

PUBLIC HEARING

FAIRVIEW CITY HALL

SEPTEMBER 17, 2015

7:00 P.M.

AGENDA

1. CALL TO ORDER BY MAYOR CARROLL.
2. THE PURPOSE OF THIS PUBLIC HEARING IS FOR CITIZENS COMMENTS ON -
 1. BILL #2015-29, ORDINANCE NO. 894 (REPLACES BILL #2015-23, ORDINANCE NO. 888). AN ORDINANCE TO ANNEX CERTAIN PROPERTY, LOCATED ON HORN TAVERN ROAD, MAP 022, PARCELS 064.00 AND 065.00, HEREIN DESCRIBED BELOW AND TO INCORPORATE SAME WITHIN THE CORPORATE BOUNDARIES OF THE CITY OF FAIRVIEW, TENNESSEE; BELONGING TO PRISCILLA LAMPLEY. ALL THE PROPERTY PROPOSED FOR ANNEXATION LIES WITHIN THE CITY OF FAIRVIEW, TENNESSEE'S GROWTH BOUNDARY.
 2. BILL #2015-30, ORDINANCE NO. 895, AN ORDINANCE TO CHANGE THE ZONING OF CERTAIN PROPERTY IN THE CITY OF FAIRVIEW, TENNESSEE, LOCATED ON HORN TAVERN ROAD, OWNED BY PRISCILLA LAMPLEY, AS SHOWN ON, WILLIAMSON COUTNY, TAX MAP 022, PARCELS 063.00, 064.00, 065.00 AND 066.00, FROM RS-40 TO R-20.
3. ADJOURNMENT.

CITY OF FAIRVIEW
BOARD OF COMMISSIONERS

SEPTEMBER 17, 2015

7:00 P.M.

AGENDA

1. **Call to order by Mayor Carroll**
 - A. Prayer and Pledge
2. **Approval of the Agenda –**
3. **Citizen Comments – (Limited to the first 5 citizens to sign in and a limit of 3 minutes each). –**
4. **Awards and/or Recognitions –**
5. **Public Announcements –**
6. **Staff Comments –**
7. **Approval of the Minutes – (only needed if removed from consent agenda)**
8. **Consent Agenda Consisting of Items as Follows:**
 - A. Approval of the Minutes from the September 3, 2015 Board of Commissioners meeting
 - B. Approval of the Minutes from the August 27, 2015 Public Hearing
 - C. Approval of the Minutes from the August 27, 2015 Special Meeting
 - D. Approval of the Minutes from the August 27, 2015 Workshop
 - E. Second and Final Reading of Bill #2015-29, Ordinance No. 894 (replaces Bill #2015-23, Ordinance No.888). An Ordinance to Annex Certain Property, Located on Horn Tavern Road, Map 022, Parcels 064.00 and 065.00, Herein Described Below and to Incorporate Same within the Corporate Boundaries of the City of Fairview, Tennessee; Belonging to Priscilla Lampley. All the Property Proposed for Annexation Lies within the City of Fairview, Tennessee's Growth Boundary.
 - F. Second and Final Reading of Bill #2015-30, Ordinance No. 895, An Ordinance to Change the Zoning of Certain Property in the City of Fairview, Tennessee, Located on Horn Tavern Road, Owned by Priscilla Lampley, as Shown on, Williamson County, Tax Map 022, Parcels 063.00, 064.00, 065.00 and 066.00, from RS-40 to R-20.
9. **Old Business**
 - A. Discuss and/or Take Action on Status of OpenGov - Crutcher
10. **New Business**
 - A. Discuss and/or Take Action on Resolution No. 17-15, A Resolution Adopting a Plan of Services for the Annexed Property Belonging to Priscilla Lampley and to Incorporate Same within the Corporate Boundaries of the City of Fairview, Tennessee. The Property is Located on Horn Tavern Road, and is Shown on City of Fairview, Tennessee, Geological Listing of Assessment Roll Map 022, Parcels 064.00 and 065.00. – Sutton
 - B. Discuss and/or Take Action on Recommendation from the Planning Commission for Rezoning Request Application for Property Located on Horn Tavern Road, Map 022, Parcel 015.00, 21.91 Acres, from RS-40 (Residential) to RS-15 PUD (Residential Planned Unit Development), Raymond & Brownie Pruitt Owners - Sutton
 - C. Discuss and/or Take Action on Approval of GHSO Grant – Johnson
 - D. Discuss and/or Take Action on Resolution No. 31-15, A Resolution of the Board of Commissioners of the City of Fairview, Tennessee, Establishing a Park Systems Account for Donations to the City of Fairview, Tennessee, Parks System - Crutcher

- E. Discuss and/or Take Action on Bill #2015-35, Ordinance No. 900, An Ordinance for an Amendment to the City of Fairview, Tennessee, Budget for Fiscal Year 2015-2016 Budget (special census) - Bissell
- F. Discuss and/or Take Action on Resolution No. 28-15, A Resolution to Set a Public Hearing for the Purpose of Obtaining Public Comment on an Ordinance to Amend City of Fairview, Tennessee, Municipal Zoning Ordinance Table 6-102A Item J (Religious Facilities), Article VI-6, "Permitted and Conditional Uses and Structures Allowable Within Mixed Use and Commercial Districts." – Sutton
- G. Discuss and/or Take Action on Resolution No. 29-15, A Resolution to Set a Public Hearing for the Purpose of Obtaining Public Comment on an Ordinance to Amend City of Fairview, Tennessee, Municipal Zoning Ordinance, Article XVI, "Administration and Enforcement," Section 16-107, "Amendments," 16-107.9, "Zoning Districts as Applied to Territory Added to Planning Jurisdiction of the City." – Sutton
- H. Discuss and/or Take Action on Resolution No. 30-15, A Resolution to Set a Public Hearing for the Purpose of Obtaining Public Comment on an Ordinance to Amend City of Fairview, Tennessee, Municipal Zoning Ordinance, Article IV, "Establishment of Districts Provisions for Official Zoning Map," Section 4-105, "Zoning Annexed Territory." - Sutton

11. City Manager Items for Discussion –

- A. Miscellaneous Updates –
- B. City Attorney Comments -

12. Communications from the Mayor and Commissioners –

13. Adjournment.



ORDINANCE NO. 894

REPLACES BILL #2015-23, ORDINANCE NO. 888

AN ORDINANCE TO ANNEX CERTAIN PROPERTY, LOCATED ON HORN TAVERN ROAD, MAP 022, PARCELS 064.00 AND 065.00, HEREIN DESCRIBED BELOW AND TO INCORPORATE SAME WITHIN THE CORPORATE BOUNDARIES OF THE CITY OF FAIRVIEW, TENNESSEE; BELONGING TO PRICILLA LAMPLEY. ALL THE PROPERTY PROPOSED FOR ANNEXATION LIES WITHIN THE CITY OF FAIRVIEW, TENNESSEE'S GROWTH BOUNDARY.

WHEREAS, the Board of Commissioners of the City of Fairview, Tennessee, upon the application by the property owner Pricilla Lampley, have determined that the annexation of the property described herein, is in the best present and future interest of the property owner and the City of Fairview, Tennessee; and

WHEREAS, a public hearing before the Board of Commissioners of the City of Fairview, Tennessee was held on the 16th day of July, 2015, in accordance with Resolution No. 16-15 passed by the Board of Commissioners of the City of Fairview, Tennessee at the regular meeting held on June 4, 2015 and

WHEREAS, it appears to the Board of Commissioners of the City of Fairview, Tennessee that the owner of the property to be annexed by the City of Fairview, Tennessee has requested that the City of Fairview, Tennessee, annex the afore referenced property and that the annexed property be incorporated into the Corporate Boundaries of the City of Fairview, Tennessee, and that the territory herein described will be materially retarded and the safety and welfare of the inhabitants of both the City of Fairview, Tennessee and the inhabitants of the property to be annexed will be endangered if such territory is not annexed: and

WHEREAS, the annexation of such territory is deemed necessary for the welfare of the residents and property owners thereof and of the present and future interests of the City of Fairview, Tennessee as a whole; and

WHEREAS, the request for annexation of the Property Owner of all the property to be Annexed is timely and well taken.

