



CITY OF FAIRVIEW
BOARD OF COMMISSIONERS
REGULAR MEETING AGENDA

MAY 19, 2022

7:00 P.M.

1. **Roll Call**
2. **Call to Order**
3. **Prayer and Pledge**
4. **Approval of Agenda and Executive Session Announcements**
5. **Public Hearing(s)**
6. **Citizen Comments** (Limited to the first 5 citizens to sign in and a limit of 3 minutes each)
7. **Public Announcements, Awards and Recognitions**
 - A. City Events
8. **Staff Comments and Monthly Reports**
 - A. Police Report
 - B. Fire Report
 - C. City Manager Report, Scott Collins
9. **Consent Agenda** (Any Item May be Removed for Individual Consideration)
 - A. Minutes from Board of Commissioners Meeting May 5, 2022
 - B. Minutes from Board of Commissioners Work Session May 5, 2022
10. **Old Business**
 - A. Rezoning of Groves Property
 - (1) Public Hearing
 - (2) Second and Final Reading of Ordinance 2020-29, An Ordinance to Amend the Zoning Ordinance of the City of Fairview, by Rezoning 124.43 Acres of Property, Consisting of Map 043, Parcel 006.00 and Map 043, Parcel 026.00, Located at Wayne's Lane and Mangrum Lane, From RS-40 Single Family Low-Density Residential to an R-20 Single Family Medium-Density Residential Planned Overlay Development and Approving a Master Development Plan, Owners: Cory Groves and Johnny Groves
11. **New Business**
 - A. Resolution 11-22, A Resolution Calling for a Public Hearing on the Proposed Annexation of Territory into the City of Fairview by Owner Consent and Approving a Plan of Services (7350 Snow Mangrum Road)
 - B. Resolution 12-22, A Resolution Calling for a Public Hearing on the Proposed Annexation of Territory into the City of Fairview by Owner Consent and Approving a Plan of Services (7360 Snow Mangrum Road)

- C. First Reading of Ordinance 2022-19, An Ordinance to Amend the Zoning Ordinance of the City of Fairview, Tennessee, by Rezoning 15 Acres of Property Known as 7656 Horn Tavern Road, Consisting of Williamson County Tax Map 022, Parcel 017.00, From RS-40 (Residential) to RS-15 (Residential), Property Owner: Gene Hatcher
- D. First Reading of Ordinance 2022-20, An Ordinance to Amend the Zoning Ordinance of the City of Fairview, Tennessee, by Rezoning 2 Acres of Property Known as 7652 Horn Tavern Road, Consisting of Williamson County Tax Map 022, Parcel 018.00, From RS-40 (Residential) to RS-15 (Residential), Property Owner: Gene Hatcher
- E. First Reading of Ordinance 2022-21, An Ordinance to Amend the Zoning Ordinance of the City of Fairview, Tennessee, by Rezoning 4.52 Acres of Property Located on Wiley Court, Consisting of Williamson County Tax Map 042 H C, Parcel 008.00, From RS-40 (Residential) to C-1 (Commercial), Property Owner: Loy Hardcastle
- F. First Reading of Ordinance 2022-22, An Ordinance to Amend the Zoning Ordinance of the City of Fairview, Tennessee, by Rezoning 7.2 Acres of Property Located on Fairview Boulevard, Consisting of Williamson County Tax Map 047, Parcel 010.00, From IG (Industrial General) to C-1 (Commercial), Property Owner: France/Scott Fetzer Co.
- G. First Reading of Ordinance 2022-23, An Ordinance of the City of Fairview, Tennessee, Adopting the Annual Budget and Tax Rate for the Fiscal Year Beginning July 1, 2022, and Ending June 30, 2023
- H. Resolution 14-22, A Resolution of the Board of Commissioners of the City of Fairview, Tennessee, to Formally Accept the Subdivision Improvements Associated with Sweetbriar Springs Subdivision, Phase Two
- I. Resolution 15-22, a Resolution of the City of Fairview, Tennessee, Designating Items and Materials as Surplus and Authorizing Their Disposal

12. Communications from the Mayor and Commissioners

13. Meeting Adjournment

ORDINANCE #2020-29

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF FAIRVIEW, BY REZONING 124.43 ACRES OF PROPERTY, CONSISTING OF MAP 043 PARCEL 006.00 AND MAP 043, PARCEL 026.00, LOCATED AT WAYNE'S LANE AND MANGRUM LANE, FROM RS-40, SINGLE FAMILY LOW-DENSITY RESIDENTIAL TO AN R-20 SINGLE FAMILY MEDIUM-DENSITY RESIDENTIAL PLANNED OVERLAY DEVELOPMENT AND APPROVING A MASTER DEVELOPMENT PLAN, OWNERS: CORY GROVES AND JOHNNY GROVES

WHEREAS, the city of Fairview Zoning Ordinance, and the zoning maps therein adopted be, and the same are hereby amended by rezoning the property herein described as 124.43 acres of property located at Wayne's Lane and Mangrum Lane, consisting of Map 043, Parcel 006.00 and Map 043, Parcel 026.00, from RS-40, Single Family Low-Density Residential, to an R-20, Single Family Medium-Density Residential Planned Overlay Development and Approving a Master Development Plan, as requested by owners Cory Groves and Johnny Groves; and

WHEREAS, said portion of property to be rezoned from RS-40 to R-20 POD and approving a master development plan is located within the corporate limits of the City of Fairview; and

WHEREAS, the City of Fairview Municipal Planning Commission forwarded the request to the Board of Commissioners on November 10, 2020, with a recommendation for approval without conditions; and

WHEREAS, that all Ordinances or parts of Ordinances in conflict with are hereby repealed.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF FAIRVIEW, TENNESSEE, BOARD OF COMMISSIONERS, to amend the zoning ordinance of the city of Fairview, by rezoning as 124.43+/- acres of property located at Wayne's Lane and Mangrum Lane, consisting of Map 043, Parcel 006.00 and Map 043, Parcel 026.00, from RS-40, Single Family Low-Density Residential, to an R-20, Single Family Medium-Density Residential Planned Overlay Development and Approving a Master Development Plan, as requested by owners Cory Groves and Johnny Groves, the public welfare requiring it. The rezoning of this site shall be subject to all City ordinances and regulations.



Waynes Lane

Cox Pike

Mangrum Road

Rezone 124.43+/- Acres
Waynes Lane and Mangrum Lane
Map: 043 Parcel: 006.00
and
Map: 043 Parcel: 026.00
Requested Zoning: R-20 POD
Owner: Cory Groves & Johnny Groves



SITE DATA
 STREET ADDRESSES:
 7100 WYOMING LANE
 6130 SHELBY ROAD
 4800 MARSH CREEK ROAD
 2440-77 ACRES

ZONING INFORMATION:
 ZONING DISTRICT: R-100
 PROJECT INFORMATION:
 PROJECT NAME: THE GROVES
 SITE AREA: 100.0 ACRES
 PROPOSED LOTS: 1000
 PROPOSED LOTS PER ACRE: 10.0

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PHASING:
 PHASE 1: 200 LOTS
 PHASE 2: 200 LOTS
 PHASE 3: 200 LOTS
 PHASE 4: 200 LOTS
 PHASE 5: 200 LOTS

NOTES:
 THIS DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE CITY OF FAIRVIEW. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF FAIRVIEW. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF FAIRVIEW. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF FAIRVIEW.

MASTER DEVELOPMENT PLAN



THE GROVES PROPERTY

Conceptual Master Plan
 FAIRVIEW, TN | BELLANDSON COUNTY
 21.151 / 21.151 / 21.151



Approved by the Board of Commissioners:

Debby Rainey, Mayor

ATTEST:

Brandy Johnson, City Recorder

LEGAL FORM APPROVED:

City Attorney

First Reading: March 4, 2021

Public Hearing Held: May 19, 2022

Second Reading: _____

Published in the Fairview Observer on: April 19, 2022



SITE DATA

PROPERTY INFORMATION:

STREET ADDRESS: 7109 WAYNES LANE
 CIVIL DISTRICT: 1ST
 TAX MAP: 43 PARCEL: 26.00
 TAX MAP: 43E PARCEL: 6.00
 LOT SIZE: 124.43 +/- ACRES

ZONING INFORMATION:

EXISTING ZONE: RS-40
 PROPOSED ZONE: RS-20 POD (PLANNED OVERLAY DEVELOPMENT)

PROJECT INFORMATION:

SITE AREA: 124.43 +/- ACRES
 AREA OF R.O.W. DEDICATION: 15.27 +/- ACRES
 WASTEWATER DISPOSAL AREA: 16.71 +/- ACRES
 PROPOSED USE: SINGLE FAMILY RESIDENTIAL
 MAXIMUM DWELLING UNITS ALLOWED: 243 UNITS (124.43 AC - 15.27 AC R.O.W.) X (2.2 D.U./AC)
 PROPOSED LOTS: 169 TOTAL LOTS
 • (80' X 125', STANDARD LOT, TYP)
 • (90' X 125' CORNER LOT, TYP)
 1.55 D.U./AC (169 D.U. / 109.16 AC.)

PROPOSED DENSITY:

BUILDING SETBACKS:
 FRONT: 25' MINIMUM
 SIDE: 10' MINIMUM
 SIDE STREET: 25' MINIMUM
 REAR: 20' MINIMUM

OPEN SPACE REQUIRED:

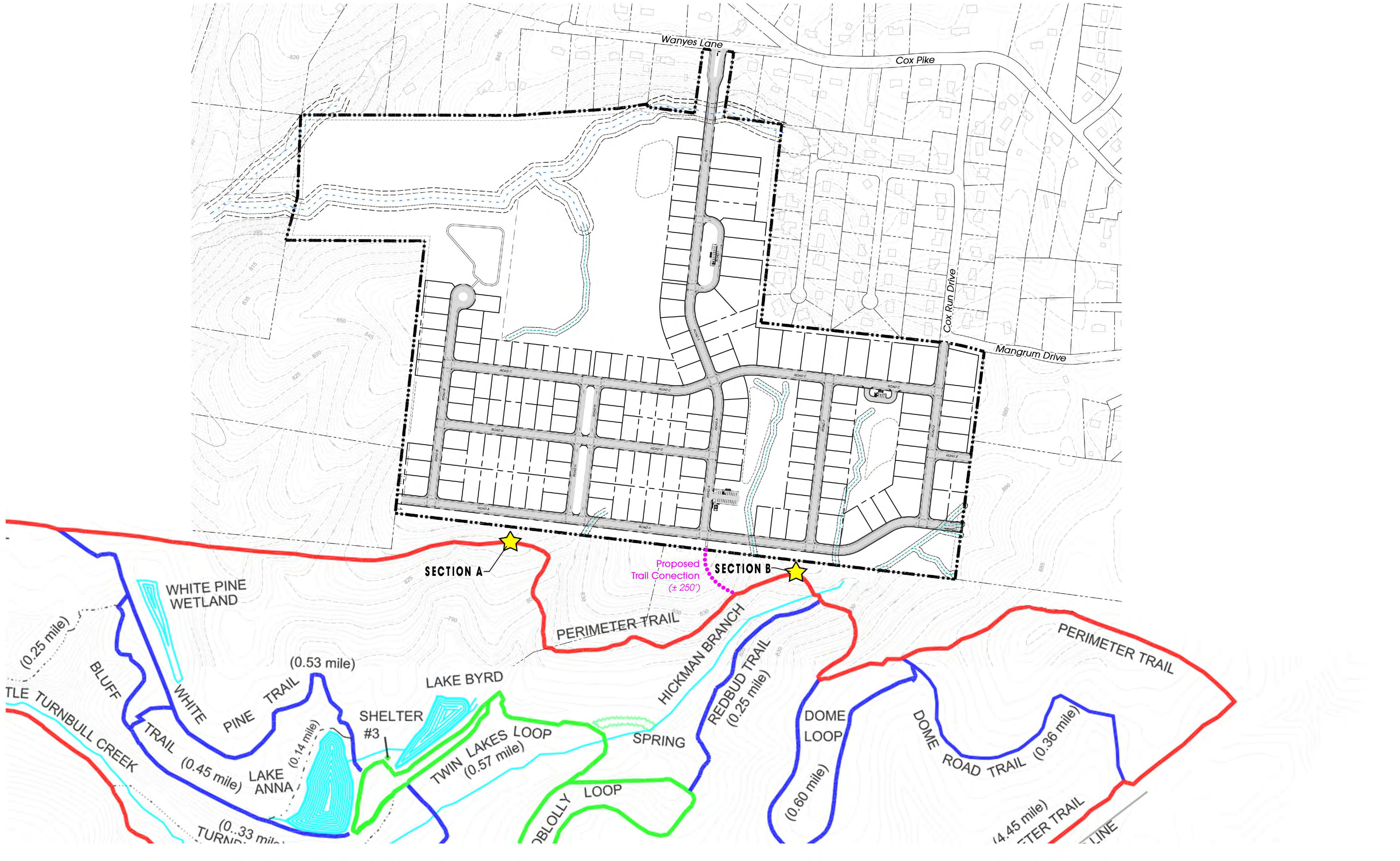
10% (9.40 ACRES) (92.45 AC X 0.10)
 10% (EXCLUDING PUBLIC R.O.W., FEMA FLOOD ZONES, & WASTE WATER DISPOSAL AREA)
 50% MUST BE IMPROVED OPEN SPACE
 OPEN SPACE PROVIDED: 49% (43.53 ACRES)
 IMPROVED OPEN SPACE REQUIRED: 50% (4.62 ACRES) (92.45 AC X 0.10) X (0.50)
 IMPROVED OPEN SPACE PROVIDED: 60% (5.50 ACRES)

PHASING:

ESTIMATED COMMENCEMENT: 2021
 ESTIMATED COMPLETION: 2026

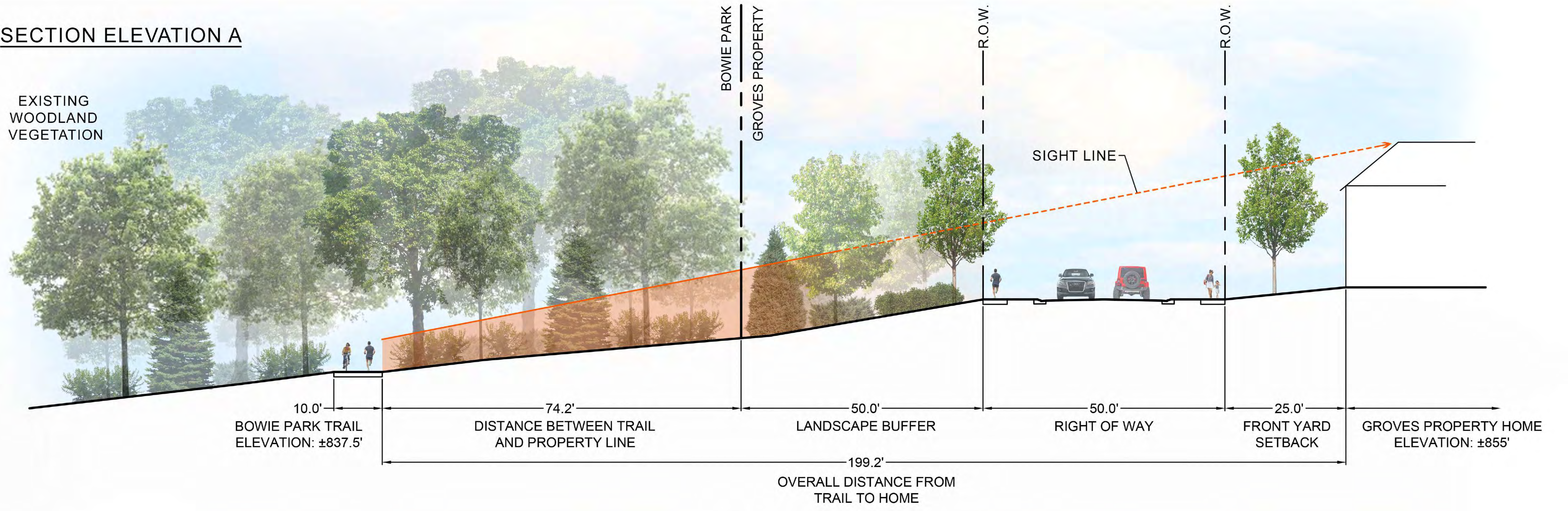
NOTES:

