

Agenda

Fairview Planning Commission April 22, 2025 Regular Meeting @ 7 p.m.

David Magner, Chairman
Hayley Schulist
Mayor Lisa Anderson
Salvatore Cali
Will King

Chris McDonald
Jeff Pape
LaRhonda Williams
Shonda Schilling

- Call to Order
- Roll Call
- Opening Prayer and Pledge
- Approval of Agenda
- Citizen Comments (*limited to the first five citizens to sign in and three minutes each*)
- Approval of Minutes:

- **March 18, 2025, Regular Meeting**

OLD BUSINESS

NEW BUSINESS

1. PC Resolution **PC-14-25**, Annexation, 7330 Taylor Rd., 3.24 Acres, Map: 042, Parcel: 77.06. Property Owner: Shelia Taylor.
2. PC Resolution **PC-15-25**, Rezoning, 7391 Crow Cut Rd., 19.96 Acres, Map: 46, Parcel: 16.03. Current Zoning: RS-40. Requested Zoning District: R-20. Property Owner: Carla Lankford.
3. PC Resolution **PC-16-25**, Major Modification, Bowie Meadows, Map: 042, Parcel: 026.00 and Map:043E, Group: A, Parcel: 006.00. Property Owner: Lennar Homes of Tennessee.
4. PC Resolution **PC-17-25**, Final Plat, Bowie Meadows Phase 1, 63.89 Acres, Map: 043, Parcel: 026.00. Current Zoning: R-20 POD. Property Owner: Lennar Homes of Tennessee
5. PC Resolution **PC-18-25**, Rezoning, 0 Horn Tavern Rd., Map: 022, Parcels: 143.01. Current Zoning: RS-40. Requested Zoning District: R-20. Property Owner: Phillip Caldwell.
6. PC Resolution **PC-19-25**, Rezoning, 0 Crow Cut Road, Map: 018, Parcel: 031.00. Requested Zoning District: RS-15. Property Owner: Northcutt Custom Homes, LLC.
7. PC Resolution **PC-20-25**, Residential Development Plan, Hatcher Heights, Map: 022, Parcel: 017.00 and 018.00. Current Zoning: RS-15. Property Owner: Duke and Duke, LLC.

8. PC Resolution **PC-21-25**, Final Plat, Otter Creek Phase 3A. 7.83 Acres, Map: 042, Parcel: 078.00. Current Zoning: R-20. Property Owner: Otter Creek Holdings, LLC.

BONDS AND LETTERS OF CREDIT

REPORTS FOR DISCUSSION AND INFORMATION

- City Planning Staff
- City Manager
- City Engineer
- City Attorney

**PLANNING COMMISSION ROUNDTABLE
ADJOURNMENT**

MUNICIPAL PLANNING COMMISSION MINUTES

March 18, 2025, Meeting at 7 PM

David Wagner, Chairman
Hayley Schulist, Vice Chair
Lisa Anderson, Mayor

Chris McDonald
Salvatore Cali
Will King

Shonda Schilling
LaRhonda Williams
Jeff Pape

Staff present: Tom Daugherty, Marisa Howell, Josh Hogan, Ethan Greer, Curtis Broadbent, Kevin Chastine, Bre Bailey, Micah Fann

- **Call to order by:** Mr. Wagner at 7:00 PM
- **Roll Call by:** Marisa Howell, Community Services Assistant

	PRESENT	ABSENT
Mr. King		X
Ms. Williams	X	
Ms. Schilling	X	
Mayor Anderson	X	
Mr. Wagner	X	
Ms. Schulist	X	
Mr. Cali	X	
Mr. McDonald	X	
Mr. Pape	X	

- **Prayer & Pledge led by:** Mr. Wagner
- **Approval of Agenda**

Motion to approve: Mayor Anderson

Second: Mr. Cali

	YES	NO	ABSTAIN	RECUSE	ABSENT
Mayor Anderson	X				
Mr. Cali	X				
Ms. Williams	X				
Mr. King					X
Ms. Schulist	X				
Mr. McDonald	X				
Mr. Wagner	X				
Mr. Pape	X				
Ms. Schilling	X				
MOTION PASSED 8-0					

- **Citizen Comments - None**
- **Approval of Minutes – February 11, 2025, Regular Meeting**

Motion to approve: Mr. McDonald

Second: Mr. Pape

	YES	NO	ABSTAIN	RECUSE	ABSENT
Mayor Anderson	X				
Mr. Cali			X		
Ms. Williams			X		
Mr. King					X
Ms. Schulist	X				
Mr. McDonald	X				
Mr. Magner	X				
Mr. Pape	X				
Ms. Schilling	X				
MOTION PASSED 6-2					

- **Old Business**

1. **PC Resolution PC-01-25, Commercial Site Plan, Fairview Self Storage, 2.72 Acres, Map: 047, Parcel: 006.00. Current zoning: Commercial General. Property Owner: Deborah Thompson Living Trust.**

Motion to approve as amended: Mr. McDonald

Second: Ms. Schulist

	YES	NO	ABSTAIN	RECUSE	ABSENT
Mayor Anderson	X				
Mr. Cali	X				
Ms. Williams	X				
Mr. King					X
Ms. Schulist	X				
Mr. McDonald	X				
Mr. Magner	X				
Mr. Pape		X			
Ms. Schilling	X				
MOTION PASSED 7-1					

Staff Report: Ethan Greer

Representative: Adam Ellsworth, Hickory Capital Group; Daniel Kiley, DLK Management; Jonathan Evans, Evans Engineering

Discussion: Mr. McDonald stated from a future planning perspective, the potential use of the area behind this proposed site could be developed with a lot of commercial use and a lot of foot traffic. Mr. McDonald stated the plans show trees that are to remain to hide the above ground detention pond but will more than likely be removed if there is future development and, in his opinion, this doesn't make sense. Mr. Ellsworth stated additional trees will be planted to the remaining trees that are there. Mr. Ellsworth states that there is some confusion regarding the end results about the above ground detention pond. Mr. Ellsworth stated this above ground detention pond will not look like the above ground detention ponds that are like the ones that he has seen here that are made of CMU block and retaining walls, this pond will be very similar to what would be done in Franklin. Mr. Ellsworth stated there is no block and it is called a water garden; it is very natural, and willow plants typically grown in them. Mr. Ellsworth stated they are grass and is a divot in the ground and will not be made of block, as was projected, and will not be an eye sore. Mr. Magner asked about the landscape and if the pond will be screened. Mr. Ellsworth stated with the trees that will be left there the pond will be fully screened and once again, this pond is more of a divot in the ground and will not look like the more industrial and commercial detention ponds that are around. Mr. Magner asked for clarification that the vegetation that is left on the property line will not be disturbed and

will screen the pond. Mr. Ellsworth stated the vegetation at the property line will not be touched specifically for this reason. Ms. Schulist asked what was on the lot directly behind this project. Mr. McDonald stated it was the large open space beside Walmart that could eventually be developed for commercial use and his concern would be foot traffic near the above ground detention pond and be visible. Mr. Ellsworth stated if a developer were to come in and build, he would think there would be enough room, and it should not be a problem. Mr. McDonald stated he respects his opinion but will stick with how he feels. Mr. Broadbent asked for clarification regarding whether the vegetation on the northwestern portion will not be disturbed. Mr. Ellsworth stated that vegetation and large trees will not be touched. Mr. Magner asked why the masonry coverage on the rear side was not addressed. Mr. Ellsworth stated all three sides facing Fairview Blvd would be fully bricked and the back of the building would have EFIS and masonry and that back side would have landscape to cover the view. Mr. Magner stated in a previous meeting there was a motion on the floor that would provide masonry on all four sides and would address the above ground detention, and those two items were the highest points to discuss and were deferred. Mr. Magner stated he appreciates the address of the three elevations but the vegetation that is being represented is outside of the property line and if that area is developed, the back elevation will be more visible. Mr. Ellsworth asked if there should be more brick on the back and stated instead of one hundred percent brick on three sides have seventy percent brick on all four sides and address is again if needed. Ms. Schulist stated the seventy percent brick on all sides would satisfy. Mr. Ellsworth stated he could do that. Mr. Magner stated he will make a motion to amend the motion. Mr. Hogan stated he suggested an amendment to remove condition six and to add a condition of approval for the plan to comply with the seventy percent brick requirement. Ms. Williams second. Motion carried and we are now back to the original submission. Mr. Magner stated the underground retention will need to be addressed. Mr. Pape stated he appreciates the effort that has been made and if the city is considering an application with all the exceptions, we should be holding out something more desirable for the city of Fairview. Mr. Magner asked Mr. Greer if this condition had a number and Mr. Greer stated it was condition number four, underground detention exception request. Mr. Magner stated he will be making a motion to remove condition four and request the project comply with a below grade detention. Mr. McDonald second. Amendment number two carries, back to the original submission PC-01-25. Mr. McDonald asked staff to elaborate on the fifth item regarding steep slope. Mr. Broadbent stated the hatched areas that are exceeding twenty percent slopes. Mr. Jonathan Evans stated the areas that are hatched are areas that exceed twenty percent and the grade on the right side of the project was existing fill that had been placed there and there are some slopes at the banks that exceed twenty percent. Mr. Magner stated he did agree with Mr. McDonald and the slopes near the bank did look artificially created and not natural and if Fairview Blvd is going to be developed, this will need to be addressed as well.