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

PURSUANT TO THE AUTHORITY CONFERRED UPON THE CITY BY SECTION 6 – 51 – 102, TENNESSEE CODE ANNOTATED, ALL THE FOLLOWING DESCRIBED PROPERTY IS HEREBY ANNEXED INTO THE CORPORATE BOUNDARIES OF THE CITY OF FAIRVIEW, TENNESSEE AND INCORPORATED WITHIN THE CORPORATE BOUNDARIES THEREOF:

Williamson County, Fairview, Tennessee, Geological Listing of Assessment Roll Map 022, Parcels 064.00 and 065.00, ,Recorded in **Deed Book 6146, Pages 598 – 601**, Register's Office for Williamson County, Tennessee. The description of the property to be annexed excludes **Parcels 063.00 and 066.00** from the deed afore referenced. The description contained in **Deed Book 6146, Pages 598 – 601**, Register's Office for Williamson County, Tennessee (excluding) **Parcels 063.00 and 066.00** is hereby Incorporated into and Made a part of This Ordinance by reference as fully as if copied into This ordinance verbatim.

SUBJECT TO Governmental zoning and subdivision ordinances or regulations in effect thereon.

BE IT FURTHER ORDAINED, that residents of and persons owning property in the above-described territory shall be entitled to all the rights and privileges of citizenship in accordance with the provisions of the Charter of the City of Fairview, Tennessee, immediately upon annexation as though the above-described territory annexed has always been part of said City of Fairview, Tennessee.

BE IT FINALLY ORDAINED, That this Ordinance shall take effect thirty (30) days from and after its final passage, or as otherwise provided by the provisions of T.C.A. 6-51-102, the public welfare requiring it.

MAYOR

CITY RECORDER

Approved as to form:

City Attorney

Passed first reading: August 20, 2015, 2015

Passed second reading: _____, 2015

Public Hearing Held on: _____, 2015

City of Fairview

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



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

ANNEXATION REQUEST FORM

DATE: 4/17/2015

APPLICANT NAME: Pricilla Lampley

ADDRESS: _____
STREET CITY STATE ZIP CODE

PROPERTY ADDRESS: Horn Tavern Road
STREET

MAP #: 022 GROUP #: _____ PARCEL #: 06400, 06500

AUTHORIZED AGENT NAME: _____

SIGNATURE OF AUTHORIZED AGENT: _____

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

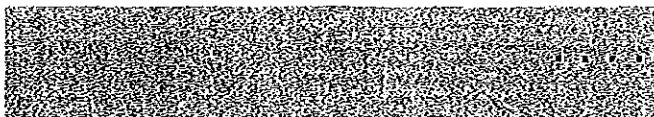
IF NO, GIVE BRIEF EXPLANATION: _____

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

Residential Neighborhood Single Family Homes

OWNER SIGNATURE: Pricilla Lampley
(Walter F. McIntyre Estate)
(PLEASE ATTACH LEGAL DESCRIPTION AND COPY OF DEED)

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



City of Fairview

7100 CITY CENTER WAY
FAIRVIEW, TN. 37062



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

RECOMMENDATIONS 2015 – 2

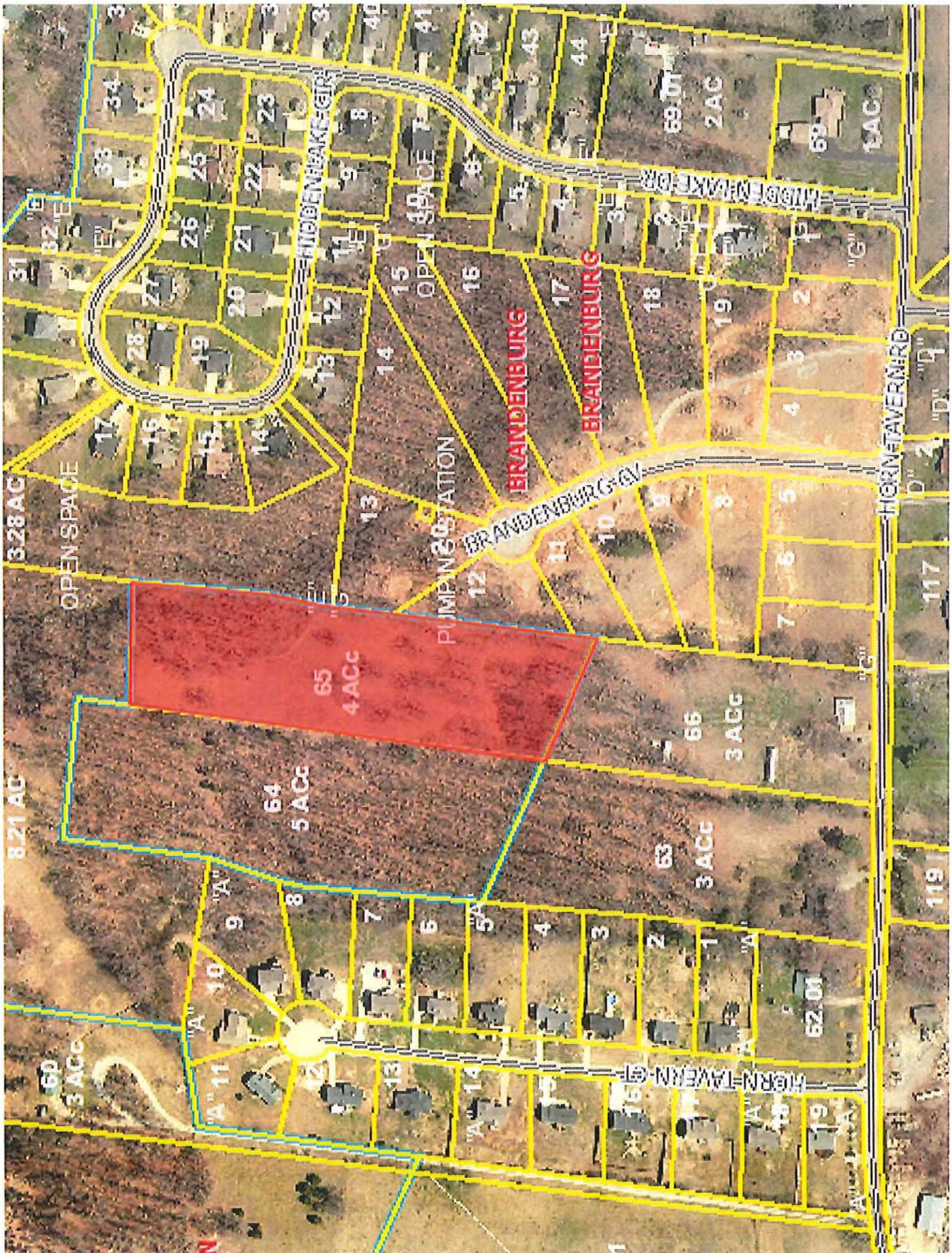
DATE: May 12, 2015

TO: FAIRVIEW BOARD OF COMMISSIONERS

FROM: FAIRVIEW MUNICIPAL PLANNING COMMISSION

On May 12, 2015 the following items were voted on by the Fairview Municipal Planning Commission with a recommendation to be forwarded to the Board of Commissioners for consideration.