- EXISTING VEGETATION ALONG THE SITE'S PERIMETER TO BE PRESERVED TO THE EXTENT POSSIBLE. SUPPLEMENTAL EVERGREEN PLANTING WILL BE PLANTED WITHIN A 50' WIDE (MIN.) BUFFER STRIP. PLANTINGS WILL CONSIST PRIMARILY OF EVERGREEN TREES 6' HEIGHT (MIN.) PLANTED 10' ON CENTER WITH 3' OFFSET. DECIDUOUS CANOPY TREES, ORNAMENTAL TREES AND SHRUBS MAY ALSO BE PLANTED WITHIN THE STRIP.
- A 4' HIGH, BLACK, WOODEN FOUR RAIL FENCE TO BE PROVIDED ALONG THE SOUTHERN BOUNDARY, WITHIN THE LANDSCAPE BUFFER. A 6' WOODEN PRIVACY FENCE SHALL BE INSTALLED ALONG THE REAR LOT LINE OF HOMES AND EVERGREEN BUFFER PLANTINGS BETWEEN FENCE AND COX RUN NEIGHBORHOOD.
- A DETAILED LANDSCAPE PLAN FOR THE 25' URBAN RIPARIAN BUFFER, ALONG THE BOUNDARY WITH BOWIE NATURE PARK, WILL BE INCLUDED WHEN CONSTRUCTION DOCUMENTS ARE SUBMITTED.
- +/- 16.71 ACRES FOR WASTE WATER AREA. THE ACTUAL WASTE WATER AREA WILL BE DETERMINED BY A SOIL STUDY CONDUCTED BY A SOIL SCIENTIST.
- \$250 PER LOT CONTRIBUTION PAID TO BOWIE PARK AT THE TIME OF PLATTING, TOTAL CONTRIBUTION: \$41,500



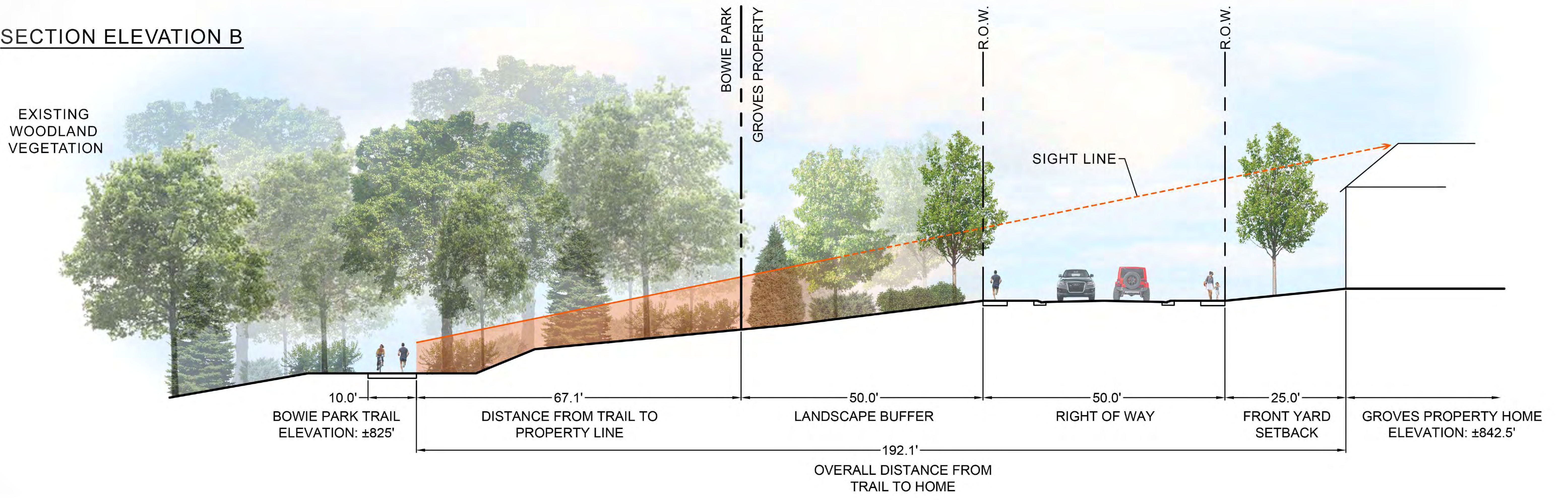
SECTION ELEVATION A

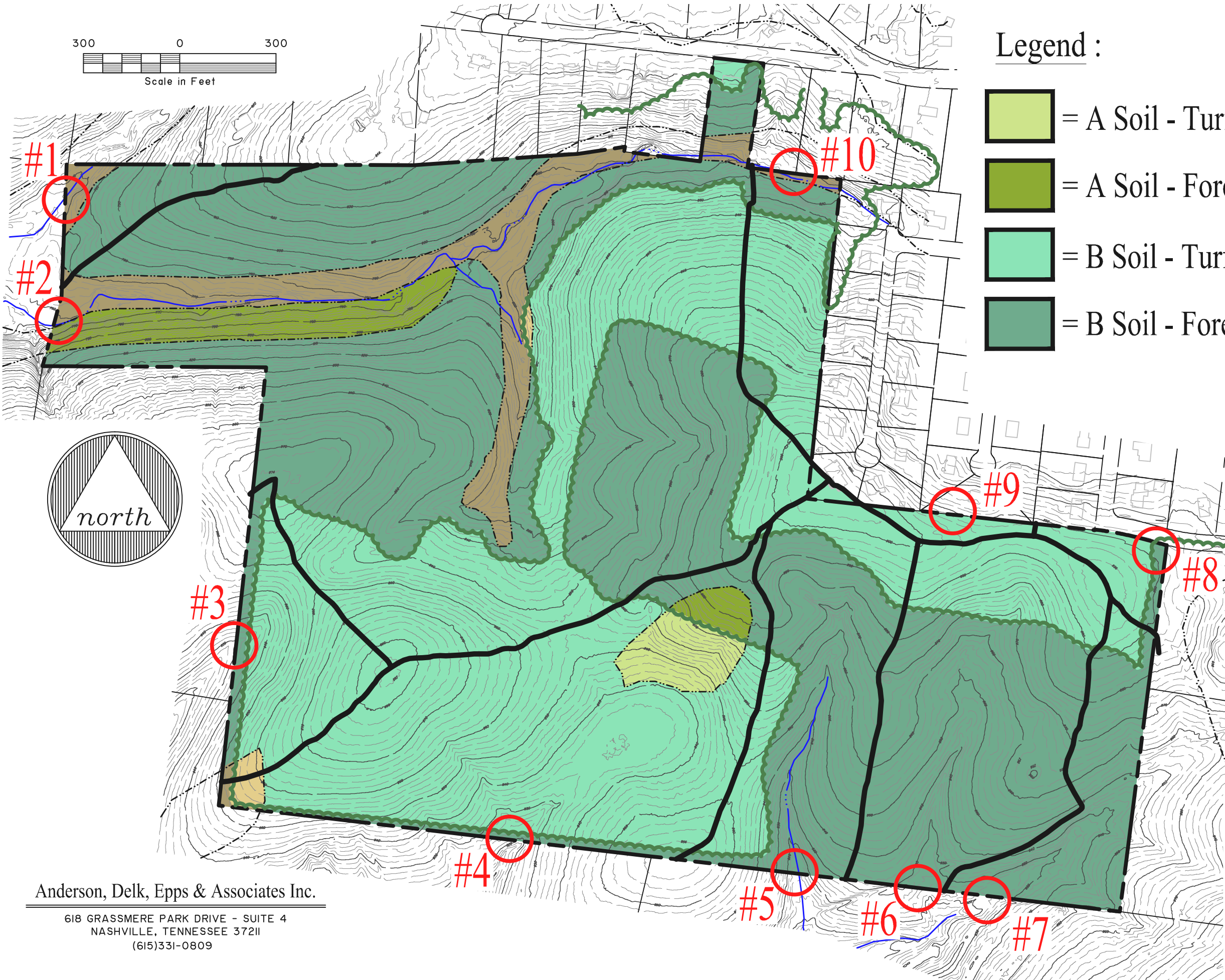
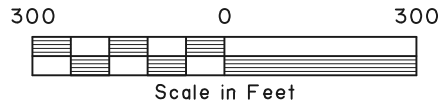
EXISTING
WOODLAND
VEGETATION







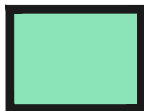


SECTION ELEVATION B

EXISTING
WOODLAND
VEGETATION





Legend :

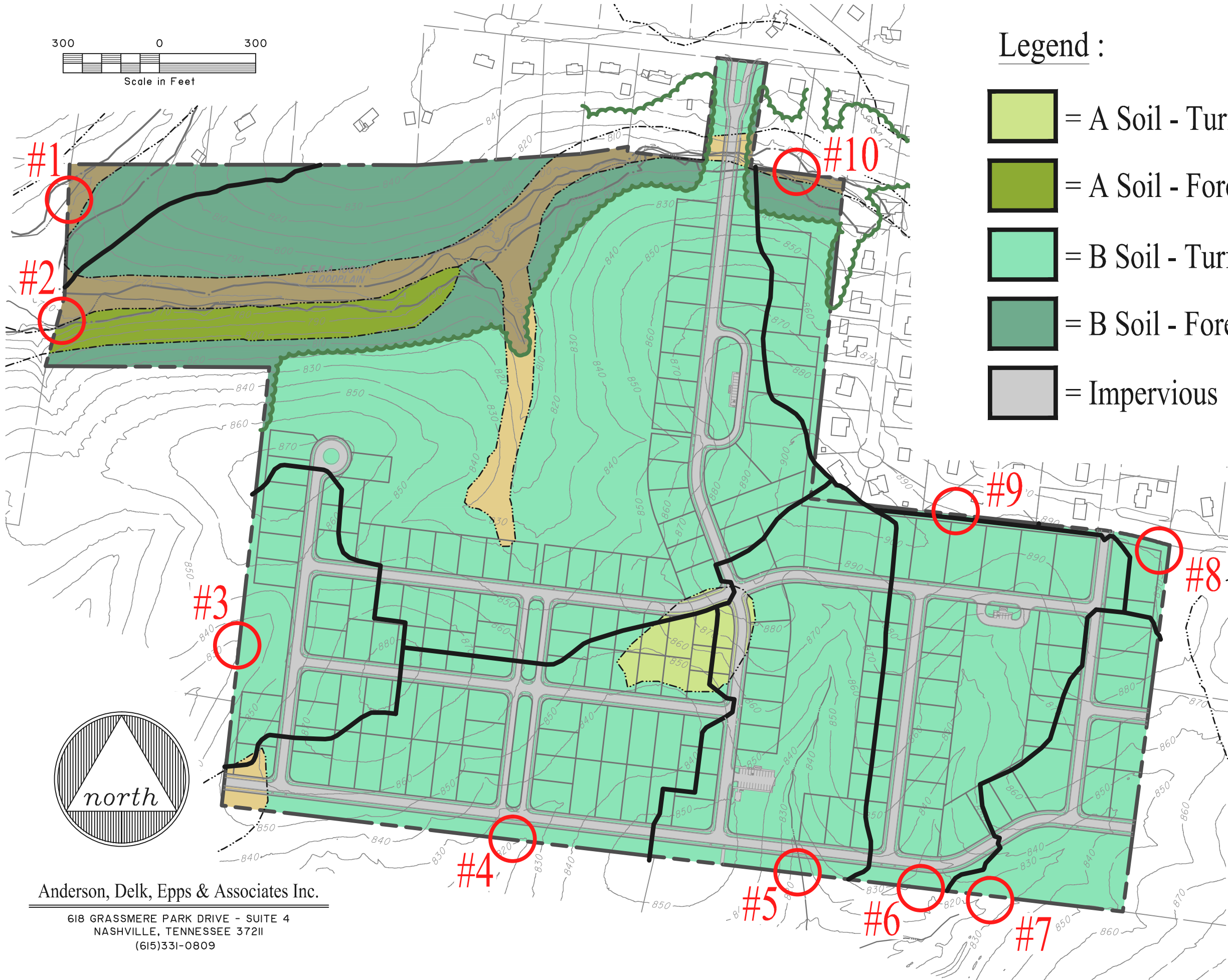
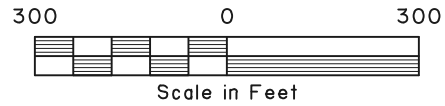
- | | |
|---|--|
|  = A Soil - Turf |  = C Soil - Turf |
|  = A Soil - Forest |  = C Soil - Forest |
|  = B Soil - Turf | #2 = Outfall |
|  = B Soil - Forest | ----- = Soil Line |
| |  = Existing Tree Line |
- TAKEN FROM ONLINE AERIAL IMAGES










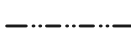
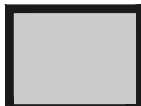

Anderson, Delk, Epps & Associates Inc.