Motion to remove condition #6 and add condition to comply with 70% brick

requirement: Mr. Magner

Second: Ms. Williams

	YES	NO	ABSTAIN	RECUSE	ABSENT
Mayor Anderson	X				
Mr. Cali	X				
Ms. Williams	X				
Mr. King					X
Ms. Schulist	X				
Mr. McDonald	X				
Mr. Magner	X				
Mr. Pape	X				

Ms. Schilling	X				
MOTION PASSED 8-0					

Motion to remove condition # 4 and comply with below grade detention: Mr. Magner

Second: Mr. McDonald

	YES	NO	ABSTAIN	RECUSE	ABSENT
Mayor Anderson	X				
Mr. Cali	X				
Ms. Williams	X				
Mr. King					X
Ms. Schulist	X				
Mr. McDonald	X				
Mr. Magner	X				
Mr. Pape	X				
Ms. Schilling	X				
MOTION PASSED 8-0					

- New Business**

1. PC Resolution PC-05-25, Rezoning, 7711 Horn Tavern Rd, 2.2 Acres, Parcel: 136.00. Current Zoning: RS-40. Requested Zoning: R-20. Property Owner: Jeff Pack

Motion to approve: Mayor Anderson

Second: Mr. McDonald

	YES	NO	ABSTAIN	RECUSE	ABSENT
Mayor Anderson	X				
Mr. Cali	X				
Ms. Williams	X				
Mr. King					X
Ms. Schulist	X				
Mr. McDonald	X				
Mr. Magner	X				
Mr. Pape	X				
Ms. Schilling	X				
MOTION PASSED 8-0					

Staff Report: Ethan Greer

Representative:

Discussion: Mayor Anderson stated Pepper Tree Subdivision is across from this area. Mayor Anderson stated she has spoken to multiple citizens that live in that subdivision regarding the dilapidated house on this property. Mayor Anderson stated in her opinion, since Mr. Pack was asking to rezone with two single-family homes that will clean up that area and remove that old house. Mr. Magner asked if the rezoning would be appropriate for two properties with width, setbacks and street frontage. Mr. Greer stated there are some challenges with the drainage and water that exist on the site and with RS-40 you can have two, one acre lots. Mr. Greer stated Mr. Pack was looking at his options for building two houses and was advised to rezone R-20. Mr. Greer stated there is a deep drainage ditch that runs along the western property line and trying to fit two houses would be challenging with one acre lots and R-20 allows the setbacks and the availability to build two single family dwellings. Mr. McDonald asked for clarification regarding the

required setbacks as it would be difficult to go forward with building. Mr. Greer stated yes, that would make it challenging. Mr. Greer also stated that the property south of this is the applicant's primary residence.

2. PC Resolution PC-06-25, Final Plat, Cedarcrest Phase 2, 18.42 Acres, Map: 42, Parcel: 125.00. Current Zoning: Commercial General. Property Owner: Meritage Homes.

Motion to approve: Mr. Cali

Second: Mr. Pape

	YES	NO	ABSTAIN	RECUSE	ABSENT
Mayor Anderson	X				
Mr. Cali	X				
Ms. Williams	X				
Mr. King					X
Ms. Schulist	X				
Mr. McDonald	X				
Mr. Magner	X				
Mr. Pape	X				
Ms. Schilling	X				
MOTION PASSED 8-0					

Staff Report: Ethan Greer

Representative: Alex Holskey, T-Square Engineering

Discussion: Ms. Williams stated in the project summary it was indicated this location was on a FEMA firm flood hazardous area and wanted to know why a project would be built there. Mr. Holskey stated that it was basically boiler plate language stating that FEMA stated that the locations of where the building will be are not in a flood plain. Mr. Greer stated a portion of this property is located within a flood hazard area and the area of their disturbance is outside of the flood hazard area. Mr. Magner stated there is a utility enclosure near the southeast end and asked if there was an enclosure around that or a screen. Mr. Holskey stated it was a pump station, and Mr. Magner asked if there was landscaping or a fence around it. Mr. Holskey stated he believed there was landscaping and an entire building plan submitted with it as part of the construction documents. Mr. Greer stated that it is the pump station for Water Authority of Dickson County, and they do have requirements to be fenced, and some landscaping items will go around it as well.

3. Pc Resolution PC-07-25, Commercial Site Plan, Walmart Fuel Center, Map: 046, Parcel: 082.04. Current Zoning: Commercial General. Property Owner: Walmart, Inc.

Motion to approve as amended: Mr. Cali

Second: Ms. Schulist

	YES	NO	ABSTAIN	RECUSE	ABSENT
Mayor Anderson	X				
Mr. Cali	X				
Ms. Williams	X				
Mr. King					X
Ms. Schulist	X				
Mr. McDonald	X				
Mr. Magner	X				
Mr. Pape	X				
Ms. Schilling	X				
MOTION PASSED 8-0					

Staff Report: Ethan Greer

Representative: Victor Ramirez, Carlson Consulting; Rob Klemple, SGA Design Group

Discussion: Mr. Magner stated he appreciated the slide with the landscaping and the only comment he had is that even though this is Walmart, and they want the building to match, a previous applicant that will be several yards from this location was required to meet the elevation requirements and he feels this should too. Mr. Greer stated the area in particular interest is the blue sections on the building front and right elevation, the blue is EFIS material which is used on the existing Walmart building to maintain the color scheme and logo and the rest of the building will be brick and stone and the corner with the EFIS is the area where they are asking for the exception. Mr. Magner stated he can appreciate that, but he feels the applicant should be able to achieve the same aesthetic they are looking for to meet the requirements. Mr. McDonald asked what they are missing the percentage by because it doesn't seem much. Mr. Klemple stated the front is about forty-five percent, the right-side forty-two percent, the rear eighty percent, and the left side is seventy-nine percent brick. Mr. McDonald asked what percentage they were falling short. Mr. Greer stated the requirement is seventy percent on every elevation, so it is about twenty-five percent short on the front elevation, about twenty-eight percent on the right elevation. Mr. Pape asked if the original Walmart building granted an exception to the seventy percent rule or whether that was not in place at the time. Mr. Greer stated that it was a great question, but he did not have an answer, but he does know that the front of Walmart is significantly larger than this building so the portion of EFIS with the logo is percentage wise much smaller. Mr. Pape agreed with Mr. Magner with not having an exception, especially when they declined a previous applicant. Mr. Pape stated he understands the branding, but he does think Walmart has a lot of branding and asked if the canopy has any waivers. Mr. Greer stated the canopy does not fall within the design review manual for having to be brick for the canopy elevation. Mr. Pape stated the canopy will have a lot of branding itself and if this is a branding issue that would be a lot of permitting for Walmart branding. Mr. McDonald asked if there was a second option if the exception was not granted. Mr. Klemple stated Walmart's preference would be to have this blue on the side as an identifier and the canopy will have the blue as well and try to be consistent with this smaller building to match the much larger building. Mr. Klemple stated there are multiple ways to attack this starting with stripping some of the branding in a different way by making adjustments with the brick and EFIS and if this is an obstacle or a hinge point, there is a strategic way to minimize the EFIS and increase the brick or if the EFIS has to be eliminated and do solid brick, the logo would blend in more with the brick and would not be recognizable. Mr. Klemple also stated the landscaping that would be around the perimeter would reduce the sight so that is where the canopy branding would play a part. Mr. Klemple stated Walmart's preference would be to keep some of the blue on the building as well as the canopy. Mayor Anderson asked if the blue and signage could be left in the front if they were to add more brick and stone to the right side since there will be landscape to cover it. Mr. Klemple stated he could raise the brick or stone up to reduce the EFIS. Mayor Anderson stated that with the rest of the building being brick and stone, you are not far from the percentage and if the left side could be modified to make up the difference for the EFIS and signage. Mr. Klemple stated they could raise the stone another two feet and on the right side have one third of the blue and two thirds brick, that should be acceptable to Walmart and still read as a nice branding corner without dominating and being overbearing with the blue and being close to the brick amount. Mayor Anderson stated you should be able to keep the blue in the front with the stone band all the way around the building. Mr. Magner stated he agrees there is a way to achieve this but can't quantify here as percentage and I'm trying to help with the application but trying to make sure we stay within a reasonable legal description. Mayor Anderson stated that would be a condition. Mr. Klemple stated on the right elevation, the calculations that he came up with is forty-two percent brick, twenty percent stone, and thirty-eight percent EFIS and hoping that marries up with what has been submitted so if they half the blue on the right side that would be nineteen percent for the blue, an additional nineteen to the brick which would pull that up to

sixty-one percent brick, twenty percent stone and this is without raising the stone. Mr. Magner asked if the EFIS zone in the front will be reduced. Mr. Klemple stated that it is correct, and he could raise the stone on the front and as it wraps around the corner to the first control joint and that reduces the EFIS to get in the ballpark of the brick that is needed. Mr. Magner asked if that was about a twenty-foot section of EFIS on the front. Mr. Greer stated the front elevation is thirteen feet, ten inches wide and over all the dimensions of the width of the building is fifty-four feet. Mr. Hogan stated if the board were to approve of this but remove the exception of the seventy percent brick requirement would the applicant comply with that based on the changes that were just mentioned. Mr. Klemple stated technically no unless the brick and the stone is combined into one category. Mayor Anderson clarified brick, and stone is one category as masonry. Mr. Hogan stated it would be simpler to say to remove that exception and it would give more options on how to make it. Ms. Schulist agreed and stated she didn't want to play designer. Mr. Klemple stated he could get close to seventy percent, but the front would not be close to seventy percent because of the amount of glass. Mr. Magner stated legally we can't amend with close, there has to be a percentage that is set or to meet the guidelines. Ms. Schulist stated to meet the guidelines. Mr. McDonald asked if the exception was removed and approved and if they went back to the drawing board and couldn't make it work, what would happen. Mr. Greer stated that would be on the applicant to resolve their conflicts with approval to come within the compliance of the design review manual of the city of Fairview. Mr. McDonald asked if they were to get close to the percentage but didn't meet it, how that would that affect the process of the application. Mr. Greer stated they could come back at a later date to ask for that exception if they were unable to obtain it. Mr. McDonald stated it seems that we are headed that way to remove the exception and see if they can make it then have another discussion if it can't happen. Mr. Magner stated we understand the condition if there is a percentage of two differences, I don't think that would hold up in the future. Mr. Greer asked if there was a percentage that the board would be willing to accept. Mr. Greer stated the front elevation is at forty-six percent brick, and if it was fifty percent brick that would satisfy the planning commission, or at the right-side elevation is forty-two percent and got to sixty percent. Mr. Magner stated he appreciates the comments, but the glazed areas are a huge factor of the percentages, and we are not changing the glazing just trying to address the masonry in the blue corner. Mayor Anderson asked for clarification about the glass percentage. Keven Chastine stated ultimately that would be how the planning commission desires to interpret how it is stated in the zoning ordinance and in the past, it was always included the doors and windows as part of the wall area. Mr. Chastine stated there is not a specific definition of wall area in the ordinance so the planning commission can interpret that. Mayor Anderson asked if the glass area was removed in the calculations, they would be close to the correct percentage. Mr. Broadbent asked the applicant if the glass was included in the percentage. Mr. Greer stated they did include the glass area and on the front building elevation they would be very close if they did not meet the requirement and the right elevation, they would still fall shy of the requirement with forty-two percent brick, thirty-eight EFIS and twenty stone. Mayor Anderson stated her opinion is that the glass should be subtracted from the whole and should meet the requirements in the front. Mr. Pape agrees that the glass should be subtracted and its hard to put some condition on this to play designer and the way he sees it is that there are some flexibility and ideas to get close to the front elevation, we could approve this tonight, take that condition out and you could go ahead with the application except this and then ask for modification if you can't figure it out. Mr. Cali agrees with Mr. Pape, and he feels there has to be a way to put a sign up and make it work. Mayor Anderson states she still feels that they can make it work, and she knows that branding is important and understands how franchising feels about branding and that we should be able to work with them on the front and the sides and rear can be met with the brick and stone requirements. Mr. McDonald asked if the stone was to be the same height around the building. Mr. McDonald stated he is comfortable leaving the exception on the front of the building because he knows it will be reduced and by looking at the renderings if the project, logic would suggest they are meeting the requirements is the glass is not