- 7.1 DISCUSS AND/OR TAKE ACTION ON REZONING APPLICATION WITH PRELIMINARY MASTER DEVELOPMENT PLAN FOR PROPERTY LOCATED ON COX PIKE. MAP 43, PARCELS 30.01 AND 31.00, 32.19 ACRES. FROM RS-40 (RESIDENTIAL) TO RPUD (RESIDENTIAL PLANNED UNIT DEVELOPMENT) WITH A BASE DENSITY OF RS-15. DENNY, PROCTOR, AND WELCH, OWNERS.
This application was recommended for denial by the Planning Commission. Applicant is appealing to the Board of Commissioners.
- 8.2 DISCUSS AND/OR TAKE ACTION ON ANNEXATION REQUEST FOR PROPERTIES LOCATED ON HORN TAVERN ROAD. MAP 22, PARCELS 64.00 AND 65.00, 9 ACRES. PRISCILLA LAMPLEY, OWNER.
Sutton made a motion for approval. Butler Seconded. All were in favor



ORDINANCE NO. 895

AN ORDINANCE TO CHANGE THE ZONING OF CERTAIN PROPERTY IN THE CITY OF FAIRVIEW, TENNESSEE, LOCATED ON HORN TAVERN ROAD, AS SHOWN ON MAP 022, PARCELS 063.00, 064.00, 065.00 AND 066.00, OWNED BY PRICILLA LAMPLEY, FROM RS - 40, TO R - 20.

WHEREAS, a public hearing before the Board of Commissioners of the City of Fairview, Tennessee was held on the 17TH day of September 17th, 2015, pursuant to a resolution adopted on September 3rd, 2015; and

WHEREAS, it appears to the Board of Commissioners of the City of Fairview, Tennessee that the owner Pricilla Lampley, has requested a changing of the Zoning Classification relative to the property below described and that the said request is well taken and,

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

THE ZONING CLASSIFICATION FOR ALL THE BELOW DESCRIBED PROPERTY IS DESIGNATED AS AND CHANGED FROM ITS PRESENT ZONING DESIGNATION RS - 40, TO R - 20. THE PROPERTY FOR WHICH THE ZONING CHANGE IS MADE AND OR ADOPTED IS DESCRIBED AS FOLLOWS:

Williamson County, Fairview, Tennessee, Geological Listing of Assessment Roll **Map 022, Parcels 063.00, 064.00, 065.00 and 066.00**, Recorded in **Deed Book 6146, Pages 598 – 601**, Register's Office for Williamson County, Tennessee. The description of the property to be rezoned contained in **Deed Book 6146, Pages 598 – 601**, Register's Office for Williamson County, Tennessee is hereby Incorporated into and Made a part of This Ordinance by reference as fully as if copied into this ordinance verbatim.

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

MAYOR

CITY RECORDER

Approved as to form:

City Attorney

Passed first reading: September 3, 2015

Passed second reading: _____

Public Hearing Held on: _____

Horn Tavern Rd

Horn Tavern Rd

Horn Tavern Rd

Horn Tavern Rd

Horn Tavern Rd

Horn Tavern Rd

Horn Tavern Rd

Horn Tavern Rd

Horn

Horn Tavern Ct

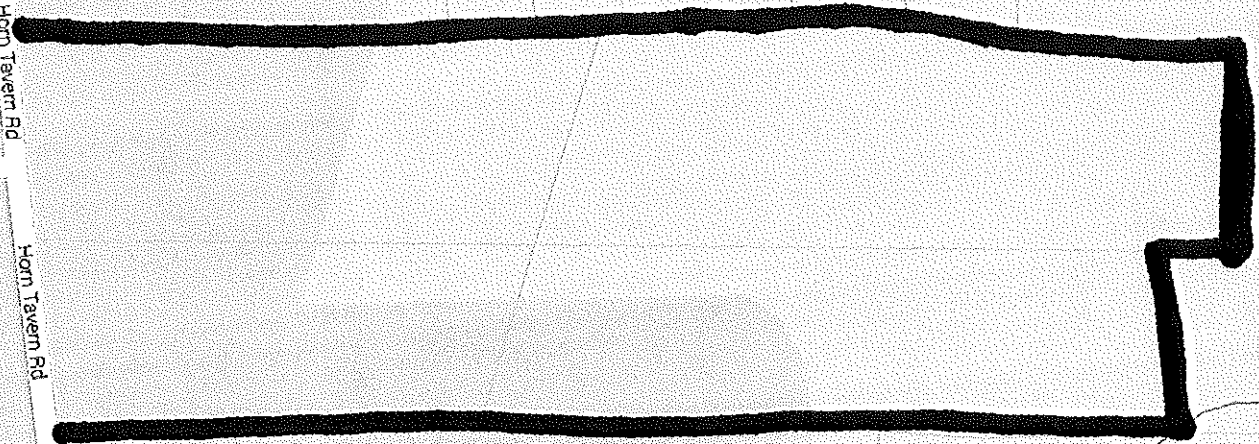
Horn Tavern Ct

Horn Tavern Ct

Google

Map data ©2015 Google

100 ft



Hidden Lake Cir

Hidden Lake Cir

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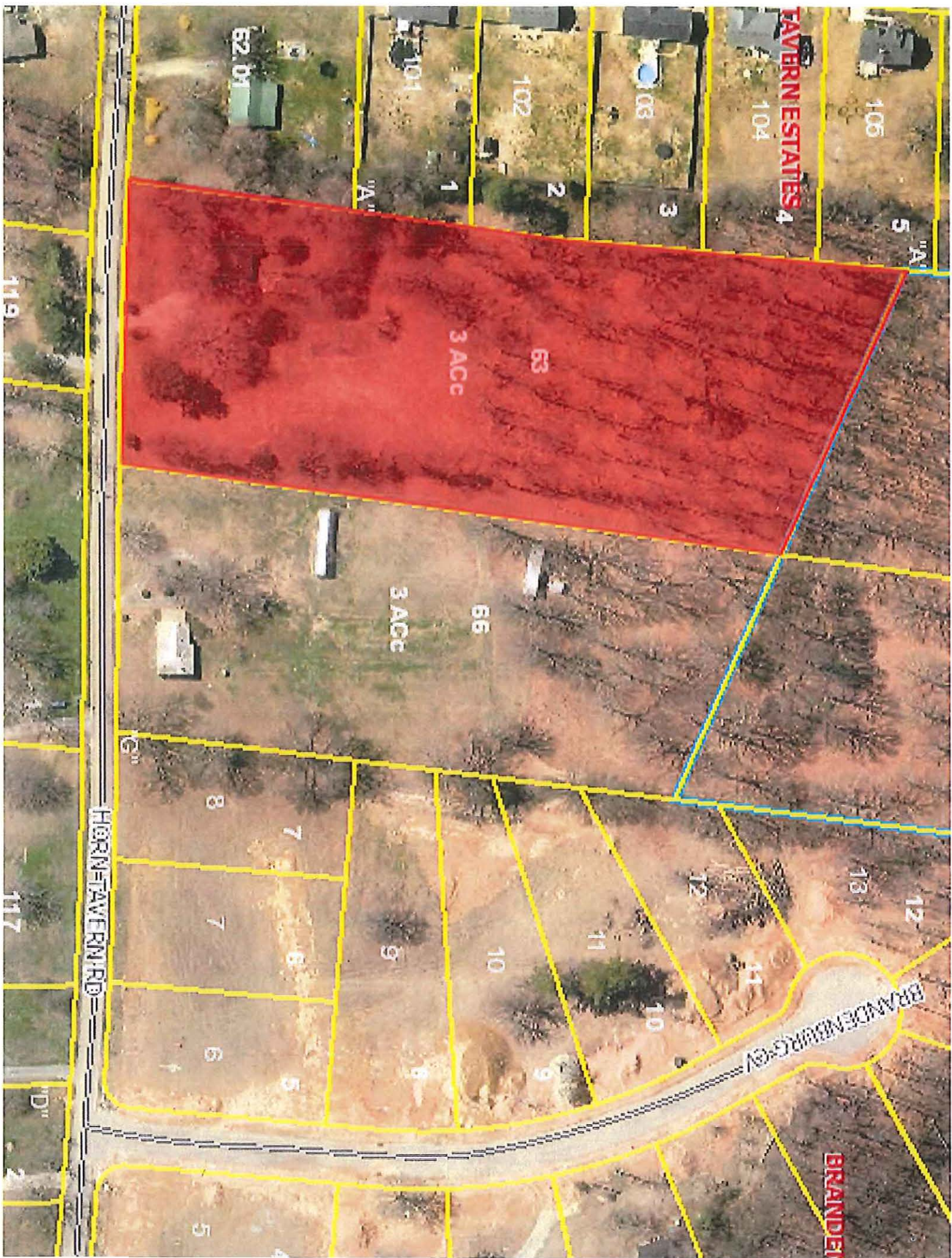
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FAVERN ESTATES 4



