

City of Fairview

7100 CITY CENTER WAY
FAIRVIEW, TN. 37062



Phone: 615-799-1585
Email: codes@fairview-tn.org

Municipal Planning Commission

Regular Meeting
January 12, 2016
7:00 p.m.

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

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

Absent: Lowman

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

1. CHAIRPERSON ANDERSON CALLED THE MEETING TO ORDER AT 7:00 P.M.

1.1 Mayor Carroll led the prayer and the pledge.

2. APPROVAL OF THE AGENDA-

2.1 Beata made a motion for approval. Sutton Seconded. All were in favor.

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

3.1 Donna Brooks at 7315 Chester road stated her concern is about the Subdivision going in on Cumberland Drive will effect Chester Road. Brooks stated she knows this isn't on the agenda tonight but this is a City wide problem. Brooks stated they are in the process of approving several major subdivisions, does the City have or in the process of creating a long range traffic plan. Brooks stated Chester Road and Cumberland already have too much traffic and she can't imagine dumping 300 plus cars on them, 265 houses with multiple cars per household. Brooks stated safety for anyone walking on Chester Road and the other roads, should be a top priority because this is an accident waiting to happen. Brooks stated she cringes every time she sees a teenager walking down that road at night. Brooks stated until the City has a comprehensive traffic plan in place they should not approve any of the subdivisions. Brooks stated can any of you imagine a 1000 more homes with at least 1500 vehicles

driving our roads. Brooks stated she is definitely not against growth and traffic studies by the developers are good but they are only good for the street directly affected. Brooks stated citizens want to know how it's going to affect everyone all over town, how many roads need to be added where, how many traffic signals and where and how are we going to pay for them. Brooks stated she doesn't expect an answer tonight but if they could give the citizen's direction to voice their concerns, she would appreciate it. Brooks stated if the Planning Commission isn't the place, who is. Thank you.

4. APPROVAL OF THE MINUTES-

4.1 December 08, 2016 – Regular Meeting

Mangrum made a motion for approval. Sutton Seconded. All were in favor.

5. RECOMMENDATION – None

6. BONDS-

6.1 STABLE ACRES SUBDIVISION – PERFORMANCE BOND TO COVER THE ROADS, SIDEWALKS, AND STORM DRAINAGE. \$65,000.00. PLANNING COMMISSION SET THE BOND ON DECEMBER 12, 2008. BOND EXPIRES JANUARY 24, 2016

Hall stated this bond has been renewed.

6.2 DISCUSS AND/OR TAKE ACTION ON RELEASING MAINTENANCE BOND IN THE AMOUNT OF \$1,500.00 FOR TACO BELL.

Beata read Engineers report, which will become part of these minutes. Exhibit A. Sutton made a motion for approval. Butler Seconded. All were in favor.

6.3 DISCUSS AND/OR TAKE ACTION ON SETTING BOND FOR FERNVALE APARTMENTS.

Beata read Engineers report, which will become part of these minutes. Exhibit A. Mangrum recused himself from voting. Beata made a motion to set bond at \$30,000.00. Butler Seconded. All were in favor.

7. OLD BUSINESS- None

8. NEW BUSINESS-

8.1 DISCUSS AND/OR TAKE ACTION ON WCS FAIRVIEW HIGH SCHOOL PERFORMING ARTS CENTER ADDITION ON THE MIDDLE SCHOOL. MAP 46, PARCEL 110, ZONED RS-40.

Gary Hall with Williamson County Schools present to answer questions. Carroll recused herself from voting, she works for Williamson County School. Mangrum made a motion for approval. Sutton Seconded. All in favor.

8.2 DISCUSS AND/OR TAKE ACTION ON FINAL MASTER DEVELOPMENT PLAN FOR BELLHAVEN (FORMERLY TRAILS OF BROWNLTYNE FARMS) LOCATED

OFF HIGHWAY 96, MAP 21, PARCEL 21.01. 251.16 ACRES. WALTON DEVELOPMENT & MANAGEMENT OWNER/DEVELOPER.

