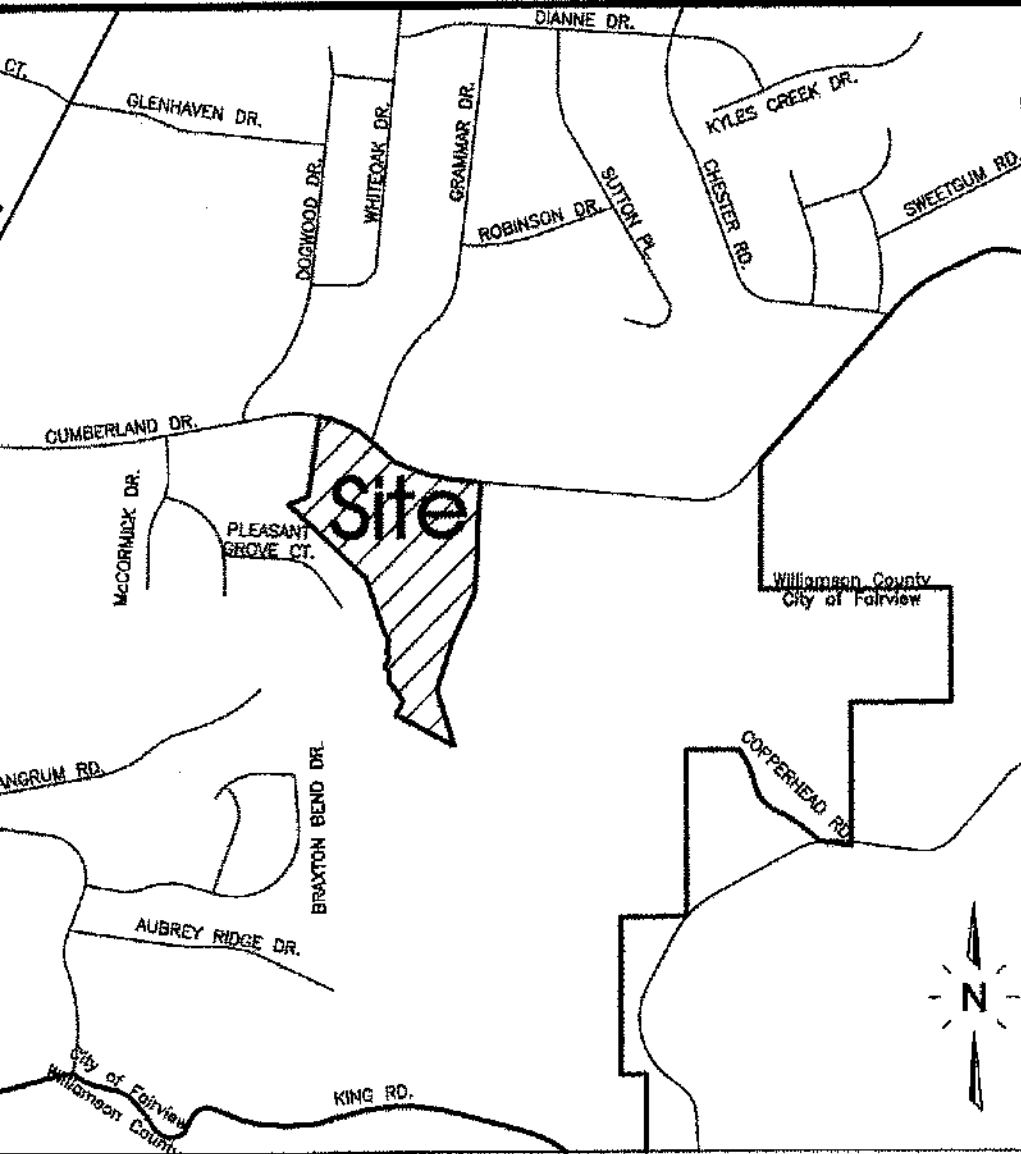
FROM: FAIRVIEW MUNICIPAL PLANNING COMMISSION

8.3 DISCUSS AND/OR TAKE ACTION ON ANNEXATION REQUEST FOR OTTER CREEK SUBDIVISION OFF OLD NASHVILLE ROAD, MAP 42, PARCEL 78.00 OF 87.71 ACRES, PARCEL 78.01 OF 15 ACRES, PARCEL 79.00 OF 13.00 ACRES AND PARCEL 79.01 OF 16.04 ACRES, OWNERS: REDA KIDDER & JENNIFER BUFFORD

Burks made a motion for approval seconded by Mangrum and all were in favor.

8.4 DISCUSS AND/OR TAKE ACTION ON ANNEXATION REQUEST FOR OTTER CREEK SUBDIVISION OFF OF TAYLOR ROAD. MAP 42, PORTION OF PARCEL 77.08 OF .60 ACRES, OWNER: KENNY TAYLOR

Burks made a motion for approval seconded by Mitchell and all were in favor.



Site Location Map

Not To Scale

Lot No.	Lot Area	Lot No.	Lot Area
101	48935	136	7670
102	50272	137	7971
103	7662	138	7971
104	7200	139	7971
105	7200	140	7605
106	7200	141	7200
107	7200	142	7200
108	10654	143	7200
109	9133	144	7200
110	14238	145	7200
111	14238	146	7200

SSEC, Inc.

SITE ENGINEERING CONSULTANTS

ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE

850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129

PHONE: (615) 890-7901 E-MAIL: RHOUZE@SEC-CIVIL.COM FAX: (615) 895-2567

NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C., INC.

