CITY OF FAIR VIEW BOARD OF COMMISSIONERS REGULAR MEETING AGENDA MARCH 3, 2022

7:00 P.M.

- 1. Roll Call
- 2. Call to Order
- 3. Prayer and Pledge
- 4. Approval of Agenda and Executive Session Announcements
- 5. Public Hearing(s)
- 6. Citizen Comments (Limited to the first 5 citizens to sign in and a limit of 3 minutes each)
- 7. Public Announcements, Awards and Recognitions
 - A. City Events
- 8. Staff Comments and Monthly Reports
 - A. Parks Operational Plan Committee Report
 - B. Planning Report
 - C. Finance Report
 - D. Public Works Report
 - E. City Manager Report, Scott Collins
- 9. Consent Agenda (Any Item May be Removed for Individual Consideration)
 - A. Minutes from Board of Commissioners Meeting February 17, 2022
- 10. Old Business
 - A. Rezoning Old Nashville Road
 - (1) Public Hearing
 - (2) Second and Final Reading Ordinance 2022-03, An Ordinance to Amend the Zoning Ordinance of the City of Fairview, Tennessee, by Rezoning 6.99 Acres of Property Consisting of Williamson County Tax Map 042, Parcel 063.03, Located on Old Nashville Road, From RS-40 (Residential, Single-Family) to R-20 (Residential), Property Owner: Timothy Mangrum, Innovated Construction Co, LLC
 - B. Rezoning Old Nashville Road
 - (1) Public Hearing
 - (2) Second and Final Reading Ordinance 2022-04, An Ordinance to Amend the Zoning Ordinance of the City of Fairview, Tennessee, by Rezoning 7.19 Acres of Property Consisting of Williamson County Tax Map 042, Parcel 063.04, Located on Old Nashville Road, From RS-40 (Residential, Single-Family) to R-20 (Residential), Property Owner: Timothy Mangrum, Innovated Construction Co, LLC
 - C. Rezoning Old Nashville Road
 - (1) Public Hearing
 - (2) Second and Final Reading Ordinance 2022-05, An Ordinance to Amend the Zoning Ordinance of the City of Fairview, Tennessee, by Rezoning 7.19 Acres of Property Consisting of Williamson County Tax Map 042, Parcel 063.06, Located on Old Nashville

Road, From RS-40 (Residential, Single-Family) to R-20 (Residential), Property Owner: Timothy Mangrum, Innovated Construction Co. LLC

- D. Rezoning Cleveland Lane
- (1) Public Hearing
- (2) Second and Final Reading Ordinance 2022-06, An Ordinance to Amend the Zoning Ordinance of the City of Fairview, Tennessee, by Rezoning 0.31 Acres of Property Consisting of Williamson County Tax Map 022, Parcel 145.04, Located on Cleveland Lane, From RS-15 (Residential, Single-Family) to C-1 (Commercial), Property Owner: First Federal Bank, Applicant: Timothy Mangrum, Innovated Construction Co, LLC, and David Hudgins
- E. Second and Final Reading of Ordinance 2022-07, An Ordinance to Amend City of Fairview Ordinance 667, Tract 2, Upon Rezoning From RS-15 to Any Commercial Zoning Classification
- F. Second and Final Reading of Ordinance 2022-02, An Ordinance to Amend the Zoning Ordinance of the City of Fairview, Tennessee, by Rezoning 20 Acres of Property Consisting of Williamson County Tax Map 021, Parcel 063.00 (Northwest Highway), From RS-40 Low-Density Single-Family Residential to R-20 Residential, Property Owner: Northwest Cove LLC, Agent: T-Square Engineering (Vice Mayor Anderson requested for reconsideration as the item failed to carry at 2/17/22 BOC)

