

CITY OF FAIRVIEW
BOARD OF COMMISSIONERS
REGULAR MEETING
DECEMBER 17, 2020
7:00 P.M.

SWEARING IN OF NEW BOARD OF COMMISSIONERS MEMBERS
AT 7:00 P.M. JUST PRIOR TO START OF MEETING

AGENDA

1. Roll Call
2. Call to Order
3. Prayer and Pledge
4. Election of Vice Mayor
5. Approval of Agenda and Executive Session Announcements
6. Public Hearing(s)
7. Citizen Comments (Limited to the first 5 citizens to sign in and a limit of 3 minutes each)
8. Public Announcements, Awards and Recognitions
 - A. 2020 Fiscal Year Audit Presentation
9. Staff Comments and Monthly Reports
 - A. City Manager Report
10. Consent Agenda (Any Item May be Removed for Individual Consideration)
 - A. Minutes from the November 19, 2020, Board of Commissioners Meeting
 - B. Minutes from the November 19, 2020, Board of Commissioners Work Session
 - C. Second and Final Reading of Ordinance 2020-25, An Ordinance to Amend Title 12 of the City of Fairview's Municipal Code by Repealing Sections Pertaining to Title 12, Chapters 1 – 8, Excluding Section 12-103 in Ordinance 949, Adopted January 5, 2017, and Replacing it in its Entirety by the Above Styled Ordinance
11. Old Business
12. New Business
 - A. Certificate of Compliance Renewal for Sister's Cellar, 1518 Highway 96, Owner: Denise Clark
 - B. Resolution 28-20
 1. Public Hearing on Item B2
 2. Resolution 28-20, A Resolution to Annex Certain Territory Upon Written Consent of the Owners and to Incorporate the Same Within the Boundaries of the City of Fairview, Tennessee with R-20 Single Family Medium-Density Residential Zoning, Map 021, Parcel P/O Parcel 056.00, Northwest Highway, 5.384 Acres, Owner: Jingo Building Group

- C. Resolution 29-20
 - 1. Public Hearing on Item C2
 - 2. Resolution 29-20, A Resolution to Annex Certain Territory Upon Written Consent of the Owners and to Incorporate the Same Within the Boundaries of the City of Fairview, Tennessee with R-20 Single Family Medium-Density Residential Zoning, Map 021, Parcel 156.02, 7282 Northwest Highway, 9.94 Acres, Owners: Tony and Melissa Cavender
- D. Gary Darnell Request – Rainey
- E. Ordinance 2020-27, An Ordinance to Amend the Zoning Ordinance of the City of Fairview, by Rezoning 1.89 Acres of Property, Located on Lake Road, Williamson County Tax Map 022, Parcel 168.01, from CG Commercial General, to R-20 Medium Density Residential, Owner: Denise Pickle Mangrum
- F. Ordinance 2020-28, An Ordinance to Amend the Zoning Ordinance of the City of Fairview, by Rezoning 1.04 Acres of Property, Map 022, Parcel 176, Located on Lake Road, From RS-40 Single Family Low-Density Residential, to R-20 Medium-Density Residential, Owner: Innovated Construction Co., LLC
- G. Resolution 32-20, A Resolution of the City of Fairview, Tennessee, Appointing City Commissioners to City Committees for the Purpose of Designating Areas of Interest and Reporting to Board of Commissioners Members
- H. Board of Commissioners Board Seat Appointments
 - 1. Parks and Landscape Board
 - 2. Board of Zoning Appeals
 - 3. Planning Commission
- I. Resolution 30-20, A Resolution of the City of Fairview Board of Commissioners Accepting the City's Audit for the Fiscal Year Ending June 30, 2020
- J. Resolution 31-20, A Resolution of the City of Fairview, Tennessee, Designating a Vehicle, or Vehicles, and Equipment as Surplus, and Authorizing the Disposal of these Surplus Items
- K. Ordinance 2020-26, An Ordinance of the City of Fairview, Tennessee, to Amend Language in the Design Review Manual, Adopted by the Zoning Ordinance as it Pertains to Chapter 2, "Preservation of Existing Trees and Site Features", Section 2-103.1 "Retention of Existing Trees", Subsection 2-103.1 (2) "Forested Areas"
- L. Ordinance 2020-29, An Ordinance to Amend the Zoning Ordinance of the City of Fairview, by Rezoning 230.43+/- Acres of Property, Consisting of Map 043, Parcel 006.00, Map 043, Parcel 026.00 and Map 045 Parcel 021.00, Located at Wayne's Lane and Mangrum Lane, From RS-40 Single Family Low-Density Residential to an R-20 Single Family Medium-Density Residential Planned Overlay Development and Approving a Master Development Plan, Owners: Cory Groves and Johnny Groves

12. Communications from the Mayor and Commissioners

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

13. Meeting Adjournment

RECEPTION FOR NEW BOARD OF COMMISSIONERS TO FOLLOW MEETING

10C

ORDINANCE NO. 2020-25

AN ORDINANCE TO AMEND TITLE 12 OF THE CITY OF FAIRVIEW MUNICIPAL CODE BY REPEALING SECTIONS PERTAINING TO TITLE 12, CHAPTERS 1-8, EXCLUDING SECTION 12-103 IN ORDINANCE 949, ADOPTED JANUARY 5, 2017 AND REPLACING IT IN ITS ENTIRETY BY THE ABOVE STYLED ORDINANCE.

WHEREAS, the Board of Commissioners of the City of Fairview deems it necessary to clarify title 12, chapter 1-8, excluding section 12-103, of the municipal code by repealing sections of Ordinance 949, adopted January 5, 2017 and replacing it in its entirety by the Following:

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

We hereby repeal title 12, chapter 1-8, excluding section 12-103, of the municipal code in their entirety and any ordinances amending title 12 and replace it with the following chapters:

CHAPTER 12

BUILDING CODE¹

SECTION

- 12-101. Building code adopted.
- 12-102. Modifications.
- 12-103. License, tax and permit fees.
- 12-104. Violations and penalty.

12-101. Building code adopted. Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 through 6-54-506, and for the purpose of regulating the construction, alteration, repair, use, occupancy, location, maintenance, removal, and demolition of every building or structure or any appurtenance connected or attached to any building or structure, the

¹Municipal code references

- Fire protection, fireworks, and explosives: title 7.
- Planning and zoning: title 14.
- Streets and other public ways and places: title 16.
- Utilities and services: titles 18 and 19.

International Building Code, 2018 edition¹, is adopted by reference as fully as if a copied herein in its entirety and all subsequent amendments or additions to the said code, as prepared and adopted by the International Code Council, is hereby adopted and incorporated by reference as a part of this code, and are hereinafter referred to as the building code.

One (1) copy of the building code shall be kept on file in the office of the city recorder for the use and inspection of the public.

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 purposes 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.

(2) Section 903, "Automatic Sprinkler Systems," of the International Building Code, 2012 edition, is adopted in its entirety with the following modifications to the following sections:

(a) Section 903.2.1.1 Group A-1 (1) The fire area exceeds 5,000 square feet.

(b) Section 903.2.1.3 Group A-3 (1) The fire area exceeds 5,000 square feet.

(c) Section 903.2.1.4 Group A-4 (1) The fire area exceeds 5,000 square feet.

(d) Section 903.2.3 Group E (1) Throughout all Group E fire areas greater than 5,000 square feet.

(e) Section 903.2.4 Group F (1) A Group F-1 fire area exceeds 5,000 square feet.

(f) Section 903.2.7 Group M (1) A Group M fire area exceeds 5,000 square feet.

(g) Section 903.2.8 Group R A Group R an automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area except for one-and two-family dwellings.

(h) Section 903.2.9 Group S-1 (1) A group S-1 fire area exceeds 5,000 square feet.

(i) Section 903.2.9.1 Repair Garages.

(i) Buildings having two or more stories above grade plane, including basements, with a fire area containing a repair garage exceeding 5,000 square feet.

¹Copies of this code (and any amendments) may be purchased from the International Code Council, 500 New Jersey Avenue NW, 6th Floor, Washington, DC 20001.

(ii) Buildings no more than one story above grade plane, with a fire area containing a repair garage exceeding 5,000 square feet.

(j) Section 903.2.10 Group S-2 enclosed parking garages.

(i) Where the fire area of the enclosed parking garage exceeds 5,000 square feet.

