

**CITY OF FAIRVIEW  
BOARD OF COMMISSIONERS**

**NOVEMBER 21, 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)**
- 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 Report**
  - B. City Attorney Report**
- 9. Consent Agenda** (Any Item May be Removed for Individual Consideration)
  - A. Minutes from the November 7, 2019, Board of Commissioners Meeting**
- 10. Old Business**
- 11. New Business**
  - A. Ordinance 2019-30, An Ordinance to Amend the City of Fairview Zoning Ordinance by Changing the Official Zoning Map for Property Located at 313 Highway 96 N, From a RS-40 (Low-Density Residential) Zoning District to a R-20 (Medium-Density Residential) Zoning District, owners: Thomas Harris and Brenda Harris Mangrum**
  - B. Ordinance 2019-31, An Ordinance to Amend the City of Fairview Zoning Ordinance by Changing the Official Zoning Map for Property Located at 7109 County Line Road, From a RS-40 (Low-Density Residential) Zoning District to a R-20 (Medium-Density Residential) Zoning District, owner: Civil Engineering Services, PC**
  - C. Resolution 36-19, 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 (7112 New Hope Road, owner: Kyle Jones)**
- 12. Communications from the Mayor and Commissioners**
  - A. Commissioner**
  - B. Commissioner**
  - C. Commissioner**
  - D. Vice Mayor**
  - E. Mayor**
- 13. Adjournment**

IIA

**ORDINANCE #2019-30**

AN ORDINANCE TO AMEND THE CITY OF FAIRVIEW ZONING ORDINANCE BY CHANGING THE OFFICIAL ZONING MAP FOR PROPERTY LOCATED AT 313 HIGHWAY 96 N, FROM A RS-40 (LOW-DENSITY RESIDENTIAL) ZONING DISTRICT TO A R-20 (MEDIUM-DENSITY RESIDENTIAL) ZONING DISTRICT.

**WHEREAS**, a request has been made by owners Thomas Harris and Brenda Harris Mangrum to rezone property located within the City of Fairview; and

**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 042, Parcel 029, consisting of 1.54 acres, from a RS-40 (Low-Density Residential) Zoning District to a R-20 (Medium-Density Residential) Zoning District.

**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: \_\_\_\_\_

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 \_\_\_\_\_

# Tools & Features Demonstration Site



## Legend

- Parcels
- Parcel Numbers
- Parcel Acreage
- Subdivision Name
- Parcel Dimensions
- Lot Numbers
- Lot Acreage
- Group Corner Annotation
- Control Map
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## Notes



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# City of Fairview

7100 CITY CENTER WAY

FAIRVIEW, TN. 37062



Phone: 615-799-1585

Email: shall@fairview-tn.org

## RECOMMENDATIONS

### 2019-6

**DATE: November 12, 2019**

**TO: FAIRVIEW BOARD OF COMMISSIONERS**

**FROM: FAIRVIEW MUNICIPAL PLANNING COMMISSION**

\*\*\*\*\*

1. Request for Rezoning, Property Located at 313 Hwy 96 N, Map 042 – Parcel 029, 1.54 Acres, Current Zoning RS-40, Rezoning R-20, Owners Thomas Harris and Brenda Harris Mangrum.

**Staff Comments:** Staff has no opposition to a zoning change of said property.

**Action required:** A vote to give positive or negative recommendation to the Board of Commissioners for rezoning of the said property.

Sullivan stated this is a simple rezoning all the properties around this property are zoned R-20. Butler ask once they rezone can it be approved in house to divide the property. Sullivan stated yes. Burks made a motion for a positive recommendation to The Board of Commissioners. Power Seconded. Vote was taken. All were in favor.

