

**CITY OF FAIRVIEW
BOARD OF COMMISSIONERS**

DECEMBER 6, 2018

7:00 P.M.

AGENDA

1. Roll Call
2. Call to Order
3. Prayer and Pledge
4. Swearing in of Mayor John W. Blade and Commissioner Shannon L. Crutcher
5. Election of Vice Mayor
6. Approval of Agenda and Executive Session Announcements
7. Public Hearing(s)
8. Citizen Comments (limited to the first 5 citizens to sign in and a limit of 3 minutes each)
9. Public Announcements, Awards and Recognitions
10. Staff Comments and Monthly Reports
 - A. Police Department
 - B. Fire Department
 - C. Planning Department
 - D. Public Works
11. Consent Agenda (Any Item May be Removed for Individual Consideration)
 - A. Minutes from the November 15, 2018 Board of Commissioners Meeting
 - B. Minutes from the November 15, 2018 Board of Commissioners Workshop
 - C. Second and Final Reading of Ordinance 2018-22, An Ordinance to Repeal Fairview Municipal Code Section 5-604 from Title 5, Municipal Finance and Taxation, of the Fairview Municipal Code and to Repeal Enabling Ordinances 847, 848, 878, 879 and 898
 - D. Second and Final Reading of Ordinance 2018-23, An Ordinance to Amend Title 12, Chapter 1, of the City of Fairview Municipal Code
12. Old Business
13. New Business
 - A. Ordinance 2018-24, An Ordinance to Amend the City of Fairview Zoning Ordinance by Changing the Official Zoning Map for Tax Map 22, Parcel 130.02 Consisting of 2 Acres Located on Sweetbriar Road, From a RS-40 (Low Density Residential) Zoning District to a R-20 (Medium-Density Residential) Zoning District, owner: James P. Caldwell, Jr.
 - B. Ordinance 2018-25, An Ordinance to Amend the City of Fairview Zoning Ordinance by Changing the Official Zoning Map for Tax Map 22, Parcel 145.01, Consisting of 1 Acre, Located at 7605 Herbie Lane, From a RS-40 (Low-Density Residential) Zoning District to a R-20 (Medium-Density Residential) Zoning District, owners: Mark and Linda Williams
 - C. Ordinance 2018-26, An Ordinance to Amend the City of Fairview Zoning Ordinance by Changing the Official Zoning Map for Tax Map 043, Parcel 23.00, Consisting of 111 Acres, Located on Cox Pike, From

a RS-40 (Low-Density Residential) Zoning District to a R 20 PUD (Medium-Density Residential Planned Unit Development) Zoning District with 141 Proposed Lots, applicant: Tony Cavender

- D Resolution 37-18, A Resolution of the City of Fairview, Tennessee, Authorizing the Vice Mayor Elected at the December 5, 2018, Board of Commissioners Meeting to Have for Calendar Year 2019, Signature Authority on All City of Fairview Checking Accounts

14. Communications from the Mayor and Commissioners

- A Commissioner
- B Commissioner
- C Commissioner
- D Vice Mayor
- E Mayor Blado

15. Adjournment

ORDINANCE NO. 2018-22



AN ORDINANCE TO REPEAL FAIRVIEW MUNICIPAL CODE SECTION 5-602, 5-603 AND 5-604 FROM TITLE 5, MUNICIPAL FINANCE AND TAXATION, OF THE FAIRVIEW MUNICIPAL CODE AND TO REPEAL ENABLING ORDINANCES 847, 848, 878, 879 AND 898 REGARDING THE ADEQUATE FACILITIES TAX.

WHEREAS, the City of Fairview, Tennessee, has determined that Title 5, Sections 5-602, 5-603 and 5-604, and their enabling ordinances 847, 848, 878, 879 and 898 should be repealed and language specific to the current or any adequate facilities tax referenced in these sections should be referenced in a later section of the city's municipal code, and

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

BE IT ORDAINED, that Sections 5-602, 5-603 and 5-604 of Title 5, Municipal Finance and Taxation, of the City of Fairview Municipal Code is hereby repealed, and

BE IT FURTHER ORDAINED, that City of Fairview municipal ordinances 847, 848, 878, 879 and 898 are hereby repealed.

MAYOR

CITY RECORDER

APPROVED AS TO FORM:

CITY ATTORNEY

Passed First Reading

November 15, 2018

Passed Second Reading _____

ORDINANCE NO. 2018-23



AN ORDINANCE TO AMEND TITLE 12, CHAPTER 1, OF THE CITY OF FAIRVIEW MUNICIPAL CODE.

