

RESOLUTION 24-25

A RESOLUTION CALLING FOR A PUBLIC HEARING ON THE PROPOSED ANNEXATION OF TERRITORY INTO THE CITY OF FAIRVIEW BY OWNER CONSENT WITH RS-40 SINGLE FAMILY RESIDENTIAL ZONING AND APPROVING A PLAN OF SERVICES (7330 TAYLOR ROAD, 3.24 (+/-) ACRES, MAP 042, PARCEL 077.06)

Tax Map 042, Parcel 077.06

3.24 (+/-) Acres

7330 Taylor Road

Zoning: RS-40 Single Family Residential

Owner: Shelia Taylor

WHEREAS, the City of Fairview, having been petitioned by interested persons, proposes the extension of its corporate limits by the annexation of certain territory adjoining its existing boundaries and within its urban growth boundaries by owner consent; and

WHEREAS, a Plan of Services for the territory proposed for annexation by owner consent has been reviewed by the Fairview Planning Commission; and

WHEREAS, the governing body desires to conduct a public hearing on the proposed annexation and plan of services;

NOW, THEREFORE, BE IT RESOLVED by the City of Fairview; Tennessee as follows:

- A.** That a public hearing is hereby scheduled for **7:00 pm on June 5, 2025**, at **Fairview City Hall** on the proposed annexation of territory by owner consent, and Plan of Services, to wit:

Being a parcel of land located in the First Civil District of Williamson County, Tennessee, a portion of the Walter R. Taylor property as recorded in deed book 236, page 88, bounded on the north by H. E. Taylor, east by Jones, south by Sanders, west by Taylor Road, being more particularly described as follows:

Beginning at an iron rod on the easterly margin of Taylor Road at the northwest corner of the tract herein described, said iron rod lying 8.5 feet east of a concrete monument marking the southwest corner of the H. E. Taylor property as recorded in deed book 989, page 841; thence along the southerly boundary of H. E. Taylor S 88 deg. 27' E 378.50 feet to a concrete monument at a gulley, the northeast corner of the herein described tract; thence along the original easterly boundary of Taylor, also the westerly boundary of W. T. Jones as recorded in deed book 1423, page 511, S 03 deg. 28' W 399.65 feet to a concrete monument at the southeast corner of the herein described tract; thence along the northerly line of Sanders as recorded in deed book 940, page 707, N 88 deg. 40' W 125.90 feet to the beginning, containing 3.24 acres, more or less, according to a survey by Boyd B Gibbs, R. L. S. # 1598, 106 South Public Square, Centerville, Tennessee, dated 1/7/98.

Being a portion of that tract or parcel of land conveyed to Walter R. Taylor of record in Book 236, page 88, ROWC, TN.

- B.** That a copy of this Resolution, describing the territory proposed for annexation by owner consent, along with the Plan of Services, shall be promptly sent to the last known address listed in the office of the Williamson County property assessor for each property owner of record within the territory proposed for annexation, with such being sent by first class mail and mailed no later than fourteen (14) calendar days prior to the scheduled date of the hearing on the proposed annexation.
- C.** That a copy of this Resolution shall also be published by posting copies of it in at least three (3) public places in the territory proposed for annexation and in a like number of public places in the City of Fairview, and by publishing notice of the Resolution at or about the same time in the Fairview Observer, a newspaper of general circulation in such territory and the City of Fairview.
- D.** That notice of the time, place and purpose of a public hearing on the proposed annexation by owner consent and the Plan of Services shall be published in a newspaper of general circulation in the City of Fairview not less than fifteen (15) days before the hearing, which notice included the locations of a minimum of three (3) copies of the Plan of Services for public inspection during all business hours from the date of notice until the public hearing.
- E.** That written notice of the proposed annexation shall be sent to the affected school system as soon as possible, but in no event less than thirty (30) days before the public hearing.

SECTION 1: PLAN OF SERVICES

WHEREAS, TCA 6–51–102, as amended requires that a Plan of Services be adopted by the governing body of a city prior to the passage of an annexation resolution of any territory or territories.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF FAIRVIEW, TENNESSEE.

Section 1. Pursuant to the provisions of **TCA 6–51–102**, there is hereby adopted, for the area bounded as described above, the following 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 on 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 on 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.

