

City of Fairview

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FAIRVIEW, TN. 37062



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Municipal Planning Commission

Regular Meeting
August 13, 2013
7:00 p.m.

Mike Smith, Chairman
Robert Benson, Vice Chairman
Lisa Anderson, 1st Secretary
Matthew Beata, 2nd Secretary
Beverly Totty, Mayor,
Toney Sutton, Commissioner
Michael Mitchell
Wayne Hall
Todd Behan

Present: Smith, Benson, Anderson, Totty, Sutton, Mitchell, Hall, Behan

Absent: Beata

Others Present: City Attorney Larry Cantrell, City Engineer Will Owens, City Planning/Codes Director Donn Lowvorn

1. CHAIRMAN MIKE SMITH CALLED THE MEETING TO ORDER AT 7:00 PM.

1.1 Lowvorn led the prayer and the pledge.

2. APPROVAL OF THE AGENDA-

2.1 Hall made a motion for approval. Smith Seconded. Benson stated he had a question about 5.2 recommendations and new business 8.5, is that one in the same. Lowvorn stated the 5.2 is feedback from the Board of Commissioners and the action they took on the items they voted on last month for recommendations. Smith stated 8.6 Discuss/or take action on the plan of services for Jerry Carey and Russell Spicer property. 6.1 Discuss and or action on the return of the bond for Jingo Market. All were in favor.

3. CITIZENS COMMENTS - (Limited to the first five to sign in and a limit of

three minutes each.) -None

4. APPROVAL OF THE MINUTES-

4.1 JULY 09, 2013 REGULAR MEETING.

Sutton made a motion for approval. Anderson Seconded. Smith stated a couple of changes need to be made. 8.1 Behan wasn't present, stated to say something and 8.2 Behan stated to say something. Smith stated 8.4 should be to the traffic light instead of Cox Pike. All were in favor.

5. RECOMMENDATION – 2013-7

5.1 REZONING APPLICATION FOR PROPERTY LOCATED AT 515 HIGHWAY 96 NORTH, FROM RS-40 TO R-20. MAP 22, PARCEL 163.00, 1.01 ACRES. B & B INVESTMENTS OWNER.

Lovvorn stated the Board of Commissioners has asked the City Attorney to prepare the ordinance for this rezoning application. Lovvorn stated it will be on the Board of Commissioners agenda for Thursday night for first reading.

5.2 DISCUSS AND OR ACTION ON RECOMMENDATIONS FROM THE WORKSHOP PERTAINING TO THE LAND USE MAP.

Lovvorn stated the discussion from the workshop for the Land Use Map, the Planning Commission recommended to expand the Town Center to the South side of Highway 100. Lovvorn stated he has prepared a map and presented it to the Board of Commissioners, they have asked him to get a surveyor to give us and estimate on what it would cost to survey the boundary and then bring that back to them before they make the decision whether or not to expand Town Center or not.

6. BONDS

6.1 DISCUSS AND OR ACTION ON THE RETURN OF THE BOND FOR JINGO MARKET.

Smith stated the City Engineer and Staff have reviewed all the items that were covered by the bond and are they acceptable to the City? Owens stated yes. Sutton made a motion to return the bond. Anderson Seconded. All were in favor.

7. OLD BUSINESS – None

8. NEW BUSINESS-

8.1 REZONING APPLICATION FOR PROPERTY LOCATED ON CHESTER ROAD FROM RS-15 PUD, TO RS-40. MAP 47, PARCEL 26.01, 14.17 ACRES. KELLY SHIVER OWNER.

Hall made a motion for approval. Sutton Seconded. No Engineer comments. All were in favor.

8.2 CONCEPTUAL SITE PLAN FRO TACO BELL TO BUILDING A 2,084 SQUARE FOOT BUILDING LOCATED AT 2389 FAIRVIEW BOULEVARD. MAP 47, P/O PARCEL 7.00, 0.879 ACRES. CVHC5 LLC. OWNER.

Benson made a motion for approval. Sutton Seconded. Benson read the Engineer report, which will become part of these minutes. Exhibit A. Benson amended the motion to include a shared access with the adjacent property based on TDOT's approval. EFIS would be acceptable but shall be earth tone color. Mitchell seconded the motion. Smith asks for a roll call vote.

For	Against
Benson	Hall
Behan	Sutton
Mitchell	Anderson
Totty	
Smith	

Smith asks for roll call vote for original motion as amended.

For	Against
Benson	Hall
Behan	Sutton
Mitchell	Anderson
Totty	
Smith	

8.3 CONCEPTUAL SITE PLAN FOR FAST PACE MEDICAL CLINIC TO BUILD A 3,956 SQUARE FOOT BUILDING LOCATED AT 2203 FAIRVIEW BOULEVARD. MAP 42, PARCEL 140.00, 0.69 ACRES. GREEN & LITTLE L.P. A TENNESSEE LIMITED PARTNERSHIP.

