



CITY OF FAIRVIEW  
BOARD OF COMMISSIONERS  
REGULAR MEETING AGENDA

APRIL 15, 2021

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. Arbor Day Proclamation
8. **Staff Comments and Monthly Reports**
  - A. Fire Department Report
  - B. Police Department Report
  - C. City Manager Report
9. **Consent Agenda** (Any Item May be Removed for Individual Consideration)
  - A. Minutes from the April 1, 2021, Board of Commissioners Meeting
10. **Old Business**
  - A. Ordinance 2021-06, Rezone Parcel of Land on Highway 96 N
    - 1) Public Hearing for Item 10-A-2
    - 2) Second and Final Reading of Ordinance 2021-06, An Ordinance to Amend the Zoning Ordinance of the City of Fairview, by Rezoning 10.26 Acres of Property, Consisting of Map 018, Parcel 038.02, Located on Highway 96 N, From RM-8, Multi-Family Residential, to RM-20, Multi-Family Residential, Owner: Bivens-Stevehagen Joint Venture
  - B. Ordinance 2021-07, Rezone 1269 Highway 96 N
    - 1) Public Hearing for Item 10-B-2
    - 2) Second and Final Reading of Ordinance 2021-07, An Ordinance to Amend the Zoning Ordinance of the City of Fairview, by Rezoning 28.36 Acres of Property, Consisting of Map 018, Parcel 038.00, Located at 1269 Highway 96N, From RM-8 PUD, Multi-Family Residential Planned Unit Development, to RM-8, Multi-Family Residential, Owner: Welling Corporation
11. **New Business**
  - A. Resolution 04-21, A Resolution of the City of Fairview, Tennessee, to Have a Street Light Installed in the 7200 Block of Northwest Highway
  - B. Resolution 05-21, A Resolution of the City of Fairview, Tennessee, to Formally Name the Playground Location in Bowie Park and to Formally Adopt a Logo for the Playground
  - C. Bowie Park Perimeter
12. **Communications from the Mayor and Commissioners**
13. **Meeting Adjournment**

7A

# CITY OF FAIRVIEW PROCLAMA ARBOR DAY

**WHEREAS**, in 1872, J Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees; and

**WHEREAS**, this holiday, called Arbor Day, was first observed with the planting of More than a million trees; and

**WHEREAS**, Arbor Day is now observed throughout the nation and the world; and

**WHEREAS**, Dr. Evangeline Bowie used land management techniques including planting over 500,000 trees that transformed barren and eroded land into a park treasure gifted to the city that now includes over 700 acres of forest, lakes and 17 miles of trails; and

**WHEREAS**, the City of Fairview is located on the Western Highland Rim, and within a diverse and unique hardwood forest; and

**WHEREAS**, the Redbud Tree has been designated the Official City Tree; and

**WHEREAS**, the City of Fairview was designated as a Tree City USA in 2019; and

**WHEREAS**, Trees

- Save storm water retention cost
- Save energy
- Appeal to shoppers
- Slow traffic
- Provide health benefits
- Mitigate noise
- Provide wildlife habitat
- Clean and cool the air
- Attract people and industry
- Increase home values
- Increase pavement life
- Reduce crime
- Increase office worker productivity
- Are beautiful; and,

**WHEREAS**, trees, wherever they are planted, are a source of joy and spiritual renewal; and,

**NOW, THEREFORE, BE IT RESOLVED**, that the Board of Commissioners of Fairview, Tennessee does hereby proclaim April 30, 2021 as Arbor Day in the City of Fairview, to be observed annually on the last Friday in April going forward, and urges the citizens to plant trees and protect our woodlands to promote the wellbeing of this and future generations.

**IN WITNESS WHEREOF**, I have hereunto set my hand, and caused the great seal of the City of Fairview to be affixed, this 15th day of April, 2021.