WHEREAS, Title 12, Chapter 1, Section 12-102 currently reads as follows: 12-102. Modifications. (1) Definitions. Whenever the building code refers to the "Chief Appointing Authority" it shall be deemed to be a reference to the mayor. When the "building official" is named it shall, for the purpose of the building code, mean such person as the mayor shall have appointed or designated to administer and enforce the provisions of the building code, and

WHEREAS, Title 12, Chapter 1, Section 12-102, should be amended, and

WHEREAS, Title 12, Chapter 1, Section 12-103, subsection 13, Adequate Facilities Fee, should be added, and

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

BE IT ORDAINED, that Title 12, Chapter 1, Section 12-102 is hereby amended to read as follows: 12-102. Modifications. (1) Definitions. Whenever the building code(s) refers to the "Chief Appointing Authority" it shall be deemed to be a reference to the city manager. When the term "Codes Official," "Building Official" or "Building Inspector" is referenced or named it shall, for the purpose of the building code(s), mean any such person employed, contracted or appointed to oversee or conduct building inspections and/or to administer and enforce the provisions of the most recently adopted building code(s) employed by the City of Fairview, and

BE IT FURTHER ORDAINED, that Subsections 13 and 13(a) of Section 12-103 of Chapter 1 of Title 12 of the City of Fairview Municipal Code are hereby added and shall read as follows

(13) Adequate Facilities Fees. The adequate facilities fee shall be set at \$500 per new construction building permit plus the applicable per square foot of floor area rate specified in the schedule below:

Residential	50 Cents Per Square Foot of Floor Area
Non-Residential	75 Cents Per Square Foot of Floor Area

(13)(a) All Adequate Facilities Fees shall be collected at the time the qualifying building permit is issued and shall be retained in a city owned bank account separate from any other bank account, and all adequate facilities fees collected shall not be commingled with any other funds.

MAYOR

CITY RECORDER

APPROVED AS TO FORM:

CITY ATTORNEY

Passed First Reading

November 15, 2018

Passed Second Reading

13A

ORDINANCE #2018-24

AN ORDINANCE TO AMEND THE CITY OF FAIRVIEW ZONING ORDINANCE BY CHANGING THE OFFICIAL ZONING MAP FOR TAX MAP 22, PARCEL 130.02, CONSISTING OF 2 ACRES, LOCATED ON SWEETBRIAR 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 James P. Caldwell, Jr., to rezone property located within the City of Fairview; and

WHEREAS, the City of Fairview Planning Commission, on November 20, 2018, 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 022, Parcel 130.02 from a RS-40 (Low-Density Residential) Zoning District to a R-20 (Medium-Density Residential) Zoning District. This property consists of approximately 2 acres and is owned by James P. Caldwell, Jr., who has submitted an 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: _____

Public Hearing Held _____

Second Reading: _____

Approved by the Board of Commissioners

John Blade, Mayor

ATTEST:

