

ORDINANCE NO. 2024-18

AN ORDINANCE FOR AN AMENDMENT TO THE CITY OF FAIRVIEW, TENNESSEE, BUDGET FOR FISCAL YEAR 2024 – 2025 BUDGET

Be it Ordained by the City of Fairview, Tennessee as follows:

WHEREAS, the Board of Commissioners of the City of Fairview, Tennessee, have determined that the Budget for Fiscal Year 2024 – 2025 (beginning July 1, 2024, and running through June 30, 2025) should be amended to reflect the final expenditures for the Fiscal Year, and

WHEREAS, the Board of Commissioners of the City of Fairview, Tennessee adopted the fiscal year 2024 – 2025 budget by passage of Ordinance Number 2024-08 on June 6, 2024, and

WHEREAS, pursuant to the Tennessee State Constitution, Article II, Section 24, no public money shall be expended except pursuant to appropriations made by law, and

WHEREAS, pursuant to Tennessee Code Annotated § 6-56-209, the Board of Commissioners has the authority to authorize the Finance Director to transfer money from one appropriation to another within the same fund, and

NOW THEREFORE BE IT ORDAINED BY THE CITY OF FAIRVIEW, TENNESSEE THAT CHANGES BE MADE TO THE FISCAL YEAR 2024-2025 BUDGET AS FOLLOWS:

Section 1. Ordinance 2024-08 is hereby amended to reflect increased General Fund revenue and expenditures of \$190,011, the allocation of \$25,000 of 2021-B Bond funds for a total change in General Fund allocation of \$215,011.

The State Street Aid fund reflects decreased expenditures of \$94,500.

All funds reflect a total allocation increase of \$120,511.

Acct	Funtion	Obj	Debit	Credit
121	27100			94,500
112	32140		91,950	
113	27100			40,000
300	33870		22,000	
110	32610		141,059	
110	41113	201	100	
110	41113	202	100	
110	41113	258	2,000	
110	41113	270	750	
110	41113	299	250	
110	41113	310	100	
110	41113	311	100	
110	41113	378	500	
110	41113	948	1,000	
110	41114	110		8,613
110	41114	141		534
110	41114	142		125
110	41114	143		1,167
110	41114	401	250	
110	41114	147	500	
110	41114	187		4,500
110	41114	206		1,000
110	41114	208		300
110	41114	218		500
110	41114	236	2,000	
110	41114	240		4,000
110	41114	245	5,000	
110	41114	261		2,000
110	41114	272		1,000
110	41114	273	5,000	
110	41114	275	3,000	
110	41114	278	2,500	
110	41114	280	1,000	
110	41114	282	1,000	
110	41114	283	500	
110	41114	299		3,000
110	41114	302		500
110	41114	307	500	
110	41114	308	2,000	
110	41114	309	1,000	
110	41114	325	7,000	
110	41114	331		500
110	41114	519		75,000
110	41114	526	10,000	
110	41114	528		30,000
110	41114	948		16,500
110	41114	964		15,000
110	41210	110	18,325	
110	41210	124	2,000	

Acct	Funtion	Obj	Debit	Credit
110	41210	141	1,260	
110	41210	142	295	
110	41210	143	2,754	
110	41210	201	500	
110	41210	202	500	
110	41210	280	250	
110	41210	282	250	
110	41210	307		500
110	41210	308		250
110	41210	309		3,000
110	41210	378	250	
110	41500	201	150	
110	41500	202	150	
110	41500	210		2,000
110	41500	281	3,000	
110	41500	282	200	
110	41500	299	250	
110	41500	302	250	
110	41500	309	500	
110	41500	310	500	
110	41500	948		850
110	41711	110		2,632
110	41711	112	1,000	
110	41711	141		126
110	41711	142		29
110	41711	143		221
110	41711	168		400
110	41711	401	1,000	
110	41711	214	100	
110	41711	215	100	
110	41711	216	100	
110	41711	220		500
110	41711	221	100	
110	41711	222	100	
110	41711	255		15,000
110	41711	258		2,000
110	41711	276	8,000	
110	41711	280	250	
110	41711	282	250	
110	41711	299	500	
110	41711	300	500	
110	41711	307	500	
110	41711	310		500
110	41711	311		1,000
110	41711	315	100	
110	41711	316	100	
110	41711	324	250	
110	41711	331	500	
110	41711	378	800	