11. New Business

- A. First Reading of Ordinance 2022-09, An Ordinance to Amend the Zoning Ordinance of the City of Fairview, Tennessee, by Rezoning 3.44 Acres of Property Consisting of Williamson County Tax Map 022, Parcel 165.01, (Highway 96 N), From CG (Commercial General) to RM-12 (Multifamily), Property Owner: Jonathan Caldwell
- B. First Reading of Ordinance 2022-10, An Ordinance to Amend the Zoning Ordinance of the City of Fairview, Tennessee, by Rezoning 1.33 Acres of Property Consisting of Williamson County Tax Map 022, Parcel 14.00, From RS-40 (Residential, Single-Family) to R-20 (Residential), Property Owner: Platinum Equities, LLC
- C. First Reading of Ordinance 2022-11, An Ordinance to Amend the Zoning Ordinance of the City of Fairview, Tennessee, by Rezoning Property Consisting of Williamson County Tax Map 022, Part of Parcel 164.00, Located on Highway 96 N, From R-20 (Residential) to RM-15 (Multifamily), Property Owner: Platinum Equities, LLC
- 12. Communications from the Mayor and Commissioners
- 13. Meeting Adjournment

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY TENNESSEE, BY REZONING 6.99 ACRES OF PROPERTY CONSISTING OF WILLIAMSON COUNTY TAX MAP 042, PARCEL 065.03, LOCATED ON OLD NASHVILLE ROAD, FROM RS-40 (RESIDENTIAL, SINGLE-FAMILY) TO R-20 (RESIDENTIAL), PROPERTY OWNER: TIMOTHY MANGRUM, INNOVATED CONSTRUCTION CO, 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 6.99 acres of property consisting of Williamson County tax map 042, parcel 065.03 (Old Nashville Road), from RS-40 (Residential, Single-Family) to R-20 (Residential), property owner: Timothy Mangrum, Innovated Construction Co, LLC; and

WHEREAS, said property to be rezoned from RS-40 to R-20 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 January 11, 2022, with a 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:

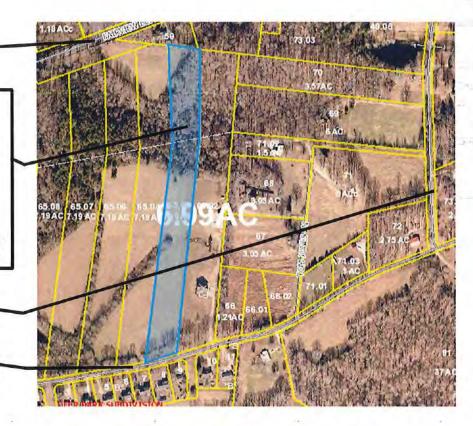
The zoning ordinance of the City of Fairview, Tennessee, is hereby amended by rezoning 6.99 acres of property consisting of Williamson County tax map 042, parcel 065.03 (Old Nashville Road), from RS-40 (Residential, Single-Family) to R-20 (Residential), as requested by owner Timothy Mangrum, Innovated Construction Co, LLC, the public welfare requiring it. The rezoning of this site shall be subject to all City of Fairview ordinances and regulations.



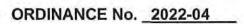
Rezone 6.99 Acres
Current Zoning: RS-40
Requested Zoning: R-20
Old Nashville Road
Map: 042 Parcel: 065.03
Owner: Timothy Mangrum,
Innovated Construction Co, LLC

Jones Lane

Old Nashville Road



Approved by the Board of Commissioners:
Mayor
ATTESTED:
City Recorder
APPROVED AS TO FORM:
City Attorney
Passed 1st Reading: February 3, 2022
Public Hearing:
Passed 2 nd Reading:
Published for public notice on:
ln:
Publication



AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY TENNESSEE, BY REZONING 7.19 ACRES OF PROPERTY CONSISTING OF WILLIAMSON COUNTY TAX MAP 042, PARCEL 065.04, LOCATED ON OLD NASHVILLE ROAD, FROM RS-40 (RESIDENTIAL, SINGLE-FAMILY) TO R-20 (RESIDENTIAL), PROPERTY OWNER: TIMOTHY MANGRUM, INNOVATED CONSTRUCTION CO, 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 7.19 acres of property consisting of Williamson County tax map 042, parcel 065.04 (Old Nashville Road), from RS-40 (Residential, Single-Family) to R-20 (Residential), property owner: Timothy Mangrum, Innovated Construction Co, LLC; and

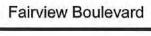
WHEREAS, said property to be rezoned from RS-40 to R-20 is located within the corporate limits of the City of Fairview; and