2. Request for Rezoning, Property Located at 7109 County Line Rd, Map 019 – Parcel 01.01, 5.4 Acres, Current Zoning RS-40, Rezoning R-20, Owners Civil Engineering Services, PC

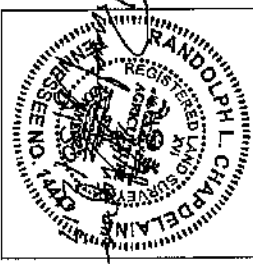
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Sullivan stated this property was recently annexed into the City as RS-40 and the owner would like to Rezone to R-20. Burks asked didn't he originally want to rezone for apartments. Sullivan stated yes but now he wants to rezone to R-20. Burks made a motion for a positive recommendation to The Board of Commissioners. Jenkins Seconded. Vote was taken. All were in favor.

GENERAL NOTES

STATION SHOWN HEREON ARE BASED UPON A FIELD-RUN SURVEY USING EDM EQUIPMENT, AND ADJUSTED FOR THERMALITY. LEVELS IF SHOWN, WERE TAKEN FROM VISIBLE STRUCTURES AT THE SITE. VERTICATION OF EXISTING LOCATIONS, OF THE SURVEY, AND OF THE FIELD RUN, WERE COMPARED WITH LOCAL UTILITY RECORDS, AND FOUND TO BE IN SUBSTANTIAL AGREEMENT. THE APPROPRIATE LOCAL UTILITY OFFICE, IN CHARGE OF THE RECORDS, SHOULD BE CALLED BEFORE ANY CONSTRUCTION ON THE SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE REPORT. IT IS THEREFORE SUBJECT TO THE PROPERTY IS SUBJECT TO BOTH RECORDED EASEMENTS, AND TO THOSE UNKNOWN TO THIS SURVEY. ANY WETLAND AREAS, AS IDENTIFIED EITHER BY THE NATIONAL WETLANDS INVENTORY OR FOUND BY THE SURVEY, ARE SHOWN ON THE PLAN, VERIFICATION AND DELINEATION OF THE WETLANDS LOCATION OF THESE OR ANY OTHER SUCH AREAS WHICH MAY EXIST ON THE PROPERTY, SHOULD BE MADE BY THE OWNER OR DEVELOPER, THROUGH RELEVANT GOVERNMENT AGENCY AND A LICENSED SOIL CONSULTANT. ENGINEERS HAVE REGULATORY AUTHORITY OVER THE USE OF WETLANDS. ANY CORPUS OF ENGINEERS, U.S. ENVIRONMENTAL PROTECTION AGENCY, U.S. FISH AND WILDLIFE SERVICE, WILDLIFE RESOURCES AGENCY, TN. DIVISION OF WATER POLLUTION CONTROL, AND TN. DEPARTMENT OF REVENUE, SHOULD BE CONTACTED FOR REGULATORY REQUIREMENTS. SURVEY DATA IS BASED ON GPS TIED TO MOST ELEVATIONS BASED ON AIRBORNE STARS USAGE SUBJECT PREVIOUSLY LESS IN A ZONE "X" (AREAS OF MANUAL FLOOD HAZARD) AS SHOWN ON FIRM #1978015F DATED 9/29/2005.