Acct	Funtion	Obj	Debit	Credit
110	41711	454	250	
110	41711	948		500
110	41711	494		75,000
110	41711	994	350,000	
110	42100	112	5,000	
110	42100	132		17,600
110	42100	141		781
110	42100	142		183
110	42100	143	678	
110	42100	201	250	
110	42100	202	1,000	
110	42100	220	500	
110	42100	236	1,000	
110	42100	258	5,000	
110	42100	261	10,000	
110	42100	269		40,000
110	42100	282	2,000	
110	42100	283	2,000	
110	42100	296	1,500	
110	42100	299	2,100	
110	42100	302	1,000	
110	42100	303	500	
110	42100	308	4,000	
110	42100	327	1,000	
110	42100	331	5,000	
110	42100	368	5,000	
110	42100	370	1,000	
110	42100	371	500	
110	42100	375	1,000	
110	42100	377		4,000
110	42100	378		8,000
110	42100	379		3,000
110	42100	382	1,000	
110	42100	387		4,800
110	42100	394		2,700
110	42100	948	2,500	
110	42100	207	35,000	
110	42100	920		250,000
110	42100	921		10,000
110	42100	901		5,000
110	42100	902		2,000
110	42100	939		15,300
110	42200	110		76,680
110	42200	116	1,000	
110	42200	141		4,692
110	42200	142		1,097
110	42200	143		10,255
110	42200	203		3,000
110	42200	205	1,000	

Acct	Funtion	Obj	Debit	Credit
110	42200	208	3,000	
110	42200	220	500	
110	42200	240	1,000	
110	42200	280	1,000	
110	42200	282	1,500	
110	42200	283	500	
110	42200	299	5,000	
110	42200	302	5,000	
110	42200	308		500
110	42200	309	1,500	
110	42200	331	1,000	
110	42200	370	1,000	
110	42200	380		750
110	42200	424		4,000
110	42200	436		500
110	42200	452		7,000
110	42200	207	50,000	
110	42200	421		100,000
110	42200	909	9,000	
300	42200	421	3,000	
110	43000	110	54,610	
110	43000	112		10,000
110	43000	141	2,766	
110	43000	142	647	
110	43000	143	6,045	
110	43000	240	2,000	
110	43000	280	150	
110	43000	282	750	
110	43000	331	2,000	
110	43000	378	1,000	
110	43000	450	500	
110	43000	451	500	
110	43000	452	1,000	
110	43000	453	1,000	
110	43000	460	2,000	
110	43000	468	2,500	
110	43000	470	2,000	
110	43000	473	1,000	
110	43000	948	1,000	
300	43000	266		5,000
121	43000	247	3,000	
121	43000	342	5,000	
121	43000	931	25,000	
121	43000	940	76,500	
121	43000	944		15,000
110	44700	110	21,294	
110	44700	112		1,000
110	44700	141	1,258	
110	44700	142	294	

Acct	Funtion	Obj	Debit	Credit
110	44700	143	2,750	
110	44700	401	500	
110	44700	201	500	
110	44700	202	150	
110	44700	220	100	
110	44700	240		1,000
110	44700	258	250	
110	44700	261	2,000	
110	44700	262	2,000	
110	44700	282	750	
110	44700	302	500	
110	44700	308		300
110	44700	309	1,000	
110	44700	324		1,500
110	44700	342	1,000	
110	44700	378	3,500	
110	44700	450	2,500	
110	44700	452	5,000	
110	44700	454		500
110	44700	462	1,000	
110	44700	470	9,250	
110	44700	478	5,500	
110	44700	479	1,500	
110	44700	489	1,200	
110	44700	497	2,500	
110	44700	498	6,000	
110	44700	941		100,000
110	44700	440	27,500	
110	44700	942	20,000	
112	44700	440		27,500
112	44700	450		2,500
112	44700	452		5,000
112	44700	462		1,000
112	44700	470		9,250
112	44700	478		5,500
112	44700	479		1,500
112	44700	488		30,000
112	44700	489		1,200
112	44700	497		2,500
112	44700	498		6,000
113	44700	533	40,000	
300	44700	488		20,000
			1,221,335	1,221,335

Section 2. The Financial Officer is hereby authorized to make said changes in the accounting system.

BE IT FURTHER ORDAINED, If any sentence, clause, phrase or paragraph of this Ordinance is declared to be unconstitutional by any Court of competent jurisdiction; such holding will not affect any other portion of this Ordinance.

BE IT FINALLY ORDAINED, that this Ordinance shall take effect fifteen days (15) days after its first passage or upon second reading, whichever is later, the public welfare requiring it.

