City of Fairview Economic Development Plan
Summary Background

Purpose:

Present a clear understanding of the local economic situation, supported by current relevant data and answer the question "What have we done?".

Parameters:

The information is clear, concise, and easily understood by the public. Data allows for clear and relevant connections to the SWOT analysis and strategic direction.

Sources:

U.S. Department of Commerce Bureau of Economic Analysis, U.S Census Bureau, U.S. Department of Labor, TN Department of Economic and Community Development, TN Department of Labor and Workforce Development, World Population Review, Data USA, TVA Economic Development & esri reports, Boyd Center at the University of Tennessee, Knoxville, City of Fairview, Niche, Williamson, Inc.

- Note: Much of the Demographic and Socioeconomic data post 2023 are estimates and official numbers are not yet available.

Sections:

Demographic & Socioeconomic Data

Population, Age & Income, Education, Cost of Living, Workforce, Poverty

Economic Data

Sales Taxes, Property Taxes, Building Permit Revenue

Geographic, Intergovernmental, & Infrastructure Assets

Educational Opportunities, Nashville (MSA), Interstates and State Highways, Williamson County Parks & Recreation, Fairview City Parks, Utilities, Public Safety

Additional Factors

2040 Comprehensive Plan, Planning & Development, Projects & Grants

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Demographic & Socioeconomic Data:

Population	2020	2025	6 Year Growth	Annual Growth Rate
Fairview	9,357	10,728	12.83%	2.33%
Williamson County	247,726	271,294	9.51%	2.15%
Tennessee	6,910,840	7,307,200	5.74%	1.54%
United States	331,449,281	342,489,970	3.33%	0.60%

Population Trends & Analysis:

- Since 2020, Fairview's population growth has slightly outpaced Williamson County as a whole and substantially more than the state and nation.
- Fairview is projected for strong population growth.
- ***See appendix for county municipal population breakdown***

Median Age	2015	2020	2025
Fairview	36.8	34.9	33.1
Williamson County	39.8	39.3	40.3
Tennessee	38.6	39.2	38.9
United States	37.8	38.8	39.1

Median Household Income	2015	2020	2025
Fairview	$64,600	$88,333	$94,000
Williamson County	$116,492	$131,202	$140,000
Tennessee	$47,330	54,970	$71,997
United States	$56,516	$67,521	$83,730

Median Age & Household Income Trends & Analysis:

- The median age for Fairview residents has trended younger over the past 10 years while the county, state, and nation remained more stable with a small upward trend in age.
- Median Household Incomes have increased 4.6% year over year for the past 10 years in comparison to 2.0% for the county, 5.2% for the state, and 4.8% nationally.
- Incomes lag behind the county but are substantially higher than the state and nation.
- The trend of a younger population with higher earnings puts the city in position for positive economic performance with enhanced longevity potential.
- ***See appendix for county municipal household income breakdown***

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Education	Less than High School	High School / GED	Associate's degree	Undergraduate Degree	Graduate Plus
Fairview	6.0%	45.0%	13.0%	22.0%	14.0%
Williamson County	3.0%	25.0%	7.0%	39.0%	26.0%
Tennessee	9.0%	49.0%	9.0%	20.0%	13.0%
United States	28.0%	39.0%	7.0%	16.0%	10.0%

Education Obtained Trends and Analysis:

- Fairview is above the county, below the state, and substantially below the nation in uneducated population.
- Having a high school diploma or equivalent as the highest education level trends with state and national percentages but again, is well below the county percentage.
- A blue-collar trend is set with a substantially higher percentage of associate degrees over the county, state, and nation.
- Fairview has slightly higher percentages with bachelor's degrees as the highest educational level obtained than the state and nation but is almost half the amount of the county as a whole.

Cost of Living	2015	2020	2025
Fairview	95.9	97.5	112.8
Williamson County	107.8	111.4	120.0
Tennessee	86.5	89.7	90.4
United States	100.0	100.0	100.0

Cost of Living Trends & Analysis:

- The cost-of-living rate is made up of expenses like housing, food, transportation, healthcare, taxes, and miscellaneous items (like clothing and entertainment). These costs vary significantly by location, making them a way to compare how expensive different cities or regions are to maintain a certain standard of living. Economic factors such as inflation, wages, local demand and supply, and government policies also influence these costs.

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- Over the past 5 years, Fairview residents have experienced a 16.0% increase in the cost of living compared to 7.7% in the county, and almost level 0.8% in the state.
- Over the past 5 years, the Cost of Living has outpaced Median Household Income increases by 9.6%. For example, $100 in 2025 will purchase what $90.40 would be in 2020.
- Holding residency in the wealthiest county in the state and 22nd nationally trends toward higher property values, home prices, living expenses, etc.
- Cost of living expenses averaged 3.2% year over year from 2021 to 2025. Analysts are projecting a gradual slowing of the cost-of-living rate in future economic periods.

Workforce	2015	2020	2025
Commute	**91.6%**	**92.1%**	**83.9%**
Home	**6.4%**	**5.9%**	**15.3%**
Local	**2.0%**	**2.0%**	**0.8%**

- Fairview continues to be a residential city with much of its workforce commuting elsewhere for employment.
- The average commute time for residents is 37 minutes.
- A large upswing in home-based employment is updated technologies and from the covid era and excellent broadband service in the area.
- The largest employers in the city are Williamson County Schools ~ 360; Walmart ~ 300; Publix ~ 150; City of Fairview ~115; Scott Fetzer Electrical Group ~ 80; Dollar General ~30.

