

**ORDINANCE 2024-03**

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF FAIRVIEW, TENNESSEE, BY REZONING 14.76 (+/-) ACRES OF PROPERTY LOCATED ON FAIRVIEW BLVD, CONSISTING OF WILLIAMSON COUNTY TAX MAP 023, PARCEL 053.00, FROM CG (COMMERCIAL GENERAL) TO IR (INDUSTRIAL RESTRICTIVE), PROPERTY OWNER: MICHAEL HARTMAN, AGENT: LOUIS SLOYAN, T-SQUARE ENGINEERING, INC.**

**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 14.76 (+/-) acres of property consisting of Williamson County tax map 023, parcel 053.00, located on Fairview Blvd, from CG (Commercial General) to IR (Industrial Restrictive), property owner: Michael Hartman, agent: T-Square Engineering, Inc; and

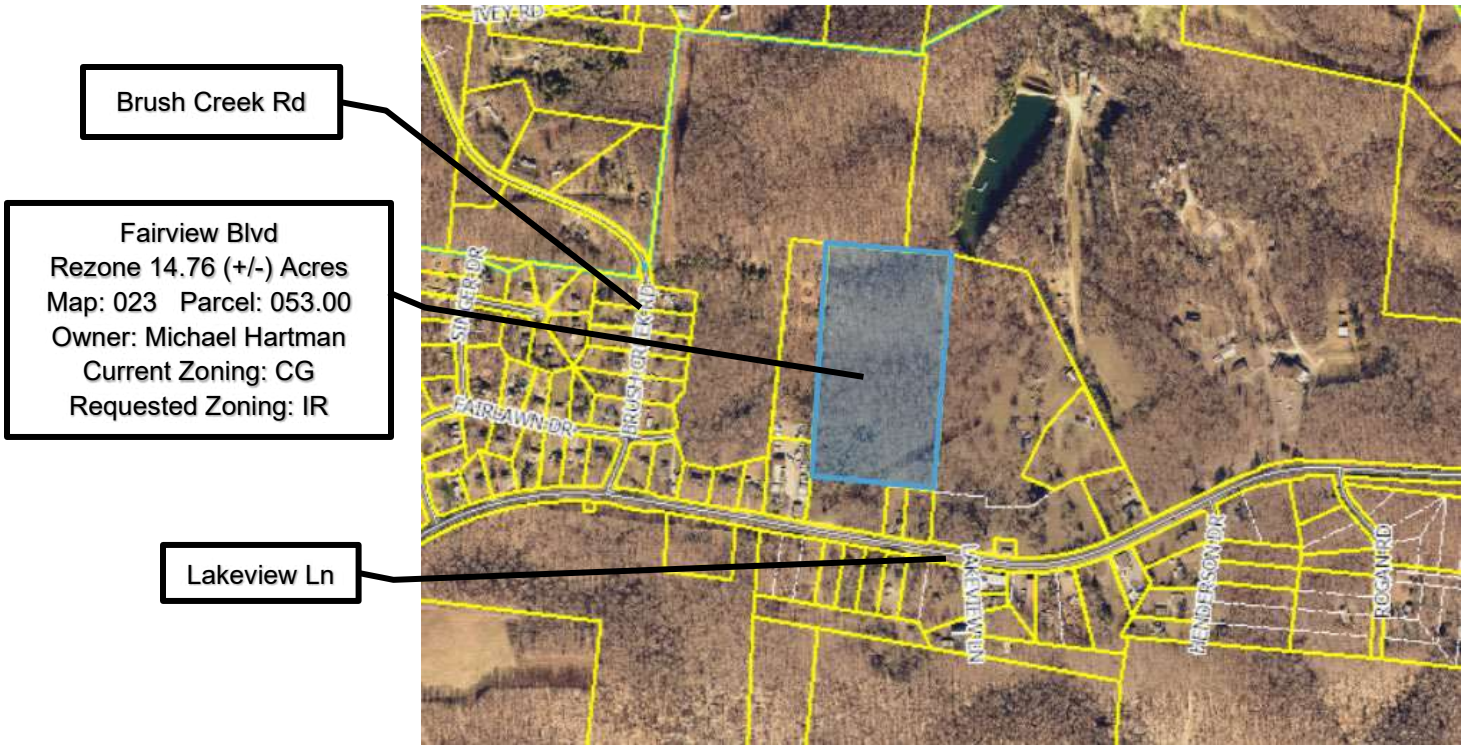
**WHEREAS**, said property to be rezoned from CG to IR is located within the corporate limits of the City of Fairview; and