WHEREAS, the City of Fairview Municipal Planning Commission forwarded the request to the Board of Commissioners on January 11, 2022, with a 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:

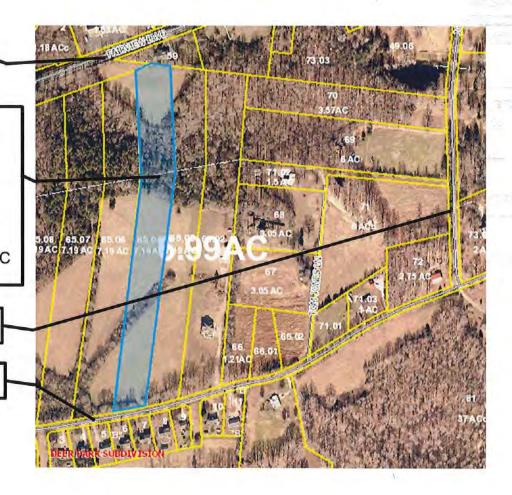
The zoning ordinance of the City of Fairview, Tennessee, is hereby amended by rezoning 7.19 acres of property consisting of Williamson County tax map 042, parcel 065.04 (Old Nashville Road), from RS-40 (Residential, Single-Family) to R-20 (Residential), as requested by owner Timothy Mangrum, Innovated Construction Co, LLC, the public welfare requiring it. The rezoning of this site shall be subject to all City of Fairview ordinances and regulations.



Rezone 7.19 Acres
Current Zoning: RS-40
Requested Zoning: R-20
Old Nashville Road
Map: 042 Parcel: 065.04
Owner: Timothy Mangrum,
Innovated Construction Co, LLC

Jones Lane

Old Nashville Road



Approved by the Board of Comm	nissioners:	
Mayor	-	
ATTESTED:	=>	
City Recorder		
APPROVED AS TO FORM:		
City Attorney		
Passed 1 st Reading: Februar	y 3,2022	
Public Hearing:		
Passed 2 nd Reading:		
Published for public notice on:		
ln:		
Publication	=	

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY TENNESSEE, BY REZONING 7.19 ACRES OF PROPERTY CONSISTING OF WILLIAMSON COUNTY TAX MAP 042, PARCEL 065.06, LOCATED ON OLD NASHVILLE ROAD, FROM RS-40 (RESIDENTIAL, SINGLE-FAMILY) TO R-20 (RESIDENTIAL), PROPERTY OWNER: TIMOTHY MANGRUM, INNOVATED CONSTRUCTION CO, 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 7.19 acres of property consisting of Williamson County tax map 042, parcel 065.06 (Old Nashville Road), from RS-40 (Residential, Single-Family) to R-20 (Residential), property owner: Timothy Mangrum, Innovated Construction Co, LLC; and

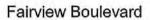
WHEREAS, said property to be rezoned from RS-40 to R-20 is located within the corporate limits of the City of Fairview; and

WHEREAS, the City of Fairview Municipal Planning Commission forwarded the request to the Board of Commissioners on January 11, 2022, with a 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 7.19 acres of property consisting of Williamson County tax map 042, parcel 065.06 (Old Nashville Road), from RS-40 (Residential, Single-Family) to R-20 (Residential), as requested by owner Timothy Mangrum, Innovated Construction Co, LLC, the public welfare requiring it. The rezoning of this site shall be subject to all City of Fairview ordinances and regulations.



Rezone 7.19 Acres
Current Zoning: RS-40
Requested Zoning: R-20
Old Nashville Road
Map: 042 Parcel: 065.06
Owner: Timothy Mangrum,
Innovated Construction Co, LLC

Jones Lane

Old Nashville Road



Approved by the Board of Commissioners:	
Mayor	
ATTESTED:	
City Recorder	
APPROVED AS TO FORM:	
City Attorney	
Passed 1st Reading: February 3, 2022	
Public Hearing:	
Passed 2 nd Reading:	
Published for public notice on:	
ln:	
Publication	



AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY TENNESSEE, BY REZONING 0.31 ACRES OF PROPERTY CONSISTING OF WILLIAMSON COUNTY TAX MAP 022, PARCEL 145.04, LOCATED ON CLEVELAND LANE, FROM RS-15 (RESIDENTIAL, SINGLE-FAMILY) TO C-1 (COMMERCIAL), PROPERTY OWNER: FIRST FEDERAL BANK, APPLICANT: TIMOTHY MANGRUM, INNOVATED CONSTRUCTION CO, LLC, AND DAVID HUDGINS

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 0.31 acres of property consisting of Williamson County tax map 022, parcel 145.04 (Cleveland Lane), from RS-15 (Residential, Single-Family) to C-1 (Commercial), property owner: First Federal Bank, Applicant: Timothy Mangrum, Innovated Construction Co, LLC and David Hudgins; and

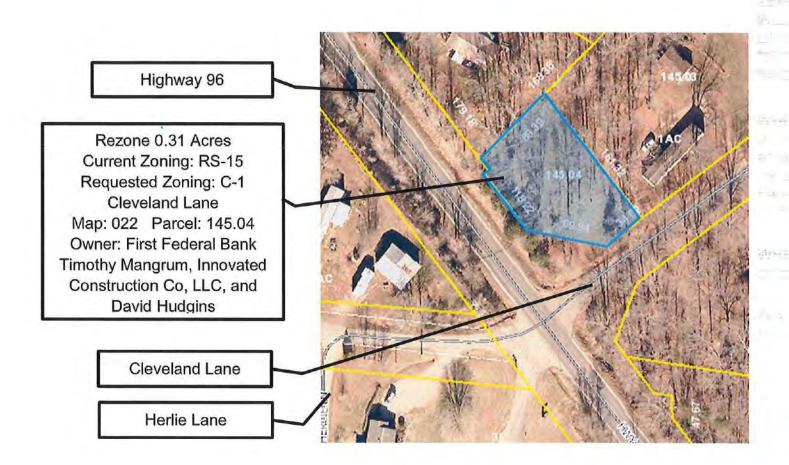
WHEREAS, said property to be rezoned from RS-15 to C-1 is located within the corporate limits of the City of Fairview; and

WHEREAS, the City of Fairview Municipal Planning Commission forwarded the request to the Board of Commissioners on January 11, 2022, with a 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 0.31 acres of property consisting of Williamson County tax map 022, parcel 145.04 (Cleveland Lane), from RS-15 (Residential, Single-Family) to C-1 (Commercial), as requested by owner First Federal Bank with applicant Timothy Mangrum, Innovated Construction Co, LLC, and David Hudgins, 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 Commissione	rs:	
Mayor		
ATTESTED:		
City Recorder		
APPROVED AS TO FORM:		
City Attorney		
Passed 1st Reading: February 3, 20:	22	
Public Hearing:		
Passed 2 nd Reading:		
Published for public notice on:		
In:		
Publication		

AN ORDINANCE TO AMEND CITY OF FAIRVIEW ORDINANCE 667, TF REZONING FROM RS-15 TO ANY COMMERCIAL ZONING CLASSIFICATION.

WHEREAS, City of Fairview Ordinance 667, Tract 2, is formally identified as Lot 1 of Leverette Subdivision, and

WHEREAS, Pursuant to City of Fairview Ordinance 667, Tract 2 is currently zoned RS-15 and is further deemed "Not A Buildable Lot" due to the lot being less than the 15,000 square foot RS-15 zoning classification minimum lot size, and

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

The designation of "Not A Buildable Lot" of Tract 2, Leverette Meadows Lot 1, formally identified in City of Fairview Ordinance 667 shall be void and no longer applicable to this tract if and whenever the tract is zoned to any City of Fairview commercial zoning classification, and

AND BE IT FURTHER ORDAINED, the designation of "Not A Buildable Lot" of Tract 2, Lot 1, formally identified in City of Fairview Ordinance 667 shall be applicable, in force and binding at any time this lot is zoned as any zoning classification other than commercial.