618 GRASSMERE PARK DRIVE - SUITE 4
NASHVILLE, TENNESSEE 37211
(615)331-0809

Sheet 1 of 6
Pre-Development
Outfall Exhibit
The Groves Property



Legend :

-  = A Soil - Turf
-  = C Soil - Turf
-  = A Soil - Forest
-  = C Soil - Forest
-  = B Soil - Turf
-  = Outfall
-  = B Soil - Forest
-  = Soil Line
-  = Impervious
-  = Existing Tree Line

TAKEN FROM ONLINE AERIAL IMAGES



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Sheet 2 of 6
Post-Development
Stormwater Plan
The Groves Property

Outfall #1	Pre-Dev	Post-Dev	Net *	With Proposed Detention (Minimum)	
				Post-Dev	Net *
25 Yr Storm	4.84 cfs	4.84 cfs	0.00 cfs	4.84 cfs	0.00 cfs
50 Yr Storm	6.02 cfs	6.02 cfs	0.00 cfs	6.02 cfs	0.00 cfs
100 Yr Storm	7.27 cfs	7.27 cfs	0.00 cfs	-	-

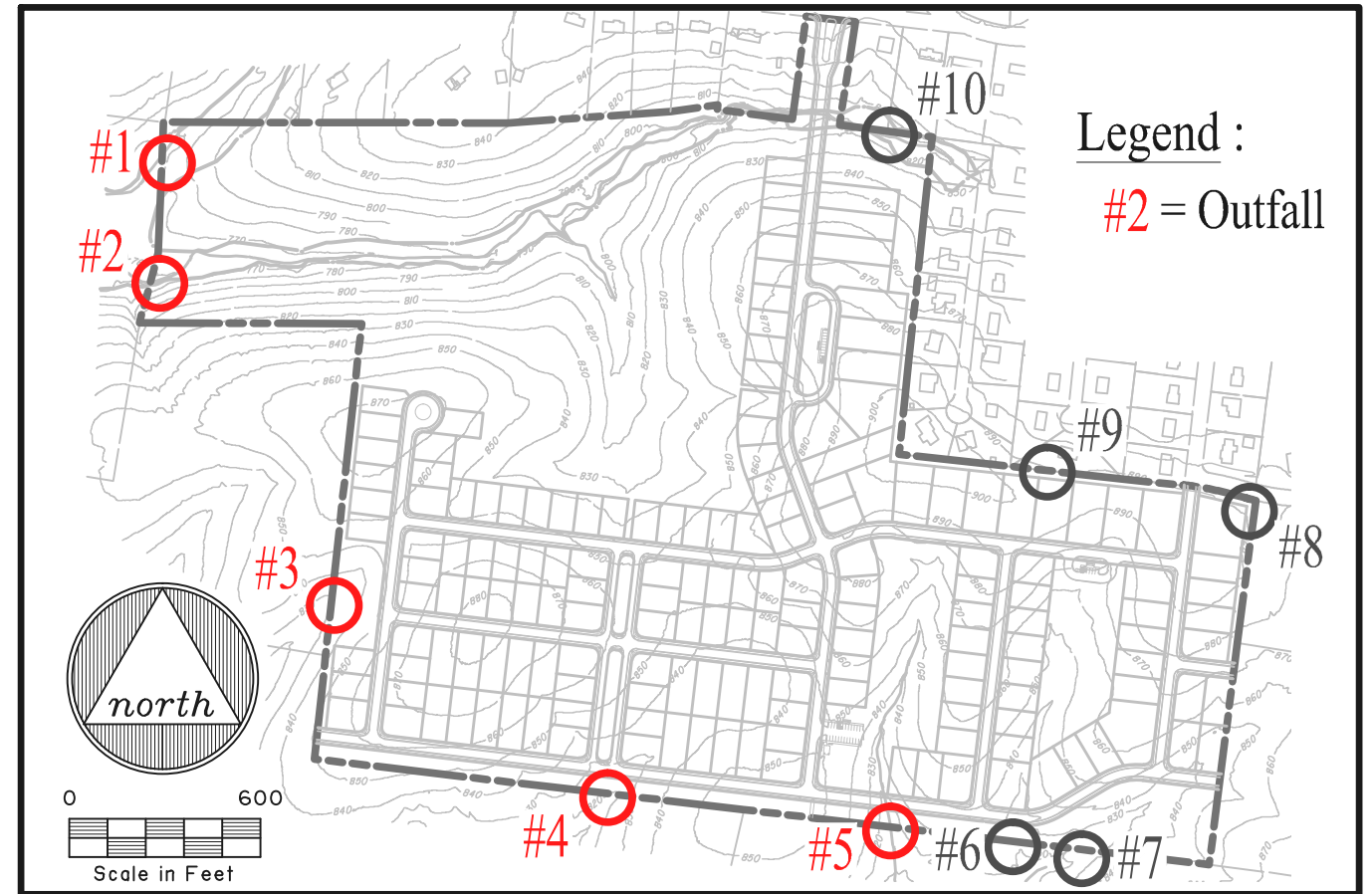
Outfall #2	Pre-Dev	Post-Dev	Net *	With Proposed Detention (Minimum)	
				Post-Dev	Net *
25 Yr Storm	90.44 cfs	120.86 cfs	30.42 cfs	90.44 cfs	0.00 cfs
50 Yr Storm	112.66 cfs	145.40 cfs	32.74 cfs	112.66 cfs	0.00 cfs
100 Yr Storm	136.18 cfs	170.94 cfs	34.76 cfs	-	-

Outfall #3	Pre-Dev	Post-Dev	Net *	With Proposed Detention (Minimum)	
				Post-Dev	Net *
25 Yr Storm	15.42 cfs	31.83 cfs	16.41 cfs	15.42 cfs	0.00 cfs
50 Yr Storm	18.55 cfs	36.52 cfs	17.97 cfs	18.55 cfs	0.00 cfs
100 Yr Storm	21.77cfs	41.26 cfs	19.49 cfs	-	-

Outfall #4	Pre-Dev	Post-Dev	Net *	With Proposed Detention (Minimum)	
				Post-Dev	Net *
25 Yr Storm	45.65 cfs	67.17 cfs	21.52 cfs	45.65 cfs	0.00 cfs
50 Yr Storm	55.70 cfs	77.07 cfs	21.37 cfs	55.70 cfs	0.00 cfs
100 Yr Storm	66.19 cfs	87.06 cfs	20.87 cfs	-	-

Outfall #5	Pre-Dev	Post-Dev	Net *	With Proposed Detention (Minimum)	
				Post-Dev	Net *
25 Yr Storm	23.04 cfs	46.27 cfs	23.23 cfs	23.04 cfs	0.00 cfs
50 Yr Storm	28.53 cfs	53.87 cfs	25.34cfs	28.53 cfs	0.00 cfs
100 Yr Storm	34.28 cfs	61.60 cfs	27.32 cfs	-	-

* NET INCREASE IN POST-DEVELOPMENT FLOWS FOR THE 2 THRU 50 YEAR DESIGN STORM SHALL BE REDUCED TO EQUAL OR LESS THAN PRE-DEVELOPMENT FLOWS USING DETENTION FACILITIES (SEE NOTES)



NOTES :

1. PRELIMINARY STORMWATER CALCULATIONS ARE SUBJECT TO CHANGE WITH FINAL DESIGN.
2. PRELIMINARY STORMWATER CALCULATIONS WERE DONE WITH THE HYDROCAD STORMWATER MODELING PROGRAM USING THE SCS METHOD FOR A 24-HOUR STORM EVENT. OUTFALL AREAS, RUNOFF CURVE NUMBERS AND TIME OF CONCENTRATION WERE ESTIMATED BASED ON THE ILLUSTRATIVE DRAWINGS IN THE DOCUMENT. FINAL STORMWATER CALCULATIONS WILL BE SUBMITTED AT THE TIME OF THE FINAL DEVELOPMENT PLANS.
3. THE NET INCREASE IN FLOWS SHOWN FOR THE 25 AND 50 YEAR STORM EVENTS WILL BE DETAINED USING ABOVE GROUND DETENTION FACILITIES IN THE AREAS INDICATED ON THE PRELIMINARY STORMWATER PLAN.
4. DETENTION TO BE PROVIDED FOR THE SITE TO MAINTAIN POST-DEVELOPMENT FLOWS EQUAL TO OR LESS THAN PRE-DEVELOPMENT FLOWS FOR THE 2YR - 50YR STORM EVENTS AS REQUIRED BY THE CITY OF FAIRVIEW. DETENTION PONDS AND FACILITIES SHALL PROVIDE EMERGENCY SPILLWAY OR BYPASS PIPING TO CONVEY STORMS IN EXCESS OF THE DESIGN STORM.
5. DETENTION AND WATER QUALITY CALCULATIONS FOR OUTFALL #7 TO BE DONE IN CONJUNCTION WITH THE DEVELOPMENT OF THE FAIRVIEW TOWN CENTER DEVELOPMENT LOCATED TO THE EAST OF THIS DEVELOPMENT. STORMWATER CONTROL FACILITIES TO BE LOCATED ON EITHER DEVELOPMENT, OR A COMBINATION OF BOTH.
6. WATER QUALITY TREATMENT TO BE PROVIDED AS REQUIRED BY THE CITY OF FAIRVIEW. METHOD OF TREATMENT TO BE PROVIDED WITH FINAL DEVELOPMENT PLANS.
7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND DETAILS OF THE CITY OF FAIRVIEW.
8. ABOVE GROUND DETENTION PONDS TO BE FENCED AS REQUIRED BY THE CITY OF FAIRVIEW.



Outfall #6	Pre-Dev	Post-Dev	Net *	With Proposed Detention (Minimum)	
				Post-Dev	Net *
25 Yr Storm	28.70 cfs	55.21 cfs	26.51 cfs	28.70 cfs	0.00 cfs
50 Yr Storm	35.76 cfs	63.77 cfs	28.01 cfs	35.76 cfs	0.00 cfs
100 Yr Storm	43.18 cfs	72.44 cfs	29.26 cfs	-	-

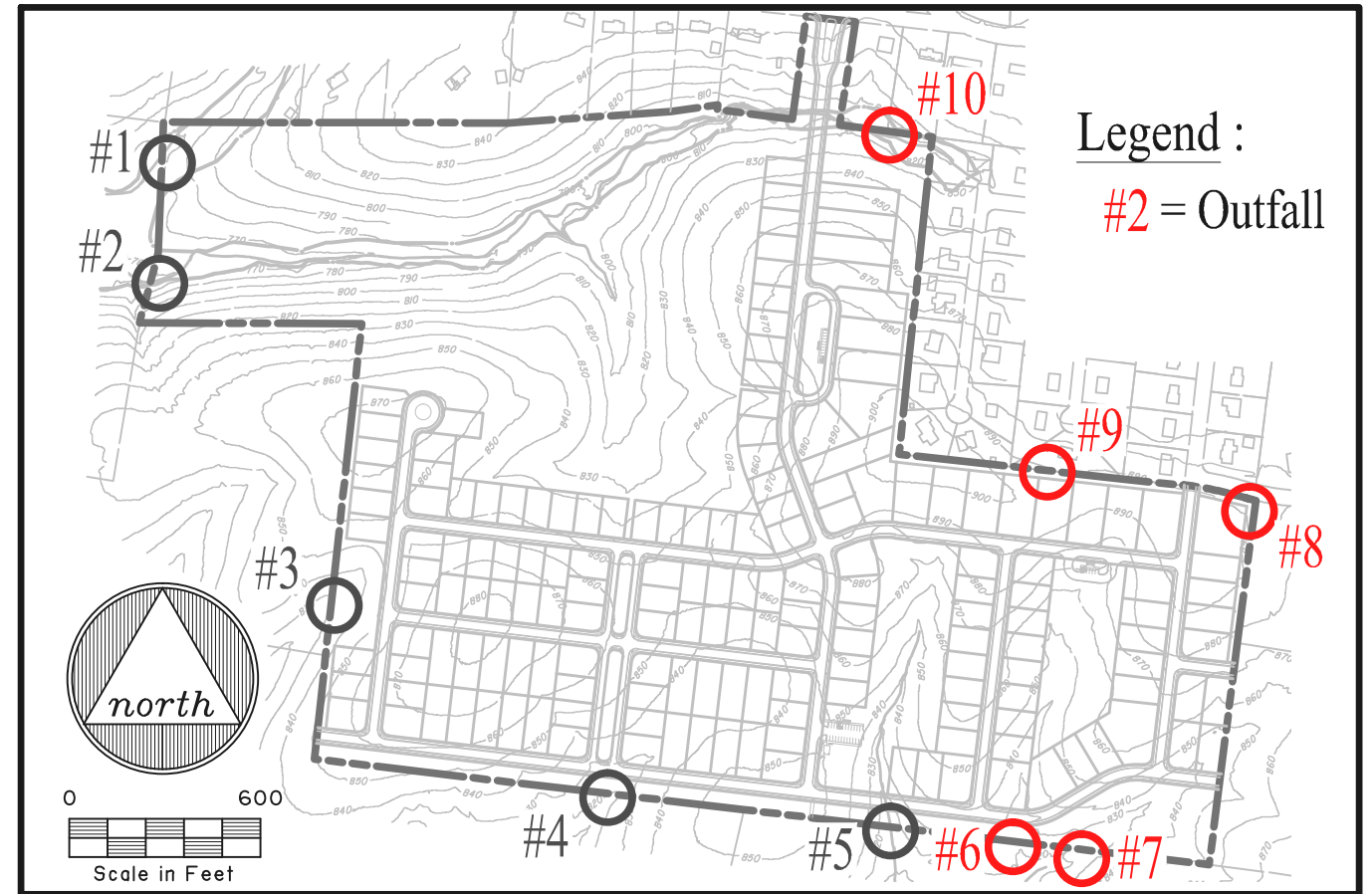
Outfall #7	Pre-Dev	Post-Dev	Net *	With Proposed Detention (Minimum)	
				Post-Dev	Net *
25 Yr Storm	9.43 cfs	29.92 cfs	20.49 cfs	9.43 cfs	0.00 cfs
50 Yr Storm	11.83 cfs	34.54 cfs	22.71 cfs	11.83 cfs	0.00 cfs
100 Yr Storm	14.37 cfs	39.21 cfs	24.84 cfs	-	-

Outfall #8	Pre-Dev	Post-Dev	Net *	With Proposed Detention (Minimum)	
				Post-Dev	Net *
25 Yr Storm	4.07 cfs	2.89 cfs	-1.18 cfs	4.07 cfs	0.00 cfs
50 Yr Storm	4.88cfs	3.41 cfs	-1.47 cfs	4.88 cfs	0.00 cfs
100 Yr Storm	5.73 cfs	3.93 cfs	-1.80 cfs	-	-

Outfall #9	Pre-Dev	Post-Dev	Net *	With Proposed Detention (Minimum)	
				Post-Dev	Net *
25 Yr Storm	2.28 cfs	0.49 cfs	-1.79 cfs	2.28 cfs	0.00 cfs
50 Yr Storm	2.72 cfs	0.58 cfs	-2.14 cfs	2.72 cfs	0.00 cfs
100 Yr Storm	3.18 cfs	0.67 cfs	-2.51 cfs	-	-

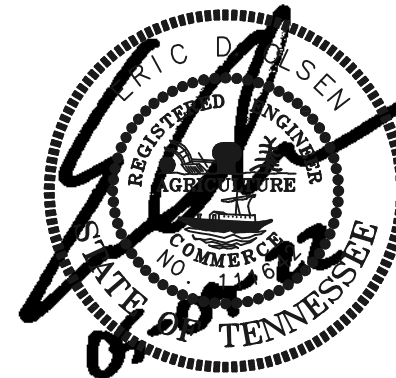
Outfall #10	Pre-Dev	Post-Dev	Net *	With Proposed Detention (Minimum)	
				Post-Dev	Net *
25 Yr Storm	11.50 cfs	10.50 cfs	-1.00 cfs	11.50 cfs	0.00 cfs
50 Yr Storm	13.94 cfs	12.58 cfs	-1.36 cfs	13.94 cfs	0.00 cfs
100 Yr Storm	16.46 cfs	14.72 cfs	-1.74 cfs	-	-