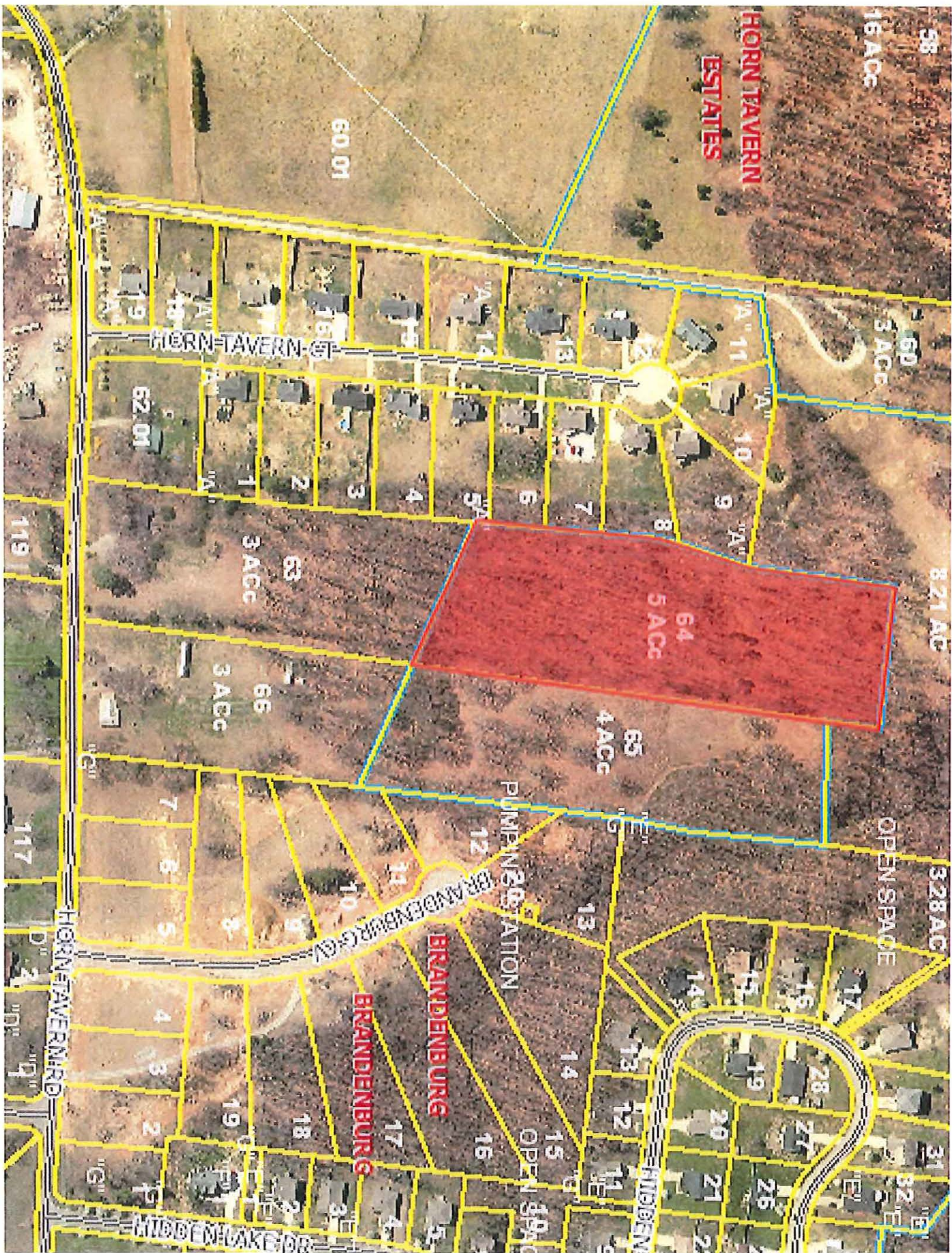
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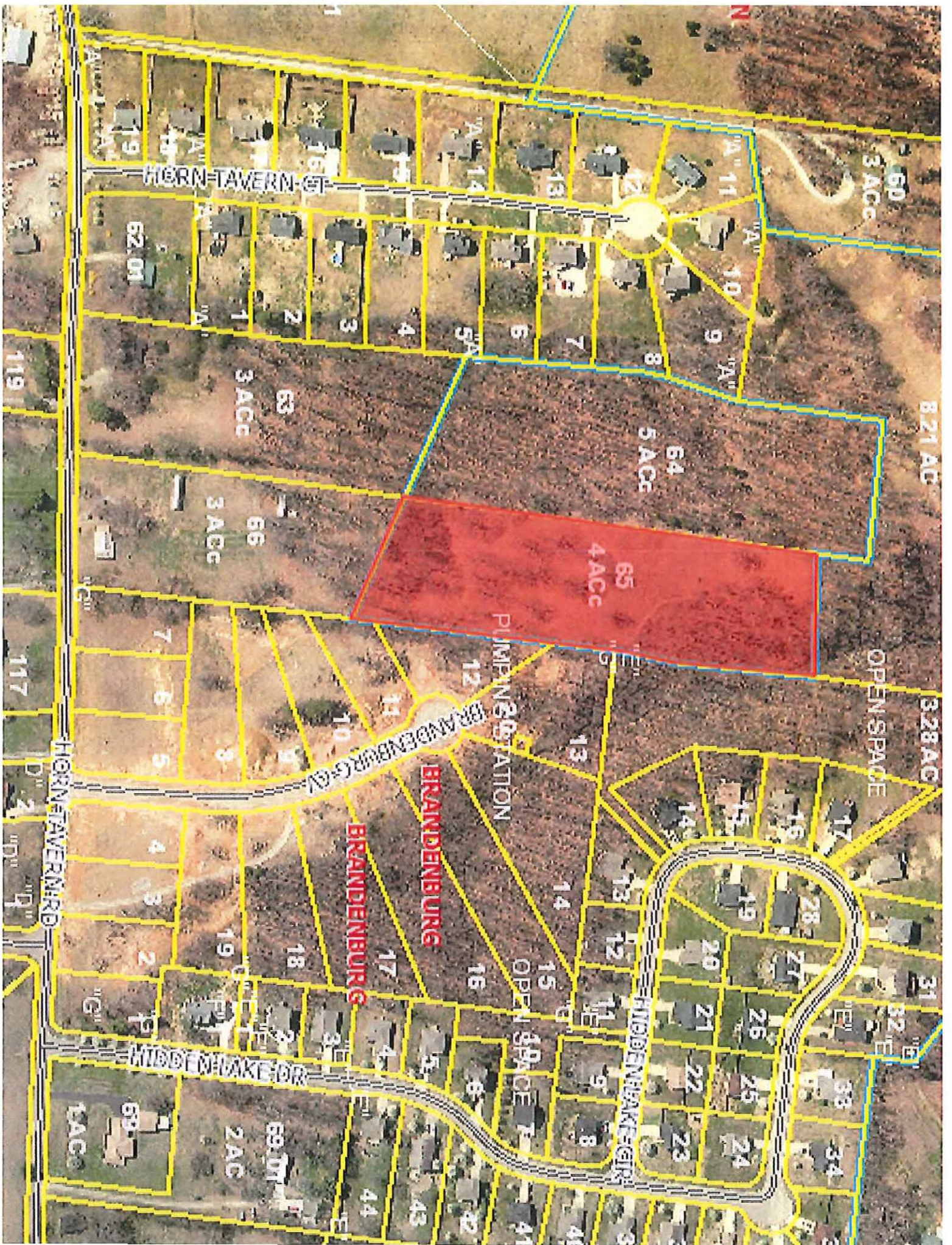
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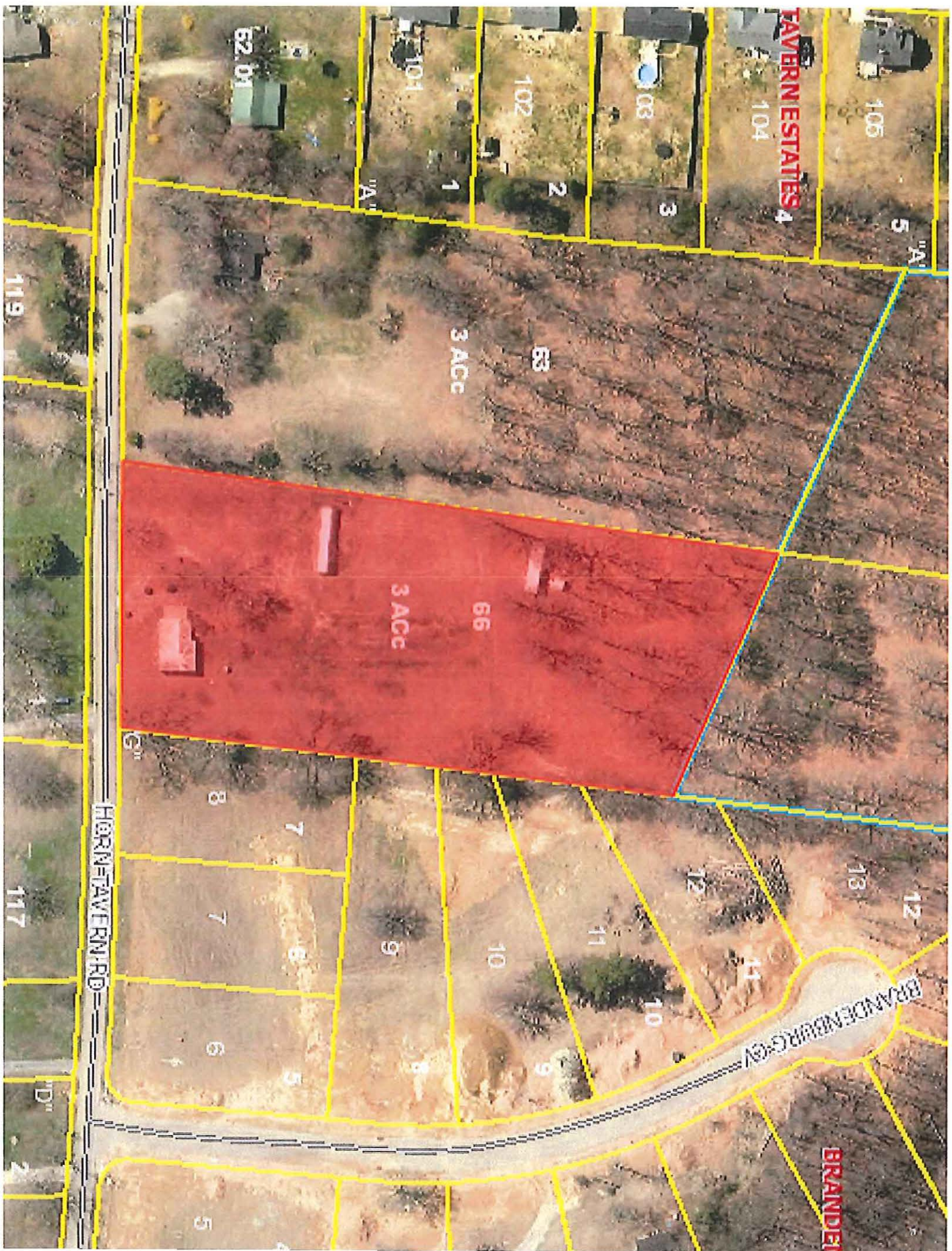
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BRANDENBURG CV