Adam Ledsinger, Civil Engineer was present to answer questions. Anderson made a motion for approval. Sutton Seconded. Benson stated this property has an existing structure on it, why is it not noted on the drawing? Benson asks are you going to use the same structure. Ledsinger stated that's just our preliminary concept plan, so declutter the drawing he has turned that off. Ledsinger stated he actually has a separate sheet in a full plan set that will show the existing structure. Sutton asks are you planning on using that structure. Ledsinger stated no sir they are going to tear it down. Ledsinger stated when they come back with their preliminary plan set for construction plans there will be an additional sheet that shows existing conditions. Hall stated he would like for him to explain the access route for the ambulance access. Ledsinger stated he thinks he is referring to, at the preliminary meeting they were asked to look into getting a cross access with the Chiropractic Clinic. Ledsinger stated the client did do that and at this time Mr. Meseck wasn't interested in doing that at this time, because he thinks he has a future plan to expand his building or to put another building behind that. Ledsinger

stated there is adequate room for the ambulance to come in and come back behind the building to turn around and come back out but they won't be able to get that extra access across the other property because he doesn't won't to give it to them. All were in favor.

8.4 FINAL PLAT FOR PHASE I & II OF DEER VALLEY DOWNS SUBDIVISION. MAP 46, PARCEL 17, 15.17 ACRES, ZONED RS-8 P.U.D. 25 LOTS. TONY CAVENDER OWNER.

Sutton made a motion for approval. Benson Seconded. Benson read Engineer report, which will become part of these minutes. Exhibit A. Chet Rhodes, Engineer for the project, stated he understood the request and they have no problem with these. Sutton asks Lovvorn was there anything else. Lovvorn stated no sir they just need to amend their motion to include the Engineers comments. Totty amended the motion to include the Engineers report. Hall Seconded. Smith stated all those in favor of the motion amended. All were in favor. Smith stated all those in favor of the original motion as amended. All were in favor.

8.5 DISCUSS AND OR ACTION ON RECOMMENDATIONS FROM THE WORKSHOP.

Totty stated and looking at each piece of Fairview and its assets and making sure that they are working with the future in mind, so those workshops are very productive. Totty stated tonight they did not come with any type of recommendations unless any of the Commission wants to make comments there would be no action. Totty stated she wanted to share with the Public that the workshops are for the purpose of evaluating the current land use and the proposed land use map for the City of Fairview. Totty stated the goal for the Planning Commission is to look at the usage of our Community and to look at the growth as they see it, 840, I40, Highway 100 and the City Center and to make sure they are being proactive in their planning.

8.6 DISCUSS AND OR ACTION ON PLAN OF SERVICES ON THE JERRY CAREY PROPERTY AND RUSSELL SPICER PROPERTY.

Lovvorn stated this is just a Plan of services that the Board of Commissioners referred back to them by law, the Planning Commission has to give a recommendation for a Plan of services. Totty made a motion for Plan of services for the two properties presented. Sutton Seconded. All were in favor.

9. REPORTS FOR DISCUSSION AND INFORMATION

9.1 PLANNING/ZONING/CODES DEPARTMENT –Nothing

9.2 CITY ENGINEER – Nothing

9.3 CITY ATTORNEY –Cantrell stated for the benefit for the public that is here and on TV, this Board has heard him say this before the Land use plan is a very

important document. Cantrell stated he is glad to see the Planning Commission is reviewing this document, it's a liquid document, it is not intended to make any changes but it is a planning instrument so this Board can have something to look at other than just what you remember. Cantrell stated this Board wants to see how the City looks, in one, two, three, five years from now. Cantrell stated it will hopefully precluded something's from happening that you would look down the road four or five years and say why did we do that, if they had known this would happen they would have done something differently. Cantrell stated that's not to say that it don't ever need to be changed because if it didn't you would have made one in 1998 when this came out and you would have never had to look at it anymore other than to see what you were going to do. Cantrell stated the progression of what the people want changes because of that the desired type of buildings in areas change and when it does this map needs to change to go with that. Cantrell stated it's good to see that you are reviewing it and to come up with the best plan, the one that offers the City with the best chance of success. Cantrell stated is it going to be perfect absolutely not, because none of us are perfect. Cantrell but it is a great improvement over somebody saying lets zone this, let's build this over here. Cantrell stated he compliments them on they will take the time to look at it and have a vision of what this Board recommends the City should look like. Cantrell stated and if it's not what it should look like you will hear about it and you will have to address it again. Cantrell stated one other thing was, the plan of services, as Donn said it was referred to the Planning Commission, not for their approval but for their recommendation.

10. COMMUNICATION FROM THE PLANNING COMMISSION MEMBERS.

Anderson stated she just wanted to let everyone know that football is starting again in Fairview and it's an exciting season for our Yellow Jackets, first home game is August 23, at 7:00, here at home, against Cheatham County. Anderson stated so just make plans to be there and support your team.

Smith stated would like to have a joint workshop meeting with the Board of Commissioners to discuss impact fees.

11. ADJOURNMENT- 8:14p.m.

Chairperson

Secretary