

### **3/9/2021 - Planning Commission Agenda**

3. PC Resolution PC-15-21, **Site Plan, Aden Woods Subdivision, Phase 2**. 35 Building Lots on 31.4 Acres. Map: 046 B, Parcels: 01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 11.03. Property Owners: Brad Fishel

4. PC Resolution PC-16-21, Rezoning, Fairview Terrace. Map: 046, Parcel: 016 and 016.04. Current Zoning: RS-40. Proposed Zoning: R-20. 48.05 Acres. Property Owners: Brandon Robertson

### **3/9/2021 - Planning Commission Minutes**

3. PC Resolution PC-15-21, **Site Plan, Aden Woods Subdivision, Phase 2**, 35 Building Lots on 31.4 Acres, Map: 046 B, Parcels: 01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 11.03, Property Owner: Brad Fishel – Schulist read staff comments to include; 1) the maximum allowable spread for a curb and gutter system is 6 (six) feet as stated in Section 4-113.207 Design Storms of the Fairview Subdivision Regulations. The applicant is requesting a variance to allow spreads that exceed 6 (six) feet for noted stormwater inlets, 2) plan set to be approved by all utility providers prior to Pre-Construction meeting. Jeremy Moody with Site Engineering Consultants is present and notes they have amended the problem area by adding 4 additional inlets to minimize spread but due to off-site stormwater the lowest calculation they can get on the spread is 6.22. No additional outlets can be added unless they are in the existing subdivision. Two inlets are already at the property line and these only accept stormwater from the adjacent property (Aden Woods). Moody feels this is a bit of a gray area at this location that merges the older area with the new development noting some of the issues are out of their control. City engineer Kevin Blackburn explains gutter spread (gutter is the vertical part of the curb) as the distance water would extend into the road with a 25-year storm event. The six-foot limit is so that no more than half a lane would have water to still allow a 12' lane in the middle of the road to navigate. This subdivision was originally submitted and approved with previous standards but now will be held to current standards. Collins offers concern over ponding and freezing with heavy rains noting it could become an issue and at some point the city will own this infrastructure. Jenkins offers a motion for a negative recommendation seconded by Cali. Collins offers that he doesn't want to speak for the city but believes it would entertain the installation of additional inlets upstream noting he doesn't believe staff has a desire not to proceed with this project. It could be passed without the variance and work together in an effort to seek a remedy to the problem as an off-site improvement. Jenkins withdrew his motion.

Motion: Anderson to approve without the variance request

Second: Cali

Voting Yes: Anderson, Butler, Cali, Jenkins, McDonald, Rainey, Schulist, Senyard

Absent: Qualls

4. PC Resolution PC-16-21, Rezoning, Fairview Terrace, Map: 046, Parcel: 016 and 016.04, Current Zoning: RS-40, Proposed Zoning: R-20, 48.05 Acres, Property Owner: Brandon Robertson – Rob Molchan with SEC notes a previous request was denied and they are coming back asking to rezone to R-20 which is compatible with the existing parcel (a master plan was approved in 2006 to include this parcel and an adjacent one for a development as an extension of Castleberry Farms). Jenkins noted this aligns with our current land use plan and the adjacent existing community. The development would be essentially an extension of Castleberry Farms but a different name. Recently WADC confirmed sewer capacity for this

development. Butler outlined future steps if approved tonight and Jenkins noted citizens had contacted him, however, as this aligns with our land use and adjacent development, those concerns are not relevant to the Planning Commission and should be directed toward the Board of Commissioners instead.

Motion: Jenkins, for a positive recommendation for R-20 zoning

Second: Senyard

Voting Yes: Anderson, Butler, Cali, Jenkins, McDonald, Rainey, Schulist, Senyard

Absent: Qualls

#### **4/1/2021 – Board of Commissioners Agenda**

<https://www.fairview-tn.org/2021/03/boc-agenda-04-01-2021>

D. First Reading of Ordinance 2021-08, An Ordinance to Amend the Zoning Ordinance of the City of Fairview by Rezoning 48.05 Acres of Property, Located at 7425 Crow Cut Road, Williamson County Tax Map 046, Parcels 016.00 and 016.04, Rezoning, Fairview Terrace, Map: 046, Parcel: 016 and 016.04, Current Zoning: RS-40, Proposed Zoning: R-20, Property Owner: Brandon Robertson

#### **4/1/2021 – Board of Commissioners - Minutes**

<https://www.fairview-tn.org/wp-content/uploads/boc-packets/packet-boardofcommissioners-04-01-2021.pdf>

#### **5/6/2021 – Board of Commissioners Agenda**

<https://www.fairview-tn.org/2021/04/boc-agenda-05-06-2021>

B. Ordinance 2021-08, Rezoning of Parcels on Crow Cut Road

(B.1) Public Hearing on Item C2

(B.2) Second and Final Reading of Ordinance 2021-08, An Ordinance to Amend the Zoning Ordinance of the City of Fairview by Rezoning 48.05 Acres of Property, Located at 7425 Crow Cut Road, Williamson County Tax Map 046, Parcels 016.00 and 016.04, Rezoning, Fairview Terrace, Map: 046, Parcel: 016 and 016.04, Current Zoning: RS-40, Proposed Zoning: R-20, Property Owner: Brandon Robertson

ORDINANCE #2021-08

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF .....C.....