Beata read Engineers report, which will become part of these minutes. Anthony Sparrow with the Walton Development and Kevin Gunther with the Ragen Smith Company were present to answer questions. Beata made a motion for approval. Butler Seconded. Carroll stated she thought everything looks good, nice development, Carroll stated there was an original agreement about soccer fields, do they still have any intentions of helping build the soccer fields. Sparrow stated they had talked about it, know it was part of the original agreement, they are willing to set back down and discuss if that could or would happen. Sparrow stated the community took a significant hit because of the sewer configuration the loss of lots, lost almost 20% of the land use. Carroll stated when they first met she had mentioned the bridge on Northwest Highway, in the original agreement, being a concern because the increase of traffic. Carroll stated she knows they have to do a traffic study but have they discussed anymore about that and is there a main entrance and exit coming off Highway 100? Sparrow stated they have factored that into their plans based on the comments, even with traffic studies that bridge was going to have to have some work. Sparrow stated they will look at whatever else is required from the traffic studies for the road improvements that certainly can be a part of it. Carroll stated the fencing around the filtration system is very important to her, what the fence will look like, doesn't seem appropriate for a chain link fence for a neighborhood as nice as this. Carroll asked what they are planning on doing to make it more appealing. Sparrow stated he doesn't like the look of the chain link fence either and he assures her that their landscape architect will find them the best way to hide it and make sure whatever they do is well landscaped and hidden as much as possible. Anderson asked is the pool and clubhouse a definite on this development. Sparrow stated there will be an amenity but they haven't designed it fully yet, they submitted some pictures of what they typically do, but there will be amenity of the site. Vote was taken. All in favor.

8.3 DISCUSS AND/OR TAKE ACTION ON PRELIMINARY CONCEPT PLAN LOCATED ON HORN TAVERN ROAD. MAP 22, PARCEL 15.00 21.40 ACRES. OWNERS RAYMOND AND BROWNIE LEE PRUITT.

Mangrum recused himself from voting but will take place in the discussion. Beata read the Engineers comments, which will become part of these minutes. Exhibit A. Raymond and Brownie Lee Pruitt present. Tim Mangrum stated the reason this was brought up is because they have a preliminary approval through the Planning Commission for 47 lots but they cannot get Sewer. Mangrum stated they have talked to Water Department can't get sewer, no taps at all. Mangrum stated they talked to the County of possibly septic tanks and they said they were fine with that as long as there was no sewer available. Mangrum stated he thinks the City is going to be seeing a lot more of these until there is a solution to the problem. Mangrum stated properties of this size 20 acres or so, they're not big enough for onsite sewer they have to go to septic's. Mangrum stated it makes the lots bigger, he has spoken to Mr. Hall and Mr. Owen, would the City be willing