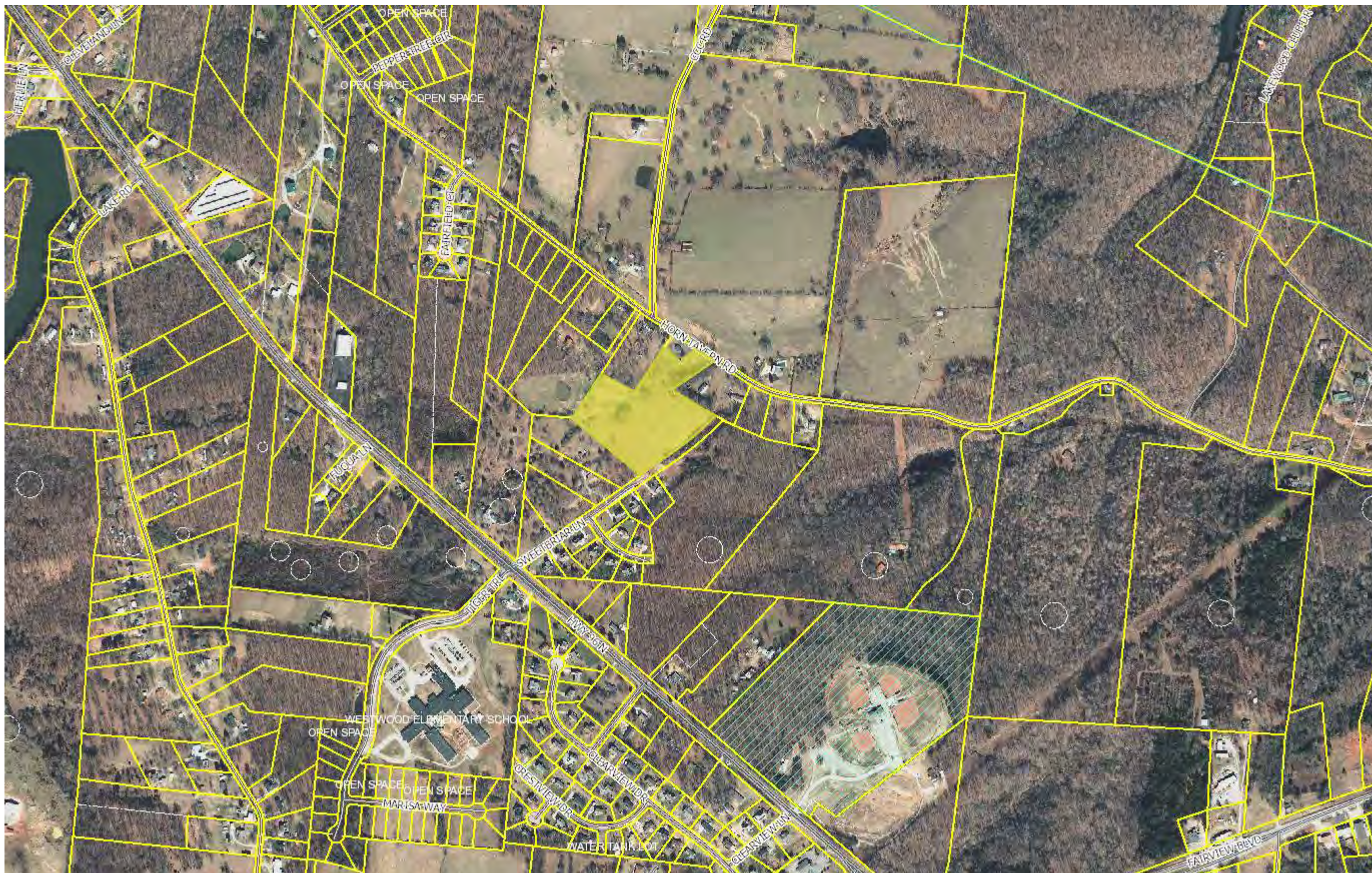
Brandy Johnson, City Recorder

APPROVED AS TO FORM:

City Attorney

Published in the Fairview Observer on _____

Tools & Features Demonstration Site



Legend

- Parcels
- Notes
- Miscellaneous
- Easement
- Exemptions
- Conflicts
- Lines
- Corporate Limits
 - BRENTWOOD
 - FAIRVIEW
 - FRANKLIN
 - NOLENSVILLE
 - SPRING HILL
 - THOMPSONS STATION
- Parks
- Centerlines
 - <all other values>
 - INTERSTATE
 - ACCESS
 - LOCAL STREETS
 - MAJOR ARTERIAL
 - MAJOR COLLECTOR
 - MINOR ARTERIAL
 - MINOR COLLECTOR
 - NO NAME
 - UNCLASSIFIED
 - PRIVATE
- Rivers
- Williamson2011.sid
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3

1: 6,999



0.2 0 0.11 0.2 Miles

Notes

This map was automatically generated using Geocortex Essentials.

13B

ORDINANCE #2018-25

AN ORDINANCE TO AMEND THE CITY OF FAIRVIEW ZONING ORDINANCE BY CHANGING THE OFFICIAL ZONING MAP FOR TAX MAP 22, PARCEL 145.01, CONSISTING OF 1 ACRE, LOCATED AT 7605 HERLIE LANE, 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 Mark Williams to rezone property located within the City of Fairview; and

WHEREAS, the City of Fairview Planning Commission, on November 20, 2018, 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 022, Parcel 145.01 from a RS-40 (Low-Density Residential) Zoning District to a R-20 (Medium-Density Residential) Zoning District. This property consists of approximately 1 acre and is owned by Mark and Linda Williams, who have submitted an 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: _____

Public Hearing Held: _____

Second Reading _____

Approved by the Board of Commissioners:

John B. Ade, Mayor

ATTEST:

Brandy Johnson, City Recorder

APPROVED AS TO FORM:

City Attorney

Published in the Fairview Observer on _____

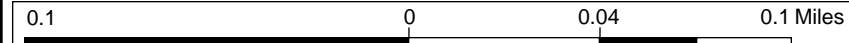
Tools & Features Demonstration Site



Legend

- Parcels
- Parcel Numbers
- Parcel Acreage
- Subdivision Name
- Lot Numbers
- Group Corner Annotation
- Control Map
- Notes
- Miscellaneous
- Easement
- Exemptions
- Conflicts
- Lines
- Corporate Limits
 - BRENTWOOD
 - FAIRVIEW
 - FRANKLIN
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1:2,619



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

Notes
This map was automatically generated using Geocortex Essentials.

13C

ORDINANCE #2018-26

AN ORDINANCE TO AMEND THE CITY OF FAIRVIEW ZONING ORDINANCE BY CHANGING THE OFFICIAL ZONING MAP FOR TAX MAP 043, PARCEL 23.00, CONSISTING OF 111 ACRES, LOCATED ON COX PIKE, FROM A RS-40 (LOW-DENSITY RESIDENTIAL) ZONING DISTRICT TO A R-20 PUD (MEDIUM-DENSITY RESIDENTIAL PLANNED UNIT DEVELOPMENT) ZONING DISTRICT (141 PROPOSED LOTS).

