

Agenda

Fairview Planning Commission March 18, 2025 Regular Meeting @ 7 p.m.

David Magner, Chairman
Hayley Schulist
Mayor Lisa Anderson
Salvatore Cali
Will King

Chris McDonald
Jeff Pape
LaRhonda Williams
Shonda Schilling

- Call to Order
- Roll Call
- Opening Prayer and Pledge
- Approval of Agenda
- Citizen Comments (*limited to the first five citizens to sign in and three minutes each*)
- Approval of Minutes:

- **February 11, 2025, Regular Meeting**

OLD BUSINESS

1. PC Resolution **PC-01-25**, Commercial Site Plan, Fairview Self Storage, 2.72 Acres, Map: 047, Parcel: 006.00. Current Zoning: Commercial General. Property Owner: Deborah Thompson Living Trust.

NEW BUSINESS

1. PC Resolution **PC-05-25**, Rezoning, 7711 Horn Tavern Rd, 2.2 Acres, Map: 022, Parcel: 136.00. Current Zoning: RS-40. Requested Zoning: R-20. Property Owner: Jeff Pack
2. PC Resolution **PC-06-25**, Final Plat, Cedarcrest Phase 2, 18.42 Acres, Map: 42, Parcel: 125.00. Current Zoning: Commercial General. Property Owner: Meritage Homes.
3. PC Resolution **PC-07-25**, Commercial Site Plan, Walmart Fuel Center, Map: 046, Parcel: 082.04. Current Zoning: Commercial General. Property Owner: Walmart, Inc.
4. PC Resolution **PC-08-25**, Final Plat, Wiley Circle Subdivision, Map: 046H, Group: C Parcel: 008.00. Current Zoning: RS-8. Property Owner: Wiley Circle Investment, LLC.
5. PC Resolution **PC-09-25**, Residential Development Plan, Highway 96 Townhomes, Map: 022, Parcels: 007.00, 167.00, and 178.02. Current Zoning: RM-8. Property Owner: Middle Tennessee Developers.

6. PC Resolution **PC-10-25**, Annexation Request, 0 Crow Cut Road, Map: 018, Parcel: 031.00. Property Owner: Northcutt Custom Homes, LLC.
7. PC Resolution **PC-11-25**, Residential Development Plan, Westview Phase 1B, Map: 046, Parcel: 044.00. Current Zoning: RS-15 POD. Property Owner: Boulevard Building Group.
8. PC Resolution **PC-12-25**, Acceptance of Infrastructure, Cumberland Estates Phase 1. Current Zoning: R-20 POD. Property Owner: Cumberland Est, LLC.
9. PC Resolution **PC-13-25**, Acceptance of Infrastructure, Cumberland Estates Phase 2. Current Zoning: R-20 POD. Property Owner: Cumberland Est, LLC.

BONDS AND LETTERS OF CREDIT

REPORTS FOR DISCUSSION AND INFORMATION

- City Planning Staff
- City Manager
- City Engineer – Belvoir Dr.
- City Attorney

PLANNING COMMISSION ROUNDTABLE

ADJOURNMENT

MUNICIPAL PLANNING COMMISSION MINUTES

February 11, 2025, Meeting at 7 PM

David Magner, Chairman
Hayley Schulist, Vice Chair
Lisa Anderson, Mayor

Chris McDonald
Salvatore Cali
Will King

Shonda Schilling
LaRhonda Williams
Jeff Pape

Staff present: Tom Daugherty, Marisa Howell, Patrick Carter, Curtis Broadbent, Kevin Chastine, Bre Bailey, Jade Antolec

- **Call to order by:** Mr. Magner at 7:00 PM
- **Roll Call by:** Marisa Howell, Community Services Assistant

	PRESENT	ABSENT
Mr. Pape	X	
Mr. McDonald	X	
Mr. Cali		X
Ms. Schulist	X	
Mr. Magner	X	
Mayor Anderson	X	
Ms. Schilling	X	
Ms. Williams		X
Mr. King	X	

- **Prayer & Pledge led by:** Mr. Magner
- **Approval of Agenda**

Motion to approve: Mr. McDonald

Second: Mayor Anderson

	YES	NO	ABSTAIN	RECUSE	ABSENT
Mayor Anderson	X				
Mr. Cali					X
Ms. Williams					X
Mr. King	X				
Ms. Schulist	X				
Mr. McDonald	X				
Mr. Magner	X				
Mr. Pape	X				
Ms. Schilling	X				
MOTION PASSED 7-0					

- **Citizen Comments - None**
- **Approval of Minutes – January 14, 2025, Regular Meeting**
January 14, 2025, Work Session

Motion to approve: Mr. Pape

Second: Mr. McDonald

	YES	NO	ABSTAIN	RECUSE	ABSENT
Mayor Anderson	X				
Mr. Cali					X
Ms. Williams					X
Mr. King			X		
Ms. Schulist	X				
Mr. McDonald	X				
Mr. Magner	X				
Mr. Pape	X				
Ms. Schilling	X				
MOTION PASSED 6-0 (1 Abstain)					

- Old Business - None

- New Business

1. **PC Resolution PC-02-25, Final Plat, Aden Woods Phase 4, 20.55 Acres, Map: 046F, Group: E, Parcel: 069.00. Current zoning: R-20. Property Owner: A-1 Home Builders, INC.**

Motion to approve: Mr. Pape

Second: Mayor Anderson

	YES	NO	ABSTAIN	RECUSE	ABSENT
Mayor Anderson	X				
Mr. Cali					X
Ms. Williams					X
Mr. King	X				
Ms. Schulist	X				
Mr. McDonald	X				
Mr. Magner	X				
Mr. Pape	X				
Ms. Schilling	X				
MOTION PASSED 7-0					

Staff Report: Kevin Chastine

Representative: Louis Sloyan, T-Square Engineering

Discussion: Mr. Sloyan stated he was here for any questions the board may have. Mr. King stated he spoke with the planning staff regarding the easement that runs through the properties on Crow Cut Road. Mr. King stated the easement on the plans was noted as a utility easement, but it is a sewer easement. Mr. King stated a note should be placed on the plans stating no structures should be built in the easement. Mr. Sloyan stated they can put a note on the plans. Mr. Magner asked to get the final plat back to the city staff to be signed.