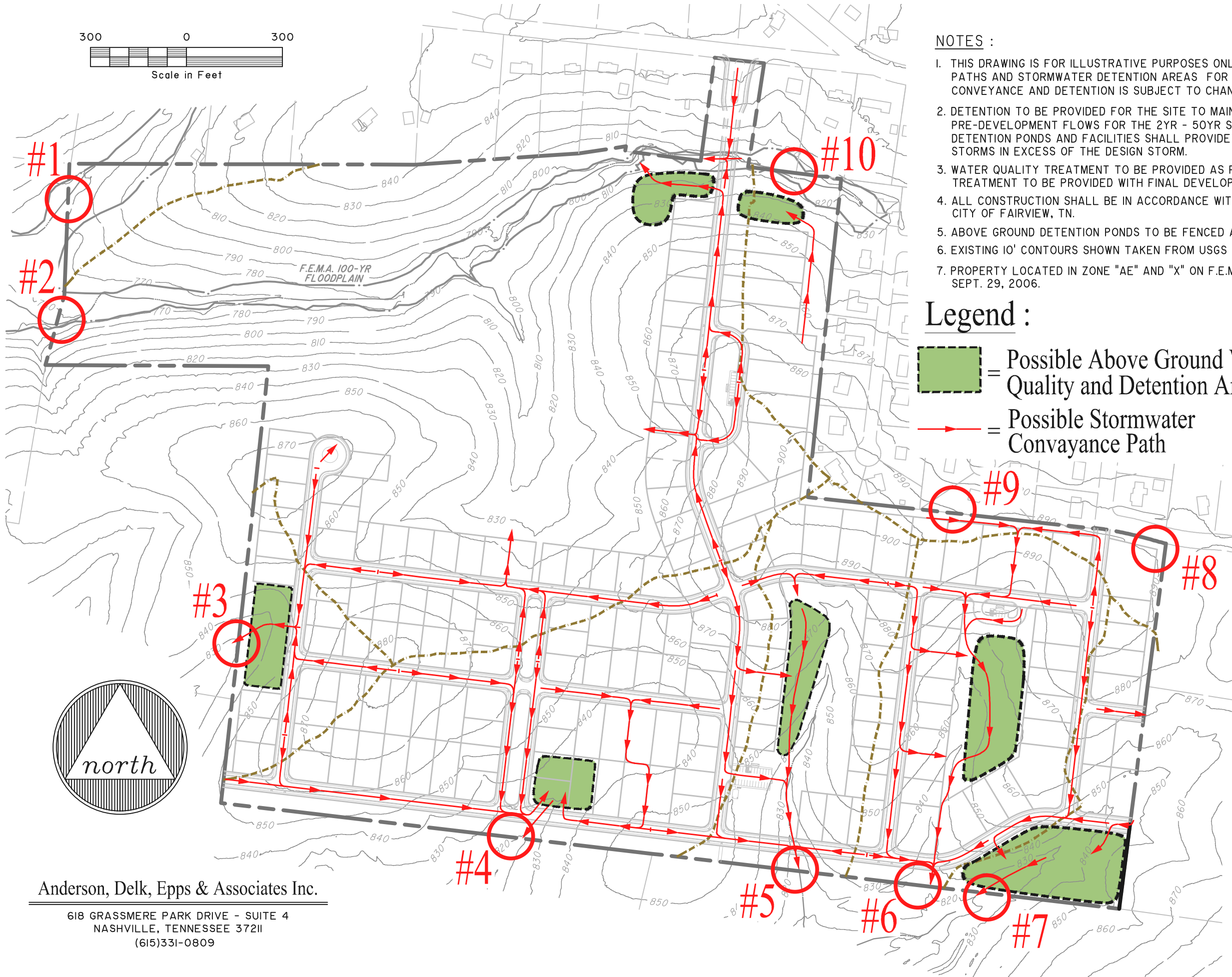
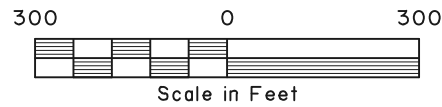
* NET INCREASE IN POST-DEVELOPMENT FLOWS FOR THE 2 THRU 50 YEAR DESIGN STORM SHALL BE REDUCED TO EQUAL OR LESS THAN PRE-DEVELOPMENT FLOWS USING DETENTION FACILITIES (SEE NOTES)



NOTES :

1. PRELIMINARY STORMWATER CALCULATIONS ARE SUBJECT TO CHANGE WITH FINAL DESIGN.
2. PRELIMINARY STORMWATER CALCULATIONS WERE DONE WITH THE HYDROCAD STORMWATER MODELING PROGRAM USING THE SCS METHOD FOR A 24-HOUR STORM EVENT. OUTFALL AREAS, RUNOFF CURVE NUMBERS AND TIME OF CONCENTRATION WERE ESTIMATED BASED ON THE ILLUSTRATIVE DRAWINGS IN THE DOCUMENT. FINAL STORMWATER CALCULATIONS WILL BE SUBMITTED AT THE TIME OF THE FINAL DEVELOPMENT PLANS.
3. THE NET INCREASE IN FLOWS SHOWN FOR THE 25 AND 50 YEAR STORM EVENTS WILL BE DETAINED USING ABOVE GROUND DETENTION FACILITIES IN THE AREAS INDICATED ON THE PRELIMINARY STORMWATER PLAN.
4. DETENTION TO BE PROVIDED FOR THE SITE TO MAINTAIN POST-DEVELOPMENT FLOWS EQUAL TO OR LESS THAN PRE-DEVELOPMENT FLOWS FOR THE 2YR - 50YR STORM EVENTS AS REQUIRED BY THE CITY OF FAIRVIEW. DETENTION PONDS AND FACILITIES SHALL PROVIDE EMERGENCY SPILLWAY OR BYPASS PIPING TO CONVEY STORMS IN EXCESS OF THE DESIGN STORM.
5. DETENTION AND WATER QUALITY CALCULATIONS FOR OUTFALL #7 TO BE DONE IN CONJUNCTION WITH THE DEVELOPMENT OF THE FAIRVIEW TOWN CENTER DEVELOPMENT LOCATED TO THE EAST OF THIS DEVELOPMENT. STORMWATER CONTROL FACILITIES TO BE LOCATED ON EITHER DEVELOPMENT, OR A COMBINATION OF BOTH.
6. WATER QUALITY TREATMENT TO BE PROVIDED AS REQUIRED BY THE CITY OF FAIRVIEW. METHOD OF TREATMENT TO BE PROVIDED WITH FINAL DEVELOPMENT PLANS.
7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND DETAILS OF THE CITY OF FAIRVIEW.
8. ABOVE GROUND DETENTION PONDS TO BE FENCED AS REQUIRED BY THE CITY OF FAIRVIEW.





NOTES :

1. THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY TO INDICATE THE GENERAL STORMWATER CONVEYANCE PATHS AND STORMWATER DETENTION AREAS FOR THE DEVELOPMENT. FINAL METHOD OF STORMWATER CONVEYANCE AND DETENTION IS SUBJECT TO CHANGE WITH THE SUBMITTAL OF FINAL DEVELOPMENT PLANS.
2. DETENTION TO BE PROVIDED FOR THE SITE TO MAINTAIN POST-DEVELOPMENT FLOWS EQUAL OR LESS THEN PRE-DEVELOPMENT FLOWS FOR THE 2YR - 50YR STORM EVENTS AS REQUIRED BY THE CITY OF FAIRVIEW, TN. DETENTION PONDS AND FACILITIES SHALL PROVIDE EMERGENCY SPILLWAY OR BYPASS PIPING TO CONVEY STORMS IN EXCESS OF THE DESIGN STORM.
3. WATER QUALITY TREATMENT TO BE PROVIDED AS REQUIRED BY THE CITY OF FAIRVIEW, TN. METHOD OF TREATMENT TO BE PROVIDED WITH FINAL DEVELOPMENT PLANS.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND DETAILS OF THE CITY OF FAIRVIEW, TN.
5. ABOVE GROUND DETENTION PONDS TO BE FENCED AS REQUIRED BY THE CITY OF FAIRVIEW, TN.
6. EXISTING 10' CONTOURS SHOWN TAKEN FROM USGS DIGITAL ELEVATION DATA.
7. PROPERTY LOCATED IN ZONE "AE" AND "X" ON F.E.M.A. MAP No. 47187COI35F, EFFECTIVE DATE SEPT. 29, 2006.

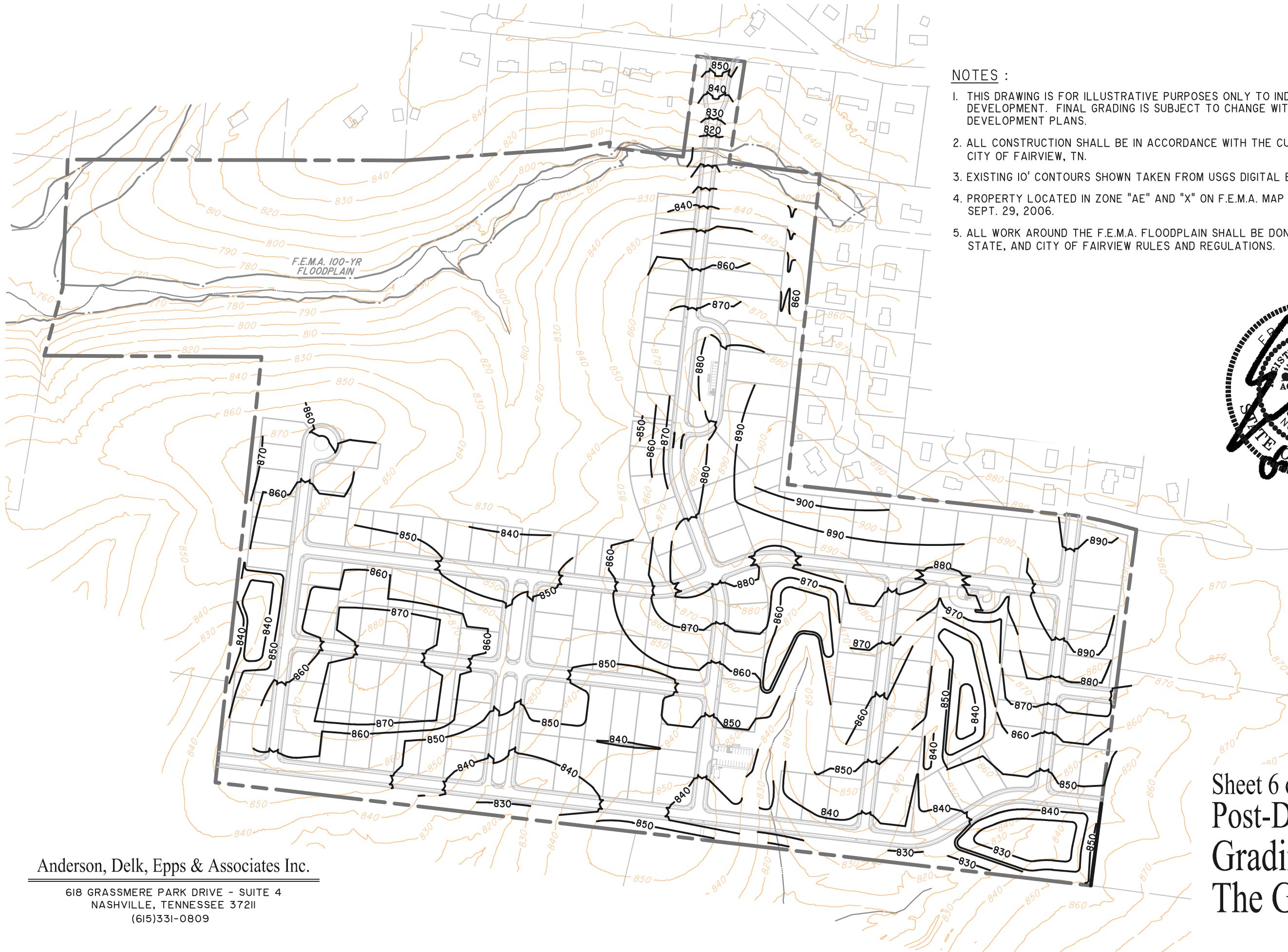
Legend :

- = Possible Above Ground Water Quality and Detention Area
- = Existing Ridge Line
- = Possible Stormwater Conveyance Path
- = Outfall



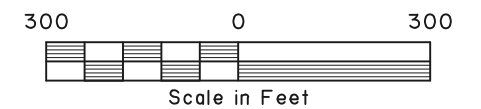
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618 GRASSMERE PARK DRIVE - SUITE 4
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Sheet 5 of 6
Post-Development
Stormwater Plan
The Groves Property



NOTES :

1. THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY TO INDICATE POTENTIAL GRADING FOR THE DEVELOPMENT. FINAL GRADING IS SUBJECT TO CHANGE WITH THE SUBMITTAL OF FINAL DEVELOPMENT PLANS.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND DETAILS OF THE CITY OF FAIRVIEW, TN.
3. EXISTING 10' CONTOURS SHOWN TAKEN FROM USGS DIGITAL ELEVATION DATA.
4. PROPERTY LOCATED IN ZONE "AE" AND "X" ON F.E.M.A. MAP No. 47187COI35F, EFFECTIVE DATE SEPT. 29, 2006.
5. ALL WORK AROUND THE F.E.M.A. FLOODPLAIN SHALL BE DONE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND CITY OF FAIRVIEW RULES AND REGULATIONS.



Anderson, Delk, Epps & Associates Inc.

618 GRASSMERE PARK DRIVE - SUITE 4
 NASHVILLE, TENNESSEE 37211
 (615)331-0809

Sheet 6 of 6
 Post-Development
 Grading Exhibit
 The Groves Property

THE NEIGHBORHOOD AT BOWIE PARK

MASTER DEVELOPMENT PLAN

SHEET INDEX

- 1) COVER
- 2) EXISTING CONDITIONS
- 3) CONCEPTUAL MASTER PLAN
- 4) TYPICAL LOT SIZE / SITE DATA
- 5) TYPICAL ROAD SECTIONS
- 6) CHARACTER IMAGES
- 7-8) ARCHITECTURAL IMAGES

SUBMITTAL DATE

OCTOBER 9, 2020

RE-SUBMITTAL DATE

OCTOBER 28, 2020
NOVEMBER 24, 2020



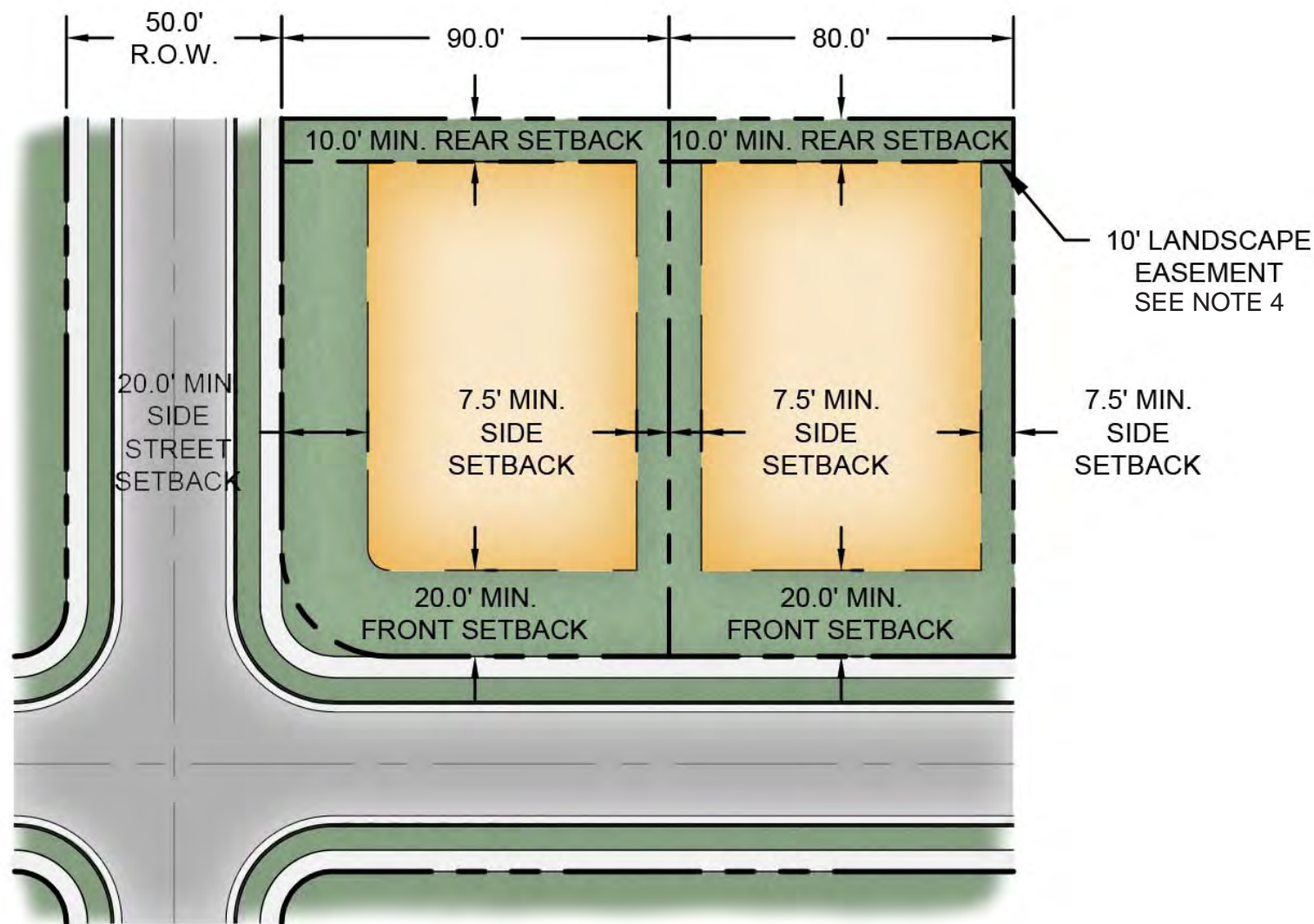
FLOOD INFORMATION:
 FEMA MAP # 4703700387H
 EFFECTIVE DATE: APRIL 5, 2017
 THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 4703700387H, WITH AN EFFECTIVE DATE OF APRIL 5, 2017, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT: COMMUNITY NO. 470370, PANEL NO. 0387, SHEET 14, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.