\_\_\_\_\_  
Mayor, Debby Rainey



IDA

**ORDINANCE #2021-06**

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF FAIRVIEW, BY REZONING 10.26 ACRES OF PROPERTY, CONSISTING OF MAP 018 PARCEL 038.02, LOCATED ON HIGHWAY 96N, FROM RM-8 MULTI-FAMILY RESIDENTIAL ZONING TO RM-20 MULTI-FAMILY RESIDENTIAL ZONING, OWNER: BIVINS-STEVENHAGEN JOINT VENTURE

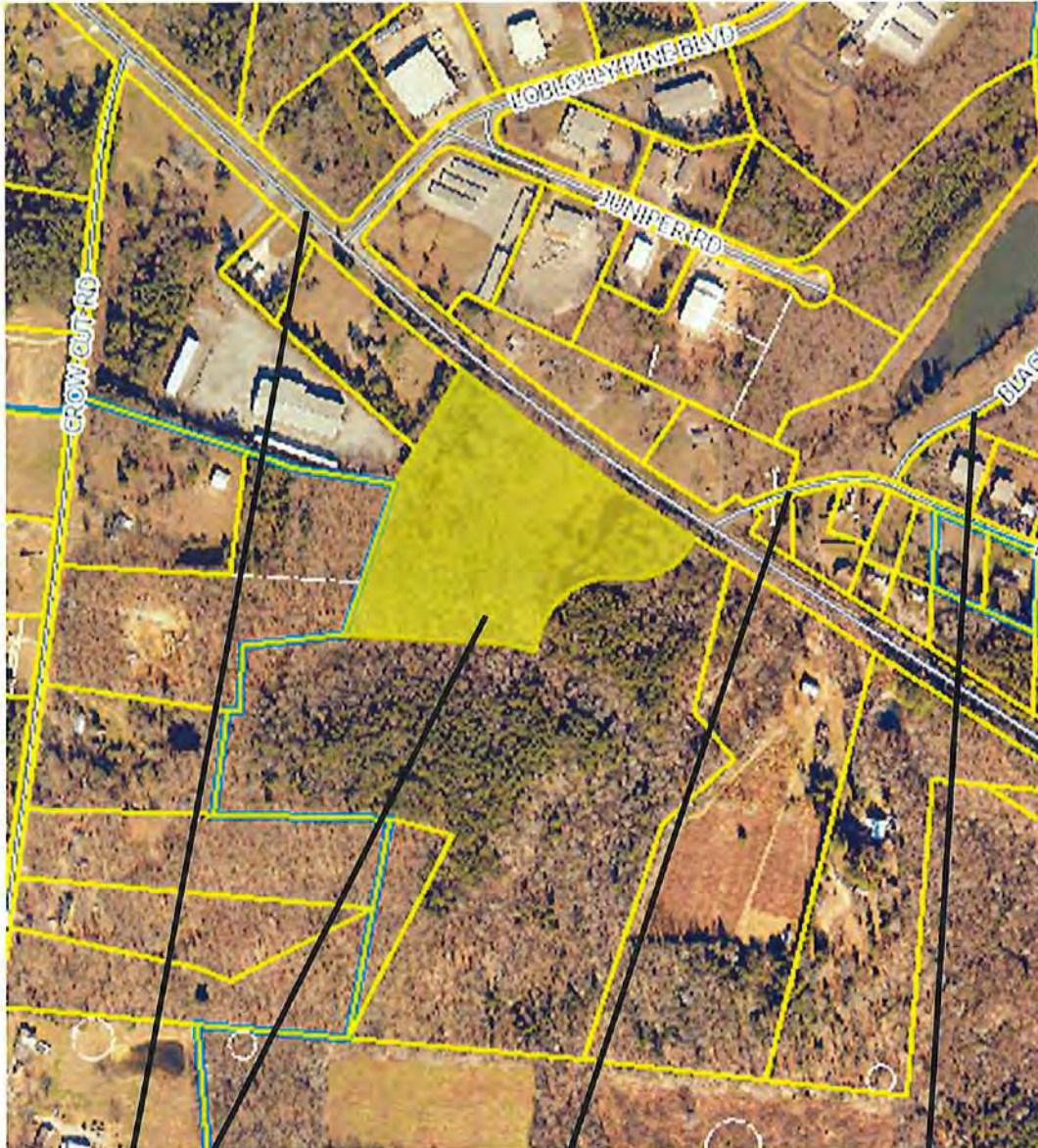
**WHEREAS**, the city of Fairview Zoning Ordinance, and the zoning maps therein adopted be, and the same are hereby amended by rezoning the property herein described as 10.26 acres of property located on Highway 96 N, consisting of Map 018, Parcel 038.02, from RM-8, to an RM-20, as requested by owner Bivins-Stevenhagen Joint Venture

**WHEREAS**, said property to be rezoned from RM-8 to RM-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 9, 2021, with a recommendation for approval without conditions; and

**WHEREAS**, that all Ordinances or parts of Ordinances in conflict with are hereby repealed.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF FAIRVIEW, TENNESSEE, BOARD OF COMMISSIONERS**, to amend the zoning ordinance of the city of Fairview, by rezoning as 10.26 acres of property located on Highway 96N, consisting of Map 018, Parcel 038.02, from RM-8, Multi-Family Residential, to an RM-20, Multi-Family Residential, as requested by owner Bivins-Stevenhagen Joint Venture, the public welfare requiring it. The rezoning of this site shall be subject to all City ordinances and regulations.