BRANDEN







FAVERN ESTATES 4

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6

5

BRANDELBURG CV

HORNFAVER RD

BRANDELBURG

119

117

"D"

City of Fairview

7100 CITY CENTER WAY

FAIRVIEW, TN. 37062



Phone: 615-799-1585

Email: codes@fairview-tn.org

RECOMMENDATIONS

2015 – 6

DATE: SEPTEMBER 08, 2015

TO: FAIRVIEW BOARD OF COMMISSIONERS

FROM: FAIRVIEW MUNICIPAL PLANNING COMMISSION

On SEPTEMBER 08, 2015 the following items were voted on by the Fairview Municipal Planning Commission with a recommendation to be forwarded to the Board of Commissioners for consideration.

8.5 DISCUSS AND/OR TAKE ACTION ON REZONING APPLICATION FOR PROPERTIES LOCATED ON HORN TAVERN ROAD. MAP 22, PARCELS 63.00 , 64.00, 65.00, 66.00, 15 ACRES. FROM RS-40 TO R-20. PRISCILLA LAMPLEY, OWNER.

Sutton made a motion for approval. Mangrum Seconded. Engineers report stated. The Land Use Map indicates this area to be considered for Medium Density residential. The R-20 designation is considered a medium density residential zone. Please note that prior to PC plat approval, WADC should be consulted for sewer connection feasibility. All were in favor.

8.6 DISCUSS AND/OR TAKE ACTION ON REZONING APPLICATION, INCLUDING THE PRELIMINARY MASTER PLAN, FOR PROPERTY LOCATED AT 7718 HORN TAVERN ROAD. MAP 22, PARCELS 15.00 & 15.01. FROM RS-40 TO RS-15 PUD. 24.09 ACRES. RAYMOND & BROWNIE LEE PRUITT OWNERS

Mangrum recused himself from voting but will take part in the discussion. Sutton made a motion for approval. Mitchell Seconded. Per Engineers report, WADC has confirmed to City staff that they will not be able to provide this development with access to the existing sewer located adjacent to this site. WADC has indicated they will allow this site to be served by an onsite, decentralized system. The submitted PUD Preliminary Master Development Plan does not indicate that the site will be served by an onsite decentralized system. As such, staff recommends any approval be granted with the contingency that the proposed development be served by an onsite, decentralized sewer system. Mangrum stated the reason he brought this before them was he wanted to shed some light on the sewer situation. Discussion was made on smaller developments and the cost of the decentralized sewer systems. Beata amended the motion to approve contingent upon approval from the WADC for sewer. Butler Seconded. All were in favor.

10A

CITY OF FAIRVIEW, TENNESSEE

RESOLUTION NO. 17-15

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE ANNEXATION OF PROPERTY BELONGING TO PRICILLA LAMPLEY AND TO INCORPORATE THE SAME WITHIN THE CORPORATE BOUNDARIES OF THE CITY OF FAIRVIEW, TENNESSEE. THE PROPERTY IS LOCATED ON HORN TAVERN ROAD, AND IS SHOWN ON CITY OF FAIRVIEW, TENNESSEE GEOLOGICAL LISTING OF ASSESSMENT ROLL MAP 022, PARCELS 064.00 AND 065.00.