Please 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

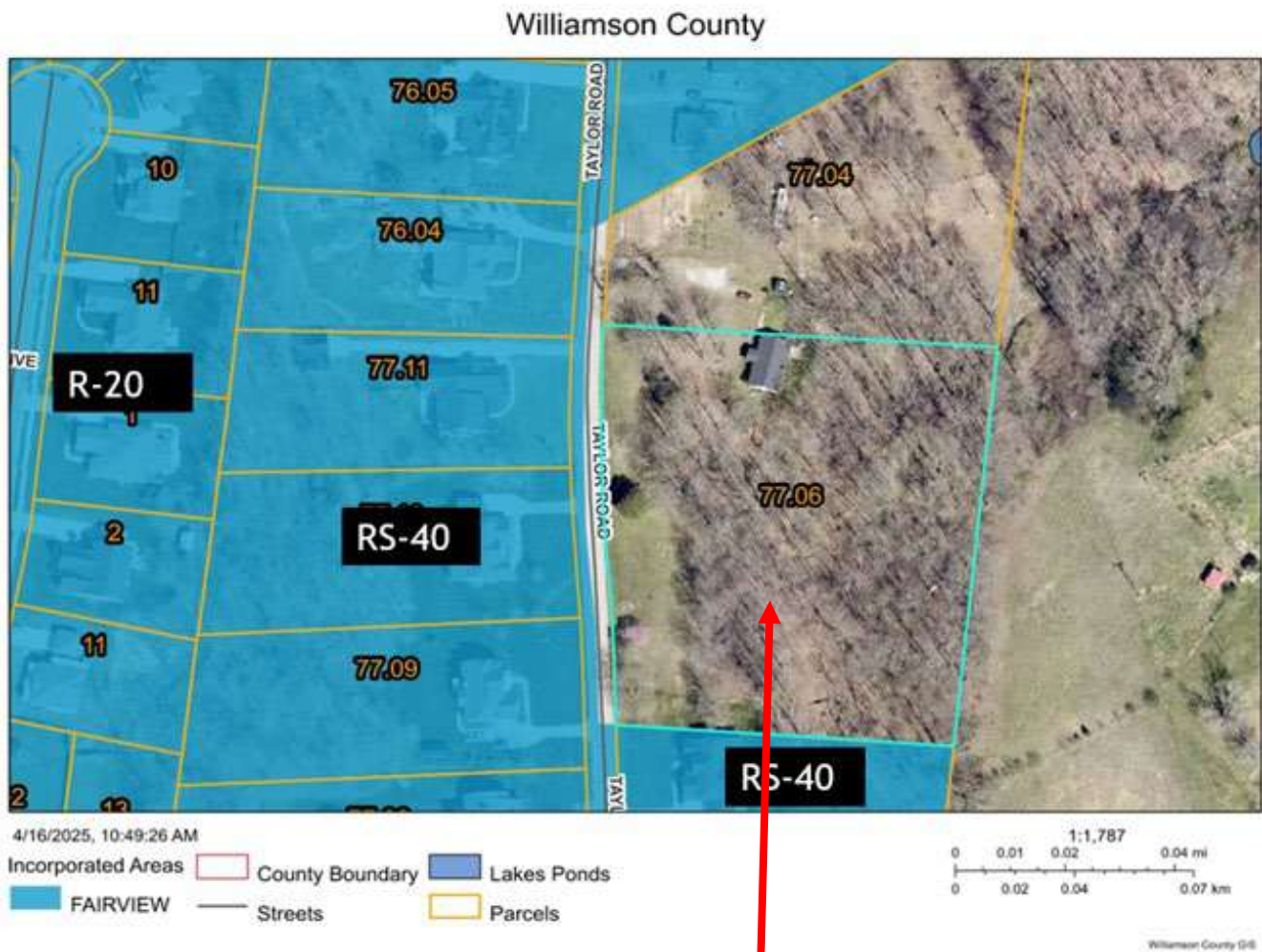
Any other service(s) not classified under the foregoing headings will be in accordance with the standards prevailing in the City of Fairview, Tennessee.

The Fairview, Tennessee Municipal Planning Commission voted upon this Resolution as Follows:

Aye 7 , Nay 0 , Not voting 2

This Resolution was returned to the City of Fairview, Tennessee, Board of Commissioners with a Recommendation from the City of Fairview, Tennessee Municipal Planning Commission for Approval X , Disapproval , No Recommendation .