to give a little on some of the requirements for the sidewalks on two sides of the streets, some of the streetscapes, and curb and gutter to offset some of the cost. Anderson stated when doing septic tanks, does that mean each lot has to perk? Mangrum stated yes, they have had a soil scientist there and done some preliminary work. Mangrum stated he has started with the County to see what he has to do to get full approval. Carroll stated we didn't complete the rezoning of this property? Mangrum stated it was contingent on the sewer. Carroll stated her concern is they have made other people on Horn tavern road put in the sidewalks. Mangrum stated if it would be possible to put sidewalks on one side of the road, and do away with some of the other streetscapes with the lighting because the lots are rather large. Mitchell stated at the cull-de-sac, will he wrap the sidewalks around that or stop at the open space. Mangrum stated probably just to the edge of the open space, lot 10 will have to walk across the street to get to the sidewalk. Anderson stated if he done away with the curb & gutter what would he put in. Mangrum stated extruded curb and he had talked to Mr. Hall about how hard it would be for them to go to a private street, if they went to a private street could they go to a different curb & gutter or just the extruded gutter. Beata stated does our code have anything that would constitute a private street or how many lots are allowed. Owen stated your current subdivision regulations allow any number of lots for a private street but if it serves more than two lots it has to be constructed to City street standards even if it is a private road. Owen stated all the standards that are being discussed are housed in the subdivision regulations, they have discussed numerous times that the Planning Commission has full authority over the subdivision regulations and doesn't require Board of Commissioners approval. Owen stated he would suggest that they not lower the road width or the depth of the materials for the road construction. Cantrell stated he agrees with Will 100%, would add, thinks the reason is, in a lot of Cities, you see the requirements is if the road serves more than two lots, have to meet City standards. Cantrell stated when you get some long roads and time goes by, roads get paved, roads break down, come to the City about their road, what they can do, nothing because they don't meet their standards. Cantrell stated if any Emergency they won't be able to get down the roads so would be really careful of relaxing the standards for the road. Sutton stated he doesn't see a problem with the sidewalks or the curbs & gutters. Owen stated they can certainly go that direction but as Mr. Cantrell stated they need to be very specific as to why they potentially allow this so they don't set a wide overarching precedent for any and all developments. Sutton stated he, Mayor & Mr. Hall was at the Dickson Water Authority last night meeting and he doesn't see any immediate relief to getting sewer taps. Carroll stated Michael Rodgers with the Dickson Water Authority is here, said he would be glad to answer any questions, and appreciates him attending. Sutton stated just to confirm what he was saying; he doesn't see any immediate relief anytime soon, do you. Mr. Rodgers stated that is correct. Sutton stated they are going to have to do something. Mitchell stated if we don't we are going to miss out on all the growth. Carroll stated in the same sentence she doesn't want to throw out standards, we still have a vision, but doesn't think

what he is proposing is totally throwing everything out. Mangrum stated they were looking for some guidance, he will know more when he gets his soil samples back. Cantrell stated they could defer indefinitely, until he gets his information back. Mangrum asked would that be the best way or just bring back the preliminary. Owen stated you have the conceptual, preliminary, construction plans then final plats, still a number of steps that have to take place. Owen stated what he is hearing tonight the directive would be to come back with the preliminary plat after he had obtained the information from his soil work from the County and has a specific list of variances that they desire from the Subdivision Regulations or you could defer it, either way. Anderson stated she thinks that is a good idea to not defer to go ahead with the preliminary with what Mr. Owen stated. Cantrell stated they have adequate time to correct it, doesn't think they have the information tonight to make the decision that he wants. Owen stated this is what the concept is all about, that's why we have the different stages to go through. Owen stated the direction he would probably go with would be to bring back a preliminary plat that was in full compliance or bring back a preliminary plat that outlines specific variances they were seeking. Owen stated he wouldn't allow any variances tonight because they don't know what they are requesting to vary from. Beata made a motion to approve with no variances and Mr. Mangrum they will be open to what he has to say when he resubmits. Sutton Seconded. All in favor.

8.4 DISCUSS AND/OR TAKE ACTION ON REZONING OF PROPERTY LOCATED OFF COX PIKE (POLSTON PLACE II) FROM RS-20 TO R-20 R.P.U.D. OVERLAY (RESIDENTIAL). MAP 21, PARCEL 61.06 (40.69 ACRES); MAP 43, PARCEL 32.04 (2 ACRES) AND PARCEL 37.01 (0.5 ACRES). BILLY POMEROY OWNER.

Beata recused himself from voting but would like to be involved in the discussion. Beata read the Engineers report, which will become part of the minutes. Exhibit A. Sutton made a motion for approval. Mitchell Seconded. Daniel Woods the Engineer for the project is present to answer questions and Beata if necessary. Woods stated hopefully the information speaks for itself, its 42 acres west of Polston Place I. Woods stated to clarify thinks this is a key component; the piece of property on the right side of the plan on the east side is a part of this development within Polston Place I. Woods stated the owners are not requesting an easement to go through the existing neighborhood of Polston Place I; this is a part of that community. Woods stated approxitimately 30% of the property is preserved to be open space; there is a natural creek line that sort of runs down North & South that is intended to be saved along with the existing trees. Woods stated there will be 84 lots with a mixture of three different products. Woods stated estate lot size is ½ acre plus, smaller more alley loaded product and sort of a mid-level front loaded product plus or minus seventy to seventy five foot lots. Woods stated generally it is intended to have sidewalks, trail system, public amenities, such as playgrounds and other things to give this walk ability and some aesthetic appeal as well, street trees. Woods stated this as it is designed right now is intended, although it's preliminary to be