2. **PC Resolution PC-03-25, Annexation, Kelly Hollars Annexation, 8.66 Acres, Map: 021, Parcel: 017.01. Property Owner: John Hollars**

Motion to approve: Mayor Anderson

Second: Ms. Schulist

	YES	NO	ABSTAIN	RECUSE	ABSENT
Mayor Anderson	X				
Mr. Cali					X
Ms. Williams					X
Mr. King	X				
Ms. Schulist	X				
Mr. McDonald	X				
Mr. Magner	X				
Mr. Pape	X				
Ms. Schilling	X				
MOTION PASSED 7-0					

Staff Report: Kevin Chastine

Representative: John Hollars

Discussion: Mr. Magner stated this is a recommendation to the Board of Commissioners. Mr. Magner stated the properties that are near this property have been annexed and, in his opinion, it would make sense to be annexed in the city. Mayor Anderson stated this property is contiguous with other city property and the property is also in the urban growth boundary and she is in favor as well.

- 3. PC Resolution PC-04-25, Subdivision Regulation Variance Request, Reserves on Chester Ruzek Court, Map: 042, Parcel: 136.02. Current Zoning: RS-40. Property Owner: Duke & Duke. LLC.**

Motion to approve: Ms. Schulist

Second: Mayor Anderson

	YES	NO	ABSTAIN	RECUSE	ABSENT
Mayor Anderson	X				
Mr. Cali					X
Ms. Williams					X
Mr. King	X				
Ms. Schulist	X				
Mr. McDonald	X				
Mr. Magner	X				
Mr. Pape	X				
Ms. Schilling	X				
MOTION PASSED 7-0					

Staff Report: Kevin Chastine, Curtis Broadbent

Representative: Louis Sloyan, T-Square Engineering

Discussion: Mr. Sloyan stated he is here to answer any questions. Mr. Sloyan stated this variance is to have better access to the lots and to try to reduce the cuts to have better lots for the subdivision. Mayor Anderson asked Mr. Broadbent if subdivision speed limits are typically twenty-five miles per hour speed limits. Mr. Broadbent stated yes, twenty-five miles per hour is posted in all subdivisions but the engineer designs the roads based on thirty miles per hour speed limit. Mr. Broadbent stated in this case, there would be a twenty-five mile per hour design speed, which is five less than what is required in the sub regs. Mr. Broadbent verified with Mr. Sloyan that twenty miles per hour would be posted in the subdivision. Ms. Schulist asked what the blue and red lines depict on a graph that was shown. Mr. Sloyan stated the red lines are the approximate grades coming in. Mr. Sloyan stated this grid was an exhibit to show before the final design was completed. Mr. Sloyan stated the blue lines are the approximate vertical curve. Mr. Sloyan stated the difference between the black line and the blue line is the amount of hill that would not be cut down. Mr.

Sloyan stated the blue is what they are aiming for in this variance and not cut down twelve feet cut in that area versus a five-foot cut if the variance is approved. Mr. Broadbent explained on the graph where the existing grade is, and the proposed grade is to try to minimize cutting and alter any disturbance. Mr. Pape stated the reality of this is to get closer to the existing grade, minimize disturbance, minimize cutting down more trees and have the lots blend in the existing topography better, and to me that is positive. Mr. Magner stated his support for this. Mr. Broadbent asked Mr. Sloyan what the previous slope on the down slope after the crest was. Mr. Sloyan stated he believed it was ten percent because that was all they could achieve with the curves and a thirty mile per hour speed limit. Mr. Broadbent stated the final slope is increasing from ten to eleven-point three two percent slope. Mr. Pape stated there would not be a drastic change by doing this in his opinion.

- **Bonds and Letters of Credit – None**
- **Reports for Discussion and Information**
 - **City Planning Staff** – Mr. Chastine stated he was filling in for Mr. Greer tonight, and congratulated Mr. Greer on the birth of his son.
 - **City Manager** – Mr. Daugherty reminded everyone City Hall would be closed on 2-17-25 in observance of President Day.
 - **City Engineer** –Mr. Broadbent thanked the board for the questions and the consideration.
 - **City Attorney** – none
- **Planning Commission Roundtable**
- **Adjournment by:** Mr. McDonald at 7:33 PM

Marisa Howell, Community Services Assistant

<https://www.youtube.com/watch?v=PtVx68R7JwE>

**PLANNING COMMISSION OF THE CITY OF FAIRVIEW, TENNESSEE
RESOLUTION NO. 01-25**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FAIRVIEW, TENNESSEE, RECOMMENDING THE APPROVAL OF THE SITE DEVELOPMENT PLAN FOR THE CONSTRUCTION OF A 75,000 SQUARE FOOT SELF STORAGE BUILDING FOR BOX STORAGE AT 2378 FAIRVIEW BOULEVARD, NORTH OF ADELE ROAD. TAX MAP 047 PARCEL 006.00. OWNER: DEBORAH THOMPSON LIVING TRUST.

WHEREAS, Jonathan Evans, P.E. (Evans Engineering, Inc.) is requesting approval of a Site Development Plan to construct a two (2) story, 75,000 square foot climate controlled self-storage building; and

WHEREAS, the staff report is attached as Exhibit PC-01-25-A.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF FAIRVIEW, TENNESSEE, AS FOLLOWS:

The City of Fairview Planning Commission hereby approves/does not approve the Site Development Plan for Box Storage, as submitted on March 11, 2025, with the following conditions:

1. All staff comments to be addressed prior to preconstruction meeting.
2. Tree Bank Exception request.
3. Sidewalk Requirement Exception request.
4. Underground Detention Exception request.
5. Steep Slope Exception request.
6. Building Material Exception request. To allow for Brick Patterned EIFS, with coloring similar to natural brick material for West Elevation Only.

Adopted this _____ day of _____, 2025

Planning Commission Chairperson

Attest:

City Recorder

Approved As To Form:

City Attorney

EXHIBIT PC-01-25-A
STAFF REPORT
PC-01-25

Project: Box Self-Storage

Application Type: Site Development Plan

Applicant: Jonathan Evans, P.E. (Evans Engineering, Inc.)

Owner: Deborah Thompson Living Trust

Initial Submittal Date: 11/29/2024

Final Submittal Date:

Tax Map: 047 **Parcel:** 006.00

Project Summary

Jonathan Evans, P.E. (Evans Engineering, Inc.) has submitted a site plan to construct a 75,000 square foot climate controlled self-storage building on property located at 2380 Fairview Boulevard, north of Adele Road. The site plan also illustrates all required parking, stormwater infrastructure, landscaping, and all necessary water and wastewater infrastructure.