included and appreciates the effort the applicant is giving to let them work through this as well and with that being said, he feels this is a phenomenal addition to that area and hopeful to spark interest for other development in that area. Mr. Magner stated if he had to summarize what Mr. McDonald stated, the amendment would only read the exception to the front elevation and not all elevations, Mr. McDonald stated that is correct. Mr. Pape stated he will make a motion to amend the resolution to state that exception one only applies to the front of the building. Mayor Anderson second. Mr. Magner stated exception for seventy percent front elevation only. Mr. Greer stated the road in front of the fuel station is Adele Road, and Adele Road comes in from the red light at Highway 100 into Walmart. Mr. Greer stated the entrance located on Adele Rd. has full access by making a left-hand turn onto Adele out to the red light. Mr. Greer stated staff has discussed with the applicant to potentially make that a right in and right-out condition due to a terrible left-in condition at the Circle K entrance and is trying to avoid that same conditioning happening at another red light. Mr. Greer stated ultimately that it is not a decision that is made by staff that it is a decision that is made by the commission, and we are giving a recommendation to have a right in and out condition. Mr. Greer stated there has been a circulation plan done and they are able to meet all the requirements or fire trucks and fuel trucks to get in and out of the site with a right-in and right-out condition. Mr. Magner stated as of now with Walmart being the only business there it doesn't seem like it could be a perceived issue but if there is more development that could be additional traffic. Mr. McDonald states from what he is hearing, the applicant is okay by doing this and seems the best outcome for future planning of this location and does not seem to see any harm in taking a left side turn out of it. Mr. Greer stated that currently there is no requirement to have a right in, right out, just for future use it made more logical sense to not have people turn left when traveling to the stop sign. Mr. Magner asked if the fuel trucks would have good access to the tanks. Mr. Greer stated the fuel trucks would be coming down Adele Rd into the Adele access point, the fuel tanks are along the north property boundary and then the trucks when leave from the Hopgood Rd access point. Mr. McDonald asked the applicant if they were okay with the right in, right out. Mr. Ramierz stated Walmart would prefer full access for ease for the customer and it would be the way to leave to go back to the main highway after using the fuel station so having the customer go though Hopgood Rd would be more cumbersome for the customer. Mr. Broadbent stated on the south side of Adele there is a queuing lane so any cars there queuing at the intersection could make it difficult for someone trying to make a left hand turn when exiting that property. Mr. Broadbent stated he is not requiring anything, it is merely a suggestion. Mr. McDonald asked if there is no cooperation regarding this do we have the authority to enforce that request. Mr. Broadbent stated he would have to ask his superiors about that. Mr. Hogan stated it would be difficult to impose something without a regulation or part of an ordinance to sight. Mr. Magner stated if we don't have a regulation that justifies an amendment, we are at risk here. Mr. McDonald stated there's nothing wrong with us requesting it they just don't necessarily have to follow it. Mr. Broadbent asked what the opinion is now after hearing what could possibly happen. Mr. Ramierz stated Walmart's preference is to always have full access going in and out of their fuel stations.

Motion to amend the resolution to state that exception one only applies to the front of the building: Mr. Pape

Second: Mayor Anderson

	YES	NO	ABSTAIN	RECUSE	ABSENT
Mayor Anderson	X				
Mr. Cali	X				
Ms. Williams	X				
Mr. King					X
Ms. Schulist	X				
Mr. McDonald	X				
Mr. Magner	X				

Mr. Pape	X				
Ms. Schilling	X				
MOTION PASSED 8-0					

4. **Pc Resolution PC-08-25, Final Plat, Wiley Circle Subdivision, Map: 46H, Group: C, Parcel: 008.00. Current Zoning: RS-8. Property Owner: Wiley Circle Investments, LLC.**

Motion to approve: Mr. Cali

Second: Ms. Williams

	YES	NO	ABSTAIN	RECUSE	ABSENT
Mayor Anderson	X				
Mr. Cali	X				
Ms. Williams	X				
Mr. King					X
Ms. Schulist	X				
Mr. McDonald	X				
Mr. Magner	X				
Mr. Pape	X				
Ms. Schilling	X				
MOTION PASSED 8-0					

Staff Report: Ethan Greer

Representative: Tim Mangrum

Discussion: None

5. **Pc Resolution PC-09-25, Residential Development Plan, Highway 96 Townhomes, Map: 022, Parcels: 007.00, 167.00 and 17802. Current Zoning: RM-8. Property Owner: Middle Tennessee Developers.**

Motion to approve: Mr. Cali

Second: Mayor Anderson

	YES	NO	ABSTAIN	RECUSE	ABSENT
Mayor Anderson	X				
Mr. Cali	X				
Ms. Williams	X				
Mr. King					X
Ms. Schulist	X				
Mr. McDonald	X				
Mr. Magner	X				
Mr. Pape		X			
Ms. Schilling	X				
MOTION PASSED 7-1					

Staff Report: Ethan Greer

Representative: Allison Corolla, T-Square Engineering

Discussion: Mr. Magner asked for a reminder on why we can't have cul-de-sacs. Ms. Corolla stated the turn around length is less than the dead end requirement, less than one hundred fifty feet. Mr. Magner asked about the property wall by others that were on the civil sheet. Ms. Corolla stated as civil engineers they are not structural engineers and cannot certify structural designs which would include retaining walls. Mr. Magner asked if this was about the design of the wall. Ms. Corolla stated when a building permit is applied for, they will be required to have structural. Mr. Pape stated in code section 13.102.12B talks about

multifamily development and slope protection and clearly states any slope twenty percent slope or greater must remain undisturbed. Mr. Pape feels this plan does not satisfy our zoning ordinance. Mr. Pape also stated the A part of that code is that the density gets reduced for any percentages to fifteen to twenty. Mr. Broadbent stated the way staff interpret that is with the storm water ordinance in instituting that same slope requirement and says that areas less than five thousand square feet can be ignored. Mr. Pape stated the water ordinance is being replaced by the zoning ordinance. Mr. Broadbent stated he wouldn't consider that overruling a zoning ordinance, it is more of an instance of three different scenarios in which we have this slope requirement. Mr. Broadbent stated the zoning ordinance has its own, the subdivision regulations have its own, and the storm water ordinance has its own and all 3 of those are contradicting and conflicting so as a staff they have had to choose the most recent document that has been produced and approved to enforce. Mr. Pape stated that it is fair and wants to make sure that we are following our zoning ordinance. Mr. Broadbent stated it states in the storm water ordinance that the city engineer can grant special considerations for designs of roadways or necessary infrastructure of a subdivision or development. Me. Corolla stated that majority of the slopes are within the TDOT right of way and as part of our improvements as required by TDOT we are hoping to revise that and reduce the slope as well and that will be safer for travelers along the roadway. Mr. Magner stated he appreciated Mr. Pape's comment, and, in most cases, it is the worst case, but this interpretation being a minor area and I don't think it would benefit the community to preserve such a small pocket and if it was a bigger area or a green area, I would support that. Mr. Hogan stated when multiple regulations or ordinances overlap, the starting point is to try to read them to make sure they don't conflict and that the specific would take precedence over the general and he believes this is what staff are trying to do, and I think both are fair interpretations and there are good ways to get there either way. Mr. Greer stated the master development plan that was approved in December, there was an exception for architectural design for building elevations for seventy percent brick requirement which was masonry up to the bottom of the windowsill for each elevation. Mr. Greer stated they have provided an elevation drawing with their plan submission showing that they are in compliance with the condition of approval for the master development plan.

6. Pc Resolution PC-10-25, Annexation Request, 0 Crow Cut Road, Map: 018, Parcel: 031.00. Property Owner: Northcutt Custom Homes, LLC.

Motion to approve: Mayor Anderson

Second: Mr. Pape

	YES	NO	ABSTAIN	RECUSE	ABSENT
Mayor Anderson	X				
Mr. Cali		X			
Ms. Williams	X				
Mr. King					X
Ms. Schulist	X				
Mr. McDonald	X				
Mr. Magner	X				
Mr. Pape	X				
Ms. Schilling	X				
MOTION PASSED 7-1					

Staff Report: Ethan Greer

Representative: Tim Mangrum

Discussion: Mr. Magner stated as a reminder this is a recommendation from the Planning Commission to the Board of Commissioners, the Board of Commissioners will make the ultimate decision. Mr. Magner stated for clarity all the utilities that are there are running in from Crow Cut. Mr. Mangrum stated yes, there is an existing two-inch force main sewer line

that will have to get upgraded to a four-inch sewer, but the water and electricity is there. Mr. Magner asked to what extent that pipe will have to be upgraded to. Mr. Mangrum stated the pipe would go up to Highway 96, which is about three eights of a mile.

7. Pc Resolution PC-11-25, Residential Development Plan, Westview Phase 1B, Map: 046, Parcel: 044.00, Current Zoning: RS-15 POD. Property Owner: Boulevard Building Group.

