### CITY OF FAIRVIEW

#### **BOARD OF COMMISSIONERS**

#### JULY 20, 2017

#### 7:00 P.M.

### **AGENDA**

- 1. Roll Call
- 2. Call to order by Mayor Carroll A. Prayer and Pledge
- 3. Approval of the Agenda
- 4. Public Hearing
- 5. Citizen Comments (Limited to the first 5 citizens to sign in and a limit of 3 minutes each).
- 6. Awards and/or Recognitions
- 7. Public Announcements
- 8. Staff Comments
- 9. Approval of the Minutes
- 10. Consent Agenda Consisting of Items as Follows
  - A. Second and Final Reading of Ordinance 2017-13, An Ordinance to Amend City of Fairview, Tennessee, Municipal Code, Title 8, "Alcoholic Beverages," Chapter 2, "Beer," Section 8-203, "Beer Board Established."
  - B. Second and Final Reading of Ordinance No. 2017-17, An Ordinance for an Amendment to the City of Fairview, Tennessee, Budget for Fiscal Year 2016-2017 Budget (General Fund for Safe Routes to School and Transfer from Courts to Public Works)
  - C. July 6, 2017 Board of Commissioners Meeting
- 11. Old Business
- 12. New Business
  - A. Appointments to Open Seats
    - 1. Board of Zoning Appeals
      - A. Citizen Seat Expiring 6-30-2018
      - B. Citizen Seat Expiring 6-30-2020
      - C. Ricky Campbell's seat expired 6-30-2017 (3-year term)
      - D. BOC Seat
    - 2. Tree Board
      - A. Citizen Seat Expiring 6-30-2018
      - B. BOC Seat
    - 3. Park Board
      - A. Citizen Seat Expiring 6-30-2020
        - B. BOC Seat
    - 4. Planning Commission
      - A. Brandon Butler's seat expired 6-30-2017 (3-year term)
      - B. Michael Mitchell's seat expired 6-30-2017 (3-year term)
  - B. Ordinance #2017-09, An Ordinance to Amend the City of Fairview Zoning Ordinance by Changing the Official Zoning Map for Tax Map 47, Parcel 66.00, Consisting of 33.81 Acres, Located off Cumberland Drive, from a RS-40 (Low-Density Residential) Zoning District to a R-20 P.U.D. (Medium-Density Residential Planned Unit Development) Zoning District

- C. Resolution No. 07-17, 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, Tax Map 42, Parcels 78.00 (87.71 acres), 78.01 (15 acres), 79.00 (13 acres) and 79.01 (16.04 acres) = total of 137.75 acres, 7818 Old Nashville Hwy, Owners: Jennifer Bufford & Reda Kidder
- D. Resolution 08-17, 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, Tax Map 42, Portion of Parcel 77.08 (.60 acres), 7312 Taylor Road, Owner: Kenny Taylor

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- E. Ordinance #2017-19, An Ordinance to Amend the City of Fairview Zoning Ordinance by Changing the Official Zoning Map for Tax Map 42, Parcels 78.00 (87.71 acres), 78.01 (15 acres), 79.00 (13 acres) and 79.01 (16.04 acres) = total of 137.75 acres, 7818 Old Nashville Road, from a RS-40 (Low-Density Residential) Zoning District to a R-20 P.U.D. (Medium-Density Residential Planned Unit Development) Zoning District
- F. Ordinance #2017-20, An Ordinance to Amend the City of Fairview Zoning Ordinance by Changing the Official Zoning Map for Tax Map 42, a Portion of Parcel 77.08, Consisting of .60 Acres, Located at 7312 Taylor Road, from a RS-40 (Low-Density Residential) Zoning District to a R-20 P.U.D. (Medium-Density Residential Planned Unit Development) Zoning District
- G. Agency Funding Process
- H. Resolution No. 11-17, A Resolution Authorizing the Fire Department of Fairview, Tennessee, to Participate in the Pool's "Safety Partners" Matching Grant Program
- I. Agenda Distribution Rainey
- J. Mayor's Building Access Carroll
- K. Staff Attendance at Meetings Carroll
- L. Use of City Property Carroll
- M. Resolution No. 12-17, A Resolution to Dissolve the Board of Adjustments and Appeals
- N. Resolution No. 13-17, A Resolution Requesting a Change to the Industrial Development Board By-laws
- O. Resolution No. 14-17, A Resolution Approving an Employment Contract for a City Manager

#### 13. City Manager Items for Discussion

- A. Miscellaneous Updates
- B. City Attorney Comments

#### 14, Communications from the Mayor and Commissioners

#### 15. Adjournment



#### ORDINANCE NO. <u>2017-13</u>

#### AN ORDINANCE TO AMEND CITY OF FAIRVIEW, TENNESSEE, MUNICIPAL CODE, TITLE 8, "ALCOHOLIC BEVERAGES," CHAPTER 2, "BEER", SECTION 8-203 "BEER BOARD ESTABLISHED."

WHEREAS, the Board of Commissioners have determined that the City of Fairview, Tennessee, Municipal Code, Title 8, "Alcoholic Beverages", Chapter 2, "Beer," Section 8-202 "Beer Board Established," and Section 8-204 "Meetings of the Beer Board" need to be amended and updated.

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

Title 8, "Alcoholic Beverages", Chapter 2, "Beer," Section 8-202 "Beer Board Established," is hereby amended to read as follows:

- Membership. There is hereby established a beer board to consist of the five (5) members of the board of commissioners.
- (2) <u>Compensation</u>. All members of the beer board shall serve without compensation.
- (3) <u>Term of office</u>. The members of the board of commissioners as members of the beer board shall have his/her term to run concurrently with his/her term of office. The board will elect a chairman who will preside when present and a vice chairman who will preside in the chairman's absence.

Title 8, "Alcoholic Beverages", Chapter 2, "Beer," Section 8-204 "Meetings of the Beer Board", is hereby amended to read as follows:

All meetings of the beer board shall be open to the public. The beer board will meet on an as needed basis as a part of regularly scheduled board of commissioners meetings. The date and time for the meetings will be published in a newspaper of local circulation. The board shall meet at the designated times and place whenever there is business to come before the board. **BE IT FURTHER ORDAINED,** If any sentence, clause, phrase or paragraph of this Ordinance is declared to be unconstitutional by any Court of competent jurisdiction, such holding will not affect any other portion of this Ordinance.

**BE IT FINALLY ORDAINED,** 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:

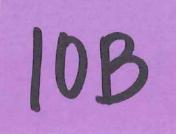
**City Attorney** 

Passed first readi	ng: <u>JUly</u>	6	, 2017.
	and a second		

Passed second reading: \_\_\_\_\_, 2017.

#### ORDINANCE NO. 2017-17

#### AN ORDINANCE FOR AN AMENDMENT TO THE CITY OF FAIRVI TENNESSEE, BUDGET FOR FISCAL YEAR 2016 – 2017 BUDGET



#### Be it Ordained by the City of Fairview, Tennessee as follows:

WHEREAS, the Board of Commissioners of the City of Fairview, Tennessee, have determined that the Budget for Fiscal Year 2016 - 2017 (beginning July 1, 2016 and running through June 30, 2017) should be amended to reflect the final expenditures for the Fiscal Year, and:

WHEREAS, the Board of Commissioners of the City of Fairview, Tennessee adopted the fiscal year 2016 – 2017 budget by passage of Ordinance Number 930 on June 23, 2016, and

WHEREAS, pursuant to the Tennessee state Constitution, Article II, Section 24, no public money shall be expended except pursuant to appropriations made by law, and

WHEREAS, pursuant to Tennessee Code Annotated § 6-56-209, the Board of Commissioners has the authority to authorize the Finance Director to transfer money from one appropriation to another within the same fund, and

#### NOW THEREFORE BE IT ORDAINED BY THE CITY OF FAIRVIEW, TENNESSEE THAT CHANGES BE MADE TO THE FISCAL YEAR 2016-2017 BUDGET AS FOLLOWS:

Section 1. Ordinance 930 is hereby amended to appropriate \$116,000 of General Fund Balance for Safe Routes to School Grant Expenditures. \$5,000 is to be transferred to the Courts budget from the Public Works budget as a year-end adjustment.

#### Appropriate From

Current Balance	Appropriation	New Balance
\$2,277,909	\$116,000	\$2,161,909
\$ 186,806	\$ 5,000	\$ 181,806
Current Budget	Appropriation	New Budget
\$ 13,000	\$116,000	\$ 129,000
\$ 3,570	\$ 5,000	\$ 8,570
	\$2,277,909 \$ 186,806 Current Budget \$ 13,000	\$2,277,909 \$116,000 \$ 186,806 \$ 5,000 Current Budget Appropriation \$ 13,000 \$116,000

Section 2. The Financial Officer is hereby authorized to make said changes in the accounting system.

**BE IT FURTHER ORDAINED,** If any sentence, clause, phrase or paragraph of this Ordinance is declared to be unconstitutional by any Court of competent jurisdiction; such holding will not affect any other portion of this Ordinance.

**BE IT FINALLY ORDAINED,** that this Ordinance shall take effect fifteen days (15) days after its first passage or upon second reading, whichever is later, the public welfare requiring it.

MAYOR

**CITY RECORDER** 

APPROVED AS TO FORM:

**CITY ATTORNEY** 

**Passed First Reading** 

e, 2017

Passed Second Reading



## CITY OF FAIRVIEW

AVAILABLE BOARD SEATS AS OF 7/14/2017

#### **BOARD OF ZONING APPEALS:**

- 1. Citizen seat expiring 6-30-2018
- 2. Citizen seat expiring 6-30-2020
- 3. Ricky Campbell's seat expired 6-30-2017 Campbell is interested in being re-appointed for a 3-year term
- 4. BOC seat

#### **TREE BOARD:**

- 1. Citizen seat expiring 6-30-2018
- 2. BOC seat

#### PARK BOARD:

- 1. Citizen seat expiring 6-30-2020
- 2. BOC seat

#### PLANNING COMMISSION:

- 1. Brandon Butler's seat expired 6-30-2017 Butler is interested in being reappointed for a 3-year term
- 2. Michael Mitchell's seat expired 6-30-2017 Mitchell is resigning from his seat

# 12B

#### ORDINANCE <u>#2017-09</u>

AN ORDINANCE TO AMEND THE CITY OF FAIRVIEW ZONING ORDINANCE BY CHANGING THE OFFICIAL ZONING MAP FOR TAX MAP 47, PARCEL 66.00, CONSISTING OF 33.81 ACRES, LOCATED OFF CUMBERLAND DRIVE, FROM A RS-40 (LOW-DENSITY RESIDENTIAL) ZONING DISTRICT TO A R-20 P.U.D. (MEDIUM-DENSITY RESIDENTIAL) PLANNED UNIT DEVELOPMENT) ZONING DISTRICT.