accommodating of a step system, although they are not at the Engineering stage at this point but their trying to allocate enough open space so that it can function in that way. Anderson stated she would like to say this is a very nice layout showing the intent of the Subdivision, very well done. Mitchell asks where the step system would be located. Woods stated generally to put it at the back of the lots as much as possible; it's going to depend on the total acres that are required. Carroll stated her concern is this being an existing subdivision; original residents didn't buy into a subdivision that required a step system. Carroll stated she would really want to make sure that this isn't in their back yards. Beata stated two things on that, one in name it sounds like a continuation of Polston Place for that's what they are calling it for now. Beata stated that roadway does tie into to Polston Place; the original is part of this land. Beata stated does that road need to come through, not necessarily, but in the past being on the Planning Commission we always like to see interconnectivity of Subdivisions for traffic and safety reasons. Beata stated secondly he actually lives in Polston Place along where that road is and he is speaking as a resident of Polston Place and he agrees that they will look at putting it on the west side of the property. Beata stated they are also going to have an evergreen berm planted to try to shield and build some separation between the two. Mangrum ask do they have a breakdown of the different number of the different types of lots. Woods stated they don't have one at this time but he could provide one for the Board. Mangrum stated his concern was right across the street, a plan they have looked at several times 50 and 65 foot wide lots that they have dealt with, main reason he asked that were classic or village. Beata stated the subdivision across the street had one product through the whole subdivision, originally thinks it was 5,000 square foot then went up to 6,000. Beata stated the minimum, smallest lots they are showing 5,200 feet, the classic is 9,700 feet, and the estate homes would be half acre. Beata stated their shooting for price range from \$300,000.00 to \$450,000.00 and to be able to do that it requires these different lot sizes. Woods stated did some quick adding, 16 Estate lots, 39 Village lots & 29 Classic lots. Owen stated he thinks it is a good layout; the small lot sizes do have alley access. Owen stated the overall density of the plan is an R-20. Owen stated he shares in the some of the concerns of location for the drip irrigation, not from a standpoint of functionality, more so of a stand point of the feasibility and usability of the areas that have been set aside. Owen stated based on his experience he would highly anticipate, when they get into Engineer designs for the step systems, that it will change some of the layout. Owen stated he doesn't think that is a reason to hold contingent approval. Beata stated he agrees with that. Vote was taken. All were in favor.

8.5 ELECTION OF OFFICERS

Sutton made a motion for if everyone agrees, the current officers remain in same positions, if their willing to stay in those positions. Beata Seconded. All were in favor.