**WHEREAS**, the City of Fairview Municipal Planning Commission forwarded the request to the Board of Commissioners on March 19, 2024, with a **positive** 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**WHEREAS**, that all ordinances or parts of ordinances in conflict are hereby repealed; and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 14.76 (+/-) acres of property consisting of Williamson County tax map 023, parcel 053.00, located on Fairview Blvd, from CG (Commercial General) to IR (Industrial Restrictive), as requested by owner Michael Hartman and agent T-Square Engineering, Inc., 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:

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Lisa Anderson, Mayor

ATTEST:

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Rachel Jones, City Recorder

LEGAL FORM APPROVED:

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Patrick M. Carter, City Attorney

Passed 1<sup>st</sup> Reading: \_\_\_\_\_

Public Hearing: \_\_\_\_\_

Passed 2<sup>nd</sup> Reading: \_\_\_\_\_

Published for public notice on: \_\_\_\_\_ In: \_\_\_\_\_

**ORDINANCE 2024-04**

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF FAIRVIEW, TENNESSEE, BY REZONING 20.2 (+/-) ACRES OF PROPERTY LOCATED AT 7431 CROW CUT ROAD, CONSISTING OF WILLIAMSON COUNTY TAX MAP 046, PARCEL 016.01, FROM AR-15A (AGRICULTURAL/RESIDENTIAL) TO R-20 (ONE AND TWO FAMILY RESIDENTIAL), PROPERTY OWNER: EDANA CANNON, AGENT: BRANDON ROBERTSON, A-1 HOME BUILDERS**

**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 20.2 (+/-) acres of property consisting of Williamson County tax map 046, parcel 016.01, located at 7431 Crow Cut Road, from AR-15A (Agricultural/Residential) to R-20 (One and Two Family Residential), property owner: Edana Cannon, agent: Brandon Robertson, A-1 Home Builders; and