WHEREAS, a request has been made by Tony Cavender to rezone property located within the City of Fairview, and

WHEREAS, the City of Fairview Planning Commission, on November 20, 2018, 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 043, Parcel 23.00 from a RS-40 (Low-Density Residential) Zoning District to a R-20 PUD (Medium-Density Residential Planned Unit Development) Zoning District. This property consists of approximately 111 acres and is proposed to have 141 lots. Tony Cavender has submitted an 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: _____

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

Zones

- RP- 5 - Rural Preservation - 5
- RD- 5 - Rural Development - 5
- RP- 1 - Rural Preservation - 1
- RD- 1 - Rural Development - 1
- SIC - Suburban Infill and Conservat
- MGA-1
- MGA-5
- MGA-H
- H - Hamlet
- GVC 1
- GVC 2
- GVC 3
- GVC 4
- V - Village
- College Grove Village
- Leiper's Fork Village
- NC - Neighborhood Conservation
- NCMH -Neighborhood Conservatio
- 840C - 840 Center District

Parcels

Notes

Miscellaneous

- Easement
- Exemptions
- Conflicts

Lines

Corporate Limits

- BRENTWOOD
- FAIRVIEW
- FRANKLIN
- NOLENSVILLE
- SPRING HILL
- THOMPSONS STATION

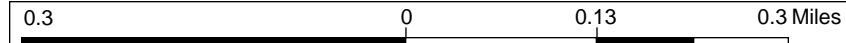
Parks

Parks

Centerlines

- <all other values>
- INTERSTATE
- ACCESS

1: 8,182



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Notes
This map was automatically generated using Geocortex Essentials.

*Richland Estates
Residential Planned
Unit Development*

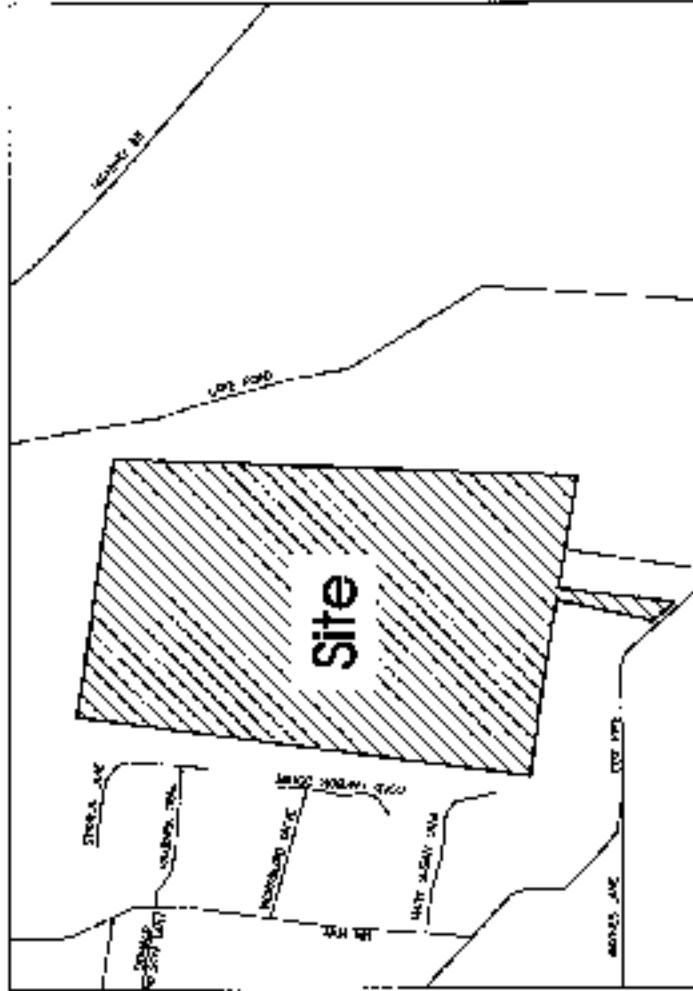
SEC, Inc.
850 Middle TN Blvd
Murfreesboro, TN 37129
Contact: Jamie Reed P.E., R.L.S.

Richland Estates, LLC
P.O. Box 764
Fairview, TN 37062
Contact: Tony Cavender

Richland Estates

INTRODUCTION

Richland Estates, LLC is requesting rezoning from RS-40 to R-20 PUD for Tax Map 43 of Parcel 23. The subject property is 111.09 Acres (total) and is located along Cox Pike and Hall Lane just to the west of Lake Road.



Site Location Map
4/6/15 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:

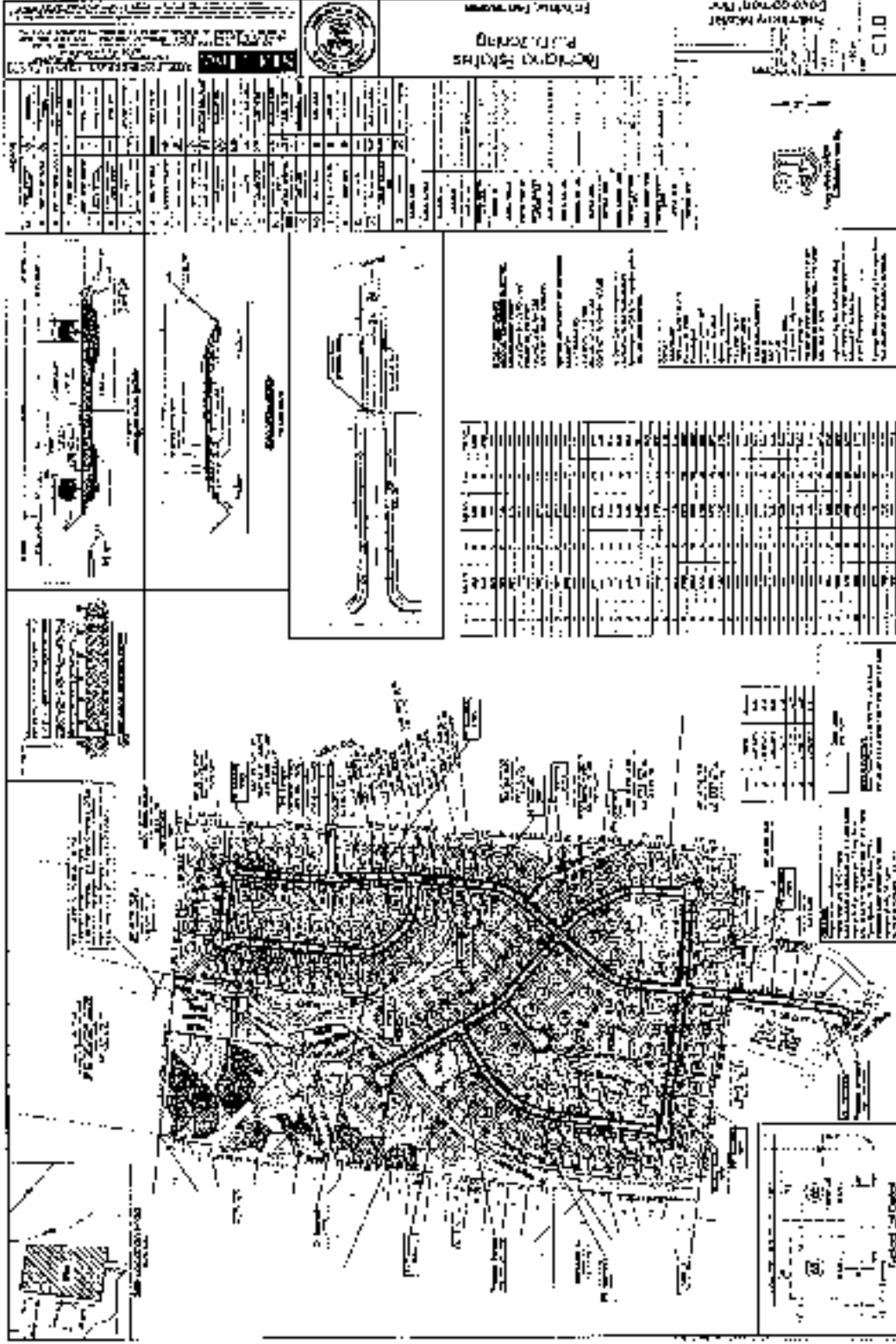
Density Formula

Base Zone Density = R-20 (2.2 lots / acre)
 $(111.09 \text{ acres} \times 2.2) / (2.2 \text{ lots / acre}) = 244.40 \text{ lots allowed}$
Lots Proposed = 141

The R-PUD section contains 19.12 acres of open space (17%).

Richland Estates

Master Plan



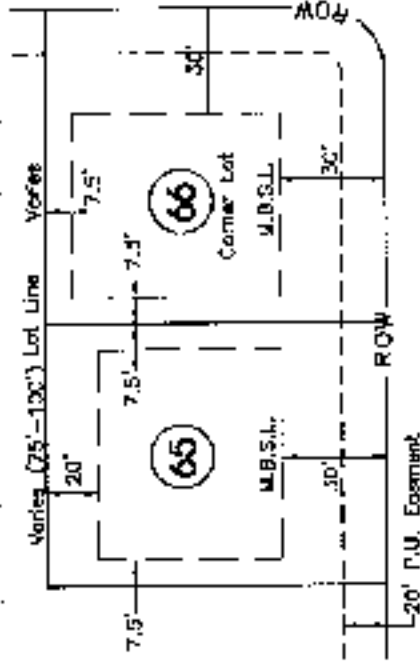
Richland Estates

PROPOSED HOMES

15,000-20,000 Sq. Ft. Lots

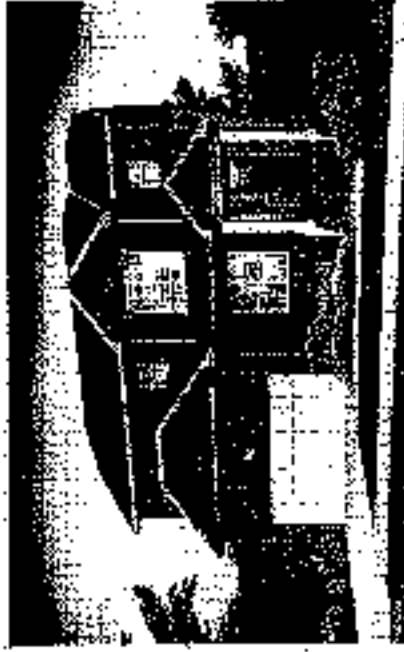
Lots will vary (75' x 200'), (100' x 150'),
and (100' x 200')

- + All Homes will range from 1,800 s.f. to 3,200 s.f.
- + All homes will have 2 car garages.
- + The homes can be 1 1/2, or 2-story buildings.
- + All homes will be constructed of 75% masonry products that include brick, stone or cement board siding on all four sides
- + Vinyl siding will be used in trim areas, and soffits.
- + 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.