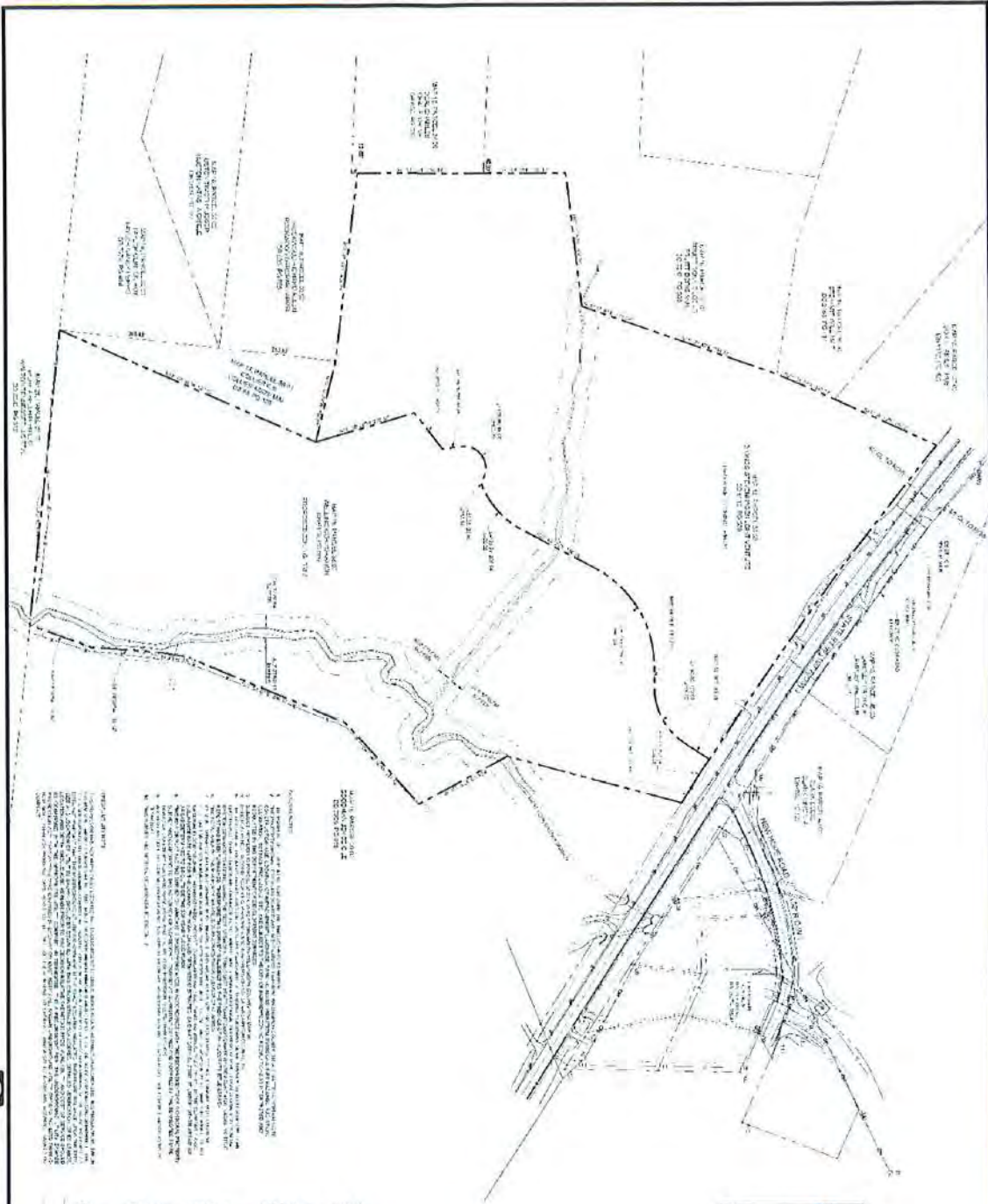


Highway 96 N

New Hope Road

Black Pine Road

Rezone 10.26 Acres  
Highway 96N  
Map: 018 Parcel: 038.02  
Current Zoning: RM-8  
Requested Zoning: RM-20  
Owner: Bivins-Stevenhagen Joint Venture



**NOTICE TO CONTRACTOR**

THESE PLANS AND SPECIFICATIONS SHALL BE CONSIDERED AS THE BASIS FOR THE CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED ON THESE PLANS.