The parcel is zoned CG (Commercial General District) and the requested land use is self-service storage facilities, which is a permitted use within the CG zone district. No portion of the property is located within a flood hazard area (Zone X) as indicated on FEMA FIRM Panel 47187C0135F.

Surrounding Zoning and Land Use

All surrounding properties are zoned CG (Commercial General). The one (1) exception to this is a single property located on the east side of Fairview Boulevard that is zoned RM-12. This property is directly across from the proposed storage facility and is the location of the entrance for a townhouse development located behind five (5) properties that front onto Fairview Boulevard.

The parcel to the north is a residential structure that houses an office land use. The parcel to the west is vacant. The two (2) parcels to the south contain a liquor store and a self-storage development that contains 16 buildings. The buildings to the east, across Fairview Boulevard contain three (3) buildings that contain a medical office, automotive parts store, and automotive repair business.

Site Overview

The parcel contains 2.72 (+/-) acres. The parcel is oddly shaped in that the back one-third of the parcel is much wider than the front portion of the parcel. The proposed building and parking area is located on the front portion of the property and most of the rear of the property will not be developed as part of this project. The rear portion of the parcel, behind the proposed building, will be graded to create a stormwater pond. The portion south of the proposed stormwater pond will remain untouched as part of the project.

The project will utilize an existing 40-foot reciprocal driveway ingress-egress and public utility easement to provide access to the proposed building. This existing easement permits the usage of the existing access point for the property located to the south of the project site. The access easement is in place due to severe topography along the road frontage of the property.

Architecture

The proposed building will contain two (2) floors of storage, but not through the entire building. The front portion of the building, facing Fairview Boulevard, will be one (1) story in height. The maximum height along Fairview Boulevard is 36 feet and eight (8) inches, which is to the top of corner accent wall above the main entrance. The front elevation along Fairview Boulevard varies in height from 26 feet and eight (8) inches to 30 feet and eight (8) inches to 32 feet and to the highest point of 36 feet and eight (8) inches.

The north and south elevation illustrates the elevation change of the site as the building transitions to a two (2) story structure about a quarter of the way back. The side elevations have a maximum height of 26 feet and eight (8) inches, while the rear elevation has a maximum height of 28 feet, which is only on the corners of the elevation and not the entire width of the building.

The proposed materials for the building are painted split face CMU block on the lower portion of all elevations, then transitioning to brick look finished EIFS system for the remainder of the wall. Each elevation is topped with an EFIS cornice.

Staff Recommendation:

Staff recommends the Planning Commission approve the Box Self-Storage Site Development Plan in order to construct a 75,000 square foot two-story climate controlled self-storage building on property at 2378 Fairview Boulevard along with all required parking, stormwater infrastructure, landscaping, and all necessary water and wastewater infrastructure, as submitted on November 29, 2024, with the following conditions of approval included in Resolution PC-01-25:

1. All staff comments to be addressed prior to preconstruction meeting.
2. Tree Bank Exception request.

3. Sidewalk Requirement Exception request.
4. Underground Detention Exception request.
5. Steep Slope Exception request.
6. Building Material Exception request. To allow for Brick Patterned EIFS, with coloring similar to natural brick material for West Elevation Only.

**PLANNING COMMISSION OF THE CITY OF FAIRVIEW, TENNESSEE
RESOLUTION NO. 05-25**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FAIRVIEW, TENNESSEE, RECOMMENDING THE APPROVAL OF A REZONING REQUEST FROM RS-40 (SINGLE FAMILY RESIDENTIAL) TO R-20 (ONE- AND TWO-FAMILY RESIDENTIAL DISTRICT) FOR A 2.2 (+/-) ACRE PORTION OF THE 5.60 (+/-) ACRE PARCEL LOCATED AT 7711 HORN TAVERN ROAD TAX MAP 022 PARCEL 136.00. OWNER: JEFF PACK.

WHEREAS, Mr. Jeff Pack (Property Owner), is requesting approval of a rezoning from RS-40 (Single Family Residential District) to R-20 (One- and Two-Family Residential District) for the entire 2.2 (+/-) acres of the property located at 7711 Horn Tavern Road; and,

WHEREAS, the 2040 Fairview Forward Plan classifies this property as Legacy Residential – Medium which lists appropriate zoning districts as RS-40 and R-20 and the appropriate land use as Single-Family Detached Residential; and

WHEREAS, the staff report is attached as Exhibit PC-05-25-A,

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF FAIRVIEW, TENNESSEE, AS FOLLOWS:

The City of Fairview Planning Commission hereby **recommends** the Board of Commissioners approve this rezoning request with the following conditions:

1. This rezoning request will be placed on Thursday, April 3rd Board of Commissioners meeting agenda for consideration with the potential for the Public Hearing and second reading being held at the Thursday, May 1st, 2025, Board of Commissioners meeting.

Adopted this _____ day of _____, 2025

Planning Commission Chairperson

Attest:

City Recorder

Approved As To Form:

City Attorney

EXHIBIT PC-05-25-A
STAFF REPORT
PC-05-25

Project: 7711 Horn Tavern Road – Rezoning

Application Type: Rezoning

Applicant: Jeff Pack

Owner: Jeff Pack

Initial Submittal Date: 12/2/2024

Final Submittal Date: 1/15/2025

Tax Map: 022 **Parcel:** 136.00

Project Summary

Mr. Jeff Pack (Property Owner) has submitted a request to rezone the entire 2.2 (+/-) acre parcel located at 7711 Horn Tavern Road. The property is currently zoned RS-40 (Single Family Residential District) and contains one (1) single-family residence. The rezoning request is for the entire parcel to R-20 (One- and Two-Family Residential District).

The properties to the east (across Horn Tavern Road) are zoned R-15 (Single-Family Residential District) and contain the Pepper Tree residential development. The properties to the north, south and west are all zoned RS-40 (Single Family Residential District) and each contains a single family detached residence.

The Fairview Forward 2040 Comprehensive Plan designated this property as Legacy Residential – Medium which lists appropriate zoning districts as RS-40 and R-20 and the appropriate land use as Single-Family Detached Residential. The requested zone district of R-20 is in alignment with the Legacy Residential-Medium future land use classification. Additionally, the owner/applicant has stated to staff their desire is to construct two (2) single-family residences on the property. The construction of single-family residences would be in alignment with the Legacy Residential-Medium future land use classification.