12-104. Violations and penalty. It shall be unlawful for any person to violate or fail to comply with any provision of the building code as herein adopted by reference and modified. The violation of any section of this chapter shall be punishable by a penalty of up to fifty dollars (\$50.00) for each offense. Each day a violation is allowed to continue shall constitute a separate offense.

CHAPTER 2

PLUMBING CODE¹

SECTION

- 12-201. Plumbing code adopted.
- 12-202. Modifications.
- 12-203. Violations and penalty.

12-201. Plumbing code adopted. Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 through 6-54-506, and for the purpose of regulating plumbing installations, including alterations, repairs, equipment, appliances, fixtures, fittings, and the appurtenances thereto, within or without the city, when such plumbing is or is to be connected with the city water or sewerage system, the International Plumbing Code,² 2012 edition, and all subsequent amendments or additions to the said code, as prepared and adopted by the International Code Council are hereby adopted and incorporated by reference as a part of this code as fully as if copied herein verbatim, and is hereinafter referred to as the plumbing code.

One (1) copy of the plumbing code shall be kept on file in the office of the city recorder for the use and inspection of the public.

12-202. Modifications. Definitions. Wherever the plumbing code refers to the "Chief Appointing Authority," it shall be deemed to be a reference to the board of commissioners.

Wherever "Code Official," is named or referred to, it shall mean the person appointed or designated by the city manager to administer and enforce the provisions of the plumbing code. Section 107 of the plumbing code is hereby deleted.

Within the plumbing code when reference is made to the duties of certain officials named therein, that designated official of City of Fairview, Tennessee who has duties corresponding to those of the named official shall be deemed to be the responsible official insofar as enforcing the provisions of the code are concerned

¹Municipal code references

Cross connections: title 18.

Street excavations: title 16.

Wastewater treatment: title 18.

Water and sewer system administration: title 18.

²Copies of this code (and any amendments) may be purchased from the International Code Council, 500 New Jersey Avenue NW, 6th Floor, Washington, DC 20001.

12-203. Violations and penalty. It shall be unlawful for any person to violate or fail to comply with any provision of the plumbing code as herein adopted by reference and modified. The violation of any section of this chapter shall be punishable by a penalty of up to fifty dollars (\$50.00) for each offense. Each day a violation is allowed to continue shall constitute a separate offense.

CHAPTER 3

GAS CODE¹

SECTION

- 12-301. Title and definitions.
- 12-302. Purpose and scope.
- 12-303. Use of existing piping and appliances.
- 12-304. Bond and license.
- 12-305. Gas inspector and assistants.
- 12-306. Powers and duties of inspector.
- 12-307. Permits.
- 12-308. Inspections.
- 12-309. Certificates.
- 12-310. Fees.
- 12-311. Nonliability.
- 12-312. Violations and penalty.

12-301. Title and definitions. This chapter and the code herein adopted by reference shall be known as the gas code of the city. The following definitions are provided for the purpose of interpretation and administration of the gas code.

(1) "Certain appliances" means conversion burners, floor furnaces, central heating plants, vented wall furnaces, water heaters, and boilers.

(2) "Certificate of approval" means a document or tag issued and/or attached by the inspector to the inspected material, piping, or appliance installation, filled out, together with date, address of the premises, and signed by the inspector.

(3) "Gas company" means any person distributing gas within the corporate limits or authorized and proposing to so engage.

(4) "Inspector" means the person appointed as inspector, and shall include each assistant inspector, if any, from time to time acting as such under this chapter by appointment of the city manager.

(5) "Person" means any individual, partnership, firm, corporation, or any other organized group of individuals.

12-302. Purpose and scope. The purpose of the gas code is to provide minimum standards, provisions, and requirements for safe installation of consumer's gas piping and gas appliances. All gas piping and gas appliances installed, replaced, maintained, or repaired within the corporate limits shall conform to the requirements of this chapter and to the

¹Municipal code reference

Gas system administration: title 19, chapter 2.

International Fuel and Gas Code,¹ 2018 edition, and all subsequent amendments and additions to said code, which are hereby adopted by and incorporated by reference and made a part of this chapter as if fully set forth herein. One (1) copy of the gas code shall be kept on file in the office of the city recorder for the use and inspection of the public.

12-303. Modifications. Within the gas code when reference is made to the duties of certain officials named therein, that designated official of City of Fairview, Tennessee who has duties corresponding to those of the named official shall be deemed to be the responsible official insofar as enforcing the provisions of the code are concerned. (Ord. #366, Nov. 1994)

12-304. Use of existing piping and appliances. Notwithstanding any provision in the gas code to the contrary, consumer's piping installed prior to the adoption of the gas code or piping installed to supply other than natural gas may be converted to natural gas if the inspector finds, upon inspection and proper tests, that such piping will render reasonably satisfactory gas service to the consumer and will not in any way endanger life or property; otherwise, such piping shall be altered or replaced, in whole or in part, to conform with the requirements of the gas code.

12-305. Bond and license. (1) No person shall engage in or work at the installation, extension, or alteration of consumer's gas piping or certain gas appliances, until such person shall have secured a license as hereinafter provided, and shall have executed and delivered to the city manager a good and sufficient bond in the penal sum of \$10,000, with corporate surety, conditioned for the faithful performance of all such work, entered upon or contracted for, in strict accordance and compliance with the provisions of the gas code. The bond herein required shall expire on the first day of January next following its approval by the city recorder, and thereafter on the first day of January of each year a new bond, in form and substance as herein required, shall be given by such person to cover all such work as shall be done during such year.

(2) Upon approval of said bond, the person desiring to do such work shall secure from the city recorder a nontransferable license which shall run until the first day of January next succeeding its issuance, unless sooner revoked. The person obtaining a license shall pay any applicable license fees to the city recorder.

(3) Nothing herein contained shall be construed as prohibiting an individual from installing or repairing his own appliances or installing, extending, replacing, altering, or repairing consumer's piping on his own premises, or as requiring a license or a bond from an individual doing such

¹Copies of this code (and any amendments) may be purchased from the International Code Council, 500 New Jersey Avenue NW, 6th Floor, Washington, DC 20001

work on his own premises; provided, however, all such work must be done in conformity with all other provisions of the gas code, including those relating to permits, inspections, and fees.

12-306. Gas inspector and assistants. To provide for the administration and enforcement of the gas code, the office of gas inspector is hereby created. The inspector, and such assistants as may be necessary in the proper performance of the duties of the office, shall be appointed or designated by the board of commissioners.

12-307. Powers and duties of inspector. (1) The inspector is authorized and directed to enforce all of the provisions of the gas code. Upon presentation of proper credentials, he may enter any building or premises at reasonable times for the purpose of making inspections or preventing violations of the gas code.

(2) The inspector is authorized to disconnect any gas piping or fixture or appliance for which a certificate of approval is required but has not been issued with respect to same, or which, upon inspection, shall be found defective or in such condition as to endanger life or property. In all cases where such a disconnection is made, a notice shall be attached to the piping, fixture, or appliance disconnected by the inspector, which notice shall state that the same has been disconnected by the inspector, together with the reason or reasons therefor, and it shall be unlawful for any person to remove said notice or reconnect said gas piping or fixture or appliance without authorization by the inspector and such gas piping or fixture or appliance shall not be put in service or used until the inspector has attached his certificate of approval in lieu of his prior disconnection notice.

(3) It shall be the duty of the inspector to confer from time to time with representatives of the local health department, the local fire department, and the gas company, and otherwise obtain from proper sources all helpful information and advice, presenting same to the appropriate officials from time to time for their consideration.

12-308. Permits. (1) No person shall install a gas conversion burner, floor furnace, central heating plant, vented wall furnace, water heater, boiler, consumer's gas piping, or convert existing piping to utilize natural gas without first obtaining a permit to do such work from the city manager; however, permits will not be required for setting or connecting other gas appliances, or for the repair of leaks in house piping.

(2) When only temporary use of gas is desired, the recorder may issue a permit for such use, for a period of not to exceed sixty (60) days, provided the consumer's gas piping to be used is given a test equal to that required for a final piping inspection.

(3) Except when work in a public street or other public way is involved the gas company shall not be required to obtain permits to set

meters, or to extend, relocate, remove, or repair its service lines, mains, or other facilities, or for work having to do with its own gas system.

12-309. Inspections. (1) A rough piping inspection shall be made after all new piping authorized by the permit has been installed, and before any such piping has been covered or concealed or any fixtures or gas appliances have been attached thereto.

