

**CITY OF FAIRVIEW**  
**BOARD OF COMMISSIONERS**

**DECEMBER 21, 2017**

**7:00 P.M.**

**AGENDA**

- 1. Roll Call**
- 2. Call to order by Mayor Carroll**
  - A. Prayer and Pledge
- 3. Approval of the Agenda**
- 4. Public Hearing**
- 5. Citizen Comments (Limited to the first 5 citizens to sign in and a limit of 3 minutes each).**
- 6. Awards and/or Recognitions**
- 7. Public Announcements**
- 8. Staff Comments**
- 9. Approval of the Minutes**
- 10. Consent Agenda Consisting of Items as Follows**
  - A. Minutes from the December 7, 2017 Board of Commissioners Meeting
  - B. Minutes from the December 7, 2017 Work Session
- 11. Old Business**
  - A. Resolution 21-17, 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 - Crutcher
  - B. Second and Final Reading of Ordinance 2017-01 PC, An Ordinance of the Municipal Planning Commission of the City of Fairview, Tennessee, to Amend the Zoning Ordinance as it Pertains to the RS-15 Zoning District
  - C. Review Recently Adopted Resolution 27-17 Establishing Speed Limits Within the Corporate Limits of the City of Fairview and Possible Changes
- 13. New Business**
  - A. Ordinance 2017-29, An Ordinance to Amend the City of Fairview Zoning Ordinance by Changing the Official Zoning Map for Tax Map 21, Parcels 23.10 and 23.11, Consisting of 5.26 Acres, Located at 1179 and 1183 Highway 96 North, from a RS-40 (Low-Density Residential) Zoning District to a CG (Commercial General) Zoning District, Requested by Jeff Wynn
  - B. Ordinance 2017-30, An Ordinance to Amend the City of Fairview Zoning Ordinance by Changing the Official Zoning Map for Tax Map 22, Parcel 69.01, Consisting of 2 Acres, Located at 7170 Horn Tavern Road, from a RS-40 (Low-Density Residential) Zoning District to a R-20 (Medium-Density Residential) Zoning District, Requested by Delores June Lambert
  - C. Ordinance 2017-31, An Ordinance to Amend the City of Fairview Zoning Ordinance by Changing the Official Zoning Map for Tax Map 042, Parcel 63.00, Consisting of 6.6 Acres, Located on Fernvale Road, from a RS-40 (Low-Density Residential) Zoning District to a RM-12 Zoning District, Requested by Tim Mangrum
  - D. Ordinance 2017-32, An Ordinance to Amend the City of Fairview Zoning Ordinance by Changing the Official Zoning Map for Tax Map 22, Parcels 134.07, Consisting of 8.34 Acres, Located at 500 Highway 96 North, from a RS-40 (Low-Density Residential) Zoning District to a R-20 (Medium-Density Residential) Zoning District, Requested by Habitat for Humanity
- 13. City Manager Items for Discussion**
  - A. Miscellaneous Updates
  - B. City Attorney Comments
- 14. Communications from the Mayor and Commissioners**
- 15. Adjournment**

RESOLUTION 21-17

11A

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

Tax Map 42, Parcel 77

7312 Taylor Road

Owner: Kenneth R. Taylor

**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; 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 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 is attached as *Exhibit A* 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 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 and the 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 and Plan of Services was held by the governing body on 5<sup>th</sup> day of October, 2017.

**NOW, THEREFORE, BE IT RESOLVED** by the City of Fairview, Tennessee as follows:

- A. That the following territory is hereby annexed and incorporated into boundaries of the City of Fairview, to be effective as of 21<sup>st</sup> day of December, 2017, to wit: Being a parcel of land located in the First Civil District of Williamson County, Tennessee, a portion of the Kenny

Taylor property bounded on the east by Taylor Road, south by a 60-foot right of way, west by Otter Creek Holdings, LLC, north by Fairview City Limits, being more particularly described as follows: Beginning at an iron rod on the westerly margin of Taylor road and northerly margin of a 60-foot right of as recorded in Book 7138 page 341, 60.10 feet north of Kenny Taylor's original southeast corner; thence, Along the northerly margin of the 60-foot right of way S80 deg 53'W 416.80 feet; thence, Along the westerly boundary N03 deg 11'20"E 530 feet, more or less, to the Fairview City Limits; thence, Along the Fairview City limits northeasterly about 370 feet, more or less, to a point on the westerly margin of Taylor Road; thence, Along the westerly margin of Taylor Road south 670 feet, more or less to the beginning, containing 5.0 acres, more or less, according to a survey by Boyd B. Gibbs, RLS #1598, 106 South Public Square, Centerville, Tennessee, dated August 25, 2017.