SECTION 2: LOCATION MAP



Parcel for Annexation:
Tax Map 042, Parcel 077.06
3.24 (+/-) Acres
7330 Taylor Road
Zoning: RS-40 Single Family Residential
Owner: Shelia Taylor

WHEREUPON, the Mayor declared the Resolution adopted, affixed a signature and the date thereto, and directed that the same be recorded.

Passed and adopted this the 1st day of May, 2025.

Lisa Anderson, Mayor

ATTEST:

Rachel Jones, City Recorder

LEGAL FORM APPROVED:

Patrick M. Carter, City Attorney

ORDINANCE 2025-04

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF FAIRVIEW, TENNESSEE, BY REZONING A 19.96 (+/-) ACRE PARCEL LOCATED AT 7391 CROW CUT ROAD, CONSISTING OF WILLIAMSON COUNTY TAX MAP 046 PARCEL 016.03 FROM RS-40 (SINGLE FAMILY RESIDENTIAL) TO R-20 (ONE AND TWO FAMILY RESIDENTIAL), PROPERTY OWNER: CARLA LANKFORD

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 a 19.96 (+/-) acre parcel of property consisting of Williamson County tax map 046, parcel 016.03, located at 7391 Crow Cut Road, from RS-40 (Single Family Residential) to R-20 (One and Two Family Residential), property owner: Carla Lankford; and

WHEREAS, said 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 April 22, 2025, 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 a 19.96 (+/-) acre parcel of property consisting of Williamson County tax map 046, parcel 016.03, located at 7391 Crow Cut Road, from RS-40 (Single Family Residential) to R-20 (One and Two Family Residential), as requested by owner Carla Lankford, the public welfare requiring it. The rezoning of this site shall be subject to all City of Fairview ordinances and regulations.



4/22/2025

World_Boundaries_and_Places
Fairview_Zoning_Public
AR-15A - Agricultural / Residential
R-20 - One and Two Family Residential
RS-40 - Single Family Residential

RS-8 - Single Family Residential
OTNC - Other Non-Conforming
World Imagery
Low Resolution 15m Imagery

High Resolution 30m Imagery
High Resolution 30m Imagery
Citations
2.4m Resolution Metadata

1:9,127
0 0.05 0.1 0.2 mi
0 0.1 0.2 0.4 km
Esri, HERE, Garmin, IPC, Mapbox

Parcel for Rezoning:
Tax Map 046, Parcel 016.03
19.96 Acres
7391 Crow Cut Road
Current Zoning: RS-40
Requested Zoning: R-20
Property Owner: Carla Lankford

Approved by the Board of Commissioners:

Lisa Anderson, Mayor

ATTEST:

Rachel Jones, City Recorder

LEGAL FORM APPROVED:

Patrick M. Carter, City Attorney

Passed 1st Reading: _____

Public Hearing: _____

Passed 2nd Reading: _____

Published for public notice on: _____ In: The Fairview Observer

ORDINANCE 2025-05

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF FAIRVIEW, TENNESSEE, BY REZONING A .56 (+/-) ACRE PARCEL LOCATED ON HORN TAVERN ROAD NORTHWEST OF CABE CALDWELL LANE, CONSISTING OF WILLIAMSON COUNTY TAX MAP 022 PARCEL 143.01 FROM RS-40 (SINGLE FAMILY RESIDENTIAL) TO R-20 (ONE AND TWO FAMILY RESIDENTIAL),
PROPERTY OWNER: PHILLIP CALDWELL**

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 a .56 (+/-) acre parcel of property consisting of Williamson County tax map 022, parcel 143.01, located on Horn Tavern Road northwest of Cabe Caldwell Lane, from RS-40 (Single Family Residential) to R-20 (One and Two Family Residential), property owner: Phillip Caldwell; and

WHEREAS, said 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 April 22, 2025, 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 a .56 (+/-) acre parcel of property consisting of Williamson County tax map 022, parcel 143.01, located on Horn Tavern Road northwest of Cabe Caldwell Lane, from RS-40 (Single Family Residential) to R-20 (One and Two Family Residential), as requested by owner Phillip Caldwell, the public welfare requiring it. The rezoning of this site shall be subject to all City of Fairview ordinances and regulations.