THE NEIGHBORHOOD AT BOWIE PARK
 FOR
DAVIS DRIVE INVESTMENTS, LLC.
 CITY OF FAIRVIEW, WILLIAMSON COUNTY, TN

NO.	DATE	DESCRIPTION
1	10/06/2020	REVISED
2	10/06/2020	REVISED
3	10/06/2020	REVISED
4	10/06/2020	REVISED
5	10/06/2020	REVISED
6	10/06/2020	REVISED
7	10/06/2020	REVISED
8	10/06/2020	REVISED
9	10/06/2020	REVISED
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99	10/06/2020	REVISED
100	10/06/2020	REVISED

EXISTING CONDITIONS PLAN
C1.0



TYPICAL LOT

PROPERTY INFORMATION:

STREET ADDRESS: 7109 WAYNES LANE
 CIVIL DISTRICT: 1ST
 TAX MAP: 43 PARCEL: 26.00
 TAX MAP: 43E PARCEL: 6.00
 LOT SIZE: 124.43 +/- ACRES

ZONING INFORMATION:

EXISTING ZONE: RS-40
 PROPOSED ZONE: RS-20 POD (PLANNED OVERLAY DEVELOPMENT)

PROJECT INFORMATION:

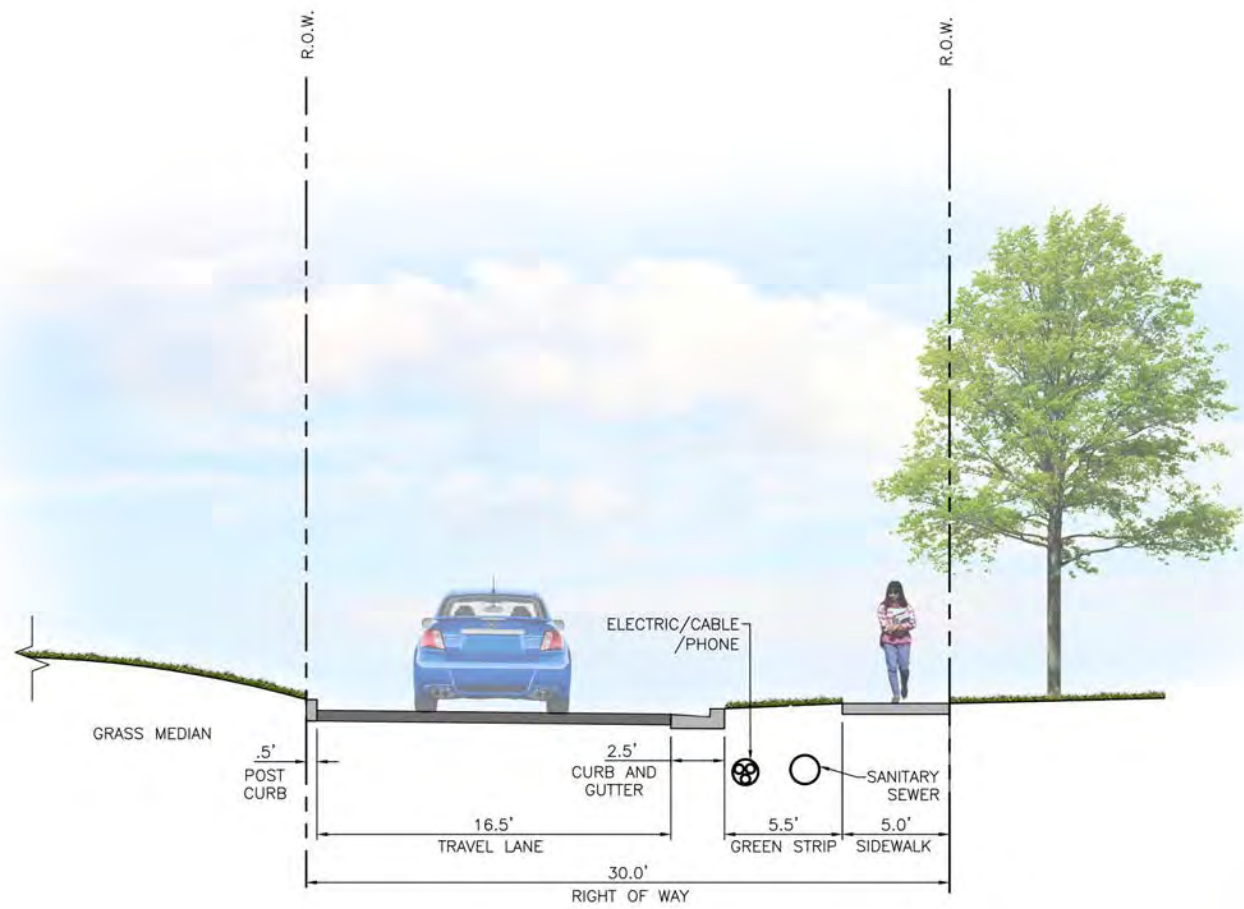
SITE AREA: 124.43 +/- ACRES
 AREA OF R.O.W. DEDICATION: 13.54 +/- ACRES
 WASTEWATER DISPOSAL AREA: 16.71 +/- ACRES
 PROPOSED USE: SINGLE FAMILY RESIDENTIAL
 MAXIMUM DWELLING UNITS ALLOWED: 243 UNITS (124.43 AC - 13.54 AC R.O.W.) X (2.2 D.U./AC)
 PROPOSED LOTS: 179 LOTS (80' X 125', STANDARD LOT, TYP)
 (90' X 125' CORNER LOT, TYP)
 PROPOSED DENSITY: 1.61 D.U./AC. (179 D.U./110.89 AC)
 BUILDING SETBACKS:
 FRONT: 20' MINIMUM
 SIDE: 7.5' MINIMUM
 SIDE STREET: 20' MINIMUM
 REAR: 10' MINIMUM
 OPEN SPACE REQUIRED: 10% (EXCLUDING PUBLIC R.O.W., FEMA FLOOD ZONES, & WASTE WATER DISPOSAL AREA.)
 50% MUST BE IMPROVED OPEN SPACE.
 OPEN SPACE PROVIDED: 39.2% [48.77 ACRES]
 IMPROVED OPEN SPACE REQUIRED: 50% [6.22 ACRES] (124.43 AC X 0.10) X (0.50)
 IMPROVED OPEN SPACE REQUIRED: 52.4% [6.52 ACRES]

PHASING:

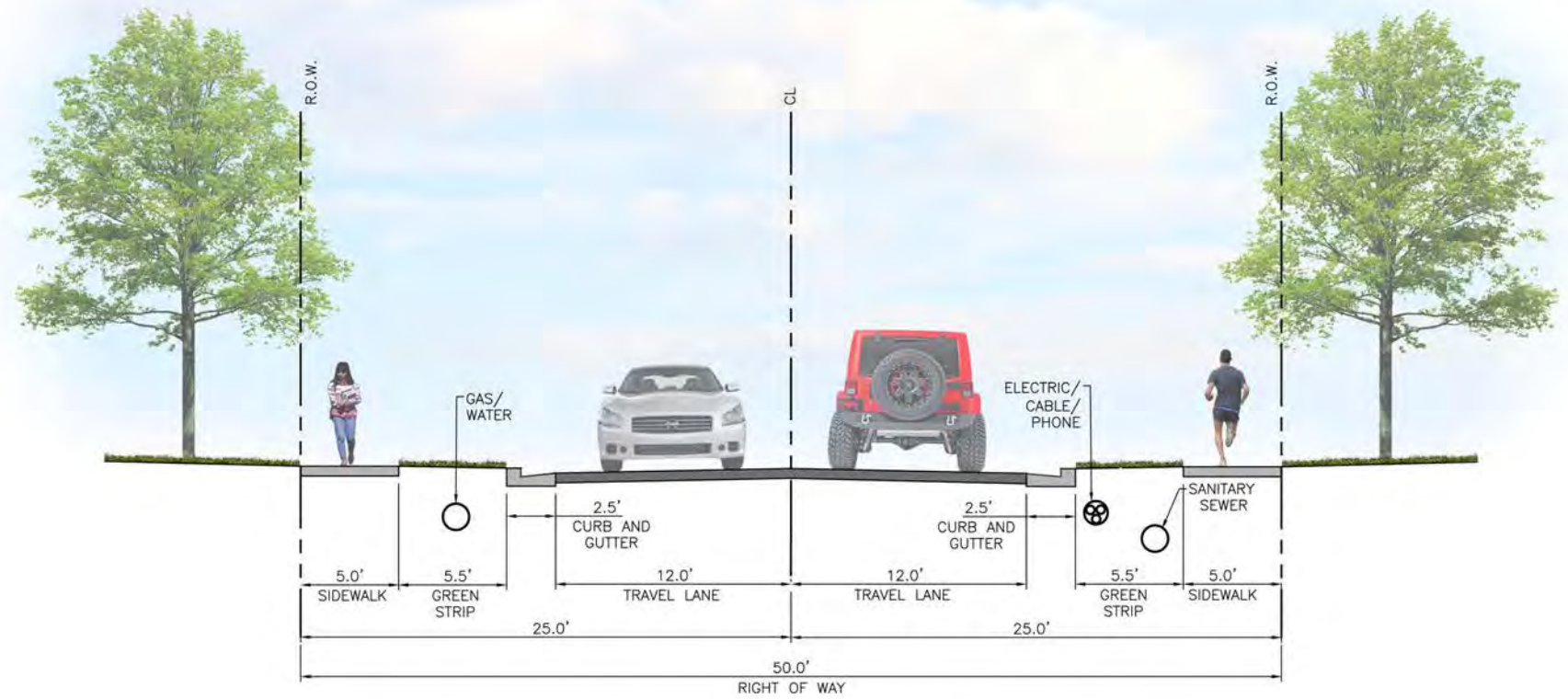
ESTIMATED COMMENCEMENT: 2021
 ESTIMATED COMPLETION: 2026

NOTES:

1. EXISTING VEGETATION ALONG THE SITE'S PERIMETER TO BE PRESERVED TO THE EXTENT POSSIBLE. AREAS THAT DO NOT HAVE EXISTING VEGETATION, OR THAT ARE CLEARED DURING CONSTRUCTION, WILL BE PLANTED WITH A 25' WIDE MINIMUM BUFFER STRIP. THE PLANTINGS WILL CONSIST PRIMARILY OF EVERGREEN TREES 6' HEIGHT MINIMUM PLANTED 10' ON CENTER WITH 3' OFFSET. DECIDUOUS CANOPY TREES, ORNAMENTAL TREES AND SHRUBS MAY ALSO BE PLANTED WITHIN THE STRIP.
2. A 4' HIGH, BLACK, WOODEN FOUR HORSE RAIL FENCE TO BE PROVIDED ALONG SOUTHERN BOUNDARY, WITH IN BUFFER STRIP.
3. A DETAILED LANDSCAPE PLAN FOR THE 25' URBAN RIPARIAN BUFFER, ALONG THE BOUNDARY WITH BOWIE NATURE PARK, WILL BE INCLUDED WHEN CONSTRUCTION DOCUMENTS ARE SUBMITTED.
4. 10' LANDSCAPE EASEMENT ONLY APPLIES TOT HE REAR OF LOTS 31-35 & 96-110. LANDSCAPE WITHIN THIS EASEMENT TO BE MAINTAINED BY HOA.
5. +/- 16.71 ACRES ARE SET ASIDE FOR WASTE WATER AREA. THE ACTUAL WASTE WATER AREA WILL BE DETERMINED BY A SOIL STUDY CONDUCTED BY A SOIL SCIENTIST.
6. STREETS HAVE BEEN DESIGNED FOR 25 MPH.



ONE WAY ROAD
30' R.O.W. (PUBLIC)



TWO WAY ROAD
50' R.O.W. (PUBLIC)



BLACK 4 RAIL HORSE FENCE



WOOD FRAME PAVILION



BENCH



TRASH RECEPTICAL



DRINKING FOUNTAIN



TRAIL MAP SIGN



BIKE RACK



REMOVABLE BOLLARD



PEDASTAL GRILL



CLUSTER BOX UNIT STRUCTURE

HOME INFORMATION:

- HOME SIZES TO RANGE FROM 1,750SF - 4,000SF
- ALL HOMES TO HAVE A MINIMUM 2 CAR GARAGE
- HOMES TO BE 1, 1.5, OR 2 STORIES
- BUILDING HEIGHTS WILL COMPLY WITH STANDARDS FOR ZONING IN THE CITY OF FAIRVIEW ZONING ORDINANCE
- ALL HOMES TO BE CONSTRUCTED OF 75% MASONRY PRODUCT THAT INCLUDES BRICK, STONE, OR CEMENT BOARD SIDING
- VINYL BUILDING PRODUCTS MAY BE USED IN TRIM AREAS AND SOFFITS



CAROLINA



CAROLINA



BERRYVILLE



BERRYVILLE



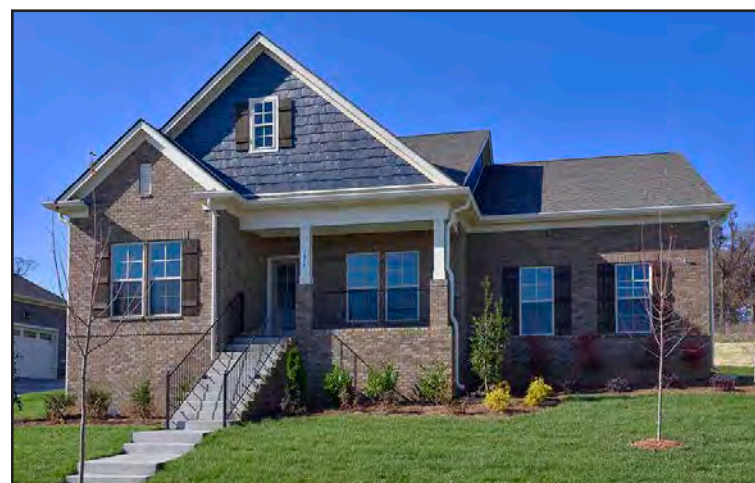
TOLBERT



TOLBERT



COLLINSVILLE



COLLINSVILLE



MILLBROOK



MILLBROOK



RUTLEDGE II.D



RUTLEDGE II.D



GENEVA



GENEVA



GRANT



MONTGOMERY



MT. BROOKE



RUTLEDGE B

**CITY OF FAIRVIEW
RESOLUTION 11-22**

**A RESOLUTION CALLING FOR A PUBLIC HEARING ON THE PROPOSED
ANNEXATION OF TERRITORY INTO THE CITY OF FAIRVIEW BY OWNER
CONSENT AND APPROVING A PLAN OF SERVICES (7350 SNOW
MANGRUM ROAD)**

Tax Map 047, Parcel 064.01

10.12 Acres

7350 Snow Mangrum Road

Owner: Robert Butler

WHEREAS, the City of Fairview, having been petitioned by interested persons, proposes the extension of its corporate limits by the annexation of certain territory adjoining its existing boundaries and within its urban growth boundaries by owner consent; and

WHEREAS, a Plan of Services for the territory proposed for annexation by owner consent has been reviewed by the Fairview Planning Commission; and

WHEREAS, the governing body desires to conduct a public hearing on the proposed annexation and plan of services;

NOW THEREFORE BE IT RESOLVED by the City of Fairview Tennessee as follows:

- A. That a public hearing is hereby scheduled for 7:00 pm on June 15, 2022, at Fairview City Hall on the proposed annexation of territory by owner consent, and Plan of Services, to wit:

A tract or tracts of land consisting of 10.12 acres in the first civil district of Williamson County, Tennessee and being part of the same property conveyed to Robert Butler, as evidenced in deed book 8028, page 875, in the register of deeds office of Williamson County, Tennessee.