- B. That the Plan of Services for this territory which is attached as *Exhibit A* hereto is approved and the same is hereby adopted.
- C. 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.
- D. 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.
- E. 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.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Date

\_\_\_\_\_  
Attest: City Recorder

Approved as to Form and Legality:

\_\_\_\_\_  
City Attorney

**APPENDIX A  
PLAN OF SERVICES TO ACCOMPANY  
RESOLUTION 21-17**

**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, THAT:**

**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. At present Sanitary Sewer Service is not available. If and when such service becomes available, the necessary intercepting and trunk sewers to serve the annexed area will be installed in accordance with current policies of the Water Authority of Dickson County, Tennessee, in accordance with their established policy and procedures.  
**The City of Fairview, Tennessee, does not provide this service.**



**E. Refuse Collection**

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

**F. Streets**

1. The State Highway Commission under the standards currently prevailing by the State of Tennessee will serve the State Controlled Streets in the annexed area. The County of Williamson under the standards currently prevailing in Williamson County, Tennessee, will serve the County Controlled Streets in the annexed area. The City of Fairview, Tennessee, under the standards currently prevailing in the City, will serve the City Controlled Streets in the annexed area.

**G. Schools**

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

**H. Inspection Services**

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

**I. Planning and Zoning**

1. The planning and zoning jurisdiction of the City will extend to the annexed area on the effective date of annexation. City Planning will thereafter encompass the annexed area.

**J. Street Lighting**

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

**K. Recreation**

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

**L. Miscellaneous**

1. Where they are needed, street name signs will be installed as soon as the need for emergency services to the annexed area is 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 7 day of September, 2017.

This Resolution Considered by the City of Fairview, Tennessee, Municipal Planning Commission this 12 day of September, 2017.

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

Aye 1, 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 ✓, Disapproval \_\_\_\_\_, No Recommendation \_\_\_\_\_.

**City of Fairview, Tennessee, Municipal Planning Commission this the 10<sup>th</sup> day of October, 2017.**

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Chairman



**ORDINANCE 2017-01 PC**

11B

**AN ORDINANCE OF THE MUNICIPAL PLANNING COMMISSION OF THE CITY OF FAIRVIEW, TENNESSEE, TO AMEND THE ZONING ORDINANCE AS IT PERTAINS TO THE RS-15 ZONING DISTRICT.**

**WHEREAS**, the City of Fairview has reevaluated the current provisions of the zoning ordinance as they pertain to residential districts in order to best serve the citizens of Fairview; and

**WHEREAS**, it has been determined that there is a need for additional flexibility in current district standards pertaining to the potential design of said residential districts; and

**WHEREAS**, the municipal Planning Commission of the City of Fairview made a favorable recommendation to the Board of Commissioners at the October 10, 2017, Planning Commission meeting in regards to this amendment to the municipal zoning ordinance;

**NOW, THEREFORE, BE IT ORDAINED AS FOLLOWS:**

**SECTION ONE**

That Article 5-101.2(5) of the municipal zoning ordinance of the City of Fairview, Tennessee, is hereby replaced with:

**RS-15, Single Family Residential Districts**

These districts are designated to provide suitable areas for medium density residential development characterized by an open appearance. Generally, the residential development will consist of single-family dwellings and accessory structures. These districts also include community facilities, public utilities, and open uses which serve specifically the residents of these districts or which benefit from being located in this district. Further, it is the intent of this ordinance that these districts be located so that the provision of appropriate urban services will be physically and economically facilitated to provide for the orderly expansion and associated maintenance of urban residential development within the urban area. It is the express purpose of this ordinance to exclude from these districts all buildings and other structures and uses having commercial characteristics, whether operated for profit or otherwise, except that conditional uses and home occupations specifically provided for in these regulations for these districts shall be considered as not having such characteristics if they otherwise conform to the provisions of this ordinance.

**SECTION TWO**

That Table 5-102A, Uses and Structures Allowable Within Residential Districts, be amended by removing in its entirety Note (2): "Following initial adoption of the zoning map, no property shall be reclassified to the RS-15 Zoning District, unless such district is overlain by a Residential Planned Unit Development District."

AND BE IT FURTHER ORDAINED THAT THIS ORDINANCE SHALL TAKE EFFECT ON THE EARLIEST DATE PERMITTED BY LAW, THE PUBLIC WELFARE REQUIRING IT.

