

BOARD OF ZONING APPEALS OF THE CITY OF FAIRVIEW, TENNESSEE

RESOLUTION NO. BZA 02-24

A RESOLUTION OF THE BOARD OF ZONING APPEALS OF THE CITY OF FAIRVIEW, TENNESSEE, APPROVING THE VARIANCE REQUEST FOR CITY OF FAIRVIEW POLICE DEPARTMENT TRAINING FACILITY. MAP: 043, PARCEL: 044.00. PROPERTY OWNER: CITY OF FAIRVIEW

WHEREAS, Mr. Mathew Piofer, Civil & Environmental Consultants, Inc., is seeking approval of a variance to the bulk regulations for the City of Fairview Police Department Training Facility, owner City of Fairview, and

WHEREAS, the City of Fairview Zoning Ordinance Article 6, Section 6- 104.1.5(D): Bulk Regulations, Maximum Height 35 feet, and

WHEREAS, the intent of the application is to provide a City of Fairview Police Department Training Facility at Map 043, Parcel 044.00, and

WHEREAS, the intent of the variance is to construct a fifty (50) foot tall Police Training Tower, all lights affixed to the Police Training Tower shall be kept below the thirty-five (35) foot maximum height bulk regulation, and

WHEREAS, the site plan is attached as exhibit BZA-02-24-A, and

WHEREAS, the variance request letter is attached as exhibit BZA-02-24-B.

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

The City of Fairview Board of Zoning Appeals hereby **approves / denies** this request with the following conditions:

Adopted this _____ day of _____, 2024

Board of Zoning Appeals Chairperson

Attest:

City Recorder

Approved As To Form:

City Attorney

Exhibit BZA-02-24-A

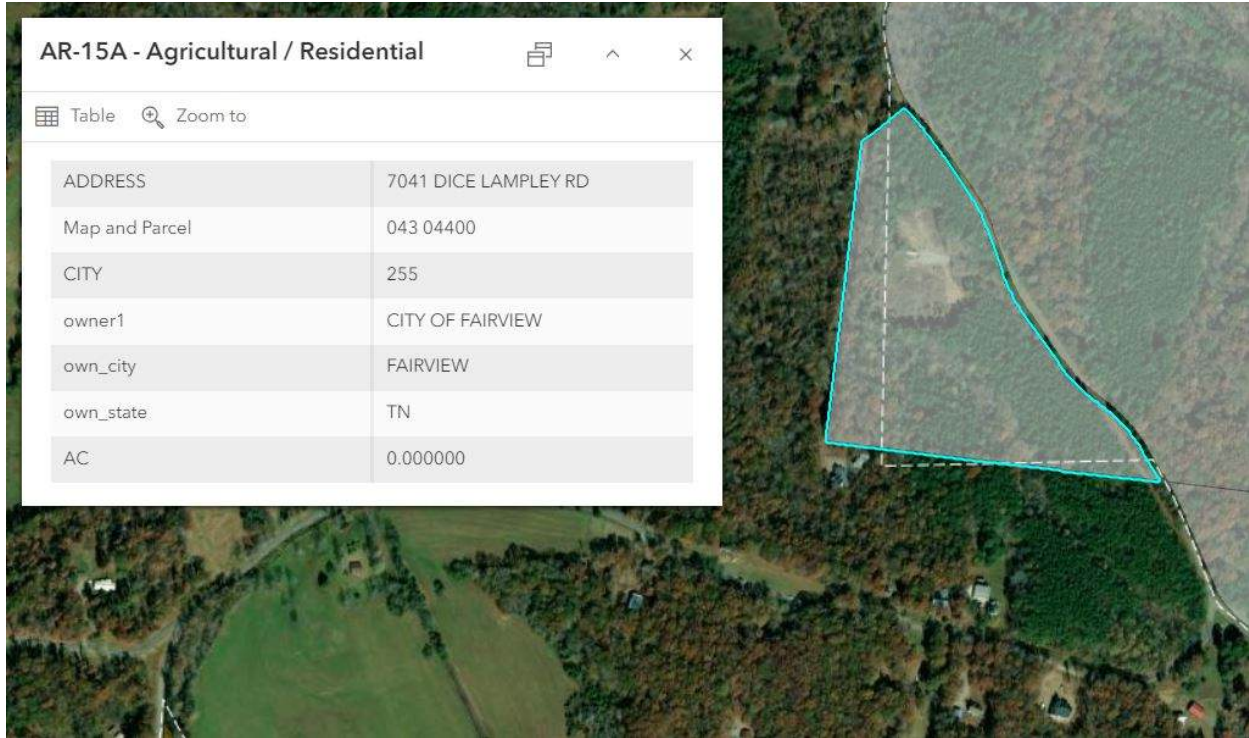


Exhibit BZA-02-24-B



Civil & Environmental Consultants, Inc.

June 18, 2024

Ethan Greer
City Planner
Fairview City Hall
7100 City Center Way
Fairview, TN 37062

Dear Mr. Greer:

Subject: Exception Request Letter
New Fairview Police Training Facility
CEC Project 183-063

On behalf of the City of Fairview, we are requesting two exceptions for the new police training facility.

The City would like to construct a police tower approximately 50' tall. This proposed tower will be a restricted access training that will be utilized for planned training and observation. Zoning of the property indicated a maximum structure height of 35'. From our conversations with City staff, we understand that the height limitation is intended to prevent light pollution and to ensure emergency services can reach any occupied space from the ground. Any range lights affixed to this tower or placed on light poles on site will be kept below 35'. The tower will be tightly controlled and access will be restricted to only during scheduled training. There will be no permanent occupancy in the tower. Due to the restricted occupancy of the tower and compliance with light height restrictions, we are requesting an exception to the 35' height restriction for this structure.

The City also wants to construct an aboveground stormwater detention structure to meet the City's stormwater requirements. We understand that Fairview requires all commercial developments to place their stormwater detention facilities underground unless they receive approval from planning for surface facilities. Due to the rural zoning of the site (AR-15) and the distance the detention basin will be set back from the road, a surface detention facility is appropriate for the scale and surrounding area of our project. We are requesting formal approval to construct aboveground facilities in lieu of the code required underground facilities.

Should you have any questions about this request, you may contact us at 615-333-7797, or by email at mpiofer@cecinc.com or jcameli@cecinc.com.

Sincerely,

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

A handwritten signature in blue ink that reads 'Mathew Piofer'.

Mathew Piofer, P.E.
Project Manager

A handwritten signature in blue ink that reads 'Jay Cameli'.

Jay Cameli, R.L.A.
Principal

117 Seaboard Lane, Suite E100 | Franklin, TN 37067 | 615-333-7797 | www.cecinc.com