Motion to approve: Mr. Cali

Second: Ms. Williams

	YES	NO	ABSTAIN	RECUSE	ABSENT
Mayor Anderson	X				
Mr. Cali	X				
Ms. Williams	X				
Mr. King					X
Ms. Schulist	X				
Mr. McDonald	X				
Mr. Magner	X				
Mr. Pape	X				
Ms. Schilling	X				
MOTION PASSED 8-0					

Staff Report: Ethan Greer

Representative: Chase Kerr, Crunk Engineering

Discussion: Mr. Magner stated based on the conditional approval, this says phase one and no more than one hundred homes, I am asking if we had phase 1A, phase 1B, and phase 1C when the original plan was approved or is this taking some liberties of the nomenclature of phase one. Mr. Chastine stated the original approval did not have subsections or sections to phase one, however, the number of lots stayed the same so phase one has been divided into smaller subsections but will remain no more than one hundred lots as originally approved. Mr. Magner asked Mr. Hogan to make sure we are not going back to conditional approval due to using the term *and* when worded no more than one hundred homes. Mr. Chastine stated he would also add in phase 1B along with 1A there is a total of eighty lots, so they are under the threshold as well. Mr. Hogan stated the use of the term *and* captures exactly what subdividing section one would prevent and thinks they are meeting the conditions and in compliance with the original approval. Mr. Greer stated the original master plan of phase one was one hundred homes, so it was essentially pre planning if they were to break up that phase into a section. Mr. Magner stated based on that and Mr. Hogans interpretation we are not at risk of modifying that condition of approval. Mr. Pape stated he feels this is being done to avoid road improvements for now and push that off to a later date but is the on-site sewage treatment facility is completely approved for all of these lots as well. Mr. Kerr stated the on-site sewage treatment is for the eight lots for phase 1A and 1B. Mr. Pape asked if that is approved by the state for the eighty lots. Mr. Kerr stated yes. Mr. Magner asked for clarification is every home will be sprinkled. Mr. Kerr stated they are aware of the requirement of having two access points or having the homes sprinkled if there are thirty lots or more. Mr. Magner asked if the mailbox service is on the border of the two phases. Mr. Kerr stated the mailbox kiosk will be in the amenity area that is a part of phase A. Mr. Magner asked if there would be parking spaces associated with it. Mr. Kerr stated yes.

8. Pc Resolution PC-12-25, Acceptance of Infrastructure, Cumberland Estates Phase 1. Current Zoning: R-20 POD. Property Owner: Cumberland Est, LLC.

Motion to approve: Mr. McDonald

Second: Mr. Pape

	YES	NO	ABSTAIN	RECUSE	ABSENT
Mayor Anderson	X				
Mr. Cali	X				
Ms. Williams	X				
Mr. King					X
Ms. Schulist	X				
Mr. McDonald	X				
Mr. Magner	X				
Mr. Pape	X				
Ms. Schilling	X				
MOTION PASSED 8-0					

Staff Report: Curtis Broadbent

Representative: Jason Beavers, Old South Properties

Discussion: Mr. Broadbent stated he consulted with Patrick Carter and Josh Hogan, the city attorneys, on this resolution. Mr. Broadbent stated if a maintenance bond has occurred for at least one year or the final topping of paving has been completed for at least one year, so the next step would be to release that bond, and the city will accept the infrastructure. Mr. Broadbent stated this is only a recommendation to the Board of Commissioners. Mr. Hogan stated he believes this is correct, that this is something Mr. Carter worked with the city engineer for getting in the proper format. Mr. Magner asked when talking about infrastructure, will this be for the roadways or all infrastructure. Mr. Broadbent stated this is for all infrastructure, and for anything that would be included in the infrastructure for a subdivision as well as ponds. Mr. Magner stated the planning commission has not seen these submissions but will start seeing more as developments start completed phases. Mr. Broadbent stated yes. Mr. Broadbent also stated that Mr. Greer mentioned that some subdivisions will maintain the ponds, and this is one of them, the HOA will take care of the pond, and the city will be owning is the drainage infrastructure, the pipes, the inlets, and what is in the right of ways, such as sidewalks, street trees, etc. Mr. Pape asked once it gets to this point, is there a final inspection, did someone come out and look at everything and do they feel good that there are no major repairs to be done. Mr. Broadbent stated yes, there were multiple inspections that occurred within the last six to eight months ago. Mr. Broadbent stated there was an overview, a punchout list, and to get everything finalized for the city to accept the infrastructure. Mr. Magner stated this is for phase one only. Mr. Broadbent stated yes, we have to go by the plating process. Mr. Magner stated that phase one all have private mailboxes, so the public mailbox is not part of the infrastructure. Mr. Beavers stated the public mailboxes did not start until phase three. Mr. Magner stated his opinion is this is a recommendation to the Board of Commissioners and that we are relying on our great staff with the city to have gone through the review and technicality so at this point it will only be procedural questions by the planning commission.

9. Pc Resolution PC-13-25, Acceptance of Infrastructure, Cumberland Estates Phase 2. Current Zoning: R-20 POD. Current Owner: Cumberland Est, LLC.

Motion to approve: Mr. Cali

Second: Mr. McDonald

	YES	NO	ABSTAIN	RECUSE	ABSENT
Mayor Anderson	X				
Mr. Cali	X				

Ms. Williams	X				
Mr. King					X
Ms. Schulist	X				
Mr. McDonald	X				
Mr. Magner	X				
Mr. Pape	X				
Ms. Schilling	X				
MOTION PASSED 8-0					

Staff Report: Curtis Broadbent

Representative: Jason Beavers, Old South Properties

Discussion: Mr. Magner asked Mr. Broadbent if there was anything particular about this phase. Mr. Broadbent stated it is the same as phase one. Mr. Beavers stated he thanks the staff with helping them get to this point.

- **Bonds and Letters of Credit – None**
- **Reports for Discussion and Information**
 - **City Planning Staff** – Mr. Greer thanked everyone for there time and effort for a lengthy meeting.
 - **City Manager** – none
 - **City Engineer** – Mr. Broadbent stated they have had several discussions with our public works department regarding some concerns about trees on Northwest Hwy which will eventually be Belvoir Drive. Mr. Broadbent stated he is under the impression that some board members want to keep these trees in this area. Mr. Broadbent stated that the public works have received several complaints about some of the trees falling. Mr. Broadbent stated the developer has had some issues with putting in culverts with the driveways in that area. Mr. Broadbent stated they are looking for guidance on how to help with this situation and looking more for life safety regarding these trees. Mr. Broadbent stated there will be a sidewalk there and if the trees are removed then maybe use trees from the tree fund to plant street trees. Mr. Daugherty stated he met with Todd Bratcher with public works and as of now with the houses that are already built there, if one fell it would definitely hit a house. Mr. Daugherty also stated that according to Todd of there is a decision to take down the trees it would be easier to do so before there is more construction to be able to clean up easier. Mr. Daugherty stated he feels time is of the essence, he would hate for one of those trees to fall and hit one of those houses and it's not a matter of if they fall its when they fall. Mr. Magner stated subdivision regulations require tree planting and would these not be required through here. Mr. Broadbent stated road frontage is typically improved with new subdivisions and with this particular development this part of Northwest Hwy would end up being a subdivision street with intent to maintain the character of the street and the small town tree line street and as time has progressed there have been some that have fallen during recent storms and they are in the right of way and are mainly pine trees that are weak in nature with a few hardwood trees that would be protected at as much as can be but the pines would be the main trees that are the focus on being taken down. Mr. Greer stated this could be an opportunity to maintain a similar experience on this road if some form of evergreen tree was planted and that they would not get as tall as the pines. Mr. Greer stated since the trees are in the city right of way, if one fell on a home the city could possibly be liable. Mayor Anderson stated the way those trees canopy in that area are absolutely beautiful, but, she had a sixty foot tree fall on her house and she knows how dangerous this could be so if there is any chance that a tree could fall on a home that she agrees they need to be taken down and to take the root ball to make it look better. Mr. Greer stated that this was not a home builder or a developer coming to them to try to get a change of conditions and none of them approached them, this was taken on by Curtis, myself, Todd Bratcher and city manager by being proactive seeing there is an issue here. Mayor Anderson stated she appreciates

being proactive and we know how important trees are to us, but we need to look at this as a life safety issue. Mr. Pape stated that he agrees at how pretty the tree line is there, but we need to do the right thing if some are falling and that he suggest we bring in an arborist to see if we can save as many trees as we can and to have them look a the trees on both sides of that part of the road. Mr. Magner states that he hates using the tree bank fund and that he can name several streets in Fairview with this same condition, and he feels that the city needs to be careful about setting a precedent regarding trees that are about to fall. Mr. Daugherty stated there has been money going into the tree bank but not much going out so there is quite a bit of money sitting in there. Mr. Broadbent stated if anyone sees any life safety issue to please contact the public works department to review it to make sure it is in the right of way and not just trees around individual homes.

- **City Attorney** – none
- **Planning Commission Roundtable**
- **Adjournment by:** Mr. McDonald at 9:25PM

Marisa Howell, Community Services Assistant

<https://youtu.be/Q3TlzA0c91M?si=ih3JNBWROYpmsH9q>

**PLANNING COMMISSION OF THE CITY OF FAIRVIEW, TENNESSEE
RESOLUTION NO. 14-25**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FAIRVIEW, TENNESSEE, RECOMMENDING THE APPROVAL OF ANNEXATION RESOLUTION AND PLAN OF SERVICES RESOLUTION FOR THE PROPERTY LOCATED AT 7330 TAYLOR ROAD, 3.24 (+/-) ACRES, MAP 042, PARCEL 077.06.

WHEREAS, Shelia Taylor, owner of the property, is requesting annexation of the entire property at 7330 Taylor Road (Tax Map 042 Parcel 077.06) which is located adjacent to and contiguous to the City of Fairview city limits and located within the City of Fairview Urban Growth Boundary; and

WHEREAS, **THE CITY OF FAIRVIEW MUNICIPAL PLANNING COMMISSION** considered the annexation request submitted by the owner, Shelia Taylor, at its regular meeting on April 8, 2025; and

WHEREAS, **THE CITY OF FAIRVIEW MUNICIPAL PLANNING COMMISSION** acting as the Planning Agency for the municipality made study of and a report on a Plan of Service for the 3.24 (+/-) acre area proposed for annexation to the Fairview Board of Commissioners as authorized under § 6-51-107, Tenn. Code Annotated; and

WHEREAS, Tennessee Code Annotated § 6-51-102 requires a Plan of Service be adopted prior to annexation of territory into the City, and

WHEREAS, the property boundaries are shown on Exhibit PC-14-25-A, the staff report is attached as Exhibit PC-14-25-B; and the Plan of Services is attached as Exhibit PC-14-25-C.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF FAIRVIEW, TENNESSEE, AS FOLLOWS:

Section 1. The Fairview Municipal Planning Commission in its deliberations makes the following findings pursuant to Tenn. Code Annotated, §6-51-102(b), § 6-51-104, and § 6-51-107 and Tenn. Code Annotated, § 13-4-103

1. The City of Fairview Municipal Planning Commission deems it necessary and reasonable to annex the territory described herein.
2. The Plan of Service is in agreement and consistent with the recommendations of Fairview Forward 2040 Plan for the area.
3. The City is not in default on any existing adopted plan of services. (Tenn. Code Annotated, § 6-51-102(b)(5))
4. The annexation and plan of service will not create an adverse effect upon adjoining property owners or any such adverse effect is justified by the public good or welfare.