WHEREAS, TCA 6 –51 – 102, as amended requires that a Plan of Services be adopted by the governing body of a City prior to (or within 60 days) of the passage of an annexation ordinance 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. **The City of Fairview, Tennessee does not 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. **The City of Fairview, Tennessee does not provide this service.**

D. Sanitary Sewers

1. 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.

Section 2. This resolution shall be effective from and after the date of its adoption.

Approved by the City of Fairview, Tennessee Municipal Planning Commission this the _____ day of _____, 2015.

**Chairman, City of Fairview, Tennessee
Municipal Planning Commission**

Adopted this the _____ day of _____, 2015.

MAYOR

ATTEST:

CITY RECORDER

APPROVED AS TO FORM

CITY ATTORNEY

City of Fairview

7100 CITY CENTER WAY

FAIRVIEW, TN. 37062



Phone: 615-799-1585

Email: codes@fairview-tn.org

RECOMMENDATIONS

2015 - 4

DATE: JULY 14, 2015

TO: FAIRVIEW BOARD OF COMMISSIONERS

FROM: FAIRVIEW MUNICIPAL PLANNING COMMISSION

On July 14, 2015 the following items were voted on by the Fairview Municipal Planning Commission with a recommendation to be forwarded to the Board of Commissioners for consideration.

8.4 DISCUSS AND/OR TAKE ACTION ON RESOLUTION NO. 17-15. A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE ANNEXATION OF PROPERTY BELONGING TO PRICILLA LAMPLEY AND TO INCORPORATE THE SAME WITHIN THE CORPORATE BOUNDARIES OF THE CITY OF FAIRVIEW, TENNESSEE. THE PROPERTY IS LOCATED ON HORN TAVERN ROAD, FAIRVIEW, TENNESSEE AND IS SHOWN ON CITY OF FAIRVIEW, TENNESSEE GEOLOGICAL LISTING OF ASSESSMENT ROLL MAP 022, PARCELS 064.00 AND 065.00

Sutton made a motion for discussion. Beata Seconded. Sutton stated there was some more information that is in here that wasn't in original BOC approval that they did, so this will come back to the BOC again. Sutton made a motion to recommend that this be sent to the BOC without a recommendation so they can hear both cases sided by side. Carroll asked please explain why this is. Sutton stated one reason is the six locations that they now have as far as substiside police department's review on some of the stuff that is there, they just need to know about before they approve the final annexation. Carrol stated so there is information that the Planning Commission has not heard. Sutton stated correct. Anderson asked for vote, vote was taken. All were in favor except Mayor Carroll. Motion passes

City of Fairview

10B

7100 City Center Way
Fairview, TN 37062-0069



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

REZONING REQUEST APPLICATION

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

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

Request No. _____ Date Submitted 8/14/15

SECTION 1 – Applicant Information

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

- Property Owner
 Purchaser of Property
 Engineer Trustee
 Architect
 Other _____

Name: GARY MARTIN Phone: _____

Business: MARTIN CONSULTING & ENGINEERING, LLC E-mail: _____

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

City: _____ State: _____ Zip: _____

SECTION 2 – Property Information for the Rezoning Request

Project Name: MANGRUM SUBDIVISION
 Project Address: HORN TOWN ROAD
 Existing Land Use: Residential / AG
 Proposed Land Use: Residential Planned Unit Development RS-15 PUD
 Total Acreage of Project/Rezoning: 21.91 Ac

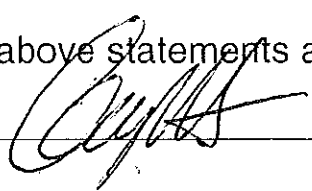
TAX MAP	PARCEL(S)	CURRENT ZONING DISTRICT	REQUESTED ZONING DISTRICT	# OF ACRES	PROPERTY OWNER
22	15	RS-40	RS-15 PUD	21.91	PRUITT

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

FOR DEVELOPMENT AS A RESIDENTIAL PUD, FOR THE DESIGN OF SMALLER LOTS THAT ALLOWS COMMON OPEN SPACE.

The rezoning process takes approximately three to four months depending on when the application is received by the City. The request must go to the Planning Commission where it receives a recommendation to go to the Board of Commissioners. The Planning Commission reserves the right to make a recommendation on the application as submitted, or an amended application requested at the time of deliberation. The Board of Commissioners must approve a Rezoning Ordinance on two readings and hold a Public Hearing before the rezoning request is considered approved.

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

Applicant's Signature:  Date: 8/14/15



FOR OFFICE USE ONLY

APPLICATION RECEIVED AND FILING FEE PAID 8-14-2015 PAID. 8-31-2015

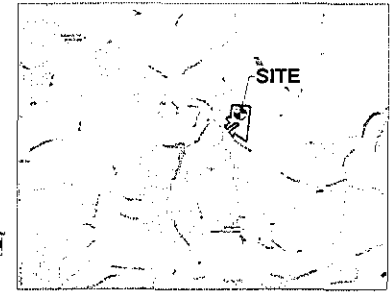
DATE OF FAVORABLE RECOMMENDATION BY PLANNING COMMISSION

DATE OF CONCURRENCE /FINAL APPROVAL BY BOARD OF COMMISSIONERS

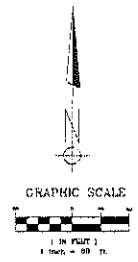
THE PLANNING COMMISSION HAS DETERMINED THAT THE FOLLOWING FINDINGS ARE APPLICABLE;

- _____ 1. The Amendment is in agreement with the general plan for the area.
- _____ 2. It has been determined that the legal purposes for which zoning exists are not contravened.
- _____ 3. It has been determined that there will be no adverse effect upon adjoining property owners, unless such effect can be justified by the overwhelming public good or welfare.
- _____ 4. It has been determined that no property owner or small group of property owners will benefit materially from the change to the detriment of the general public.
- _____ 5. It has been determined that conditions affecting the area have changed a sufficient extent to warrant an amendment to the zoning map.

.....



SITE VICINITY MAP



LOT SUMMARY			
Lot #	Area (SQ FT)	Lot #	Area (SQ FT)
1	16,840	25	15,020
2	15,840	26	13,070
3	19,140	27	15,020
4	19,950	28	13,700
5	13,100	29	10,700
6	13,800	30	12,800
7	13,800	31	12,800
8	12,200	32	10,800
9	12,000	33	13,980
10	12,000	34	13,810
11	12,200	35	12,200
12	12,800	36	11,820
13	12,800	37	12,000
14	12,800	38	12,800
15	12,800	39	12,410
16	12,810	40	12,810
17	18,900	41	12,840
18	18,840	42	18,240
19	12,540	43	22,540
20	16,500	44	18,800
21	12,140	45	15,300
22	12,140	46	15,100
23	12,140	47	15,100
24	12,140	48	14,710

DEVELOPMENT SUMMARY

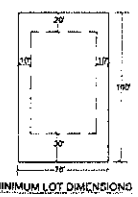
ZONING
 EXISTING: RS-40
 PROPOSED: RG-16 PUD

DENSITY
 ALLOWED: 2.0 UNITS/ACRE
 OR 21.4 X 2.0 = 62 UNITS

PROPOSED: 47 UNITS (2.2 UNITS/ACRE)