Reason for Proposed Rezoning:

The applicant provided the following reason for the rezoning request. *“To clean up this property, remove the existing structure and possibly build at a later date. This request is for rezoning only.”*

Staff Recommendation:

Staff recommends that the Planning Commission provide a favorable recommendation to the Fairview Board of Commissioners to approve this request to rezone the 2.2 (+/-) acre portion of Tax Map 022 Parcel 136.00 located at 7711 Horn Tavern Road from the current zoning of RS-40 to R-20, with the following conditions of approval included in Resolution PC-05-25:

1. This rezoning request will be placed on Thursday, April 3rd Board of Commissioners meeting agenda for consideration with the potential for the Public Hearing and second reading being held at the Thursday, May 1st, 2025, Board of Commissioners meeting.

**PLANNING COMMISSION OF THE CITY OF FAIRVIEW, TENNESSEE
RESOLUTION NO. 06-24**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FAIRVIEW, TENNESSEE, RECOMMENDING THE APPROVAL OF THE FINAL PLAT FOR PHASE 2 OF THE CEDARCREST SUBDIVISION CONTAINING 89 MULTI-FAMILY RESIDENTIAL UNITS ON 18.42 (+/-) ACRES LOCATED EAST OF FAIRVIEW BOULEVARD (HIGHWAY 100). TAX MAP 042 PARCEL 125.00. OWNERS: MERITAGE HOMES.

WHEREAS, Daniel Wolterman (T Square Engineering) is requesting approval of a final plat for Phase 2 of the Cedarcrest Subdivision in order to create 89 multi-family units, extend one (1) public right-of-way (Cedarcrest Lane), create one (1) detention pond, create three (3) open spaces, and install all necessary stormwater, water and wastewater infrastructure.

WHEREAS, the staff report is attached as Exhibit PC-06-25-A.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF FAIRVIEW, TENNESSEE, AS FOLLOWS:

The City of Fairview Planning Commission hereby approves the Final Plat for Phase 2 of the Cedarcrest Subdivision, as resubmitted on February 27, 2025.

Adopted this _____ day of _____, 2025

Planning Commission Chairperson

Attest:

City Recorder

Approved As To Form:

City Attorney

EXHIBIT PC-06-25-A
STAFF REPORT
PC-06-25

Project: Cedarcrest Subdivision: Phase 2

Application Type: Final Plat

Applicant: Daniel Wolterman (T Square Engineering)

Owner: Meritage Homes

Initial Submittal Date: 1/24/2025

Final Submittal Date: 2/27/2025

Tax Map: 042 Part of Parcel: 125.00

Project Summary

Daniel Wolterman (T Square Engineering) has submitted, on behalf of Meritage Homes, a Final Plat for Phase 2 of the Cedarcrest Subdivision. The Cedarcrest Subdivision contains a total of 137 townhouse units on 27.57 (+/-) acres. Phase 2 of the subdivision contains 89 of the 137 total units on 18.42 (+/-) acres. Phase 2 will extend one public rights-of-way, Cedarcrest Lane, that is being created in Phase 1 of the Cedarcrest Subdivision. Phase 2 will also create three (3) open spaces and one (1) detention pond.

The property is located on FEMA FIRM Panel, 4187C0151F and a portion of the development is located within a flood hazard area, Zone AE. This flood hazard area is located within Phase 2; however, the designated flood hazard area does not impact any proposed lot within Phase 2.

Surrounding Land Uses and Zoning

The two (2) properties to the north are zoned RS-40 (Single Family Residential). The property to the west is Phase 1 of the Cedarcrest Subdivision, which is zoned CG (Commercial General). The properties to the south are zoned R-20 (One and Two Residential Family). The property to the east is zoned R-20 (One and Two-Family Residential).

Two (2) of the surrounding parcels contain single-family detached residential land uses, while all other adjacent properties are currently vacant.

Fairview Forward 2040 Plan

The Fairview Forward 2040 Comprehensive Plan designates the parcel that contains the Cedarcrest Subdivision Phase 2 as Town Center. The Town Center classification notes

the appropriate land uses are single-family detached residential, single family attached residential, Multifamily residential, Retail/Restaurant, Office, and Civic/Institutional. The Town Center classification lists the Town Center Mixed Use zone district, “with changes to achieve the intent of the policy”, as the only appropriate zoning for properties within this classification. This property was rezoned to RM-8 prior to the creation and adoption of the 2040 Plan. Also, the RM-8 zoning of the property does permit the multi-family land use, which is in alignment with the Town Center classification.

Staff Recommendation:

Staff recommends the Planning Commission approve the Final Plat for Phase 2 of the Cedarcrest Subdivision in order to create 89 multi-family units, extend one (1) public right-of-way (Cedarcrest Lane), create one (1) detention pond, create three (3) open spaces, and install all necessary stormwater, water and wastewater infrastructure as resubmitted on February 27, 2025.

**PLANNING COMMISSION OF THE CITY OF FAIRVIEW, TENNESSEE
RESOLUTION NO. 07-25**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FAIRVIEW, TENNESSEE, RECOMMENDING THE APPROVAL OF THE SITE DEVELOPMENT PLAN FOR THE CONSTRUCTION OF A 1,618 SQUARE FOOT CONVENIENCE STORE AND ASSOCIATED GAS PUMPS FOR WALMART LOCATED AT 7100 HOPGOOD ROAD. TAX MAP 046 PARCEL 082.04. OWNER: WALMART, INC.

WHEREAS, Jose Bonifasi (Carlson Consulting Engineers, Inc.) is requesting approval of a Site Development Plan in order to construct a 1,618 square foot convenience store and associated gas pumps for Walmart

WHEREAS, the staff report is attached as Exhibit PC-07-25-A.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF FAIRVIEW, TENNESSEE, AS FOLLOWS:

The City of Fairview Planning Commission hereby **approves** the Site Development Plan for the Walmart Fuel Center, as resubmitted on February 28, 2025, with the following conditions:

1. Exception from City of Fairview Design Review Manual - 70% brick requirement on all elevations.

Adopted this _____ day of _____, 2025

Planning Commission Chairperson

Attest:

City Recorder

Approved As To Form:

City Attorney

EXHIBIT PC-07-25-A
STAFF REPORT
PC-07-25

Project: Walmart Fuel Station

Application Type: Site Plan

Applicant: Jose Bonifasi (Carlson Consulting Engineers, Inc.)

