

**CITY OF FAIRVIEW
BOARD OF COMMISSIONERS**

OCTOBER 17, 2019

7:00 P.M.

AGENDA

- 1. Roll Call**
- 2. Call to Order**
- 3. Prayer and Pledge**
- 4. Approval of Agenda and Executive Session Announcements**
- 5. Public Hearing(s)**
 - A. Item 9C
- 6. Citizen Comments** (Limited to the first 5 citizens to sign in and a limit of 3 minutes each)
- 7. Public Announcements, Awards and Recognitions**
- 8. Staff Comments and Monthly Reports**
 - A. City Manager
 - B. City Attorney
- 9. Consent Agenda** (Any Item May be Removed for Individual Consideration)
 - A. Minutes from the October 3, 2019, Board of Commissioners Meeting
 - B. Minutes from the October 3, 2019, Board of Commissioners Work Session
 - C. Second and Final Reading of Ordinance 2019-24, An Ordinance to Amend the City of Fairview Zoning Ordinance by Changing the Official Zoning Map for Tax Map 69, Parcel 31, Consisting of 3.64 Acres, Located at 2655-57 Fairview Blvd, From a RS-40 (Low-Density Residential)/CG (Commercial General) Zoning District to a RS-40 (Low-Density Residential)/CG (Commercial General) Zoning District
 - D. Second and Final Reading of Ordinance 2019-25, An Ordinance Amending the City of Fairview Municipal Code to Authorize Certain City of Fairview Fire Department Personnel as Special Police Officers with Summons and Complaint Authority
- 10. Old Business**
- 11. New Business**
 - A. Lease Agreement on Property Located at 7061 City Center Way
 - B. Ordinance 2019-26, An Ordinance Establishing Operational Rules and Guidelines for Leaves and Foliage to be Collected Through the Residential Leaf Pickup Service
 - C. Ordinance 2019-27, An Ordinance Amending City of Fairview Municipal Code Section 17-101, Entitled "Definitions", to Include Paragraph (8) Defining "Leaf and Foliage Waste"
 - D. Ordinance 2019-28, An Ordinance Amending City of Fairview Municipal Code Section 17-110, Entitled "Violations", to Include "Leaf and Foliage Waste"
 - E. Ordinance 2019-29, An Ordinance Establishing Operational Rules and Guidelines for Brush, Materials and Debris to be Processed by the City's Chipper Service
 - F. Ordinance 2019-30, An Ordinance of the City of Fairview, Tennessee, to Amend the Zoning Ordinance as it Pertains to Article XVII "Administration and Enforcement", Section 17-102.2 "Zoning Permits", Subsection 102.2 "Grading Permits".
 - G. Ordinance 2019-31, An Ordinance of the City of Fairview, Tennessee, to Amend the Zoning Ordinance as it Pertains to Article XVII "Administration and Enforcement", Section 17-10 "Required Plans", Subsection 103.32 "Master Development Plans"
- 12. Communications from the Mayor and Commissioners**
 - A. Commissioner
 - B. Commissioner

- C. **Commissioner**
- D. **Vice Mayor**
- E. **Mayor**

13. **Adjournment**

9C

ORDINANCE #2019-24

AN ORDINANCE TO AMEND THE CITY OF FAIRVIEW ZONING ORDINANCE BY CHANGING THE OFFICIAL ZONING MAP FOR TAX MAP 69, PARCEL 31, CONSISTING OF 3.64 ACRES, LOCATED AT 2655-57 FAIRVIEW BLVD FROM A RS-40 (LOW-DENSITY RESIDENTIAL) ZONING DISTRICT TO A CG (COMMERCIAL GENERAL) ZONING DISTRICT.

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

WHEREAS, the City of Fairview Planning Commission, on September 10, 2019, 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 69 Parcel 31 from a RS-40 (Low-Density Residential) Zoning District to a CG (Commercial General) Zoning District. This property consists of approximately 3.64 acres and is owned by Randall & Deana Inman who have submitted this application for the rezoning of this parcel, which is attached to and made a part of this ordinance as though copied herein.