(2) A final piping inspection shall be made after all piping authorized by the permit has been installed and after all portions thereof which are to be concealed by plastering or otherwise have been so concealed, and before any fixtures or gas appliances have been attached thereto. This inspection shall include a pressure test, at which time the piping shall stand an air pressure equal to not less than the pressure of a column of mercury six (6) inches in height, and the piping shall hold this air pressure for a period of at least ten (10) minutes without any perceptible drop. A mercury column gauge shall be used for the test. All tools, apparatus, labor, and assistance necessary for the test shall be furnished by the installer of such piping.

12-310. Certificates. The inspector shall issue a certificate of approval at the completion of the work for which a permit for consumer piping has been issued if after inspection it is found that such work complies with the provisions of the gas code. A duplicate of each certificate issued covering consumer's gas piping shall be delivered to the gas company and used as its authority to render gas service.

12-312. Nonliability. This chapter shall not be construed as imposing upon the municipality any liability or responsibility for damages to any person injured by any defect in any gas piping or appliance mentioned herein, or by installation thereof, nor shall the municipality, or any official or employee thereof, be held as assuming any such liability or responsibility by reason of the inspection authorized hereunder or the certificate of approval issued by the inspector.

12-311. Violations and penalty. It shall be unlawful for any person to violate or fail to comply with any provision of the gas code as herein adopted by reference and modified. The violation of any section of this chapter shall be punishable by a penalty of up to fifty dollars (\$50.00) for each offense, or the license of such person may be revoked, or both fine and revocation of license may be imposed. Each day a violation is allowed to continue shall constitute a separate offense.

CHAPTER 4

RESIDENTIAL CODE

SECTION

- 12-401. Residential code adopted.
- 12-402. Modifications.
- 12-403. Violations and penalty.

12-401. Residential code adopted. Pursuant to authority granted by Tennessee Code Annotated §§ 6-54-501 through 6-54-506, and for the purpose of providing building, plumbing, mechanical and electrical provisions, the International Residential Code,¹ 2018 edition, with appendices F, G, and M, exclusive of section R313.2 and with modifications listed below (12-402), is adopted by reference as fully as if a copied herein in its entirety and all subsequent amendments or additions to the said code, as prepared and adopted by the International Code Council, is hereby adopted and incorporated by reference as a part of this code, and are hereinafter referred to as the residential code.

One (1) copy of the residential code shall be kept on file in the office of the city recorder for the use and inspection of the public.

12-402. Modifications. Wherever the residential code refers to the "Building Official," it shall mean the person appointed or designated by the mayor to administer and enforce the provisions of the residential code. Wherever the "Chief Appointing Authority" is referred to it shall mean the mayor.

The following modifications shall be made:

Section R403.2- All wood foundations shall only be permitted with a signed design and approval letter from a structural engineer, licensed to practice in the State of Tennessee

Section R404.1.5.3- All pier and curtain wall foundations shall only be permitted with a signed design and approval letter from a structural engineer, licensed to practice in the State of Tennessee

Section R405.2- All wood foundations shall only be permitted with a signed design and approval letter from a structural engineer, licensed to practice in the State of Tennessee

Section R502.3 and R802.5- All joist and rafter spans shall be calculated on the most current American Wood Counsel span chart

¹Copies of this code (and any amendments) may be purchased from the International Code Council, 500 New Jersey Avenue NW, 6th Floor, Washington, DC 20001.

Chapter 11- Dwellings inspected by the IRC shall use the 2009 IRC Energy Code (2009 IRC, Chapter 11)

12-403. Violations and penalty. It shall be unlawful for any person to violate or fail to comply with any provision of the residential code as herein adopted by reference and modified. The violation of any section of this chapter shall be punishable by a penalty of up to fifty dollars (\$50.00) for each offense. Each day a violation is allowed to continue shall constitute a separate offense.

CHAPTER 5

ENERGY CONSERVATION CODE¹

SECTION

12-501. Energy conservation code adopted.

12-502. Modifications.

12-503. Violations and penalty.

12-501. Energy conservation code adopted. Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 through 6-54-506, and for the purpose of regulating the design of buildings for adequate thermal resistance and low air leakage and the design and selection of mechanical, electrical, water-heating and illumination systems and equipment which will enable the effective use of energy in new building construction, the International Energy Conservation Code,² 2018 edition, and all subsequent amendments or additions to said code as prepared and adopted by International Code Council, are hereby adopted and incorporated by reference as a part of this code as fully as if herein copied verbatim hereinafter referred to as the energy code.

One (1) copy of the energy code shall be kept on file in the office of the city recorder for the use and inspection of the public.

12-502. Modifications. When the "Code Official" is named it shall, for the purposes of the energy code, mean such person as the city manager shall have appointed or designated to administer and enforce the provisions of the energy code.

Within the model energy code when reference is made to the duties of certain officials named therein, that designated official of City of Fairview, Tennessee who has duties corresponding to those of the named official shall be deemed to be the responsible official insofar as enforcing the provisions of the code are concerned.

¹Municipal code references

Fire protection, fireworks, and explosives: title 7.

Planning and zoning: title 14.

Streets and other public ways and places: title 16.

Utilities and services: titles 18 and 19.

²Copies of this code (and any amendments) may be purchased from the International Code Council, 500 New Jersey Avenue NW, 6th Floor, Washington, DC 20001

12-503. Violations and penalty It shall be unlawful for any person to violate or fail to comply with any provision of the energy code as herein adopted by reference and modified. The violation of any section of this chapter shall be punishable by a penalty of up to fifty dollars (\$50.00) for each offense. Each day a violation is allowed to continue shall constitute a separate offense.

CHAPTER 6

PROPERTY MAINTENANCE CODE

SECTION

12-601. Property maintenance code adopted.

12-602. Modifications.

12-603. Violations and penalty.

12-601. Property maintenance code adopted. Pursuant to authority granted by Tennessee Code Annotated, § § 6-54-501 through 6-54-506, and for the purpose of securing the public safety, health, and general welfare through structural strength, stability, sanitation, adequate light, and ventilation in dwellings, apartment houses, rooming houses, and buildings, structures, or premises used as such, the International Property Maintenance Code,¹ 2018 edition, and all subsequent amendments or additions to said code as prepared and adopted by the International Code Council, are hereby adopted and incorporated by reference as fully as if copied herein verbatim as a part of this code and is hereinafter referred to as the property maintenance code.

One (1) copy of the property maintenance code has been placed on file in the recorder's office and shall be kept there for the use and inspection of the public.

12-602. Modifications (1) Definitions. Wherever the property maintenance code refers to the "Codes Official" it shall mean the person appointed or designated by the city manager to administer and enforce the provisions of the property maintenance code. Wherever the "Department of Law" is referred to it shall mean the city attorney. Wherever the "Chief Appointing Authority" is referred to it shall mean the board of commissioners.

Within the housing code when reference is made to the duties of certain officials named therein, that designated official of City of Fairview, Tennessee who has duties corresponding to those of the named official shall be deemed to be the responsible official insofar as enforcing the provisions of the code are concerned.

12-603. Violations and penalty. It shall be unlawful for any person to violate or fail to comply with any provision of the property maintenance code as herein adopted by reference and modified. The violation of any

¹Copies of this code (and any amendments) may be purchased from the International Code Council, 500 New Jersey Avenue NW, 6th Floor, Washington, DC 20001.

section of this chapter shall be punishable by a penalty of up to fifty dollars (\$50.00) for each offense. Each day a violation is allowed to continue shall constitute a separate offense.

CHAPTER 7

MECHANICAL CODE¹

SECTION

- 12-701. Mechanical code adopted.
- 12-702. Modifications.
- 12-703. Violations and penalty.

12-701. Mechanical code adopted. Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 through 6-54-506, and for the purpose of regulating the installation of mechanical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and/or appurtenances thereto, including ventilating, heating, cooling, air conditioning, and refrigeration systems, incinerators, and other energy-related systems, the International Mechanical Code,² 2018 edition, and all subsequent amendments or additions to said code as prepared and adopted by the International Code Council are hereby adopted and incorporated by reference as fully as if copied herein verbatim as a part of this code.

One (1) copy of the mechanical code shall be kept on file in the office of the city recorder for the use and inspection of the public.

12-702. Modifications. Wherever the mechanical code refers to the "Code Official," it shall mean the person appointed or designated by the mayor to administer and enforce the provisions of the mechanical code.