**T-SQUARE ENGINEERING**

SHEET 1 OF 1

**PROJECT**  
20-1-204

**DATE**  
1/25/2024

**SCALE**  
AS SHOWN

**DESIGNER**  
T-SQUARE ENGINEERING

**CHECKED BY**  
T-SQUARE ENGINEERING

**APPROVED BY**  
T-SQUARE ENGINEERING

**LEGEND**

1. ALL DIMENSIONS SHALL BE IN FEET AND INCHES UNLESS OTHERWISE NOTED.

2. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.

3. ALL DIMENSIONS SHALL BE TO THE OUTSIDE UNLESS OTHERWISE NOTED.

4. ALL DIMENSIONS SHALL BE TO THE INSIDE UNLESS OTHERWISE NOTED.

5. ALL DIMENSIONS SHALL BE TO THE FACE UNLESS OTHERWISE NOTED.

6. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.

7. ALL DIMENSIONS SHALL BE TO THE OUTSIDE UNLESS OTHERWISE NOTED.

8. ALL DIMENSIONS SHALL BE TO THE INSIDE UNLESS OTHERWISE NOTED.

9. ALL DIMENSIONS SHALL BE TO THE FACE UNLESS OTHERWISE NOTED.

10. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.



**FINAL PLAT**  
**SUBDIVISION PLAN**  
**MAP 16, PARCELS 38.00 & 38.02**  
**WILLIAMSON COUNTY, TENNESSEE**

NO.	DATE	REVISIONS
1	1/24/24	PRELIMINARY PLAT TO CONTRACTOR

**HIGHBURY POINTE**

Approved by the Board of Commissioners:

---

Debby Rainey, Mayor

ATTEST:

---

Brandy Johnson, City Recorder

LEGAL FORM APPROVED:

---

City Attorney

First Reading: April 1, 2021

Public Hearing Held: April 15, 2021

Second Reading: \_\_\_\_\_

Published in the Tennessean on: March 30, 2021

10B

**ORDINANCE #2021-07**

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF FAIRVIEW, BY REZONING 28.36 ACRES OF PROPERTY, CONSISTING OF MAP 018 PARCEL 038.00, LOCATED AT 1269 HIGHWAY 96N, FROM RM-8 PUD MULTI-FAMILY RESIDENTIAL ZONING WITH PLANNED OVERLAY DEVELOPMENT OVERLAY TO RM-8 MULTI-FAMILY RESIDENTIAL ZONING, OWNER: WELLING CORPORATION