The site as shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the sole responsibility of the owner/developer to ensure that the construction of the site shown on these construction drawings is in total accordance with the design as noted, described, and illustrated. The engineer assumes no administrative liability or responsibility in the assurance that the site is constructed in accordance with the construction plans.





Otter Creek
Residential Planned
Unit Development

SEC, Inc.
850 Middle TN Blvd
Murfreesboro, TN 37129
Contact: Jamie Reed P.E., R.L.S.

Global Trust Investment Company, LLC
PO Box 764
Fairview, TN 37062
Contact: Tony J. Cavender

Otter Creek

Introduction

Introduction

1

Existing Conditions

Right-of-way, Utilities, Topography & Physical Features

2

Proposed Development

Master Plan

Proposed Site

Proposed Homes

Ingress/Egress

3

4

5-5.1

6

Amenities

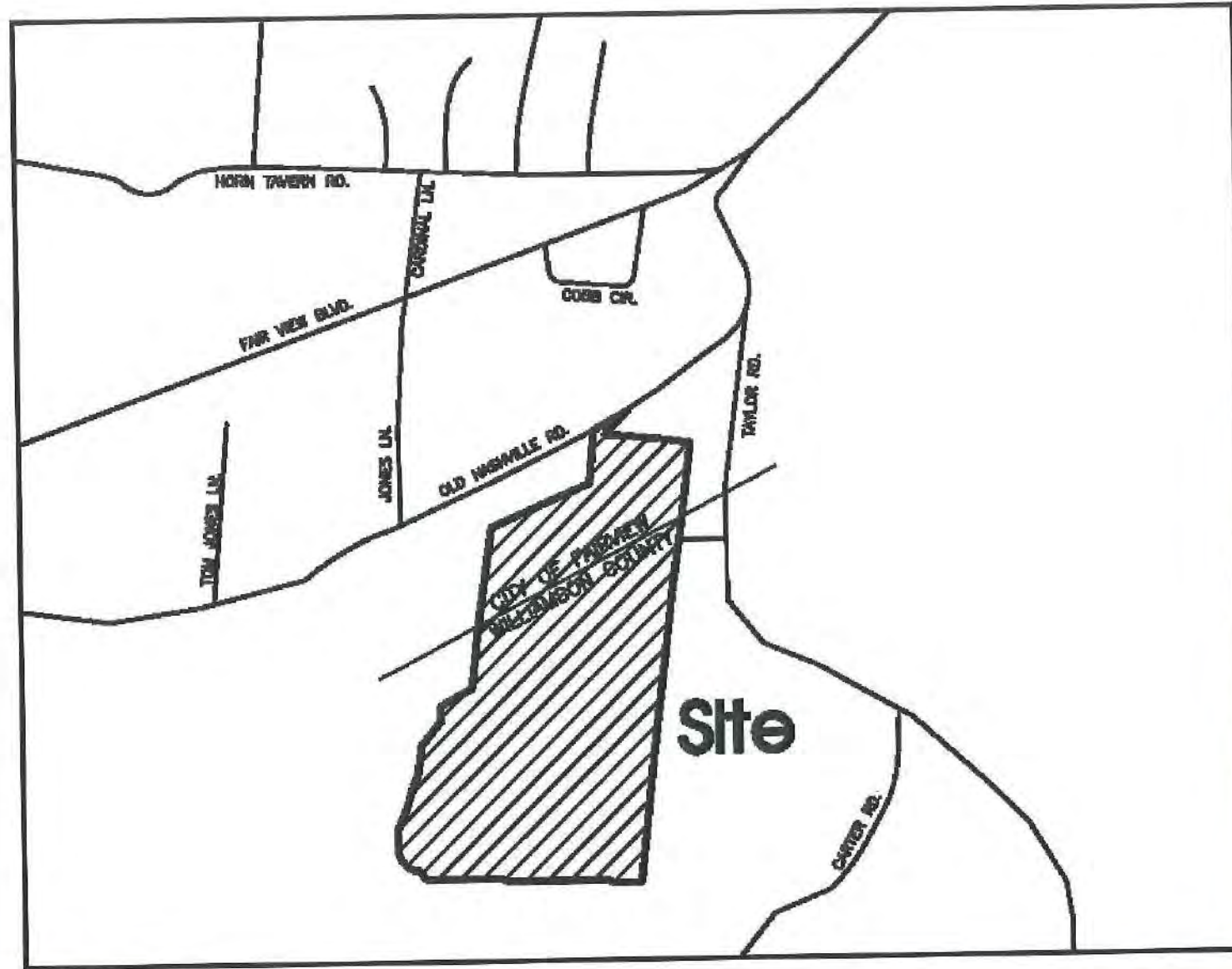
Amenities

7

Otter Creek

INTRODUCTION

Global Trust Investment Company, LLC is requesting annexation, of a portion of the property, and rezoning from RS-40 and RP-1 to R-20, RPUD for Tax Map 42 of Parcel 78, 78.01, 79, 79.01 and a portion of 77.08. The subject property is 131.5 Acres (total) and is located at 7818 Old Nashville Road just to the west of Taylor Road.