WHEREAS, a request has been made by Engineer Trustee Jamie Reed of SEC, Inc. to rezone property located within the City of Fairview; and

WHEREAS, the City of Fairview Planning Commission, on July 11, 2017, made a favorable recommendation to the Board of Commissioners that this request be approved.

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

- **SECTION 1.** That the Zoning Ordinance be and is hereby amended by making certain changes to the Official Zoning Map for the City of Fairview, by changing the property identified as Tax Map 47, Parcel 66.00 from a RS-40 Zoning District to a R-20 P.U.D. Zoning District. This property consists of approximately 33.81 acres and is owned by Land Development.Com, Inc. who has authorized the submittal of application for the rezoning of this parcel, which is attached to and made a part of this ordinance as though copied herein.
- **SECTION 2. BE IT FURTHER ORDAINED**, that the Codes and Planning Department is hereby authorized and directed, upon approval of this Ordinance, to cause the change to be made on the Official Zoning Map, as set out in Section 1 of this Ordinance, and to make notation thereon of reference to the date of passage and approval of this Ordinance.
- SECTION 3. BE IT FURTHER ORDAINED, that this Ordinance take effect immediately after its passage and such change be published in a newspaper of general circulation, the welfare of the City of Fairview requiring it.

#### LEGAL STATUS PROVISIONS

Approved and certified by the Planning Commission: Date Chairman Published in the Fairview Observer on\_\_\_\_\_ Public Hearing Held: 1<sup>st</sup> Reading: \_\_\_\_\_ 2<sup>nd</sup> Reading: \_\_\_\_\_ Approved by the Board of Commissioners: Patti L. Carroll, Mayor ATTEST: Brandy Johnson, City Recorder

APPROVED AS TO FORM:

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City Attorney

# City of Fairview

7100 CITY CENTER WAY

FAIRVIEW, TN. 37062



Email: codes@fairview-tn.org

Phone: 615-799-1585

### RECOMMENDATIONS 2017-8

**DATE:** JULY 1, 2017

**TO:** FAIRVIEW BOARD OF COMMISSIONERS

**FROM:** FAIRVIEW MUNICIPAL PLANNING COMMISSION

6.1 Rezoning Request and Preliminary Master Development Plan for Rochdale Estates off Cumberland Drive from RS-40 to R-20 RPUD. 68 Proposed Lots on 33.81 acres. Tax Map 047, Parcel 66.00. Parcel owned by LandDevelopment.Com.Inc..

> Mangrum made a motion to send a favorable recommendation to the Board of Commissioners, with contingencies, which was seconded by Anderson, and all were in favor.

6.2

Rezoning Request and Preliminary Master Development Plan for Otter Creek Subdivision off Old Nashville Road from RS-40 to R-20 RPUD. 280 Proposed Lots on 132.35 acres. Tax Map 042, Parcels 78.00, 78.01, 79.00, 79.01, and a Portion of 79.08. Parcels owned by Jennifer Bufford and Reda Kidder; Developer is Global Investments.

Carroll made a motion to send a favorable recommendation to the Board of Commissioners, with contingencies, which was seconded by Slaughter, and all were in favor.

# City of Fairview

7100 CITY CENTER WAY FAIRVIEW, TN. 37062



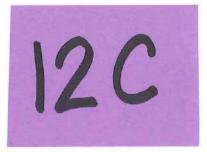
Phone: 615-799-1585 Email: codes@fairview-tn.org

# 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. <u>FOR</u>: Butler, Carroll, Lowman, Mangrum, Mitchell; <u>AGAINST</u>; Burks.



#### RESOLUTION 07-17

#### 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

Tax Map 42, Parcels 78.00 (87.71 Acres), 78.01 (15 Acres), 79.00 (13.00 Acres), and 79.01 (16.04 Acres) = Total of 131.75 Acres

#### 7818 Old Nashville Hwy

**Owners: Jennifer Rose Bufford, Reda Kidder** 

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 September 7, 2017 at Fairview City Hall on the proposed annexation of territory by owner consent, and Plan of Services, to wit:

Tax Map 42, Parcels 78.00 (87.71 Acres), 78.01 (15 Acres), 79.00 (13.00 Acres), and 79.01 (16.04 Acres) = Total of 131.75 Acres

#### 7818 Old Nashville Hwy

Owners: Jennifer Rose Bufford, Reda Kidder

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.

**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 this\_\_\_day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_

City Attorney

#### PROPOSED PLAN OF SERVICES TO ACCOMPANY RESOLUTION 07-17

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** –**51** – **102**, there is hereby adopted, for the area bounded as described above, the following plan of Services:

#### A. Police

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

2. 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.

#### B. Fire

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

#### C. Water

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

2. Water for fire protection will 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. <u>The City of Fairview, Tennessee</u> does not provide this service.

#### D. Sanitary Sewers

1. At present Sanitary Sewer Service is not available, if and when such service becomes, available, the necessary intercepting and trunk sewers to serve the annexed area will be installed in accordance with current policies of 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.

#### E. Refuse Collection

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

#### F. Streets

1. 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 County of Williamson under the standards currently prevailing in Williamson County, Tennessee will serve the County 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.

#### G. Schools

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

#### **H. Inspection Services**

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

#### I. Planning and Zoning

1. 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.

#### J. Street Lighting

1. The State, County or City under the standards currently prevailing for the appropriate authority will serve the annexed area.

#### K. Recreation

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

#### L. Miscellaneous

1. Where they are needed, street name signs will be installed as soon as, the need for emergency services to the annexed area are deemed necessary by the current policies of the City of Fairview, Tennessee.

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

This Resolution Referred to City of Fairview, Tennessee Municipal Planning Commission for recommendation by the Fairview, Tennessee Board of Commissioners the \_\_\_\_\_ day of \_\_\_\_\_\_, This Resolution Considered by the City of Fairview, Tennessee Municipal Planning Commission this \_\_\_\_\_ day of \_\_\_\_\_

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

Aye \_\_\_, Nay \_\_\_, Not voting \_\_\_\_

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\_\_\_\_\_, Disapproval\_\_\_\_\_, No Recommendation \_\_\_\_\_.

City of Fairview, Tennessee, Municipal Planning Commission this the 8<sup>th</sup> day of September, 2017.

Oh-immon		
Chairman		
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# **City of Fairview**

7100 CITY CENTER WAY

**FAIRVIEW, TN. 37062** 



Phone: 615-799-1585

Email: codes@fairview-tn.org

### RECOMMENDATIONS

### 2017-5

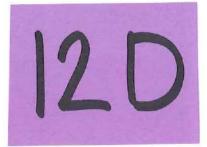
#### DATE: APRIL 11, 2017 **TO: FAIRVIEW BOARD OF COMMISSIONERS** FROM: FAIRVIEW MUNICIPAL PLANNING COMMISSION \*\*\*\*\*\*\*

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.

DISCUSS AND/OR TAKE ACTION ON ANNEXATION REQUEST FOR OTTER 8.4 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.



#### RESOLUTION 08-17

#### 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

Tax Map 42, Portion of Parcel 77.08 (.60 Acres)

7312 Taylor Road

**Owners: Kenny Taylor** 

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 September 7, 2017 at Fairview City Hall on the proposed annexation of territory by owner consent, and Plan of Services, to wit:

Tax Map 42, Portion of Parcel 77.08 (.60 Acres)

7312 Taylor Road

**Owners: Kenny Taylor** 

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.

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 this \_\_\_\_day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_

City Attorney

#### PROPOSED PLAN OF SERVICES TO ACCOMPANY RESOLUTION 08-17

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, THAT:

Section 1. Pursuant to the provisions of TCA 6 -51 - 102, there is hereby adopted, for the area bounded as described above, the following Plan of Services:

#### A. Police

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

2. 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.

#### B. Fire

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

#### C. Water

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

2. Water for fire protection will 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. <u>The City of Fairview, Tennessee</u>, does not provide this service.

#### D. Sanitary Sewers

1. At present Sanitary Sewer Service is not available. If and when such service becomes available, the necessary intercepting and trunk sewers to serve the annexed area will be installed in accordance with current policies of 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.

#### E. Refuse Collection

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

#### F. Streets

1. 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 County of Williamson under the standards currently prevailing in Williamson County, Tennessee, will serve the County 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.

#### G. Schools

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

#### **H. Inspection Services**

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

#### I. Planning and Zoning

1. 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.

#### J. Street Lighting

1. The State, County, or City under the standards currently prevailing for the appropriate authority will serve the annexed area.

#### K. Recreation

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

#### L. Miscellaneous

1. Where they are needed, street name signs will be installed as soon as the need for emergency services to the annexed area is deemed necessary by the current policies of the City of Fairview, Tennessee.

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

This Resolution Referred to City of Fairview, Tennessee, Municipal Planning Commission for recommendation by the Fairview, Tennessee, Board of Commissioners the \_\_\_\_\_ day of \_\_\_\_\_\_ This Resolution Considered by the City of Fairview, Tennessee, Municipal Planning Commission this \_\_\_\_\_ day of \_\_\_\_\_

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

Aye \_\_\_, Nay \_\_\_, Not voting \_\_\_.

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\_\_\_\_\_\_, Disapproval\_\_\_\_\_\_, No Recommendation \_\_\_\_\_\_.

City of Fairview, Tennessee, Municipal Planning Commission this the 8<sup>th</sup> day of September, 2017.

