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

September 8th Planning Commission Meeting: Summary

Project ANX-26-0003 was considered by the Fairview Planning Commission at its regular meeting on September 8th, 2026. During consideration of the annexation request questions were raised about whether the property is contiguous to the current municipal boundaries of Fairview. During the meeting staff were unable to confirm whether the Taylor Road right-of-way had been annexed into the Fairview municipal boundaries. Given a non-contiguous annexation requires coordination with Williamson in creating the Plan of Services and that coordination had not been finalized, the Planning Commission deferred ANX-26-0003 onto October 20th, 2026, Planning Commission agenda.

Since September 8th Planning Commission meeting staff have been able to confirm that the Taylor Road right-of-way located within front of 7370 Taylor Road, the property requested for annexation, was annexed into the Fairview municipal boundaries in 2020. Given that Taylor Road has been annexed into Fairview municipal boundaries, the annexation request for 7370 Taylor Road is not a non-contiguous annexation and therefore the Plan of Services is not required to be created in coordination with Williamson County. *T.C.A. 6-51-104 states that a municipality can expand its boundaries, "by the annexation of territory adjoining to its existing boundaries."* Given that Taylor Road is within the boundaries of Fairview, staff consider the property at 7370 Taylor Road to be contiguous to the Fairview municipal boundaries.

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.

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, November 5th Board of Commissioners meeting agenda for consideration with the potential for the Public Hearing on Thursday, December 3rd, and second reading being held on Thursday, December 17th Board of Commissioners meeting.