FAIRVIEW, BY REZONING 48.05 ACRES OF PROPERTY, CONSISTING OF MAP 046 PARCELS 016.00 AND 016.04, LOCATED AT 7425 CROW CUT ROAD, FROM RS-40, SINGLE FAMILY LOW-DENSITY RESIDENTIAL

TO A R-20 SINGLE FAMILY MEDIUM-DENSITY RESIDENTIAL, OWNER: BRANDON ROBERTSON, REPRESENTED BY: ROB MOLCHAN

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 48.05 acres of property located at 7425 Crow Cut Road, consisting of Map 046, Parcels 016.00 and 016.04, from RS-40, Single Family

Low-Density Residential, to R-20, Single Family Medium-Density Residential, as requested by owner Brandon Robertson, represented by Rob Molchan; and  
WHEREAS, said portion of 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 March 9, 2021, with a recommendation for approval; 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 48.05 acres of property located at 7425 Crow Cut Road, consisting of Map 046, Parcels 016.00 and 016.04, from RS-40, Single Family Low-Density Residential, to R-20, Single Family Medium-Density Residential, as requested by owner Brandon Robertson, represented by Rob Molchan, the public welfare requiring it. The rezoning of this site shall be subject to all City ordinances and regulations.

### **5/6/2021 – Board of Commissioners – Minutes**

<https://www.fairview-tn.org/wp-content/uploads/minutes/minutes-boardofcommissioners-05-06-2021.pdf>

#### **B. ORDINANCE 2021-08, REZONING OF PARCELS ON CROW CUT ROAD**

(1) PUBLIC HEARING ON ITEM B2 – no comments

(2) SECOND AND FINAL READING OF ORDINANCE 2021-08, AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF FAIRVIEW BY REZONING 48.05 ACRES OF PROPERTY, LOCATED AT 7425 CROW CUT ROAD, WILLIAMSON COUNTY TAX MAP 046, PARCELS 016.00 AND 016.04, CURRENT ZONING: RS-40, PROPOSED ZONING: R-20, PROPERTY OWNER: BRANDON ROBERTSON – representative for Brandon Robertson was present and they appreciate consideration to bring this property to the same zoning as an adjacent parcel for RS-20 zoning on all three. Overall density for these would end up at 1.1 units per acre based on stormwater requirements and the topography of the land as well as open space. Commissioner Butler noted he rode the property boundary with an adjacent property owner and requested some type of landscape buffer where the proposed property meets her farm to help keep owners in the proposed development from attempting to feed her horses. Representative will see what can be done to provide that.

Voting Yes: Anderson, Butler, Dawson, Lucas, Rainey

### **6/4/2021 – Permit Issued**

Grading, Site Utilization and Reclamation Permit for 7212 Adenborough Drive / Aden Woods Phase 2 is issued.

### **10/12/2021 – Planning Commission Agenda**

<https://www.fairview-tn.org/2021/10/planning-commission-agenda-10-12-2021>

1. PC Resolution PC-40-21, **Final Plat, Aden Woods of Castleberry, Phase 2**, 35 Lots on 31.59 Acres. Map: 046B , Parcels: 1.00, 2.00, 3.00, 4.00, 5.00, 6.00, 7.00, 8.00, 9.00, 11.00, 12.00, 13.00, 14.000, 15.00, 16.00, 17.00, 18.00, 19.00, 20.00, and 11.03. Property Owners: Brandon Robertson, A-1 Home Builders, Inc. Applicant: Adam Sanders, SEC-Civil

2. PC Resolution PC-41-21, **Residential Site Plan, Aden Woods of Castleberry, Phase 3**, 68 Lots on 61.42 Acres. Map: 046, Parcels: 16.00 and 16.04, Property Owners: Brandon Robertson, A-1 Home Builders, Inc. Applicant: Aws Ahmed, SEC-Civil

**10/12/2021 – Planning Commission Minutes**

<https://www.fairview-tn.org/wp-content/uploads/minutes/minutes-planningcommission-10-12-2021.pdf>

PC Resolution PC-40-21, **Final Plat, Aden Woods of Castleberry, Phase 2**, 35 Lots on 31.59 Acres, Map: 046B, Parcels: 1.00, 2.00, 3.00, 4.00, 5.00, 6.00, 7.00, 8.00, 9.00, 10.00, 11.00, 12.00, 13.00, 14.00, 15.00, 16.00, 17.00, 18.00, 19.00, 20.00 and 11.03, Property Owner: Brandon Robertson, A-1 Home Builders, Inc., Applicant: Adam Sanders, SEC-Civil

Motion: Jenkins, for approval with conditions as noted on the resolution

Voting Yes: Anderson, Cali, Jenkins, McDonald, Qualls, Rainey, Schulist, Senyard.

Absent: Butler

PC Resolution PC-41-21, **Residential Site Plan, Aden Woods of Castleberry, Phase 3**, 68 Lots on 61.42 Acres, Map: 046, Parcels: 16.00 and 16.04, Property Owner: Brandon Robertson, A-1 Home Builders, Inc., Applicant: Aws Ahmed, SEC-Civil

Motion: Jenkins, for approval with conditions as noted on the resolution

Second: Rainey

Voting Yes: Anderson, Cali, Jenkins, McDonald, Qualls, Rainey, Schulist, Senyard.

Absent: Butler

**1/14/2022 – Planning Commission Agenda**

<https://www.fairview-tn.org/2022/01/planning-commission-agenda-01-14-2022>

4. PC Resolution PC-07-22, **Residential Site Plan Modification, Aden Woods Subdivision, Section 2**, 35 Lots on 31.4 Acres. Map: 046B, Parcels: 1.00, 2.00, 3.00, 4.00, 5.00, 6.00, 7.00, 8.00, 9.00, 11.00, 12.00, 13.00, 14.00, 15.00, 16.00, 17.00, 18.00, 19.00, 20.00, and 11.03. Property Owners: Brandon Robertson, A-1 Home Builders, Inc. Applicant: Adam Sanders, SEC-Civil

**2/8/2022 – Planning Commission Agenda**

BONDS AND LETTERS OF CREDIT

2. Stabilization Bond, Aden Woods Subdivision, Section 2