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

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

First Reading: September 19, 2019

Public Hearing Held: _____

Second Reading: _____

Approved by the Board of Commissioners:

John Blade, Mayor

ATTEST:

Brandy Johnson, City Recorder

APPROVED AS TO FORM:

City Attorney

Published in the Fairview Observer on _____

City of Fairview

7100 CITY CENTER WAY

FAIRVIEW, TN 37062



Phone: 615-799-1585

Email: shall@fairview-tn.org

RECOMMENDATIONS

2019-5

DATE: September 10, 2019

TO: FAIRVIEW BOARD OF COMMISSIONERS

FROM: FAIRVIEW MUNICIPAL PLANNING COMMISSION

1. Rezoning Request, Randall Inman Subdivision. Property located at 2655 Fairview Blvd (Map 69, Parcel 31). RS-40/CG Zoning District. Property owned by Randall C Inman

Action required: A vote to give positive or negative recommendation to the Board of Commissioners for rezoning of the property mentioned above

Burks made a motion to make a positive recommendation to the Board of Commissioners. Blade Seconded. Vote taken. All were in favor.

2. Annexation Request, Property located at 7109 County Line Road, Fairview, TN (Map 19, Parcel 1.01). Property owned by Ray Flake.

Action required: A vote to approve the plan of services for the annexation of the property mentioned above.

Action required: A vote to give positive or negative recommendation to the Board of Commissioners for annexation of the property mentioned above.

Cali made a motion to make a positive recommendation to the Board of Commissioners. Anderson Seconded. Vote taken. All were in favor.

Tools & Features Demonstration Site



Legend

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

Notes

0.0 0 0.02 0.0 Miles

NAD_1983_StatePlane_Tennessee_FIPS_4100_Feet

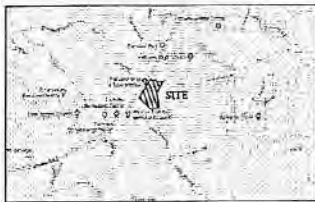
© Latitude Geographics Group Ltd.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

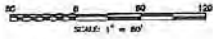
THIS MAP IS NOT TO BE USED FOR NAVIGATION

1:1,483





VICINITY MAP
N.T.S.



RS-40

C9



NOTES:
 1. OWNER: RANDALL C. INMAN, ETUX
 ADDRESS: P.O. BOX 880
 FAIRVIEW, TENNESSEE 37061
 2. PROJECT LOCATION: 300-300 FAIRVIEW BLVD., FAIRVIEW, TENNESSEE
 3. ZONING: RS-40
 4. PLAT AREA: 1.110 ACRES
 5. TOTAL AREA: 3.84 ACRES (3.84 ACRES LESS 2.73 ACRES OFFSET BY STATE ROUTE 100)
 6. THIS PROPERTY IS LOCATED IN ZONING DISTRICT RS-40, CITY OF FAIRVIEW, IN COUNTY OF WILLIAMSON, STATE OF TENNESSEE.
 7. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITY LINES AND HAS ASSUMED THE DEPTHS AND LOCATIONS OF SUCH UTILITIES AS SHOWN ON THE PLAT. THE SURVEYOR MAKES NO WARRANTY AS TO THE ACCURACY OF THE LOCATION OF SUCH UTILITIES. THE USER OF THIS PLAT SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF SUCH UTILITIES PRIOR TO ANY CONSTRUCTION.
 8. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITY LINES AND HAS ASSUMED THE DEPTHS AND LOCATIONS OF SUCH UTILITIES AS SHOWN ON THE PLAT. THE SURVEYOR MAKES NO WARRANTY AS TO THE ACCURACY OF THE LOCATION OF SUCH UTILITIES. THE USER OF THIS PLAT SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF SUCH UTILITIES PRIOR TO ANY CONSTRUCTION.
 9. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITY LINES AND HAS ASSUMED THE DEPTHS AND LOCATIONS OF SUCH UTILITIES AS SHOWN ON THE PLAT. THE SURVEYOR MAKES NO WARRANTY AS TO THE ACCURACY OF THE LOCATION OF SUCH UTILITIES. THE USER OF THIS PLAT SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF SUCH UTILITIES PRIOR TO ANY CONSTRUCTION.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	5763.00	53.68	51.55	N55°54'24"E	0°52'11"
C2	5763.00	216.22	218.22	N55°54'24"E	2°10'11"
C3	8763.00	124.65	124.65	N52°56'23"E	1°14'31"
C4	35.63	43.67	41.04	N64°11'52"E	62°50'00"