Chairman

# City of Fairview

7100 CITY CENTER WAY

FAIRVIEW, TN. 37062



Phone: 615-799-1585

Email: codes@fairview-tn.org

### RECOMMENDATIONS

### 2017-5

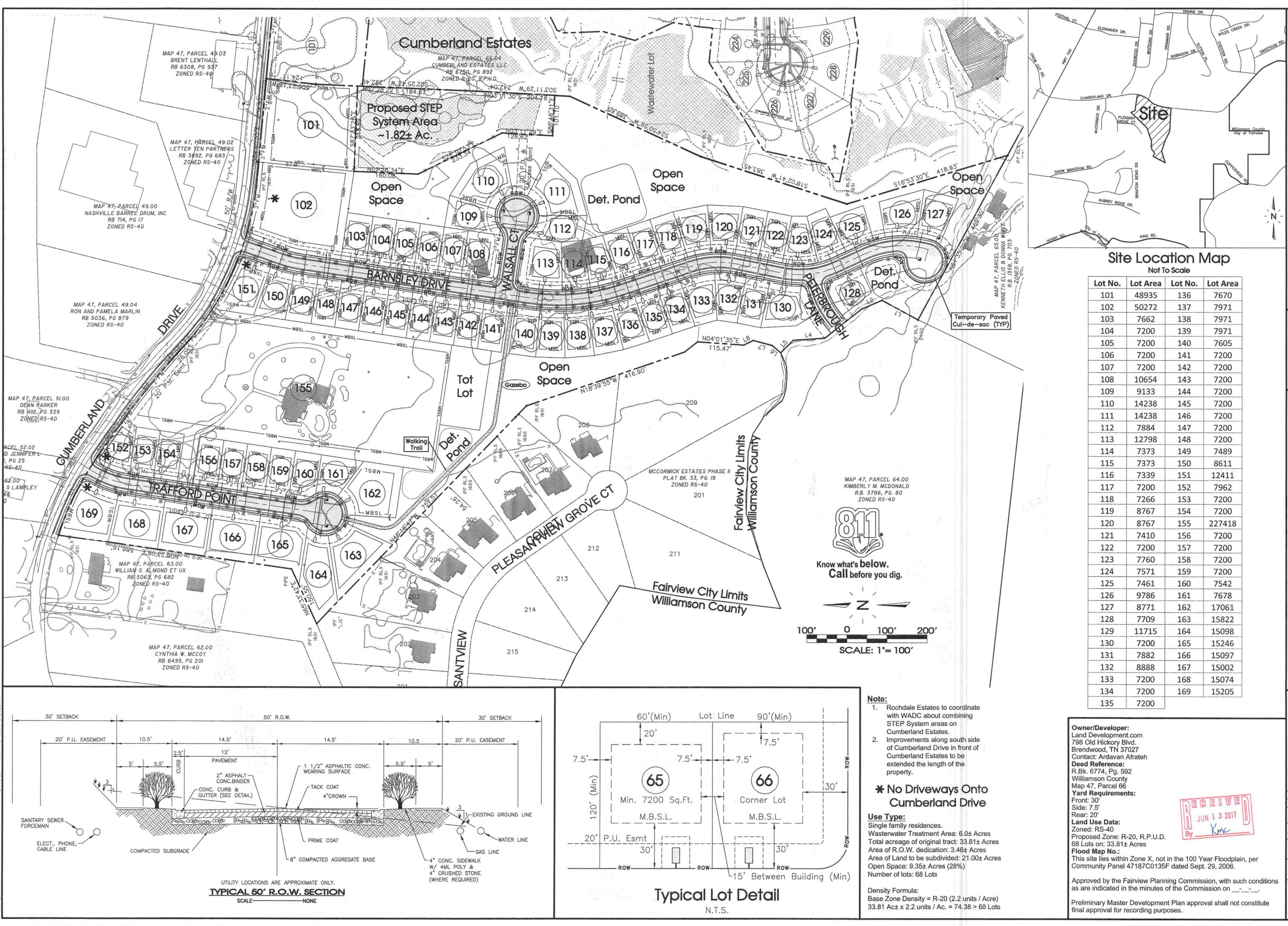
### DATE: APRIL 11, 2017 TO: FAIRVIEW BOARD OF COMMISSIONERS FROM: FAIRVIEW MUNICIPAL PLANNING COMMISSION

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.



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
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	227418
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		

#### 6. CONCLUSIONS AND RECOMMENDATIONS

The analyses presented in this study indicate that the total projected traffic volumes at the intersections of Cumberland Drive and the project accesses do not warrant a westbound left turn lane or an eastbound right turn lane at either of these locations. Specifically, the projected traffic volumes do not exceed the minimum thresholds included in *NCHRP Report 457: Engineering Study Guide for Evaluating Intersection Improvements*. Also, the analyses conducted for the purposes of this study indicate that these intersections will operate acceptably even if dedicated turn lanes are not provided on Cumberland Drive and the project accesses.

However, because Cumberland Drive is currently 18-19 feet wide, consideration should be given to widening Cumberland Drive along the frontage of the project site to include one 10-foot travel lane in each direction and a 2-foot shoulder on the south side of Cumberland Drive.



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



# Introduction

Introduction

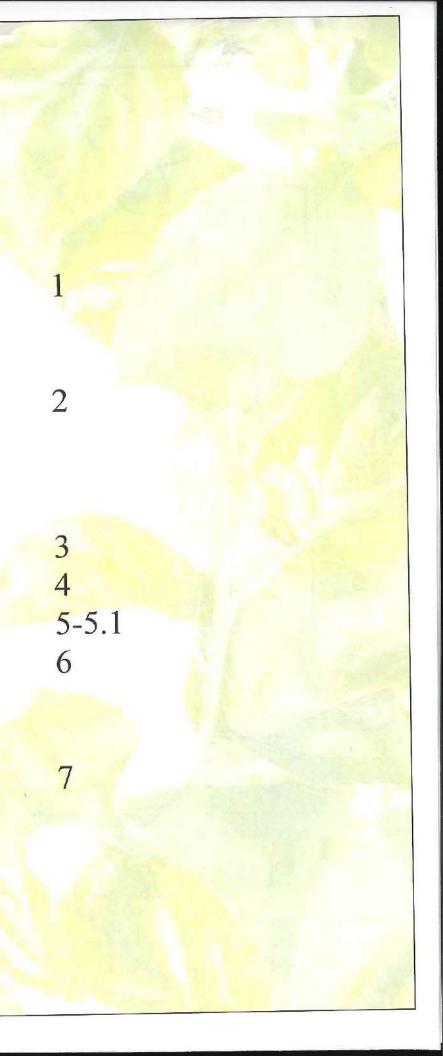
# **Existing Conditions**

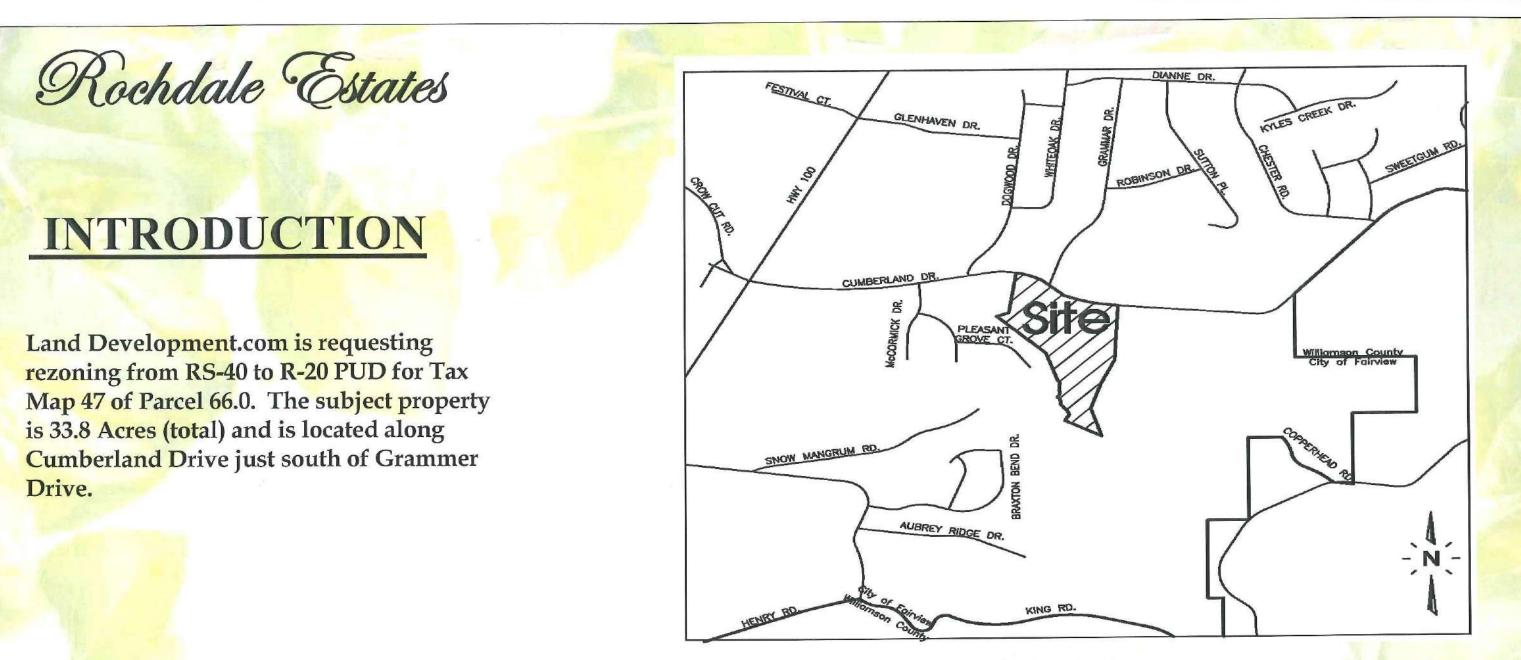
Right-of-way, Utilities, Topography & Physical Features

# **Proposed Development**

Master Plan Proposed Site Proposed Homes Ingress/Egress

Amenities Amenities





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 acres +/-) / (2.2 lots / acre) = 74.4 lots allowed Lots Proposed =68

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



# EXISTING CONDITIONS Rights-of-way, Utilities, Topography & Physical Features

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

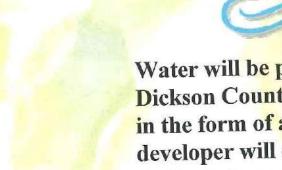
The attached USGS maps indicate the Rochdale Estates wastewater treatment area drainage flow path is to the east discharging into Allen Branch watershed and to the north. The site is comprised of approximately 33.8 acres. The topography is mainly gently rolling to rolling slopes of 5 - 15 % with moderately 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.

