

Agenda

Fairview Planning Commission

September 21, 2023 Special Called Meeting @ 8 p.m.

Chris McDonald, Chairman
Emilee Senyard, V Chairman
Hayley Schulist
Stuart Johnson, Mayor's Appointee
Salvatore Cali

Brandon Butler
David Magner
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*)

NEW BUSINESS

1. PC Resolution **PC-31-23**, Amended Final Plat, Goodwin Farms Subdivision, Combination of Lots 43 and 44 Map: 042, Parcels: 065.13, 065.14. Property Owners: Innovated Construction, LLC

BONDS AND LETTERS OF CREDIT

REPORTS FOR DISCUSSION AND INFORMATION

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

PLANNING COMMISSION ROUNDTABLE

ADJOURNMENT

PLANNING COMMISSION OF THE CITY OF FAIRVIEW, TENNESSEE

RESOLUTION NO. 31-23

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FAIRVIEW, TENNESSEE, APPROVING THE AMENDED FINAL PLAT FOR THE GOODWIN FARMS PROJECT. 2.65 ACRES. MAP: 042, PARCEL:65.13, 65.14. PROPERTY OWNERS: INNOVATED CONSTRUCTION LLC.

WHEREAS, Mr. Tim Mangrum, the developer for the Goodwin Farms Subdivision is requesting an approval of an Amended Final Plat.

WHEREAS, the staff comments are attached as Exhibit PC-31-23-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 / denies this request with the following conditions:

___ ALL STAFF COMMENTS TO BE ADDRESSED PRIOR TO SIGNING THE FINAL PLAT.

___ (other) _____

Adopted this _____ day of _____, 2022

Planning Commission Chairperson

Attest:

City Recorder

Approved As To Form:

City Attorney

Exhibit PC-31-23-A
PLANNING COMMISSION OF THE CITY OF FAIRVIEW, TENNESSEE

STAFF REPORT

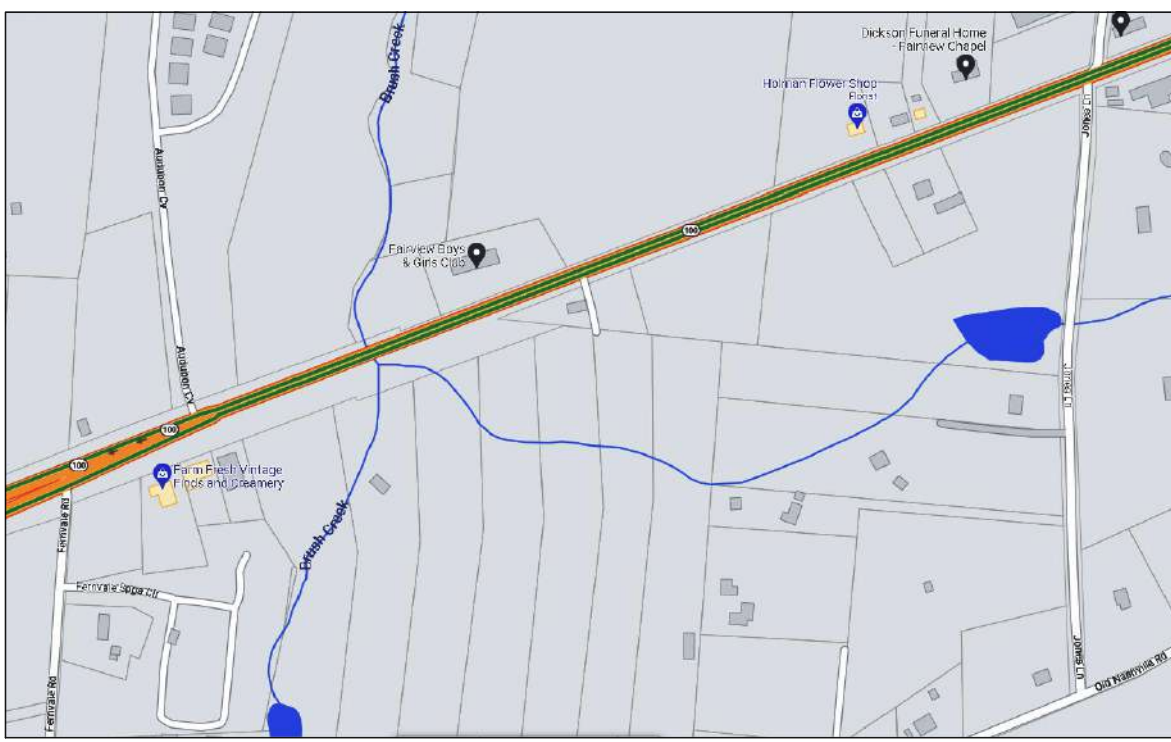
Project: Goodwin Farms Subdivision
Application Type: Amended Final Plat
Applicant: Tim Mangrum
Initial Submittal Date:
Final Submittal Date:
Map: 042 Parcel: 065.13, 065.14

Mr. Tim Mangrum has submitted to the City of Fairview a request for Amended Final Plat of the Goodwin Farms Subdivision Project. The property is zoned RS-20.