Approved by Planning Commission \_\_\_\_\_

Passed First Reading December 7, 2017

Passed Second Reading \_\_\_\_\_

Public Hearing Held \_\_\_\_\_

\_\_\_\_\_  
Planning Commission Chairman

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY RECORDER

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY



13A

## **ORDINANCE #2017-29**

AN ORDINANCE TO AMEND THE CITY OF FAIRVIEW ZONING ORDINANCE BY CHANGING THE OFFICIAL ZONING MAP FOR TAX MAP 21, PARCELS 23.10 AND 23.11, CONSISTING OF 5.26 ACRES, LOCATED ON BLACK PINE ROAD, FROM A RS-40 (LOW-DENSITY RESIDENTIAL) ZONING DISTRICT TO A CG (COMMERCIAL GENERAL) ZONING DISTRICT.

**WHEREAS**, a request has been made by Property Owner Jeffrey Wynn to rezone property located within the City of Fairview; and

**WHEREAS**, the City of Fairview Planning Commission, on December 12, 2017, 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 21, Parcels 23.10 and 23.11 from a RS-40 Zoning District to a CG Zoning District. This property consists of approximately 5.26 acres and is owned by Jeffrey Wynn, who has authorized the submittal of 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.

**LEGAL STATUS PROVISIONS**

Approved and certified by the Planning Commission:

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Date

Published in the Fairview Observer on \_\_\_\_\_

Public Hearing Held: \_\_\_\_\_

1<sup>st</sup> Reading: \_\_\_\_\_

2<sup>nd</sup> Reading: \_\_\_\_\_

Approved by the Board of Commissioners:

\_\_\_\_\_  
Patti L. Carroll, Mayor

ATTEST:

\_\_\_\_\_  
Brandy Johnson, City Recorder

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

# City of Fairview Planning Department

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7100 City Center Way

Fairview, Tennessee 37062



Phone: 615-799-1572

Email: [cityplanner@fairview-tn.org](mailto:cityplanner@fairview-tn.org)

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## RECOMMENDATIONS

2017-12

**DATE:** DECEMBER 13, 2017  
**TO:** FAIRVIEW BOARD OF COMMISSIONERS  
**FROM:** KRISTIN M. COSTANZO, CITY PLANNER  
**RE:** FAIRVIEW MUNICIPAL PLANNING COMMISSION ACTION

- 6.1** Rezoning of Property, Requested by Jeff Wynn. Property located at 1179 and 1183 Highway 96 North (Tax Map 021, Parcels 23.10 and 23.11). 5.26 acres. Current zoning district: RS-40; Requested zoning district: CG, Commercial General. Property owned by Jeff Wynn.

Mike Anderson made a motion to send a favorable recommendation to the Board of Commissioners, which was seconded by Jim Power, and all were in favor.

- 7.5** Rezoning of property, requested by Delores June Lambert. Property located at 7170 Horn Tavern Road (Tax Map 022, Parcel 69.01). 2 acres. Current zoning district: RS-40; Proposed zoning district: R-20.

Jim Power made a motion to send a favorable recommendation to the Board of Commissioners, which was seconded by Christie Slaughter, and all were in favor.

- 7.6** Rezoning of property, requested by Tim Mangrum. Property located on Fernvale Road (Tax Map 042, Parcel 63.00). 6.6 acres. Current zoning district: RS-40; Proposed zoning district: RM-12.

Derek Burks made a motion to send a favorable recommendation to the Board of Commissioners, which was seconded by Jim Power, and all were in favor.

- 7.7** Rezoning of property, requested by Habitat for Humanity. Property located at 500 Highway 96 North (Tax Map 022, Parcel 134.07). 8.34 acres. Current zoning district: RS-40; Proposed zoning district: R-20

Jim Power made a motion to send a favorable recommendation to the Board of Commissioners, which was seconded by Patti Carroll, and all were in favor.



13B

## **ORDINANCE #2017-30**

AN ORDINANCE TO AMEND THE CITY OF FAIRVIEW ZONING ORDINANCE BY CHANGING THE OFFICIAL ZONING MAP FOR TAX MAP 22, PARCEL 69.01, CONSISTING OF 2 ACRES, LOCATED AT 7170 HORN TAVERN 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 Property Owner Delores June Lambert to rezone property located within the City of Fairview; and

**WHEREAS**, the City of Fairview Planning Commission, on December 12, 2017, 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 22, Parcel 69.01 from a RS-40 Zoning District to a R-20 Zoning District. This property consists of approximately 2 acres and is owned by Delores June Lambert, who has 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.

