

City of Fairview

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Municipal Planning Commission

Workshop
April 11, 2017
6:00 p.m.

Brandon Butler, Chairman
Matt Beata, Vice Chairman
_____, 1st Secretary
Michael Mitchell, 2nd Secretary
Patti Carroll, Mayor
Derek Burks, Commissioner
Wayne Lowman
Tim Mangrum

Present: Butler, Mitchell, Burks, Lowman, Mangrum (late), BOC- Rainey,

Absent: Carrol, Beata,

Others Present: City Manager Scott Collins, City Engineer Will Owen, City Attorney Tim Potter, Codes Director Wayne Hall, and Codes Inspector Micah Sullivan

1. BUTLER CALLS MEETING TO ORDER: 6:07p.m.

2. DISCUSSION ON LAND USE MAP & COMPREHENSIVE PLAN. -Beata, Butler

a. Butler report – included- EXHIBIT A

2000 comp plan, zoning ordinances, land use and density

Increased PUD developments

R15, R 20 zoning – PUD requires density calculation

Manipulate numbers in a PUD, adjust setbacks, lot width

When PUD is accepted, all of the above is accepted

b. Open discussion on PUD and Comprehensive Plan

Burks- what developments are PUD, What are long term plans, some have retail areas in PUD elsewhere, “what do we as city get out of PUD”, should we require that PUDs offer more to end user,

Rainey- “true pud is mixed use”, PUD is variable lot size, how do we approve

if not mixed use or variable lot size,

Owen- describes current standards, two types PUD- residential and nonresidential can be combined for res and commercial, a res PUD does not require mixed use, do we want guidelines in offerings? Do we want guidelines on mixed use?, Requiring mixed use is atypical, biggest factor in PUD is on site sewer requirement- affords developer to use on site sewer area toward density, density doesn't change as a whole but lots are condensed to smaller footprint, Zoning ordinance is under BOC but changes must be suggested by PC, PC has complete rule of Sub Regulations, could set min (lot size, width, setbacks)

Butler- refers to Table 5-104.3A, Owen 5-104.3A was repealed in 2008

Burks- refers to Table 5-103A, refers to 8-207.2, 8-207.3 replaced w/ ordinance 714 (July 2008) as per Owen, to Owen-was lot boundary (landscape) buffer intentional,

Rainey- Can previous approvals be set back to municipal code for future approvals, Potter: can enforce ordinance as written

Burks to Potter- we aren't held to past decisions to not enforce

Burks- is it normal to count whole development as density or would you percent/credit it out? Owen: whole development is more normal, don't discredit is completely for allowances. Subdivision Regulations would be changed to allow "drip fields" to be considered as a percent? Minimum footprint or lot width would be the way to "make it work" in keeping smaller lot sizes.

Butler- our tables get trumped once PUD is accepted for development

Burks- lot line size too small, Western Woods comes to mind

Owen- (thinks) anything under 7500 square feet has alley access, Western Woods is Town Center Overlay

Collins- suggests 0 or 1' lot line on one side and larger on opposite to create the appearance of same but allows "larger side yard" for access, reduce mold material on side of houses, (Owen: 'nickel and dime setback')

ADJOURNMENT-

Butler closes workshop: 7:48p.m.

Chairperson

Secretary