- B. That a copy of this Resolution, describing the territory proposed for annexation by owner consent, along with the Plan of Services, shall be promptly sent to the last known address listed in the office of the Williamson County property assessor for each property owner of record within the territory proposed for annexation, with such being sent by first class mail and mailed no later than fourteen (14) calendar days prior to the scheduled date of the hearing on the proposed annexation.
- C. That a copy of this Resolution shall also be published by posting copies of it in at least three (3) public places in the territory proposed for annexation and in a like number of public places in the City of Fairview, and by publishing notice of the Resolution at or about the same time in the Observer, a newspaper of general circulation in such territory and the City of Fairview.
- D. That notice of the time, place and purpose of a public hearing on the proposed annexation by owner consent and the Plan of Services shall be published in a newspaper of general circulation in the City of Fairview not less than fifteen (15)

days before the hearing, which notice included the locations of a minimum of three (3) copies of the Plan of Services for public inspection during all business hours from the date of notice until the public hearing.

- E. That written notice of the proposed annexation shall be sent to the affected school system as soon as possible, but in no event less than thirty (30) days before the public hearing.

SECTION 1: PLAN OF SERVICES

WHEREAS, TCA 6-51-102, as amended requires that a Plan of Services be adopted by the governing body of a City prior to the passage of an annexation resolution of any territory or territories.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF FAIRVIEW, TENNESSEE.

Section 1. Pursuant to the provisions of **TCA 6-5-102**, there is hereby adopted, for the area bounded as described above, the following plan of Services:

Police

Patrolling, radio response to calls, and other routine police services, using present personnel and equipment, will be provided on the effective date of annexation.

Fire

Fire protection by the present personnel and equipment of the City of Fairview Fire Department, within the limitations of available water and distances from fire stations, will be provided on the effective date of annexation.

Water

Water for domestic, commercial, and industrial use may be provided by the Water Authority of Dickson County, Tennessee, in accordance with their established policy and procedures. **The City of Fairview, Tennessee, does not provide this service.**

Water for fire protection may be provided and water lines and fire hydrants will be installed by the Water Authority of Dickson County, Tennessee, in accordance with their established policy and procedures. **The City of Fairview, Tennessee, does not provide this service.**

Any private, domestic, commercial, and industrial water sources shall be maintained by the land-owner and shall be constructed to meet the terms and standards for Williamson County and the State of Tennessee.

Sanitary Sewers

Sanitary Sewer Service may be serviced by the Water Authority of Dickson County, Tennessee, in accordance with their established policy and procedures. **The City of Fairview, Tennessee does not provide this service.**

Where Sanitary Sewer Service is not provided, an individual sewer disposal system shall be required for residential and non-residential occupied structures. If public sewer facilities are not available and individual disposal systems are proposed, the individual disposal system, including the size of the septic tank and size of the tile fields or other secondary treatment device shall be approved by the County Health Department.

Refuse Collection

Private haulers or the county convenience center will handle refuse collection in the annexed area.

Streets

The State Highway Commission under the standards currently prevailing by the State of Tennessee will serve the State Controlled Streets in the annexed area. The City of Fairview, Tennessee under the standards currently prevailing in the City will serve the City Controlled Streets in the annexed area.

Traffic signals, traffic signs, street markings, and other traffic control devices will be installed as the need is established by appropriate study and traffic standards.

Schools

The annexed area will be served by the Williamson County School system that serves the entire City of Fairview, Tennessee.

Inspection Services

Any inspection services now provided by the City will begin in the annexed area on the effective date of annexation.

Planning and Zoning

The planning and zoning jurisdiction of the City will extend to the annexed area on the effective date of annexation. City Planning will thereafter encompass the annexed area.

Public Works

Services provided by the Public Works department will be extended to the annexed area on the effective date of annexation to include seasonal chipper and leaf pick up. Reference the city's website for pickup times and specific information regarding what qualifies for this service.

Street Lighting

Existing street lighting will continue to be maintained by the utility provider in the annexed area.

Recreation

Residents of the annexed area may use all City parks on and after the effective date of annexation.

Miscellaneous

Any other service(s) not classified under the foregoing headings will be in accordance with the standards prevailing in the City of Fairview, Tennessee.

The Fairview, Tennessee Municipal Planning Commission voted upon this Resolution as Follows:

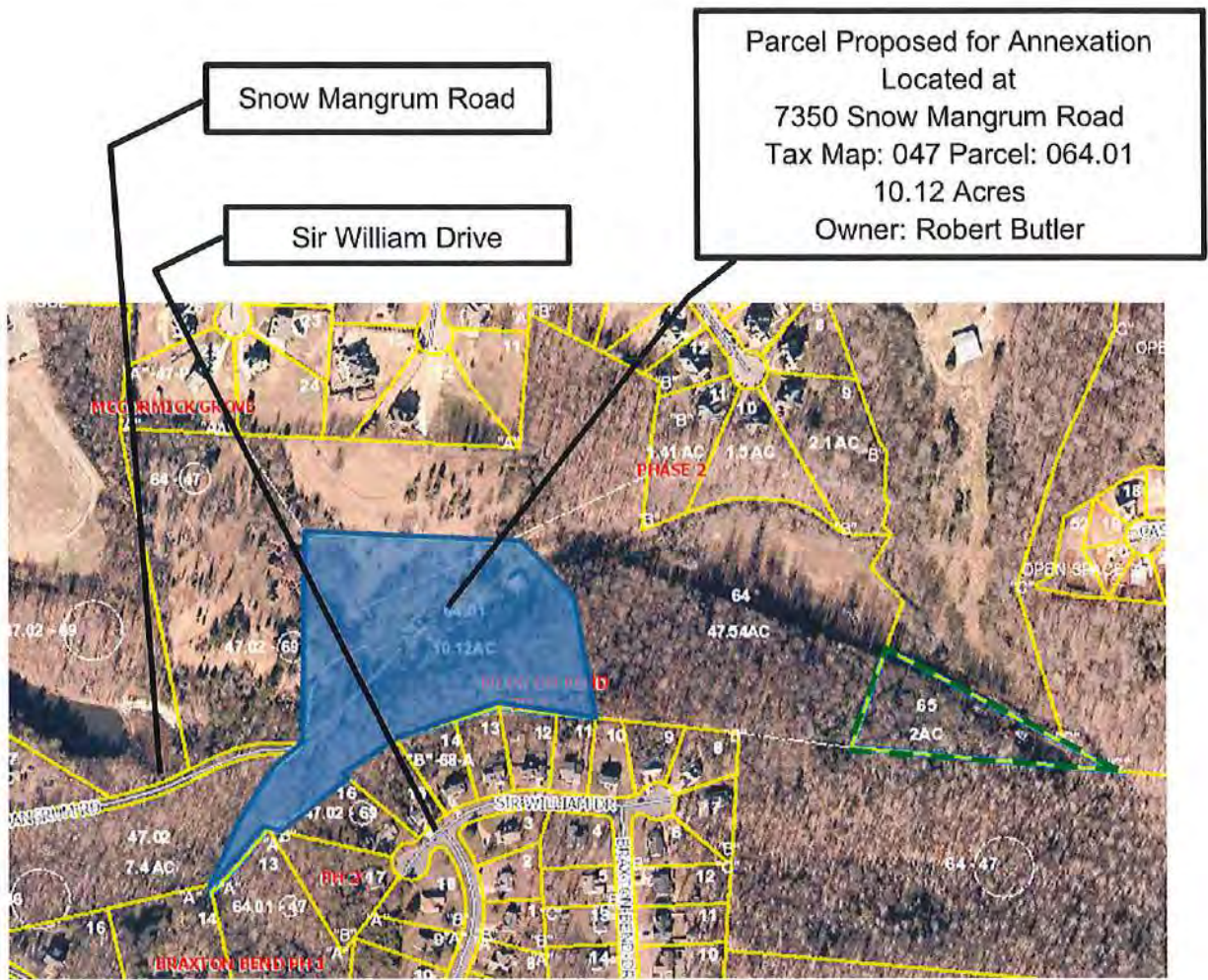
Aye 8, Nay 0, Not voting 0.

This Resolution was returned to the City of Fairview, Tennessee Board of Commissioners with a Recommendation from the City of Fairview, Tennessee Municipal Planning Commission for Approval x, Disapproval _____, No Recommendation _____.

City of Fairview, Tennessee, Municipal Planning Commission this the 10th day of May, 2022.

Planning Commission Chairman

SECTION 2: LOCATION MAP



WHEREUPON, the Mayor declared the Resolution adopted, affixed a signature and the date thereto, and directed that the same be recorded.

Mayor

Date

ATTEST: City Recorder

Approved as to Form and Legality:

City Attorney

**CITY OF FAIRVIEW
RESOLUTION 12-22**

**A RESOLUTION CALLING FOR A PUBLIC HEARING ON THE PROPOSED
ANNEXATION OF TERRITORY INTO THE CITY OF FAIRVIEW BY OWNER
CONSENT AND APPROVING A PLAN OF SERVICES
(7360 SNOW MANGRUM ROAD)**

Tax Map 047, Parcel 065.00

2 Acres

7360 Snow Mangrum Road

Owner: Robert Butler

WHEREAS, the City of Fairview, having been petitioned by interested persons, proposes the extension of its corporate limits by the annexation of certain territory adjoining its existing boundaries and within its urban growth boundaries by owner consent; and

WHEREAS, a Plan of Services for the territory proposed for annexation by owner consent has been reviewed by the Fairview Planning Commission; and

WHEREAS, the governing body desires to conduct a public hearing on the proposed annexation and plan of services;

NOW THEREFORE BE IT RESOLVED by the City of Fairview Tennessee as follows:

- A. That a public hearing is hereby scheduled for 7:00 pm on June 15, 2022, at Fairview City Hall on the proposed annexation of territory by owner consent, and Plan of Services, to wit:

A tract or tracts of land consisting of 2 acres in the first civil district of Williamson County, Tennessee and being part of the same property conveyed to Robert Butler, as evidenced in deed book 7646, page 957, in the register of deeds office of Williamson County, Tennessee.

- B. That a copy of this Resolution, describing the territory proposed for annexation by owner consent, along with the Plan of Services, shall be promptly sent to the last known address listed in the office of the Williamson County property assessor for each property owner of record within the territory proposed for annexation, with such being sent by first class mail and mailed no later than fourteen (14) calendar days prior to the scheduled date of the hearing on the proposed annexation.
- C. That a copy of this Resolution shall also be published by posting copies of it in at least three (3) public places in the territory proposed for annexation and in a like number of public places in the City of Fairview, and by publishing notice of the Resolution at or about the same time in the Observer, a newspaper of general circulation in such territory and the City of Fairview.
- D. That notice of the time, place and purpose of a public hearing on the proposed annexation by owner consent and the Plan of Services shall be published in a newspaper of general circulation in the City of Fairview not less than fifteen (15)

days before the hearing, which notice included the locations of a minimum of three (3) copies of the Plan of Services for public inspection during all business hours from the date of notice until the public hearing.

- E. That written notice of the proposed annexation shall be sent to the affected school system as soon as possible, but in no event less than thirty (30) days before the public hearing.

SECTION 1: PLAN OF SERVICES

WHEREAS, TCA 6-51-102, as amended requires that a Plan of Services be adopted by the governing body of a City prior to the passage of an annexation resolution of any territory or territories.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF FAIRVIEW, TENNESSEE.

Section 1. Pursuant to the provisions of **TCA 6-5-102**, there is hereby adopted, for the area bounded as described above, the following plan of Services:

Police

Patrolling, radio response to calls, and other routine police services, using present personnel and equipment, will be provided on the effective date of annexation.

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Fire protection by the present personnel and equipment of the City of Fairview Fire Department, within the limitations of available water and distances from fire stations, will be provided on the effective date of annexation.

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Water for domestic, commercial, and industrial use may be provided by the Water Authority of Dickson County, Tennessee, in accordance with their established policy and procedures. **The City of Fairview, Tennessee, does not provide this service.**

Water for fire protection may be provided and water lines and fire hydrants will be installed by the Water Authority of Dickson County, Tennessee, in accordance with their established policy and procedures. **The City of Fairview, Tennessee, does not provide this service.**

Any private, domestic, commercial, and industrial water sources shall be maintained by the land-owner and shall be constructed to meet the terms and standards for Williamson County and the State of Tennessee.

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Refuse Collection

Private haulers or the county convenience center will handle refuse collection in the annexed area.

Streets

The State Highway Commission under the standards currently prevailing by the State of Tennessee will serve the State Controlled Streets in the annexed area. The City of Fairview, Tennessee under the standards currently prevailing in the City will serve the City Controlled Streets in the annexed area.

Traffic signals, traffic signs, street markings, and other traffic control devices will be installed as the need is established by appropriate study and traffic standards.

Schools

The annexed area will be served by the Williamson County School system that serves the entire City of Fairview, Tennessee.

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Any inspection services now provided by the City will begin in the annexed area on the effective date of annexation.

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The planning and zoning jurisdiction of the City will extend to the annexed area on the effective date of annexation. City Planning will thereafter encompass the annexed area.

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Services provided by the Public Works department will be extended to the annexed area on the effective date of annexation to include seasonal chipper and leaf pick up. Reference the city's website for pickup times and specific information regarding what qualifies for this service.

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Existing street lighting will continue to be maintained by the utility provider in the annexed area.

Recreation

Residents of the annexed area may use all City parks on and after the effective date of annexation.

Miscellaneous

Any other service(s) not classified under the foregoing headings will be in accordance with the standards prevailing in the City of Fairview, Tennessee.

