ORDINANCE 2026-23

AN ORDINANCE TO AMEND THE DEVELOPMENT CODE AND ZONING MAP OF THE CITY OF FAIRVIEW, TENNESSEE, BY REZONING A 1.96 (+/-) ACRE PARCEL LOCATED AT 7151 COX PIKE (WILLIAMSON COUNTY TAX MAP 042H, GROUP C, PARCEL 003.00) FROM POD (PLANNED OVERLAY DISTRICT) TO CD-3L (NEIGHBORHOOD LARGE LOT)

WHEREAS, the City of Fairview Development Code and the Zoning Map adopted therein provide for the regulation of land use within the corporate limits of the City; and

WHEREAS, the following property has been submitted for rezoning:

- A 1.96 (+/-) acre parcel located at 7151 Cox Pike, consisting of Williamson County Tax Map 042H, Group C, Parcel 003.00, proposed to be rezoned from POD (Planned Overlay District) to CD-3L (Neighborhood Large Lot), Property Owner: Derek McFarlin; and

WHEREAS, the subject property is located within the corporate limits of the City of Fairview; and

WHEREAS, the City of Fairview Municipal Planning Commission reviewed the request and forwarded it to the Board of Commissioners on October 20, 2026, with a **positive** recommendation for approval without conditions; and

WHEREAS, the Board of Commissioners has determined that consideration of this rezoning request is warranted; and

WHEREAS, all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF FAIRVIEW, TENNESSEE, AS FOLLOWS:

SECTION 1.
The Development Code and Zoning Map of the City of Fairview, Tennessee, are hereby amended by rezoning the following parcel:

- A 1.96 (+/-) acre parcel located at 7151 Cox Pike, consisting of Williamson County Tax Map 042H, Group C, Parcel 003.00, proposed to be rezoned from POD (Planned Overlay District) to CD-3L (Neighborhood Large Lot), Property Owner: Derek McFarlin; and

SECTION 2.
This rezoning request was submitted by applicant, Derek McFarlin, and is deemed to serve the public welfare. The rezoning of this property shall be subject to all applicable ordinances, regulations, and requirements of the City of Fairview.

SECTION 3.
Summary of Rezoning:

- Tax Map 042H, Group C, Parcel 003.00
- Total Area: 1.96 (+/-) acres
- Location: 7151 Cox Pike
- Requested Zoning: CD-3L (Neighborhood Large Lot)
- Property Owner: Derek McFarlin
- Planning Commission: Positive Recommendation (7-0, 2 absent)

SECTION 4.
This ordinance shall take effect upon final passage, the public welfare requiring it.

CERTIFICATE OF OWNERSHIP AND DEDICATION
CERTIFICATE OF ACCURACY
CERTIFICATE OF ACKNOWLEDGMENT OF UTILITY BOARD
CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS
CERTIFICATE OF APPROVAL OF PUBLIC WAYS FOR BOND SURETIES
CERTIFICATE FOR ADDRESSES
CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES
CERTIFICATE OF APPROVAL FOR RECORDING
WILLIAMSON - STATE OF TENNESSEE
GENERAL NOTES
PLANNED UNIT DEVELOPMENT
TOWN CENTER OVERLAY RS40 ZONING
ELTON C. HALL SUBDIVISION
OWNER-ELTON C. HALL AND DEBORAH HALL
7151 COX PIKE, FAIRVIEW, TENNESSEE 37062
DEEDBOOK 1808 PAGE 17- DEEDBOOK 3519 PAGE 291
7TH CIVIL DISTRICT WILLIAMSON COUNTY
FAIRVIEW, TENNESSEE
PROPERTY MAP 42-H GROUP "C" PARCEL 3
DATE APRIL 05, 2005 SCALE 1"=50'
RANDOLPH L. CHAPDELAINE
REGISTERED LAND SURVEYOR
TENNESSEE No. 1444
CHAPDELAINE & ASSOCIATES SURVEYING
7070 WALKER ROAD
FAIRVIEW, TENNESSEE 37062
Fairview
SEE MAP N-14
COX PIKE
(LOCAL)
WILEY CIRCLE ROAD
(LOCAL)
RESUBDIVISION
ANNIE LEE HALL SUBDIVISION
PLATBOOK PAGE R.O.W.C.
DEBORAH HALL SAMPLEY
ROGER SAMPLEY
DEEDBOOK 3194 PAGE 801
DEEDBOOK 3519 PAGE 289 R.O.W.C.
MAP 42-H GROUP "C" PARCEL 2.02
7151 COX PIKE
1.28 ACRES
55,662 SQ.FT.
ELTON C. HALL
DEBORAH L. HALL
DEEDBOOK 1996 PAGE 891 R.O.W.C.
MAP 42-H GROUP "C" PARCEL 4
RESUBDIVISION
ANNIE LEE HALL SUBDIVISION
PLATBOOK PAGE R.O.W.C.
ANNIE LEE HALL HEIRS
MAP 42-H GROUP "C" PARCEL 2
04/29/2005 - 02:57 PM
05018553
PLAT BOOK : P41
PAGE : 30
SUBDIVISION
P41/30

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 Williamson Herald