Passed 1st Reading:	186 mary 3, 2022
Passed 2 nd Reading	
Mayor	
ATTESTED:	
City Clerk	
APPROVED AS TO I	FORM:
City Attorney	

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY TENNESSEE, BY REZONING 20 ACRES OF PROPERTY CONSISTING OF WILLIAMSON COUNTY TAX MAP 021, PARCEL 063.00 (NORTHWEST HIGHWAY), FROM RS-40 LOW-DENSITY SINGLE FAMILY RESIDENTIAL TO R-20 RESIDENTIAL, PROPERTY OWNER: NORTHWEST COVE LLC; AGENT: T-SQUARE ENGINEERING

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 20 acres of property consisting of part of Williamson County tax map 021, parcel 063.00, located on Northwest Highway, from RS-40 low-density single family residential to R-20 residential, property owner: Northwest Cove LLC; Agent; T-Square Engineering.; and

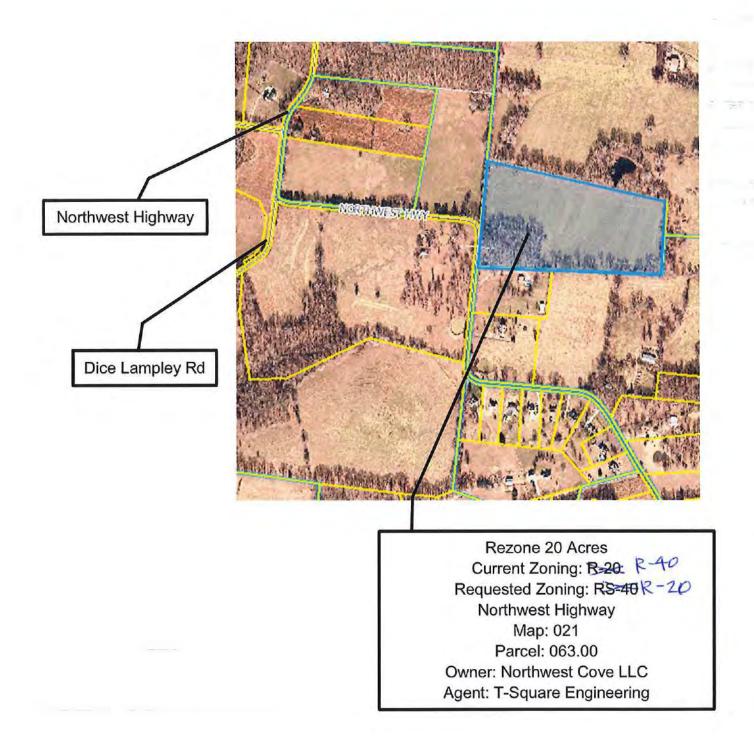
WHEREAS, said property to be rezoned from RS-40 to R-20 is located within the corporate limits of the City of Fairview; and

WHEREAS, the City of Fairview Municipal Planning Commission forwarded the request to the Board of Commissioners on December 14, 2021, with a 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 20 acres of property consisting of Williamson County tax map 021, parcel 063.00 (Northwest Highway), from RS-40 Single-Family Low Density Residential to R-20 Residential, as requested by owner Northwest Cove 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:
Mayor
ATTESTED:
City Recorder
APPROVED AS TO FORM:
City Attorney
Passed 1st Reading: January 20, 2022
Public Hearing: February 17, 2022
Passed 2 nd Reading:
Published for public notice on:
February 1, 2022
In:
The Fairview Observer Publication

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY TENNESSEE, BY REZONING 3.44 ACRES OF PROPERTY CONSISTING OF WILLIAMSON COUNTY TAX MAP 022, PARCEL 165.01, LOCATED ON HIGHWAY 96 N, FROM CG (COMMERCIAL GENERAL) TO RM-12 (MULTIFAMILY), OWNER: JONATHAN CALDWELL

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 3.44 acres of property consisting of Williamson County tax map 022, parcel 165.01 (Highway 96 N), from CG (Commercial General) to RM-15 (Multifamily), property owner: Jonathan Caldwell