12-703. Violations and penalty. It shall be unlawful for any person to violate or fail to comply with any provision of the mechanical code as herein adopted. The violation of any section of this chapter shall be punishable by a penalty of up to fifty dollars (\$50.00) for each offense. Each day a violation is allowed to continue shall constitute a separate offense.

¹Municipal code references

Street excavations: title 16.

Wastewater treatment: title 18.

Water and sewer system administration: title 18.

²Copies of this code (and any amendments) may be purchased from the International Code Council, 500 New Jersey Avenue NW, 6th Floor, Washington, DC 20001.

CHAPTER 8

ACCESSIBILITY CODE¹

SECTION

12-801. Adoption.

12-802. Violation.

12-801. Adoption. Pursuant to authority granted by Tennessee Code Annotated, § 68-120-201, and for the purpose of requiring that any public building which is constructed, enlarged, or substantially altered or repaired shall be designed and constructed to make such building accessible to and useable by physically handicapped persons. The North Carolina Accessibility Code, Volume 1-C, 1996 edition with the 2002 and 2004 revisions, is hereby adopted and incorporated by reference as fully as if copied herein verbatim as a part of this Fairview Municipal Code, and is hereinafter referred to as the accessibility code.

One (1) copy of the accessibility code shall be kept on file in the office of the city recorder for the use and inspection of the public.

12-802. Violation. Any person who shall be adjudged to have violated any section of the accessibility code shall be guilty of a misdemeanor and shall upon conviction be liable to a fine, not to exceed fifty (\$50.00) dollars. Each day that a violation continues shall constitute a separate offense.

¹Municipal code references

Fire protection, fireworks, and explosives: title 7.

Planning and zoning: title 14.

Streets and other public ways and places: title 16.

Utilities and services: titles 18 and 19.

THEREFORE BE IT ORDAINED, by the Fairview Board of Commissioners that the Fairview Municipal Code, be amended to include this Ordinance as amended.

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

ATTEST:

CITY RECORDER

APPROVED AS TO FORM:

CITY ATTORNEY

Passed First Reading _____

Passed Second Reading _____

RESOLUTION 28-20

12B

A RESOLUTION TO ANNEX CERTAIN TERRITORY UPON THE CONSENT OF THE OWNERS AND TO INCORPORATE THE SAME WITHIN THE BOUNDARIES OF THE CITY OF FAIRVIEW, TENNESSEE WITH R-20 SINGLE FAMILY MEDIUM-DENSITY RESIDENTIAL ZONING, MAP 021, P/O PARCEL 056.02, NORTHWEST HIGHWAY, 5.384 ACRES, OWNER: JINGO BUILDING GROUP

Tax Map 021 Parcel P/O 056.00 (Lot 2)

Northwest Highway

Owner: Jingo Building Group, LLC

5.384 Acres

WHEREAS, the City of Fairview, having been petitioned by interested persons, proposes the extension of its corporate limits by the annexation of certain territory to be zoned as R-20 Single Family Medium-Density Residential adjoining its existing boundaries and within its urban growth boundaries; and

WHEREAS, the owners of all property within the territory proposed for annexation have given their written consent by notarized petition so that a referendum is not required; and

WHEREAS, a copy of this Resolution, describing the territory proposed for annexation, was promptly sent by the City of Fairview to the last known address listed in the office of the 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 by owner consent; and

WHEREAS, this Resolution was also published by posting copies of it in at least three (3) public places in the territory proposed for annexation and zoning 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; and

WHEREAS, a Plan of Services for the area proposed for annexation and zoning is included as Section 1 hereto, which Plan of Services addresses the same services and timing of services as required in Tennessee Code Annotated § 6-51-102; and

WHEREAS, the proposed annexation, zoning and Plan of Services were submitted to the Fairview Planning Commission for study, and it has recommended the same; and

WHEREAS, notice of the time, place and purpose of a public hearing on the proposed annexation, zoning and Plan of Services was 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

WHEREAS, a public hearing on the proposed annexation and Plan of Services was held by the governing body on the 17th day of December, 2020.

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

Section 1. Pursuant to the provisions of **TCA 6-5-102**, there is hereby adopted, for the area bounded as described above, the following plan of Services:

Police

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

Fire

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

Water

1. Water for domestic, commercial, and industrial use is 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 is 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.
3. Any private domestic, commercial, and industrial water sources shall be maintained by the land-owner and shall be constructed to meet the terms and standards for the Williamson County and the State of Tennessee.

Sanitary Sewers

Sanitary Sewer Service may be serviced by the Water Authority of Dickson County, Tennessee, in accordance with their established policy and procedures. Sanitary Sewer Service is not currently available on this parcel improvement plans include obtaining Sanitary Sewer Service to the project upon the approval of WADC. The City of Fairview, Tennessee does not provide this service.

In the event connection to the Sanitary Sewer Service is not allowed by WADC, an individual sewage disposal system shall be required for residential and non-residential occupied structures. If public sewer facilities are not available and individual disposal systems are proposed, the individual disposal system, including the size of the septic tank and size of the tile fields or other secondary treatment device shall be approved by the County Health Department.

Refuse Collection

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

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 City of Fairview, Tennessee under the standards currently prevailing in the City will serve the City Controlled Streets in the annexed area.
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.

Schools

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

Inspection Services

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

Planning and Zoning

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.

Public Works

Services provided by the Public Works department will be extended to the annexed area on the effective date of annexation to include seasonal chipper and leaf pick up. Reference the city's website for pickup times and specific information regarding what qualifies for this service.

Street Lighting

Existing street lighting will continue to be maintained by the utility provider in the annexed area.

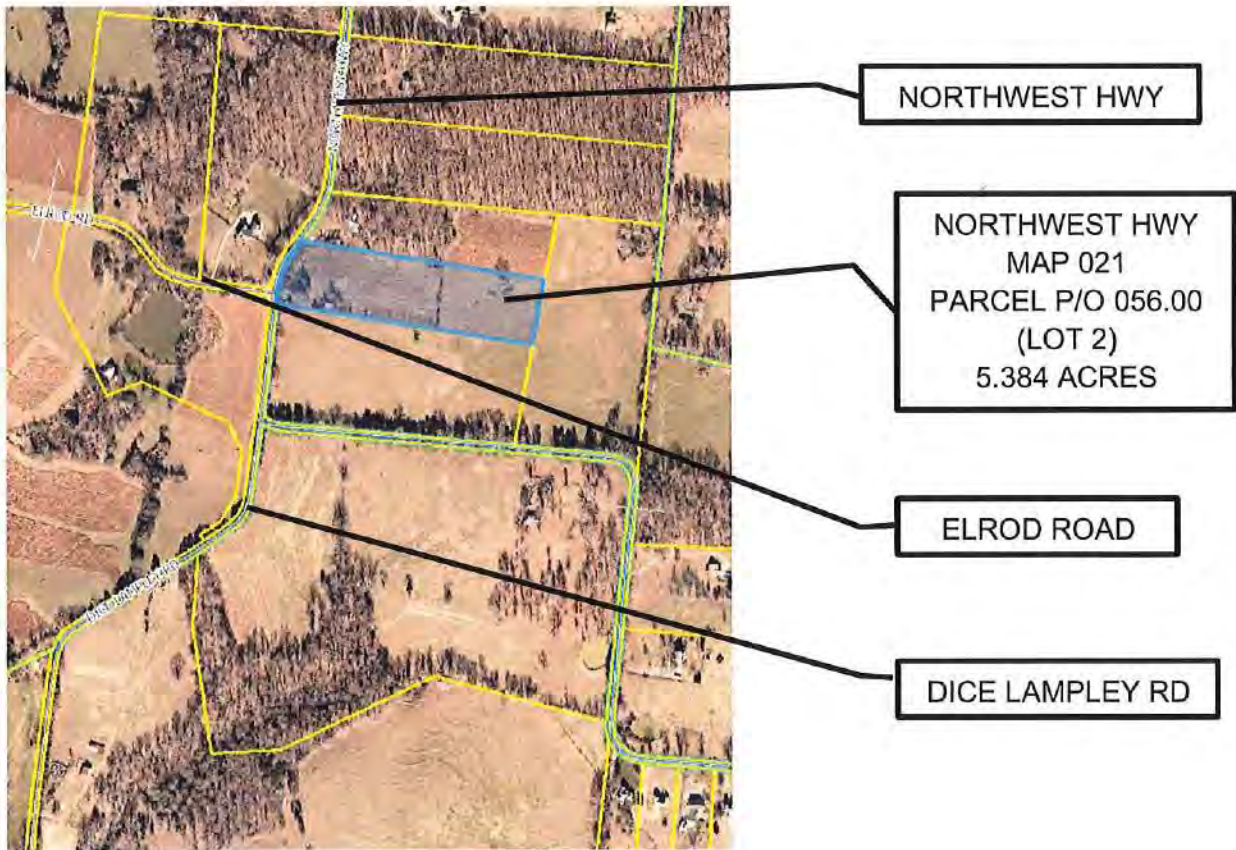
Recreation

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

Miscellaneous

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: LOCATION MAP



SECTION 3: LEGAL DESCRIPTION

Lying and being in the First Civil District of Williamson County, State of Tennessee, and being more particularly described as follows:

BEGINNING at a capped "Sharondale Nashville" iron pin set in the east margin of Northwest Highway located at Tennessee State Plane (NAO 83) Grid Coordinate North 609,360.84, East 1,627,726.95; Thence, with the east margin of Northwest Highway, North 6 degrees 52 minutes 20 seconds East, 133.57 feet

to a capped "Sharondale Nashville" iron pin set; Thence, along a curve to the right with a central angle of 29 degrees 53 minutes 06 seconds, a radius of 177.56 feet, and a chord bearing of North 21 degrees 48 minutes 53 seconds East, 91.57 feet, a total distance of 92.61 feet to a capped "Sharondale Nashville" iron pin set; Thence, North 36 degrees 45 minutes 26 seconds East, 9.86 feet to a capped "Sharondale Nashville" iron pin set; Thence, leaving the east margin of Northwest Highway, South 83 degrees 37 minutes 15 seconds East, 1,003.81 feet to a capped "Sharondale Nashville" iron pin set; Thence, South 11 degrees 56 minutes 37 seconds West, 231.42 feet to a capped "Sharondale Nashville" iron pin set; Thence, North 83 degrees 37 minutes 15 seconds West, 1,011.88 feet to the point of beginning, containing 234,526 square feet, (5.384 acres).

Being part of the same property conveyed to Cheryl Pittard, Trustee under the Miriam Ruth Kelley Special Needs Trust, under the Will of James W. Kelley by Quitclaim Deed from Cheryl Pittard, Executrix for the Estate of James W. Kelley, acknowledged June 13, 2018 and of record in Book 7546, Page 574, in the Register's Office of Williamson County, Tennessee.

This conveyance is subject to the right-of-way of Northwest Highway.

This conveyance is subject to a Right of Way Easement in favor of Middle Tennessee Electric Membership Corporation of record in Book 684, Page 44, in the Register's Office of Williamson County, Tennessee.

This conveyance is subject to all matters as shown on new survey, Proposed Division Survey Plan of Tax Map 021, Parcel 056.00, by Sharondale Surveying, Inc., dated July 17, 2020.

- A. That the City Recorder will cause a copy of this Resolution to be forwarded to the Mayor of Williamson County including the Plan of Services.
- B. That a copy of this Resolution shall be recorded with the Williamson County Register of Deeds, and a copy shall also be sent to the Tennessee Comptroller of the Treasury and the Williamson County Assessor of Property.
- C. That a copy of this Resolution, as well as the portion of the Plan of Services related to emergency services and a detailed map of the annexed area, shall be sent to any affected emergency communication district following certification by the election commission that the annexation was approved.

WHEREUPON, the Mayor declared the Resolution adopted, affixed a signature and the date thereto, and directed that the same be recorded.

Approved by the City of Fairview Board of Commissioners this _____ day of _____, 2020.

Mayor, Debby Rainey

Attest:

City Recorder, Brandy Johnson

Approved as to Form and Legality:

City Attorney

The Plan of Services for this Resolution Considered by the City of Fairview, Tennessee Municipal Planning Commission this 10th day of November, 2020.

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

Aye 8, Nay 0, Not voting 0.

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 x, Disapproval _____, No Recommendation _____.

RESOLUTION 29-20

12C

A RESOLUTION TO ANNEX CERTAIN TERRITORY UPON THE CONSENT OF THE OWNERS AND TO INCORPORATE THE SAME WITHIN THE BOUNDARIES OF THE CITY OF FAIRVIEW, TENNESSEE WITH R-20 SINGLE FAMILY MEDIUM-DENSITY RESIDENTIAL ZONING, MAP 021, PARCEL 056.02, 7282 NORTHWEST HIGHWAY, 9.94 ACRES, OWNERS: TONY & MELISSA CAVENDER

Tax Map 21, Parcel 56.02

7282 Northwest Highway

Owners: Tony & Melissa Cavender

9.94 Acres

WHEREAS, the City of Fairview, having been petitioned by interested persons, proposes the extension of its corporate limits by the annexation of certain territory to be zoned as R-20 Single Family Medium-Density Residential adjoining its existing boundaries and within its urban growth boundaries; and

WHEREAS, the owners of all property within the territory proposed for annexation and zoning have given their written consent by notarized petition so that a referendum is not required; and

WHEREAS, a copy of this Resolution, describing the territory proposed for annexation and zoning, was promptly sent by the City of Fairview to the last known address listed in the office of the 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 by owner consent; and

WHEREAS, this Resolution was also published by posting copies of it in at least three (3) public places in the territory proposed for annexation and zoning 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; and

WHEREAS, a Plan of Services for the area proposed for annexation and zoning is included as Section 1 hereto, which Plan of Services addresses the same services and timing of services as required in Tennessee Code Annotated § 6-51-102; and

WHEREAS, the proposed annexation, zoning and Plan of Services were submitted to the Fairview Planning Commission for study, and it has recommended the same; and

WHEREAS, notice of the time, place and purpose of a public hearing on the proposed annexation, zoning and Plan of Services was 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; and

WHEREAS, a public hearing on the proposed annexation, zoning and Plan of Services was held by the governing body on the 17th day of December, 2020.

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

Section 1. Pursuant to the provisions of **TCA 6-5-102**, there is hereby adopted, for the area bounded as described above, the following plan of Services:

Police

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

Fire

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

Water

1. Water for domestic, commercial, and industrial use is 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 is 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.
3. Any private domestic, commercial, and industrial water sources shall be maintained by the land-owner and shall be constructed to meet the terms and standards for the Williamson County and the State of Tennessee.

Sanitary Sewers

Sanitary Sewer Service may be serviced by the Water Authority of Dickson County, Tennessee, in accordance with their established policy and procedures. Sanitary Sewer Service is not currently available on this parcel but is located approximately 6/10 (0.6) of a mile South of the subject parcel via Stable Acres. The developer, at his expense, can provide plans and run Sanitary Sewer Service to the project upon the approval of WADC. The City of Fairview, Tennessee does not provide this service.

In the event connection to the Sanitary Sewer Service is not allowed by WADC, an individual sewage disposal system shall be required for residential and non-residential occupied structures. If public sewer facilities are not available and individual disposal systems are proposed, the individual disposal system, including the size of the septic tank and size of the tile fields or other secondary treatment device shall be approved by the County Health Department.

Refuse Collection

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

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 City of Fairview, Tennessee under the standards currently prevailing in the City will serve the City Controlled Streets in the annexed area.
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.

Schools

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

Inspection Services

Any inspection services now provided by the City will begin in the annexed area on the effective

date of annexation.

Planning and Zoning

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.

Public Works

Services provided by the Public Works department will be extended to the annexed area on the effective date of annexation to include seasonal chipper and leaf pick up. Reference the city's website for pickup times and specific information regarding what qualifies for this service.

Street Lighting

Existing street lighting will continue to be maintained by the utility provider in the annexed area.