Site Location Map
Not To Scale

A portion of the site is currently zoned RS-40 with the rest is in Williamson County and zoned RP-1. We are proposing an alternative R-20 Residential Planned Unit Development. The R-20 base density zone allows for a density of 2.2 lots per acre. We are proposing the following Base Zone Density Formula:

Density Formula

Base Zone Density = R-20 (2.2 lots / acre)

$(131.5 \text{ acres } +/-) / (2.2 \text{ lots / acre}) = \underline{289.4 \text{ lots allowed}}$

Lots Proposed = 268 lots

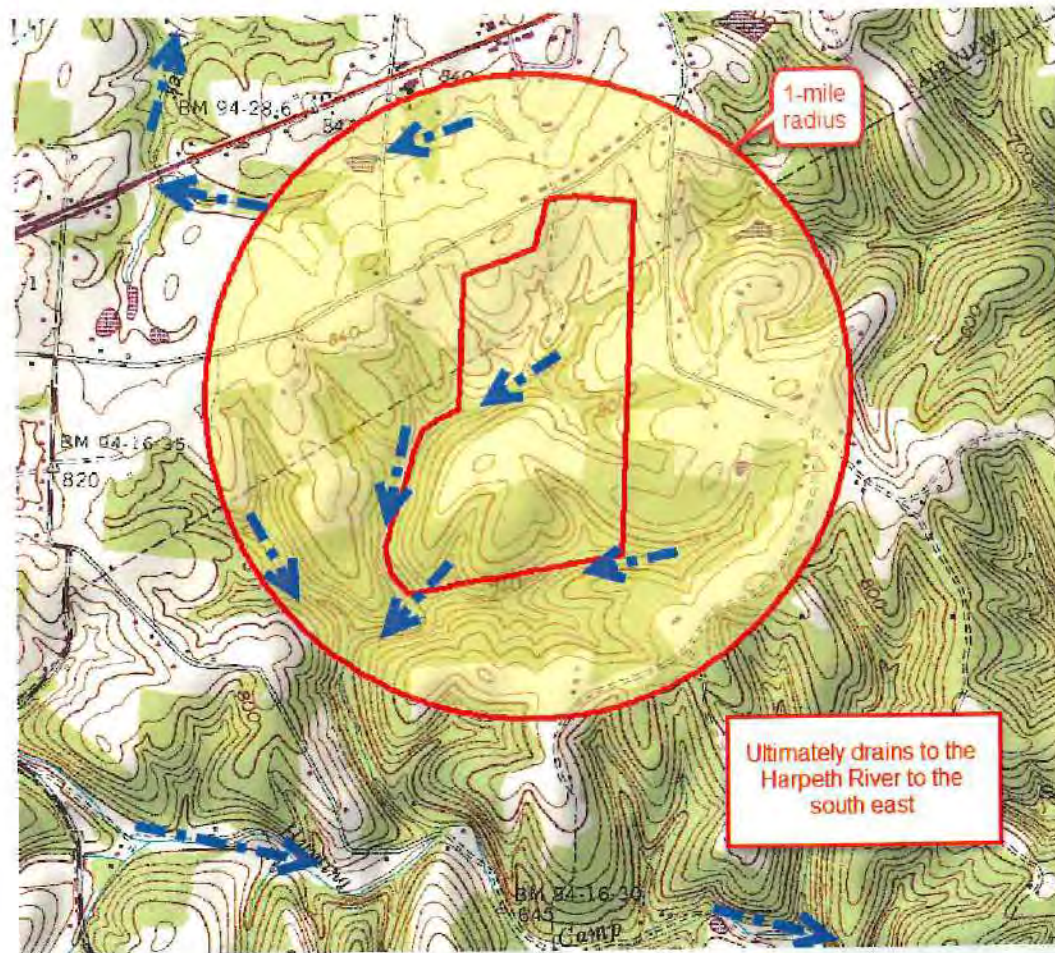
The RPUD section contains 57.6 acres of open space (44%).

Otter Creek

EXISTING CONDITIONS

Rights-of-way, Utilities, Topography, & Physical Features

The property currently has 2-access points to public right-of-way along Old Nashville Road and Taylor Road.



The attached USGS maps indicate the Otter Creek wastewater treatment area drainage flow path is to the west discharging into Hunting Camp Creek ultimately discharging into the Harpeth River watershed to the southeast. The site is comprised of approximately 131.5 acres. The topography is mainly gently rolling to rolling slopes of 5 - 15 % with moderately steep slopes along the west and south sides of the property equating approximately 35% of the property. The property is bordered by Old Nashville Road along the north, to the west, east and south by large estate residential tracts. Roughly 65% of the site is wooded and the 12-15 acres for drip dispersal is mostly cleared with some minor underbrush.



WATER AUTHORITY OF DICKSON COUNTY

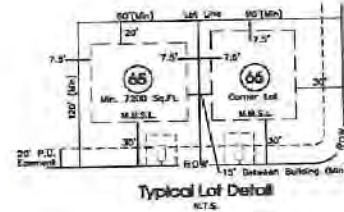
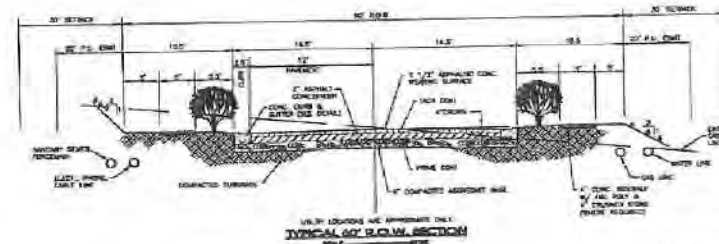
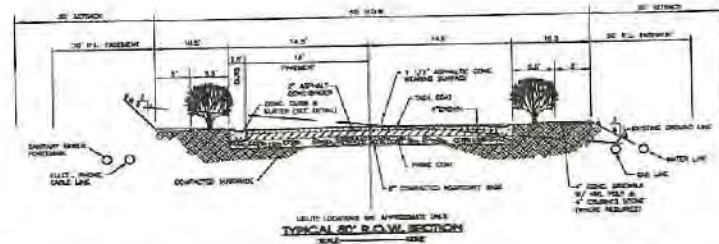
Water will be provided by the Water Authority of Dickson County Sanitary Sewer service will be provided in the form of a decentralized STEP system. The developer will design and construct the system, then dedicate the system to Water Authority of Dickson County to maintain the system.