LINE	BEARING	DISTANCE
L1	N09°29'44"W	19.01

(81.00)
 ZONED RS-40
 RANDALL C. INMAN, ETUX
 DEED BOOK 3027, PAGE 814
 R.O.W.C. TENNESSEE

Final Plat
Randall C. Inman, ETUX Property
City of Fairview,
Williamson County, Tennessee

CERTIFICATE OF OWNERSHIP AND ENDORSEMENT
 I, the undersigned, being the owner of the property shown on this plat, do hereby certify that the same is a true and correct copy of the original plat as recorded in the office of the County Clerk of Williamson County, Tennessee, and that the same is a true and correct copy of the original plat as recorded in the office of the County Clerk of Williamson County, Tennessee, and that the same is a true and correct copy of the original plat as recorded in the office of the County Clerk of Williamson County, Tennessee.

CERTIFICATE OF SURVEY ACCURACY
 I, the undersigned, being a duly licensed Surveyor in the State of Tennessee, do hereby certify that the above plat was prepared by me or under my direct supervision and that it is a true and correct copy of the original plat as recorded in the office of the County Clerk of Williamson County, Tennessee, and that the same is a true and correct copy of the original plat as recorded in the office of the County Clerk of Williamson County, Tennessee.

CERTIFICATE OF APPROVAL FOR UTILITY SYSTEMS
 I, the undersigned, being a duly licensed Professional Engineer in the State of Tennessee, do hereby certify that the above plat was prepared by me or under my direct supervision and that it is a true and correct copy of the original plat as recorded in the office of the County Clerk of Williamson County, Tennessee, and that the same is a true and correct copy of the original plat as recorded in the office of the County Clerk of Williamson County, Tennessee.

CERTIFICATE OF APPROVAL FOR RECORDING
 I, the undersigned, being a duly licensed Surveyor in the State of Tennessee, do hereby certify that the above plat was prepared by me or under my direct supervision and that it is a true and correct copy of the original plat as recorded in the office of the County Clerk of Williamson County, Tennessee, and that the same is a true and correct copy of the original plat as recorded in the office of the County Clerk of Williamson County, Tennessee.

LEGEND
 ■ SET BACK
 ■ SET HOMEPOINT
 ○ EXISTING FEATHER
 □ EXISTING MONUMENT
 ◆ EXISTING MONUMENT

TOTAL LOTS: 3
 TOTAL ACRES: 3.84
 TOTAL SQUARE FEET: 168,000
 TOTAL SQUARE FEET OF PLAT: 168,000
 TOTAL SQUARE FEET OF OFFSET: 0

ORDINANCE NO. 2019-25



AN ORDINANCE AMENDING THE CITY OF FAIRVIEW MUNICIPAL CODE TO AUTHORIZE CERTAIN CITY OF FAIRVIEW FIRE DEPARTMENT PERSONNEL AS SPECIAL POLICE OFFICERS WITH SUMMONS AND COMPLAINT AUTHORITY.

WHEREAS, the City of Fairview desires to maintain the safest community possible and to empower its fire department in this effort, and

WHEREAS, certain City of Fairview fire chief, assistant fire chief, fire marshal(s) and training officer are or may be tasked with the management and enforcement of the city' fire codes, burn regulations, and similar state codes, and

WHEREAS, the city's fire chief, assistant fire chief, fire marshal(s) and training officer must be authorized as special police officers in order to issue citations or summonses for violations of certain municipal codes or other, and

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

BE IT ORDAINED, that Title 6, Chapter 1, Section 6-110, entitled "Certain Fire Department Personnel Appointed as a Special Police Officer" is hereby created, and

BE IT FURTHER ORDAINED, that Title 6, Chapter 1, Section 6-110, of the City of Fairview Municipal Code shall read as follows:

"In accordance with T.C.A. 7-63-101 the fire chief, assistant fire chief, fire marshal(s) and fire training officer are hereby appointed as a special police officers of the City of Fairview and may not effect any arrest but are empowered to issues citations, summonses and complaints for violations of the City of Fairview fire codes, burn ordinances, and any related codes referencing or applicable to fire safety and shall deliver to the offender a copy of such citation, summons or complaint which shall include details of the offense(s) charged and the time and place when the offender is to appear in court.