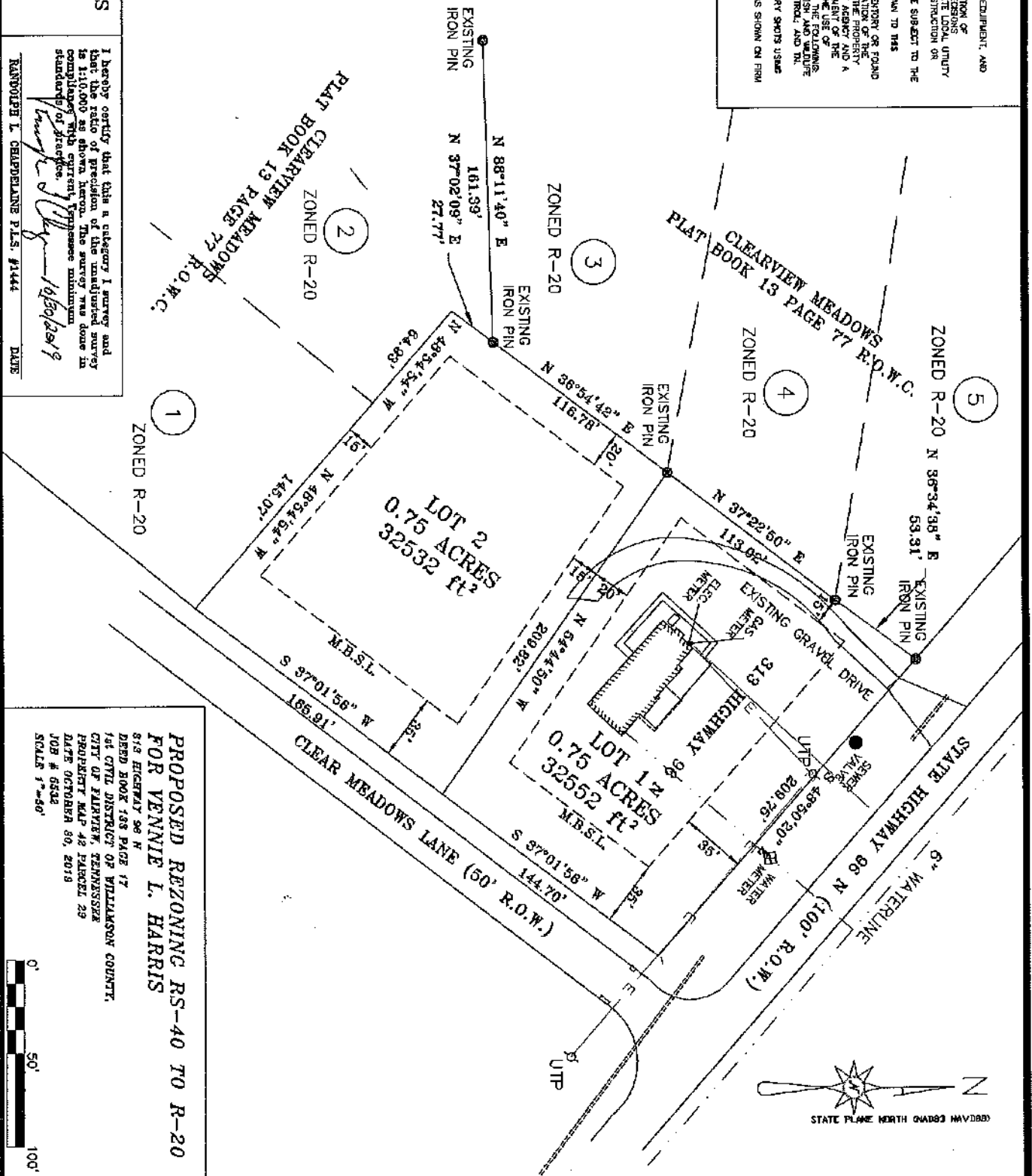


**CHAPDELAINE & ASSOCIATES**  
 7276 WALKER ROAD  
 FAIRVIEW, TENNESSEE 37068  
 (615) 798 - 8104  
 chapdelaine@csrr.com

I hereby certify that this a category I survey, and that the ratio of precision of the unadjusted survey is 1:10,000 as shown herein. The survey was done in compliance with current Tennessee minimum standards of practice.

*Randolph L. Chapdelaine* 10/30/2019

RANDOLPH L. CHAPDELAINE P.L.S. #1444 DATE



**PROPOSED REZONING RS-40 TO R-20 FOR VENNIE L. HARRIS**

513 EIGHTH 98 R  
 DEED BOOK 133 PAGE 17  
 1st CIVIL DISTRICT OF WILLIAMSON COUNTY,  
 CITY OF FAIRVIEW, TENNESSEE  
 PRESENT MAP 48 PARCEL 29  
 DATE OCTOBER 30, 2019  
 JOB # 6532  
 SCALE 1"=50'

11B

**ORDINANCE #2019-31**

AN ORDINANCE TO AMEND THE CITY OF FAIRVIEW ZONING ORDINANCE BY CHANGING THE OFFICIAL ZONING MAP FOR PROPERTY LOCATED AT 7109 COUNTY LINE ROAD, FROM A RS-40 (LOW-DENSITY RESIDENTIAL) ZONING DISTRICT TO A R-20 (MEDIUM-DENSITY RESIDENTIAL) ZONING DISTRICT.