The Fairview, Tennessee Municipal Planning Commission voted upon this Resolution as Follows:

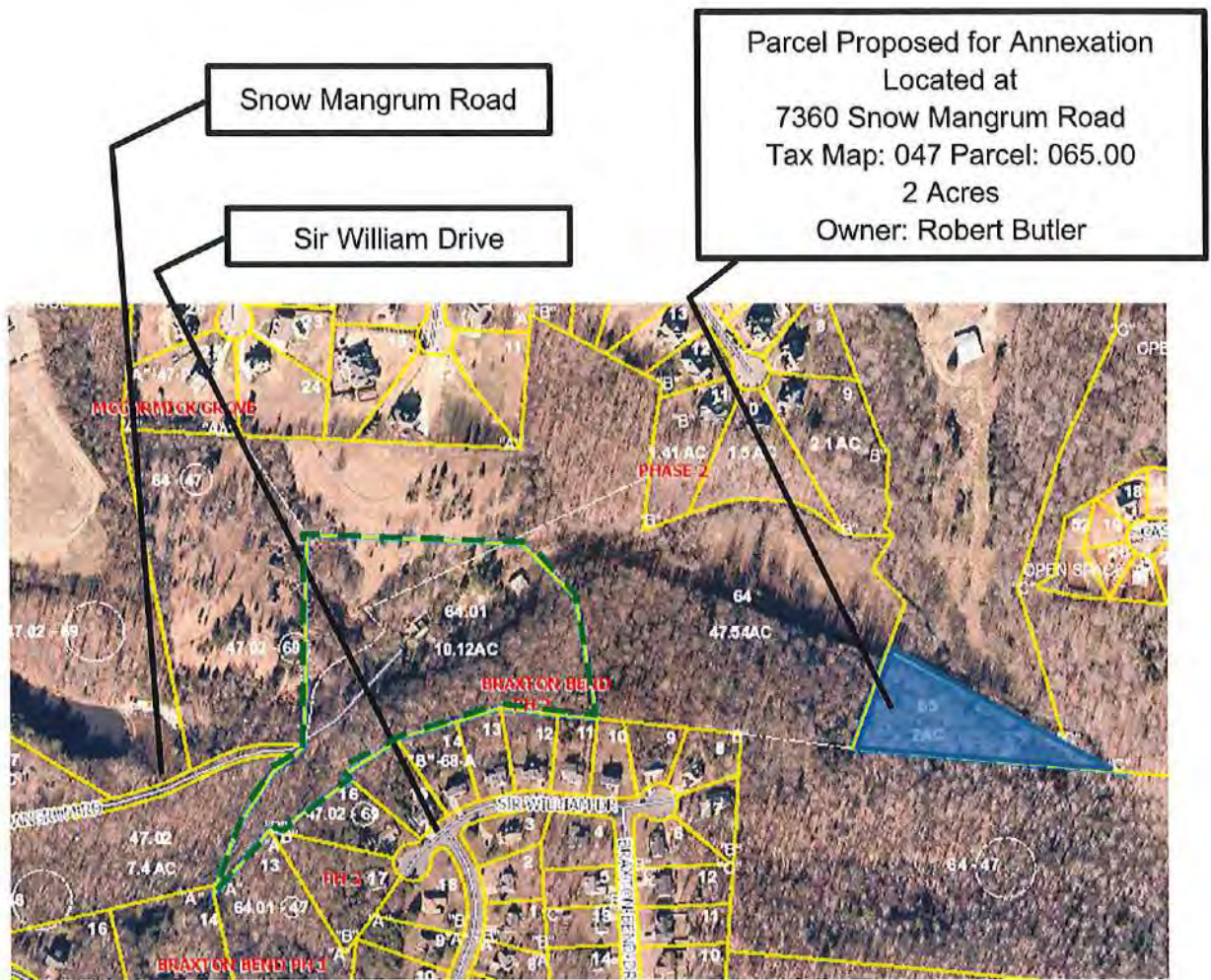
Aye 8, Nay 0, Not voting 0.

This Resolution was returned to the City of Fairview, Tennessee Board of Commissioners with a Recommendation from the City of Fairview, Tennessee Municipal Planning Commission for Approval x, Disapproval _____, No Recommendation _____.

City of Fairview, Tennessee, Municipal Planning Commission this the 10th day of May, 2022.

Planning Commission Chairman

SECTION 2: LOCATION MAP



WHEREUPON, the Mayor declared the Resolution adopted, affixed a signature and the date thereto, and directed that the same be recorded.

Mayor

Date

ATTEST: City Recorder

Approved as to Form and Legality:

City Attorney

ORDINANCE No. 2022-19

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF FAIRVIEW, TENNESSEE, BY REZONING 15 ACRES OF PROPERTY KNOWN AS 7656 HORN TAVERN ROAD, CONSISTING OF WILLIAMSON COUNTY TAX MAP 022, PARCEL 017.00, FROM RS-40 (RESIDENTIAL) TO RS-15 (RESIDENTIAL), PROPERTY OWNER: GENE HATCHER

WHEREAS, the City of Fairview zoning ordinance, and the zoning maps therein adopted be, and the same are hereby amended by rezoning the property herein described as 15 acres of property consisting of Williamson County tax map 022, parcel 017.00 (7656 Horn Tavern Road, from RS-40 (Residential) to RS-15(Residential), property owner: Gene Hatcher; and

WHEREAS, said property to be rezoned from RS-40 to RS-15 is located within the corporate limits of the City of Fairview; and

WHEREAS, the City of Fairview Municipal Planning Commission forwarded the request to the Board of Commissioners on May 10, 2022, with a recommendation for approval without conditions; and

WHEREAS, that all ordinances or parts of ordinances in conflict are hereby repealed; and

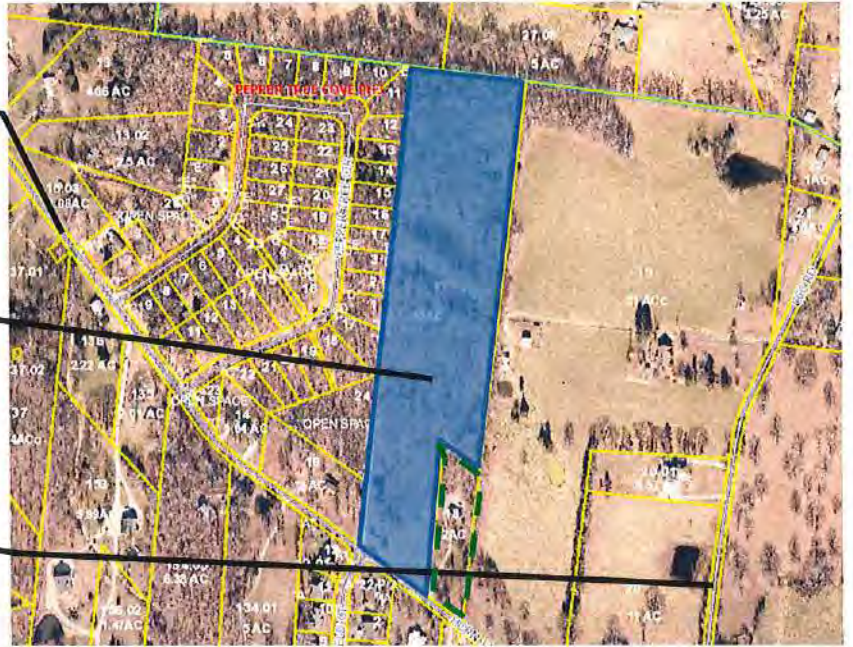
NOW THEREFORE BE IT ORDAINED BY THE CITY OF FAIRVIEW, TENNESSEE, BOARD OF COMMISSIONERS AS FOLLOWS:

The zoning ordinance of the City of Fairview, Tennessee, is hereby amended by rezoning 15 acres of property consisting of Williamson County tax map 022, parcel 017.00 (7656 Horn Tavern Road), from RS-40 (Residential) to RS-15 (Residential), as requested by owner Gene Hatcher, the public welfare requiring it. The rezoning of this site shall be subject to all City of Fairview ordinances and regulations.

Horn Tavern Road

Rezone 15 Acres
Current Zoning: RS-40
Requested Zoning: RS-15
7656 Horn Tavern Road
Map: 022 Parcel: 017.00
Owner: Gene Hatcher

CCC Road



Approved by the Board of Commissioners:

Mayor

ATTESTED:

City Recorder

APPROVED AS TO FORM:

City Attorney

Passed 1st Reading: _____

Public Hearing: _____

Passed 2nd Reading: _____

Published for public notice on:

In:

Publication

ORDINANCE No. 2022-20

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF FAIRVIEW, TENNESSEE, BY REZONING 2 ACRES OF PROPERTY KNOWN AS 7652 HORN TAVERN ROAD, CONSISTING OF WILLIAMSON COUNTY TAX MAP 022, PARCEL 018.00, FROM RS-40 (RESIDENTIAL) TO RS-15 (RESIDENTIAL), PROPERTY OWNER: GENE HATCHER

WHEREAS, the City of Fairview zoning ordinance, and the zoning maps therein adopted be, and the same are hereby amended by rezoning the property herein described as 2 acres of property consisting of Williamson County tax map 022, parcel 018.00 (7652 Horn Tavern Road, from RS-40 (Residential) to RS-15(Residential), property owner: Gene Hatcher; and

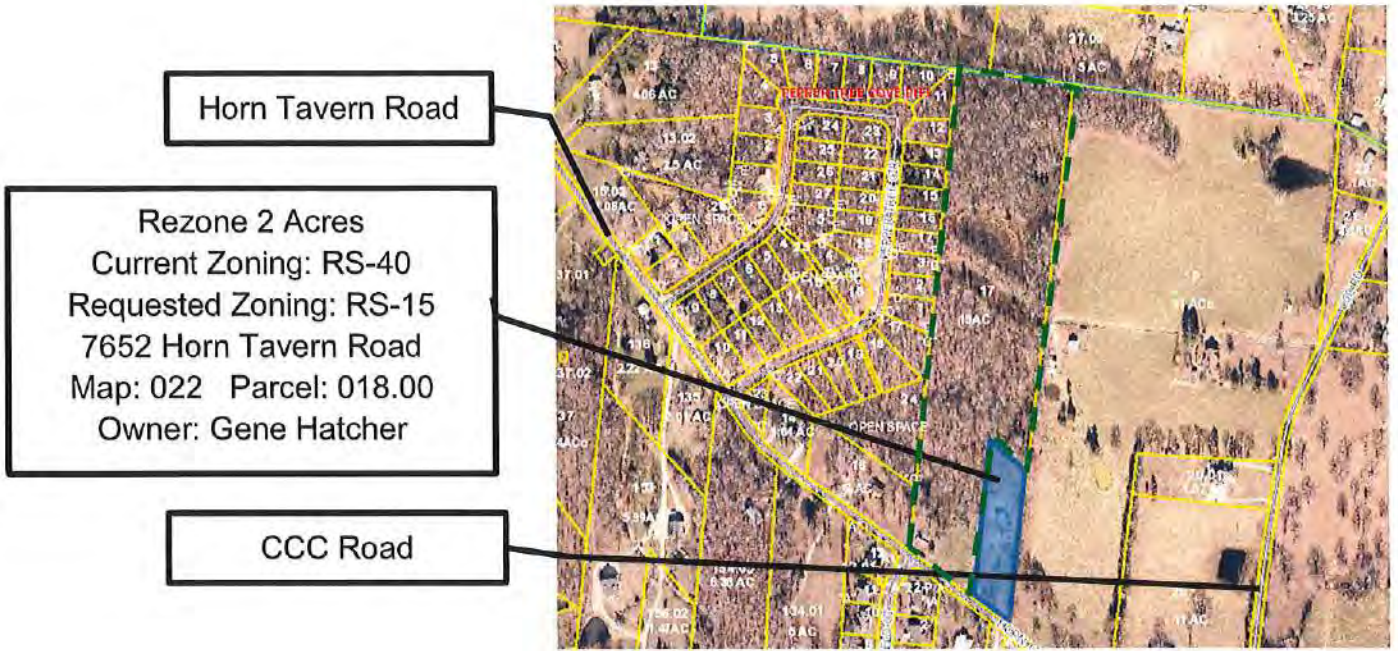
WHEREAS, said property to be rezoned from RS-40 to RS-15 is located within the corporate limits of the City of Fairview; and

WHEREAS, the City of Fairview Municipal Planning Commission forwarded the request to the Board of Commissioners on May 10, 2022, with a recommendation for approval without conditions; and

WHEREAS, that all ordinances or parts of ordinances in conflict are hereby repealed; and

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

The zoning ordinance of the City of Fairview, Tennessee, is hereby amended by rezoning 2 acres of property consisting of Williamson County tax map 022, parcel 018.00 (7652 Horn Tavern Road), from RS-40 (Residential) to RS-15 (Residential), as requested by owner Gene Hatcher, the public welfare requiring it. The rezoning of this site shall be subject to all City of Fairview ordinances and regulations.



Horn Tavern Road

Rezone 2 Acres
Current Zoning: RS-40
Requested Zoning: RS-15
7652 Horn Tavern Road
Map: 022 Parcel: 018.00
Owner: Gene Hatcher

CCC Road

Approved by the Board of Commissioners:

Mayor

ATTESTED:

City Recorder

APPROVED AS TO FORM:

City Attorney

Passed 1st Reading: _____

Public Hearing: _____

Passed 2nd Reading: _____

Published for public notice on:

In:

Publication

ORDINANCE No. 2022-21

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF FAIRVIEW, TENNESSEE, BY REZONING 4.52 ACRES OF PROPERTY LOCATED ON WILEY COURT, CONSISTING OF WILLIAMSON COUNTY TAX MAP 042 H C, PARCEL 008.00, FROM RS-40 (RESIDENTIAL) TO C-1 (COMMERCIAL), PROPERTY OWNER: LOY HARDCASTLE

WHEREAS, the City of Fairview zoning ordinance, and the zoning maps therein adopted be, and the same are hereby amended by rezoning the property herein described as 4.52 acres of property consisting of Williamson County tax map 042 H C, parcel 008.00, located on Wiley Court, from RS-40 (Residential) to C-1 (Commercial), property owner: Loy Hardcastle; and

WHEREAS, said property to be rezoned from RS-40 to C-1 is located within the corporate limits of the City of Fairview; and

WHEREAS, the City of Fairview Municipal Planning Commission forwarded the request to the Board of Commissioners on May 10, 2022, with a recommendation for approval without conditions; and

WHEREAS, that all ordinances or parts of ordinances in conflict are hereby repealed; and

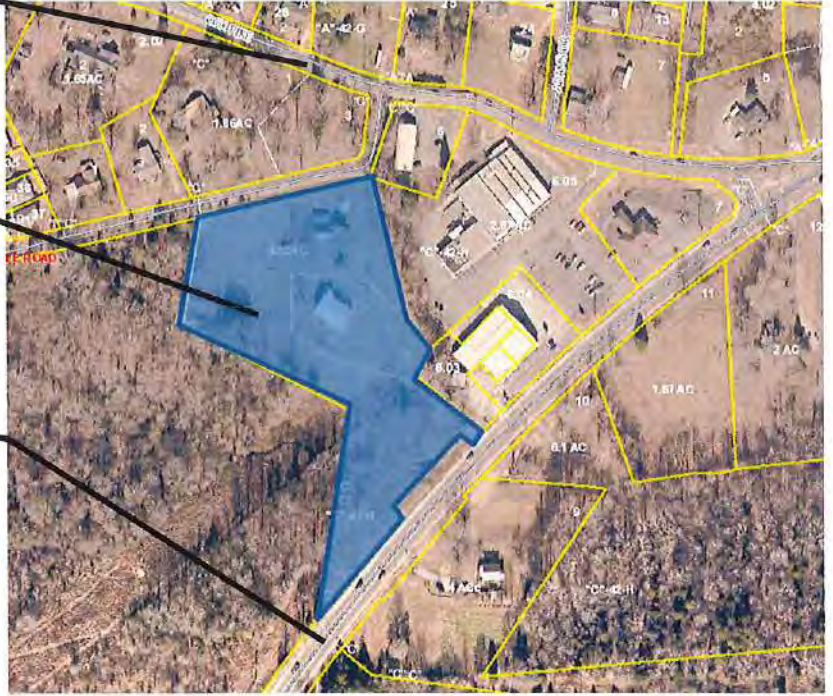
NOW THEREFORE BE IT ORDAINED BY THE CITY OF FAIRVIEW, TENNESSEE, BOARD OF COMMISSIONERS AS FOLLOWS:

The zoning ordinance of the City of Fairview, Tennessee, is hereby amended by rezoning 4.52 acres of property consisting of Williamson County tax map 042 H C, parcel 008.00, located on Wiley Court, from RS-40 (Residential) to C-1 (Commercial), as requested by owner Loy Hardcastle, the public welfare requiring it. The rezoning of this site shall be subject to all City of Fairview ordinances and regulations.