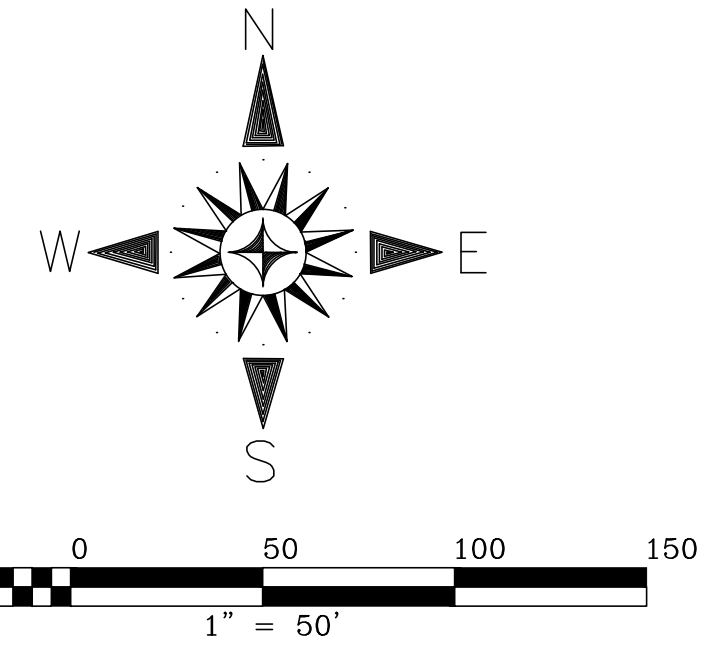
Letter of Intent:
“Lot combination, 2 down to 1 Lot”

Conditions of Approval included in Planning Commission Resolution PC-31-23 for the Goodwin Farms Subdivision Amended Final Plat Project:

- Approval of the Amended Final Plat shall be valid for filing for 1 year from the date of the Planning Commission approval. Any modification to the approved plat shall be submitted to the City for review and shall result in Planning Commission reconsideration.



VICINITY MAP
N.T.S.



NOTES:
 OWNER: INNOVATED CONSTRUCTION COMPANY LLC
 ADDRESS: 7326 FERNVALE ROAD
 FAIRVIEW, TN 37062
 1ST CIVIL DISTRICT
 DEED: VOLUME 2556, PAGE 991, R.O.W.C., TENNESSEE
 VOLUME 8833, PAGE 578, R.O.W.C., TENNESSEE
 VOLUME 8789, PAGE 688, R.O.W.C., TENNESSEE
 VOLUME 8892, PAGE 497, R.O.W.C., TENNESSEE
 AREA: 115,155 SQ FT, 1.33 ACRES
 ZONING: R-20, ONE & TWO-FAMILY RESIDENTIAL
 SETBACK: FRONT 35' - SIDE 15' - REAR 20'

TOTAL ACREAGE: 2.45± ACRES (115155.0± SQ FT)
 SURVEY DATED: 11-24-2021

BASIS OF BEARING: BASIS OF BEARING: FOR BOUNDARY ASPECTS OF THIS SURVEY, RTK GPS POSITIONAL DATA WAS OBSERVED ON 3-21-2023 UTILIZING A CARLSON BRx7 DUAL FREQUENCY RECEIVER. THE GRID COORDINATES OF THE FIXED STATION(S) SHOWN WERE DERIVED USING A VRS NETWORK OF CORS STATIONS REFERENCED TO NAD 83 (2011) (EPOCH 2010), GEOID 12B. POSITIONAL ACCURACY OF THE GPS VECTORS DOES NOT EXCEED: H 0.03'. COMBINED GRID FACTOR: 0.99991265 CENTERED ON THE FIXED STATION.

PROPERTY IS LOCATED IN AN AREA OF MINIMAL FLOOD HAZARD PER FIRM MAPS FLOOD MAP NO. 47187C0135F DATED 9-28-06 ZONE 'X', WILLIAMSON COUNTY, TN COMMUNITY # 470242.

THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORD AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPROMISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED.

