

**PLANNING COMMISSION OF THE CITY OF FAIRVIEW, TENNESSEE
RESOLUTION NO. 53-25**

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 RS-15 (SINGLE FAMILY RESIDENTIAL DISTRICT) FOR THE ENTIRETY OF TAX MAP 022 PARCEL 040.00, TOTALING 62.53 (+/-) ACRES LOCATED AT 0 HORN TAVERN ROAD. JAMES M. MOORE.

WHEREAS, the applicant, Alex Becker (EcoTerra, LLC.), is requesting approval of a rezoning from RS-40 (Single Family Residential District) to RS-15 (Single Family Residential District) for the entirety of Tax Map 022 Parcel 040.00 totaling 62.53 (+/-) acres of property located at 0 Horn Tavern Road; and

WHEREAS, this project has been given the project number #RZN-25-0004; and

WHEREAS, **THE CITY OF FAIRVIEW MUNICIPAL PLANNING COMMISSION** considered project #RZN-25-0004, submitted by Tim Mangrum, the applicant, at its regular meeting on December 9th, 2025; and

WHEREAS, the 2040 Fairview Forward Plan identifies this property as being within the New Residential-Medium Neighborhood Future Land Use classification. This future land use classification notes the appropriate land use as Single-Family Detached Residential. The New Residential-Medium Neighborhood Future Land Use Classification lists three (3) zone districts as appropriate. These zone districts are RS-40, R-20 with PUD, and a new district that would permit traditional neighborhood development .

WHEREAS, the staff report is attached as Exhibit PC-42-25-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, January 15th, 2026 Board of Commissioners meeting agenda for consideration with the potential for the Public Hearing and second reading being held at the Thursday, February 19th, 2026, Board of Commissioners meeting.

Adopted this _____ day of _____, 2025

Planning Commission Chairperson

Attest:

City Recorder

Approved As To Form:

City Attorney