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Poverty Rate	2015	2020	2025
Fairview	**8.1%**	**11.6%**	**11.3%**
Williamson County	**5.7%**	**4.7%**	**4.5%**
Tennessee	**14.0%**	**14.6%**	**13.8%**
United States	**12.5%**	**12.4%**	**10.6%**

- The poverty rate is determined by comparing the pre-tax cash income of a family or individual to a set of poverty thresholds, which vary based on family size and composition. If a family's income is below their threshold, they are considered to be in poverty. This measure includes income from sources like earnings, Social Security, and public assistance but excludes non-cash benefits, such as food stamps and housing subsidies.
- 2025 thresholds include: 1 person family, $15,650; 2-person family $21,250; 3-person family $26, 650; 4-person family $32,150; add $5,500 per person for larger families.
- The Fairview poverty rate is below the state percentage, slightly above the national percentage, and well above the county percentage.
- Rural regions tend to have higher poverty rates. Tennessee has the 10th highest poverty rate nationally.
- City, County, State, and National poverty rates are in a slight decline.
- As Fairview develops more suburban type areas with the city, the poverty rate would be anticipated to decline.
- ***See appendix for county municipal poverty rate breakdown***
- ***See Appendix for home value & property tax by county municipality analysis***

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Economic Data:

Sales Taxes

Fiscal Year	Sales Tax Revenue	% Change
2015	$ 2,292,341	N/A
2016	$ 2,476,405	7.43%
2017	$ 2,690,630	7.96%
2018	$ 2,741,570	1.86%
2019	$ 2,638,578	(3.90)%
2020	$ 2,833,480	6.88%
2021	$ 3,280,706	13.63%
2022	$ 3,941,278	16.76%
2023	$ 4,491,949	12.26%
2024	$ 4,547,678	1.23%
2025	$ 4,672,723	2.68%

- 5-year growth of 46.55% for a year-over-year average of 9.31%.
- 10-year growth of 66.78% for a year-over-year average of 6.68%.

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Fiscal Year	Property Tax Revenue	% Change
2015	$ 1,066,710	N/A
2016	$ 1,683,561	36.64%
2017	$ 1,786,063	5.74%
2018	$ 1,751,224	(1.99)%
2019	$ 1,832,738	4.45%
2020	$ 1,906,935	3.89%
2021	$ 1,988,480	4.10%
2022	$ 2,760,234	27.96%
2023	$ 2,919,652	5.46%
2024	$ 3,054,369	4.41%
2025	$ 3,180,563	3.97%

- FY 2016 had a rate increase of 36.5% which accounted for $614,500 of revenue leaving the increase due to growth as 0.22%.
- FY 2022 had a rate increase of 23.04% which accounted for $635,958 of revenue leaving the increase due to growth as 6.49%.
- 5-year growth is 24.33% with a year-over-year average of 4.87%.
- 10-year growth is 36.64% with a year-over-year average of 3.66%.

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Fiscal Year	Building Permit Revenue	% Change
2015	$ 126,827	N/A
2016	$ 111,656	(13.59)%
2017	$ 371,777	69.97%
2018	$ 257,816	(44.20)%
2019	$ 194,105	(32.82)%
2020	$ 539,815	64.04%
2021	$ 583,423	7.47%
2022	$ 756,232	22.85%
2023	$ 514,967	(46.85)%
2024	$ 718,438	28.32%
2025	$ 1,668,752	56.95%

- 5-year growth of 68.74% with a year-over-year average of 13.75%.
- 10-year growth of 112.14% with a year-over-year average of 11.21%.

City of Fairview Economic Development Plan
Summary Background
Geographic, Intergovernmental, & Infrastructure Assets:

Education Opportunities:

Williamson County School District

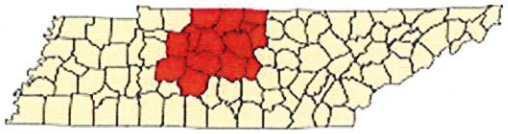
- Ranked in the 4th percentile, 385 out of 10,394 public school districts, nationally.
- Ranked in the 3rd percentile, 4 out of 123 public school districts, statewide.
- Average ACT score of 25.2.
- Fairview High School is ranked in the 16th percentile, 2,882 out of 17,901 public high schools nationally.
- Fairview High School is ranked in the 10th percentile, 41 out of 439 public high schools statewide.
- Fairview High School average ACT score 21.0; State average ACT score 19.3; U.S average ACT score 19.4.

Access to Higher Education

- Educational options with 60 miles of Fairview
    - **2-year Associate Degree** programs with possible 4-year pathways include: Nashville State Community College (Nashville), Columbia State Community College (Franklin) associated with 4-year Columbia State (Columbia), Williamson College-also offer 4-year (Franklin), Volunteer State Community College (Gallatin), Motlow State Community (Smyrna).
    - **4-year Undergraduate Degree +:** Tennessee State University, Trevecca Nazarene University, Lipscomb University, Vanderbilt University, Aquinas College, Bethel University, Fisk University, Herzing University, Meharry Medical College – (are all located in Nashville), Cumberland University (Lebanon), Welch College (Gallatin), Austin Peay State University (Clarksville), Middle Tennessee State University (Murfreesboro)
    - **TCAT Schools:** Locations in Nashville, Murfreesboro, Dickson, Hohenwald. Franklin location is being built.

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Member of Nashville Metropolitan Area:



- **Includes Cheatham, Davidson, Dickson, Maury, Montgomery, Robertson, Rutherford, Sumner, Williamson, & Wilson Counties.**

- **Cheatham County:** Ranked 11th wealthiest county in Tennessee. Economy relies heavily on Nashville for employment due to its proximity and the large diverse job market. While the county local economy is seeking growth opportunities, the vast majority of the workforce commute to Nashville for work.
    - Top County Industries – Healthcare & Social Assistance, Manufacturing, Retail Trade, Transportation, Warehousing, Agriculture.

