STAFF REPORT
PC-29-26

Project: 2958 Fairview Boulevard (Highway 100)

Application Type: Annexation

Applicant: Randy Chapdelaine (Chapdelaine & Associates)

Owner: Joe Chapdelaine

Initial Submittal Date: 5/21/2026

Tax Map: 069 **Parcels:** 007.00

Project Summary

Randy Chapdelaine (Chapdelaine & Associates), has submitted, on behalf of the property owner, an annexation request for property located at 2958 Fairview Boulevard. The parcel is more specifically identified as Tax Map 069 Parcel 007.00. The property contains a total of 15.01 (+/-) acres and is currently zoned Williamson County MGA-1.

The parcel is located within the Urban Growth Boundary (UGB) of the City of Fairview. Additionally, the parcel is contiguous to the current Fairview municipal boundaries due to the Fairview Boulevard right-of-way is located within the municipal boundaries of Fairview and the adjacent property to the east, Tax Map 069 Parcel 011.01, being located within the municipal boundaries of the City of Fairview.

The parcels located to the north, south (across Fairview Boulevard (Highway 100) and west, are located within Williamson County and zoned MGA-1. The parcels to the east are located within Williamson County and the City of Fairview. The parcel to the east is located within the municipal boundaries of Fairview and is zoned CD-2 (Rural). All surrounding properties contain single family detached residential land uses.

Fairview Forward 2040 Plan

The Fairview Forward 2040 Comprehensive Plan designates the property identified as Tax Map 069 Parcel 007.00 with two (2) future land use classifications. The two (2) future land uses classifications are Rural Settlement and Rural Corridor. The Rural Corridor classification is located closest to Fairview Boulevard and contains approximately 4.85 (+/-) acres, while the remaining 10.16 (+/-) acre of the property are classified as Rural Settlement. The 2040 Fairview Forward Comprehensive Plan lists very similar appropriate zoning districts for both future land use classifications. The Plan lists the AR-15A, AR-5A, and RS-40 zone districts as appropriate for both future land use classifications. The Rural Settlement classification also lists the RSM-40 and R-20

with a Conservation Development Overlay as appropriate. The zone district names are from the most recent Fairview Zoning Ordinance that was replaced with the new Fairview Development, which was adopted on April 2, 2026. These appropriate zone districts transitioned to the following character districts within the new development code - CD-2, CD-2W, and CD-3L.

Both future land use classifications have the same land uses listed as appropriate. Those land uses are Agriculture and Single-Family Detached Residential. The applicant has not noted stated the character district that will be requested for this property; however, the purpose of the annexation does note commercial uses such as office, retail, and restaurants as potential future land uses. These land uses would not be permitted land uses with the appropriate character districts CD-2, CD-2W, and CD-3L. Any requested commercial land use and requested character district that permits commercial land uses will not be in alignment with the Fairview Forward 2040 Comprehensive Plan.

Utilities:

The Water Authority of Dickson County provided the following review comment, on June 18th, as part of the initial staff review process – *"Public sewer is not available in this area, and public water has limited capacity. Public water was extended down Hunziker Lane, but it is for drinking water only. Fire water is not available in this area."*

Annexation Description:

The applicant provided the following description for the annexation and potential development, *"The project is located at 2958 Fairview Blvd, Fairview, TN, on a 15.01-acre parcel currently zoned MGA-1 and used as single-family property. The proposal is to develop the site for commercial purposes, including office space, retail, and restaurant businesses. The parcel is contiguous with the municipal boundary and lies within the Urban Growth Boundary of the City of Fairview, and the property owner has been notified of the request."*

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 069 Parcel 007.00 located at 2958 Fairview Boulevard (Highway 100), as indicated on the attached map and with the following conditions of approval included in Resolution PC-29-26:

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.