Middle Tennessee Electric will be providing service to the development.

Otter Creek

Master Plan

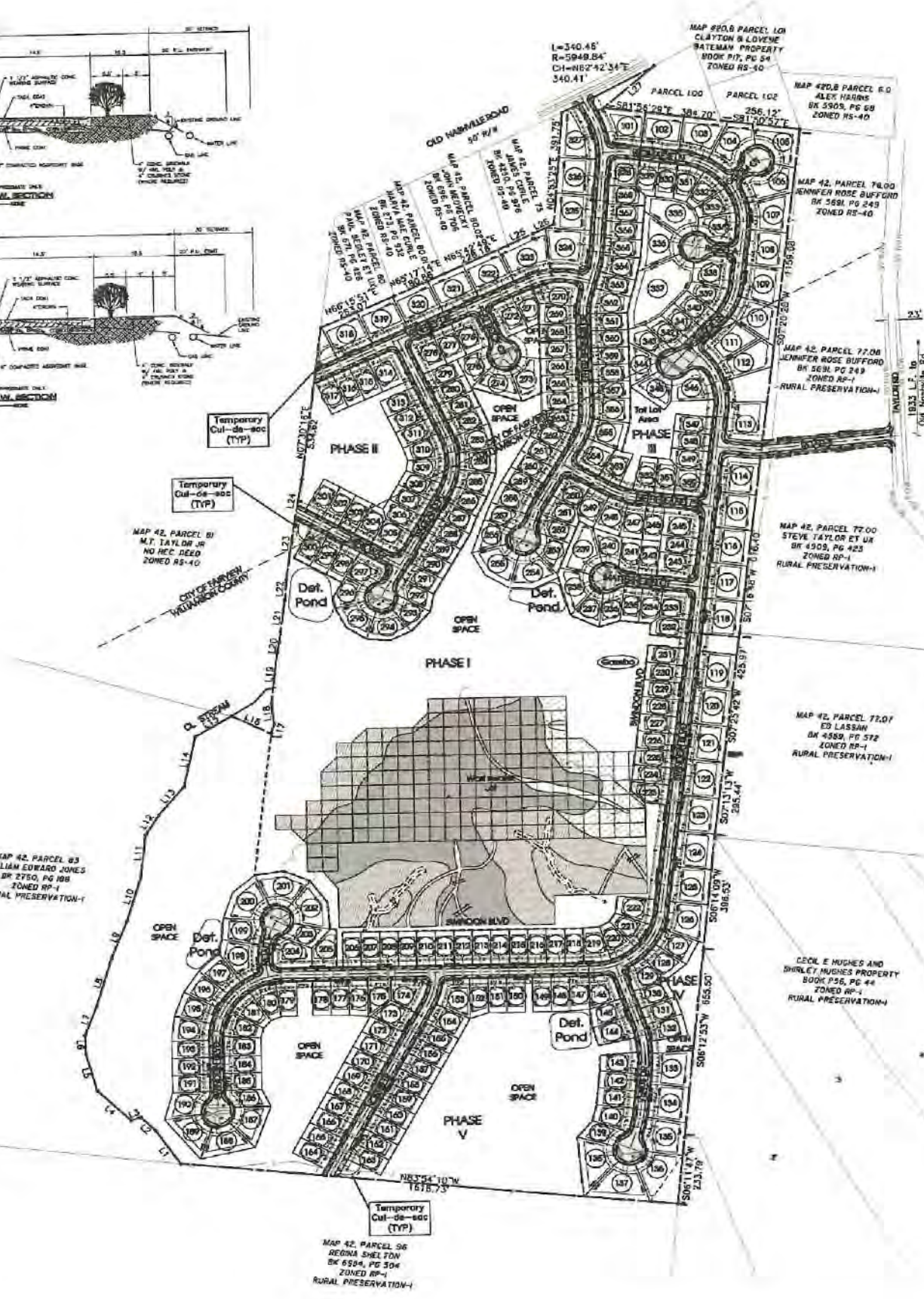


Sug 20+ Soils
5.66± Acres
 Sug-Mt 20+ Soils
1.53± Acres
 Mt 20+ Soils
8.08± Acres
 15.47± Acres Total

Use Types:
 Single family residences
 Wastewater Treatment Area: 18.0± Acres
 Total acreage of original tract: 131.85± Acres
 Area of R.O.W. dedication: 15.23± Acres
 Area of Land to be subdivided: 58.50± Acres
 Open Space: 57.82± Acres (44%)
 Number of lots: 208 Lots

Density Formula:
 Base Zone Density = R-20 (2.2 units / Acre)
 131.85 Acre x 2.2 units / Acre = 290.07 Units

Notes:
 1. All final plans must meet the city's design standards for public streets unless specifically stated otherwise on approved preliminary master development plan (PMDF).
 2. A traffic impact study is required for the proposed development.
 3. Walking trails will be provided within the open space. Location to be determined.