**WHEREAS**, a request has been made by Civil Engineering Services, PC, to rezone property located within the City of Fairview; and

**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 019, Parcel 001.01, consisting of 5.4 acres, from a RS-40 (Low-Density Residential) Zoning District to a R-20 (Medium-Density Residential) Zoning District.

**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.

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First Reading: \_\_\_\_\_

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 \_\_\_\_\_



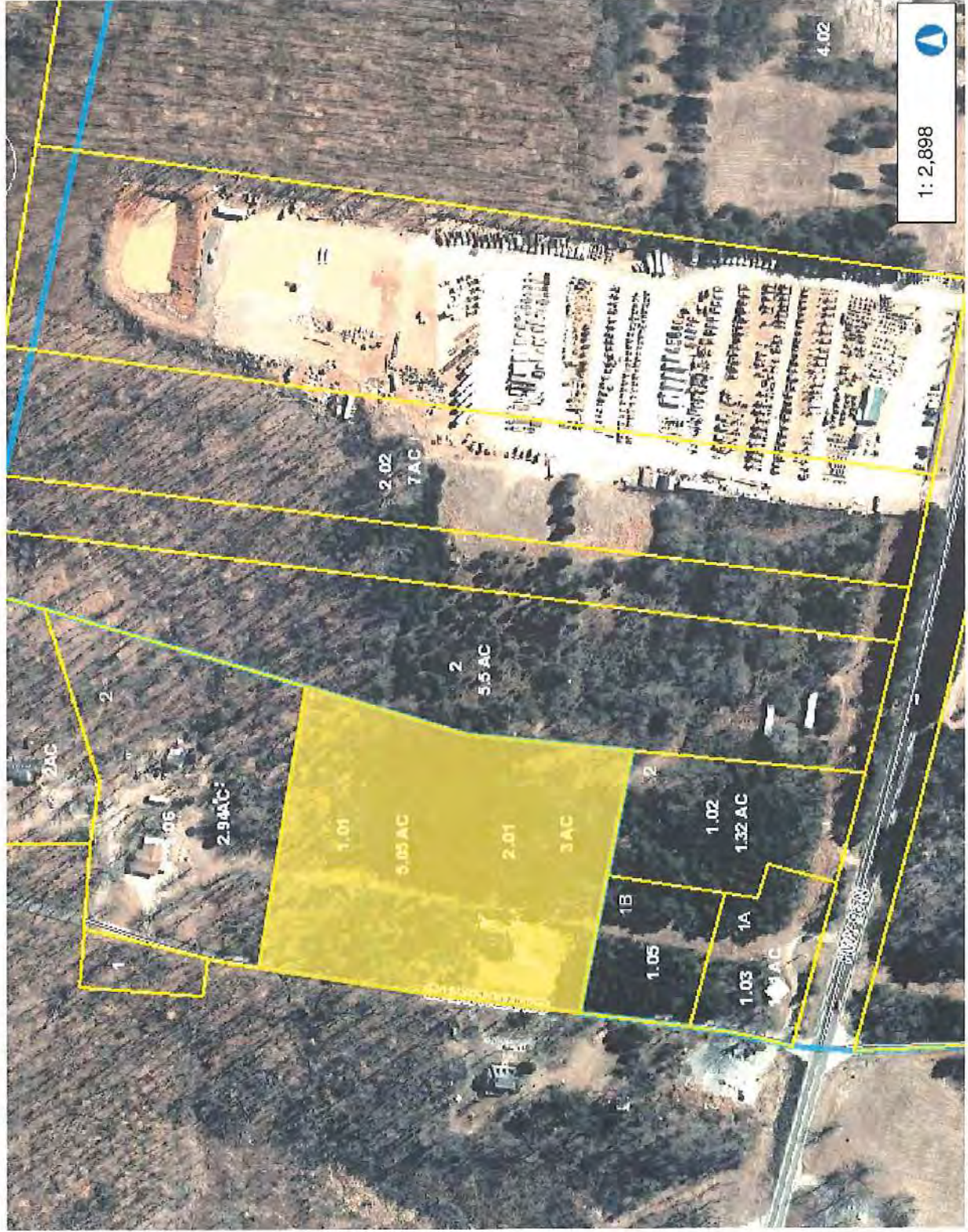
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## Notes