MAYOR

CITY RECORDER

APPROVED AS TO FORM:

CITY ATTORNEY

Passed First Reading October 3, 2019

Passed Second Reading _____

ORDINANCE NO. 2019-26

11B

AN ORDINANCE ESTABLISHING OPERATIONAL RULES AND GUIDELINES FOR LEAVES AND FOLIAGE TO BE COLLECTED THROUGH THE RESIDENTIAL LEAF PICKUP SERVICE.

WHEREAS, the City of Fairview operates a leaf collection service for the removal of certain organic materials from residential home sites within the city limits of the City of Fairview, and

WHEREAS, the City of Fairview desires to establish a standardized scope of services for its residential leaf pickup service, and

WHEREAS, leaf pickup services provided by the City of Fairview shall not serve commercial, retail or industrial sites, locations or addresses and shall not service vacant homes under construction or remodel, and

WHEREAS, this ordinance shall govern the guidelines and restrictions for the leaf pickup service and the materials intended to be processed by the service, and

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

BE IT ORDAINED, Section 17-112 of the City of Fairview municipal code shall be created and shall be entitled "Residential Leaf Pickup Service Guidelines and Restrictions"; and

BE IT FURTHER ORDAINED, that Section 17-112 of the City of Fairview municipal code shall state the following: "The proper placement of leaf and foliage waste, the amount of leaf and foliage waste, the types of materials that are acceptable and examples of materials not acceptable are as follows":

1. All leaves and foliage for pickup must be placed in a biodegradable bag.
2. No more than 10 biodegradable bags of leaf and foliage waste will be picked up per residence, per month.
3. Bags shall not be placed in any roadway median.
4. Leaf and foliage waste to be processed must be residential landscaping waste resulting from general landscaping maintenance.
5. Bags shall be placed at the roadside of the residential address at which it was produced, and may not be left for a time greater than 14 days before scheduled pickup.
6. No limbs, sticks, vines, root balls, dirt, loose leaves, hay or straw will be processed.
7. No household materials, appliances or similar items will be processed.
8. No lot clearing debris will be processed.
9. No leaves or foliage waste produced by commercial or professional landscaping services or professional tree trimming will be processed.

MAYOR

ATTEST:

CITY RECORDER

APPROVED AS TO FORM:

CITY ATTORNEY

Passed First Reading _____

Passed Second Reading _____

ORDINANCE NO. 2019-27



AN ORDINANCE AMENDING CITY OF FAIRVIEW MUNICIPAL CODE SECTION 17-101, ENTITLED "DEFINITIONS", TO INCLUDE PARAGRAPH (8) DEFINING "LEAF AND FOLIAGE WASTE".

WHEREAS, the City of Fairview is considering codifying Title 17, Section 17-112, entitled "Residential Leaf Pickup Service Guidelines and Restrictions", as a section of its municipal code, and

WHEREAS, the addition of this code section will require a definition of "Leaf and Foliage Waste", and

WHEREAS, the definitions for Title 17 of the city's municipal code are specified in Section 17-101 and this section is the proper placement for the definition of "Leaf and Foliage Waste", and

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

BE IT ORDAINED, that Section 17-101 of the City of Fairview municipal code is hereby amended to include paragraph (8), entitled "Brush and Chipper Waste, and

BE IT FURTHER ORDAINED, that Section 17-101(8) of the City of Fairview municipal code shall read as follows: "Leaf and Foliage Waste." The term "leaf and foliage waste" as herein referred to in this chapter shall include fallen leaves and foliage, not including: sticks, limbs, branches, growths, trimmings, woody plant material and woody plant debris, produced from homeowner maintenance of residential landscaping.

MAYOR

ATTEST:

CITY RECORDER

APPROVED AS TO FORM:

CITY ATTORNEY

Passed First Reading _____

Passed Second Reading _____

ORDINANCE NO. 2019-28



AN ORDINANCE AMENDING CITY OF FAIRVIEW MUNICIPAL CODE SECTION 17-110, ENTITLED "VIOLATIONS", TO INCLUDE "LEAF FOLIAGE WASTE".