Line #	Bearing	Length
L1	N33°51'41"W	141.59'
L2	N44°27'56"W	69.28'
L3	S69°24'43"W	32.46'
L4	N45°50'12"W	152.91'
L5	N15°22'38"W	135.41'
L6	N01°31'28"W	64.22'
L7	N21°22'48"E	108.99'
L8	N16°50'08"E	173.97'
L9	N22°07'05"E	141.15'
L10	N16°56'41"E	157.99'
L11	N06°46'22"E	148.38'
L12	N32°05'14"E	81.84'
L13	N40°19'50"E	129.28'
L14	N12°34'26"E	178.29'
L15	N59°20'55"E	137.83'
L16	S63°27'34"E	143.73'
L17	N17°27'43"E	33.58'
L18	N05°45'48"W	74.15'
L19	N06°33'02"E	175.37'
L20	N11°33'56"E	40.85'
L21	N07°45'08"E	146.75'
L22	N04°35'20"E	72.44'
L23	N08°20'05"E	198.65'
L24	N10°12'59"E	158.11'
L25	N64°09'01"E	92.00'
L26	N64°55'35"E	75.94'
L27	S49°18'51"W	218.38'

Owner:
 Rada Kiddler & Jennifer Bufford
 808 Adalynn Ct. S
 Franklin, TN 37062-5728

Developer:
 Global Investments
 PO Box 764
 Franklin, TN 37062
 Contact: Tony Reardon

Deed Reference:
 R.Bk. 4875, Pg. 616 & R.Bk. 5691, Pg. 249
 Williamson County
 Map 42, Parcel 78, 78.01, 79, 79.01,
 Portion of 77.08

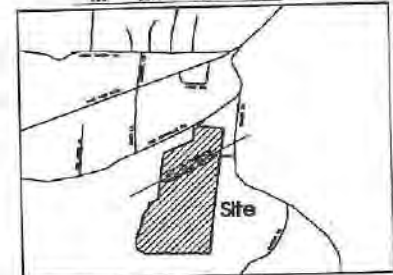
Yard Requirements:
 Front: 30'
 Side: 7.5'
 Rear: 20'

Land Use Data:
 Zoned: RS-40, RP-1 (Rural Preservation-1)
 Proposed Zone: R-20, R.P.U.D.
 208 Lots on 131.86± Acres
 Flood Map No.:
 This site lies within Zone X, not in the
 100 Year Floodplain, per Community Panel
 47187C0151F - 47187C0152F
 dated Sept. 29, 2006.

Approved by the Fairview Planning
 Commission, with such conditions as are
 indicated in the minutes
 of the Commission on _____

Preliminary Master Development Plan approval
 shall not constitute final approval for recording
 purposes.

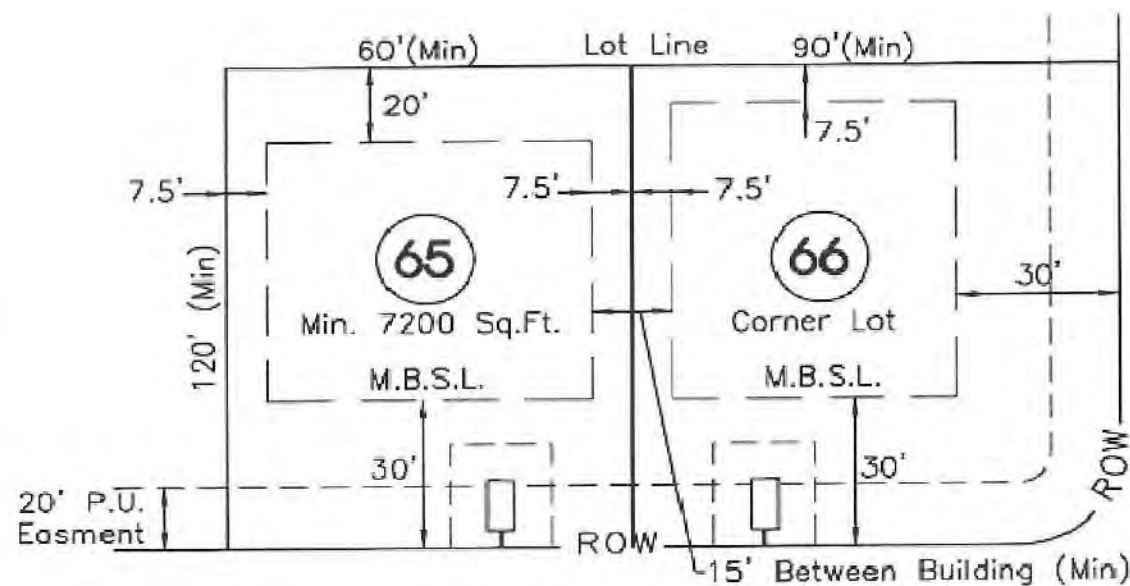
Lot No.	Lot Area	Lot No.	Lot Area	Lot No.	Lot Area
101	15345	191	7200	281	7200
102	15016	192	7200	282	7200
103	15477	193	7200	283	7200
104	15443	194	7200	284	7200
105	15279	195	7200	285	7200
106	15154	196	7200	286	7200
107	15012	197	7200	287	7200
108	15000	198	7200	288	7200
109	15231	199	7200	289	7200
110	15171	200	7200	290	7200
111	15042	201	7200	291	7200
112	15012	202	7200	292	7200
113	15079	203	7200	293	7200
114	15174	204	7200	294	7200
115	15200	205	7200	295	7200
116	15200	206	7200	296	7200
117	15200	207	7200	297	7200
118	15127	208	7200	298	7200
119	15074	209	7200	299	7200
120	15033	210	7200	300	7200
121	15087	211	7200	301	7200
122	15111	212	7200	302	7200
123	15008	213	7200	303	7200
124	15018	214	7200	304	7200
125	15025	215	7200	305	7200
126	15046	216	7200	306	7200
127	15071	217	7200	307	7200
128	15184	218	7200	308	7200
129	15006	219	7200	309	7200
130	14112	220	7200	310	7200
131	14985	221	7200	311	7200
132	14947	222	7200	312	7200
133	15055	223	7200	313	7200
134	15076	224	7200	314	7200
135	15037	225	7200	315	7200
136	15059	226	7200	316	7200
137	15099	227	7200	317	7200
138	15084	228	7200	318	7200
139	15049	229	7200	319	7200
140	15006	230	7200	320	7200
141	15000	231	7200	321	7200
142	15000	232	7200	322	7200
143	15000	233	7200	323	7200
144	15000	234	7200	324	7200
145	15000	235	7200	325	7200
146	15000	236	7200	326	7200
147	15000	237	7200	327	7200
148	15000	238	7200	328	7200
149	15000	239	7200	329	7200
150	15000	240	7200	330	7200
151	15000	241	7200	331	7200
152	15000	242	7200	332	7200
153	15000	243	7200	333	7200
154	15000	244	7200	334	7200
155	15000	245	7200	335	7200
156	15000	246	7200	336	7200
157	15000	247	7200	337	7200
158	15000	248	7200	338	7200
159	15000	249	7200	339	7200
160	15000	250	7200	340	7200
161	15000	251	7200	341	7200
162	15000	252	7200	342	7200
163	15000	253	7200	343	7200
164	15000	254	7200	344	7200
165	15000	255	7200	345	7200
166	15000	256	7200	346	7200
167	15000	257	7200	347	7200
168	15000	258	7200	348	7200
169	15000	259	7200	349	7200
170	15000	260	7200	350	7200
171	15000	261	7200	351	7200
172	15000	262	7200	352	7200
173	15000	263	7200	353	7200
174	15000	264	7200	354	7200
175	15000	265	7200	355	7200
176	15000	266	7200	356	7200
177	15000	267	7200	357	7200
178	15000	268	7200	358	7200
179	15000	269	7200	359	7200
180	15000	270	7200	360	7200
181	15000	271	7200	361	7200
182	15000	272	7200	362	7200
183	15000	273	7200	363	7200
184	15000	274	7200	364	7200
185	15000	275	7200	365	7200
186	15000	276	7200	366	7200
187	15000	277	7200	367	7200
188	15000	278	7200	368	7200
189	15000	279	7200	369	7200
190	15000	280	7200	370	7200



