

City of Fairview

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WORKSHOP MEETING

February 16, 2016

Lisa Anderson, Chairperson
Matt Beat, Vice Chairman
Brandon Butler 1st Secretary
Michael Mitchell, 2nd Secretary
Patti Carroll, Mayor
Toney Sutton, Commissioner
Wayne Lowman
Tim Mangrum
Mitchell Dowdy

Present: Anderson, Butler, Mitchell, Carroll, Sutton, Lowman, Mangrum, Dowdy

Absent: Beata

Others Present: City Manager Wayne Hall, City Attorney Larry Cantrell, City Engineer Will Owen, City Codes Clerk Sharon Hall, Ron Rowe

Anderson called the meeting at 6:08p.m.

1. Discuss Proposed LAND USE MAP

- Will Owen held the workshop. Owen stated the most current published Land Use Map, he can't attest to whether or not it includes amendments that have been made since April 10th, 2012, has not done that research, has not been asked to do that research. Owen suspected there are a few amendments that don't reflect on the map that would be something that the staff would want to take a look at.
- The proposed Land Use Map is not the zoning of a property.
- The proposed Land Use Map is generally multiple parcels of an area of the City. Planning Commission is making a plan based on current infrastructure and proposed future desired infrastructure, what may be the highest and best use of a particular area, land.
- Any request for rezoning property, one of the first things that should be done is to look at the proposed future Land Use Map, some point in the past when there wasn't a specific application; it

was believed that this area was desires to be what on the future Land Use Map. Does that coincide with the medium density residential on the proposed land use map from RS-40 to R-20, does that still comply with medium density? Anderson asked what if it doesn't comply. Owen stated then it needs to be discussed, if the desire by the Planning Commission is to rezone the property along with that concerted there would need to be an amendment to the Land Use Map that would reflect that rezoning that would be outside or different than what is reflected on the future Land Use Map.

- Planning Commission has full authority over a future Land Use Map. Board of Commissioners has full authority over rezoning.
- Anderson stated so legally if they find a pertinent situation they can change the Land Use Map. Owen stated yes.
- Planning Commission can amend the future Land Use Map and not have any zonings before them
- Proposed Land Use Map does not include the same designations that the Zoning Map does
- Hall asks how often the Map should be updated. Owen stated they can certainly update on a regular basis or at least a review of it to see, is there anything they want to address.
- Butler asks what they have to do to get this active, to represent the changes that has been made since 2012. Hall stated he thinks they can get it on the website. Hall stated we don't have the ability to do that he will have to find a source to do this. Cantrell stated when they get the source, he thinks they will be able to capture a few more roads, so they can get their barring's to what they are looking at.
- Owen stated the best he can tell this map was created by the State's Planning office, which that office is closed now. Owen stated he believes Mr. Lovvorn had a good working relationship with Williamson Counties GIS department, was able to make some updates through them using their software's and capabilities for the Land Use Map and the Zoning Map. Owen stated Mr. Hall is trying to reestablish that relationship with the County. Hall stated yes and also the WADC needs that same information. Owen stated his firm can provide that but the County can do it a lot cheaper.

2. Discuss Traffic Studies

- Owen read 4-105.2 Traffic Impact Study, which will become part of these minutes. Exhibit A.
- The purposes of a traffic impact study shall be to identify what improvements, if any, are necessitated to offset the additional traffic generated by a proposed level of development. Such improvements might include the provision of traffic signals, turning lanes or road widening.
- Requirements for a Traffic Impact Study 4-105.201
- A Traffic impact study (TIS) may be required by the planning Commission or City Engineer for any development that Contains:
 - Residential developments with more than 100 dwellings units.
 - Nonresidential developments of more than 50,000 square feet:
 - Combination of residential and nonresidential uses that would be expected to generate 1,000 vehicle trips or more per day, or one hundred or more peak-hour trips
- Or in the opinion of the City Engineer a TIS is needed.
- The 1st question would be do they desire to lower any of the individual thresholds whereby an automatic traffic study would be required.
- Anderson asked Owen who is in charge of determining where and if a traffic light is needed. Owen stated on state highways, 100 & 96, they don't have the authority to override TDOT. Owen stated they do have the authority to approach TDOT and request a light or request a study to be done by TDOT to determine the necessity of a light. Owen stated if TDOT determines a light is needed, most of the time if their study reveals a light is needed, they will pay for it. Owen stated if the traffic studies they conduct show it's not needed and the City still desires one to be there, assuming there's no public safety issues on TDOT's side, they may allow a light to go there, if the City pays for the entirety of the light. Lights with mass poles, no wires, and vertical poles with arms that come across can range from \$100,000 to \$250,000.
- On City streets the City has the authority to put a light up on any street they desire, he would strongly recommend they follow industry standards in determining that signalized intersection is needed or wanted, that way they have the backing of professional documentation, if there were an accident at that intersection.

- On new developments coming in, that would be dictated by the need for a light at a new intersection or an existing intersection would be dictated by the traffic study that would be conducted here. If the traffic study that was conducted as the result of a new development revealed a light would be needed, his suggestion as always the developer is responsible for the cost of the installation of that light.
- Hall ask Will Owen to clarify if TDOT does their own study that they would pay for it, does that mean they would pay for the light and future maintenance of that light? Owen stated that is not across the Board yes that would involve some negotiation between the City and TDOT, thinks they will find that the maintenance will probably fall back on the City.

3. Anderson adjourned meeting at 6:55p.m.

Chairperson

Secretary