5. No one property owner or small group of property owners will benefit materially from the annexation and plan of service to the detriment of the general public.

Section 2. Action – The Fairview Municipal Planning Commission as authorized by T.C.A. § 6-51-102(b) and § 6-51-107 hereby **recommends/does not recommend** approval of the Annexation Resolution (Exhibit 'A') and the Plan of Service Resolution (Exhibit 'B') to the Fairview Board of Commissioners.

Adopted this _____ day of _____, 2025

Planning Commission Chairperson

Attest:

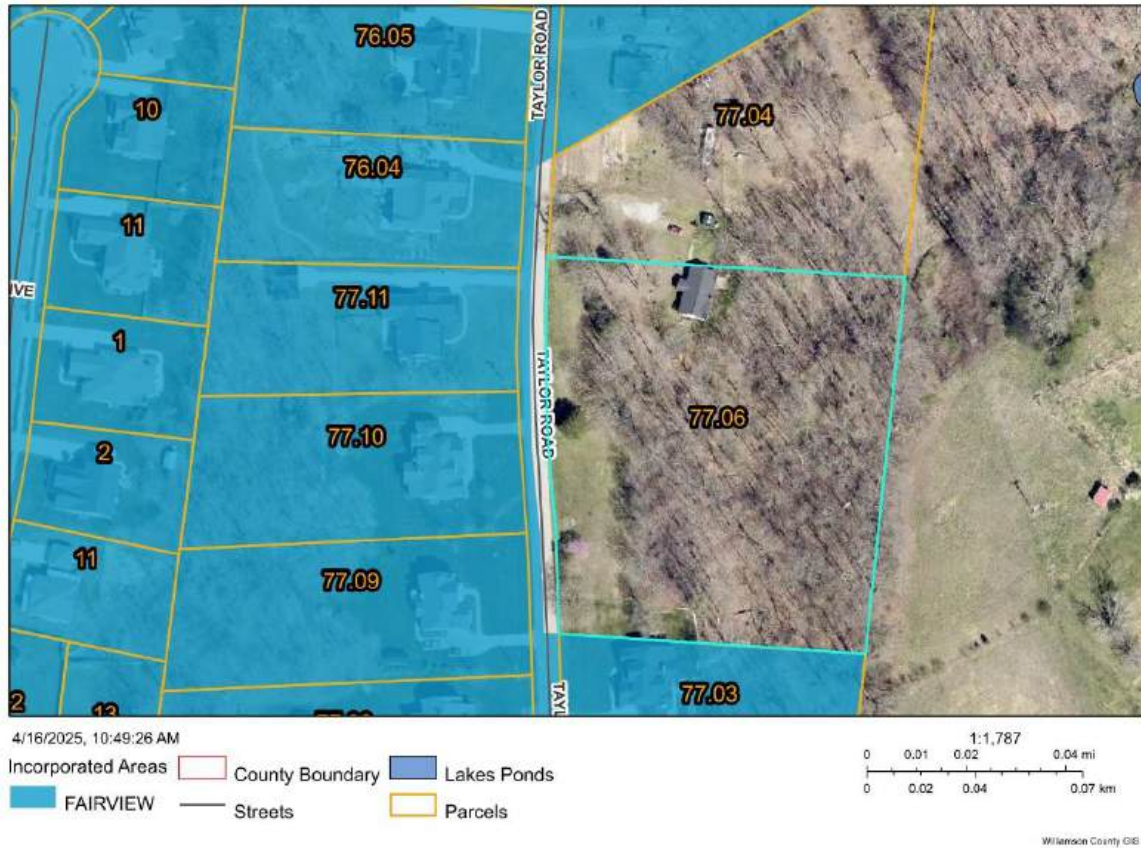
City Recorder

Approved As To Form:

City Attorney

**Exhibit PC-14-25-A
PROPERTY BOUNDARIES**

Williamson County



STAFF REPORT PC-14-25

Project: 7330 Taylor Road

Application Type: Annexation

Applicant: Shelia Taylor

Owner: Shelia Taylor

Initial Submittal Date: 2/4/2025

Final Submittal Date: 2/4/2025

Tax Map: 042 **Parcel:** 077.06

Project Summary

Shelia Taylor, owner of the property, has submitted to the City of Fairview an annexation request for the entire parcel located at 7330 Taylor Road, which is on the west side of Taylor Road north of Flat Rock Court. The parcel is designated as Tax Map 042 Parcel 077.06. The property contains 3.24 (+/-) acres and is currently zoned RP-5 (Rural Preservation-5).

The entirety of the property is located within the Urban Growth Boundary (UGB) of the City of Fairview. Additionally, the parcel is contiguous to the current Fairview municipal boundaries, which are located to the south at 7338 Taylor Road. The parcels located to the north and east are located within Williamson County and zoned Rural Preservation-5 (RP-5). The properties to the south and west are located within the municipal boundaries of Fairview and are zoned RS-40 (Single Family Residential).

Fairview Forward 2040 Plan

The property at 7330 Taylor Road was not provided with a future land use classification within the Fairview Forward 2040 Plan due to the property not being within the Fairview UGB at the time the 2040 Plan was created. A recent expansion of the Fairview Urban Growth Boundary included the property at 7330 Taylor Road. At this time a future land use classification has not been assigned to the property.

The properties to the south and west that are currently located within the municipal boundaries of Fairview are classified as Legacy Neighborhood (Residential-Medium) future land use classification. Given the proximity of these parcels, the property at 7330 Taylor Road would most likely be classified as Legacy Neighborhood (Residential-Medium).

The Legacy Neighborhood (Residential-Medium) future land use classification lists two (2) zone districts, and one (1) land use as appropriate. The two (2) zone districts are RS-40 and R-20. The appropriate land use is Single-Family Detached Residential.

Section 5-105 of the Fairview Zoning Ordinance requires that properties annexed into the City be zoned RS-40 (Low Density Residential), therefore this property, if annexed, would be zoned RS-40 and that would be in alignment with the Legacy Neighborhood (Residential Medium) future land use classification. The applicant has indicated the RS-40 zoning would adequate and would not need to rezone the property.

Utilities:

The application states that water and sewer are currently available and will be provided by Water Authority of Dickson County (WADC) and the sewer will be public sewer and not septic.

Annexation Description:

The applicant provided the following description for the annexation and potential development, *“My purpose is to partition 1 acre off my 3.24 for a possible future home. (It is on Taylor Rd so it has access to water and sewer.*

Staff Recommendation:

Staff recommend the Planning Commission provide a **favorable/non-favorable** recommendation to the Fairview Board of Commissioners to approve this request to annex the entirety of the property located at 7330 Taylor Road (Tax Map 042 Parcel 077.06), as indicated on the attached map and with the following conditions of approval included in Resolution PC-14-25:

1. This annexation request will be placed on Thursday, May 1st Board of Commissioners meeting agenda for consideration with the potential for the Public Hearing and second reading being held on Thursday, June 5th, 2025, Board of Commissioners meeting.

EXHIBIT PC-14-25-C PLAN OF SERVICES

A. 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.

B. 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.

C. Water

Water Service is provided by the Water Authority of Dickson County, Tennessee, in accordance with their established policy and procedures. The owner indicates that a water tap is located on the road for this property. The City of Fairview, Tennessee, does not provide this service.

D. Sanitary Sewers

Sanitary Sewer Service is provided by the Water Authority of Dickson County, Tennessee, in accordance with their established policy and procedures. The property owner indicates that a sewer tap is located on the road for this property. The City of Fairview, Tennessee, does not provide this service.

Where Sanitary Sewer Service is not provided, 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.

E. Refuse Collection

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 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.

G. Schools

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

H. Inspection Services

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

I. 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.

J. 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. Please reference the city's website for pickup times and specific information regarding what qualifies for this service.

K. Street Lighting

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

L. Recreation

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

M. 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.

**PLANNING COMMISSION OF THE CITY OF FAIRVIEW, TENNESSEE
RESOLUTION NO. 15-25**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FAIRVIEW, TENNESSEE, RECOMMENDING THE APPROVAL OF A REZONING REQUEST FROM RS-40 (SINGLE FAMILY RESIDENTIAL) TO R-20 (ONE- AND TWO-FAMILY RESIDENTIAL DISTRICT) FOR THE ENTIRE 19.96 (+/-) ACRE PARCEL LOCATED AT 7391 CROW CUT ROAD. TAX MAP 046 PARCEL 016.03. OWNER: CARLA LANKFORD.

WHEREAS, Mr. Rob Molchan (SEC, Inc.), on behalf of the property owner, is requesting approval of a rezoning from RS-40 (Single Family Residential District) to R-20 (One- and Two-Family Residential District) for the entire 19.96 (+/-) acres of the property located at 7391 Crow Cut Road; and,

WHEREAS, the 2040 Fairview Forward Plan classifies this property as New Residential-Medium Neighborhood which lists appropriate zoning districts as RS-40, R-20 with PUD or a new district that would permit Traditional Neighborhood Development/Conservation Subdivision. The appropriate land uses are listed as Single-Family Detached Residential, Single-Family Attached Residential (limited to two-family houses), Mixed use/Commercial/Office, Multi Family Residential and Civic/Institutional.

WHEREAS, the staff report is attached as Exhibit PC-15-25-A,

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF FAIRVIEW, TENNESSEE, AS FOLLOWS:

The City of Fairview Planning Commission hereby **recommends** the Board of Commissioners approve this rezoning request with the following conditions:

1. This rezoning request will be placed on Thursday, May 1st Board of Commissioners meeting agenda for consideration with the potential for the Public Hearing and second reading being held at the Thursday, June 5th, 2025, Board of Commissioners meeting.