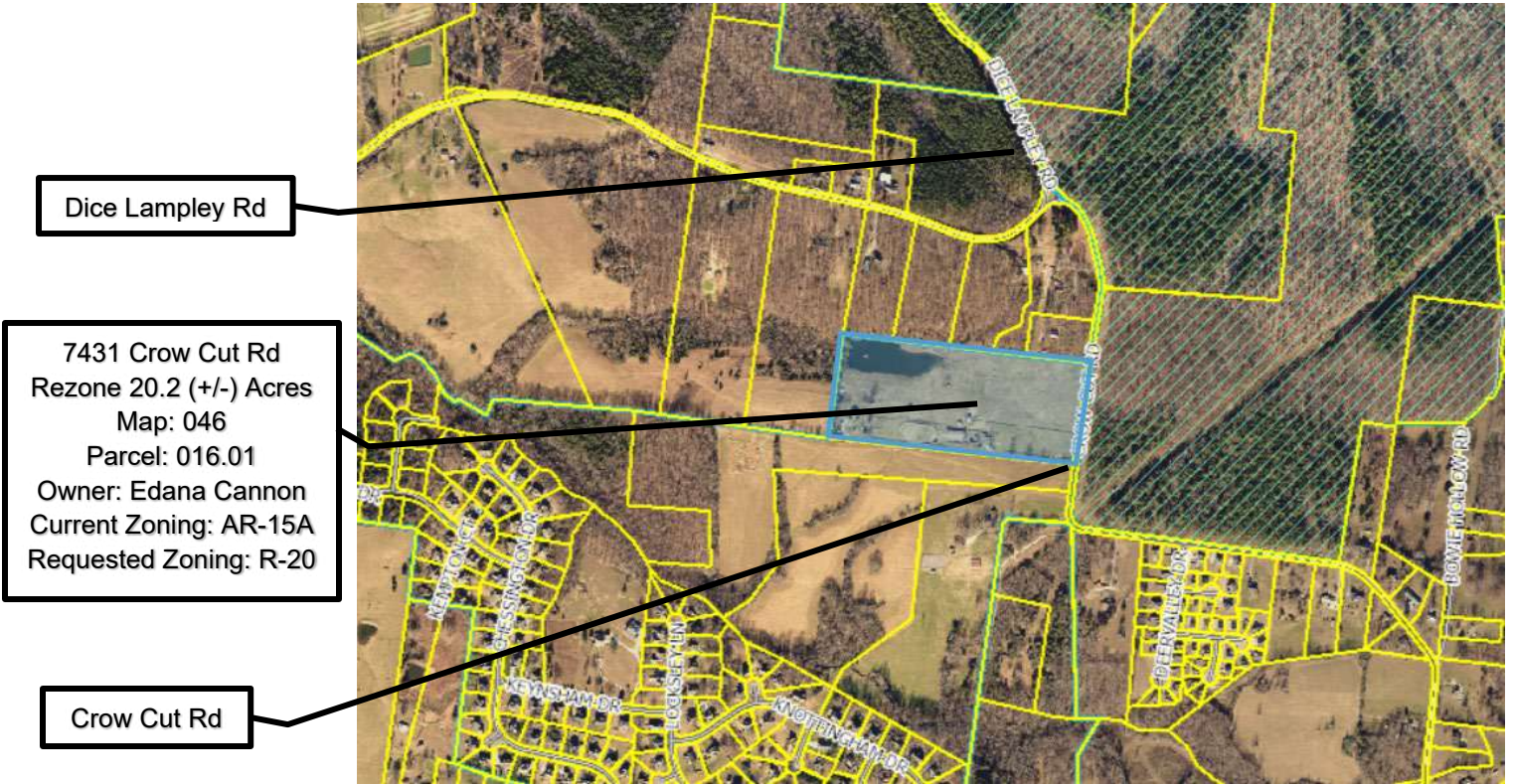
**WHEREAS**, said property to be rezoned from AR-15A to R-20 is located within the corporate limits of the City of Fairview; and

**WHEREAS**, the City of Fairview Municipal Planning Commission forwarded the request to the Board of Commissioners on March 19, 2024, with a **positive** 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 20.2 (+/-) acres of property consisting of Williamson County tax map 046, parcel 016.01, located at 7431 Crow Cut Road, from AR-15A (Agricultural/Residential) to R-20 (One and Two Family Residential), as requested by owner Edana Cannon and agent Brandon Robertson, A-1 Home Builders, 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:

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 Lisa Anderson, Mayor

ATTEST:

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 Rachel Jones, City Recorder

LEGAL FORM APPROVED:

\_\_\_\_\_  
 Patrick M. Carter, City Attorney

Passed 1<sup>st</sup> Reading: \_\_\_\_\_

Public Hearing: \_\_\_\_\_

Passed 2<sup>nd</sup> Reading: \_\_\_\_\_

Published for public notice on: \_\_\_\_\_ In: \_\_\_\_\_

**ORDINANCE 2024-05**

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF FAIRVIEW, TENNESSEE, BY REZONING .865 (+/-) ACRES OF PROPERTY LOCATED AT 7312 LAKE ROAD, CONSISTING OF WILLIAMSON COUNTY TAX MAP 042, PARCEL 001.01, FROM RM-40 (SINGLE FAMILY RESIDENTIAL) TO RS-15 (SINGLE FAMILY RESIDENTIAL), PROPERTY OWNER: REGENT HOMES, AGENT: ERIC OLSEN (ANDERSON DELK EPPS)**