Owner: Walmart, Inc.

Initial Submittal Date: 1/24/2025

Final Submittal Date: 2/28/2025

Tax Map: 046 **Parcel:** 082.04

Project Summary

Jose Bonifasi (Carlson Consulting Engineers, Inc.) has submitted, on behalf of Walmart, Inc., a site plan to construct a 1,618 square foot convenience store and associated gas pumps on property located at 7100 Hopgood Road, in front of the existing Walmart building and parking area. The site plan also illustrates all required parking, stormwater infrastructure, landscaping, and all necessary water and wastewater infrastructure.

The parcel is zoned CG (Commercial General District). No portion of the property is located within a flood hazard area (Zone X) as indicated on FEMA FIRM Panel 47187C0135F.

Surrounding Zoning and Land Use

All surrounding properties are zoned CG (Commercial General). The property to the north contains a self-storage facility. The property to the east contains a single-family detached residential structure, which would be a legal non-conforming use given the property is zoned commercially. The property to the south, across Adele Road, is vacant. The property to the west, across Hopgood Road, contains the existing Walmart.

Site Overview

The parcel contains 22.16 (+/-) acres with the proposed building, gas pumps, parking and stormwater infrastructure cover nearly the entire parcel. The proposed building is located to face Hobgood Road with the gas pumps and canopy located between Hobgood Road and the building. The property is accessed off both Adele Road and Hobgood Road. The access point on Adele Road is a right-in/right-out only access point

to minimize traffic conflicts give Adele Road is the primary access from Fairview Boulevard and Walmart.

Staff Recommendation:

Staff recommends the Planning Commission approve the Walmart Fuel Center Site Development Plan a 1,618 square foot convenience store and associated gas pumps, on property located at 7100 Hopgood Drive, along with required parking, stormwater infrastructure, landscaping, all necessary water and wastewater infrastructure as resubmitted on February 28, 2025, with the following conditions of approval included in Resolution PC-07-25:

1. Exception from City of Fairview Design Review Manual - 70% brick requirement on all elevations.

**PLANNING COMMISSION OF THE CITY OF FAIRVIEW, TENNESSEE
RESOLUTION NO. 08-25**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FAIRVIEW, TENNESSEE, RECOMMENDING THE APPROVAL OF THE FINAL PLAT FOR WILEY CIRCLE INVESTMENT SUBDIVISION CONTAINING SIX (6) SINGLE FAMILY RESIDENTIAL LOTS ON 1.27 (+/-) ACRES, LOCATED ON THE SOUTHSIDE OF WILEY CIRCLE AT 7103 WILEY CIRCLE, ON TAX MAP 046H GROUP C PARCEL 008.00, OWNER: WILEY CIRCLE INVESTMENT, LLC

WHEREAS, Mr. Stephen Vander Horst (M2 Group, LLC) is requesting approval of a Final Plat for Wiley Circle Investment Subdivision in order to create six (6) single-family residential lots and install all necessary stormwater, water, and wastewater infrastructure.

WHEREAS, the staff report is attached as Exhibit PC-08-25-A,

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF FAIRVIEW, TENNESSEE, AS FOLLOWS:

The City of Fairview Planning Commission hereby **approves** the Final Plat for Wiley Circle Investment Subdivision, as resubmitted on March 12, 2025.

Adopted this _____ day of _____, 2025

Planning Commission Chairperson

Attest:

City Recorder

Approved As To Form:

City Attorney

EXHIBIT PC-08-25-A
STAFF REPORT
PC-08-25

Project: Wiley Circle Investment Subdivision

Application Type: Final Plat

Applicant: M2 Group, LLC (Stephen Vander Horst)

Owner: Wiley Circle Investment, LLC (Tim Mangrum)

Developer: Wiley Circle Investment, LLC (Tim Mangrum)

Initial Submittal Date: 1/24/2025

Final Submittal Date: 3/12/2025

Tax Map: 46H **Group:** C **Parcel:** 008.00

Property Zoning: RS-8 (Single-Family Residential District)

Project Summary

Mr. Stephen Vander Horst (M2 Group, LLC) has submitted a Final Plat for the Wiley Circle Investment Subdivision. The Wiley Circle residential development contains a total of six (6) single-family detached residential lots that all have road frontage along Wiley Circle. The property is located at 7103 Wiley Circle and contains a total of 5.60(+/-) acres. The Wiley Circle subdivision contains only 1.27(+/-) acres of the entire parcel.

The property at 7103 Wiley Circle fronts on both Wiley Circle and Fairview Boulevard (Highway 100). The owner requested to rezone the 1.27 (+/-) acres portion of the parcel along Wiley Circle to RS-8, while the remaining 4.33 (+/-) acres retained the current zoning of Commercial-1. The rezoning to RS-8 was approved by the Board of Commissioners in October 2024.

The property is located on FEMA FIRM Panel, 47187C0151F and no portion of the Wiley Circle development is located within a flood hazard area. There is a portion of commercially zoned portion of the property, adjacent to Fairview Boulevard, that is located within a flood hazard area, but that does not impact the Wiley Circle development.

Surrounding Zoning and Land Use

The properties to the east are zoned CG (Commercial General), properties to the south and west are zoned RS-40 (Single Family Residential), and the properties to the north are zoned RS-40 (Single Family Residential) and R-20 (One- and Two-Family

Residential). The properties to the east contain a multitude of commercial and office uses. The properties to the north and south contain a single-family detached residences and the property to the west is currently vacant. The remaining portion of this property that was not rezoned contains a church and parsonage related to the church and has an existing access point onto Fairview Boulevard (Highway 100).

Fairview Forward 2040 Plan

The Fairview Forward 2040 Comprehensive Plan designated this property as Commercial Center. The Commercial Center notes the appropriate land use as Retail/Restaurant, Office, Light Industrial, Multi-Family (as part of mixed-use development) and Civic/Institutional. The Commercial Center classification lists two (2) zone districts as appropriate zoning, and those zone districts are the CC and "*OPS district with changes to achieve the intent of the policy.*" The CC (Commercial Community District) and OPS (Office/Professional Services District) districts are no longer included within the Fairview Zoning Ordinance.

The rezoning request and now this plat is being done to create subdivide the property to create a portion of the property that fronts along Wiley Circle to match the existing residential development in that area and a portion that front along Fairview Boulevard to match the existing commercial development along that roadway.