MAYOR

CITY RECORDER

APPROVED AS TO FORM:

CITY ATTORNEY

Passed First Reading December 5, 2024

Passed Second Reading _____

ORDINANCE 2024-19

**AN ORDINANCE OF THE CITY OF FAIRVIEW,
TENNESSEE, APPROVING AN AMENDMENT TO THE ZONING ORDINANCE
SECTION 6-102.10 GENERAL EXCEPTIONS TO HEIGHT REGULATIONS, SECTION
8-103.3(1) GENERAL EXCEPTIONS TO HEIGHT REGULATIONS AND SECTION 9-
103.3(1) GENERAL EXCEPTIONS TO HEIGHT REGULATIONS TO PROVIDE
CLARITY TO PERMITTED EXCEPTIONS TO HEIGHT REGULATIONS AND TO
PROVIDE A HEIGHT EXCEPTION FOR ALL LAND USES WITHIN THE
COMMUNITY FACILITIES LAND USE CATEGORY AS LISTED IN SECTION 3-
103.2.**

WHEREAS, the Fairview Zoning Ordinance permits exceptions to the height regulations within all residential, commercial, and industrial zone districts, and

WHEREAS, the exceptions to height did not provide clarity on all potential situations and scenarios that may qualify for an exception of prescribed height regulations, and

WHEREAS, land uses within the Community Facilities land use category are permitted in residential, commercial, and industrial zone districts, and

WHEREAS, the Community Facilities land use category permits numerous land uses and associated buildings and structures that meet the requirements for an exception to height regulations, and

**NOW THEREFORE BE IT ORDAINED BY THE BOARD OF
COMMISSIONERS OF THE CITY OF FAIRVIEW, TENNESSEE, THAT THE CITY
OF FAIRVIEW ZONING ORDINANCE IS HEREBY AMENDED AS FOLLOWS:**

6-102.10 General Exceptions to Height Regulations

1. **General Exceptions to Height Regulations: Residential Zone Districts**

The maximum height regulations contained in all residential zone district bulk regulations shall not apply to church spires, belfries, cupolas, domes, radio towers, flag poles, water tanks, silos, grain elevators, ventilators, chimneys, or other appurtenances usually required to be placed above the roof level of a building and not intended for human occupancy. Additionally, the maximum height regulations contained in any residential zone district bulk regulations shall not apply to any land use found within the Community Facilities Activity classification as found in Section 3-103.2 of this ordinance.

8-103.3 Height Regulations

1. **General Exceptions to Height Regulations: Commercial Zone Districts**

The maximum height regulations contained in all commercial zone district bulk regulations shall not apply to church spires, belfries, cupolas, domes, radio towers,

flag poles, water tanks, silos, grain elevators, ventilators, chimneys, or other appurtenances usually required to be placed above the roof level of a building and not intended for human occupancy. Additionally, the maximum height regulations contained in any commercial zone district bulk regulations shall not apply to any land use found within the Community Facilities Activity classification as found in Section 3-103.2 of this ordinance.

9-103.3 Height Regulations

1. General Exceptions to Height Regulations: Industrial Zone Districts

The maximum height regulations contained in all industrial zone district bulk regulations shall not apply to church spires, belfries, cupolas, domes, radio towers, flag poles, water tanks, silos, grain elevators, ventilators, chimneys, or other appurtenances usually required to be placed above the roof level of a building and not intended for human occupancy. Additionally, the maximum height regulations contained in any industrial zone district bulk regulations shall not apply to any land use found within the Community Facilities Activity classification as found in Section 3-103.2 of this ordinance.

Lisa Anderson, Mayor

ATTEST:

Rachel Jones, City Recorder

LEGAL FORM APPROVED:

Patrick M. Carter, City Attorney

Passed 1st Reading: December 5, 2024

Public Hearing: January 2, 2025

Passed 2nd Reading: _____

Published for public notice on: December 11, 2024 In: Main Street Fairview Newspaper

ORDINANCE 2025-01

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF FAIRVIEW, TENNESSEE, BY REZONING A 75.86 (+/-) ACRE PARCEL LOCATED AT THE SOUTH END OF THE EXISTING KINGWOOD BOULEVARD, CONSISTING OF WILLIAMSON COUNTY TAX MAP 042 PARCEL 123.00 FROM R-20 POD (ONE AND TWO FAMILY RESIDENTIAL) TO RS-15 POD (SINGLE FAMILY RESIDENTIAL), PROPERTY OWNER: LANDSOUTH, LLC.