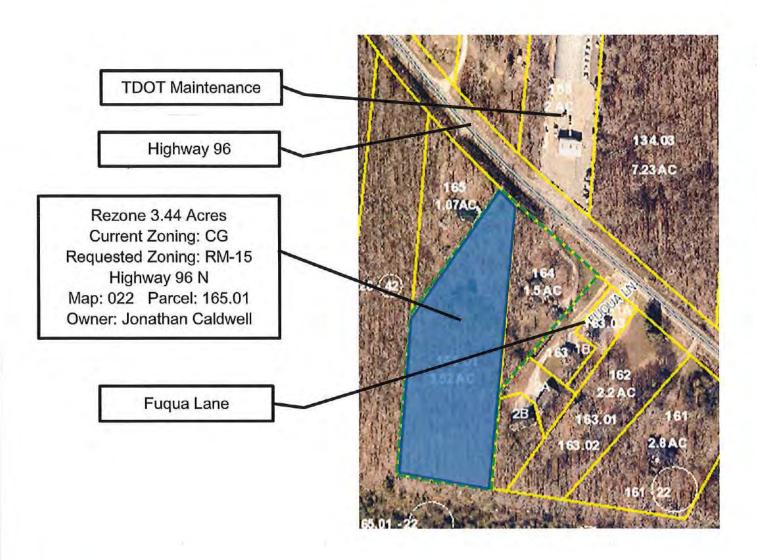
WHEREAS, said property to be rezoned from CG to RM-15 is located within the corporate limits of the City of Fairview; and

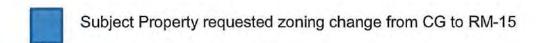
WHEREAS, the City of Fairview Municipal Planning Commission forwarded the request to the Board of Commissioners on February 8, 2022, without a recommendation for approval; and

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 3.44 acres of property consisting of Williamson County tax map 022, parcel 165.01 (Highway 96 N), from CG (Commercial General to RM-15 (Multifamily), as requested by owner Jonathan Caldwell, the public welfare requiring it. The rezoning of this site shall be subject to all City of Fairview ordinances and regulations.





---- Entire boundary of property under consideration (3 ordinances)

Approved by the Board of Comm	issioners:		
Mayor	_		
ATTESTED:			
City Recorder			
APPROVED AS TO FORM:			
City Attorney			
Passed 1 st Reading:			
Public Hearing:			
Passed 2 nd Reading:			
Published for public notice on:			
ln:			
Dublication			



AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY
TENNESSEE, BY REZONING 1.33 ACRES OF PROPERTY CONSISTING OF
WILLIAMSON COUNTY TAX MAP 022, PARCEL 164.00, LOCATED ON HIGHWAY 96
N, FROM RS-40 (RESIDENTIAL, SINGLE-FAMILY) TO R-20 (RESIDENTIAL), OWNER:
PLATINUM EQUITIES, 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 1.33 acres of property consisting of Williamson County tax map 022, parcel 164.00 (Highway 96 N), from RS-40 (Residential, Single-Family) to R-20 (Residential), property owner: Platinum Equities LLC

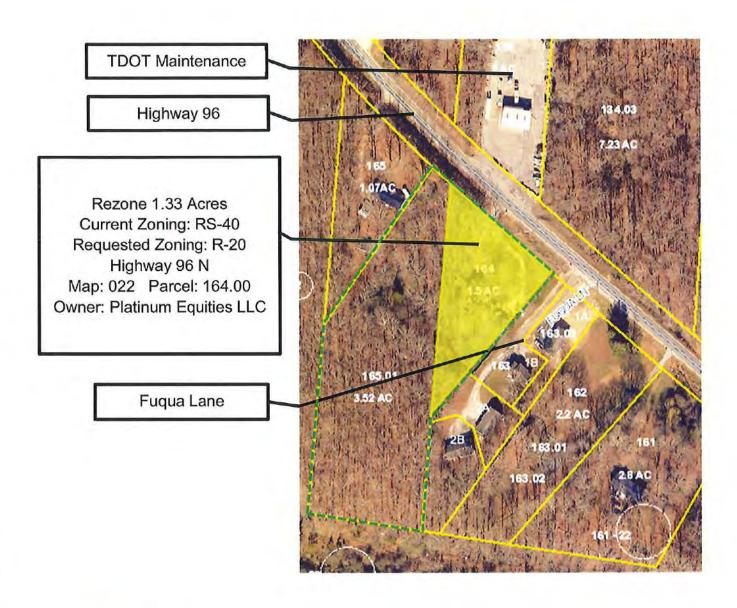
WHEREAS, said property to be rezoned from RS-40 to R-20 is located within the corporate limits of the City of Fairview; and

WHEREAS, the City of Fairview Municipal Planning Commission forwarded the request to the Board of Commissioners on February 8, 2022, with a 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 1.33 acres of property consisting of Williamson County tax map 022, parcel 164.00 (Highway 96 N), from RS-40 (Residential, Single-Family) to R-20 (Residential), as requested by owner Platinum Equities LLC, the public welfare requiring it. The rezoning of this site shall be subject to all City of Fairview ordinances and regulations.