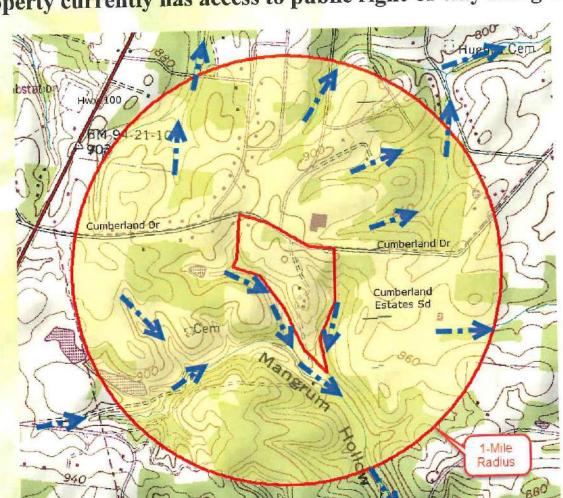
Middle Tennessee Electric will be providing service to the development.

2

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.



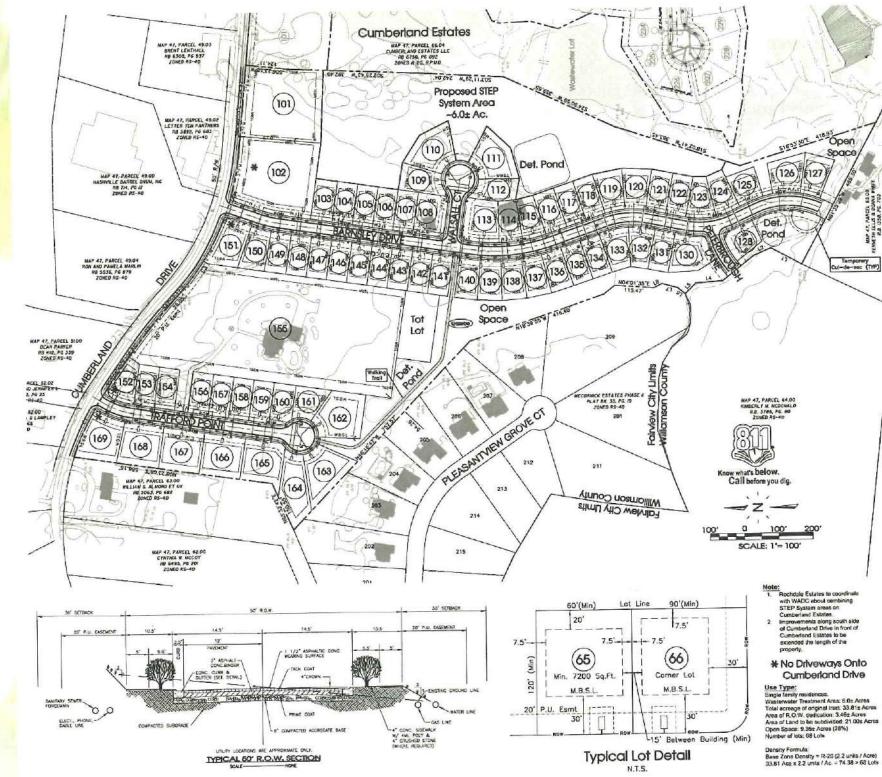


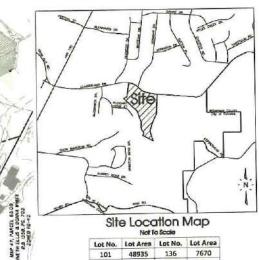






# **Master Plan**





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
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110	14238	145	7200
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130	7200	165	15246
131	7882	166	15097
132	8888	167	15002
133	7200	168	15074
134	7200	169	15205
135	7200		

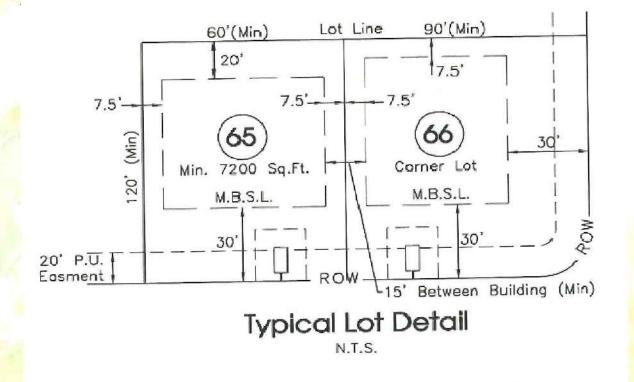
And Development 798 Old Hickory BMd. Rendwood, TN 37027 Brencesod, TN 37027 Contact: Addson AdMithin Deed Reference: RBK 8774, PS, 552 Williamson County Map 47, Parcell 66 Yard Requirements: Front: 30 Stat: 75 Stat: 75 Proposed Zone: R-20, R P U.D. 57 Lofis on: 33.812 Acros Fload Map Ho.2 No.: s within Zona X, not in the 100 Year Floodplain, pe - Panel 47187C0135F dated Sept. 29, 2006.

proved by the Fairview Planning Commission, with such a are insteaded in the minutes of the Commission on \_\_\_\_\_\_ Proliminary Master Development Plan approval shall not constitute inal approval for recording purposes.



# **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.



### 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
- > 3<sup>rd</sup> 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

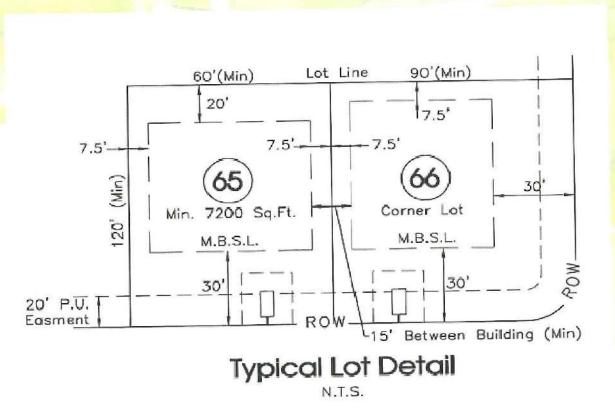


# **PROPOSED HOMES**

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 <sup>1</sup>/<sub>2</sub>, 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



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.

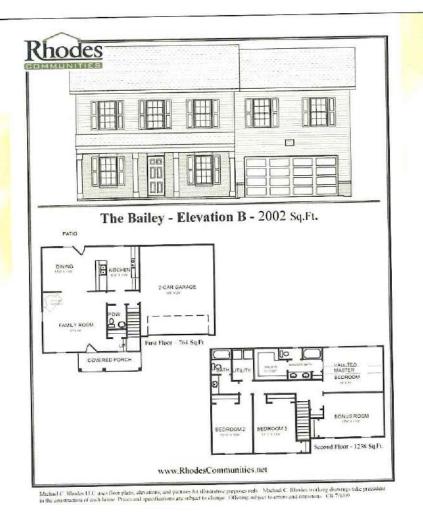


**REPRESENTATIVE FRONT ELEVATIONS** 

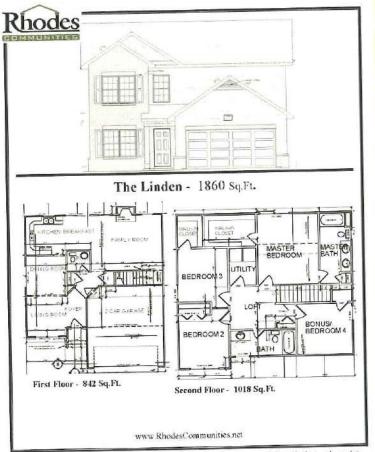


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### **REPRESENTATIVE FRONT ELEVATIONS**





Rhodes

VAULTED GREAT ROOM

The Summit - Elevation C - 1947 Sq.Ft.



www.RhodesCommunities net

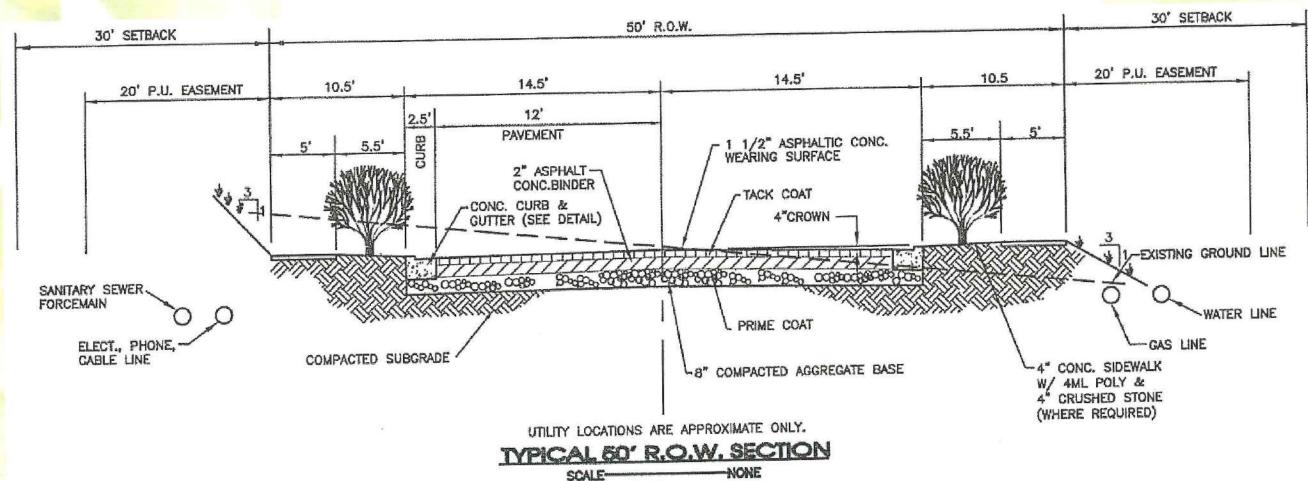
Michael C. Rhodes LLC uses flow plans, elevations, and permets for illustrative purposes only. Markael C. Rhodes working drawings take precedurations are subsect to change. Offerina adjust to errors and registrations are subsect to change. Offerina adjust to errors and registrations (CB 7/147)

Michael C. Rhodes LLC uses floor plans, elevations, and pictures for disstrative purposes only. Michael C. Rhodes working drewings take



# **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



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.



### **ORDINANCE** <u>#2017-19</u>

AN ORDINANCE TO AMEND THE CITY OF FAIRVIEW ZONING ORDINANCE D. GRANGING THE OFFICIAL ZONING MAP FOR TAX MAP 42, PARCELS 78.00 (87.71 ACRES), 78.01 (15 ACRES), 79.00 (13 ACRES) AND 79.01 (16.04 ACRES) = TOTAL OF 137.75 ACRES, 7818 OLD NASHVILLE ROAD, FROM A RS-40 (LOW-DENSITY RESIDENTIAL) ZONING DISTRICT TO A R-20 P.U.D. (MEDIUM-DENSITY RESIDENTIAL PLANNED UNIT DEVELOPMENT) ZONING DISTRICT

WHEREAS, a request has been made by Engineer Trustee Jamie Reed of SEC, Inc. to rezone property located within the City of Fairview; and

WHEREAS, the City of Fairview Planning Commission, on July 11, 2017, made a favorable recommendation to the Board of Commissioners that this request be approved.