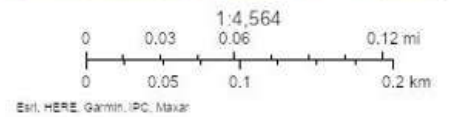
4/22/2025

World_Boundaries_and_Places
Fairview_Zoning_Public

CG - Commercial-General
R-20 - One and Two Family Residential
RM-8 - Multi-Family Residential

RS-15 - Single Family Residential
RS-40 - Single Family Residential
World Imagery
Low Resolution 15m Imagery

High Resolution 60cm Imagery
High Resolution 30cm Imagery
Citations:
1.2m Resolution Metadata



Parcel for Rezoning:
Tax Map 022, Parcel 143.01
.56 Acres
0 Horn Tavern Road
Current Zoning: RS-40
Requested Zoning: R-20
Property Owner: Phillip Caldwell

Approved by the Board of Commissioners:

Lisa Anderson, Mayor

ATTEST:

Rachel Jones, City Recorder

LEGAL FORM APPROVED:

Patrick M. Carter, City Attorney

Passed 1st Reading: _____

Public Hearing: _____

Passed 2nd Reading: _____

Published for public notice on: _____ In: The Fairview Observer

ORDINANCE 2025-06

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF FAIRVIEW, TENNESSEE, BY REZONING A 28.75 (+/-) ACRE PARCEL LOCATED ON CROW CUT ROAD, CONSISTING OF WILLIAMSON COUNTY TAX MAP 018 PARCEL 031.00 FROM RS-40 (SINGLE FAMILY RESIDENTIAL) TO RS-15 (SINGLE FAMILY RESIDENTIAL), PROPERTY OWNER: NORTHCUTT CUSTOM HOMES, LLC

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 a 28.75 (+/-) acre parcel of property consisting of Williamson County tax map 018, parcel 031.00, located at on Crow Cut Road, from RS-40 (Single Family Residential) to RS-15 (Single Family Residential), property owner: Northcutt Custom Homes, LLC; and

WHEREAS, said property to be rezoned from RS-40 to RS-15 is located within the corporate limits of the City of Fairview; and

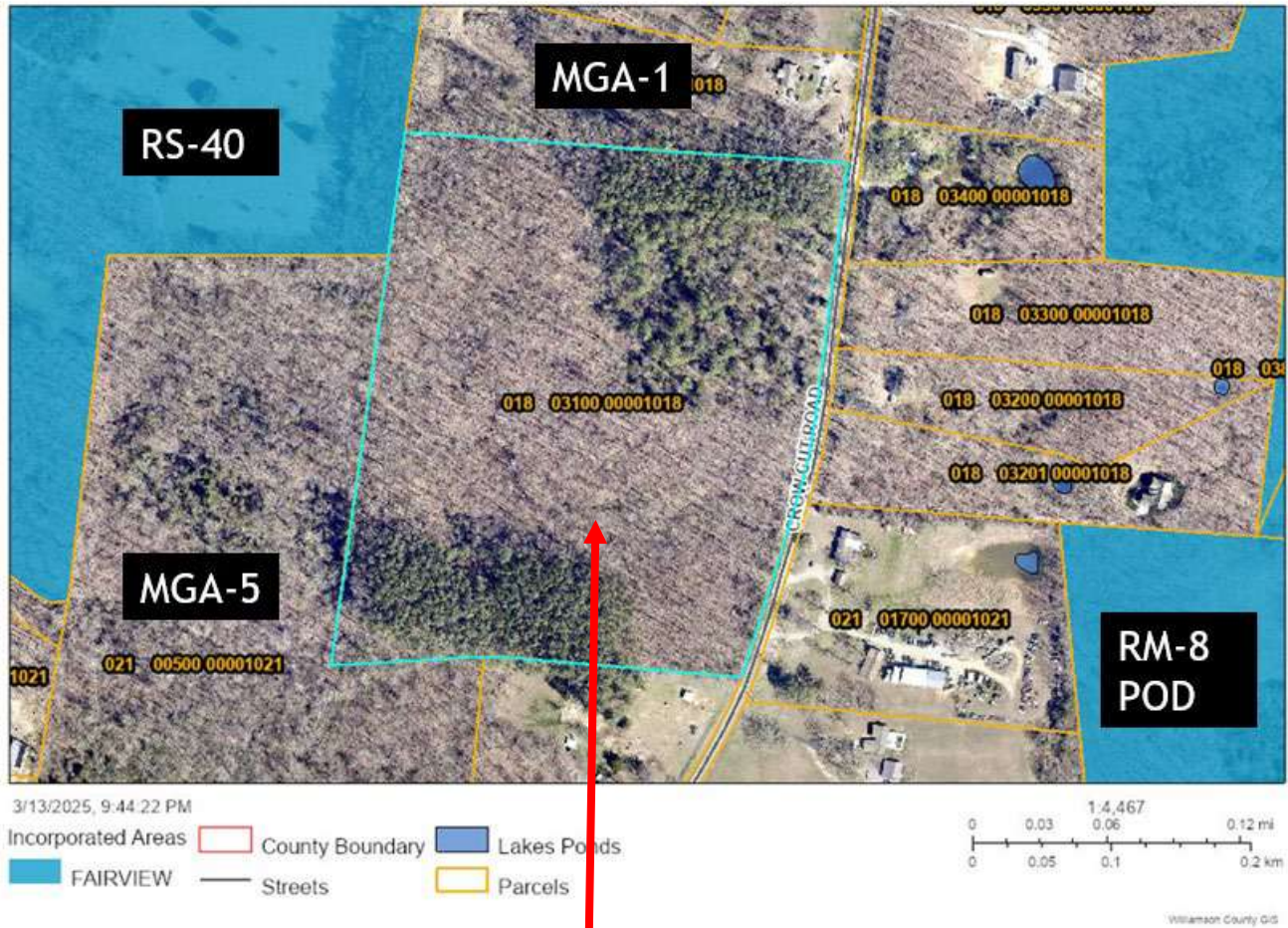
WHEREAS, the City of Fairview Municipal Planning Commission forwarded the request to the Board of Commissioners on April 22, 2025, with a **positive** recommendation for approval without conditions; and