Otter Creek

PROPOSED SITE

Otter Creek consists of a total of 131.5 acres located along the south side of Old Nashville Road and Taylor Road. The proposed lots are to be a minimum of 7,200 s.f. in size. The typical lot size is 60'x 120'. In addition, over 57.6 acres (44%) of open space has been integrated into the plan.



Typical Lot Detail

N.T.S.

PROPOSED SITE CHARACTERISTICS

- Setbacks are: 30 foot Front
7.5 foot Side (with min 15' between structures)
20 foot Rear

For corner lots see detail below

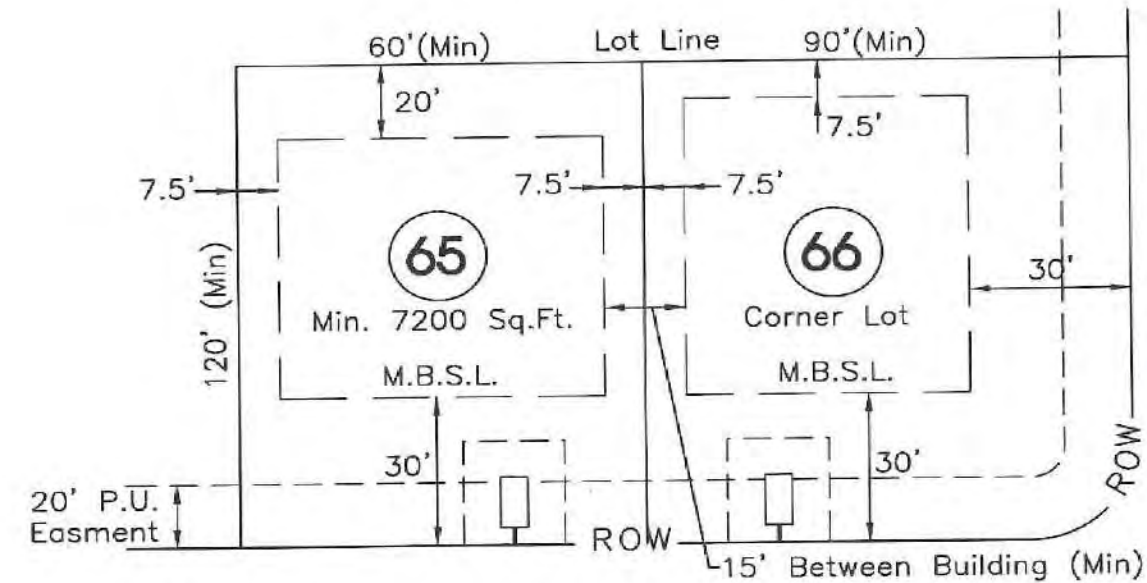
- All internal homes will have 2 car garages with front entry
- All concrete driveways
- 5 foot concrete sidewalks with 5.5-foot grass strips along both sides of all streets with street trees every 40' (Typical street sections are given on page 6)
- Home sizes will range from min. 1,700 – 2,500 square feet
- All home fronts will be constructed of all brick, stone or cement board siding
- The entire development will have all underground utilities
- All homeowners must be a member of the Homeowners Association which must be managed by an independent third party management group
- 3rd Party Homeowner's Association will maintain the common area and amenities.
- The development will have an entrance sign at the entrance off of Old Nashville Road
- Curb & Gutter along all streets
- Tot lot and gazebo along with large areas of open space
- The plan provides for 57.6 acres of open space
- Construction will be completed in 6 phases. Phase 1 to start at the end of 2017 with complete buildout taking place over 8 years, depending on market variables.