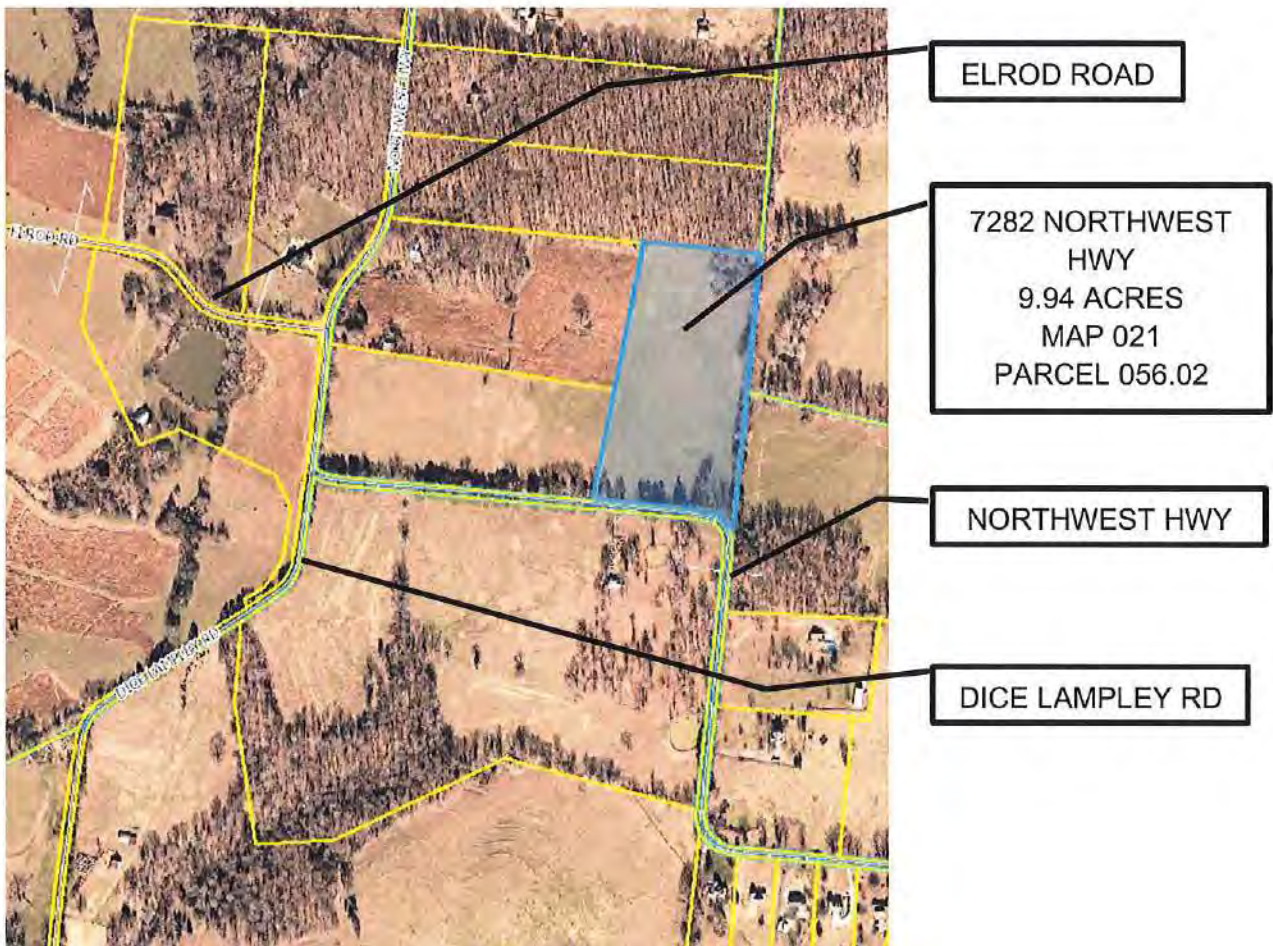
Recreation

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

Miscellaneous

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: LOCATION MAP



ELROD ROAD

7282 NORTHWEST
HWY
9.94 ACRES
MAP 021
PARCEL 056.02

NORTHWEST HWY

DICE LAMPLEY RD

SECTION 3: LEGAL DESCRIPTION

A tract of land in the first civil district of Williamson County, Tennessee and being bounded generally on the north by Tract Six, on the east by John A. Lampley and Curness M. Lampley, on the south by Northwest Highway and on the west by Tract Eight and Tract Seven and being described according to a survey dated May 29, 1998 and prepared by Kevin L. Birdwell, R.L.S. No. 1797, 4060 Carters Creek Pike, Franklin, Tn 37064 and being more particularly described as follows:

Beginning at a point in the centerline of Northwest Highway, said point being the southwest corner of the herein described tract of land and being the southeast corner of Tract Eight, said point also being situated South 83 degrees 37 minutes 11 seconds East, a distance of 1000.13 feet from a point formed by a Tee intersection of Northwest Highway and Dice Lampley Road, where Northwest Highway runs north and east and Dice Lampley Road runs south from said intersection point and proceeding as follows: leaving the centerline of said road and with the east line of Tract Eight and Seven, North 12 degrees 53 minutes 08 seconds East, passing an iron pin set at a distance of 25.00 feet and a total distance of 930.59 feet to an iron pin set in the south of line of Tract Six and also being the northeast corner of Tract Seven; thence with the south line of Tract Six, South 86 degrees 42 minutes 49 seconds East, a distance of 415.80 feet to an iron pin set in the west line of the John A. Lampley et al property as recorded in Deed Book 638, Page 942, R.O.W.C., Tennessee; thence with the west line of John A. Lampley, South 6 degrees 49 minutes 59 seconds West, a distance of 321.44 feet to an iron pin set; thence with the west line of John A. Lampley and the Curness M. Lampley property by Deed of record in Book 746, Page 624, R.O.W.C., Tennessee, South 7 degrees 07 minutes 14 seconds West, a distance of 625.66 feet to an iron pin set; thence leaving the west line of the John A. Lampley property and with the centerline of Northwest Highway in part, North 83 degrees 37 minutes 11 seconds West, a distance of 510.00 feet to the point of beginning; said described tract containing 9.94 acres, more or less.

Being the same property conveyed to Bobby Galbraith and wife, Eleanor L. Galbraith by deed from Eleanor L. Galbraith, dated February 13, 2001, and of record in Book 2116, Page 672, in the Register's Office of Williamson County, Tennessee. Also being the same property title which vested in Eleanor L. Galbraith upon the death of her husband, Bobby Galbraith, by reason of their tenancy the entirety.

This conveyance in trust subject to the right-of-way of Northwest Highway.

Right-of-Way easement in favor of Middle Tennessee Electric Membership Corp. of record in Book 684, Page 44, in the Register's Office of Williamson County, Tennessee.

- A. That the City Recorder will cause a copy of this Resolution to be forwarded to the Mayor of Williamson County including the Plan of Services.
- B. That a copy of this Resolution shall be recorded with the Williamson County Register of Deeds, and a copy shall also be sent to the Tennessee Comptroller of the Treasury and the Williamson County Assessor of Property.
- C. That a copy of this Resolution, as well as the portion of the Plan of Services related to emergency services and a detailed map of the annexed area, shall be sent to any affected emergency communication district following certification by the election commission that the annexation was approved.

WHEREUPON, the Mayor declared the Resolution adopted, affixed a signature and the date thereto, and directed that the same be recorded.

Approved by the City of Fairview Board of Commissioners this _____ day of _____, 2020.

Mayor, Debby Rainey

Attest:

City Recorder, Brandy Johnson

Approved as to Form and Legality:

City Attorney

The Plan of Services and Zoning Request of this Resolution Considered by the City of Fairview, Tennessee Municipal Planning Commission this 10th day of November, 2020.

The Fairview, Tennessee Municipal Planning Commission voted upon the Plan of Services and Zoning Request of this Resolution as Follows:

Aye 8 , Nay 0 , Not voting 0 .

The Plan of Services and Zoning Request of this Resolution were returned to the City of Fairview, Tennessee Board of Commissioners with a Recommendation from the City of Fairview, Tennessee Municipal Planning Commission for Approval x , Disapproval _____, No Recommendation _____.