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 a 28.75 (+/-) acre parcel of property consisting of Williamson County tax map 018, parcel 031.00, located on Crow Cut Road, from RS-40 (Single Family Residential) to RS-15 (Single Family Residential), as requested by owner Northcutt Custom Homes, LLC, the public welfare requiring it. The rezoning of this site shall be subject to all City of Fairview ordinances and regulations.

0 Crow Cut Road



Parcel for Rezoning:
Tax Map 018, Parcel 031.00
28.75 Acres
0 Crow Cut Road
Current Zoning: RS-40
Requested Zoning: RS-15
Property Owner: Northcutt Custom Homes, LLC

Approved by the Board of Commissioners:

Lisa Anderson, Mayor

ATTEST:

Rachel Jones, City Recorder

LEGAL FORM APPROVED:

Patrick M. Carter, City Attorney

Passed 1st Reading: _____

Public Hearing: _____

Passed 2nd Reading: _____

Published for public notice on: _____ In: The Fairview Observer

ORDINANCE 2025-07

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF FAIRVIEW, BY APPROVING THE MAJOR MODIFICATION OF PHASE 2 OF THE BOWIE MEADOWS PLANNED OVERLAY DEVELOPMENT DISTRICT WITH 129 RESIDENTIAL UNITS ON 99.74 (+/-) ACRES OF PROPERTY, CONSISTING OF MAP 042 PART OF PARCEL 026.00 AND MAP 0423E GROUP A PARCEL 006.00, APPLICANT: ERIC MCNEELY (MCNEELY ENGINEERING, LLC), PROPERTY OWNER: LENNAR HOMES OF TENNESSEE, LLC

WHEREAS, the city of Fairview Zoning Ordinance requires Major Modifications as defined in Zoning Ordinance § 10-203.8 - Modifications to an Adopted Planned Overlay District Development, and the DEVELOPER is proposing changes in roadway alignments or lot layouts within Phase 2 that deviate from the approved R-20 Planned Overlay Development District, herein described as Bowie Meadows Phase 2 with 99.74 (+/-) acres of property, consisting of Map 042, Part of Parcel 026.00 and Map 043E Group A Parcel 006.00; and

WHEREAS, the City of Fairview Zoning Ordinance § 10-201.1.7 states that previously approved Planned Unit Development Districts may continue under the development plan as approved or changes such as this major modification will be subject to further review by the Board of Commissioners following Planning Commission review; and

WHEREAS, this amendment to the Bowie Meadows Master Development Plan is intended to replace May 6, 2021, previously approved Planned Overlay District Development (The Groves); and