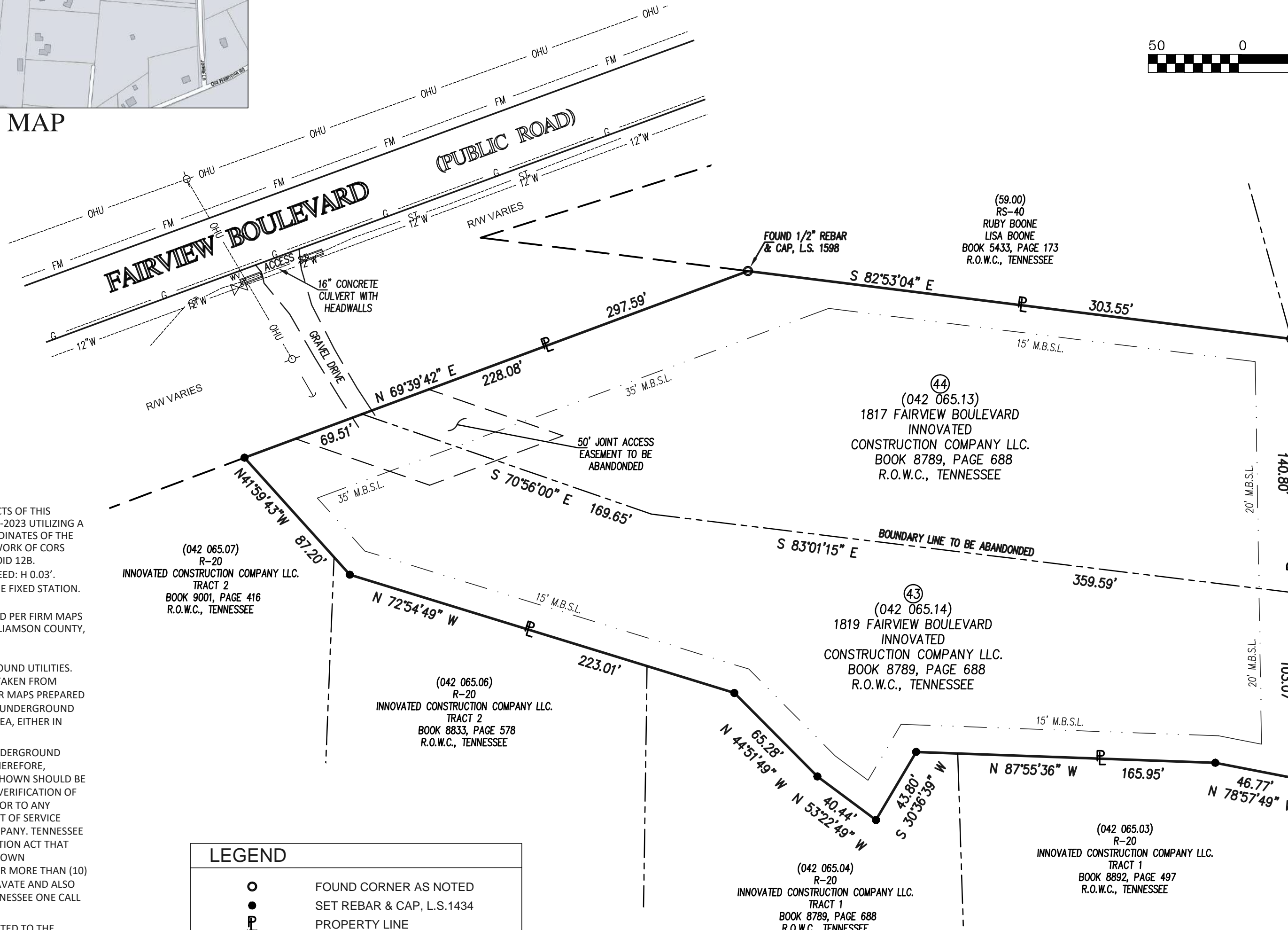
THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE, AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. TENNESSEE REQUIRES, PER THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS NO LESS THAN (3) THREE NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. CONTACT TENNESSEE ONE CALL AT 1-800-351-1111

THE SURVEYORS LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE SIGNATURE APPEARS ON THIS SEAL.

THIS SURVEY IS PREPARED FROM CURRENT DEED OR RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE, AND IS SUBJECT TO ANY STATE OF FACTS A CURRENT AND ACCURATE TITLE SEARCH WILL REVEAL.

THE PURPOSE OF THIS PLAT IS TO COMBINE PARCELS 65.13 AND 65.14 INTO ONE CONTIGUOUS PARCEL.