**LEGAL STATUS PROVISIONS**

Approved and certified by the Planning Commission:

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Date

Published in the Fairview Observer on \_\_\_\_\_

Public Hearing Held: \_\_\_\_\_

1<sup>st</sup> Reading: \_\_\_\_\_

2<sup>nd</sup> Reading: \_\_\_\_\_

Approved by the Board of Commissioners:

\_\_\_\_\_  
Patti L. Carroll, Mayor

ATTEST:

\_\_\_\_\_  
Brandy Johnson, City Recorder

APPROVED AS TO FORM:

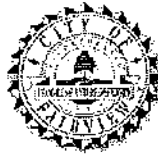
\_\_\_\_\_  
City Attorney

# City of Fairview Planning Department

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7100 City Center Way

Fairview, Tennessee 37062



Phone: 615-799-1572

Email: [cityplanner@fairview-tn.org](mailto:cityplanner@fairview-tn.org)

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## RECOMMENDATIONS

2017-12

**DATE:** DECEMBER 13, 2017  
**TO:** FAIRVIEW BOARD OF COMMISSIONERS  
**FROM:** KRISTIN M. COSTANZO, CITY PLANNER  
**RE:** FAIRVIEW MUNICIPAL PLANNING COMMISSION ACTION

- 6.1** Rezoning of Property, Requested by Jeff Wynn. Property located at 1179 and 1183 Highway 96 North (Tax Map 021, Parcels 23.10 and 23.11). 5.26 acres. Current zoning district: RS-40; Requested zoning district: CG, Commercial General. Property owned by Jeff Wynn.

Mike Anderson made a motion to send a favorable recommendation to the Board of Commissioners, which was seconded by Jim Power, and all were in favor.

- 7.5** Rezoning of property, requested by Delores June Lambert. Property located at 7170 Horn Tavern Road (Tax Map 022, Parcel 69.01). 2 acres. Current zoning district: RS-40; Proposed zoning district: R-20.

Jim Power made a motion to send a favorable recommendation to the Board of Commissioners, which was seconded by Christie Slaughter, and all were in favor.

- 7.6** Rezoning of property, requested by Tim Mangrum. Property located on Fernvale Road (Tax Map 042, Parcel 63.00). 6.6 acres. Current zoning district: RS-40; Proposed zoning district: RM-12.

Derek Burks made a motion to send a favorable recommendation to the Board of Commissioners, which was seconded by Jim Power, and all were in favor.

- 7.7** Rezoning of property, requested by Habitat for Humanity. Property located at 500 Highway 96 North (Tax Map 022, Parcel 134.07). 8.34 acres. Current zoning district: RS-40; Proposed zoning district: R-20

Jim Power made a motion to send a favorable recommendation to the Board of Commissioners, which was seconded by Patti Carroll, and all were in favor.



## ORDINANCE #2017-31

13C

AN ORDINANCE TO AMEND THE CITY OF FAIRVIEW ZONING ORDINANCE BY CHANGING THE OFFICIAL ZONING MAP FOR TAX MAP 42, PARCEL 63.00, CONSISTING OF 6.6 ACRES, LOCATED ON FERNVALE ROAD, FROM A RS-40 (LOW-DENSITY RESIDENTIAL) ZONING DISTRICT TO A RM-12 (RESIDENTIAL MIXED USE) ZONING DISTRICT.

**WHEREAS**, a request has been made by Purchaser of Property Tim Mangrum to rezone property located within the City of Fairview; and

**WHEREAS**, the City of Fairview Planning Commission, on December 12, 2017, 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 42, Parcel 63.00 from a RS-40 Zoning District to a RM-12 Zoning District. This property consists of approximately 6.6 acres and is being purchased by Tim Mangrum, who has authorized the submittal of 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.

**LEGAL STATUS PROVISIONS**

Approved and certified by the Planning Commission:

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Date

Published in the Fairview Observer on \_\_\_\_\_

Public Hearing Held: \_\_\_\_\_

1<sup>st</sup> Reading: \_\_\_\_\_

2<sup>nd</sup> Reading: \_\_\_\_\_

Approved by the Board of Commissioners:

\_\_\_\_\_  
Patti L. Carroll, Mayor

ATTEST:

\_\_\_\_\_  
Brandy Johnson, City Recorder

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

# City of Fairview Planning Department

---

7100 City Center Way

Fairview, Tennessee 37062



Phone: 615-799-1572

Email: [cityplanner@fairview-tn.org](mailto:cityplanner@fairview-tn.org)

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## RECOMMENDATIONS

2017-12

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**TO:** FAIRVIEW BOARD OF COMMISSIONERS  
**FROM:** KRISTIN M. COSTANZO, CITY PLANNER  
**RE:** FAIRVIEW MUNICIPAL PLANNING COMMISSION ACTION

- 6.1** Rezoning of Property, Requested by Jeff Wynn. Property located at 1179 and 1183 Highway 96 North (Tax Map 021, Parcels 23.10 and 23.11). 5.26 acres. Current zoning district: RS-40; Requested zoning district: CG, Commercial General. Property owned by Jeff Wynn.