SITE AREA: 21.40 ACRES

OPEN SPACE: 3.23 ACRES
 15%



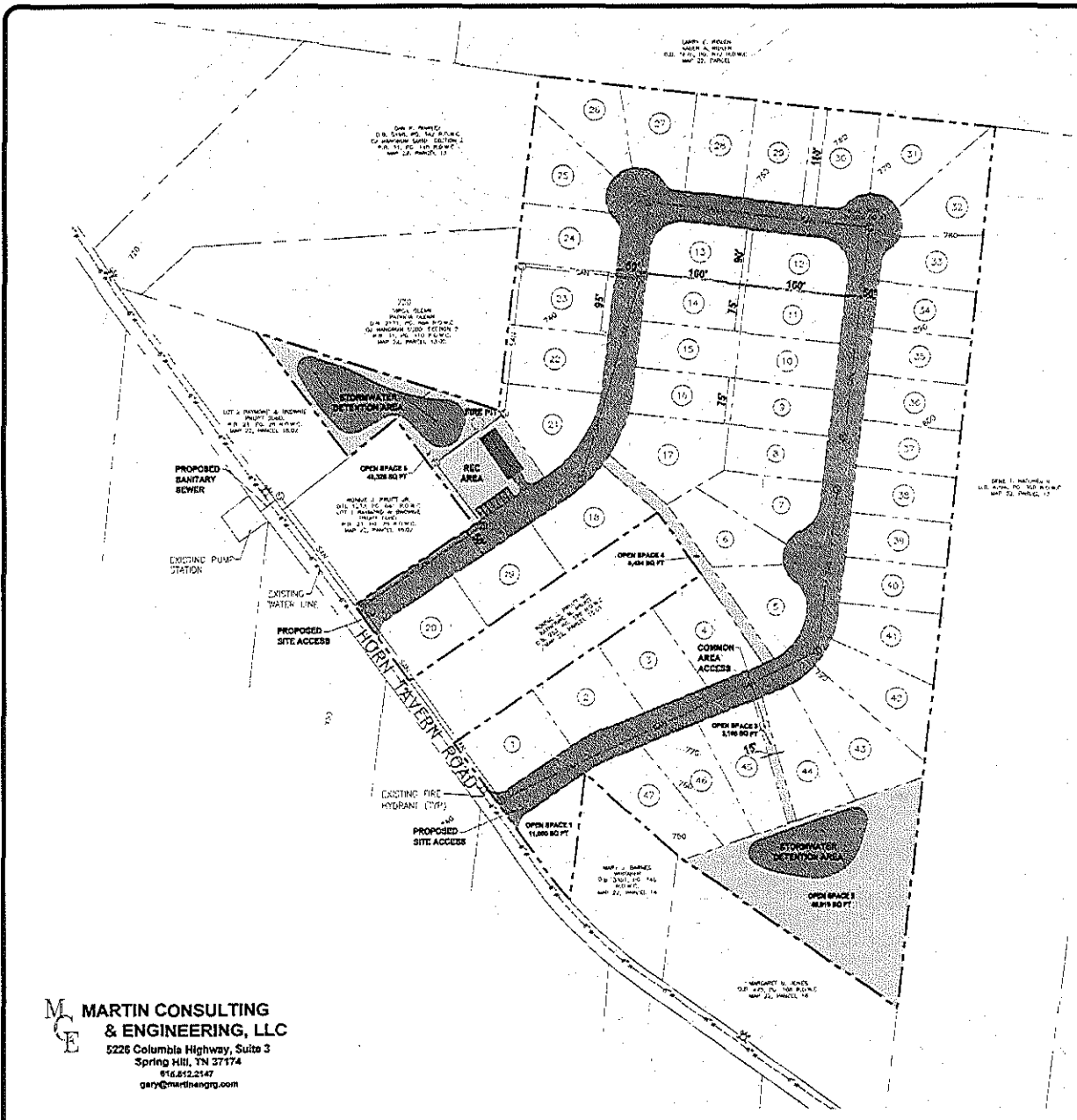
MINIMUM LOT DIMENSIONS

**PRELIMINARY MASTER PLAN
 OF
 PLANNED UNIT DEVELOPMENT
 HORN TAVERN ROAD**

FAIRVIEW, TENNESSEE
 WILLIAMSON COUNTY
 AUGUST 14, 2015



MCE MARTIN CONSULTING & ENGINEERING, LLC
 5226 Columbia Highway, Suite 3
 Spring Hill, TN 37174
 616.812.2147
 gary@martinengr.com





**CJ MANGRUM SUBDIVISION
SECTION 2**

5.17AC

MORNING AVENUE

15
23.5 AC

15.01
1.4 AC

14
1.01 AC

15.02
1.08 AC

135
2.01 AC

136
2.22 AC

137.01

139
7.34 AC

149
5.1 AC

153
5.99 AC

13
4.06 AC

13.01
2 AC

13.02
2.5 AC

16
2 AC

17
15 AC

18

27.0
5 A

01
01 C

City of Fairview

7100 CITY CENTER WAY

FAIRVIEW, TN. 37062



Phone: 615-799-1585

Email: codes@fairview-tn.org

RECOMMENDATIONS

2015 - 6

DATE: SEPTEMBER 08, 2015

TO: FAIRVIEW BOARD OF COMMISSIONERS

FROM: FAIRVIEW MUNICIPAL PLANNING COMMISSION

On SEPTEMBER 08, 2015 the following items were voted on by the Fairview Municipal Planning Commission with a recommendation to be forwarded to the Board of Commissioners for consideration.

8.5 DISCUSS AND/OR TAKE ACTION ON REZONING APPLICATION FOR PROPERTIES LOCATED ON HORN TAVERN ROAD. MAP 22, PARCELS 63.00 , 64.00, 65.00, 66.00, 15 ACRES. FROM RS-40 TO R-20. PRISCILLA LAMPLEY, OWNER.

Sutton made a motion for approval. Mangrum Seconded. Engineers report stated. The Land Use Map indicates this area to be considered for Medium Density residential. The R-20 designation is considered a medium density residential zone. Please note that prior to PC plat approval, WADC should be consulted for sewer connection feasibility. All were in favor.

8.6 DISCUSS AND/OR TAKE ACTION ON REZONING APPLICATION, INCLUDING THE PRELIMINARY MASTER PLAN, FOR PROPERTY LOCATED AT 7718 HORN TAVERN ROAD. MAP 22, PARCELS 15.00 & 15.01. FROM RS-40 TO RS-15 PUD. 24.09 ACRES. RAYMOND & BROWNIE LEE PRUITT OWNERS

Mangrum recused himself from voting but will take part in the discussion. Sutton made a motion for approval. Mitchell Seconded. Per Engineers report, WADC has confirmed to City staff that they will not be able to provide this development with access to the existing sewer located adjacent to this site. WADC has indicated they will allow this site to be served by an onsite, decentralized system. The submitted PUD Preliminary Master Development Plan does not indicate that the site will be served by an onsite decentralized system. As such, staff recommends any approval be granted with the contingency that the proposed development be served by an onsite, decentralized sewer system. Mangrum stated the reason he brought this before them was he wanted to shed some light on the sewer situation. Discussion was made on smaller developments and the cost of the decentralized sewer systems. Beata amended the motion to approve contingent upon approval from the WADC for sewer. Butler Seconded. All were in favor.

100

CITY OF FAIRVIEW, TENNESSEE

RESOLUTION NO. 31-15

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF FAIRVIEW, TENNESSEE, ESTABLISHING A PARK SYSTEMS ACCOUNT FOR DONATIONS TO THE CITY OF FAIRVIEW, TENNESSEE PARKS SYSTEM.

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

WHEREAS, the City of Fairview, Tennessee desires to establish a separate bank account to be the depository account for any and all money/monies donated to the city of Fairview, Tennessee Parks System in accordance with the City's Uniform Policy on the Acceptance of Gifts and other Donations to the City (City of Fairview, Tennessee Resolution No 07-15)

1. There is hereby established a Separate and Distinct City of Fairview, Tennessee Bank Account **designated the Park Systems Account**. This account is to be the sole depository account for any and all monies donated to the City of Fairview, Tennessee Park System from any source including but not limited to private individuals, business and corporate entities or any other source.