Adopted this _____ day of _____, 2025

Planning Commission Chairperson

Attest:

City Recorder

Approved As To Form:

City Attorney

EXHIBIT PC-15-25-A
STAFF REPORT
PC-15-25

Project: 7391 Crow Cut Road

Application Type: Rezoning

Applicant: Rob Molchan (SEC, Inc.),

Owner: Carla Lankford

Initial Submittal Date: 2/11/2025

Final Submittal Date: 3/18/2025

Tax Map: 046 **Parcel:** 016.03

Project Summary

Mr. Rob Molchan (SEC, Inc.), on behalf of the property owner, has submitted a request to rezone the entire 19.96 (+/-) acre parcel located at 7391 Crow Cut Road. The property is currently zoned RS-40 (Single Family Residential District) and contains a single family detached residence and several accessory buildings. The requested zone district R-20 (One- and Two-Family Residential District).

The properties to the north, south and west are all located within the Fairview municipal boundaries, while the property to the east is located within Williamson County. The three (2) surrounding properties located within Fairview are all zoned R-20 (One- and Two-Family Residential) and the property to the east is located within Williamson County and is zoned MGA-5.

Fairview Forward: 2040 Plan

The 2040 Fairview Forward Plan classifies this property as New Residential- Medium Neighborhood which lists appropriate zoning districts as RS-40, R-20 with PUD or a new district that would permit Traditional Neighborhood Development/Conservation Subdivision. The appropriate land uses are listed as Single-Family Detached Residential, Single-Family Attached Residential (limited to two-family houses), Mixed use/Commercial/Office, Multi Family Residential and Civic/Institutional.

Reason for Proposed Rezoning:

The applicant provided the following reason for the rezoning request. *“The application is to rezone this property from RS-40 to R-20 to develop a single-family detached residential subdivision. The rezoning to R-20 will allow for a single-family detached residential*

subdivision with minimum lot sizes of 20,000 sf, similar to the lots being built to the west in Aden Woods.

Staff Recommendation:

Staff recommends that the Planning Commission provide a favorable recommendation to the Fairview Board of Commissioners to approve this request to rezone all 19.96 (+/-) acres of property located at 7391 Crow Cut Road, identified as Tax Map 022 Parcel 143.01 from the current zoning of RS-40 to R-20, with the following conditions of approval included in Resolution PC-15-25:

1. This rezoning request will be placed on Thursday, May 1st Board of Commissioners meeting agenda for consideration with the potential for the Public Hearing and second reading being held at the Thursday, June 5th, 2025, Board of Commissioners meeting.

**PLANNING COMMISSION OF THE CITY OF FAIRVIEW, TENNESSEE
RESOLUTION NO. 16-25**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FAIRVIEW, TENNESSEE, RECOMMENDING THE APPROVAL OF A MAJOR MODIFICATION TO THE MASTER DEVELOPMENT PLAN FOR PHASE 2 OF THE BOWIE MEADOWS RESIDENTIAL DEVELOPMENT LOCATED AT 7109 WAYNES LANE. TAX MAP 042 PART OF PARCEL 026.00 AND TAX MAP 043E GROUP A PARCEL 006.00. OWNER: LENNAR HOMES OF TENNESSEE.

WHEREAS, Eric McNeely (McNeely Engineering, LLC) is requesting approval of a Major Modification to the Master Development Plan for Phase 2 of the Bowie Meadows Residential Development, which is zoned R-20POD. The proposed modifications to the Master Development Plan are the removal of the previously approved secondary access onto Wayne's Lane, relocation of several lots to new locations within Phase 2 and the creation of several new stormwater management areas.

WHEREAS, the total number of residential lots within Phase 2 will not increase due to the proposed modification nor will the amount of open space decrease due to relocation/redesign of stormwater management areas.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF FAIRVIEW, TENNESSEE, AS FOLLOWS:

The City of Fairview Planning Commission hereby **recommends/does not recommend** the Board of Commissioners approve the Major Modification to the Master Development Plan for Phase 2 of the Bowie Meadows Residential Development, as resubmitted on March 14, 2025, with the following conditions:

1. This rezoning request will be placed on Thursday, May 1st Board of Commissioners meeting agenda for consideration with the potential for the Public Hearing and second reading being held at the Thursday, June 5th, 2025, Board of Commissioners meeting.

Adopted this _____ day of _____, 2025

Planning Commission Chairperson

Attest:

City Recorder

Approved As To Form:

City Attorney

EXHIBIT PC-16-25-A
STAFF REPORT
PC-16-25

Project: Bowie Meadows: Phase 2

Application Type: Master Development Plan: Major Modification

Applicant: Eric McNeely (McNeely Engineering, LLC)

Owner: Lennar Homes of Tennessee (Dylan Ray)

Developer: Lennar Homes of Tennessee (Dylan Ray)

Initial Submittal Date: 2/21/2025

Final Resubmittal Date: 3/14/2025

Tax Map: 043 **Part of Parcel:** 026.00

Tax Map: 043E **Group:** A **Parcel:** 006.00

Property Zoning: R-20POD (One and Two-Family Residential)

Project Summary

Eric McNeely (McNeely Engineering, LLC) has submitted a modified Master Development Plan for Phase 2 of the Bowie Meadows Residential Development. As approved, the Bowie Meadows development contains two (2) phases with 44 lots in Phase 1 and 129 lots in Phase 2. The proposed modifications only occur within Phase 2 of the development with no changes proposed within Phase 1 of Bowie Meadows.

The proposed modifications are contained within Phase 2 and are primarily the removal of the proposed secondary access point onto Waynes Lane, which is located along the northern property boundary of Phase 2. The other modification is the creation of additional stormwater management areas within Phase 2. As approved, Phase 2 contains five (5) stormwater management areas. The proposed modifications add two (2) additional stormwater management areas. The addition of these two (2) stormwater areas does require the relocation of several residential lots. A total of five (5) lots are affected by the addition of the two (2) stormwater areas. These five (5) lots have been relocated within Phase 2 and does not increase the number of lots within the development.

No portion of the property is located within a flood hazard area as shown on FEMA FIRM Panel, 4187C0135F.

Substantial Compliance

Fairview Zoning Ordinance, Section 10-203.5, sets out eight (8) standards to determine if a submitted site development plan or subdivision plat is in substantial compliance with the approved Master Development Plan. As proposed the modifications to Bowie Meadows, Phase 2 satisfies seven (7) of the eight (8) standards found in Section 10-203.5. The one (1) standard that is not satisfied is Standard 6, which is listed below with staff determination.

Standard 6: Changes to roadway alignments or lot layouts that significantly deviate from the approved master development plan.

Determination of Compliance: *The submitted residential development plan does not maintain the overall roadway alignments due to the removal of the previously approved access point onto Waynes Lane. All other roadway connections to Bowie Meadows Phase 1 (to the east) and stub streets for future connections to the west are maintained in the residential development plan. Therefore, Standard 6 is not satisfied.*

Compliance Summary

Based on the above stated information, related to Section 10-203.5, Staff is of the opinion the residential development plan for Bowie Meadows, Phase 2 is not in substantial compliance with the approved Master Development Plan due to the removal of access to Waynes Lane. Therefore, the modified Master Development Plan must be returned to the Board of Commissioners for consideration and approval.

Surrounding Zoning and Land Use

All adjacent properties are located within the City of Fairview. The properties located to the north and east contain single family residential land uses, while the properties to the west is currently vacant and the property to the south is the northern boundary of Bowie Nature Park. The property to the east is Phase 1 of the Bowie Meadows development. The properties to the east are zoned RS-20POD (Bowie Meadows Phase 1) and R-20 (One- and Two-Family Residential). The properties to the north are zoned RS-40 (Single Family Residential). The properties to the west are zoned RSM-40 (Single Family Residential) and RS-40 (Single Family Residential). The property to the south, Bowie Nature Park, is zoned AR-15A (Agricultural/Residential).

Fairview Forward 2040 Plan

The Fairview Forward 2040 Comprehensive Plan designates the parcel that contains Bowie Meadows, Phase 2 as New Residential-Medium Neighborhood. This classification notes the appropriate land uses as single-family detached residential and single family attached (limited to two-family houses). The classification notes the appropriate zoning districts RS-40, R-20 with PUD, and “*New district that would permit Traditional Neighborhood Development/Conservation Subdivisions.*” The proposed land

use of single family detached residential is in alignment with the Fairview Forward 2040 Comprehensive Plan. The current zoning of the property for Bowie Meadows, Phase 2 is, R-20POD, which is in alignment with the appropriate zoning district of *“R-20 with PUD”*.

Staff Recommendation:

Staff recommends the Planning Commission recommends the Board of Commissioners approve the Major Modification to the Master Development Plan for Phase 2 of the Bowie Meadows Residential Development, as resubmitted on March 14, 2025, with the conditions of approval included in Resolution PC-16-25.

This rezoning request will be placed on Thursday, May 1st Board of Commissioners meeting agenda for consideration with the potential for the Public Hearing and second reading being held at the Thursday, June 5th, 2025, Board of Commissioners meeting.

**PLANNING COMMISSION OF THE CITY OF FAIRVIEW, TENNESSEE
RESOLUTION NO. 17-25**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FAIRVIEW, TENNESSEE, RECOMMENDING THE APPROVAL OF THE FINAL PLAT FOR PHASE 1 OF THE BOWIE MEADOWS DEVELOPMENT CONTAINING 43 SINGLE FAMILY DETACHED RESIDENTIAL LOTS ON 63.89 (+/-) ACRES LOCATED TAX MAP 043 PARCEL 026.00. OWNERS: LENNAR HOMES OF TENNESSEE, LLC.

WHEREAS, Allen O’Leary (W.E.S. – Engineers and Surveyors) is requesting approval of a final plat for Phase 1 of the Bowie Meadows Development in order to create 43 single-family detached residential lots, extend two (2) public rights-of-way (Par Trace and Parkland Drive), create three (3) new public rights-of-way, create two (2) detention pond, create six (6) open spaces, create a mail kiosk, a wastewater treatment lot for the on-site step system and install all necessary stormwater, water and wastewater infrastructure.

WHEREAS, the staff report is attached as Exhibit PC-17-25-A.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF FAIRVIEW, TENNESSEE, AS FOLLOWS:

The City of Fairview Planning Commission hereby approves the Final Plat for Phase 1 of the Bowie Meadows Development, as resubmitted on March 20, 2025, with the following conditions:

1.

Adopted this _____ day of _____, 2025

Planning Commission Chairperson

Attest:

City Recorder

Approved As To Form:

City Attorney

EXHIBIT PC-17-25-A
STAFF REPORT
PC-17-25

Project: Bowie Meadows Subdivision: Phase 1

Application Type: Final Plat

Applicant: Allen O'Leary (W.E.S. – Engineers and Surveyors)

Owner: Lennar Homes of Tennessee, LLC.