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# City of Fairview

7100 CITY CENTER WAY

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## RECOMMENDATIONS

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**FROM: FAIRVIEW MUNICIPAL PLANNING COMMISSION**

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## RESOLUTION 36-19



### **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 18, Parcel 072.00**

**7112 New Hope Road**

**22.1 Acres**

**Owner: Kyle Jones**

**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 January 2, 2020, at Fairview City Hall on the proposed annexation of territory by owner consent, and Plan of Services, to wit:

A tract of land in the First Civil District of Williamson County, Tennessee, described according to a survey by Leroy Holland, Registered Land Surveyor, dated March 27, 1985, as follows:

Beginning at a point in the centerline of Franklin-Charlotte Pike, said point being the southwest corner of the herein described property and the southeast corner of Light's property; thence N 50 degrees 16' E with said Light's southerly line and passing over an existing concrete monument at 16.5 feet, in all 1493.0 feet, to an existing concrete monument at said Light's northeast corner in the south line of Holland property; thence N 89 degrees 32' E 502.1 feet with said Holland's south line to an existing concrete monument at the common corner of Holland and Frederikson; thence S 50 degrees 10' E 244.6 feet with said Frederiksen's southerly line to an existing concrete monument at the northwest corner of White property; thence S 50 degrees 18' W 1584.7 feet with said White's northerly line to an existing iron pipe; thence N 40 degrees 44' W 410.9 feet with said White's line to an iron pin; thence S 50 degrees 16' W with said White's line and passing over an existing concrete monument at 394.1 feet, in all 410.6 feet to a point in the centerline of Franklin-Charlotte Pike; thence N 39 degrees 59' W 210.0 feet with said centerline to the point of beginning, containing 22.10 acres, more or less.

Begin the same property conveyed to Jeffery Alan Koeritz-Chase and Donna L. Chase, his wife, tenants by the entireties, by Quitclaim Deed from Jeffrey Alan Koertiz-Chase, aka Jeffrey Koeritz, of record in Book 2020, Page 307; Also being the same property conveyed to Jeffrey Koeritz, unmarried, by installment Deed from

Johnnie S. Hosfield, unmarried, of record in Volume 527, Page 552, Register's Office for Williamson County, Tennessee.

This improved/unimproved property known as: 7112 New Hope Road, Fairview, Tennessee, 37062.

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 36-19**

**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. **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. Sanitary Sewer Service is available and the necessary intercepting and trunk sewers to serve the annexed area 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.**

**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. Public Works**

1. Services provided by the Public Works department will be extended to the annexed area on the effective date of annexation to include chipper and leaf pick up. The proposed property is in Zone 4, indicating pick-up on the fourth Tuesday of each month.

**K. Street Lighting**

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

**L. Recreation**

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

**M. 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 19th day of September, 2019.

This Resolution Considered by the City of Fairview, Tennessee Municipal Planning Commission this 8th day of October, 2019.