Mike Anderson made a motion to send a favorable recommendation to the Board of Commissioners, which was seconded by Jim Power, and all were in favor.

- 7.5** Rezoning of property, requested by Delores June Lambert. Property located at 7170 Horn Tavern Road (Tax Map 022, Parcel 69.01). 2 acres. Current zoning district: RS-40; Proposed zoning district: R-20.

Jim Power made a motion to send a favorable recommendation to the Board of Commissioners, which was seconded by Christie Slaughter, and all were in favor.

- 7.6** Rezoning of property, requested by Tim Mangrum. Property located on Fernvale Road (Tax Map 042, Parcel 63.00). 6.6 acres. Current zoning district: RS-40; Proposed zoning district: RM-12.

Derek Burks made a motion to send a favorable recommendation to the Board of Commissioners, which was seconded by Jim Power, and all were in favor.

**7.7 Rezoning of property, requested by Habitat for Humanity. Property located at 500 Highway 96 North (Tax Map 022, Parcel 134.07). 8.34 acres. Current zoning district: RS-40; Proposed zoning district: R-20**

Jim Power made a motion to send a favorable recommendation to the Board of Commissioners, which was seconded by Patti Carroll, and all were in favor.



13D

## **ORDINANCE #2017-32**

AN ORDINANCE TO AMEND THE CITY OF FAIRVIEW ZONING ORDINANCE BY CHANGING THE OFFICIAL ZONING MAP FOR TAX MAP 22, PARCEL 134.07, CONSISTING OF 8.34 ACRES, LOCATED AT 500 HIGHWAY 96 NORTH, 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 Habitat for Humanity to rezone property located within the City of Fairview; and

**WHEREAS**, the City of Fairview Planning Commission, on December 12, 2017, 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 22, Parcel 134.07 from a RS-40 Zoning District to a R-20 Zoning District. This property consists of approximately 8.34 acres and is owned by Habitat for Humanity, who has authorized the submittal of 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.

**LEGAL STATUS PROVISIONS**

Approved and certified by the Planning Commission:

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Date

Published in the Fairview Observer on \_\_\_\_\_

Public Hearing Held: \_\_\_\_\_

1<sup>st</sup> Reading: \_\_\_\_\_

2<sup>nd</sup> Reading: \_\_\_\_\_

Approved by the Board of Commissioners:

\_\_\_\_\_  
Patti L. Carroll, Mayor

ATTEST:

\_\_\_\_\_  
Brandy Johnson, City Recorder

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

# City of Fairview Planning Department

---

7100 City Center Way

Fairview, Tennessee 37062



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## RECOMMENDATIONS

2017-12

**DATE:** DECEMBER 13, 2017  
**TO:** FAIRVIEW BOARD OF COMMISSIONERS  
**FROM:** KRISTIN M. COSTANZO, CITY PLANNER  
**RE:** FAIRVIEW MUNICIPAL PLANNING COMMISSION ACTION

- 6.1** Rezoning of Property, Requested by Jeff Wynn. Property located at 1179 and 1183 Highway 96 North (Tax Map 021, Parcels 23.10 and 23.11). 5.26 acres. Current zoning district: RS-40; Requested zoning district: CG, Commercial General. Property owned by Jeff Wynn.

Mike Anderson made a motion to send a favorable recommendation to the Board of Commissioners, which was seconded by Jim Power, and all were in favor.

- 7.5** Rezoning of property, requested by Delores June Lambert. Property located at 7170 Horn Tavern Road (Tax Map 022, Parcel 69.01). 2 acres. Current zoning district: RS-40; Proposed zoning district: R-20.

Jim Power made a motion to send a favorable recommendation to the Board of Commissioners, which was seconded by Christie Slaughter, and all were in favor.

- 7.6** Rezoning of property, requested by Tim Mangrum. Property located on Fernvale Road (Tax Map 042, Parcel 63.00). 6.6 acres. Current zoning district: RS-40; Proposed zoning district: RM-12.

Derek Burks made a motion to send a favorable recommendation to the Board of Commissioners, which was seconded by Jim Power, and all were in favor.

- 7.7 Rezoning of property, requested by Habitat for Humanity. Property located at 500 Highway 96 North (Tax Map 022, Parcel 134.07). 8.34 acres. Current zoning district: RS-40; Proposed zoning district: R-20

Jim Power made a motion to send a favorable recommendation to the Board of Commissioners, which was seconded by Patti Carroll, and all were in favor.