- **Davidson County**: Ranked 2nd wealthiest county in Tennessee and ranked 1st in economic and job growth. Provides much of the jobs for the outlying counties.
    - Top County Industries – Healthcare, often called the "Healthcare capital of the U.S", Professional, Scientific, and Technical Services, Education, Manufacturing (Nissan, Bridgestone), Music & Entertainment, Finance & Insurance.

- **Dickson County:** Ranked 16th wealthiest county in Tennessee. A large portion of the workforce commutes to Nashville to work. On a much smaller scale, some commute to Williamson County to work. Dickson County continues to have a diverse and growing local economy.
    - Top County Industries – Healthcare & Social Assistance, Manufacturing, Retail Trade, Professional Services, Utilities, Real Estate.

- **Maury County:** Ranked 6th wealthiest county in Tennessee. Approximately 23% of Maury County workers commute to Williamson County for work. A much smaller percentage commute to Nashville. Maury County has a vibrant local economy.
    - Top County Industries – Healthcare & Social Assistance, Manufacturing, Retail Trade, Administrative and Support Services, Professional Services, Transportation, Insurance.

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- **Montgomery County:** Ranked 14th wealthiest county in Tennessee. A substantial amount of the Montgomery Couty workforce commute to Nashville. Montgomery County's local economy is growing at a rapid pace.
    - Top County Industries – Healthcare & Social Assistance, Retail Trade, Manufacturing, Education, Government, Accommodation and Food Services.

- **Robertson County:** Ranked 10th wealthiest county in Tennessee. Estimated that ver 60% of the workforce commutes to Nashville. However, the local economy is growing.
    - Top County Industries – Healthcare, Agriculture, Manufacturing, Distribution.

- **Rutherford County:** Ranked 5th wealthiest counties in Tennessee. Estimated that over 30% of workforce commutes to Nashville. Approximately 6.8% commute to Williamson County to work. Estimated that over 57% of workforce commute outside the county for work. Local Economy is strong, diverse, and growing.
    - Top County Industries – Manufacturing, Healthcare, Retail Trade, Professional, Scientific, and Technical Services, Corporate Offices and Technology.

- **Sumner County:** Ranked 4th wealthiest county in Tennessee. Approximately 47% of workforce commutes to Nashville. Local economy is robust and diverse.
    - Top County Industries – Healthcare, Retail Trade, Manufacturing, Education, Professional, Scientific, and Technical Services, Government.

- **Williamson County:** Ranked 1st wealthiest county in Tennessee. Williamson Counties commute patterns are complex. It is estimated that a little over 36K workers commute from Williamson County to Nashville. It is also estimated that almost 38K workers commute from Nashville to work in Williamson County. It is estimated that 68% of the county's workforce live outside its borders, primarily Rutherford, Davidson, and Maury Counties. Local economy is diverse and booming.
    - Top County Industries – Corporate Headquarters, Healthcare, Professional, Scientific, and Technical Services, Technology, Retail Trade.

- **Wilson County:** Ranked 3rd wealthiest county in Tennessee. Approximately 19.2% of workforce commute to Nashville. Local economy is diverse and robust.
    - Top County Industries – Manufacturing, Healthcare, Construction, Retail Trade, Sports and Recreation.

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Interstate & State Highways:

- **Interstate I-40** – Located on the northern border, provides a commute to Downtown Nashville in about 30-40 minutes, under normal conditions. It can take over an hour when traffic is most congested between 7:00am and 9:00am and 4:00pm & 6:00pm on weekdays. A 15-minute commute east to Bellevue or west to Dickson allow residents easy access to a greater range of amenities.

- **Interstate I-840** – Located on the southwest border, connects to I-40 to the north and intersects I-65 to the west and south of Franklin. The route ends by connecting to I-40 to the northeast near Lebanon. I-840 provides more convenient commutes to eastern Franklin, Spring Hill, Thompson's Station, Chappel Hill, Columbia, and Murfreesboro in normally an hour or less.

- State Highway 96 enters Fairview to the north from Burns & Dickson and connects to Highway 100 in Fairview. 96 leaves Fairview at the eastern border and disconnects Hwy 100 to continue toward Franklin and Murfreesboro. This route is approximately an 18-mile trip which is normally takes 25-30 minutes.

- State Highway 100 is Fairview's main thoroughfare. It travels 17 miles from the eastern border to western border. The vast majority of local amenities are located along this path. This route has become more congested as the city has grown. Small, narrow, curvy roads are the only options for bypassing congestion.

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Williamson County Parks & Recreation:

- Provides affordable recreational amenities & activities for all ages.
    - **Fairview Recreation Complex**
        - Indoor Amenities – Gymnasium (Basketball, Pickleball, Volleyball), Wellness Center (Strength & Cardio Training), Group Fitness Room, Game Room, Arts & Crafts Room, Classrooms, Meeting Rooms, Senior Lounge, KidsCare. Partnership with Fairview Recreation Association for Youth Basketball League.
        - Outdoor Amenities – Pool, Athletic Fields, Playground, Walking Trail.
        - Partnership with Fairview Soccer Association for Youth Soccer League.
    - **Fairview Ball Park**
        - 4 Baseball-Softball Fields, Playground.
        - Partnership with Fairview Recreation Association for Youth Baseball & Softball.