Staff Recommendation:

Staff recommends the Planning Commission approve the Wiley Circle Investment Subdivision Final Plat in order to create six (6) single-family detached lots and install all necessary stormwater, water, and wastewater infrastructure as resubmitted on March 12, 2025.

**PLANNING COMMISSION OF THE CITY OF FAIRVIEW, TENNESSEE
RESOLUTION NO. 09-25**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FAIRVIEW, TENNESSEE, APPROVING THE RESIDENTIAL DEVELOPMENT PLAN FOR THE LAKE ROAD HIGHWAY 96 TOWNHOMES DEVELOPMENT, LOCATED ON PROPERTY WEST OF HIGHWAY 96 AND EAST OF LAKE ROAD, TAX MAP 22 PARCELS 007.00, 167.00 AND 178.02. OWNER: MIDDLE TENNESSEE DEVELOPERS.

WHEREAS, T Square Engineering (Allison Corolla) is requesting approval of a Residential Development Plan for the Highway 96 Townhomes development for 104 number of attached dwelling units within 18 buildings, two (2) stormwater ponds, one (1) active open space, private roadways, and all necessary stormwater, water, and sewer infrastructure.

WHEREAS, the staff report is attached as Exhibit PC-09-25-A,

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF FAIRVIEW, TENNESSEE, AS FOLLOWS:

The City of Fairview Planning Commission hereby **approves** the Residential Development Plan for Highway 96 Townhomes development, as resubmitted on February 21, 2025.

Adopted this _____ day of _____, 2025

Planning Commission Chairperson

Attest:

City Recorder

Approved As To Form:

City Attorney

EXHIBIT PC-09-25-A
STAFF REPORT
PC-09-25

Project: Highway 96 Townhomes

Application Type: Residential Development Plan

Applicant: T Square Engineering (Allison Corolla)

Owner: Middle Tennessee Developers (Thomas Steffen)

Developer: Middle Tennessee Developers (Thomas Steffen)

Initial Submittal Date: 1/23/2025

Final Submittal Date: 2/21/2026

Tax Map: 22 Parcel: 007.00, 167.00, and 178.02

Property Zoning: RM-8 (Multi-Family Residential District)

Project Summary

T Square Engineering (Allison Corolla) has submitted, on behalf of Middle Tennessee Developers, a Residential Development Plan for the Highway 96 Townhomes development. The development contains 13.49 (+/-) acres, and it is proposed to construct 104 townhouse units, 250 parking spaces, private roadways and 8.13 (+/-) acres of open space. The property is located on FEMA FIRM Panel, 4187C0135F and no portion of the Highway 96 Townhomes development is located within a flood hazard area, Zone X.

The Highway 96 townhome development contains 104 townhouse units within 19 buildings and the required 208 parking spaces along with an additional 42 guest parking spaces. The density of the development is 7.7 units per acre or 5,650 square feet per unit. The RM-8 zone district permits 8 units per acre or 5,400 square feet per unit. The development is providing a playground that is centrally located within the development adjacent to a guest parking lots and the clustered mail kiosk. The development also includes four (4) private roadways with sidewalks provided on both sides of the roadways and connect the entire development.

Surrounding Zoning and Land Use

The property to the north is zoned RS-40 (Single Family Residential). The properties to the south are zoned RSM-40 (Single Family Residential). The properties to the east (across Highway 96) are zoned CG (Commercial General) and RS-40 (Single Family Residential). The properties to the west are zoned R-20 (One and Two Family Residential),

RS-40 (Single Family Residential) and RSM-40 (Single Family Residential). All surrounding properties are located with the municipal boundaries of Fairview.

The land use found on properties to the north and east is currently single family detached residential. The properties to the south and west are currently all vacant.

Fairview Forward 2040 Plan

The Fairview Forward 2040 Comprehensive Plan designates the parcels that encompass the Highway 96 Townhome development as both Transition Corridor and Legacy Residential-Medium. The Transition Corridor classification notes the appropriate land uses are Single-Family Detached Residential, Office, Civic/Institutional and the appropriate zone districts are RS-40 and a new district that would permit the adaptive reuse of existing structures. The Legacy Residential-Medium classification notes the appropriate land use is Single-Family Detached Residential and the appropriate zone districts are RS-40 and R-20.

The property zoning of RM-8 nor the proposed land use of attached dwellings is in alignment with the Fairview Forward Plan, however the property zoning has been in place prior to the adoption of the 2040 Plan. Therefore, the owner can develop the property as current zoned and the proposed land use of attached dwelling (townhomes) is a permitted use within the RM-8 zone district.

Staff Recommendation:

Staff recommends the Planning Commission approve the Highway 96 Townhomes Residential Development Plan in order to create 104 townhouse units within 19 buildings, with all required parking spaces, four (4) private roadways, two (2) stormwater ponds, open spaces, and all required stormwater, water, and sewer infrastructure as resubmitted on February 21, 2025.

**PLANNING COMMISSION OF THE CITY OF FAIRVIEW, TENNESSEE
RESOLUTION NO. 10-25**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FAIRVIEW, TENNESSEE, RECOMMENDING THE APPROVAL OF ANNEXATION RESOLUTION AND PLAN OF SERVICES RESOLUTION FOR THE PROPERTY LOCATED ON CROW CUT ROAD, 28.75 (+/-) ACRES, MAP 018, PARCEL 031.00.

WHEREAS, Vaden Northcut, owner of the property, is requesting annexation of the entire property at 0 Crow Cut Road (Tax Map 018 Parcel 031.00) which is located adjacent to and contiguous to the City of Fairview city limits and located within the City of Fairview Urban Growth Boundary; and

WHEREAS, **THE CITY OF FAIRVIEW MUNICIPAL PLANNING COMMISSION** considered the annexation request submitted by the owner, Vaden Northcut, at its regular meeting on March 18, 2025; and

WHEREAS, **THE CITY OF FAIRVIEW MUNICIPAL PLANNING COMMISSION** acting as the Planning Agency for the municipality made study of and a report on a Plan of Service for the 28.75 (+/-) acre area proposed for annexation to the Fairview Board of Commissioners as authorized under § 6-51-107, Tenn. Code Annotated; and

WHEREAS, Tennessee Code Annotated § 6-51-102 requires a Plan of Service be adopted prior to annexation of territory into the City, and

WHEREAS, the property boundaries are shown on Exhibit PC-10-25-A, the staff report is attached as Exhibit PC-10-25-B; and the Plan of Services is attached as Exhibit PC-10-25-C.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF FAIRVIEW, TENNESSEE, AS FOLLOWS:

Section 1. The Fairview Municipal Planning Commission in its deliberations makes the following findings pursuant to Tenn. Code Annotated, §6-51-102(b), § 6-51-104, and § 6-51-107 and Tenn. Code Annotated, § 13-4-103

1. The City of Fairview Municipal Planning Commission deems it necessary and reasonable to annex the territory described herein.
2. The Plan of Service is in agreement and consistent with the recommendations of Fairview Forward 2040 Plan for the area.
3. The City is not in default on any existing adopted plan of services. (Tenn. Code Annotated, § 6-51-102(b)(5))
4. The annexation and plan of service will not create an adverse effect upon adjoining property owners or any such adverse effect is justified by the public good or welfare.