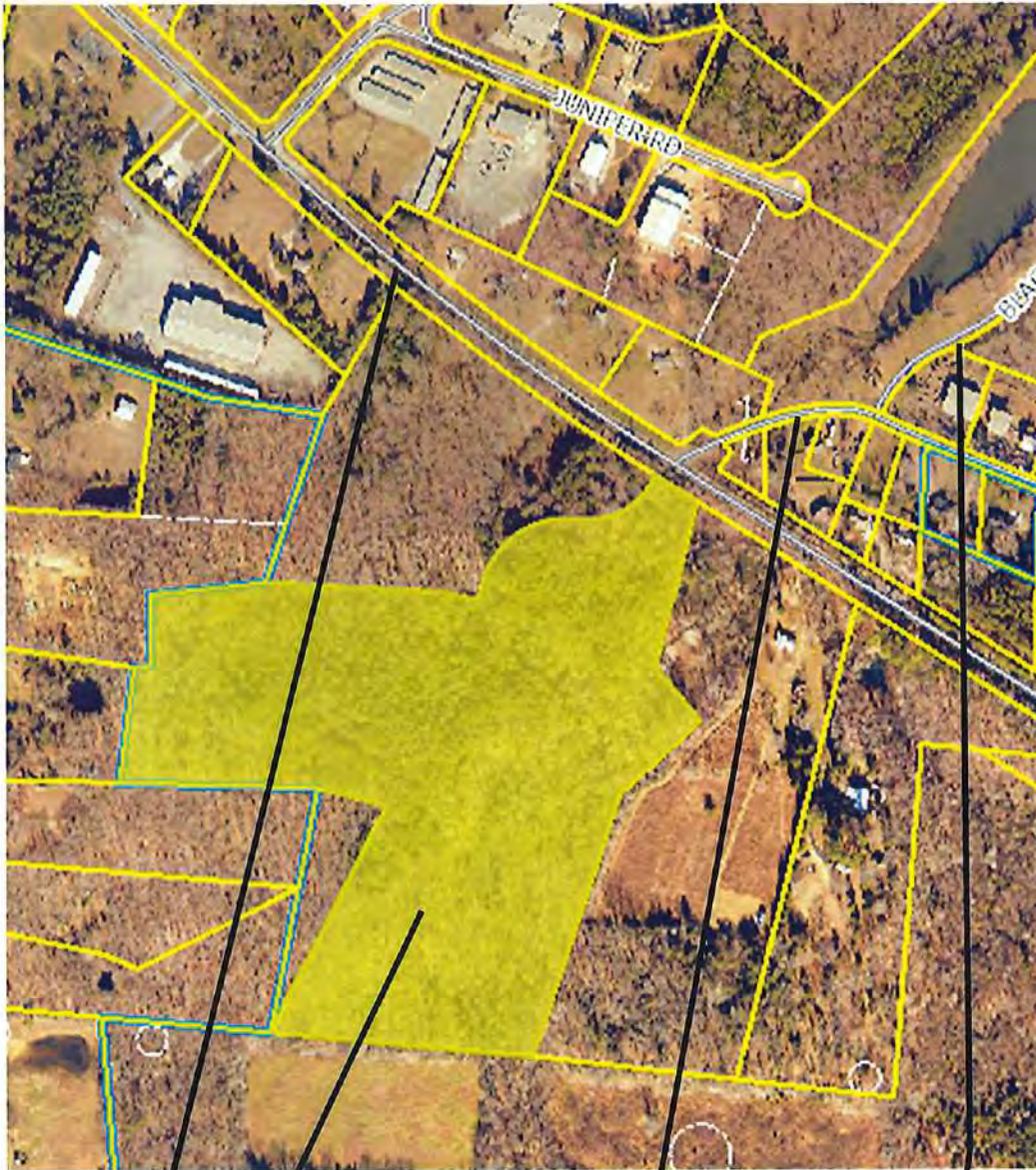
**WHEREAS**, the city of Fairview Zoning Ordinance, and the zoning maps therein adopted be, and the same are hereby amended by rezoning the property herein described as 28.36 acres of property located at 1269 Highway 96 N, consisting of Map 018, Parcel 038.00, from RM-8 PUD, to RM-8, as requested by owner Welling Corporation; and

**WHEREAS**, said property to be rezoned from RM-8 PUD to RM-8 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 9, 2021, with a recommendation for approval without conditions; and

**WHEREAS**, that all Ordinances or parts of Ordinances in conflict with are hereby repealed.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF FAIRVIEW, TENNESSEE, BOARD OF COMMISSIONERS**, to amend the zoning ordinance of the city of Fairview, by rezoning as 28.36 acres of property located at 1269 Highway 96N, consisting of Map 018, Parcel 038.00, from RM-8 PUD, Multi-Family Residential with Planned Unit Development Overlay, to RM-8, Multi-Family Residential, as requested by owner Welling Corporation, the public welfare requiring it. The rezoning of this site shall be subject to all City ordinances and regulations.