Municipal Parks:

- **Bowie Nature Park** – Described as Fairview's "Crown Jewel".
    - 722-acre park has approximately 17 miles of trails through a diverse terrain and multiple streams are ideal for hiking, biking, and horseback riding.
    - 5 Lakes offer beautiful, peaceful scenery and offer an abundance of fishing. Covered pavilions, picnic tables, and grills offer the opportunity for friend and family gatherings.
    - The brand-new Tree House Playground provides ours of entertainment for visiting children.
    - The Nature Center, Joanne's Classroom, and the new Storybook Trail offer programs and activities dedicated to educating today's youth on the importance of nature, conservation, wildlife, and the wonders of the outdoors.
    - Many events including the city's 2nd largest event, Nature Fest, are held annually.
    - The city preserved Bowie Nature Park under a land trust to guarantee our "Crown Jewel" will be available for generations to come.
- **Veteran's Park** – Dedicated to the men and women who have served our country.
    - 5-acre park with a 3.3-acre lake in the center.
    - Walking trail around the lake.
    - Picnic tables.
    - Used for veterans' activities and the city's annual Fishing Rodeo event.
    - Plans for park upgrades and utilization improvements are ongoing.

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- **Historical Village –** Home of Fairview's first school, "Triangle School", Jingo Post Office, and Boone Steet Clinic.
    - 20+ year dream & vision of the Fairview Historical Society
    - Triangle School registered with the National Register of Historic Places in 2007.
    - City has plans to upgrade park with additions of a Farmer's Market, Outdoor Amphitheater, and outdoor restrooms. Upgrades to the 3.7-acre park could host events for about 300 visitors.
- **Plans** are beginning for a new 9-acre park inside the new Bellhaven development.
- **Park Maser Plan –** Adopted in July of 2023.
    - *****Please refer to the Park Master Plan link in the Appendix*****

Utilities:

- **Broadband** – Fairview's access to quality, reliable, and affordable high-speed internet is considered "good".
    - Fiber
        - AT&T – Coverage 83.7% of town; up to 5 Gig speed plans, most reliable, most affordable.
        - United Communications – Coverage 49.3%; up to 2 Gig plans, most reliable, more affordable.
        - EarthLink – Coverage 72.2%; up to 5 Gig speed plans, most reliable, more expensive with higher speeds.
    - Cable
        - Xfinity – Coverage 78.2%; up to 1.2 Gig speed plans, reliability sometimes impacted during peak usage, most affordable.
    - Wireless
        - T-Mobile – 33% coverage; up to 415 Mbps, less reliable, for the speed expensive.
        - United Communications – same info as fiber above.
        - Verizon – 17.8% Coverage; up to 300 Mbs, less reliable, for the speed expensive.
        - Xnet Wifi – 34.1% coverage; up to 2 Gig, less reliable, more expensive.
    - Satellite
        - Viasat – 100% Coverage; up to 150 Mbps, less reliable, more expensive.
        - Hughesnet – 100% Coverage; up to 100 Mbps, less reliable, more expensive.

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- **Water/Sewer** – Provided by the Water Authority of Dickson County.
  - Affordability data difficult to find.
  - WADC acquired the city's water & sewer service in October of 2006 and owns all rights to the system.
  - WADC has invested over $9M in CC road plant to increase sewer capacity.
  - Plans to invest over $3M in water tank upgrades.
  - Tri-County plant to service Southeastern Dickson, East Hickman, and West Williamson County denial is under appeal. This is the best option for servicing the I-840 corridor.
  - The city's relationship with WADC has improved recently and a goal is to have representation on the WADC board.
- **Electric**
  - Middle Tennessee Electric is a non-profit cooperative that consistently provides rates around 25% lower than the national rate. However, rates are consistently above state averages. MTE purchases much of its power from Tennessee Valley Authority.
  - Ranked in the top 15% of nationwide utilities in 2021 by J.D. Power.
  - MTE is a state-regulated monopoly, and customers don't have options to shop.
- **Natural Gas**
  - Piedmont is a for profit subsidiary of Spire, In. who recently acquired Piedmont for Duke & Duke Enerty.
  - Piedmont – Ranked # 1 in the south for large utility companies by J.D. Power in 2023 & 2024.
  - Rates can fluctuate substantially depending on market prices, seasonal demand, and individual usage.
  - Piedmont is a state-regulated monopoly, and customers don't have an option to shop.
  - The recent acquisition by Spire causes some concerns about future rate stability and reliability.

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Public Safety:

- SafeWise ranked Fairview as the 9th safest city in Tennessee for 2025. SafeWise creates its annual report by analyzing the latest FBI crime statistics and census data. To be included in the rankings, cities must meet a minimum population threshold. It then uses crime rates, specifically for violent and property crimes, to generate its list.
- Fairview consistently ranks as one of the safest places to live in Tennessee.
- Public Safety Facilities are a focused priority for the city
    - A Fire training tower has been completed along with upgrades to the current station 31. Preparations are almost complete to occupy a temporary station 32.
    - A Police training facility is scheduled to be completed with the year which has been in the works for at least 18 years.
    - Plans for a new Justice Center to house Court & Police functions are accelerating along with plans for the permanent Fire Station 32.

Additional Factors:

2040 Comprehensive Plan

- Adopted May 2, 2019, with the goal to update in Fiscal Year 2027.
- The data utilized was pre-2017, however much of the conditions, values, and goals are closely correlate with 2025.
    - The Existing Conditions Assessment on pages 13 through 50 is excellent information and has many similarities to today.
    - The Community Vision and Goals on page 57 resound the same sentiments as are heard routinely in 2025.
        - **Fairview Forward Vision Statement** produced by the community: The City of Fairview is a rural community that cherishes its small-town character and is committed to preserving and enhancing that character through balanced, responsible growth. Responsible growth in Fairview promotes the community's heritage; leverages the community's location within the region; encourages a measured and diverse economy; is well connected; is sensitive to natural features and the environment; is adequately served by the City and County services; and demands quality development that is within the means of the community.

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- **Economic Development Goal:** A diverse economy that embraces Fairview's small-town character; supports an authentic "heart" for the community; and includes a range of uses including retail, restaurant, entertainment, offices, and industries appropriately located within the community; encourages job creation; and promotes local ownership and operation.