Subject property requested zoning change from RS-40 to R-20

---- Entire boundary of property under consideration (3 ordinances)

Approved by the Board of Commi	issioners:
 Mayor	_
ATTESTED:	
City Recorder	
APPROVED AS TO FORM:	
City Attorney	
Passed 1 st Reading:	
Public Hearing:	
Passed 2 nd Reading:	
Published for public notice on:	
ln:	
Publication	



AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF TAXALLY, TENNESSEE, BY REZONING PROPERTY CONSISTING OF WILLIAMSON COUNTY TAX MAP 022, PART OF PARCEL 164.00, LOCATED ON HIGHWAY 96 N, FROM R-20 (RESIDENTIAL) TO RM-15 (MULTIFAMILY), OWNER: PLATINUM EQUITIES, 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 1.33 acres of property consisting of Williamson County tax map 022, part of parcel 164.00 (Highway 96 N), from R-20 (Residential) to RM-15 (Multifamily), property owner: Platinum Equities LLC

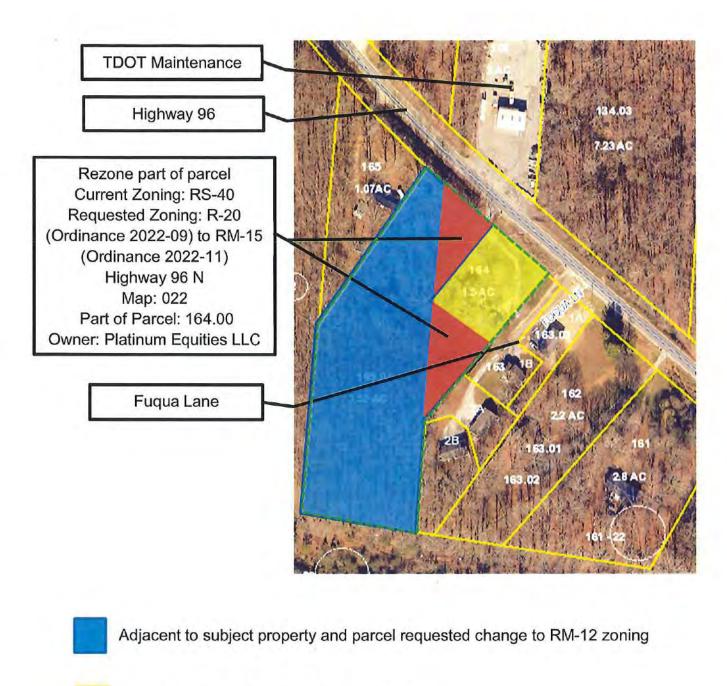
WHEREAS, said property to be rezoned from R-20 to RM-15 is located within the corporate limits of the City of Fairview; and

WHEREAS, the City of Fairview Municipal Planning Commission forwarded the request to the Board of Commissioners on February 8, 2022, with a 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 1.33 acres of property consisting of Williamson County tax map 022, part of parcel 164.00 (Highway 96 N), from R-20 (Residential) to RM-15 (Multifamily), as requested by owner Platinum Equities LLC, the public welfare requiring it. The rezoning of this site shall be subject to all City of Fairview ordinances and regulations.



- Property requested zoning change to R-20
- Subject property subdivided off R-20 parcel and requested change to RM-15 zoning

Entire boundary of property under consideration (3 ordinances)

Approved by the Board of Commis	ssioners:
Mayor	
ATTESTED:	
City Recorder	
APPROVED AS TO FORM:	
City Attorney	
Passed 1 st Reading:	:
Public Hearing:	
Passed 2 nd Reading:	
Published for public notice on:	
ln:	
Publication	