Otter Creek

PROPOSED HOMES

7,200 Sq. Ft. Lots (60'x 120')

- ✦ All Homes will range from 1700 s.f. to 2500+s.f.
- ✦ All homes will have 2 car garages and will be front loaded.
- ✦ The homes can be 1, 1 ½, or 2-story buildings.
- ✦ All home fronts will be constructed of all brick, stone or cement board siding.
- ✦ Vinyl siding will be used in trim areas, soffits and on 3-home sides.
- ✦ Building Heights will be all comply with the standards for zoning in the City of Fairview's Zoning Ordinance.
- ✦ All homes will have at least 3 bedrooms.



Typical Lot Detail

N.T.S.

The elevations and floorplans of the homes will vary across the development due to the different lot sizes. The elevations and floorplans are meant to convey the general appearance and functionality of the buildings.



REPRESENTATIVE FRONT ELEVATIONS

Otter Creek

PROPOSED HOMES

7,200 Sq. Ft. Lots (60'x 120')

- ✦ All Homes will range from 1700 s.f. to 2500+s.f.
- ✦ All homes will have 2 car garages and will be front loaded.
- ✦ The homes can be 1, 1 ½, or 2-story buildings.
- ✦ All home fronts will be constructed of all brick, stone or cement board siding.
- ✦ Vinyl siding will be used in trim areas, soffits and on 3-home sides.
- ✦ Building Heights will be all comply with the standards for zoning in the City of Fairview's Zoning Ordinance.
- ✦ All homes will have at least 3 bedrooms.



PLAN 2 | CRAFTSMAN

2,149 SF TWO STORY



PLAN 1 | COTTAGE

1,889 SF SINGLE STORY



PLAN 3 | AMERICANA

2,342 SF TWO STORY



PLAN 4 | TRADITIONAL

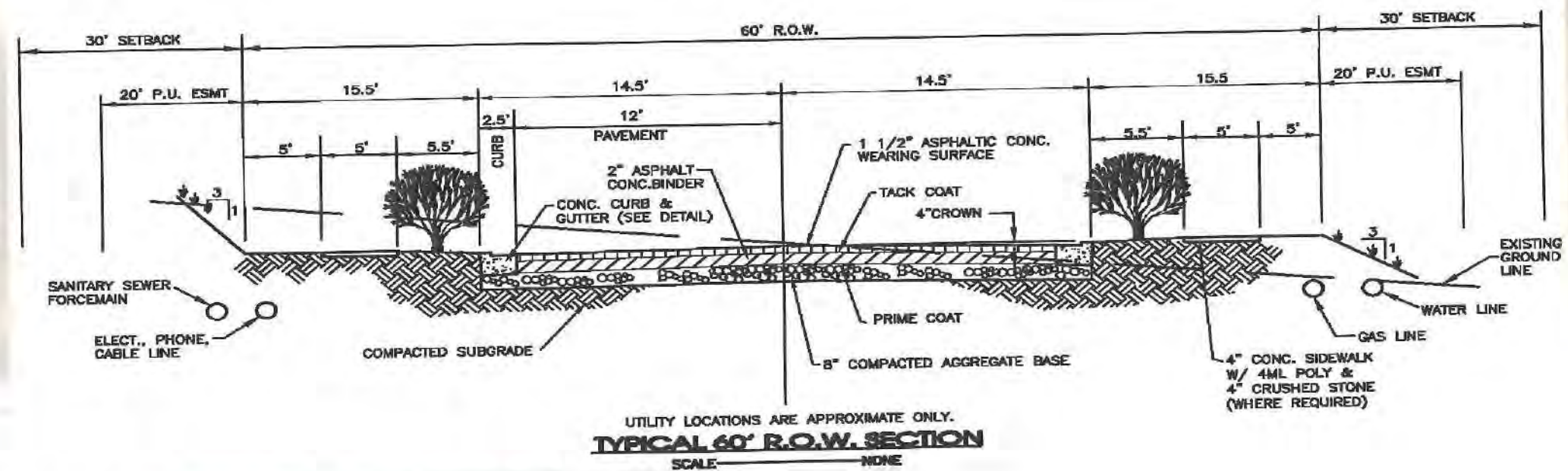
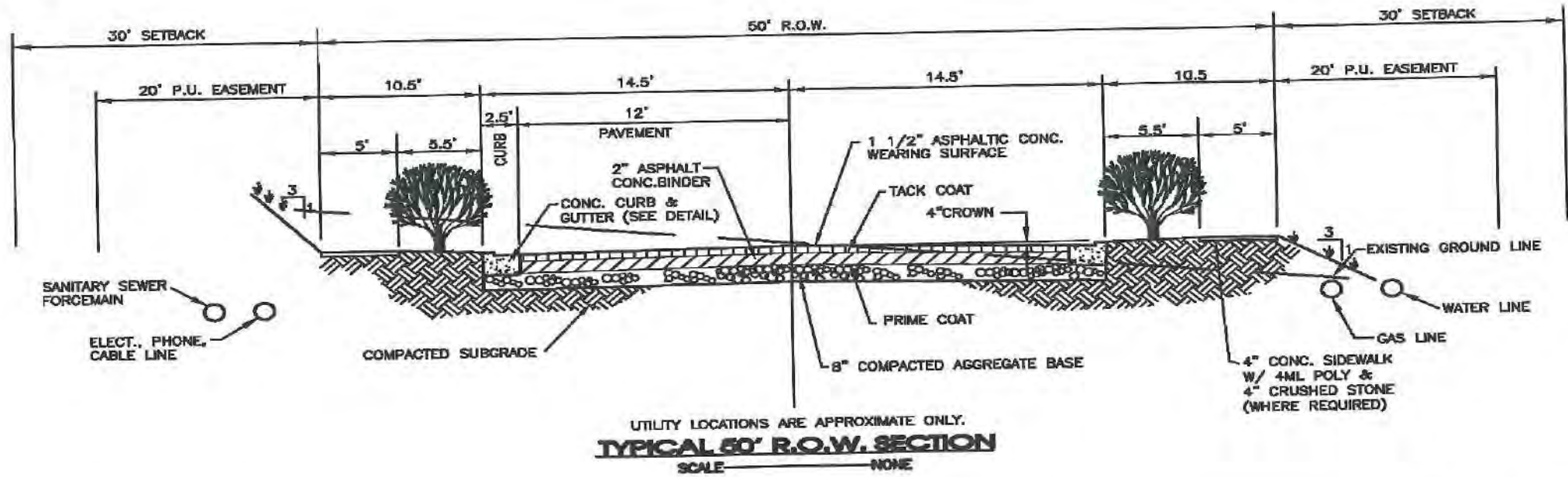
2,407 SF TWO STORY