5. No one property owner or small group of property owners will benefit materially from the annexation and plan of service to the detriment of the general public.

Section 2. Action – The Fairview Municipal Planning Commission as authorized by T.C.A. § 6-51-102(b) and § 6-51-107 hereby **recommends/does not recommend** approval of the Annexation Resolution (Exhibit 'A') and the Plan of Service Resolution (Exhibit 'B') to the Fairview Board of Commissioners.

Adopted this _____ day of _____, 2025

Planning Commission Chairperson

Attest:

City Recorder

Approved As To Form:

City Attorney

Exhibit PC-10-25-A PROPERTY BOUNDARIES

0 Crow Cut Road

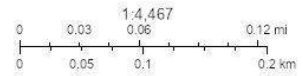


3/13/2025, 9:44:22 PM

Incorporated Areas
FAIRVIEW

County Boundary
Streets

Lakes Ponds
Parcels



Williamson County GIS

EXHIBIT PC-10-25-B
STAFF REPORT
PC-10-25

Project: Crow Cut Road: Annexation Request

Application Type: Annexation

Applicant: Tim Mangrum

Owner: Vaden Northcut

Initial Submittal Date: 1/23/2025

Final Submittal Date: 2/21/2025

Tax Map: 018 Parcel: 031.00

Project Summary

Tim Mangrum (Innovated Construction Co., LLC) has submitted to the City of Fairview an annexation request for the entire parcel located on the west side of Crow Cut Road north of the intersection of Crow Cut Road and Elrod Road. The parcel is designated as Tax Map 018 Parcel 031.00. The property contains 28.75 (+/-) acres and is currently zoned MGA-5 (Williamson County Zoning).

The entirety of the property is located within the Urban Growth Boundary (UGB) of the City of Fairview. Additionally, the parcel is contiguous to the current Fairview municipal boundaries, which is located at 1385 Highway 96. The parcels located to the north, south, east (across Crow Cut Road) and west are located within Williamson County and zoned MGA-5.

Fairview Forward 2040 Plan

The parcel of land on Crow Cut Road is classified as Residential-High Neighborhood in the Fairview Forward 2040 Plan. The Residential-High Neighborhood future land use classification lists five (5) zone districts, and four (4) land uses as appropriate. The five (5) zone districts are RS-5, RS-8, RM-8, RM-12, and RM-20. The four (4) appropriate land uses are Multi-Family Residential, Single-Family Attached Residential, Single-Family Detached Residential and Civic/Institutional.

Section 5-105 of the Fairview Zoning Ordinance requires that properties annexed into the City be zoned RS-40 (Low Density Residential), therefore this property, if annexed, would be zoned RS-40 and that would not be in alignment with the Residential-High Neighborhood future land use classification. The applicant has indicated their desire is to rezone the property to RS-15, which is not in alignment with the 2040 Plan, however the

RS-15 zone district would permit less development in terms of lots and density than any of the appropriate zone districts. The property is currently vacant, with a stated desire to develop the property as a single-family detached residential development, which is in alignment with the Residential-High Neighborhood future land use classification.

Utilities:

The application states that water and sewer will be provided by Water Authority of Dickson County (WADC) and the sewer will be public sewer.

Annexation Description:

The applicant provided the following description for the annexation and potential development, *“Approx. 28.75 acres that we are asking to annex into the City of Fairview with the intent to rezone to RS-15 single family. This would allow for approx. 42 single family homes for local homebuilder to have lots to build on.”*

Staff Recommendation:

Staff recommend the Planning Commission provide a **favorable/non-favorable** recommendation to the Fairview Board of Commissioners to approve this request to annex the entirety of the property located at 0 Crow Cut Road Drive (Tax Map 018 Parcel 031.00), as indicated on the attached map and with the following conditions of approval included in Resolution PC-10-25:

1. This annexation request will be placed on Thursday, April 3rd Board of Commissioners meeting agenda for consideration with the potential for the Public Hearing and second reading being held on Thursday, May 1st, 2025, Board of Commissioners meeting.

**EXHIBIT PC-10-25-C
PLAN OF SERVICES**

A. Police

Patrolling, radio response to calls, and other routine police services, using present personnel and equipment, will be provided on the effective date of annexation.

B. Fire

Fire protection by the present personnel and equipment of the City of Fairview Fire Department, within the limitations of available water and distances from fire stations, will be provided on the effective date of annexation.

C. Water

Water Service is provided by the Water Authority of Dickson County, Tennessee, in accordance with their established policy and procedures. The owner indicates that a water tap is located at the road for this property. The City of Fairview, Tennessee, does not provide this service.

D. Sanitary Sewers

Sanitary Sewer Service is provided by the Water Authority of Dickson County, Tennessee, in accordance with their established policy and procedures. The property owner indicates that a sewer tap is located at the road for this property. The City of Fairview, Tennessee, does not provide this service.

Where Sanitary Sewer Service is not provided, an individual sewage disposal system shall be required for residential and non-residential occupied structures. If public sewer facilities are not available and individual disposal systems are proposed, the individual disposal system, including the size of the septic tank and size of the tile fields or other secondary treatment device shall be approved by the County Health Department.

E. Refuse Collection

Private haulers or the county convenience center will handle refuse collection in the annexed area.

F. Streets

1. The State Highway Commission under the standards currently prevailing by the State of Tennessee will serve the State Controlled Streets in the annexed area. The City of Fairview, Tennessee under the standards currently prevailing in the City will serve the City Controlled Streets in the annexed area.
2. Traffic signals, traffic signs, street markings, and other traffic control devices will be installed as the need is established by appropriate study and traffic standards.