2. The funds deposited in this account shall remain in this account until properly expended by the City of Fairview, Tennessee's Parks System and shall be carried through from one fiscal year to the next without limitation.

3. All donations/gifts from whatever source to the City of Fairview, Tennessee Parks System shall be in strict compliance with and according to the City of Fairview, Tennessee's Uniform Policy on the Acceptance of Gifts and Other Donations to the City (City of Fairview, Tennessee Resolution 07-15).

4. **Severance Clause:** Should any provision of this Resolution be found to be unconstitutional, in violation of any Statute or against public policy by a Court of competent jurisdiction, that provision shall be severed from the Resolution with the remaining provisions held in tact and not affected by the severance action.

8. **Effective Date:** This Resolution shall become effective upon the date of its passage the welfare of the public requiring it.

PASSED AND APPROVED THIS _____ DAY OF _____, 2015.

MAYOR

Attest: _____
City Recorder

APPROVED AS TO FORM

City Attorney
Fairview, Tennessee

10E

Bill # 2015-35

ORDINANCE NO. 900

AN ORDINANCE FOR AN AMENDMENT TO THE CITY OF FAIRVIEW, TENNESSEE, BUDGET FOR FISCAL YEAR 2015 – 2016 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 2015 - 2016 (beginning July 1, 2015 and running through June 30, 2016) 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 2015 – 2016 budget by passage of Ordinance Number 891 on June 18, 2015, 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 2015-2016 BUDGET AS FOLLOWS:

Section 1. Ordinance 891 is hereby amended to appropriate \$45,000 from the General Fund Surplus for a special census.

General Fund

Appropriate from			
Account #	Current Balance	Transfer Amount	New Balance
110-11210	\$978,708.00	\$ 45,000.00	\$933,708.00
State Street Aid			

Expenditures			
Account #	Current Budget	Amendment Amt	New Budget Amt
110-41000-175	\$ -	\$ 45,000.00	\$ 45,000.00

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

Passed Second Reading



CITY OF FAIRVIEW, TENNESSEE

RESOLUTION NO. 28-15

A RESOLUTION TO SET A PUBLIC HEARING FOR THE PURPOSE OF OBTAINING PUBLIC COMMENT ON AN ORDINANCE TO AMEND CITY OF FAIRVIEW, TENNESSEE, MUNICIPAL ZONING ORDINANCE TABLE 6-102A ITEM J (RELIGIOUS FACILITIES), ARTICLE VI-6, "PERMITTED AND CONDITIONAL USES AND STRUCTURES ALLOWABLE WITHIN MIXED USE AND COMMERCIAL DISTRICTS."

WHEREAS, The City of Fairview, Tennessee is in the process of Amending the City of Fairview, Tennessee, Municipal Zoning Ordinance Table 6-102A, ITEM J (Religious Facilities), Article VI-6, "Permitted and Conditional Uses and Structures Allowable Within Mixed Use and Commercial Districts." and the Statutes of the State of Tennessee require that a public hearing be held for the purpose of obtaining the public's comments regarding the proposed Zoning Ordinance Change and,

WHEREAS, the Board of Commissioners for the City of Fairview, Tennessee have determined that October 15, 2015, is an acceptable date for the conduct of such a public hearing.

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

1. That a public hearing for the purpose of obtaining the comments of the public regarding Amending the City of Fairview, Tennessee, Municipal Zoning Ordinance Table 6-102A, ITEM J (Religious Facilities), Article VI-6, "Permitted and Conditional Uses and Structures Allowable Within Mixed Use and Commercial Districts." is scheduled and will be held at 7:00 O'Clock P.M., October 15, 2015, in the City Hall of the City of Fairview, Tennessee.

Adopted this the _____ day of _____, 2015.

MAYOR

ATTEST:

CITY RECORDER

APPROVED AS TO FORM

**LARRY D. CANTRELL
CITY ATTORNEY
FAIRVIEW, TENNESSEE**

CITY OF FAIRVIEW, TENNESSEE

10G

RESOLUTION NO. 29-15

A RESOLUTION TO SET A PUBLIC HEARING FOR THE PURPOSE OF OBTAINING PUBLIC COMMENT ON AN ORDINANCE TO AMEND CITY OF FAIRVIEW, TENNESSEE, MUNICIPAL ZONING ORDINANCE, ARTICLE XVI, "ADMINISTRATION AND ENFORCEMENT," SECTION 16-107, "AMENDMENTS," 16-107.9, "ZONING DISTRICTS AS APPLIED TO TERRITORY ADDED TO PLANNING JURISDICTION OF THE CITY."

WHEREAS, The City of Fairview, Tennessee is in the process of Amending the City of Fairview, Tennessee, Municipal Zoning Ordinance Article XVI, "Administration And Enforcement," Section 16-107, "Amendments," 16-107.9, "Zoning Districts as applied to territory added to planning jurisdiction of the City." and the Statutes of the State of Tennessee require that a public hearing be held for the purpose of obtaining the public's comments regarding the proposed Zoning Ordinance Change and,

WHEREAS, the Board of Commissioners for the City of Fairview, Tennessee have determined that October 15, 2015, is an acceptable date for the conduct of such a public hearing.

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

1. That a public hearing for the purpose of obtaining the comments of the public regarding Amending the City of Fairview, Tennessee, Municipal Zoning Ordinance Article XVI, "Administration And Enforcement," Section 16-107, "Amendments," 16-107.9, "Zoning Districts as applied to territory added to planning jurisdiction of the City." is scheduled and will be held at 7:00 O'Clock P.M., October 15, 2015, in the City Hall of the City of Fairview, Tennessee.

Adopted this the _____ day of _____, 2015.

MAYOR

ATTEST:

CITY RECORDER

APPROVED AS TO FORM

**LARRY D. CANTRELL
CITY ATTORNEY
FAIRVIEW, TENNESSEE**

10 H

CITY OF FAIRVIEW, TENNESSEE

RESOLUTION NO. 30-15

A RESOLUTION TO SET A PUBLIC HEARING FOR THE PURPOSE OF OBTAINING PUBLIC COMMENT ON AN ORDINANCE TO AMEND CITY OF FAIRVIEW, TENNESSEE, MUNICIPAL ZONING ORDINANCE, ARTICLE IV, "ESTABLISHMENT OF DISTRICTS PROVISIONS FOR OFFICIAL ZONING MAP," SECTION 4-105, "ZONING ANNEXED TERRITORY."

WHEREAS, The City of Fairview, Tennessee is in the process of Amending the City of Fairview, Tennessee, Municipal Zoning Ordinance Article IV, "Establishment of Districts Provisions for Official Zoning Map," Section 4-105, "Zoning Annexed Territory," and the Statutes of the State of Tennessee require that a public hearing be held for the purpose of obtaining the public's comments regarding the proposed Zoning Ordinance Change and,

WHEREAS, the Board of Commissioners for the City of Fairview, Tennessee have determined that October 15, 2015, is an acceptable date for the conduct of such a public hearing.

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

- 1. That a public hearing for the purpose of obtaining the comments of the public regarding Amending the City of Fairview, Tennessee, Municipal Zoning Ordinance Article IV, "Establishment of Districts Provisions for Official Zoning Map," Section 4-105, "Zoning Annexed Territory," is scheduled and will be held at 7:00 O'Clock P.M., October 15, 2015, in the City Hall of the City of Fairview, Tennessee.

Adopted this the _____ day of _____, 2015.

MAYOR

ATTEST:

CITY RECORDER

APPROVED AS TO FORM

**LARRY D. CANTRELL
CITY ATTORNEY
FAIRVIEW, TENNESSEE**