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

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

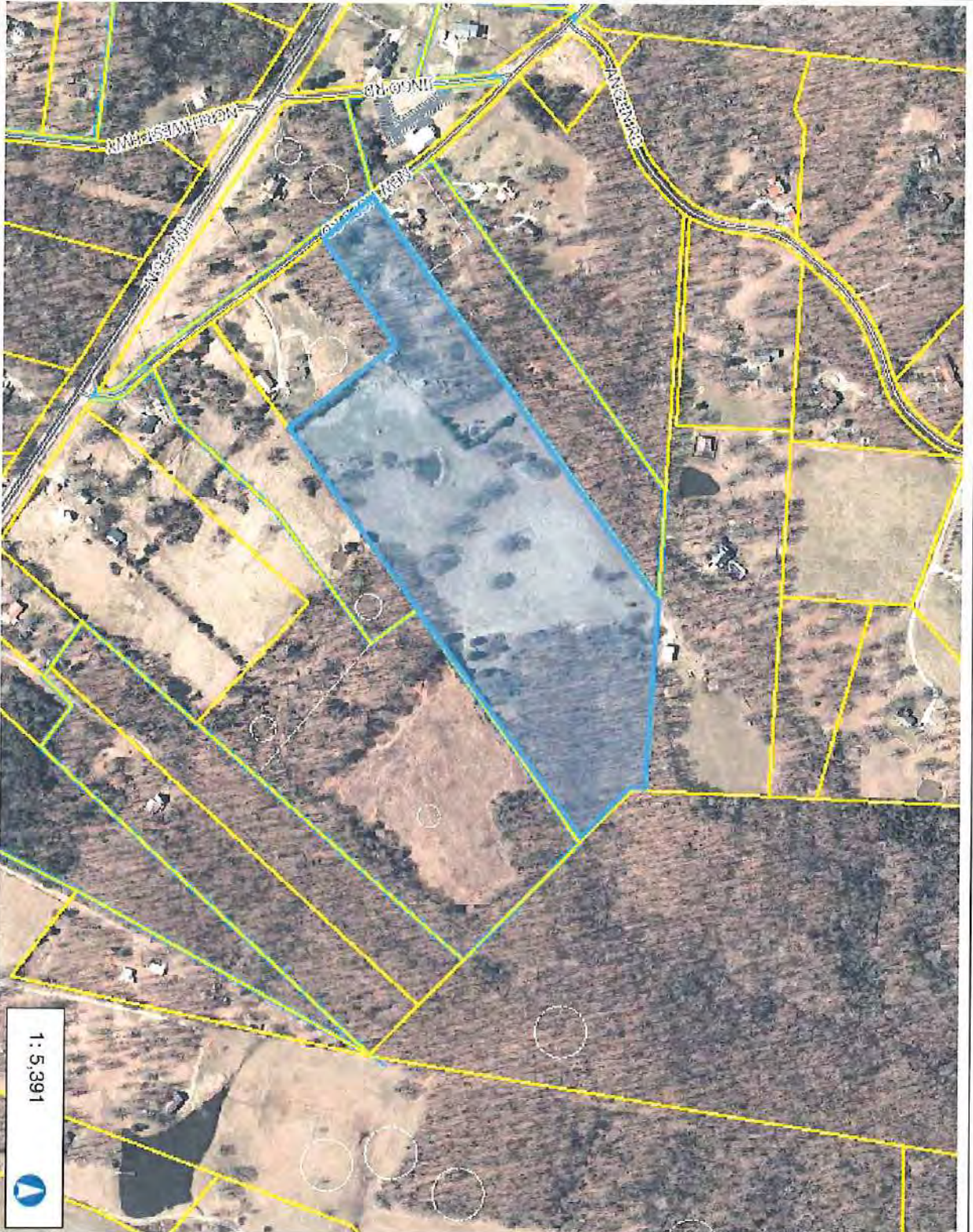
This Resolution was returned to the City of Fairview, Tennessee Board of Commissioners with a Recommendation from the City of Fairview, Tennessee Municipal Planning Commission for Approval \_\_\_\_\_ ,  
Disapproval \_\_\_\_\_, No Recommendation \_\_\_\_\_.

**City of Fairview, Tennessee, Municipal Planning Commission this the 21<sup>st</sup> day of November, 2019.**

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**Chairman**

# Tools & Features Demonstration Site



1 : 5,391

0.2  
0  
0.09  
0.2 Miles

NAD\_1983\_StatePlane\_Tennessee\_FIPS\_4100\_Feet  
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**Notes**