- Pages 62 through 65 establishes 5 Economic Development Objectives and 18 policies designed to aid in achieving the objectives.
- Pages 127 & 128 begins the Implementation Matrix with recommendations to be used as a checklist to measure progress.
    1. No progress – Retain, strengthen, develop, and promote the city's Machine Component Manufacturing Cluster through business growth and assistance, recruitment, promotion, and investment. Work with Williamson Chamber.
    2. No progress – Contract for a retail (and lodging) market analysis. Work with Williamson Chamber.
    3. Some progress – Recruit information services businesses including web-based businesses as well as other entrepreneurial opportunities for self-employment through economic development package targeting recruitment and offering assistance for Fairview residents and entrepreneurs. Work with Williamson Chamber.
    4. Strong progress – Retain and grow Fairview's building & construction supply cluster through development of marketing, recruitment, and retention strategies. Work with Williamson Chamber.
    5. Minimum progress – Create opportunities for and recruit distribution and logistics companies through and introduction of the concept to different entities. Work with Williamson Chamber, Dickson County, City of Dickson, Tennessee DECD.
    6. Strong progress - Recruit testing laboratories as well as other light manufacturing businesses. Work with Williamson Chamber.
    7. Complete – Recruit town center developer.
    8. Complete – Ensure implementation of town center development.
    9. Some progress – Identify areas for an I-40 mixed/business park development focusing on interstate accessible sites near I-40. Work with Williamson Chamber.
    10. No progress - Collaborate with Dickson County, City of Dickson, and Williamson County on a joint economic development effort to establish a logistics hub near I-40/I-840 interchange. Work with Dickson County, City of Dickson, and Williamson County.

11. Some progress – Consider facilitation of mixed-use business development areas near I-40 / Hwy 96 interchange to accommodate residential, hotel, retail, and office/business uses including appropriate zoning overlay. Work with Williamson Chamber and Planning Department.
12. No progress – Facilitate meetings with State and County workforce development providers with local businesses to ensure that Fairview is included in all outreach efforts and that available programming is marketed to existing and prospective businesses. Work with Williamson County Career Center.
13. Some progress – Create basic business retention and recruitment packages with the guidance of the Williamson County Chamber.
14. Complete – Provide funding in the municipal budget to hire an economic development contractor or create an economic development position.

- ***Please refer to 2040 Comprehensive Plan Link in Appendix***

Planning

- As of October 1st, 3,225 units have been approved of which 2,486 are unbuilt. This equates to 33% of approved units have already been built.
    - Unbuilt unites include 1,325 single family, 790 townhomes, and 371 apartments.
    - The city is excited about the diversity and density options available with these developments. Maintaining more dense areas, supporting community activity and walkability, in the center of town with less dense areas in the outer areas supporting preserving the rural character and charm of the city.
        - The Fairview Development Code, a rewrite of the Zoning Ordinance, is nearing completion to ensure the city's vision and goals for development are obtainable.
        - The city is excited about the City Center Development which will provide Fairview a mixed-use development of retail, office space, townhomes, and single-family diversity in the center of town.
- Fairview has the largest Urban Growth Boundary in Williamson County, fostering the potential for responsible growth and development opportunities.
- Plans to develop a Major Thorough Fare Plan to address congestion are underway.
- ***Please see Fairview Development Code Public Draft Link in the Appendix***
- ***Please see Current Fairview Construction Link in the Appendix***
- ***Please see Urban Growth Map in the Appendix***

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Economic Development Funding & Activities

- **2021-B Bond Issue** – All projects are either complete or in progress. All projects to be completed and all funds dispersed prior to 12/15/2026.
    - **Completed Projects:** Fire Station 32 Design, Fire Classroom/EMS Housing Facility, Fire Station 31 Upgrades, Fire Training Tower, Temporary Fire Station 32 Upgrades, Veterans Park Upgrades, Mobile Command Unit Upgrades, Justice Center Design, Sidewalk Repairs, Historical Village Design, I-40 Exit 182 Lighting Grant Match, Property Acquisitions (Fire Station 32 Property, City Campus Properties, Police Training Facility Property), Steet Resurfacing.
    - **In Progress Projects:** Tree House Playground, Hwy 96 / NW Hwy Intersection Engineering & Design, City Hall Upgrades, Police Training Facility, Welcome Signs.
    - As of September 30th, $1,899,257.82 funds are available to complete projects.
- **Federal American Rescue Plan Funds** – Designated for Stormwater Improvements. Projects to be completed by 9/30/2026 and all funds dispersed prior the 12/31/2026.
    - Stormwater Projects located on Northwest Highway, Chester Road, and Horn Tavern with possible additional locations including Sleepy Hollow Road.
    - As of September 30th, $2,202,585.53 funds are available to complete projects.
- **Economic Development Funding & Grants**
    - **Awarded**
        - Tennessee Department of Transportation STP Funds combination with Multi-modal Sidewalk Grant for Cumberland / Highway 100 Intersection & Sidewalks.
            - Multi-Modal Grant combined with STP Funds in 2017. Remained dormant until recently due to inactivity.
            - Economic Development Officer revived the Project with multiple meetings with TDOT.
            - Provides $6,987,980.90 economic impact to the community plus addresses one of the most problematic intersections in the city and provides walkability in the school corridor.
            - 100% State & Federally Funded.
        - TDOT Interstate Lighting Initiative Grant.
            - Economic Development officer learned about the grant through meetings with TDOT.
            - Provides $1,014,250 impact to the community as well as enhancing safety and aesthetics appeal to the 182 exit. Residual impact of business and development opportunities for the I-40 corridor.