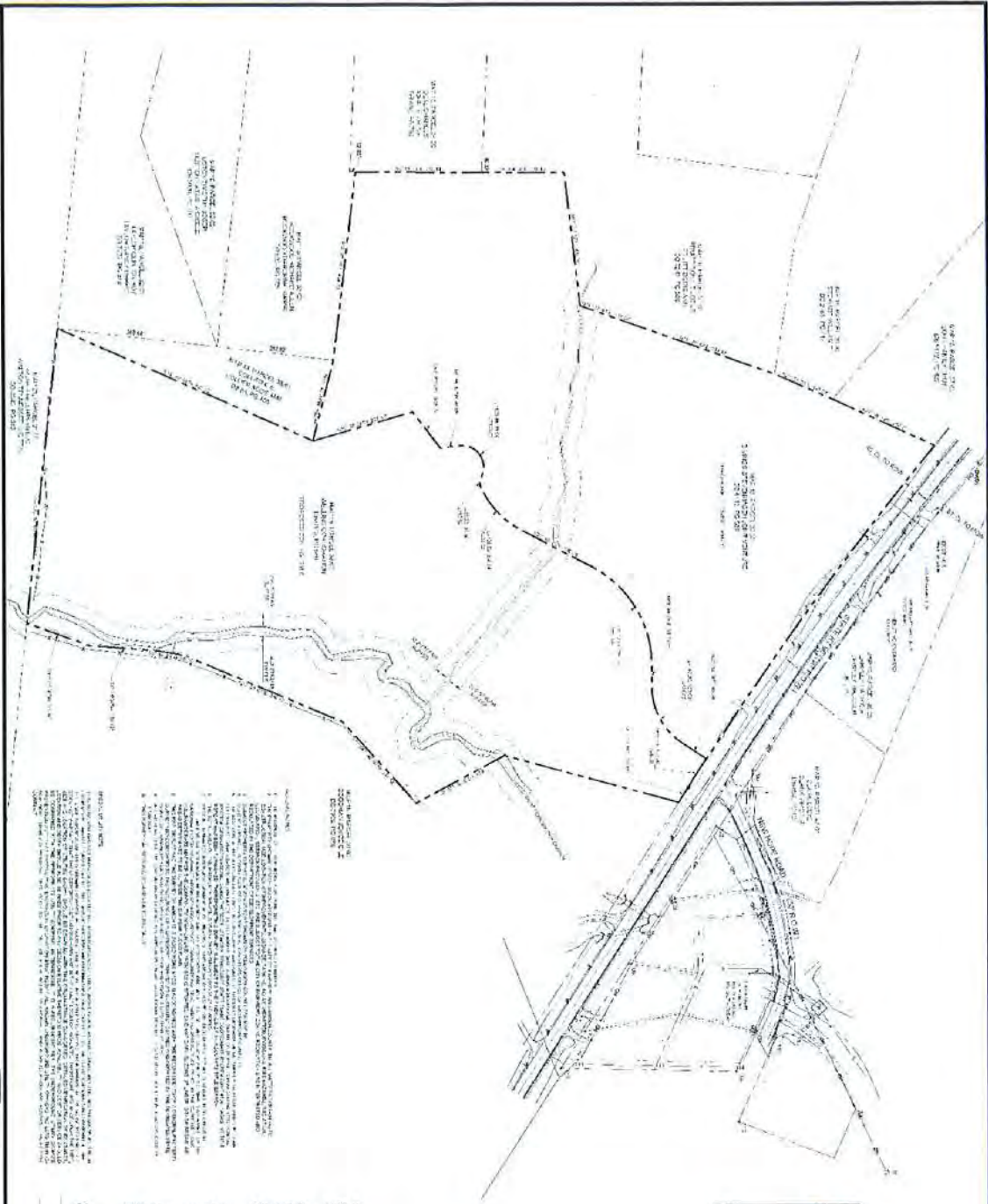
Highway 96 N

New Hope Road

Black Pine Road

Rezone 28.36 Acres  
1269 Highway 96N  
Map: 018 Parcel: 038.00  
Current Zoning: RM-8 PUD  
Requested Zoning: RM-8  
Owner: Welling Corporation





**NOTICE TO CONTRACTORS:**  
 THE SUBDIVISION PLAN IS SUBJECT TO THE FOLLOWING CONDITIONS:  
 1. THE SUBDIVISION PLAN IS SUBJECT TO THE APPROVAL OF THE TENSILE ENGINEERING COMPANY, INC.  
 2. THE SUBDIVISION PLAN IS SUBJECT TO THE APPROVAL OF THE TENSILE ENGINEERING COMPANY, INC.  
 3. THE SUBDIVISION PLAN IS SUBJECT TO THE APPROVAL OF THE TENSILE ENGINEERING COMPANY, INC.  
 4. THE SUBDIVISION PLAN IS SUBJECT TO THE APPROVAL OF THE TENSILE ENGINEERING COMPANY, INC.  
 5. THE SUBDIVISION PLAN IS SUBJECT TO THE APPROVAL OF THE TENSILE ENGINEERING COMPANY, INC.  
 6. THE SUBDIVISION PLAN IS SUBJECT TO THE APPROVAL OF THE TENSILE ENGINEERING COMPANY, INC.  
 7. THE SUBDIVISION PLAN IS SUBJECT TO THE APPROVAL OF THE TENSILE ENGINEERING COMPANY, INC.  
 8. THE SUBDIVISION PLAN IS SUBJECT TO THE APPROVAL OF THE TENSILE ENGINEERING COMPANY, INC.  
 9. THE SUBDIVISION PLAN IS SUBJECT TO THE APPROVAL OF THE TENSILE ENGINEERING COMPANY, INC.  
 10. THE SUBDIVISION PLAN IS SUBJECT TO THE APPROVAL OF THE TENSILE ENGINEERING COMPANY, INC.