Initial Submittal Date: 2/14/2025

Final Submittal Date: 3/20/2025

Tax Map: 043 **Part of Parcel:** 026.00

Project Summary

Allen O'Leary (W.E.S. – Engineers and Surveyors) has submitted, on behalf of Lennar Homes of Tennessee, LLC., a Final Plat for Phase 1 of the Bowie Meadows Development. Bowie Meadows Phase 1 contains 43 single family detached residential lots on 63.89 (+/-) acres. Also, Phase 1 will extend two (2) public rights-of-way, Par Trace and Parkland Drive, that are being created in Phase 1 of the Bowie Meadow development. Phase 1 will also create three (3) new rights-of-way, two (2) detention ponds, six (6) open spaces, create a mail kiosk, and dedicate the property for the wastewater treatment lot for the entirety of the Bowie Meadows development.

The lots will encompass 59.48 (+/-) acres while the new rights-of-way will cover 4.18 (+/-) acres, which leave 28.83 (+/-) acres for the proposed open spaces. There are a total of six (6) open spaces that range in size from .64 (+/-) acres up to 21.10 (+/-) acres, which is the location of the wastewater treatment lot.

The property is located on FEMA FIRM Panel, 4187C0135F and a portion of the property is located within a flood hazard area, Zone AE. This flood hazard area is located along the northern portion of Phase 1; however, the designated flood hazard area does not impact any proposed lot within Phase 1. No disturbance will occur within the flood hazard area.

Surrounding Land Uses and Zoning

The properties to the north are zoned RS-40 (Single Family Residential) and R-20 (One- and Two-Family Residential). The property to the south is zoned AR-15A and is Bowie Park. The properties to the west are zoned RS-40 and RSM-40 (Single Family Residential). The properties to the east are zoned RS-40 and Main Street Mixed Use.

The properties to the north contain single family residential land uses, while the properties to the west contain single family residential land uses, but only one (1) residence on large tracts of land. The property to the south contains Bowie Park and the entire property contains a public park land use. The properties to the east encompass the City Center development that contain a mixture of residential and non-residential land uses.

Fairview Forward 2040 Plan

The Fairview Forward 2040 Comprehensive Plan designates the parcel that contains Bowie Meadows, Phase 1 as New Residential-Medium Neighborhood. This classification notes the appropriate land uses as single-family detached residential and single family attached (limited to two-family houses). The classification notes the appropriate zoning districts RS-40, R-20 with PUD, and *“New district that would permit Traditional Neighborhood Development/Conservation Subdivisions.”* The proposed land use of single family detached residential is in alignment with the Fairview Forward 2040 Comprehensive Plan. The current zoning of the property for Bowie Meadows, Phase 1 is, RS-20POD, which is in alignment with the appropriate zoning district of *“R-20 with PUD”*.

Staff Recommendation:

Staff recommends the Planning Commission approve the Final Plat for Phase 1 of the Bowie Meadows Development in order to create 43 single-family detached residential lots, extend two (2) public rights-of-way (Par Trace and Parkland Drive), create three (3) new public rights-of-way, create two (2) detention pond, create six (6) open spaces, create a mail kiosk, a wastewater treatment lot for the on-site step system and install all necessary stormwater, water and wastewater infrastructure as resubmitted on March 20, 2025.

**PLANNING COMMISSION OF THE CITY OF FAIRVIEW, TENNESSEE
RESOLUTION NO. 18-25**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FAIRVIEW, TENNESSEE, RECOMMENDING THE APPROVAL OF A REZONING REQUEST FROM RS-40 (SINGLE FAMILY RESIDENTIAL) TO R-20 (ONE- AND TWO-FAMILY RESIDENTIAL DISTRICT) FOR THE .56 (+/-) ACRE PARCEL LOCATED ON HORN TAVERN ROAD NORTHWEST OF CABE CALDWELL LANE. TAX MAP 022 PARCEL 143.01. OWNER: PHILLIP CALDWELL.

WHEREAS, Mr. Phillip Caldwell (Property Owner), is requesting approval of a rezoning from RS-40 (Single Family Residential District) to R-20 (One- and Two-Family Residential District) for the entire .56 (+/-) acres of the property located east of Horn Tavern Road and northwest of Cabe Caldwell Lane; and,

WHEREAS, the 2040 Fairview Forward Plan classifies this property as Legacy Residential – Medium which lists appropriate zoning districts as RS-40 and R-20 and the appropriate land use as Single-Family Detached Residential; and

WHEREAS, the property currently does not conform to the lot size minimum of the RS-40 zone district and the owner desires to bring the property in to compliance through this rezoning;

WHEREAS, the staff report is attached as Exhibit PC-18-25-A,

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF FAIRVIEW, TENNESSEE, AS FOLLOWS:

The City of Fairview Planning Commission hereby **recommends** the Board of Commissioners approve this rezoning request with the following conditions:

1. This rezoning request will be placed on Thursday, May 1st Board of Commissioners meeting agenda for consideration with the potential for the Public Hearing and second reading being held at the Thursday, June 5th, 2025, Board of Commissioners meeting.

Adopted this _____ day of _____, 2025

Planning Commission Chairperson

Attest:

City Recorder

Approved As To Form:

City Attorney

EXHIBIT PC-18-25-A
STAFF REPORT
PC-18-25

Project: Caldwell Rezoning

Application Type: Rezoning

Applicant: Phillip Caldwell

Owner: Phillip Caldwell

Initial Submittal Date: 2/10/2025

Final Submittal Date:

Tax Map: 022 **Parcel:** 143.01

Project Summary

Mr. Phillip Caldwell (Property Owner) has submitted a request to rezone the entire .56 (+/-) acre parcel located on the east side of Horn Tavern Road and northwest of Cade Caldwell. The property is currently zoned RS-40 (Single Family Residential District) and is currently vacant. The rezoning request is for the entire parcel to R-20 (One- and Two-Family Residential District).

Currently, the property is zoned RS-40, which requires a minimum lot size of 40,000 square feet, but the property currently only contains 24,819 square feet. This means the property is currently not in compliance with the RS-40 zone district requirements, which is the basis for the owner's request for rezoning. A rezone to R-20 would bring the property into compliance with zoning regulations.

The properties to the south (across Horn Tavern Road) are zoned R-20 (One- and Two-Family Residential District) and contain the Pepper Tree residential development. The properties to the north, east and west are all located within Williamson County and are zoned MGA-1.

The Fairview Forward 2040 Comprehensive Plan designated this property as Legacy Residential – Medium which lists appropriate zoning districts as RS-40 and R-20 and the appropriate land use as Single-Family Detached Residential. The requested zone district of R-20 is in alignment with the Legacy Residential-Medium future land use classification.

Reason for Proposed Rezoning:

The applicant provided the following reason for the rezoning request. *"The lot is currently zoned R40. The lot sq footage is actually only 24,819.2 sq ft or .56 acres. Due to the*

current zoning it is not in code compliance based on the lots area. I would like to have the property rezoned to meet the size appropriate zoning. This would better accommodate the lots irregular shape and setbacks which would also affect a dwelling placement and setbacks.”

Staff Recommendation:

Staff recommends that the Planning Commission provide a favorable recommendation to the Fairview Board of Commissioners to approve this request to rezone the .556 (+/-) acre parcel identified as Tax Map 022 Parcel 143.01 located on the east side of Horn Tavern Road northwest of Cabe Caldwell Lane from the current zoning of RS-40 to R-20, with the following conditions of approval included in Resolution PC-18-25:

1. This rezoning request will be placed on Thursday, May 1st Board of Commissioners meeting agenda for consideration with the potential for the Public Hearing and second reading being held on Thursday, June 5th, 2025, Board of Commissioners meeting.

**PLANNING COMMISSION OF THE CITY OF FAIRVIEW, TENNESSEE
RESOLUTION NO. 19-25**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FAIRVIEW, TENNESSEE, RECOMMENDING THE APPROVAL OF A REZONING REQUEST FROM RS-40 (SINGLE FAMILY RESIDENTIAL) TO RS-15 (SINGLE FAMILY RESIDENTIAL DISTRICT) FOR THE 28.75 (+/-) ACRE PARCEL LOCATED ON CROW CUT ROAD. TAX MAP 018 PARCEL 031.00. OWNER: NORTHCUTT CUSTOM HOMES, LLC.

WHEREAS, Mr. Phillip Caldwell (Property Owner), is requesting approval of a rezoning from RS-40 (Single Family Residential District) to R-15 (Single Family Residential District) for the entire 28.75 (+/-) acres of the property located west of Crow Cut Road; and,

WHEREAS, the 2040 Fairview Forward Plan classifies this property as Residential – High Neighborhood which lists appropriate zoning districts as RS-5, RS-8, RM-8, RM-12 and RM-20 and the appropriate land uses as Single-Family Detached Residential, Multi-family Residential, Single-Family Attached Residential; and

WHEREAS, the staff report is attached as Exhibit PC-19-25-A,

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF FAIRVIEW, TENNESSEE, AS FOLLOWS:

The City of Fairview Planning Commission hereby **recommends** the Board of Commissioners approve this rezoning request with the following conditions:

1. This rezoning request will be placed on Thursday, May 1st Board of Commissioners meeting agenda for consideration with the potential for the Public Hearing and second reading being held at the Thursday, June 5th, 2025, Board of Commissioners meeting.

Adopted this _____ day of _____, 2025

Planning Commission Chairperson

Attest:

City Recorder

Approved As To Form:

City Attorney

EXHIBIT PC-19-25-A
STAFF REPORT
PC-19-25

Project: Crow Cut Road Map 018 Parcel 31.00

Application Type: Rezoning

Applicant: Timothy Mangrum

Owner: Northcutt Custom Homes, LLC

Initial Submittal Date: 1/23/2025

Final Submittal Date: 2/25/2025

Tax Map: 018 **Parcel:** 031.00

Project Summary

Mr. Timothy Mangrum has submitted a request to rezone the entire 28.75 (+/-) acre parcel located on the west side of Crow Cut Road. The property, if annexed, will be zoned RS-40 (Single Family Residential District) and is currently vacant. The rezoning request is for the entire parcel to RS-15 (Single Family Residential District).

The entire 28.75 (+/-) acre parcel is located within the Urban Growth Boundary of the City of Fairview. The property is contiguous with the municipal boundary of the City of Fairview.