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

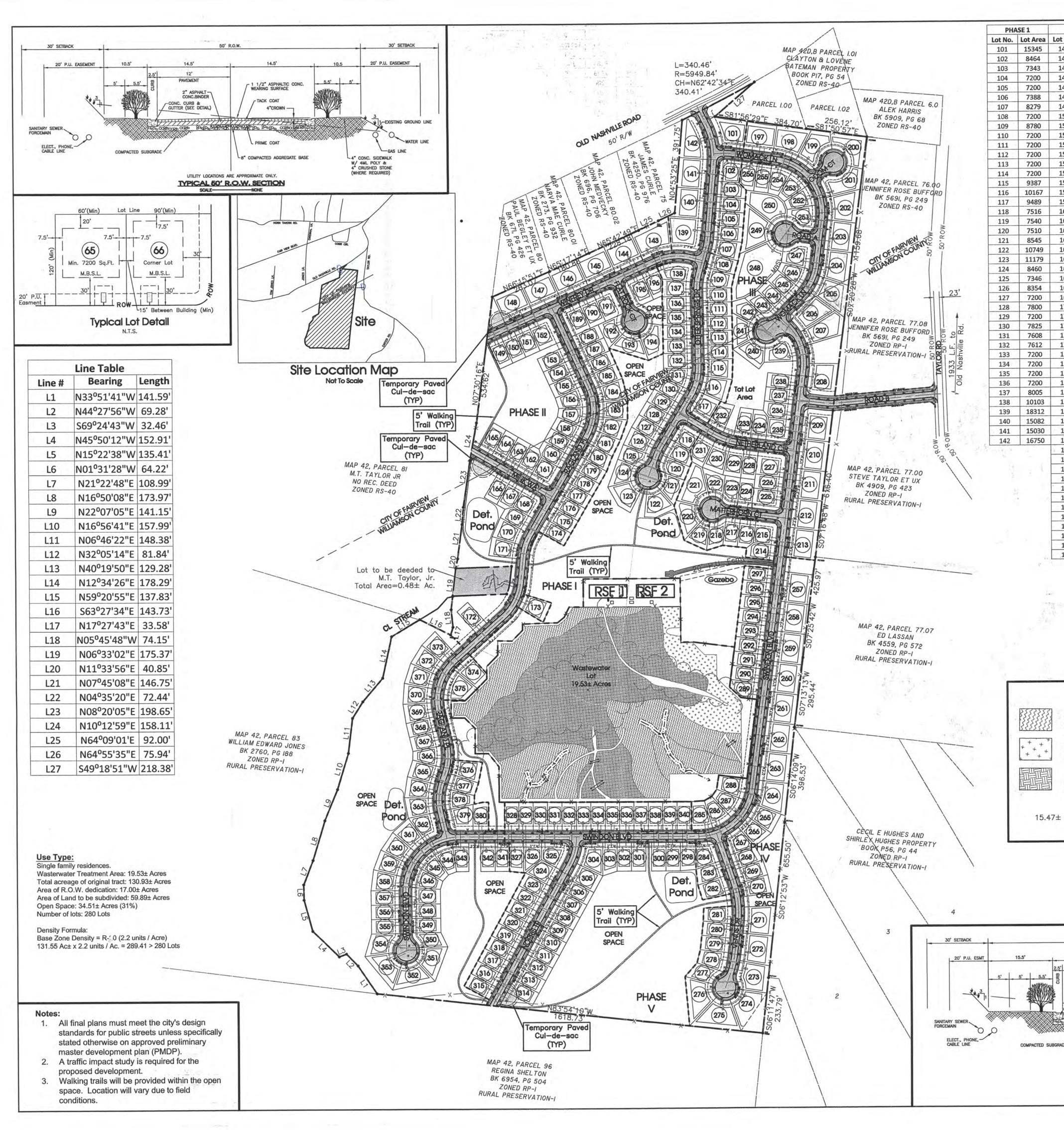
- **SECTION 1.** That the Zoning Ordinance be and is hereby amended by making certain changes to the Official Zoning Map for the City of Fairview, by changing the property identified as Tax Map 42, Parcels 78.00 (87.71 acres), 78.01 (15 acres), 79.00 (13 acres) and 79.01 (16.04 acres) = total of 137.75 acres from a RS-40 Zoning District to a R-20 P.U.D. Zoning District. This property consists of approximately 131.5 acres and is owned by Reda Kidder and Jennifer Bufford who has authorized the submittal of application for the rezoning of this parcel, which is attached to and made a part of this ordinance as though copied herein.
- SECTION 2. BE IT FURTHER ORDAINED, that the Codes and Planning Department is hereby authorized and directed, upon approval of this Ordinance, to cause the change to be made on the Official Zoning Map, as set out in Section 1 of this Ordinance, and to make notation thereon of reference to the date of passage and approval of this Ordinance.
- SECTION 3. BE IT FURTHER ORDAINED, that this Ordinance take effect immediately after its passage and such change be published in a newspaper of general circulation, the welfare of the City of Fairview requiring it.

### LEGAL STATUS PROVISIONS

Approved and certified by the Planning Commission:

Chairman		Date
Published in the Fa	irview Observer on	
Public Hearing Held	!:	
1 <sup>st</sup> Reading:		
2 <sup>nd</sup> Reading:		
Approved by the Boa	rd of Commissioners:	
Patti L. Carroll, Mayo	)r	
ATTEST:		
Brandy Johnson, Cit	/ Recorder	
APPROVED AS TO F	ORM:	
	!	
City Attorney	· · · · · · · · · · · · · · · · · · ·	
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ot No. 143 144	SE 2		SE 3		SE 4		SE 5 Lot Area	PHA Lot No.	SE 6 Lot Area			gend:		ANTS
	Lot Area 18658	Lot No. 197	Lot Area 15016	Lot No. 257	Lot Area 15074	Lot No. 298	7622	341	7200		EXIST. CONCRETE MONUMENT	•	BENCHMARK	AN
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148 149	15173 7200	202	15012 15000	262	15015	303	10904	340	7866					CO
150	7200	204	15231	264	15046	305	9150 7200	348 349	7200 7200	0	EXIST. SEWER CLEANO	OUT -	PROPOSED SIGN POST	
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161	8891 7488	215 216	8891 7488	275 276	17199 15384	316 317	7200	360	8771	0	EXIST. WATER METER	R 2	TURN LANE ARROWS	H
163	7200	217	7216	277	7549	318	7200	361	8771	0	EXIST. UTILITY POLE		REVISION NUMBER	SI
164	7200	218	7606	278 279	8606 7300	319 320	7200	362 363	9063 8389				DRAINAGE STRUCTURE	
165 166	7200 7200	219 220	11515	279	7300	320	7200	364	8771	Ŷ	EXIST. FIRE HYDRAN		DESIGNATION	U
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170	8745	224	7200	284	8672	325	9798	368	7201	D	REDUCER	-	RUNOFF FLOW ARROW	
171	8378	225	9929	285	8727	326 327	7573 7361	369 370	8429 8771		REMOTE FIRE		INLET FILTER	(7)
172 173	7200	226	7200	286 287	7598 7598	327	7361	370	8771	ď	DEPT. CONNECTIO	NLJ	PROTECTION	
174	7200	228	7200	288	9062	329	7352	372	8771	<b>►</b> I	CONCRETE THRUS BLOCK	T 63.25 ×	PROPOSED SPOT ELEVATION	$\Xi$
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178	7200	232	7642	292	7200	333	7200	376	8771	~	CONNECTION		DIRECTION	
179 180	7200	233	7559 7488	293 294	7200	334 335	7200	377 378	7229 7608	Þ¢	FIRE HYDRANT		CATCH BASIN	SHIMMENT.
180	7475	234	8891	295	7200	336	7200	379	10112	8	GATE VALVE & BOX	x	CURB INLET	CHARD HOME
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191	8664	246	7608	1										
193	10531	247	11126	-						EXIS	TING ELECTRIC -		OH	
194 195	11301 10036	248 249	33544 17097							PR	ROPERTY LINE -			1
196	7337	250	16271	1							EASEMENTS -			1
		251	10062 7608							R	GHT OF WAY -		ROW	
		253	7608	Ow							SION CONTROL		SF	
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### 6. CONCLUSIONS AND RECOMMENDATIONS

The analyses presented in this study indicate that the following infrastructure improvements should be provided in order to accommodate the total projected traffic volumes with the completion of the proposed residential project:

- 1. Each of the project accesses should be constructed to include one entering lane and one exiting lane, striped as a shared left and right turn lane.
- 2. As planned, the project should include connectivity to future development on the west and south sides of the project site.
- 3. A westbound left turn lane should be provided on Fairview Boulevard at the intersection with Taylor Road. This turn lane should include at least 100 feet of storage and should be designed and constructed according to AASHTO standards.
- 4. As noted for the purposes of this study, the project site is served by rural roadways that do not conform with typical urban street cross-sections and design standards. The traffic that will be generated by the proposed project will not exceed the capacity of these roadways or change the character of these roadways. However, as residential developments are planned and constructed on the south side of Fairview Boulevard, in the vicinity of the project site, the City of Fairview should establish a funding mechanism and an implementation plan for improving the rural roadways that provide access to the study area.