Typical Lot Detail

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.

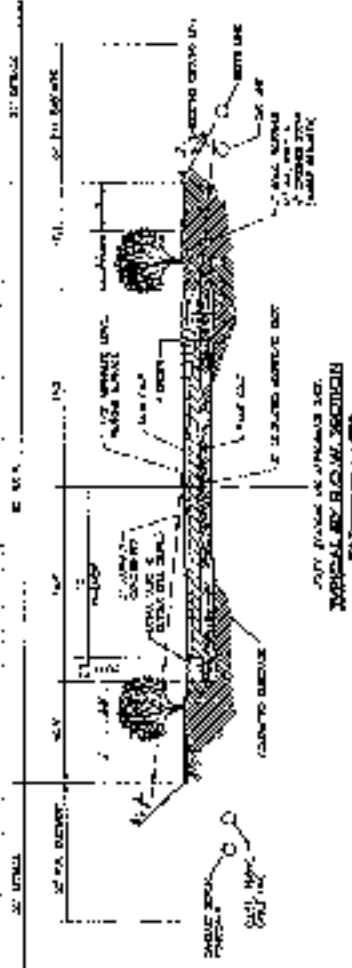


REPRESENTATIVE FRONT ELEVATIONS

Richland Estates

INGRESS/EGRESS

Richland Estates is planned to have two entrances. One entrance will be on Cox Pike and the second entrance will be emergency exit only onto Lake Road. The emergency exit will be gated with Knox Padlocks per the City of Fairview Fire Chief. 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.

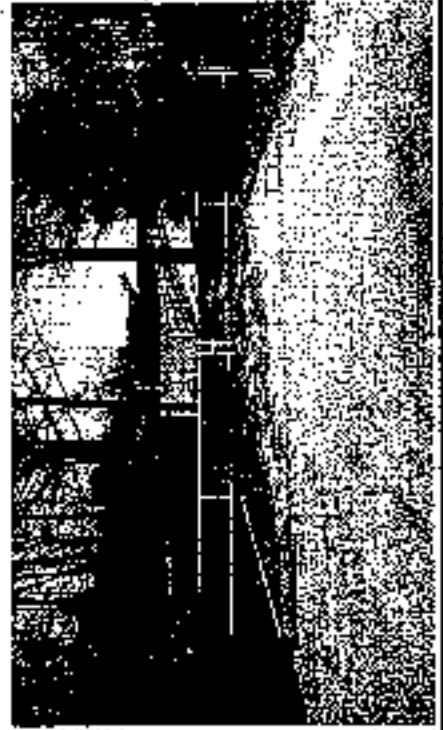
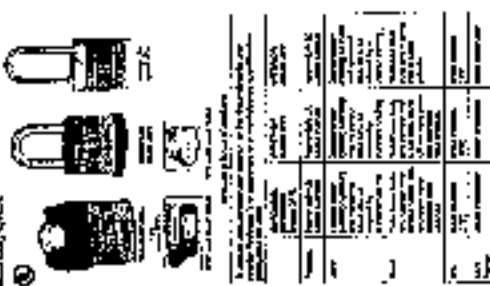


Shown here is the typical street section for the typical 50 foot wide right-of-way to be used throughout Richland Estates. Street trees are required every 40' o.c. along both sides of all internal streets