WHEREAS, the Planned Unit Development 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 April 22, 2025, with a recommendation for approval with conditions per PC Resolution 16-25; and

WHEREAS, all Ordinances or parts of Ordinances in conflict herewith 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 approving the major modification to Phase 2 of the Bowie Meadows Planned Overlay District Development with 129 single family residential units on 99.74 (+/-) acres of property, consisting of Map: 042 Part of Parcel: 026.00 and Tax Map 043E Group A Parcel 006.00, as requested by applicant McNeely Engineering, LLC and owner Lennar Homes of Tennessee, LLC. The major modification of this Planned Unit Development shall be subject to all City ordinances and regulations, including the following

conditions:

Approved by the Board of Commissioners:

Lisa Anderson, Mayor

ATTEST:

Rachel Jones, City Recorder

LEGAL FORM APPROVED:

Patrick M. Carter, City Attorney

Passed 1st Reading: _____

Public Hearing: _____

Passed 2nd Reading: _____

Published for public notice on: _____ In: The Fairview Observer

Bowie Meadows Planned Overlay District Unit Development

Major Modification

129 Lots 99.74 (+/-) Acres

Map: 042 Part of Parcel: 026.00 and Tax Map 043E Group A Parcel
006.00

Owner: Lennar Homes of Tennessee, LLC

Client Project

6400 CANTHERBURY PARKWAY
SUITE 601
FRANKLIN, TN 37067
615-453-8067

Item:

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Payroll P

Cholesterol

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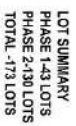
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EX

EXHIBIT



-2 LOTS
ROAD SHIFT AND
STORMWATER
MANAGEMENT

MEADOWS
PHASE 1
UNDER
DEVELOPMENT

LOT SUMMARY
PHASE 1-44 LOTS
PHASE 2-129 LOTS
TOTAL -173 LOTS

SIDE BY SIDE COMPARISON

**PRELIMINARY
PLAT JUNE
2024**



ORDINANCE 2025-08

**AN ORDINANCE FOR AN AMENDMENT TO THE CITY OF FAIRVIEW,
TENNESSEE, BUDGET FOR FISCAL YEAR 2024 – 2025 BUDGET**

Be it Ordained by the City of Fairview, Tennessee as follows:

WHEREAS, the Board of Commissioners of the City of Fairview, Tennessee, have determined that the Budget for Fiscal Year 2024 – 2025 (beginning July 1, 2024, and running through June 30, 2025) should be amended to reflect the final expenditures for the Fiscal Year, and

WHEREAS, the Board of Commissioners of the City of Fairview, Tennessee adopted the fiscal year 2024 – 2025 budget by passage of Ordinance Number 2024-08 on June 6, 2024, and amended this budget by the passage of Ordinance Number 2024-18 on January 16, 2025.

WHEREAS, pursuant to the Tennessee State Constitution, Article II, Section 24, no public money shall be expended except pursuant to appropriations made by law, and

WHEREAS, pursuant to Tennessee Code Annotated § 6-56-209, the Board of Commissioners has the authority to authorize the Finance Director to transfer money from one appropriation to another within the same fund, and

NOW THEREFORE BE IT ORDAINED BY THE CITY OF FAIRVIEW, TENNESSEE THAT CHANGES BE MADE TO THE FISCAL YEAR 2024-2025 BUDGET AS FOLLOWS:

Section 1. Ordinance 2024-18 is hereby amended to include \$3,300,000 of the 2021-B Bond proceeds to be appropriated for real estate purchases.

Description		Acct	Function	Obj		Debit		Credit
Fund Balance		110	27100			3,300,000		
Property Acquisitions		110	41114	916				3,300,000

Section 2. The Financial Officer is hereby authorized to make said changes in the accounting system.

BE IT FURTHER ORDAINED, If any sentence, clause, phrase or paragraph of this Ordinance is declared to be unconstitutional by any Court of competent jurisdiction; such holding will not affect any other portion of this Ordinance.

BE IT FINALLY ORDAINED that this Ordinance shall take effect fifteen days (15) days after its first passage or upon second reading, whichever is later, the public welfare requiring it.

Lisa Anderson, Mayor

ATTEST:

Rachel Jones, City Recorder

LEGAL FORM APPROVED:

Patrick M. Carter, City Attorney

Passed 1st Reading: _____

Passed 2nd Reading: _____