TOTAL NUMBER OF PARCELS: 2



LEGEND	
	FOUND CORNER AS NOTED
	SET REBAR & CAP, L.S.1434
	PROPERTY LINE
	WATER VALVE
	FIRE HYDRANT
	UTILITY POLE
	GUY ANCHOR
	WATER LINE
	OVERHEAD UTILITY
	FORCED MAIN
	OPEN STORM DITCH



**AMENDED FINAL PLAT OF
 GOODWIN FARMS,
 1815 FAIRVIEW BOULEVARD,
 CITY OF FAIRVIEW, TENNESSEE**

A Ahler & Associates, LLC
 CONSULTING ENGINEERS & LAND SURVEYORS
 SURVEYING
 PLANNING
 DESIGN
 CIVIL
 P.O. BOX 1636
 SPRING HILL, TN 37174
 PH 615.481.3106
 FAX: 615.523.1517

<p>CERTIFICATE OF OWNERSHIP AND DEDICATION</p> <p>I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AS EVIDENCED IN DEED BOOK 8987, PAGE 488, IN MAP 042, PARCEL 05.00 OF WILLIAMSON COUNTY REGISTERS OFFICE, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT. ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC STREETS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THESE REGULATIONS.</p> <p>DATE: 20____ OWNERS: _____</p> <p>DATE: 20____ OWNERS: _____</p>	<p>CERTIFICATE OF SURVEY ACCURACY</p> <p>I (WE) HEREBY CERTIFY THAT TO THE BEST OF MY (OUR) KNOWLEDGE AND BELIEF THIS IS A TRUE AND ACCURATE SURVEY OF THE PROPERTY AS SHOWN HEREIN: THAT THIS IS A CATEGORY '1' AS DEFINED IN CHAPTER 0820-3-05, TENNESSEE CODE, AND THAT THE RATIO OF PRECISION IS GREATER THAN OR EQUAL TO 1:10,000</p> <p>DATE: 20____ REGISTERED LAND SURVEYOR: _____</p> <p>DATE: 11/31/20____ REGISTERED LAND SURVEYOR NO.: _____</p>	<p>CERTIFICATE OF APPROVAL FOR ELECTRIC UTILITIES</p> <p>MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION (MTEMC) WILL PROVIDE ELECTRIC SERVICE TO THE SUBJECT PROPERTY ACCORDING TO THE NORMAL OPERATING PRACTICES OF MTEMC AS DEFINED IN THE RULES AND REGULATIONS, BY LAWS, POLICY BULLETINS AND OPERATIONAL BULLETINS OF MTEMC, AND IN ACCORDANCE WITH THE PLAT APPROVAL CHECKLIST, TREE PLANTING GUIDELINES AND OTHER REGULATIONS CONTAINED ON THE MTEMC WEBSITE AT WWW.MTEMC.COM (COLLECTIVELY "THE REQUIREMENTS"). NO ELECTRIC SERVICE WILL BE PROVIDED UNTIL MTEMC'S REQUIREMENTS HAVE BEEN MET AND APPROVED IN WRITING BY AN AUTHORIZED REPRESENTATIVE OF MTEMC. ANY APPROVAL IS, AT TIMES, CONTINGENT ON CONTINUING COMPLIANCE WITH MTEMC'S REQUIREMENTS.</p> <p>DATE: _____ MIDDLE TENNESSEE ELECTRIC MEMBERSHIP</p>	<p>CERTIFICATE OF APPROVAL OF SEWER SYSTEM</p> <p>I HEREBY CERTIFY THAT THE SEWER SYSTEM(S) OUTLINED OR INDICATED ON THE AMENDED FINAL PLAT OF THE GOODWIN FARMS SUBDIVISION HAS/HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.</p> <p>SEWER SYSTEM: _____ 20____</p> <p>NAME, TITLE AND AGENCY OR AUTHORIZED APPROVING AGENT: _____</p>	<p>CERTIFICATE OF APPROVAL OF WATER SYSTEM</p> <p>I HEREBY CERTIFY THAT THE WATER SYSTEM(S) OUTLINED OR INDICATED ON THE AMENDED FINAL PLAT OF THE GOODWIN FARMS SUBDIVISION HAS/HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.</p> <p>WATER SYSTEM: _____ 20____</p> <p>NAME, TITLE AND AGENCY OR AUTHORIZED APPROVING AGENT: _____</p>	<p>CERTIFICATE OF APPROVAL FOR RECORDING</p> <p>I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF FAIRVIEW, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.</p> <p>DATE: 20____ SECRETARY, PLANNING COMMISSION: _____</p> <p>DATE: 20____ CHAIRMAN, PLANNING COMMISSION: _____</p> <p>THIS APPROVAL SHALL BE INVALID IF NOT RECORDED BY: _____ Date: _____</p>	<p>TOTAL ACRES: 2.65 TOTAL LOTS: 1</p> <p>ACRES NEW ROADS: 0.0 MILES NEW ROADS: 0.0</p> <p>OWNERS: INNOVATED CONST CO LLC CIVIL DISTRICT: 1ST</p> <p>SURVEYOR: JOE AHLER CLOSURE ERROR: 1:10,000</p> <p>SCALE: 1"=50' DATE: 09/07/23</p>
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