REPRESENTATIVE FRONT ELEVATIONS

Otter Creek

INGRESS/EGRESS

Otter Creek is planned to have two entrances one at Old Nashville Road and a second onto Taylor Road. The proposed subdivision is proposed to have curb and gutter along all roads with sidewalks along both sides as per the typical cross section shown on this sheet.



Shown is the street section for the typical 50 foot wide right-of-way to be used throughout Otter Creek. Street trees are required every 40' o.c. along both sides of all internal streets.

Also, shown is the typical 60 foot with right-of-way to be used for the entrance road from Taylor Road.

Otter Creek

AMENITIES



The open space area has been designed to be a focal feature of the community which will further enforce the sense of neighborhood and nature. The developer is committed to installing a gazebo and a playground / tot lot within the numerous open space areas throughout the development. The remainder of the open space will be to provide open recreation areas for physical activity.

City of Fairview

10E

7100 CITY CENTER CIRCLE
P.O. BOX 69
FAIRVIEW, TN. 37062



Phone: 615-799-1585
Fax: 615-799-5599
Email: codes@fairview-tn.org

ANNEXATION REQUEST FORM

DATE: 3-30-17

APPLICANT NAME: Kenny Taylor

ADDRESS: _____
STREET CITY STATE ZIP CODE

PROPERTY ADDRESS: 7312 Taylor Road
STREET

MAP #: 42 GROUP #: _____ PARCEL #: portion 77.08

AUTHORIZED AGENT NAME: Tony Cavender

SIGNATURE OF AUTHORIZED AGENT: _____

- DOES THIS PROPERTY ABUT CITY PROPERTY YES NO
- IS CITY WATER AND SEWER AVAILABLE YES NO

IF NO, GIVE BRIEF EXPLANATION: _____

I AM CURRENTLY THE OWNER OF THE CAPTIONED PROPERTY AND WISH TO APPLY FOR ANNEXATION INTO THE CITY OF FAIRVIEW. THE INTENDED USE OF THE PROPERTY IS FOR. _____

OWNER SIGNATURE: x Kenneth R Taylor

(PLEASE ATTACH LEGAL DESCRIPTION AND COPY OF DEED)

THERE WILL BE A FEE OF \$100.00 REQUIRED.
DATE FEE PAID: _____

Sworn to and subscribed before me on this 30th day of March, 2017

Notary Public: Stacy Torres

Commission Expiration: 3/10/2019



City of Fairview

7100 CITY CENTER WAY

FAIRVIEW, TN. 37062



Phone: 615-799-1585

Email: codes@fairview-tn.org

RECOMMENDATIONS

2017-5

DATE: APRIL 11, 2017

TO: FAIRVIEW BOARD OF COMMISSIONERS

FROM: FAIRVIEW MUNICIPAL PLANNING COMMISSION

8.3 DISCUSS AND/OR TAKE ACTION ON ANNEXATION REQUEST FOR OTTER CREEK SUBDIVISION OFF OLD NASHVILLE ROAD, MAP 42, PARCEL 78.00 OF 87.71 ACRES, PARCEL 78.01 OF 15 ACRES, PARCEL 79.00 OF 13.00 ACRES AND PARCEL 79.01 OF 16.04 ACRES, OWNERS: REDA KIDDER & JENNIFER BUFFORD

Burks made a motion for approval seconded by Mangrum and all were in favor.

8.4 DISCUSS AND/OR TAKE ACTION ON ANNEXATION REQUEST FOR OTTER CREEK SUBDIVISION OFF OF TAYLOR ROAD. MAP 42, PORTION OF PARCEL 77.08 OF .60 ACRES, OWNER: KENNY TAYLOR

Burks made a motion for approval seconded by Mitchell and all were in favor.