

**PLANNING COMMISSION OF THE CITY OF FAIRVIEW, TENNESSEE
RESOLUTION NO. 42-26**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FAIRVIEW, TENNESSEE, RECOMMENDING THE APPROVAL OF AN ANNEXATION RESOLUTION AND PLAN OF SERVICES FOR A PROPERTY LOCATED AT 7470 TAYLOR ROAD CONTAINING 4.13 (+/-) ACRES, TAX MAP 041, PARCEL 036.04.

WHEREAS, Deborah Williams, owner and applicant, is requesting annexation of the entirety of Tax Map 041 Parcel 036.04, which is located at 7370 Taylor Road. The parcel is located within the City of Fairview Urban Growth Boundary, but is not contiguous to the City of Fairview city limits and;

WHEREAS, Non-contiguous annexation is possible, but T.C.A. § 6-51-104(d)(4) requires the plan of services for a non-contiguous annexation to be, “. . . *prepared by the municipality in cooperation with the county in which the territory is located.*”

WHEREAS, **THE CITY OF FAIRVIEW MUNICIPAL PLANNING COMMISSION** considered the annexation request submitted by Deborah Williams, at its regular meeting on September 8th, 2026; and

WHEREAS, **THE CITY OF FAIRVIEW MUNICIPAL PLANNING COMMISSION** acting as the Planning Agency for the municipality made study of and a report on a Plan of Service for the entire 4.13 (+/-) acres of this parcel proposed for annexation to the Fairview Board of Commissioners as authorized under § 6-51-107, Tenn. Code Annotated; and

WHEREAS, Tennessee Code Annotated § 6-51-102 requires a Plan of Service be adopted prior to annexation of territory into the City, and

WHEREAS, the project received the project number ANX-26-0003; and

WHEREAS, the property boundaries are shown on Exhibit PC-42-26-A, the staff report is attached as Exhibit PC-42-26-B; and the Plan of Services is attached as Exhibit PC-42-26-C.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF FAIRVIEW, TENNESSEE, AS FOLLOWS:

Section 1. The Fairview Municipal Planning Commission in its deliberations makes the following findings pursuant to Tenn. Code Annotated, §6-51-102(b), § 6-51-104, and § 6-51-107 and Tenn. Code Annotated, § 13-4-103

1. The City of Fairview Municipal Planning Commission deems it necessary and reasonable to annex the territory described herein.
2. The Plan of Service is in agreement and consistent with the recommendations of Fairview Forward 2040 Plan for the area.

3. The City is not in default on any existing adopted plan of services. (Tenn. Code Annotated, § 6-51-102(b)(5))

4. The annexation and plan of service will not create an adverse effect upon adjoining property owners, or any such adverse effect is justified by the public good or welfare.

5. No one property owner or small group of property owners will benefit materially from the annexation and plan of service to the detriment of the general public.

Section 2. Action – The Fairview Municipal Planning Commission as authorized by T.C.A. § 6-51-102(b) and § 6-51-107 hereby **recommends/does not recommend** approval of the Annexation Resolution (Exhibit 'A') and the Plan of Service Resolution (Exhibit 'B') to the Fairview Board of Commissioners.