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

## **Existing Conditions**

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

## **Proposed Development**

Master Plan Proposed Site Proposed Homes Ingress/Egress

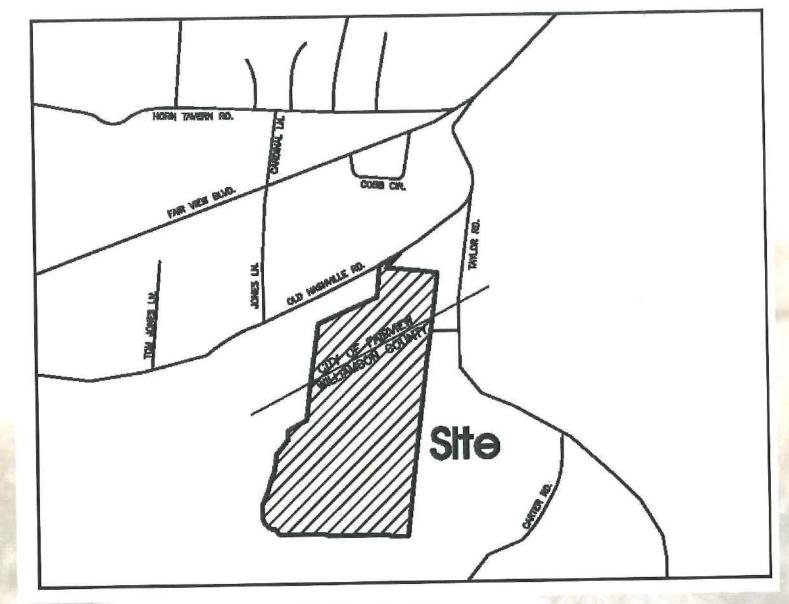
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Otter Creek

# 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 acres +/-) / (2.2 lots / acre) = <u>289.4 lots allowed</u> Lots Proposed = 268 lots

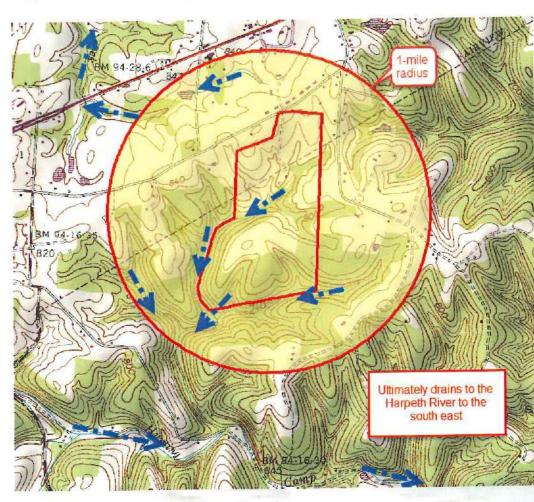
The RPUD section contains 57.6 acres of open space (44%).



# **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.





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.



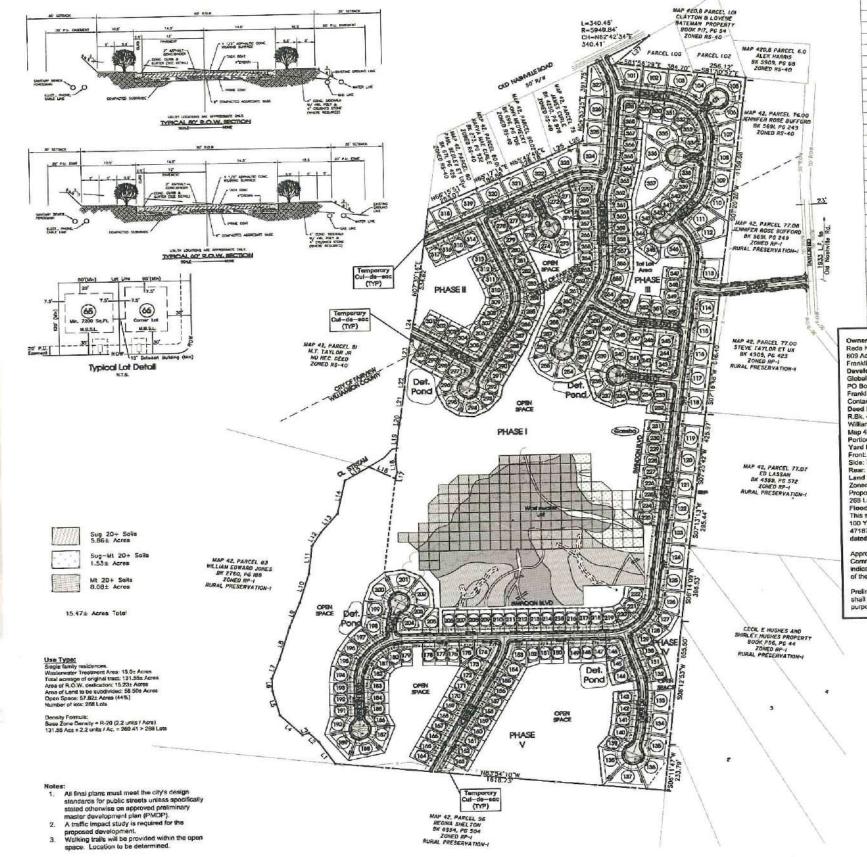
The attached USGS maps indicate the Otter Creek wastewater treatment area drainage flow path is to the west discharging into Hunting Camp Creek ultimately discharging into the Harpeth River watershed to the southeast. The site is comprised of approximately 131.5 acres. The topography is mainly gently 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.

Middle Tennessee Electric will be providing service to the development.

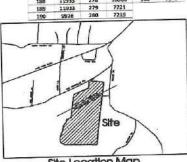


Otter Creek

## Master Plan



	Line Table					Area 7200	281	7200
Line #		Length -	101	15345	191	7200	282	7648
	N33°51'41"W	141 59	103	15477	193	7263	283	8771
11			104	15443	194	8771	284	8771
12	N44º27'56"W		105	15279 15154	195	8771 8771	285	74.84
L3	569°24'43"W	32.45'	105	15154	197	8771	287	7475
1.4	N45°50'12"W	152.91'	108	15000	198	17833	288	7200
15	N15º22'38"W	135.41'	109	15231	199	10067	289	7200
	N01º31'28"W	64.22'	110	15171	300	14238	290	7200
16	and a local sector of a local sector of the		111	15042	201 202	34238	292	7547
L7	N21º22'48"E	108.99	112	15979	203	7565	293	7413
LB	N16º50'08"E	173.97	114	15324	204	10997	294	10006
1.9	N22"07'05"E	141.15	115	15000	205	8659	295	10006
	and the second se		116	15000	206	7200	296	7741 9597
L10	N16º56'41"E		117	15000	207	7200	298	7200
L11	N06°46'22"E	148,38	118	15074	209	7200	299	7200
L12	N32°05'14"E	81.84'	120	15033	210	7200	300	7200
L13	N40°19'50"E	129.28	121	15087	211	7200	301	7200
			122	15111	212	7200	302	7200
L14	N12º34'26"E		123	15008	213	7200	304	7488
L15	N59°20'55"E	137.83	124	15015	215	7200	305	8891
L15	\$63°27'34"E	143.73	125	15046	216	7200	306	7488
	N17°27'43"E		127	8771	217	7200	307	7200
L17	and the second se	and the second second second	128	8154	218	7200	308	7676
L18	N05°45'48"W	A Description of the local data	129	7906	219	7200	309	7508
L19	ND6°33'02"E	175.37'	130	7412	220	7200	313	7200
L20	N11º33'56"E	40.85'	131	7495	222	7200	312	7200
	N07º45'08"E		132	15055	223	7200	313	7200
121	a contraction of the second	and the second se	134	15056	224	7200	314	11260
L22	NO4°35'20"E	Conception and the local diversities	135	15037	225	7200	315	7800
L23	N08°20'05"E	198.65	136	20959	226	7200	316	7200
L24	N10°12'59"E	158.11	137	17199	227	7200	318	1517
Contraction in the local division of the loc			139	7549	229	7200	315	1504
125	N64º09'01'E		140	8606	230	7200	320	1504
L26	N64°55'35"8	75.94'	141	7300	231	7200	321	1517
L27	and the second se		142	7200	232	7485	322	1521
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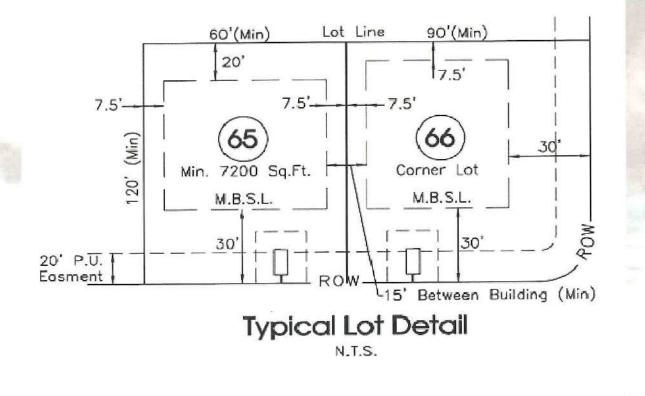
Site Location Map

3

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.



### PROPOSED SITE CHARACTERISTICS

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

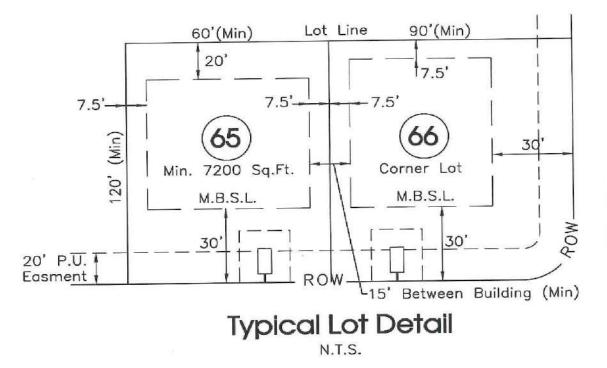
For corner lots see detail below

- > 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  $1, 1\frac{1}{2}$ , 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.



