

MUNICIPAL PLANNING COMMISSION WORK SESSION

MINUTES

December 13, 2022, Meeting at 6 p.m.

Brandon Butler, Chairman
Mike Anderson
Salvatore Cali
David Magner
Chris McDonald, 2nd Secretary

Lisa Anderson, Mayor
Emilee Senyard, Vice Chair
Hayley Schulist, 1st Secretary
LaRhonda Williams

STAFF PRESENT: Interim City Manager Tom Daugherty, Assistant City Engineer/Recorder Sarah Totty, City Attorney Tim Potter, City Planning Director Micah Sullivan, City Engineer Kevin Blackburn

- M. Sullivan called meeting to order at 6:00 p.m.

	Present	Absent
Mayor Anderson	X	_____
Mr. Anderson	X	_____
Mr. Butler	X	_____
Mr. Cali	X	_____
Mr. Magner	X	_____
Mr. McDonald	X	_____
Mrs. Schulist	X	_____
Ms. Senyard	X	_____
Ms. Williams	_____	X

City Center Development Review

Mr. Sullivan starts the meeting off describing that the main points of conversation for the City Center Development will be the walking trail improvements along the TVA easement and the building heights of the proposed mixed-use buildings in Phase 1 of this development. Mr. Tidwell of Smith Gee Studio states that Building F will be stepped from three stories to four stories. Based on surrounding elevations, the fourth story will not be as prominent. Mr. Magner asks if the Fire Chief has approved these elevations and building heights. Mr. Sullivan states that the Fire Chief has investigated this and that the attic and void space shall be sprinkled. Ms. Senyard asks if there is appropriate Fire Department staffing for this and Mr. Sullivan states that there is. Mr. McGowan, the developer of the project, states that the basement levels of this building will be used for commercial. Mrs. Schulist asks if the parking plan is designed for the mixed-use buildings and the developer states that they are. Mr. Magner asks if people will be able to traverse between buildings and the architect states that the buildings will be accessible, and that the area will be built for a restaurant facility that fronts the town square. Ms. Senyard asks if the developer can add elevation material percentages and the developer agrees. Multiple planning commission members ask about parking and detail their concerns, but developer states that the townhomes will have garages and that the parking calculations have been provided.

Bellehaven Subdivision Master Development Plan Reinstatement

Mr. Sullivan describes this project as a plan reinstatement as this plan is keeping with the intent of the 2006 plan. Jay Easter, the representative of the project, states that the zoning is currently RM-8 PUD but the plan including the over 700 lots has expired, and that the reinstatement is requesting 513 units. The difference in the plan sets is that the original plan did not do a Hydrologic Determination (HD), the stream buffers were not accounted for, there was not enough space for stormwater areas, and there is no longer conventional sewer available. Mr. Sullivan states that the initial proposal had the main access off Highway 96 and that City staff has discussed and recommended that there be no access on Highway 96. He also states that the improvements made to Northwest Highway are in ongoing discussions between the applicant and the City of Fairview. There are questions pertaining to the capacity of the 8" transmission main for Dickson Water Authority and Mr. Rodgers states that there is capacity. DR Hortons representative states that they are in discussions with the City to establish an agreement to pay into the City of Fairview's project to widen Northwest Highway to a collector roadway. Mr. Potter states that any fee sharing will need to be voted on by the Board of Commissioners as the Planning Commission does not have the authority to do fee assignments.