12E

ORDINANCE #2020-27

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF FAIRVIEW, BY REZONING 1.89 ACRES OF PROPERTY, LOCATED ON LAKE ROAD, WILLIAMSON COUNTY TAX MAP 22 PARCEL 168.01, FROM CG, COMMERCIAL GENERAL, TO R-20 (MEDIUM-DENSITY) RESIDENTIAL, OWNER: DENISE PICKLE MANGRUM

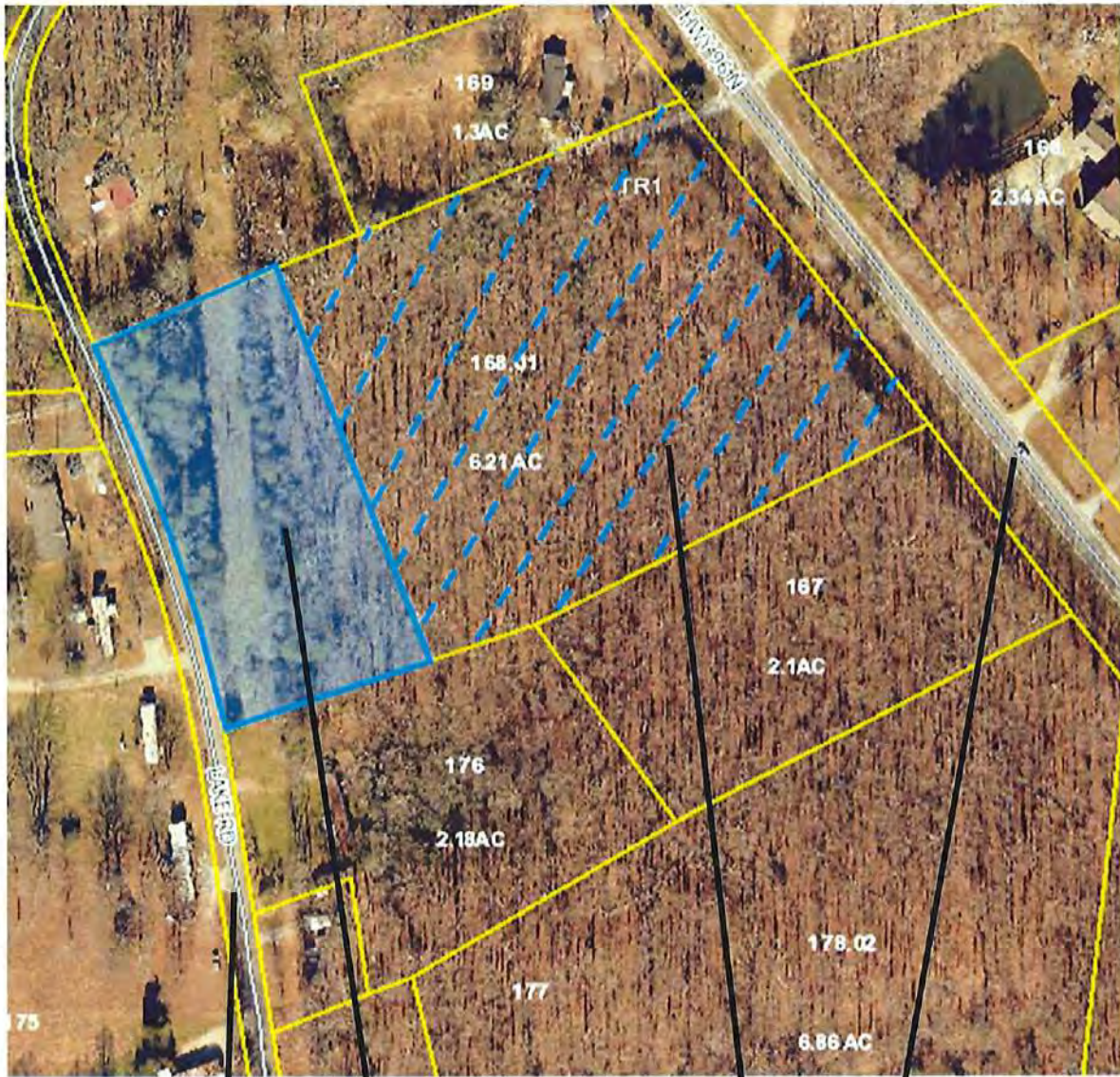
WHEREAS, the city of Fairview Zoning Ordinance, and the zoning maps therein adopted be, and the same are hereby amended by rezoning the property herein described as 1.89 acres of property located on Lake Road, Williamson County Tax Map 022, Parcel 168.01, from CG, Commercial General, to R-20, Single Family (Medium-Density) Residential, as requested by owner Denise Pickle Mangrum; and

WHEREAS, said portion of property to be rezoned from CG to R-20 is located within the corporate limits of the City of Fairview; and

WHEREAS, the City of Fairview Municipal Planning Commission forwarded the request to the Board of Commissioners on December 10, 2020, with a recommendation for approval without conditions; and

WHEREAS, that all Ordinances or parts of Ordinances in conflict with are hereby repealed.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF FAIRVIEW, TENNESSEE, BOARD OF COMMISSIONERS, to amend the zoning ordinance of the city of Fairview, by rezoning 1.89 acres of property, located on Lake Road, Williamson County Tax Map 022, Parcel 1.89, from CG, Commercial General, to R-20, Single Family (Medium-Density) Residential, the public welfare requiring it. The rezoning of this site shall be subject to all City ordinances and regulations.



Lake Road

Re-zone 1.89 acres
Current Zoning: CG
Requested Zoning: R-20
Map 022 Parcel 168.01
Owner: Denise Pickle Mangrum

Highway 96 N

Hatched area indicates
Current CG Zoned
(remainder of parcel owned
by Denise Pickle Mangrum)

Approved by the Board of Commissioners:

Debby Rainey, Mayor

ATTEST:

Brandy Johnson, City Recorder

LEGAL FORM APPROVED:

City Attorney

First Reading: _____

Public Hearing Held: _____

Second Reading: _____

Published in the Fairview Observer on

12F

ORDINANCE #2020-28

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF FAIRVIEW, BY REZONING 1.04 ACRES OF PROPERTY, MAP 22 PARCEL 176 LOCATED ON LAKE ROAD, FROM RS-40, SINGLE FAMILY (LOW-DENSITY) RESIDENTIAL, TO R-20 (MEDIUM-DENSITY) RESIDENTIAL, OWNER: INNOVATED CONSTRUCTION CO., LLC

WHEREAS, the city of Fairview Zoning Ordinance, and the zoning maps therein adopted be, and the same are hereby amended by rezoning the property herein described as 1.04 acres of property located on Lake Road, Williamson County Tax Map 022, Parcel 176, from RS-40, Single Family (Low-Density) Residential, to R-20, Single Family (Medium-Density) Residential, as requested by owner Innovated Construction Co., LLC

WHEREAS, said portion of property to be rezoned from RS-40 to R-20 is located within the corporate limits of the City of Fairview; and

WHEREAS, the City of Fairview Municipal Planning Commission forwarded the request to the Board of Commissioners on December 10, 2020, with a recommendation for approval without conditions; and

WHEREAS, that all Ordinances or parts of Ordinances in conflict with are hereby repealed.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF FAIRVIEW, TENNESSEE, BOARD OF COMMISSIONERS, to amend the zoning ordinance of the city of Fairview, by rezoning 1.04 acres of property, located on Lake Road, Williamson County Tax Map 022, Parcel 176, from RS-40, Single Family (Low-Density) Residential, to R-20 Single Family (Medium-Density) Residential, the public welfare requiring it. The rezoning of this site shall be subject to all City ordinances and regulations.



Lake Road

Highway 96 N

Re-zone 1.01 acres
 Current Zoning: RS-40
 Requested Zoning: R-20
 Map 022 Parcel 176.00
 Owner: Innovated Construction Co., LLC

Hatched area indicates
 Current R-20 Zoning
 (remainder of parcel owned by
 Innovated Construction Co., LLC)

Approved by the Board of Commissioners:

Debby Rainey, Mayor

ATTEST:

Brandy Johnson, City Recorder

LEGAL FORM APPROVED:

City Attorney

First Reading: _____

Public Hearing Held: _____

Second Reading: _____

Published in the Fairview Observer on

12G

CITY OF FAIRVIEW, TENNESSEE

RESOLUTION NO. 32-20

A RESOLUTION OF THE CITY OF FAIRVIEW, TENNESSEE, APPOINTING CITY COMMISSIONERS TO CITY COMMITTEES FOR THE PURPOSE OF DESIGNATING AREAS OF INTEREST AND REPORTING TO BOARD OF COMMISSIONERS MEMBERS.

WHEREAS, the city manager has requested to establish internal city committees with designated city commission members assigned to each committee, and

WHEREAS, the mayor and one commissioner would be assigned to each committee, and

WHEREAS, the city commissioner assigned to each committee will be the commissioner designated to make reports from time to time regarding the activities of each committee, and

WHEREAS, the four committees will be the following: public safety, public works, planning & zoning, finance; and

WHEREAS, it is suggested that the city commissioner appointed to the city's planning commission as the B.O.C. member of the planning commission be the commissioner assigned to the planning & zoning committee, 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 desires to appoint its members to internal city committees and hereby appoints its members to these committees as follows:

- Public Safety Committee – Commissioner Dawson
- Public Works Committee – Commissioner Anderson
- Planning & Zoning Committee – Commissioner Butler
- Finance Committee – Commissioner Lucas

Approved this _____ day of _____, 2020.