**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 .865 (+/-) acres of property consisting of Williamson County tax map 042, parcel 001.01, located at 7312 Lake Road, from RM-40 (Single Family Residential) to RS-15 (Single Family Residential), property owner: Regent Homes, agent: Eric Olsen (Anderson Delk Epps); and

**WHEREAS**, said property to be rezoned from RM-40 to RS-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 March 19, 2024, with a **positive** 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 .865 (+/-) acres of property consisting of Williamson County tax map 042, parcel 001.01, located at 7312 Lake Road, from RM-40 (Single Family Residential) to RS-15 (Single Family Residential), as requested by owner Regent Homes and agent Eric Olsen, (Anderson Delk Epps), the public welfare requiring it. The rezoning of this site shall be subject to all City of Fairview ordinances and regulations.

7312 Lake Rd  
Rezone .865 (+/-) Acres  
Map: 042  
Parcel: 001.01  
Owner: Regent Homes  
Current Zoning: RM-40  
Requested Zoning: RS-15

Lake Rd



Approved by the Board of Commissioners:

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Lisa Anderson, Mayor

ATTEST:

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Rachel Jones, City Recorder

LEGAL FORM APPROVED:

\_\_\_\_\_  
Patrick M. Carter, City Attorney



Passed 1<sup>st</sup> Reading: \_\_\_\_\_

Public Hearing: \_\_\_\_\_

Passed 2<sup>nd</sup> Reading: \_\_\_\_\_

Published for public notice on: \_\_\_\_\_ In: \_\_\_\_\_

**ORDINANCE 2024-06**

**AN ORDINANCE TO AMEND THE FAIRVIEW ZONING ORDINANCE ARTICLE 6: RESIDENTIAL DISTRICT REGULATIONS, SECTION 6-104 PURPOSES AND INTENT OF AR – AGRICULTURAL/RESIDENTIAL DISTRICTS, IN ORDER TO ADD THE ANIMAL CARE AND VETERINARY SERVICES TO 6-104.1(2) USES PERMITTED WITH SUPPLEMENTAL PROVISIONS (SUP).**

**WHEREAS**, the Veterinary Services for Livestock land use is currently permitted in the AR15-A Zone District (Section 6-104.1) as a conditional use; and

**WHEREAS**, the Animal Care and Veterinary Services use is currently permitted, with Supplemental Provisions (SUP) in the C3 zone district (Section 8-104), the Commercial-Interchange District (CI) (Section 8-105), the Commercial-Mixed Use Districts (CMU) (Section 8-107), the Industrial Restrictive Districts (IR) (Section 9-104), and the Industrial General Districts (IG) (Section 9-105); and

**WHEREAS**, there is no single zone district that permits both the Veterinary Services for Livestock and Animal Care and Veterinary Services; and

**WHEREAS**, there may be a situation where a development may desire to provide both land uses in the same facility/location.

**NOW, THEREFORE BE IT ORDAINED BY THE CITY OF FAIRVIEW, TENNESSEE, BOARD OF COMMISSIONERS, SECTION 6-104.1(2) WILL READ AS FOLLOWS:**

**2. USES PERMITTED WITH SUPPLEMENTAL PROVISIONS (SUP)**

- a. Childcare Facilities
  - a. Family Childcare Home
- b. Animal Care and Veterinary Services
  - a. Animal Care and Veterinary Services

Approved by the Board of Commissioners:

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Lisa Anderson, Mayor

ATTEST:

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Rachel Jones, City Recorder

LEGAL FORM APPROVED:

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Patrick M. Carter, City Attorney

Passed 1<sup>st</sup> Reading: \_\_\_\_\_

Passed 2<sup>nd</sup> Reading: \_\_\_\_\_