WHEREAS, the City of Fairview zoning ordinance, and the zoning maps therein adopted be, and the same are hereby amended by rezoning the property herein described as a 75.86 (+/-) acre parcel of property consisting of Williamson County tax map 042, parcel 123.00, located at the south end of the existing Kingwood Boulevard, from R-20 POD (One and Two Family Residential) to RS-15 POD (Single Family Residential), property owner: Landsouth, LLC.; and

WHEREAS, said property to be rezoned from R-20 POD to RS-15 POD is located within the corporate limits of the City of Fairview; and

WHEREAS, the City of Fairview Municipal Planning Commission forwarded the request to the Board of Commissioners on December 10, 2024, with a **negative** recommendation for approval without conditions; and

WHEREAS, that all ordinances or parts of ordinances in conflict are hereby repealed; and

NOW THEREFORE BE IT ORDAINED BY THE CITY OF FAIRVIEW, TENNESSEE, BOARD OF COMMISSIONERS AS FOLLOWS:

The zoning ordinance of the City of Fairview, Tennessee, is hereby amended by rezoning a 75.86 (+/-) acre parcel of property consisting of Williamson County tax map 042, parcel 123.00, located at the south end of the existing Kingwood Boulevard, from R-20 POD (One and Two Family Residential) to RS-15 POD (Single Family Residential), as requested by owner Landsouth, LLC., the public welfare requiring it. The rezoning of this site shall be subject to all City of Fairview ordinances and regulations.



Approved by the Board of Commissioners:

Lisa Anderson, Mayor

ATTEST:

Rachel Jones, City Recorder

LEGAL FORM APPROVED:

Patrick M. Carter, City Attorney

Passed 1st Reading: _____

Public Hearing: _____

Passed 2nd Reading: _____

Published for public notice on: _____ In: _____

ORDINANCE 2025-02

AN ORDINANCE TO AMEND TITLE 12 OF THE CITY OF FAIRVIEW MUNICIPAL CODE, SPECIFICALLY, SECTIONS RELATED TO THE CITY’S FEE STRUCTURE FOR PERMITS AND FEES RELATED TO CONSTRUCTION, REMODELING, BUILDING PERMITS; AND INDUSTRIAL, COMMERCIAL AND RESIDENTIAL DEVELOPMENT

WHEREAS, the City of Fairview, Tennessee, previously adopted Ordinance 2019-17 which establishes various plan review and permit fees, as permitted by Municipal Code §§ 12-105, and

WHEREAS, the City of Fairview, Tennessee, has determined that the City’s Fee Schedule for Planning Applications and Permits requires adjustment, and

WHEREAS, the City of Fairview, Tennessee, has reviewed the fee adjustment in relation to surrounding and peer communities and has determined that the costs associated with said applications and permits have increased, and

WHEREAS, the City of Fairview, Tennessee, has further determined that it is in the best interest of the City of Fairview, Tennessee to amend the City’s Fee Schedule for Planning Applications and Permits, and

NOW THEREFORE BE IT ORDAINED BY THE CITY OF FAIRVIEW, TENNESSEE AS FOLLOWS:

- Section 1. Repealed. That the Fee Schedule 12-105 adopted by Ordinance 2019-17 is hereby repealed.
- Section 2. Adoption. That the Fee Schedule for Planning Applications and Building Permits is hereby adopted and incorporated, as identified in Exhibit A.
- Section 3. Biennial Review. That the Fee Schedule for Planning Applications and Building Permits shall be reviewed in odd-numbered years.
- Section 4. Application. That the Fee Schedule shall be applied to all new requests or applications received by the City of Fairview after the effective date.
- Section 5. Effective Date. This ordinance shall take effect 15 days after the final passage, upon publication in a newspaper of general circulation after final reading, the public welfare demanding it.

MAYOR

CITY RECORDER

LEGAL FORM APPROVED:

CITY ATTORNEY

Passed First Reading

Passed Second Reading

EXHIBIT - A

City of Fairview Permit Fee Schedule	
Building Permit - New Construction	
One and Two Family Residential Building Permit ^{1,3}	\$1.85 per square foot under roof including storage areas accessible by permanent stairways/ doorways (revenue to be allocated 42% to general fund, 42% to facilities fund and 16% to a parks and recreation fund)
Multifamily and Attached Dwelling Residential Building Permit ^{1,3}	\$500 to be allocated to the facilities fund, plus: \$3.50 per square foot up to 1,000 square feet under roof \$2.50 per square foot from 1,001 square feet up to 5,000 square feet under roof \$1.85 per square foot for 5,001+ square foot buildings, under roof including storage areas accessible by permanent stairways/ doorways (revenue to be allocated 42% to general fund, 42% to facilities fund and 16% to a parks and recreation fund)
Commercial and Industrial Non-Residential Building Permit ^{1,3}	\$500 to be allocated to the facilities fund, plus: \$3.50 per square foot up to 1,000 square feet under roof* \$2.50 per square foot from 1,001 square feet up to 5,000 square feet under roof* \$1.85 per square foot for 5,001+ square foot buildings, under roof including storage areas accessible by permanent stairways/ doorways
*3 side or less enclosed; open air buildings accessed at 50% rate of square footage under roof	
Mechanical Permits (when not included in Building Permit)	
HVAC (Heating, Ventilation and Air Conditioning)	\$25.00 per unit
Gas Line	\$25.00 per line
Accessory Structure Permit¹	
Non-Covered Deck	\$0.50 per square foot, \$50 minimum
In Ground Swimming Pool	\$200.00
Above Ground Swimming Pool (>2 foot depth)	\$100.00
Detached Garage, Detached Carport, Covered Deck	\$1.00 per square foot, under roof
Building Permit - Renovation	
One and Two Family Residential Renovation Permit	\$1.00 per square foot of renovated area. \$100.00 Minimum
Multifamily and Attached Dwelling Residential Renovation Permit	\$1.00 per square foot of renovated area. \$100.00 Minimum
Commercial and Industrial Non-Residential Renovation Permit	\$1.00 per square foot of renovated area. \$100.00 Minimum
Demolition Permit^{1,3}	
	\$100.00
Home Business Permit^{1,3}	
	\$15.00
Residential Temporary Rental/Lease Permit^{1,3}	
	\$50.00 per unit, per year
Food Truck Permit^{1,3}	
	\$50.00 per unit, per year
Temporay Structure Permit (tent, sales trailer, etc.)^{1,2,3}	
	\$0.50 per square foot, \$50 minimum
Grading, Site Utilization and Reclamation Permit^{1,3}	
	\$250.00
House/ Building Moving Permit^{1,3}	
	\$250.00
Change of Contractor	
	\$50.00
Minor Modification to Plans (After Construction Starts)	
	\$150.00
Retaining Walls	
	\$150.00 per each wall
Re-Inspection Fee (to be paid prior to Re-Inspection)	
	\$50.00
Extension/ Renewal (90 days maximum)	
	50% of Original Permit Fee (each)
1. Unpermitted Construction shall be subject to double fees	
2. Non-Profit groups waived from fee	
3. Technology Fee - \$10.00	
4. Returned Checks - \$35.00	

EXHIBIT-A

City of Fairview Review Fee Schedule	
Review Fees ^{1,2,3,4}	
Annexation and Plan of Services <25 Ac. - Contiguous	\$450.00
Annexation and Plan of Services >25 Ac. - Contiguous	\$700.00
Annexation and Plan of Services <25 Ac. - Non-Contiguous	\$700.00
Annexation and Plan of Services >25 Ac. - Non-Contiguous	\$1,000.00
Annexation and Plan of Services for Property Located Outside of the Urban Growth Boundary	\$2,000.00
Rezoning <20 Ac.	\$700.00
Rezoning >20 Ac.	\$1,000.00
Conceptual Plan	\$250.00
Master Development Plan (Multifamily and Attached Dwelling)	\$1,500.00 + \$20.00 per acre
Residential Development Plan	\$800.00 + \$20.00 per acre + \$30.00 per Lot
Commerical Site Development Plan	\$800.00 + \$0.30 per SF of buildings
Construction Plan - Residential or Mixed Use	\$500.00 + \$0.75 per LF of new accessway/ roadway
Construction Plan - Commercial or Industrial	\$500.00 + \$0.75 per SF of Impervious accessway/ roadway/ parking area
Modification to Construction Plan (After Construction Starts)	\$250.00 + \$50.00 per modified sheet
Final Plat	\$800.00 + \$35.00 per lot
Planned Overlay Development (P.O.D.) ^{1,2,3,4}	
Master Development Plan	\$1,500.00 + \$20.00 per acre
Development Plan	\$800.00 + \$20.00 per acre + \$30.00 per Lot +\$0.30 per SF of Commerical Space
Construction Plan	\$500.00 + \$0.75 per LF of new roadway
Final Plat	\$800.00 + \$35.00 per lot
Minor Modification	\$250.00
Major Modification	\$1,200.00 + \$10.00 per dwelling unit
Additional Fees ^{2,3,4}	
Property Line Adjustment	\$150.00
Lot Redivision (2 lot Max)	\$250.00
Minor Subdivision Modification	\$100.00 per affected lot
Major Subdivision Modification	\$100.00 per affected lot
Board of Zoning Appeals Application ^{1,2,3,4}	\$250.00
1. Public Notification Advertising Fee - \$9.00 per adjacent parcel	
2. Returned Checks - \$35.00	
3. Technology Fee \$10.00	
4. Fee Includes 2 review cycles. Subsequent reviews will be assessed at 50% of original fee per review cycle.	