KNOX PADLOCKS

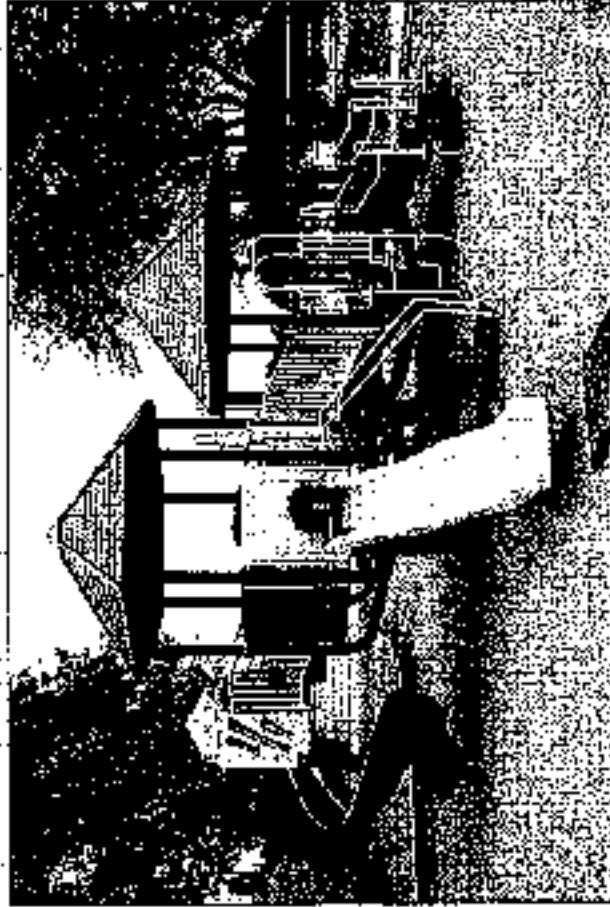
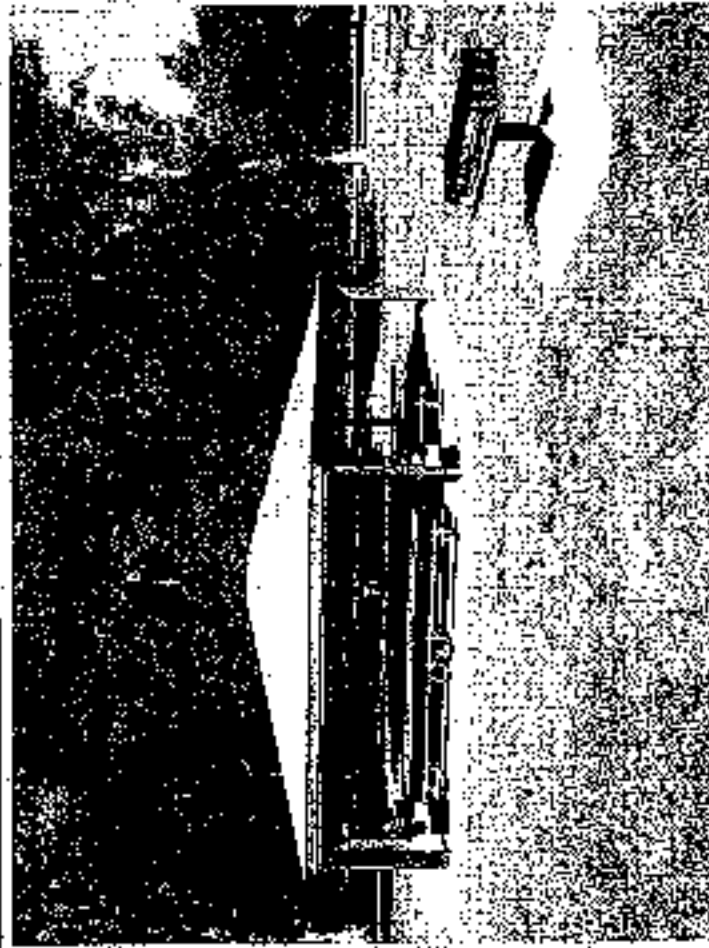
CONSUMER PRODUCT SAFETY WARNING
 Some padlocks are recalled because they were found to be defective. The recall covers certain padlocks manufactured between 1998 and 2000. If you have a padlock that is part of this recall, you should stop using it immediately and contact the manufacturer for a replacement. For more information, visit the website www.knoxpadlocks.com.

EMERGENCY AND AUTHORIZED VEHICLES ONLY



Richland Estates

AMENITIES



The open space areas have been designed to be focal features of the community which will further enforce the sense of neighborhood and nature. The developer is committed to installing a pavilion, a playground / tot lot within the open space area as shown on page 3 master plan. In addition, walking trails and multi-purpose fields have been added to open space areas as shown on page 3 master plan. The remainder of the open space will be to provide open recreation areas for physical activity. Approximately 5.5 acres of improved open space area has been provided for the subdivision.



Kennerly Associates
1100 West 10th Street
Anchorage, Alaska 99501
Phone: (907) 562-1100
Fax: (907) 562-1101
E-mail: kass@kennerly.com