The property to the south is zoned MGA-5 and located within unincorporated Williamson County. The property to the north is zoned MGA-1 and located within unincorporated Williamson County. The properties to the west are zoned RS-40 and MGA-5. The properties to the east are zoned MGA-5 and located in unincorporated Williamson County.

The Fairview Forward 2040 Comprehensive Plan designated this property as Residential High Residential which lists appropriate zoning districts as RS-5, RS-8, RM-8, RM-12 and RM-20 and the appropriate land use as Single-Family Detached Residential, Multi-family Residential and Single Family Attached Residential. Although the requested zone district of RS-15 is not listed within the Fairview Forward 2040 Comprehensive Plan, the Single Family detached use is in alignment with the 2040 Comprehensive Plan. The RS-15 zone district is less dense than the Fairview Forward 2040 Comprehensive Plan suggest, thus falling more in line with the surrounding properties.

Reason for Proposed Rezoning:

The applicant provided the following reason for the rezoning request. *“Approx. 28.75 acres that we are asking to annex into the City of Fairview with the intent to rezone to RS-15 single family. This would allow for approx. 42 single family homes for local homebuilder to have lots to build on.”*

Staff Recommendation:

Staff recommends that the Planning Commission provide a favorable recommendation to the Fairview Board of Commissioners to approve this request to rezone the 28.75 (+/-) acre parcel identified as Tax Map 018 Parcel 031.00 located on the west side of Crow Cut Road from the current zoning of RS-40 to RS-15, with the following conditions of approval included in Resolution PC-19-25:

1. This rezoning request will be placed on Thursday, May 1st Board of Commissioners meeting agenda for consideration with the potential for the Public Hearing and second reading being held on Thursday, June 5th, 2025, Board of Commissioners meeting.

**PLANNING COMMISSION OF THE CITY OF FAIRVIEW, TENNESSEE
RESOLUTION NO. 20-25**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FAIRVIEW, TENNESSEE, APPROVING THE DEVELOPMENT PLAN FOR THE HATCHER HEIGHTS RESIDENTIAL SUBDIVISION, LOCATED AT 7656 AND 7652 HORN TAVERN ROAD ON TAX MAP 022 PARCELS 017.00 AND 018.00. OWNER: DUKE & DUKE, LLC.

WHEREAS, Louis Sloyan (T-Square Engineering, Inc.) is requesting approval of a Development Plan for the Hatcher Heights Residential Subdivision in order to create 29 single-family residential lots, create one (1) new public right-of-way, create three (3) open spaces, create two (2) stormwater ponds, and install all necessary stormwater, water, and wastewater infrastructure.

WHEREAS, the staff report is attached as Exhibit PC-20-25-A,

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF FAIRVIEW, TENNESSEE, AS FOLLOWS:

The City of Fairview Planning Commission hereby **approves** the Development Plan for the Hatcher Heights Residential Subdivision, as submitted on March 19th, 2025, with the following conditions:

Adopted this _____ day of _____, 2025

Planning Commission Chairperson

Attest:

City Recorder

Approved As To Form:

City Attorney

EXHIBIT PC-20-25-A
STAFF REPORT
PC-20-25

Project: Hatcher Heights Residential Subdivision

Application Type: Residential Development Plan

Applicant: Louis Sloyan (T-Square Engineering, Inc.)

Owner: Duke & Duke, LLC (Tim Mangrum)

Developer: Duke & Duke, LLC (Tim Mangrum)

Initial Submittal Date: 3/19/2025

Resubmittal Date: 4/10/2025

Tax Map: 022 Parcels: 017.00 and 018.00

Property Zoning: RS-15 (One and Two-Family Residential)

Project Summary

Louis Sloyan (T-Square Engineering, Inc.) has submitted a Development Plan the Hatcher Heights Residential Subdivision, a single-family detached residential development. The Hatcher Heights Residential Subdivision contains a total of 29 single family detached residential lots on 15.68 (+/-) acres. The property is zoned R-15 (One-and Two-Family Residential).

The residential subdivision also proposes constructing a new 50-foot public right-of-way that is named Hatcher Heights Drive. The subdivision also contains five (5) open space areas totaling 2.80 (+/-) acres. One Space #1 and #2 contain the two (2) proposed detention ponds. Additionally, a cluster mailbox will be installed within Open Space #3, which is located near the subdivision entrance off Horn Tavern Road.

The property can be found on FEMA FIRM Panel No. 47187C0135F and 47187C0151F, but no portion of the development is located within a flood hazard area.

Surrounding Zoning and Land Use

The property to the north is located within Williamson County and is zoned MGA-1. The properties to the south and east are zoned RS-40 (Single Family Residential). The properties to the west are zoned RS-15. All surrounding properties contain single family residential land uses, with the properties to the west being the Pepper Tree residential subdivision development.

Previous Approvals/Conditions of Approval:

Construction Plans for the Hatcher Heights Residential Subdivision were approved in 2022, with revisions being approved as recently as February 2025. Following receiving information from TDEC regarding potential streams and stream buffers not being required, the developer has updated the design to increase the number of lots by four (4).

Staff Recommendation:

Staff recommends the Planning Commission approve the Hatcher Heights Residential Subdivision Development Plan in order to create 29 single-family residential lots, create one (1) new public right-of-way, create five (5) open spaces, create two (2) stormwater ponds, and install all necessary stormwater, water, and wastewater infrastructure as resubmitted on April 10, 2025.

**PLANNING COMMISSION OF THE CITY OF FAIRVIEW, TENNESSEE
RESOLUTION NO. 21-24**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FAIRVIEW, TENNESSEE, RECOMMENDING THE APPROVAL OF THE FINAL PLAT FOR PHASE 3 SECTION 1 OTTER CREEK SPRING SUBDIVISION AND RE-SUBDIVISION OF LOTS 50 AND 138 OF PHASE 2 OF OTTER CREEK SPRINGS SUBDIVISION CONTAINING 11 NEW SINGLE FAMILY DETACHED RESIDENTIAL LOTS ON 7.83 (+/-) ACRES LOCATED TAX MAP 042 PARCEL 078.00. OWNERS: OTTER CREEK HOLDINGS, LLC.

WHEREAS, Jonathan Knowles (S.E.C., Inc.) is requesting approval of a final plat for Phase 3 Section 1 of the Otter Creek Springs Subdivision in order to create 11 single-family detached residential lots, extend two (2) public rights-of-way (Swindon Boulevard and Venus Drive), create one (1) open space, and install all necessary stormwater, water and wastewater infrastructure. Additionally, the Final Plat is Re-Subdividing Lot 50 and 138 of Phase 2 of the Otter Creek Springs subdivision in order to abandon a 1,197 square foot portion of Swindon Boulevard right-of-way from Lot 138 and to dedicate a 596 square foot portion of additional right-of-way from Lot 50 for Swindon Boulevard.

WHEREAS, the staff report is attached as Exhibit PC-21-25-A.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF FAIRVIEW, TENNESSEE, AS FOLLOWS:

The City of Fairview Planning Commission hereby approves the Final Plat for Phase 3 Section 1 Otter Creek Spring Subdivision and Re-subdivision of Lots 50 and 138 of Phase 2 of Otter Creek Springs Subdivision, as resubmitted on March 13, 2025, with the following conditions:

- 1.

Adopted this _____ day of _____, 2025

Planning Commission Chairperson

Attest:

City Recorder

Approved As To Form:

City Attorney

EXHIBIT PC-21-25-A
STAFF REPORT
PC-21-25

Project: Otter Creek Springs Subdivision: Phase 3 Section 1 & Phase 2 (Lot 50 and 138)

Application Type: Final Plat

Applicant: Jonathan Knowles (S.E.C., Inc.)

Owner: Otter Creek Holdings, LLC.

Initial Submittal Date: 2/12/2025

Final Submittal Date: 3/13/2025

Tax Map: 042 **Part of Parcel:** 078.00 and **Tax Map 42E Group D Parcels** 12.00 & 13.00

Project Summary

Jonathan Knowles (S.E.C., Inc.) has submitted, on behalf of Otter Creek Holdings, LLC, a Final Plat for Phase 3 of Otter Creek Springs Subdivision and the Re-subdivision of Lots 50 and 138 of Phase of Otter Creek Springs Subdivision. Phase 3 of Otter Creek Springs Subdivision contains 11 single family detached residential lots on 7.83 (+/-) acres. Phase 3 will also extend two (2) public rights-of-way, Swindon Boulevard and Venus Drive, that have been created in Phase 2 of the subdivision. Phase 3 Section 1 will also create a single open space that encompasses 1.45 (+/-) acres. The open space will also function as a public utility and drainage easement and contains a stream and stream buffer along the western boundary of the open space.

The plat also contains a re-subdivision of Lot 50 and Lot 138 in Phase 2 of the Otter Creek Springs Subdivision. The subdivision is proposing to abandon 1,197 square feet of Swindon Boulevard right-of-way from Lot 138 and to dedicate 596 square feet of right-of-way for Swindon Boulevard. Lot 138 is located on the west side of Swindon Boulevard and Lot 50 is located on the east side of Swindon Boulevard. The abandoning and dedication of right-of-way is being completed to assist in the design of Swindon Boulevard in this area.

The property is located on FEMA FIRM Panel, 4187C0152F and no portion of the property is located within a flood hazard area, Zone X.

Surrounding Land Uses and Zoning

The properties to the north, south and west are zoned R-20 (One- and Two-Family Residential and contain other phases of the Otter Creek Springs Subdivision. The

property to the east is located within Williamson County and is zoned RP-5 (Rural Preservation-5) and is currently vacant.

Staff Recommendation:

Staff recommends the Planning Commission approve the Final Plat for Phase 3 Section 1 Otter Creek Spring Subdivision and Re-subdivision of Lots 50 and 138 of Phase 2 of Otter Creek Springs Subdivision in order to create 11 single-family detached residential lots, extend two (2) public rights-of-way (Swindon Boulevard and Venus Drive), create one (1) open space, and install all necessary stormwater, water and wastewater infrastructure. Additionally, the Final Plat is Re-Subdividing Lot 50 and 138 of Phase 2 of the Otter Creek Springs subdivision to abandon a 1,197 square foot portion of Swindon Boulevard right-of-way from Lot 138 and to dedicate a 596 square foot portion of additional right-of-way from Lot 50 for Swindon Boulevard, as resubmitted on March 13, 2025.