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** 





## **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





### PLAN 3 | AMERICANA

2,342 SF TWO STORY



**REPRESENTATIVE FRONT ELEVATIONS** 

### 2,407 SF TWO STORY

### TRADITIONAL PLAN 4

### 1,889 SF SINGLE STORY

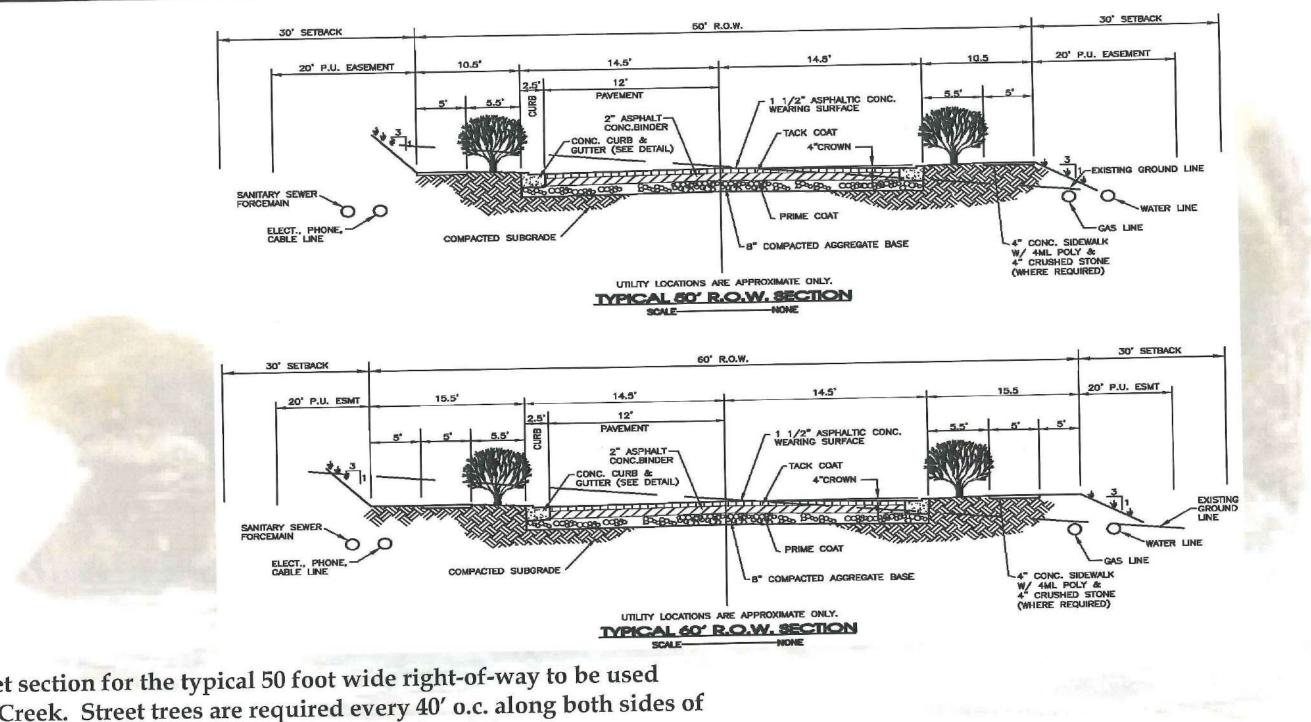
### COTTAGE PLAN 1



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.

6



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.

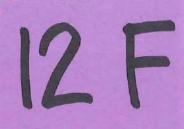
Otter Creek

## **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.





### **ORDINANCE** <u>#2017-20</u>

AN ORDINANCE TO AMEND THE CITY OF FAIRVIEW ZONING ORDINANCE DE OFFAUGUNG THE OFFICIAL ZONING MAP FOR TAX MAP 42, A PORTION OF PARCEL 77.08 (.60 ACRES), 7312 TAYLOR ROAD, FROM A RS-40 (LOW-DENSITY RESIDENTIAL) ZONING DISTRICT TO A R-20 P.U.D. (MEDIUM-DENSITY RESIDENTIAL PLANNED UNIT DEVELOPMENT) ZONING DISTRICT

WHEREAS, a request has been made by Engineer Trustee Jamie Reed of SEC, Inc. to rezone property located within the City of Fairview; and

WHEREAS, the City of Fairview Planning Commission, on July 11, 2017, made a favorable recommendation to the Board of Commissioners that this request be approved.

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

- **SECTION 1.** That the Zoning Ordinance be and is hereby amended by making certain changes to the Official Zoning Map for the City of Fairview, by changing the property identified as Tax Map 42, a Portion of Parcel 77.08 (.60 acres) from a RS-40 Zoning District to a R-20 P.U.D. Zoning District. This property consists of approximately .60 acres and is owned by Kenny Taylor who has authorized the submittal of application for the rezoning of this parcel, which is attached to and made a part of this ordinance as though copied herein.
- SECTION 2. BE IT FURTHER ORDAINED, that the Codes and Planning Department is hereby authorized and directed, upon approval of this Ordinance, to cause the change to be made on the Official Zoning Map, as set out in Section 1 of this Ordinance, and to make notation thereon of reference to the date of passage and approval of this Ordinance.
- SECTION 3. BE IT FURTHER ORDAINED, that this Ordinance take effect immediately after its passage and such change be published in a newspaper of general circulation, the welfare of the City of Fairview requiring it.

### LEGAL STATUS PROVISIONS

Chairman		Date
<sup>p</sup> ublished in the	Fairview Observer on	
Public Hearing H	leld:	
<sup>₅t</sup> Reading:	:	
nd Reading:		
proved by the E	loard of Commissioners:	
atti L. Carroll, M	ayor	
ITEST:		
andy Johnson,	City Recorder	

City Attorney

# City of Fairview

7100 CITY CENTER WAY FAIRVIEW, TN. 37062



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

RECOMMENDATIONS 2017-8

**DATE:** JULY 11, 2017

TO: FAIRVIEW BOARD OF COMMISSIONERS

**FROM:** FAIRVIEW MUNICIPAL PLANNING COMMISSION

6.1 Rezoning Request and Preliminary Master Development Plan for Rochdale Estates off Cumberland Drive from RS-40 to R-20 RPUD. 68 Proposed Lots on 33.81 acres. Tax Map 047, Parcel 66.00. Parcel owned by LandDevelopment.Com.Inc..

### Mangrum made a motion to send a favorable recommendation to the Board of Commissioners, with contingencies, which was seconded by Anderson, and all were in favor.

**6.2** Rezoning Request and Preliminary Master Development Plan for Otter Creek Subdivision off Old Nashville Road from RS-40 to R-20 RPUD. 280 Proposed Lots on 132.35 acres. Tax Map 042, Parcels 78.00, 78.01, 79.00, 79.01, and a Portion of 79.08. Parcels owned by Jennifer Bufford and Reda Kidder; Developer is Global Investments.

> Carroll made a motion to send a favorable recommendation to the Board of Commissioners, with contingencies, which was seconded by Slaughter, and all were in favor.



### CITY OF FAIRVIEW AGENCY FUNDING 2017-2018

Budget Amount: \$25,000

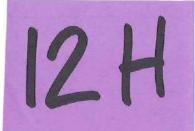
Request Deadline: August 31, 2017

Applicant Requirements:

- Must have non-profit status at time of application
- Must provide the following:
  - Letter on agency letterhead stating the specific amount of funding requested and the intended use(s) for the funds requested (include additional information as needed such as drawings or project estimates)
  - o The agency's most recent annual financial report
  - o Copies of the agency's non-profit certification

All requests for funding will be considered at the September 21, 2017 Board of Commissioners meeting.

#### CITY OF FAIRVIEW, TENNESSEE



#### RESOLUTION NO. 11-17

### A RESOLUTION AUTHORIZING THE FIRE DEPARTMENT OF FAIRVIEW, TENNESSEE TO PARTICIPATE IN THE POOL'S "SAFETY PARTNERS" MATCHING GRANT PROGRAM

WHEREAS, the safety and well being of the employees of the City of Fairview of Fairview, Tennessee is of the greatest importance; and,

WHEREAS, all efforts shall be made to provide a safe and hazard-free workplace for the City of Fairview, Tennessee Fire Department employees; and,

WHEREAS, the Pool seeks to encourage the establishment of a safe workplace by offering a "Safety Partners" Matching Grant Program; and,

WHEREAS, the City of Fairview, Tennessee Fire Department now seeks to participate in this important program; and,

WHEREAS, the Board of Commissioners of the City of Fairview, Tennessee supports the City of Fairview, Tennessee Fire Department in obtaining such grants.

**NOW, THEREFORE, BE IT RESOLVED** by the Commissioners of the City of Fairview, Tennessee the following:

**Section 1.** That the City of Fairview, Tennessee Fire Department is hereby authorized to submit application for a "Safety Partners" Matching Grant Program through The Pool.

**Section 2.** That the City of Fairview, Tennessee is further authorized to provide a matching sum to serve as a match for any monies provided by this Grant.

Adopted this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

### PATTI CARROLL, MAYOR

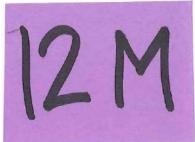
#### ATTEST:

### BRANDY JOHNSON, CITY RECORDER

APPROVED AS TO FORM

TIM POTTER, CITY ATTORNEY

### CITY OF FAIRVIEW, TENNESSEE



### RESOLUTION NO. 12-17

### A RESOLUTION TO DISSOLVE THE BOARD OF ADJUSTMENTS AND APPEALS

**WHEREAS,** the City of Fairview has previously established a Board of Adjustments and Appeals;

WHEREAS, a meeting of this board is extremely rare (one time within the last 10 years); and

**WHEREAS,** the City has another existing appeals board (Board of Zoning Appeals) that is required by the City's zoning ordinance; and

WHEREAS, all appeals in relation to zoning, municipal codes or building codes may be heard by a single board; and

WHEREAS, the Fairview Board of Commissioners have determined this board has outlived its useful purpose.

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

That the City of Fairview, Tennessee Board of Commissioners authorizes the dissolution of the Board of Adjustments and Appeals and assignment of any duties to the Board of Zoning Appeals.

Adopted this the 20<sup>th</sup> day of August, 2017.

MAYOR

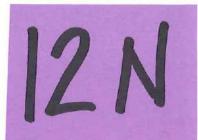
ATTEST:

### **CITY RECORDER**

APPROVED AS TO FORM

CITY ATTORNEY FAIRVIEW, TENNESSEE

### CITY OF FAIRVIEW, TENNESSEE



### RESOLUTION NO. 13-17

### A RESOLUTION REQUESTING A CHANGE TO THE INDUSTRIAL DEVELOPMENT BOARD BY-LAWS

**WHEREAS,** the City of Fairview has previously established an Industrial Development Board and by-laws for such board;

WHEREAS, the Board of Commissioners recently performed a review of all the City's boards and commissions; and

WHEREAS, the Board of Commissioners expressed an interest in a uniform number of members and term of service across all boards; and

WHEREAS, a change to the existing by-laws of the Industrial Development Board would be required adjusting the number of directors from seven persons to five persons as well as changing the term of service from six years to three years; and

WHEREAS, the Fairview Board of Commissioners respectfully request these changes to the Industrial Development Board by-laws.

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

That the City of Fairview, Tennessee Board of Commissioners request changes to the Industrial Development Board by-laws such that the Board of Directors consist of seven persons serving for a term of three years.

Adopted this the 20<sup>th</sup> day of August, 2017.