G. Schools

The annexed area will be served by the Williamson County School system that serves the entire City of Fairview, Tennessee.

H. Inspection Services

Any inspection services provided by the City will begin in the annexed area on the effective date of annexation.

I. Planning and Zoning

The planning and zoning jurisdiction of the City will extend to the annexed area on the effective date of annexation. City Planning will thereafter encompass the annexed area.

J. Public Works

Services provided by the Public Works department will be extended to the annexed area on the effective date of annexation to include seasonal chipper and leaf pick up. Reference the city's website for pickup times and specific information regarding what qualifies for this service.

K. Street Lighting

Any existing street lighting will continue to be maintained by the utility provider in the annexed area.

L. Recreation

Residents of the annexed area may use all City parks on and after the effective date of annexation.

M. Miscellaneous

Any other service(s) not classified under the foregoing headings will be in accordance with the standards prevailing in the City of Fairview, Tennessee.

**PLANNING COMMISSION OF THE CITY OF FAIRVIEW, TENNESSEE
RESOLUTION NO. 11-25**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FAIRVIEW, TENNESSEE, APPROVING THE RESIDENTIAL DEVELOPMENT PLAN FOR PHASE 1B OF THE WESTVIEW RESIDENTIAL SUBDIVISION, LOCATED WEST OF OVERBEY ROAD AND WEST OF PHASE 1A OF THE WESTVIEW RESIDENTIAL SUBDIVISION ON TAX MAP 046 PARCELS 044.00. OWNER: BOULEVARD BUILDING GROUP.

WHEREAS, Chase Kerr (Crunk Engineering, LLC) is requesting approval of a Preliminary Development Plan for Phase 1B of the Westview Residential Subdivision in order to create 25 single-family residential lots, extend one (1) public right-of-way (Westmount Loop), that was created in Phase 1A, create two (2) open spaces, one (1) stormwater pond, and install all necessary stormwater, water, and wastewater infrastructure.

WHEREAS, the staff report is attached as Exhibit PC-11-25-A,

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF FAIRVIEW, TENNESSEE, AS FOLLOWS:

The City of Fairview Planning Commission hereby approves the Preliminary Development Plan for Phase 1B of the Westview Residential Subdivision, as resubmitted on March 3rd, 2025.

Adopted this _____ day of _____, 2025

Planning Commission Chairperson

Attest:

City Recorder

Approved As To Form:

City Attorney

EXHIBIT PC-11-25-A
STAFF REPORT
PC-11-25

Project: Westview Residential Subdivision: Phase 1B

Application Type: Residential Development Plan

Applicant: Chase Kerr (Crunk Engineering, LLC)

Owner: Boulevard Building Group (Matt Beata)

Developer: Boulevard Building Group (Matt Beata)

Initial Submittal Date: 1/24/2025

Final Submittal Date: 3/3/2025

Tax Map: 046 **Parcels:** 044.00

Property Zoning: RS-15P.O.D. (One and Two-Family Residential Planned Overlay Development)

Project Summary

Chase Kerr (Crunk Engineering, Inc.) has submitted a Development Plan for Phase 1B of the Westview Subdivision, a single-family detached residential development. The Westview Subdivision development contains a total of 250 single-family detached residential lots located within four (4) phases. The development is zoned RS-15POD and Phase 1A, which contains 55 lots, is currently under construction.

The proposed Phase 1B contains 25 single-family residential lots on 9.92 (+/-) acres. Also, Phase 1B will extend a 50-foot public right-of-way that is being created in Phase 1A, which is named Westmount Loop. Westmount Loop will continue in Phase 2, which is located to the west of Phase 1B. Phase 1B also contains two (2) open space areas. One Space #1 is an improved open space that contains 2.17 (+/-) acres and will be home to a five (5) foot wide walking trail that will connect into the sidewalk system of Phase 1A. Open Space #2 is an unimproved open space that contains 1.98 (+/-) acres and will be the location of a stormwater detention pond.

The property for Phase 1B is located on FEMA FIRM Panel, 4187C0135F and no portion of Phase 1B is located within a flood hazard area.

Surrounding Zoning and Land Use

The properties to the north and northwest are future Phase 1C and Phase 2 of the Westview Subdivision and are zoned RS-15POD. The property located to the east is

zoned R-15POD and is Phase 1A of the Westview Subdivision, which is currently under construction. The property located to the south is within Williamson County and zoned MGA-5.

Regarding surrounding land uses, the property to the north, west, and northwest are future Phase 1C and Phase 2 of the Westview Subdivision and are currently vacant. The property to the east is Phase 1A of the Westview Subdivision and is currently under construction. The property to the south contains agricultural buildings and land use.

Previous Approvals/Conditions of Approval:

The Master Development Plan for the Westview Residential Subdivision was approved by the Board of Commissioners on 2nd Reading at the November 5, 2020 Board of Commissioners meeting. The Master Development Plan approval was by Ordinance #2020-21, which contained several conditions related to the approval. The one condition that applies to Phase 1 of the development reads as follows:

“No subdivision phase beyond phase one of Westview Subdivision, as described in Ordinance 2020-21, shall be undertaken or platted and no more than one hundred (100) homes shall be permitted for building or construction within Westview Subdivision, as described in Ordinance 2020-21, prior to the widening and completion of widening construction accepted by Williamson County, Tennessee, of the section of Overbey Road, formerly and commonly known as Givens Cut, to three lanes of travel between the intersections of Overbey Road/Givens Cut at Highway 100 and extending approximately 350 feet west to the intersection of Overbey Road at Overbey Road East.”

The current approvals for Westview Subdivision total 55 lots in Phase 1A, which is currently under construction. The approval of Phase 1B, would add 25 more lots, giving a total of 80 approved lots. This total of 80 lots would be below the established threshold of 100 lots that requires road improvements to be completed, therefore an approval of the Preliminary Development Plan for Phase 1B would not require road improvements to be completed. The next phase, Phase 1C, contains 20 lots and will meet the threshold of 100 lots. At that time road improvements will need to be completed prior to any additional phases beyond Phase 1 can be platted and permitted for construction.

Staff Recommendation:

Staff recommends the Planning Commission approve the Westview Subdivision Development Preliminary Development Plan in order to create 25 single-family detached lots, extend a public right-of-way (Westmont Loop), create two (2) open spaces, create one (1) stormwater pond, and install all necessary stormwater, water, and wastewater infrastructure as resubmitted on March 3rd, 2025.