Cox Pike

Rezone 4.52 Acres
Current Zoning: RS-40
Requested Zoning: C-1
Wiley Court
Map: 042 Parcel: 008.00
Owner: Loy Hardcastle

Fairview Boulevard



Approved by the Board of Commissioners:

Mayor

ATTESTED:

City Recorder

APPROVED AS TO FORM:

City Attorney

Passed 1st Reading: _____

Public Hearing: _____

Passed 2nd Reading: _____

Published for public notice on:

In:

Publication

ORDINANCE No. 2022-22

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF FAIRVIEW, TENNESSEE, BY REZONING 7.2 ACRES OF PROPERTY LOCATED ON FAIRVIEW BOULEVARD, CONSISTING OF WILLIAMSON COUNTY TAX MAP 047, PARCEL 010.00, FROM IG (INDUSTRIAL GENERAL) TO C-1 (COMMERCIAL), PROPERTY OWNER: FRANCE/SCOTT FETZER CO.

WHEREAS, the City of Fairview zoning ordinance, and the zoning maps therein adopted be, and the same are hereby amended by rezoning the property herein described as 7.2 acres of property consisting of Williamson County tax map 047, parcel 010.00, located on Fairview Boulevard, from IG (Industrial General) to C-1 (Commercial), property owner: France/Scott Fetzer Co.; and

WHEREAS, said property to be rezoned from IG to C-1 is located within the corporate limits of the City of Fairview; and

WHEREAS, the City of Fairview Municipal Planning Commission forwarded the request to the Board of Commissioners on May 10, 2022, with a recommendation for approval without conditions; and

WHEREAS, that all ordinances or parts of ordinances in conflict are hereby repealed; and

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

The zoning ordinance of the City of Fairview, Tennessee, is hereby amended by rezoning 7.2 acres of property consisting of Williamson County tax map 047, parcel 010.00, located on Fairview Boulevard, from IG (Industrial General) to C-1 (Commercial), as requested by owner Loy Hardcastle, the public welfare requiring it. The rezoning of this site shall be subject to all City of Fairview ordinances and regulations.

Planters Road

Fairview Boulevard

Rezone 7.2 Acres
Current Zoning: IG
Requested Zoning: C-1
Fairview Boulevard
Map: 047 Parcel: 010.00
Owner: France/Scott Fetzer Co.



Approved by the Board of Commissioners:

Mayor

ATTESTED:

City Recorder

APPROVED AS TO FORM:

City Attorney

Passed 1st Reading: _____

Public Hearing: _____

Passed 2nd Reading: _____

Published for public notice on:

In:

Publication

ORDINANCE No. 2022-23

AN ORDINANCE OF THE CITY OF FAIRVIEW, TENNESSEE, ADOPTING THE ANNUAL BUDGET AND TAX RATE FOR THE FISCAL YEAR BEGINNING JULY 1, 2022 AND ENDING JUNE 30, 2023.

WHEREAS, Tennessee Code Annotated § 9-1-116 requires that all funds of the State of Tennessee and all its political subdivisions shall first be appropriated before being expended and that only funds that are available shall be appropriated; and

WHEREAS, the Municipal Budget Law of 1982 requires that the governing body of each municipality adopt and operate under an annual budget ordinance presenting a financial plan with at least the information required by that state statute, that no municipality may expend any moneys regardless of the source except in accordance with a budget ordinance and that the governing body shall not make any appropriation in excess of estimated available funds; and

WHEREAS, the Board of Commissioners has published the annual operating budget and budgetary comparisons of the proposed budget with the prior year (actual) and the current year (estimated) in a newspaper of general circulation not less than ten (10) days prior to the meeting where the Board will consider final passage of the budget.

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FAIRVIEW, TENNESSEE, AS FOLLOWS:

SECTION 1: That the governing body projects anticipated revenues from all sources and appropriates planned expenditures for each department, board, office or other agency of the municipality, herein presented together with the actual annual receipts and expenditures of the last preceding fiscal year and the estimated annual expenditures for the current fiscal year, and from those revenues and unexpended and unencumbered funds as follows for fiscal year 2023, and including the projected ending balances for the budget year, the actual ending balances for the most recent ended fiscal year and the estimated ending balances for the current fiscal years:

General Fund	Actual FY 2021	Estimated FY 2022	FY 2023 Budget
Cash Receipts			
Taxes	6,210,904	6,792,550	7,457,450
Licenses and Permits	599,067	504,335	563,250
Fines and Fees	218,165	205,700	210,500
Intergovernmental	412,017	1,520,235	1,396,971
Other Revenue	277,478	626,075	256,935

Debt Proceeds	0	9,685,000	0
TAN and GAN Proceeds	0	0	0
Transfers In From Other Funds	0	0	0

Total Cash Receipts	7,717,631	19,333,895	9,885,106
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Appropriations

Board of Commissioners	44,201	62,202	79,306
Administration	1,759,810	2,531,081	2,043,750
Finance Department	121,980	140,865	144,624
Planning Department	341,410	288,222	287,086
Engineering Department	-	1,613,829	1,019,703
Municipal Court	188,559	204,621	229,604
Police Department	1,744,389	2,114,824	2,542,778
Fire Department	1,421,488	1,742,470	1,784,966
Public Works Department	-	1,104,153	3,023,082
Parks Department	634,283	964,962	518,810
Debt Service	212,397	426,600	719,000
Transfers Out To Other Funds	0	0	0

Total Appropriations	6,468,517	11,193,829	12,392,709
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Change in Cash (Receipts - Appropriations)	1,249,114	8,140,066	(2,507,603)
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Beginning Cash Balance on July 1	3,177,586	4,426,700	12,566,766
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Ending Cash Balance on June 30	4,426,700	12,566,766	10,059,163
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Ending Cash as a % of Appropriations	68.43%	112.27%	81.17%
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State Street Aid	Actual FY 2021	Estimated FY 2022	FY 2023 Budget
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Cash Receipts

State Gasoline and Motor Fuel Taxes	283,430	326,000	326,000
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Local Gasoline and Motor Fuel Taxes	0	0	0
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Other Revenue	104	200	200
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Debt Proceeds	0	0	0
Total Cash Receipts	283,534	326,200	326,200
Appropriations			
Public Works Department	275,839	349,500	319,500
Debt Service	38,590	0	0
Total Appropriations	314,429	349,500	319,500
Change in Cash (Receipts - Appropriations)	(30,895)	(23,300)	6,700
Beginning Cash Balance on July 1	138,362	107,467	84,167
Ending Cash Balance on June 30	107,467	84,167	90,867
Ending Cash as a % of Appropriations	34.18%	24.08%	28.44%

Drug Enforcement Fund	Actual FY 2021	Estimated FY 2022	FY 2023 Budget
Cash Receipts			
Fines and Court Costs	14,599.0	12,000.0	8,500.0
Other Revenue	15,067.0	10,050.0	50.0
Total Cash Receipts	29,666.0	22,050.0	8,550.0
Appropriations			
Police Operational Expenses	40,497.0	34,000.0	34,000.0
Police Capital Expenditures	0.0	0.0	0.0
Drug Enforcement	0.0	0.0	0.0
Other	0.0	0.0	0.0
Total Appropriations	40,497.0	34,000.0	34,000.0

Change in Cash (Receipts - Appropriations)	(10,831.0)	(11,950.0)	(25,450.0)
Beginning Cash Balance on July 1	71,806.0	60,975.0	49,025.0
Ending Cash Balance on June 30	60,975.0	49,025.0	23,575.0
Ending Cash as a % of Appropriations	150.57%	144.19%	69.34%

SECTION 2: At the end of the fiscal year 2023, the governing body estimates fund balances or deficits as follows:

State Street Aid	\$90,867
Drug Enforcement Fund	\$23,575
General Fund	\$10,059,163

SECTION 3: That the governing body herein certifies that the condition of its sinking funds, if applicable, are compliant pursuant to its bond covenants, and recognizes that the municipality has outstanding bonded and other indebtedness as follows:

General Fund \$12,165,000

SECTION 4: During the coming fiscal year (2023) the governing body has pending and planned capital projects with proposed funding as follows:

Multiple stormwater management projects funded by grant and general fund sources; Multiple Road improvement projects funded by grant, debt proceeds and general fund sources; Public safety training center improvements funded by bond proceeds;

SECTION 5: No appropriation listed above may be exceeded without an amendment of the budget ordinance as required by the Municipal Budget Law of 1982 (TCA § 6-56-208). In addition, no appropriation may be made in excess of available funds except to provide for an actual emergency threatening the health, property or lives of the inhabitants of the municipality and declared by a two-thirds (2/3) vote of at least a quorum of the governing body in accord with Tennessee Code Annotated § 6-56-205.

SECTION 6: Money may be transferred from one appropriation to another in the same fund in an amount of up to \$10,000 by the City Manager, subject to such limitations and procedures as set by the Board of Mayor and Aldermen pursuant to Tennessee Code Annotated § 6-56-209. Any resulting transfers shall be reported to the governing body at its next regular meeting and entered into the minutes.

SECTION 7: A detailed financial plan will be attached to this budget and become part of this budget ordinance. In addition, the published operating budget and budgetary comparisons shown by fund with beginning and ending fund balances and the number of full time equivalent employees required by Tennessee Code Annotated § 6-56-206 will be attached.

SECTION 8: There is hereby levied a property tax of **\$0.8765 per \$100 of assessed value** on all real and personal property.

SECTION 9: This annual operating and capital budget ordinance and supporting documents shall be submitted to the Comptroller of the Treasury or Comptroller's Designee for approval if the City has debt issued pursuant to Title 9, Chapter 21 of the Tennessee Code Annotated within fifteen (15) days of its adoption. This budget shall not become the official budget for the fiscal year until such budget is approved by the Comptroller of the Treasury or Comptroller's Designee in accordance with Title 9, Chapter 21 of the Tennessee Code Annotated (the "Statutes".) If the Comptroller of the Treasury or Comptroller's Designee determines that the budget does not comply with the Statutes, the Governing Body shall adjust its estimates or make additional tax levies sufficient to comply with the Statutes or as directed by the Comptroller of the Treasury or Comptroller's Designee. If the City does not have such debt outstanding, it will file this annual operating and capital budget ordinance and supporting documents with the Comptroller of the Treasury or Comptroller's Designee.

SECTION 10: All unencumbered balances of appropriations remaining at the end of the fiscal year shall lapse and revert to the respective fund balances.

SECTION 11: All ordinances or parts of ordinances in conflict with any provision of this ordinance are hereby repealed.

SECTION 12: This ordinance shall take effect July 1, 2022, the public welfare requiring it.

Passed 1st Reading: _____

Public Hearing: _____

Passed 2nd Reading: _____

Mayor

ATTESTED:

City Clerk

APPROVED AS TO FORM:

City Attorney

RESOLUTION NO. 14-22

**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF FAIRVIEW, TENNESSEE, TO
FORMALLY ACCEPT THE SUBDIVISION IMPROVEMENTS ASSOCIATED WITH
SWEETBRIAR SPRINGS SUBDIVISION, PHASE TWO.**

WHEREAS, the City of Fairview Municipal Planning Commission approved the final plat for the Sweetbriar Springs Subdivision, Phase Two, on behalf of Marlon Cunningham (developer); and

WHEREAS, Marlon Cunningham (developer) has completed the subdivision improvements associated with Sweetbriar Springs Subdivision, Phase Two, as required and shown on the approved final plat as referenced above and recorded in Plat Book 72, Page 23; and

WHEREAS, the City of Fairview has received the as-built drawings for the Sweetbriar Springs Subdivision, Phase Two, as required in Article 3-105 of the Subdivision Regulations of the City of Fairview; and

WHEREAS, the engineer for the City of Fairview has inspected the subdivision improvements and has determined that said improvements have been constructed in substantial compliance with the approved improvement plans and as reflected on the as-built drawings for Sweetbriar Springs Subdivision, Phase Two; and

NOW, THEREFORE, the Board of Commissioners of the City of Fairview hereby resolves as follows:

- a) The Subdivision Improvements associated with Sweetbriar Springs Subdivision, Phase Two, as shown on the final plat and recorded in Plat Book 72, Page 23, with the Williamson County Register of Deeds have been accepted for public maintenance, including sidewalks, streets, and stormwater management systems; and**
- b) In accordance with the Sweetbriar Springs Subdivision, Phase Two final plat, all easements, sidewalks, streets, and stormwater management systems within the project boundaries shown on the plat as dedicated to public use are accepted; and**
- c) The performance bond required by the Subdivision Development Agreement for the construction of the public improvements associated with Sweetbriar Springs Subdivision, Phase Two may be released and replaced with a one-year maintenance bond in accordance with the Subdivision Regulations of the City of Fairview.**

Mayor

Date Approved

Attest:

City Recorder

Approved As To Form:

City Attorney

CITY OF FAIRVIEW, TENNESSEE

RESOLUTION NO. 15-22

A RESOLUTION OF THE CITY OF FAIRVIEW, TENNESSEE, DESIGNATING ITEMS AND MATERIALS AS SURPLUS AND AUTHORIZING THEIR DISPOSAL.

WHEREAS, the City of Fairview has in its possession certain computers and related or similar items that have been identified as appropriate for surplus or otherwise exhausted its useful life; and

WHEREAS, these items include various obsolete servers, desktop computers, laptop computers, cell phones, and network equipment; and

WHEREAS, any and all information stored on these items has been removed and all of their hard drives have been destroyed; and

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

The City of Fairview Board of Commissioners hereby resolves to and does designate the following items as surplus and authorizes their disposal or destruction:

Panasonic Laptop Computers, serial numbers:

3LYA48058
3LYA48103
3LYA48118
3LYA48448
3LYA48452
3LYA48455
3LYA48462
3LYA48466
3LYA48473
3LYA48477
3LYA48481
3LYA48483
3LYA48508
4L TSA74778
4L TSA75023
4L TSA75103

Miscellaneous electronic items to include obsolete servers, desktop computers, laptop computers, cell phones, and network equipment.

Adopted this _____ day of _____, 2021.

Mayor

Attest:

City Recorder

Approved As To Form:

City Attorney