ORDINANCE 2026-22

AN ORDINANCE TO AMEND THE DEVELOPMENT CODE AND ZONING MAP OF THE CITY OF FAIRVIEW, TENNESSEE, BY REZONING A 7.26 (+/-) ACRE PARCEL LOCATED AT 1550 HIGHWAY 96 N (WILLIAMSON COUNTY TAX MAP 019, PARCEL 002.00) FROM CD-4C (NEIGHBORHOOD CORRIDOR) TO SD-LI (LIGHT INDUSTRIAL SPECIAL DISTRICT)

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 7.26 (+/-) acre parcel located at 1550 Highway 96 N, consisting of Williamson County Tax Map 019, Parcel 002.00, proposed to be rezoned from CD-4C (Neighborhood Corridor) to SD-LI (Light Industrial Special District), Property Owner: Civil Engineering Services, P.C.; 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WHEREAS, all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.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:

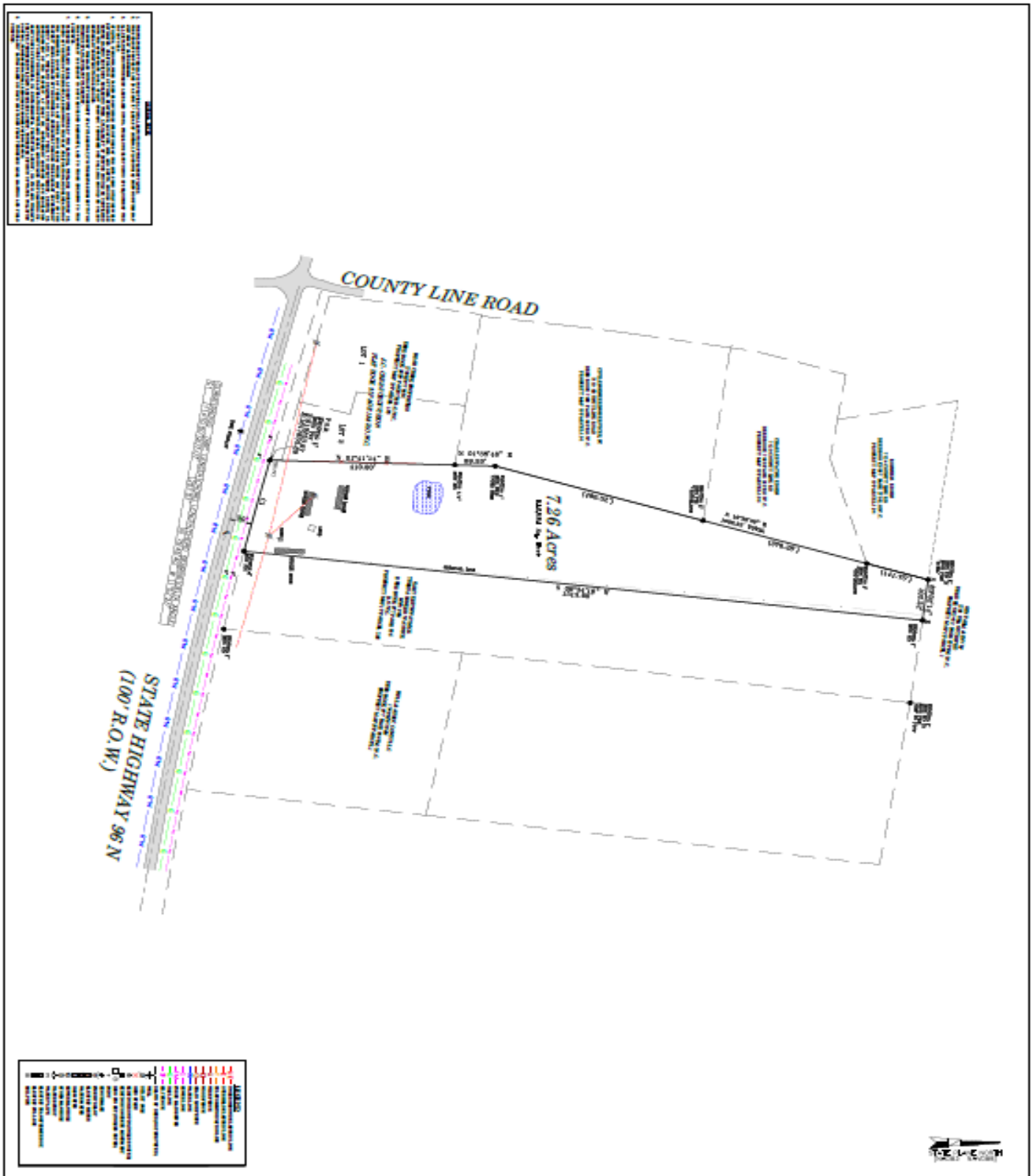
- A 7.26 (+/-) acre parcel located at 1550 Highway 96 N, consisting of Williamson County Tax Map 019, Parcel 002.00, proposed to be rezoned from CD-4C (Neighborhood Corridor) to SD-LI (Light Industrial Special District), Property Owner: Civil Engineering Services, P.C.; and

SECTION 2.
This rezoning request was submitted by applicant, Joshua Flake, 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 019, Parcel 002.00
- Total Area: 7.26 (+/-) acres
- Location: 1550 Highway 96 N
- Requested Zoning: SD-LI (Light Industrial Special District)
- Property Owner: Civil Engineering Services, P.C.
- Planning Commission: Positive Recommendation (7-0, 2 absent)

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


COUNTY LINE ROAD
STATE HIGHWAY 36 N
(100' R.O.W.)
7.26 Acres
CHAPDELAINE
& ASSOCIATES
LAND SURVEYING
V-1.1
BOUNDARY SURVEY FOR
ESLEY W. BRATTON, JR.
DORIS J. BRATTON

Approved by the Board of Commissioners:

_____
Lisa Anderson, Mayor

ATTEST:

_____
Rachel Jones, City Recorder

LEGAL FORM APPROVED:

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Patrick M. Carter, City Attorney

Passed 1st Reading: November 5, 2026

Public Hearing: December 3, 2026

Passed 2nd Reading: _____

Published for public notice on: November 12, 2026 In: The Williamson Herald