Mayor

Attest:

City Recorder

Approved As To Form:

City Attorney

RESOLUTION NO. 30-20

121

A RESOLUTION OF THE CITY OF FAIRVIEW BOARD OF COMMISSIONERS ACCEPTING THE CITY'S AUDIT FOR THE FISCAL YEAR ENDING 2020.

WHEREAS, the accounting firm of Yeary, Howell & Associates has performed an audit of the city's financials for the fiscal year ended June 30, 2020, and

WHEREAS, the auditors have delivered an unqualified report free of any findings, material weaknesses or ongoing concerns, and

WHEREAS, the audit fairly and accurately reflects the financial condition of the City of Fairview for its 2020 fiscal year, and

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

BE IT RESOLVED, that the City of Fairview hereby accepts the City of Fairview Fiscal Year 2020 Audit as prepared and presented by the accounting firm of Yeary, Howell & Associates..

MAYOR

CITY RECORDER

APPROVED AS TO FORM:

CITY ATTORNEY

Adopted _____

CITY OF FAIRVIEW, TENNESSEE

RESOLUTION NO. 31-20

12J

**A RESOLUTION OF THE CITY OF FAIRVIEW, TENNESSEE DE
VEHICLE, OR VEHICLES, AND EQUIPMENT AS SURPLUS AND AUTHORIZING THE
DISPOSAL OF THESE SURPLUS ITEMS.**

WHEREAS, the Board of Commissioners desires to continue to maintain the city's vehicle and equipment fleet in the most efficient and cost-effective manner, and

WHEREAS, this vehicle(s) and/or equipment has exhausted its useful service life and should be designated as surplus to be removed from the fleet or inventory, and

WHEREAS, the proceeds from sale or of these items shall be remitted to the city's capital account, and

WHEREAS, the vehicle and equipment to be designated as surplus and auctioned and sold are as follows:

- 2012 Dodge Charger, VIN 2C3DXAG4CH282595
- 2014 Ford Explorer, VIN 1FMK8AR8EGB74209
- 2014 Ford Explorer, VIN 1FM5K8ROEGB74205
- 2015 Dodge Charger, VIN 2C3CDXKT7FH818027
- M0085 Exmark Mower VIN 974368
- M0086 Exmark Mower VIN 974369
- M0102 15KW Trailer Generator FZ57862-MEP804A
- M0103 1993 John Deere Road Grader VIN DW570BX543899
- M0084 2004 Ford F350 VIN 1FTSW30P04ED26413
- M0083 2004 Ford F350 VIN 1FTSW30F32ED65243
- M0079 Horse Trailer VIN 2ytdyh90743307
- M0080 Generator VIN 2YTDYH90722595
- M0081 Generator VIN 2YTDYH90722595
- 2009 Chevrolet Tahoe VIN 1GNEC03089R261675
- 2010 Ford Escape VIN 1FMCU9DG7AKD28000
- Cushman Hauler 800X Golf Cart VIN EZG8H0BAAJ3295382
- Clubcar IR Textron Golf Cart VIN SW1515544889

**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 to and does declare the vehicle(s) and equipment described above as surplus and hereby authorizes the sale of these items, via auction, and all sale proceeds be deposited in the city's capital account.

Adopted this _____ day of _____, _____.

Mayor

Attest:

City Recorder

Approved As To Form:

City Attorney

12K

ORDINANCE NO. 2020-26

AN ORDINANCE OF THE CITY OF FAIRVIEW, TENNESSEE, TO LANGUAGE IN THE DESIGN REVIEW MANUAL, ADOPTED BY THE ZONING ORDINANCE AS IT PERTAINS TO CHAPTER 2, "PRESERVATION OF EXISTING TREES AND SITE FEATURES", SECTION 2-103.1 "RETENTION OF EXISTING TREES", SUBSECTION 2-103.1 (2) "FORESTED AREAS".

WHEREAS, the City of Fairview Planning Commission has recommended to the City of Fairview Board of Commissioners to amend current provisions of the Design Review Manual as they pertain to the retention of existing trees on development sites in order to best serve the citizens of Fairview, and

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

The Fairview, Tennessee Design Review Manual, Chapter 2, "Preservation of Existing Trees and Site Features", Section 2-103.1 "Retention of Existing Trees", Subsection 2-103.1 (2) "Forested Areas". hereby removes and replaces the current regulations to read as follows:

2. Forested Areas: General outline of forest stand shall be delineated. Areas shall be surveyed in one-tenth acre tree plots. The total number of plots shall be determined by the City Engineer. Within each plot, every tree greater than 10 inches Diameter at Breast Height, or DBH, shall be counted and categorized based on species, health and form. The total number of plots shall be used to extrapolate the total trees over 10 inches DBH for the site. A map with aerial photography shall be submitted for Planning Commission review with supporting table summarizing number of trees, total caliper inches, and species.

The remaining sections of this Chapter remain unchanged by this Ordinance.

MAYOR

CITY RECORDER

APPROVED AS TO FORM:

CITY ATTORNEY

Passed First Reading

Passed Second Reading

12L

ORDINANCE #2020-29

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF FAIRVIEW, BY REZONING 230.43 +/- ACRES OF PROPERTY, CONSISTING OF MAP 043 PARCEL 006.00, MAP 043, PARCEL 026.00 AND MAP 045 PARCEL 021.00, LOCATED AT WAYNE'S LANE AND MANGRUM LANE, FROM RS-40, SINGLE FAMILY LOW-DENSITY RESIDENTIAL TO AN R-20 SINGLE FAMILY MEDIUM-DENSITY RESIDENTIAL PLANNED OVERLAY DEVELOPMENT AND APPROVING A MASTER DEVELOPMENT PLAN, OWNERS: CORY GROVES AND JOHNNY GROVES

WHEREAS, the city of Fairview Zoning Ordinance, and the zoning maps therein adopted be, and the same are hereby amended by rezoning the property herein described as 230.43+/- acres of property located at Wayne's Lane and Mangrum Lane, consisting of Map 043, Parcel 006.00, Map 043, Parcel 026.00 and Map 045, Parcel 021.00, from RS-40, Single Family Low-Density Residential, to an R-20, Single Family Medium-Density Residential Planned Overlay Development and Approving a Master Development Plan, as requested by owners Cory Groves and Johnny Groves; and

WHEREAS, said portion of property to be rezoned from RS-40 to R-20 POD and approving a master development plan is located within the corporate limits of the City of Fairview; and

WHEREAS, the City of Fairview Municipal Planning Commission forwarded the request to the Board of Commissioners on November 10, 2020, with a recommendation for approval without conditions; and

WHEREAS, that all Ordinances or parts of Ordinances in conflict with are hereby repealed.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF FAIRVIEW, TENNESSEE, BOARD OF COMMISSIONERS, to amend the zoning ordinance of the city of Fairview, by rezoning as 230.43+/- acres of property located at Wayne's Lane and Mangrum Lane, consisting of Map 043, Parcel 006.00, Map 043, Parcel 026.00 and Map 045, Parcel 021.00, from RS-40, Single Family Low-Density Residential, to an R-20, Single Family Medium-Density Residential Planned Overlay Development and Approving a Master Development Plan, as requested by owners Cory Groves and Johnny Groves, the public welfare requiring it. The rezoning of this site shall be subject to all City ordinances and regulations.



Waynes Lane

Cox Pike

Mangrum Road

Rezone 230.43+/- Acres
Waynes Lane and
Mangrum Lane
To R-20 POD



MASTER DEVELOPMENT PLAN



NOT TO SCALE

THE NEIGHBORHOOD AT BOWIE PARK

RAGAN SMITH
 LAND PLANNERS • CIVIL ENGINEERS
 CONCEPTUAL MASTER PLAN
 5420 E. 76 | BELLAMON, COLORADO
 20-0771572 | 10.06.2020

Approved by the Board of Commissioners:

Debby Rainey, Mayor

ATTEST:

Brandy Johnson, City Recorder

LEGAL FORM APPROVED:

City Attorney

First Reading: _____

Public Hearing Held: _____

Second Reading: _____

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