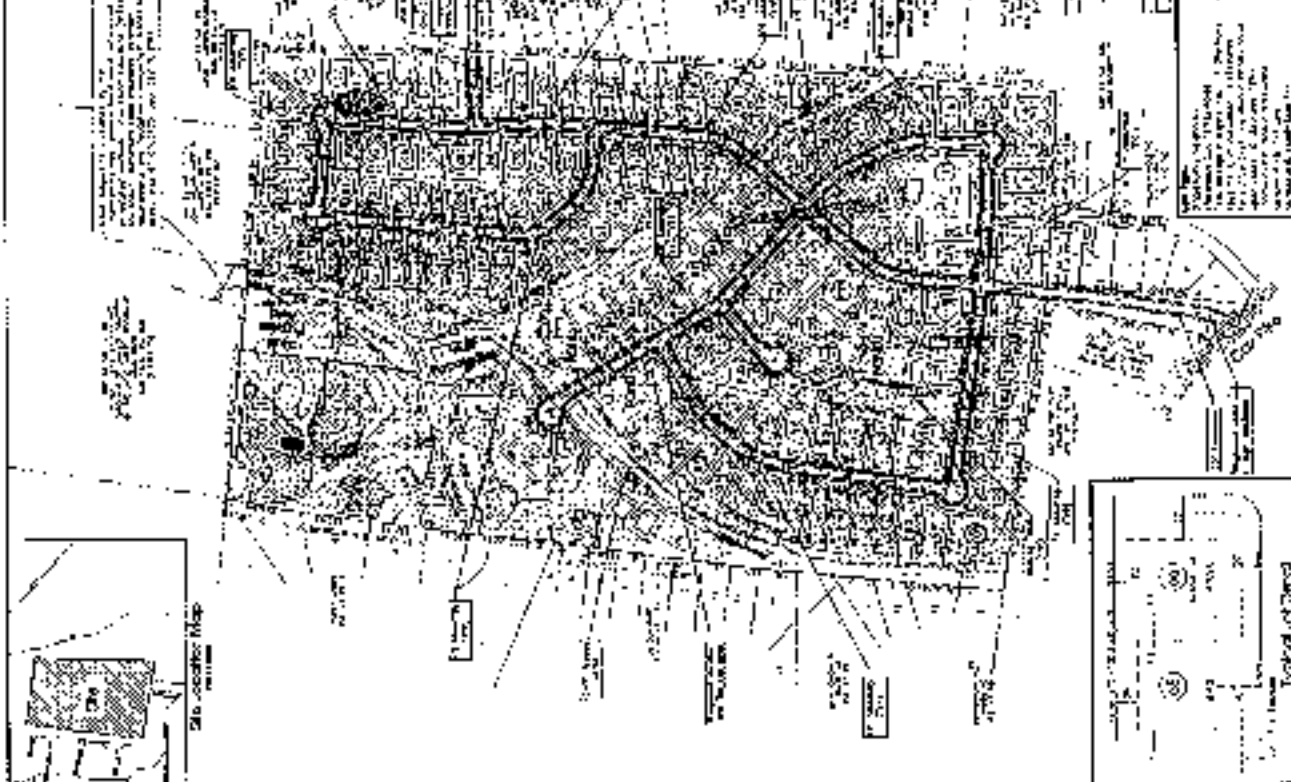
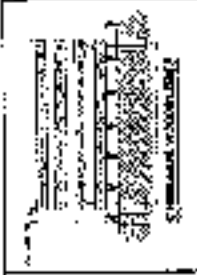
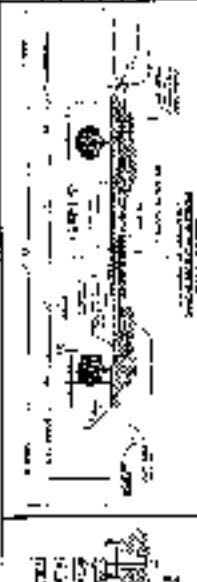
Table with 2 columns: Item, Description. Lists various items and their descriptions.

Table with 2 columns: Item, Description. Lists various items and their descriptions.

Palmyra Island is a small, rocky island in the Aleutian Islands of Alaska. It is located approximately 100 miles west of the Alaska Peninsula. The island is approximately 1 mile long and 0.5 miles wide. It is a part of the National Wildlife Refuge System and is managed by the U.S. Fish and Wildlife Service. The island is a nesting ground for several species of seabirds, including St. Lawrence Island Petrels and Red-tailed Tropicbirds.

The Palmyra Island Water Development Project is a proposed project to develop a water supply system for the island. The project includes the construction of a water intake structure, a water storage tank, and a distribution system. The project is being funded by the U.S. Fish and Wildlife Service and the Alaska Department of Natural Resources.

Table with 2 columns: Item, Description. Lists various items and their descriptions.



Palmyra Island Water Development Project
Site Plan
Scale: 1" = 100'



CITY OF FAIRVIEW, TENNESSEE

RESOLUTION NO. 37-18

13D

A RESOLUTION OF THE CITY OF FAIRVIEW, TENNESSEE, /
THE VICE MAYOR ELECTED AT THE DECEMBER 6, 2018, BOARD OF
COMMISSIONERS MEETING TO HAVE FOR CALENDAR YEAR 2019 SIGNATURE
AUTHORITY ON ALL CITY OF FAIRVIEW CHECKING ACCOUNTS.

WHEREAS, the City of Fairview requires two (2) authorized signatures on all of its
checks written on all city owned checking accounts and this resolution does not affect or
change that requirement, and

WHEREAS, the City of Fairview management staff is strengthening its internal
control policies and procedures, and

WHEREAS, having the vice mayor as an authorized check signer on all city owned
checking accounts assists in the payables process and promotes transparency, and

WHEREAS, this authorization shall be revisited annually, and

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

The City of Fairview Board of Commissioners hereby resolves that for calendar year 2019
the City of Fairview vice mayor elected at the December 6, 2018, board of commissioners
meeting be an authorized signer on all checking accounts owned by the City of Fairview.

Mayor

Attest:

City Recorder

Approved As To Form:

City Attorney