Adopted this _____ day of _____, 2026

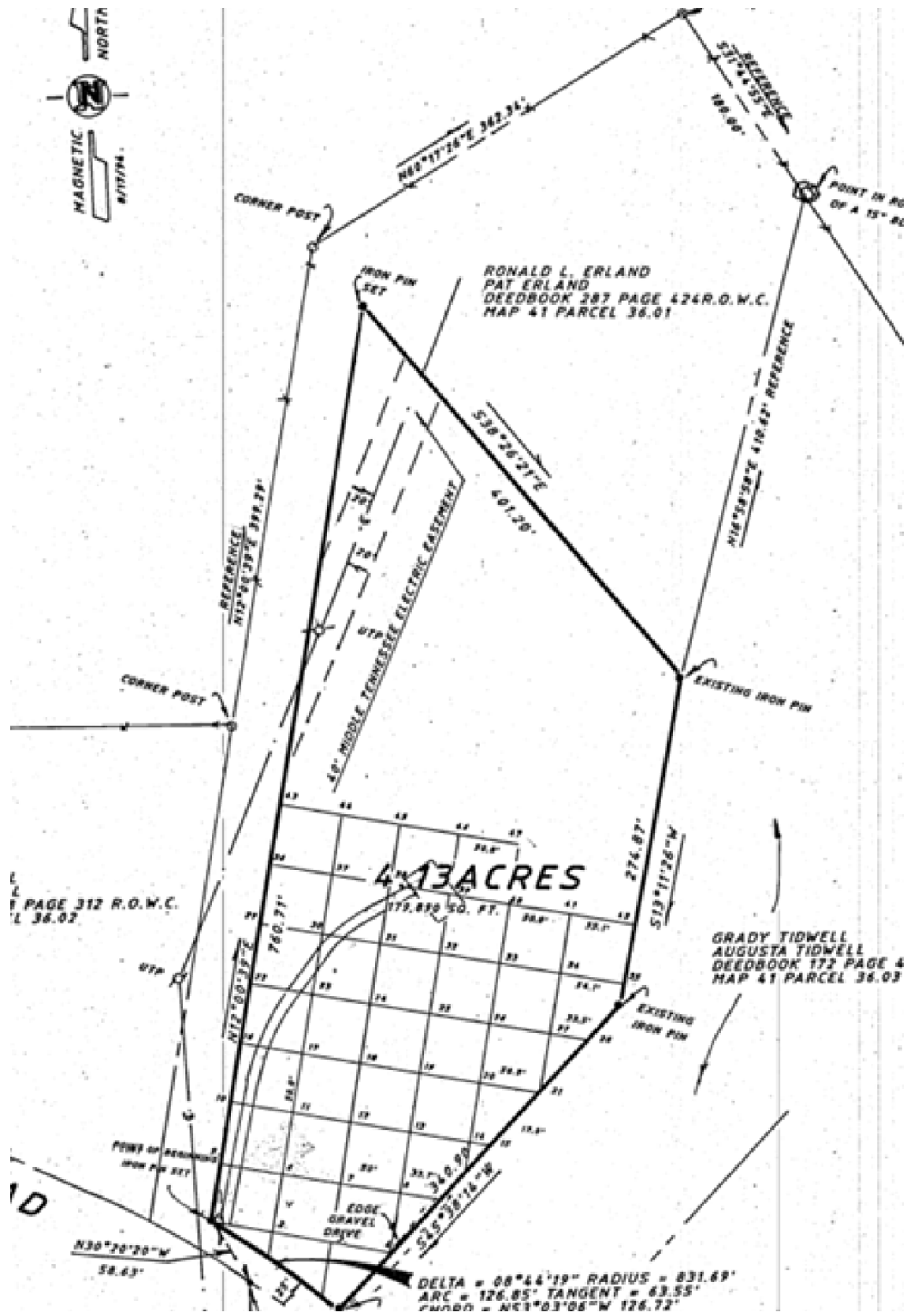
Planning Commission Chairperson

Attest:

City Recorder

Approved As To Form:

City Attorney



STAFF REPORT PC-42-26

Project: 7370 Taylor Road

Application Type: Annexation

Applicant: Deborah Williams

Owner: Deborah Williams

Initial Submittal Date: 5/25/2026

Tax Map: 041 **Parcel:** 036.04

Project Summary

Deborah Williams, owner and applicant, has submitted an annexation request for property located at 7370 Taylor Road. The parcel is more specifically identified as Tax Map 041 Parcel 036.04. The property contains a total of 4.13 (+/-) acres and is currently zoned Williamson County Rural Preservation-5 (RP-5). All surrounding parcels are located within Williamson County and zoned Rural Preservation-5 (RP-5) and all surrounding properties contain single family detached residential land uses. The application does not indicate which character area is requested for the property, but the application does state the purpose of the annexation as the creation of a multi-family development.

Property Zoning

Section 2.5 Newly Annexed Properties, of the Fairview Development Code, states, “. . . *newly annexed properties shall have an initial zoning of CD-2*”, which will remain until the owner/application formally requests a rezoning and it is approved by the Fairview Board of Commissioners.

Non-Contiguous Annexation

The property at 7370 Taylor Road is located within the Urban Growth Boundary (UGB) of the City of Fairview; however, the parcel is not contiguous to the current Fairview municipal boundaries. The Fairview municipal boundaries terminate at 7344 and 7345 Taylor Road, which is approximately a quarter mile west of the property at 7370 Taylor Road.

Annexation of a property not contiguous to the current municipal boundaries of the City of Fairview is possible, however Tennessee Code Annotated § 6-51-104(d)(4) requires the plan of services for a non-contiguous annexation to be, “. . . *prepared by the municipality in cooperation with the county in which the territory is located.*”

At this time the plan of services has not been developed in cooperation with Williamson County and therefore a final version of the plan of services is not available for review and discussion.

Fairview Forward 2040 Plan

The Fairview Forward 2040 Comprehensive Plan does not provide a future land use classification for the property at 7370 Taylor Road. The reason for this is during the development of the 2040 Plan this property was not located within the Fairview Urban Growth Boundary (UGB) and therefore it was not given a future land use classification. During the most recent county wide UGB update, this property is now located within the Fairview UGB, however this 2040 Plan Future Land Use map has not been updated to place a classification on this property.

The two (2) closest future land use classifications are Rural Settlement and Legacy Neighborhood (Residential-Medium). The Rural Settlement classification is located to the east, and the Legacy Neighborhood classification is located to the west. Given that no surrounding properties were located within the Urban Growth Boundary when the 2040 Plan was created, no directly adjacent properties have a future land use classification.

The Rural Settlement classification lists AR-15A, AR-5A, RS-40, RSM-40, and R-20 with a Conservation Development Overlay as appropriate zone districts. These appropriate zone districts transitioned to the following character districts within the new development code - CD-2, CD-2W, and CD-3L. The Rural Settlement classification lists appropriate land use as Agriculture and Single-Family Detached Residential.

The Legacy Neighborhood (Residential- Medium) future land use classification lists appropriate zoning districts as RS-40, and R-20, which convert to either CD-2W (Rural) or CD-3L (Neighborhood – Large Lot) character districts within the new development code. The only appropriate land use listed is Single-Family Detached Residential.

Utilities:

The Water Authority of Dickson County (WADC) provided no review comments on the annexation request, however if the property is annexed any future development will be required to meet all WADC standards.

Staff Recommendation:

Staff recommends the Planning Commission provide a **favorable/non-favorable** recommendation to the Fairview Board of Commissioners to approve this request to annex Tax Map 041 Parcel 036.04 located at 7370 Taylor Road as indicated on the attached map and with the following conditions of approval included in Resolution PC-42-26:

1. This annexation request will be placed on Thursday, September 3rd Board of Commissioners meeting agenda for consideration with the potential for the Public Hearing on Thursday, October 1st, and second reading being held on Thursday, November 5th, 2026, Board of Commissioners meeting.

EXHIBIT PC-42-26-B

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 (WADC), in accordance with their established policy and procedures.

D. Sanitary Sewers

Sanitary Sewer Service is provided by the Water Authority of Dickson County, Tennessee (WADC), in accordance with their established policy and procedures.

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.