MAYOR

ATTEST:

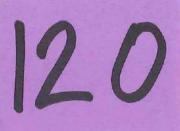
**CITY RECORDER** 

APPROVED AS TO FORM

CITY ATTORNEY FAIRVIEW, TENNESSEE

### **RESOLUTION 14-17**

### A RESOLUTION ADOPTING AN EMPLOYMENT CONTRAC CITY MANAGER OF FAIRVIEW, TENNESSEE



THIS AGREEMENT, made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2017, between the Board of Commissioners of the City of Fairview (the City of Fairview), hereinafter called "Employer", and city manager Scott Collins, hereinafter called "Employee".

### Witnesseth:

WHEREAS, the Fairview, Tennessee Board of Commissioners (Acting in their official capacity for the City of Fairview, Tennessee), desires to retain Scott Collins as city manager to manage the day-to day operations of the City of Fairview; Tennessee and

WHEREAS, Scott Collins has been employed in this capacity since August 1, 2016; and,

WHEREAS, the parties hereto agree to various terms and conditions of employment as hereinafter set forth in more particular terms; and,

WHEREAS, the parties hereby continue the relationship of Employer and Employee; and,

NOW, THEREFORE, in consideration of the mutual covenants herein contained, the parties agree as follows:

1. Duties.

Employer hereby retains/employs Scott Collins (Employee) as City Manager of the City of Fairview, Tennessee to perform the functions and duties of City Manager specified in the City Charter and Ordinances of the City of Fairview, Tennessee, and to perform other legally permissible and proper duties and functions as the Employer shall from time-to-time assign to him. Employee hereby agrees to perform the functions and duties of the City Manager for the Employer.

### 2. Term.

A. Nothing in this Agreement shall prevent, limit or otherwise interfere with the right of the Employer to terminate the employment of the Employee at any time, with or without cause, provided however that he may not be removed without cause within three (3) years from the date which this contract is executed except for his conviction of any illegal act (for the purposes of this contract "illegal act" is defined to be any act that is prohibited by the Criminal Code of the State of Tennessee), malfeasance, misfeasance, or neglect of duty. In case of Employer's intent to terminate the employment of the Employee on the basis of malfeasance, misfeasance or neglect of duty within the three (3) year period the Employee may demand written charges and a public hearing thereon before the Board of Commissioners (Employee) prior to the date on which the Employee's final removal shall take effect pursuant to a majority vote by/of the City of Fairview Board of Commissioners and that the decision and action by the Employer upon such hearing shall be final, and pending such hearing, the Employer may suspend the Employee with pay from duty.

- B. Nothing in this Agreement shall prevent, limit or otherwise interfere with the right of the Employee to resign from his position with Employer except that the Employee should provide the Employer with a minimum of thirty (30) days written notice of his intent to terminate his employment.
- C. Employee agrees to remain in the exclusive employ of Employer for the duration of his employment with the Employer, except upon a Resolution approved by a majority vote of the Board of Commissioners authorizing outside employment of the Employee.
- D. This contract shall be for a three (3) year period from the original date of execution and shall automatically and perpetually renew for two (2) year periods on the term expiration date of the currently in force contracted term unless the Employer notifies the Employee, in writing, at least ninety (90) days prior to the termination date of the current contract term that the Employer has elected, by majority vote of the City of Fairview Board of Commissoners to not have the contract renew. Upon notification by the Employer to the Employee at least 90 days prior to the termination date of the current contract termination date that the Employee at least 90 days prior to the termination date of the current contract termination date that the Employer intends for the contract to not be renewed the contract will expire at the term end and not be subject to renewal.
- E. Any notices required by this Agreement shall be addressed and hand delivered (and receipted for) or mailed Certified or Registered Mail return receipt requested to the Mayor of the City of Fairview, Tennessee. All notices given pursuant to this Agreement shall be deemed to have been given and received on the date said written notice is hand delivered to the Employee or to the Mayor or, if mailed, on the date said written notice is posted in the United States Mail. Written notice to the Employee or to the Mayor shall be addressed to their last known mailing address and Fairview City Hall, 7100 City Center Way, Fairview, TN 37062.
- 3. Termination and Severance Pay.
  - A. In the event Employee is terminated by the Employer before expiration of the aforesaid term(s) of employment, and during such time that Employee is willing and able to perform his duties under this Agreement the Employer agrees to pay the Employee, upon the effective date of the termination, a lump sum payment equal to six (6) months salary plus any accrued leave time balance(s), less standard and customary payroll deductions required to be deducted there from, and to continue to be enrolled as currently enrolled in the city's health insurance plan for the six (6) calendar months immediately following the termination date, provided that the Employee pays the standard and customary employee portion of the health insurance coverage for the six (6) month period.

Provided, however, that if after a public hearing and majority vote of the City of Fairview Board of Commissioners the Employee is terminated because of his conviction of any illegal act, malfeasance, misfeasance, or neglect of duty the Employer shall have no obligation to pay the six (6) months salary sum or provide the health insurance benefit designated in this section, but shall, upon termination, pay the Employee for any accrued leave time balance(s).

- B. In the event Employee voluntarily resigns his position with Employer before expiration of the aforesaid term of his employment the Employee must give Employer thirty (30) days notice in advance, unless the parties otherwise agree. Upon the voluntary resignation of employment the Employer shall pay the Employee his full accrued leave time balance(s) plus any additional agreed upon compensation or benefit, if any.
- 4. Death or Disability.

Disability and/or Death benefits are the same as those of other City of Fairview employees and to the extent that those benefits and responsibilities are set forth in the <u>City of Fairview Policies and Procedures Manual</u>, they are incorporated herein and made part of this Contract by reference as if copied verbatim.

5. Salary.

With the execution of this contract the Employer agrees to pay Employee as a participant in the city's current pay plan and the Employee's compensation shall be set, as other city employees, by inserting the Employee in the appropriate pay plan grade and rounded up to the next step plus one step, not to exceed a 4% increase from the Employee's current rate of pay.

Additionally, Employer agrees to increase annually the base salary and/or other benefits of Employee in such amounts and equal to any step raises or cost of living adjustments afforded to all other City of Fairview employees with the adoption of the annual budget.

6. Hours of Work.

The Employee will devote the time necessary to effectively operate and manage the City of Fairview, except that all of his time shall not be required, and that he will minimally work the standard operating hours of the City of Fairview plus any additionally hours necessary to effect the operations of the City, attend meetings, etc.

7. Leave Time Accruals.

The Employee shall accrue leave time at the standard and customary rate of all other employees of the City of Fairview.

8. Disability, Health and Life Insurance.

The disability, health and life insurance benefits are the same as those of other City of Fairview employees and to the extent that those benefits are set forth in the <u>City of</u> <u>Fairview Policies and Procedures Manual</u>, they are incorporated herein by reference as if copied verbatim.

Employee agrees to submit once per calendar year to a complete physical examination by a qualified physician selected by the Employer, the cost of which shall be paid by the Employer. Employer shall receive a copy of all medical reports related to said examination. Employer may waive requirement of the physical examination if it chooses to do so.

9. Retirement

Employer is a member of the retirement plan already in existence through the City of Fairview. Employee's benefits under said plan shall continue with the execution of this contract and continue during the term of this Agreement and any subsequent renewal.

10. Dues, Subscriptions, Memberships, and Expenses.

Employer agrees to budget and pay for the professional dues and subscriptions of Employee necessary for his continued and participation in national, regional, state and local associations and organizations necessary and desirable for his continued professional participation, growth and advancement, and for the good of the Employer.

- **11.** Professional Development
  - A. Employer hereby agrees to budget for and to pay travel and training expenses for Employee for professional and official travel, meetings and occasions adequate to continue the professional development of Employee and to adequately pursue necessary official and other functions for Employer.
  - B. Employer also agrees to budget and to pay for the travel and subsistence expenses of Employee for short courses, institutes and seminars that are necessary for his professional development and for the good of the Employer.
- 12. Indemnification and Bonding.

Employer shall within the limits of the <u>Tennessee Governmental Torts Liability Act</u> (<u>GTLA</u>), <u>T.C.A. 529 -20-101</u>) defend, save harmless and indemnify Employee against any tort, professional liability claim or demand or other legal action, whether groundless or otherwise, arising out of alleged act or omission occurring in or arising out of the good faith performance of Employee's duties as City Manager.

- **13**. Other Terms and Conditions of Employment.
  - A. The Employer, in consultation with the City Manager, shall fix any other such terms and conditions of employment, as it may determine from time to time, relating to the performance of Employee, provided such terms and conditions are not inconsistent with or in conflict with the provisions of this Agreement, the City Charter, or any other ordinance or statute.
  - B. Employee shall be entitled, with pay, to all holidays received by other employees.
  - C. Employee shall be salaried, shall not accrue compensatory time and shall not be paid any overtime for additional hours worked in excess of normal work schedules.
  - D. Employee is required to reside within the city limits of Fairview.

14. No Reduction of Benefits.

Employer shall not at any time during the term of this Agreement reduce the salary, compensation or other financial benefits of Employee.

15. Automobile

The Employee may use a city owned vehicle for city related business, travel and training when a city vehicle is reasonably available. Whenever the Employee uses his personal vehicle for city related business, travel or training he may be reimbursed fuel or the retail cost of fuel only and not be reimbursed any government mileage rates.

- 16. General Provisions.
  - A. This instrument contains the entire agreement between the parties. It may be changed orally but only by agreement in writing signed by the party against whom enforcement of any waiver, change, modification or discharge is sought.
  - B. This Agreement shall be binding upon and inure to the benefit of the heirs at law and executors of Employee.
  - C. This Agreement shall become effective when executed by all necessary parties to the Agreement.
  - D. If any provision or any portion thereof, contained in this Agreement Is held unconstitutional, invalid or unenforceable, by any Court of competent jurisdiction then the remainder of this Agreement, or portion thereof, shall be deemed severable, shall not be affected and shall remain in full force and effect.

IN WITNESS WHEREOF, the City of Fairview, Tennessee Board Commissioners has caused this Agreement to be signed and executed on its behalf by its Mayor and duly attested by its City Recorder, and the Employee has signed and executed this Agreement, both in duplicate this day and year written below.

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 2017

Fairview, Tennessee Board of Commissioners

By:\_\_\_\_\_ Patti Carroll Mayor City of Fairview City Manager Scott Collins

By:		
Scott Collins		 
City Manager		
City of Fairvie	ew	
Attest:		

Brandy Johnson, City Recorder

Approved as to Form:

Tim Potter, City Attorney