**T-SQUARE ENGINEERING**

**SHEET 1 OF 1**

**PROJECT 20-1204**

**DATE 1/26/2022**

**FINAL PLAT  
 SUBDIVISION PLAN  
 MAP 18, PARCELS 38.00 & 38.02  
 WILLIAMSON COUNTY, TENNESSEE**

NO.	DATE	REVISIONS
1	1/26/22	ISSUE FOR PUBLIC REVIEW

**HIGHBURY POINTE**



Approved by the Board of Commissioners:

\_\_\_\_\_  
Debby Rainey, Mayor

ATTEST:

\_\_\_\_\_  
Brandy Johnson, City Recorder

LEGAL FORM APPROVED:

\_\_\_\_\_  
City Attorney

First Reading:                    April 1, 2021

Public Hearing Held:           April 15, 2021

Second Reading:                \_\_\_\_\_

Published in the Tennessean on: March 30, 2021

CITY OF FAIRVIEW, TENNESSEE

RESOLUTION NO. 04-21



A RESOLUTION OF THE CITY OF FAIRVIEW, TENNESSEE, TO HAVE A STREET LIGHT INSTALLED IN THE 7200 BLOCK OF NORTHWEST HIGHWAY.

WHEREAS, some residents of the Stable Acres subdivision have requested that a street light be installed in the 7200 block Northwest Highway, and

WHEREAS, a petition signed by some residents of the Stable Acres subdivision is attached to this Resolution, and

WHEREAS, the nearest utility pole sits at the southeast corner of the intersection of Northwest Highway, Kimbark Trail (Stable Acres) and Donald Wilson Drive (Polston Place), and

WHEREAS, Middle Tennessee Electric installs street lights within the city and the city pays the electric and maintenance costs for street lights within the city limits, and

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

The City of Fairview Board of Commissioners hereby resolves to request Middle Tennessee Electric to install a street light on the utility pole at the intersection of Northwest Highway, Kimbark Trail and Donald Wilson Drive.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Recorder

Approved As To Form:

\_\_\_\_\_  
City Attorney

CITY OF FAIRVIEW, TENNESSEE

RESOLUTION NO. 05-21

11B

A RESOLUTION OF THE CITY OF FAIRVIEW, TENNESSEE, TO FOR THE PLAYGROUND LOCATION IN BOWIE PARK AND TO FORMALLY ADOPT A LOGO FOR THE PLAYGROUND.

**WHEREAS**, the City of Fairview, city residents, city businesses and the regional community desires for the playground at Bowie Park to be rebuilt, and

**WHEREAS**, a formal naming and logo for the playground will enhance the effort to raise funds for the playground rebuild as well as identify the playground as a specific need for future care, maintenance and possible expansion, and

**WHEREAS**, the City of Fairview shall employ the playground name and logo at the playground site and upon any and all fundraising efforts, advertisements or usage for or of the playground, and

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

The City of Fairview Board of Commissioners hereby resolves to formally name the Bowie Park playground as "The Treehouse Playground at Bowie Nature Park", and

**BE IT FURTHER RESOLVED** that the city's official logo for The Treehouse Playground at Bowie Nature Park shall appear as follows:



**AND BE IT FURTHER RESOLVED** that a color copy of this logo be filed with this Resolution so that it may be permanently available for reference and use, and

**BE IT FURTHER RESOLVED** that this name and logo be employed by the City of Fairview upon any and all fundraising efforts, advertisements or usage for or of the Bowie Park playground.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Recorder

Approved As To Form:

\_\_\_\_\_  
City Attorney