WHEREAS, the City of Fairview municipal code section 17-110 states the following:

Violations. Any person who shall violate any of the provisions of this chapter, or who shall fail or refuse to obey any notice issued by the department of health, the superintendent of the refuse collection department, or any official of the City of Fairview with reference to the storage, accumulation, or disposal of garbage/refuse/litter as described in Section 17-101 of this code shall be subject to a penalty of up to fifty dollars (\$50.00) for each offense.

Each day a violation is allowed to continue from the date of the original citation or notice shall constitute a separate offense. And

WHEREAS, code section 17-110 is being renumbered to section 17-120 and must be amended to include brush and chipper waste, and

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

BE IT ORDAINED, that Section 17-120 of the City of Fairview municipal code is hereby amended to read as follows:

Violations. Any person who shall violate any of the provisions of this chapter, or who shall fail or refuse to obey any written notice issued by the Williamson County Health Department or the City of Fairview with reference to the placement, deposit, storage, accumulation, or disposal of garbage, refuse, litter, leaf and foliage waste, or brush and/or chipping waste, as described in Section 17-101 of this code, shall be subject to a penalty of up to fifty dollars (\$50.00) for each offense.

Each day a violation is allowed to continue from the date of the original citation or notice shall constitute a separate offense.

MAYOR

ATTEST:

CITY RECORDER

APPROVED AS TO FORM:

CITY ATTORNEY

Passed First Reading _____

Public Hearing Held _____

Passed Second Reading _____

ORDINANCE NO. 2019-29



AN ORDINANCE ESTABLISHING OPERATIONAL RULES AND GUIDELINES FOR BRUSH, MATERIALS AND DEBRIS TO BE PROCESSED BY THE CITY'S CHIPPER SERVICE.

WHEREAS, the City of Fairview operates a chipper service for the removal of certain organic materials from residential home sites within the city limits of the City of Fairview, and

WHEREAS, the City of Fairview desires to establish a standardized scope of services for its residential chipper service, and

WHEREAS, chipper services provided by the City of Fairview shall not serve commercial, retail or industrial sites, locations or addresses and shall not service vacant homes under construction or remodel, and

WHEREAS, this ordinance shall govern the guidelines and restrictions for the chipper service and the materials intended to be processed by the service, and

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

BE IT ORDAINED, Section 17-111 of the City of Fairview municipal code shall be created and shall be entitled "Residential Chipper Service Guidelines and Restrictions", and

BE IT FURTHER ORDAINED, that Section 17-111 of the City of Fairview municipal code shall state the following: "The proper placement of brush/chipper waste, the amount of brush/chipper waste, the size of brush/chipper waste to be processed, the types of materials that are acceptable and examples of materials not acceptable are as follows":

1. Brush shall not be placed in any roadway median.
2. Brush and debris to be processed must be residential landscaping brush and debris resulting from general landscaping maintenance and trimming.
3. Brush shall be placed at the roadside of the residential address at which it was produced, and may not be left for a time greater than 14 days before scheduled pickup.
4. The maximum brush pile size shall be three (3) feet high and ten (10) feet by ten (10) feet square and no more than one (1) brush pile may be set out for service at any one time.
5. No limbs larger than four (4) inches in diameter will be processed.
6. No vines, root balls, dirt, loose leaves, hay or straw will be processed.
7. Brush intertwined with plastics, fabric, metal, wiring, cable, any fencing or similar foreign materials will not be processed.
8. No household materials, appliances or similar items will be processed.
9. No lot clearing debris or whole trees will be processed.
10. No brush or debris produced by commercial or professional landscaping services, professional tree removal or professional tree trimming will be processed.

MAYOR

ATTEST:

CITY RECORDER

APPROVED AS TO FORM:

CITY ATTORNEY

Passed First Reading _____

Passed Second Reading _____

ORDINANCE NO. 2019-30



AN ORDINANCE OF THE CITY OF FAIRVIEW, TENNESSEE, TO THE ZONING ORDINANCE AS IT PERTAINS TO ARTICLE XVII "ADMINISTRATION AND ENFORCEMENT", SECTION 17-102.2 "ZONING PERMITS", SUBSECTION 102.2 "GRADING PERMITS".