- 50/50 match of which the city's portion funded by the 2021-B issue.

- **Applying**
  - TDEC Local Parks and Recreation Fund Grant for the Historical Village Project which has a projected cost of $2.2 M.
    - Provides a minimum or $1.1 M impact to the community with the potential of the state funding and additional amount equal to the appraised value of the property which is estimated to be above $500 K it the city designates the property to preserved as a park ongoing.
    - 50/50 match where the city's match would be funded by a combination of the Appraisal Funds, Donations, Tree Bank Funds, and possibly Park Building Permit Revenue.
  - TDOT Transportation Planning Grant for updating the city's Major Thoroughfare Plan with an estimated maximum cost of $155,000.
    - 90/10 match where the city's match would come from General Fund Operating funds.
    - Potential $139,500 impact to the community and deliver a path to address safety and congestion traffic issues.
- **Seeking**
  - Transportation, infrastructure, stormwater, city facilities.

- ***Please see current 2021-B Bond Plan Spreadsheet in Appendix***

- **Economic Development Activities**
  - Establishing relationships with entities that can be leveraged for the benefit of Fairview including GNRC, TDOT, TDEC, Williamson County Government, Williamson Inc., State & Federal Representatives,
  - Fostering collaborative relationships between the city businesses, influential entities, and the city through initiatives such as the Town Coffees, the forthcoming "Invest Fairview" and "
  - Seeking Funding opportunities for city projects.
  - Creating a local business inventory.
  - Creating an available property inventory.
  - ***Please see business & property inventories in Appendix***

City of Fairview Economic Development Plan
Summary Background

Appendix

Population	2020	2025	6 Year Growth	Annual Growth Rate
Spring Hill	50,005	61,859	24.0%	4.0%
Nolensville	13,829	16,360	18.0%	3.1%
Thompson's Station	7,855	9,271	18.0%	3.1%
Fairview	9,357	10,728	12.8%	2.3%
Franklin	83,454	91,494	9.6%	1.6%
Brentwood	45,473	45,149	(0.71)%	(0.12)%
Unincorporated Williamson County	37,753	36,433	(3.5)%	(0.58)%

Median Household Income	2015	2020	2025
Brentwood	$134,443	$140,460	$184,720
Nolensville	$116,423	$158,266	$170,068
Thompson's Station	$ 69,000	$ 85,347	$122,139
Franklin	$110,514	$118,156	$119,000
Spring Hill	$ 72,744	$104,880	$106,658
Fairview	$ 61,497	$ 88,333	$ 94,000

Poverty Rates	2015	2020	2025
Nolensville	2.3%	2.3%	2.2%
Brentwood	2.4%	2.5%	2.5%
Thompson's Station	4.4%	3.4%	3.4%
Spring Hill	3.6%	4.2%	4.3%
Franklin	7.1%	4.8%	4.8%
Fairview	8.1%	11.6%	11.3%

City of Fairview Economic Development Plan
Summary Background

Median Home Value	Value	Own	Rent
Brentwood	$976,594	89.9%	10.1%
Nolensville	$767,666	93.9%	6.1%
Thompson's Station	$752,973	88.3%	11.7%
Franklin	$731,177	64.9%	35.1%
Spring Hill	$484,406	73.1%	26.9%
Fairview	$447,619	79.3%	20.7%
United States	$410,800	65.2%	34.8%
State	$331,079	69.6%	30.4%

Property Taxes	Median Tax Bill	Effective Tax Rate
Brentwood	$3,638	1.4900
Nolensville	$3,550	1.8500
United States	$3,502	3.4100
Franklin	$2,917	1.5960
Thompson's Station	$2,641	1.4030
Spring Hill	$2,469	2.0390
Fairview	$2,115	1.8904
State	$1,357	1.6400

Parks Master Plan Link Below
https://www.fairview-tn.org/content/uploads/resources/parks-master-plan.pdf

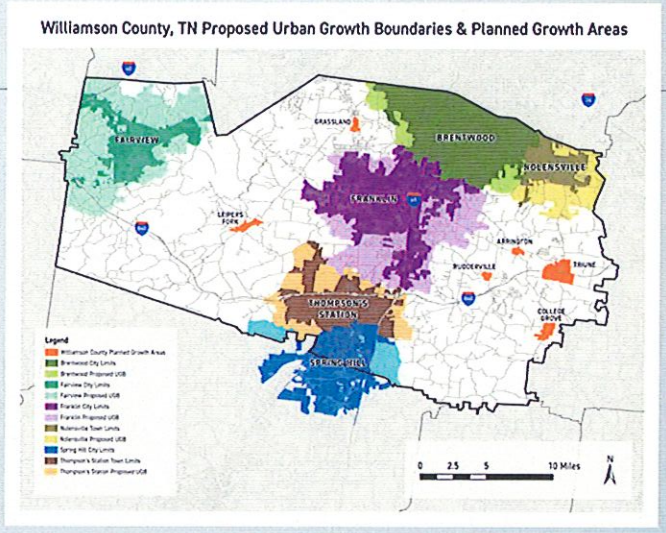
2040 Comprehensive Plan Link Below
https://www.fairview-tn.org/content/uploads/resources/Fairview-2040-Comprensive-Plan.pdf

Fairview Development Code Draft Link Below
https://www.fairview-tn.org/content/uploads/resources/Public-Draft-Fairview-Development-Code-08-14-25.pdf

Current Fairview Construction List Link Below
https://www.fairview-tn.org/content/uploads/docs/New-Residential-Construction-Project-List.pdf