9 REPORTS FOR DISCUSSION AND INFORMATION

- 9.1 **DIRECTOR OF PLANNING AND CODES** – City Manager Hall stated he would like to thank all the applicants and their professional approach to our regulations, tonight. Hall stated he wanted to thank the Planning Commission Members, City, Attorney, City Engineer, its all part of a process, thinks we have the process going in the right direction. Thanks you all for a great meeting tonight.
- 9.2 **CITY ENGINEER**- Owen stated couple things, did they like and or appreciate, and desire in the future, Bellhaven had half size plans for your packets, Ms. Sharon and he could move to reduce the sizing of all those folded papers. Owen stated they would still require full size two scale sets for official files. Anderson stated that would be a good option. Beata stated 24 x 18. Owen stated he thinks theirs were 24 x 18; trick is to make sure it is legible. Owen stated there was mentioned earlier about traffic, wanted to remind them of the traffic studies that are required in your subdivision regulations. Owen stated there are three levels of what they identify as traffic studies. Owen stated traffic studies are required if one of the following conditions is met, if there is a residential development with more than 100 dwelling units, non-residential development of more than 50,000 square feet or a combination of the two, that would generate a 1000 or more vehicle trips per day. Owen stated next section says what level of traffic study you have to do. Level 1 1,000 to 3,000 average daily trips. Level 2 includes those two and the next control point of an existing road, level 3 is three control points down. Owen stated your threshold for requiring assessment of one block away existing intersections, this proposed development will effect, is pretty high. Owen stated one thing they may want to look at in the subdivision regulations is lowering that.
- 9.3 **CITY ATTORNEY**- Cantrell stated he wanted to compliment the Board and individuals that had business that had to be conducted with the Board tonight. Cantrell stated it allowed this Board to deal with what could have been some pretty sticky issues, in a very efficient, timely manner and get accomplished what needed to be accomplished by the Board.
- 9.4 **CITY MANAGER**- Hall stated we had a bid opening today on the road scapes; we have one promising bid that will be turned over to TDOT for further execution, looks like that will possibly moving forward in early spring. Hall stated he's looking at possibly as far as grants in the future, is a traffic study at Cumberland and Highway 100, hopefully for a grant for a traffic light. Hall stated also some of our collector roads, King Road, Horn Tavern, Chester Road, Old Nashville and Old Franklin for any kind of grants he can get to help improve those roads. Hall stated one thing he has learned, on Cox Pike once that resurfacing is done, it's amazing what the striping done for the rest of the road. Hall stated lights it up, can see a lot better. Hall stated he knows we don't have the area but he would like to see shoulders, access bike paths down those roads. Hall stated that some of the things were looking at with the grants but he has learned that is a very difficult task in Fairview as he has well learned her lately, but is in the future. Hall stated in two years he has gotten 6 roads paved, knows not nearly enough but it is a start. Hall asked Mr. Rowe does he have anything to say. Mr. Rowe stated no. Carroll asked Mr. Hall the number one question, where is Hardees, does he have any updates. Hall

stated their final approval was last night; it's in their ballpark to move forward. Owen stated their final approval was last night which entailed a deviation from the plan that was previously approved, that they desired. Owen stated the ball has been in their court for a couple of months and they have chosen to pursue changes, revisions or variances to what they previously approved.

10 COMMUNICATION FROM THE PLANNING COMMISSION MEMBERS.

Sutton stated he would like for them to look at the reduction of the volume levels that they now allow, he thinks that will help the traffic problem immensely in those areas. Sutton stated he would like to add this to the agenda next time. Sutton stated Mr. Owen if you can get us some options, that they could consider. Butler stated don't we have a workshop scheduled next month. Mr. Hall stated yes we do have a workshop scheduled next month at 6:00p.m. Sutton stated add to workshop next month, discuss the three levels of traffic study, also thank everyone for a great job this year, tonight was one of the best meetings they have had.

Butler asked Owen which level of traffic study was Greenland Estates required to do. Owen stated level one, they have already conducted that and have submitted it.

Beata stated what Ms. Brooks had brought up about the roads, in 2000 they had a 20 year plan done, it pointed out a lot of potential road improvements that would relieve some of the traffic on Highway 96 and highway 100. Beata stated they should all look at the plan to get familiarized before the workshop and every couple of months.

Anderson reminded everyone to complete their Ethics form. Anderson stated if you haven't filled out your Census, we desperately need those completed. Anderson stated she really appreciates everyone that has come out tonight, they always appreciate their input, and hope more comes to speak. Anderson stated our Staff works really hard to take into consideration how our citizens fill about our City and what's going on with the different issues. Anderson stated she wanted to thank them for having confidents in her as their Chairperson to continue to have her fill this position for the next year and all the other officers. Anderson stated she thinks this has been one of the best Planning Commissions that she has set on as well as the Staff we have. Anderson stated our Community is forming into a great place. Anderson stated think about Fairview first before you spend your money. Thank you.

11 ADJOURNMENT- Anderson adjourned at 8:24p.m.

Chairperson

Secretary