WHEREAS, the City of Fairview Planning Staff has recommended to the City of Fairview Board of Commissioners to amend current provisions of the zoning ordinance as they pertain to plans and permits in order to best serve the citizens of Fairview, and

WHEREAS, the Fairview, Tennessee Zoning Articles, Article XVII "Administration and Enforcement", Section 17-102.2 "Zoning Permits", Subsection 102.2 "Grading Permits", currently reads is as follows:

17-102.2 Grading Permits

In any instance where no building or construction activity is to take place upon a site, a grading permit may be issued by the City Engineer, provided that a tree inventory and protection plan meeting the requirements for such set out in Article 2, Section 2-103 of the Fairview Design Review Manual, has been approved and the applicant has demonstrated that the use or activity will comply with all provisions of this ordinance.

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

The Fairview, Tennessee Zoning Articles, Article XVII "Administration and Enforcement", Section 17-102.2 "Zoning Permits", Subsection 102.2 "Grading Permits" are hereby amended to read as follows:

17-102.2 Grading Permits

Prior to building or construction activity taking place, a grading permit shall be required. Grading permit applications and fees shall be submitted to the City for review, provided:

1. The tree inventory and protection plan meets the requirements for such set out in Article 2, Section 2-103 of the Fairview Design Review Manual.
2. The applicant demonstrates that the use or activity will comply with all provisions of this ordinance.
3. All Erosion Prevention and Sediment Control measures are installed and maintained per the City approved construction plans and in accordance with state and local requirements.

The remaining sections of this Article and Section remain unchanged by this Resolution.

MAYOR

CITY RECORDER

APPROVED AS TO FORM:

CITY ATTORNEY

Passed First Reading

Passed Second Reading

ORDINANCE NO. 2019-31



AN ORDINANCE OF THE CITY OF FAIRVIEW, TENNESSEE, TO AMEND THE ZONING ORDINANCE AS IT PERTAINS TO ARTICLE XVII "ADMINISTRATION AND ENFORCEMENT", SECTION 17-103 "REQUIRED PLANS", SUBSECTION 103.2 "MASTER DEVELOPMENT PLANS".

WHEREAS, the City of Fairview Planning Staff has recommended to the City of Fairview Board of Commissioners to amend current provisions of the zoning ordinance as they pertain to plans and permits in order to best serve the citizens of Fairview, and

WHEREAS, the Fairview, Tennessee Zoning Articles Article XVII "Administration and Enforcement", Section 17-103 "Required Plans", Subsection 103.2 "Master Development Plans", currently reads is as follows:

17-103.2 Master Development Plans

Certain uses and activities require approval of a master development plan by the Planning Commission to insure that development occurs in a coordinated manner. The following activities require such plans:

1. Multi-Family Developments

Any development involving two (2) or more multi-family structures located upon the same zone lot.

2. Manufactured Home Parks

Any development of a manufactured home park as defined by this ordinance.

3. Commercial Complexes

Any development of a commercial complex as defined by this ordinance.

4. Plan Content

The master development plan for the proposed development shall be a general concept plan which shall include:

et seq.

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

The Fairview, Tennessee Zoning Articles, Article XVII "Administration and Enforcement", Section 17-103 "Required Plans", Subsection 103.2 "Master Development Plans" are hereby amended to read as follows:

17-103.2 Master Development Plans

Master development plans are required based on the proposed development types defined below and shall include all necessary plan content as detailed in this ordinance.

1. Development Types

Development types requiring approval of a master development plan by the Planning Commission to ensure that development occurs in a coordinated manner include:

A. Multi-Family Developments

Any development involving two (2) or more multi-family structures located upon the same zone lot.

B. Manufactured Home Parks

Any development of a manufactured home park as defined by this ordinance.

C. Planned Overlay District

Any development located within a planned overlay district as defined by this ordinance.

D. Commercial Complexes

Any development of a commercial complex as defined by this ordinance.

E. Industrial Special Districts

Any development within an industrial special district as defined by this ordinance.

2. Plan Content

The master development plan for the proposed development shall be a general concept plan, which shall include:

A. Sufficient Information to Disclose

et seq.

With holding the renumbering of sections, the remaining sections of this Article and Section remain unchanged by this Resolution.

MAYOR

CITY RECORDER

APPROVED AS TO FORM:

CITY ATTORNEY

Passed First Reading

Passed Second Reading