City of Fairview Economic Development Plan
Summary Background

2024 Urban Growth Boundaries for Williamson County, TN



Projects	Spent	Estimated Remainder
Fire Station 32 Design	$ 43,000	$ -
Tree House Playground	$ 675,694	$ 100,000
Street Resurfacing	$ 2,661,911	$ 11,570
Hwy 96 / NW Hwy	$ 360,520	$ 392,688
City Hall Improvements	$ 30,306	$ 25,000
EMS/Fire Classroom	$ 175,990	$ -
Fire Station 31 Upgrades	$ 109,261	$ -
Fire Tower	$ 212,429	$ -
Veterans Park Upgrades	$ 46,536	$ -
Mobile Command Upgrades	$ 19,238	$ -
Police Training Facility	$ 292,764	$ 1,150,000
Sidewalk Repairs	$ 12,730	$ -
Justice Center Design	$ 29,903	$ -
96 Temporary Fire Station Upgrades	$ 74,004	$ -
Historical Village Design	$ 102,089	$ 10,000
Property Acquisitions	$ 2,581,277	$ -
Welcome Signs	$ 12,585	$ 210,000
I-40 Street Lights	$ 1,014,250	$ -
Totals	$ 8,454,485	$ 1,899,258
Current Balance 9/30/25 (To be spent on or before 12/15/2026)		$ 1,899,258
		$ 0

City of Fairview Economic Development Plan
Summary Background

Business Inventory

- **Financial Services**
  - **Banking & Lending:** Apex Bank, First Bank, Fifth Third Bank, Family Advantage Federal Credit Union
  - **Insurance:** Farm Bureau, Goldstein, Allstate, FSB, Randy Jones & Associates, State Farm, Shelter, McCray Agency, Health Markets.
  - **Planning:** Thrivent Financial, Edward Jones
- **Healthcare**
  - **Primary & Urgent Care:** Covenant Medical, Dickson Medical Associates, Williamson County Health Department, Fast Pace Health
  - **Physical & Occupational Therapy:** STAR Physical Therapy, Results, Fairview Pediatric Therapy
  - **Dental & Orthodontics:** Fairview Family Dentistry, Dothero Dental Group, Shahla Azhdari, DDS, King Family Dental, Carr Orthodontics
  - **Chiropractic's:** Key Chiropractic, Meseck Family Chiropractic Practice
  - **Optometry:** Nash Eye Care
  - **Pharmacy & Nutrition:** Goodlark Pharmacy, Publix Pharmacy, Walmart Pharmacy, Tucker Pharmacy, Fairview Nutrition
  - **Aesthetics:** Nuyou Aesthetics and Wellness, Inc., Emmas Aesthetics
  - **Counseling:** Turning Leaf Transitions
  - **Senior Care:** The Pearl,
- **Real Estate**
  - Charter Properties, LLC, Weichert, Realtors®, Totty Reality & Associates, Cry Lieke, Path Realty
- **Fitness & Recreation**
  - Anytime Fitness, Farview Recreation Center, La La's Dance Studio, Elevate Gymnastics
- **Restaurants**
  - **Pastry & Coffee:** Dunkin Donuts (2 locations), Jingo Java, Fairview Donuts, Sarah's Sourdough
  - **Fast Food:** Subway (3 locations), McDonald's, Taco Bell, Waffle House, Hardee's, Grille Billys Barbecue, Sonic Drive In, Jade Wok
  - **Pizza:** Pizza Hut, Snappy's, Papa John's, Dominós
  - **Dine In:** Isshin Japanese Steakhouse, La Plaza, Dos Margarita's, Uncle Lenny's, Denny's, Thompson's Kitchen, Jefferson's
  - **Other:** Whiskey Fire, Multiple Lunch Food Trucks

City of Fairview Economic Development Plan
Summary Background

- **Retail**
  - **Retail Plus:** Walmart, Dollar General (2 locations)
  - **Grocery:** Publix, Food Saver
  - **Specialty:** Dollar Tree, Kevin's Rock and Roll Emporium, Farm Fresh Vintage Finds and Creamery, Benie Home Furnishings Accessories Gifts, Buried Treasures, Fairview Antiques & Finds, M T Taylor and Son
  - **Hardware & Farm Supply:** Tractor Supply, Co-Op
  - **Clothing:** Krazy Kloset, Illness Clothing, LLC, The Oopsa Daisy Boutique
  - **Wine, Spirits, & Vape:** Good Times Wine and Spirits, Fairview Liquors & Fine Wine, Sister's Cellar, Clear Sky Vapors, Vape and Bud Smokeshop
- **Lodging**
  - **Hotel:** Deerfield Inn, Fairview Inn
  - **Air B&B:** Fairview Hideaway, BP Hospitality Inc.
- **Gas / Convenience**
  - Pilot Travel Center, Flash Market, Fairview Shell Market, Fairview Market & Deli, Circle K, Fairview Shell Market, Jingo Market, Fairview Fuel & Food Mart
- **Automotive**
  - **Repair & Maintenance:** Tony's Automotive Service Center, Varden's Body Shop & Motorsales, Hall's Auto Service & Repair, Fairview Transmissions, Inc., Fairview Care Wash, J & R Tire Shop
  - **Towing:** M.J. & Son Wrecker Service, Cornerstone Towing, Williams and Sons Towing
  - **Parts:** AutoZone, O'Reilly
  - **Sales:** Fairview Auto Sales
  - **Wash:** Wash 37062, Car wash Connection
- **Shipping:** Going' Postal, U-Haul
- **Professional Services:**
  - **Legal:** Tracy Barnett P.C., Law office of Shawn P. Sirgo, esq.
  - **Consulting:** PLG Consulting LLC, Truland Consulting LLC, Mid-America Consulting Group
  - **Bookkeeping & Taxes:** Astute Bookkeeping Solutions LLC, Anstead's Bookkeeping, Jackson Hewitt Tax Service
  - **Photography:** Jennifer Pyfferoen, Sarah Sears, Mark T. Denman, MDB Photography
  - **Cleaning:** Jovi's Cleaning, Bright Spot Cleaning
  - **General Maintenance:** DT Volunteer Handyman Services LLC, Penuel's General Maintenance LLC
  - **Interior Design:** Interiorscape Concepts, Inc.

- **Security:**
  - ADT, Second Protect LLC, Century Fire Protection LLC
- **Personal Care:**
  - **Hair:** Tisa's Hair Creations, 100 West Salon, The Main Frame Salon, Great Clips, Fairview Barber Shop, The Back Porch Barber and Salon, Rose's Salon, Pennington's in Fairview, The B Hive Salon, Hair by Megan, Seven Hair Parlour
  - **Nails & Lashes:** Top Notch Nail, Nails Envy, The Nails Salon, Blu Dream Lashes
- **Child Care**
  - Pro Kids Day Care and Learning Center, Inc., Lisa's Little People, Fairview Child Care, ABC Learning Center
- **Storage**
  - Safe Storage, Stuff It Inn Storage (2 locations), Fairview Self Storage, Lampley's Self Storage
- **Dry Cleaning & Laundre**
  - Tina's Stitchery, WashCo Laundry
- **Pet Care**
  - **Veterinary:** White Oak Animal Hospital, Fairview Animal Clinic
  - **Grooming, Boarding, etc.:** All Set Pets, Greymont Kennel, Destination Pet LLC, You Heavenly Dog, Fido the Cat, Janise Eng
- **Online Sales**
  - CPGear.com, Mechanical Keyboards, LLC
- **Manufacturing**
  - TradeWind Industries, Inc., SFEG Corp. (Scott Fetzer Electric Group), Powerwinch, Goods of the Woods LLC, Integrity Pum & Motor, Stewart Truss Co., LLC, Mid Tenn Marble Co. Inc., Cabin Creek Log Homes, Fab-line Machinery, Vintage Millworks Inc.
- **Trade Services**
  - **Electrician & HVAC:** Abel Electric, Hardison Electric Service, Phil Hall Electric, Inc., Abec Electric Company, LLC, Extreme Electric, Inc., Jewell Mechanical LLC, Dunamis Power Electric, LLC, Degraauw Electric LLC Snell Northcutt Electric, Inc., Goins Heating & Air, Claud Heating & Air LLC, Maynard Select, LLC, Southern Mechanical, LLC, United Mechanical Systems, Inc., Trane U.S. Inc., Ivey Mechanical Company, LLC, KBS Heating and Cooling LLC

Plumbing

- Hornbuckle Plumbing New Installations
- Don Wood Plumbing Company, Inc.
- Walter Hill Plumbing, Inc.
- Precision Plumbing, Inc.
- Excel Plumbing & Construction LLC
- Benchmark Plumbing, Inc.
- Boone Creek Plumbing

Landscaping & Lawn Care

- S & H Landscaping
- Reed Landscaping, Inc.
- Claiborne Landscapes and Lawncare, Inc.
- Dale Kennedy Jr – Kennedy Lawn Care and Landscaping
- Overall Landscape & Lawn, LLC
- White's Landscaping LLC
- Segovia Landscaping
- Mr. Tyler J. McKinney – Southern Roots Landscapes
- Chase T. Thompson – Thompson Landscape & Excavation
- Innovative Lawns & Garden Center

General Construction / Builders

- Cunningham Construction & Development, LLC
- Roy Goodwin Contractors, Inc.
- Gibbs Brothers Construction, Inc.
- Northcutt Custom Homes, LLC
- Bob Kennedy Builders, LLC
- Baron Construction, LLC
- Barger Construction Company

- Gordon Construction Inc.
- McKenzie Construction, LLC
- Hardcastle Construction Company, Inc.
- Sain Construction Company
- Hutton Construction, Inc.
- Group 1 Construction, Inc.
- Perkins Construction LLC
- Huff & Associates Construction Co.
- JMJ Constructors, LLC
- Brown Builders Inc.
- Brightland Homes of Tennessee, LLC
- Pulte Homes Tennessee Limited Partnership
- Thiv

Coming Soon

- Businesses Opening this year:
- Ace Hardware
- Casey Fuel Station
- Walmart Fuel Center
- LazeStar

  Community Bank

City of Fairview Economic Development Plan
Summary Background

Property Inventory

Industrial Park

7127 Loblolly Pine Blvd, Fairview, TN 37062	3.58	$275.00	Industrail Park
0 Juniper Rd Fairview	5.17	$1,299,900	Industrail Park

Commerical

Hwy 100			
2448 Fairview Blvd, Fairview, TN 37062	0.64	$450,000.00	Land CG
2241 Fairview Blvd	0.34	$1,670,000	Building with tenants already
2310 Fairview Blvd	2.4	$2,911,000	Building with tenant already
2273 Fairview Blvd, Fairview, TN 37062	5.77	$2,790,000.00	Land CG
0 Highway 100 Blvd Fairview TN, 37062	2.82	$1,485,000.00	Across from Town Center CG
7000 Audubon Cove Fairview TN, 37062	2.35	$1,250,000.00	Land Audubon cove CG
1388 Fairview Blvd, Fairview, TN 37062	0.66	$122,500.00	Land CG
Hwy 96			
0 Dragstrip Road	60	12,000,000.00	ID, CG, R8
1399 Highway 96 N, Fairview, TN 37062	25.87	1,400,000.00	Land only CG
1335 Highway 96, N Fairview TN, 37062	26	$4,550,000.00	Land CG
207 Highway 96 N, N, Fairview TN, 37062	2	$1,250,000.00	Buildings with current tenats CG
Industrial Park			

City of Fairview Economic Development Plan
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