RESOLUTION 72-26

A RESOLUTION REQUESTING THE FAIRVIEW PLANNING COMMISSION TO REVIEW AND CONSIDER A POTENTIAL REZONING OF APPROXIMATELY 62.46 ACRES LOCATED AT CCC ROAD AND HORN TAVERN ROAD IN RESPONSE TO CONCERNS EXPRESSED BY NEIGHBORING PROPERTY OWNERS

WHEREAS, the City of Fairview Board of Commissioners recognizes the importance of responsible land-use planning and ensuring that future development is consistent with the interests and long-term goals of the community; and

WHEREAS, approximately 62.46 acres of property located at the intersection of CCC Road and Horn Tavern Road have been identified for consideration of a potential zoning change to CD-2W; and

WHEREAS, Commissioner Bynum has submitted this request for consideration by the Board of Commissioners in response to concerns expressed by neighboring property owners regarding the potential development of the subject property; and

WHEREAS, the Board of Commissioners believes it is appropriate for the Fairview Planning Commission to review the existing zoning classification and consider whether an alternative zoning classification such as CD-2W may be more appropriate for the property, taking into consideration surrounding land uses, compatibility with neighboring properties, traffic impacts, infrastructure, and the overall character of the area; and

WHEREAS, the Board of Commissioners desires to provide an opportunity for the Planning Commission to evaluate the matter and provide its recommendation to the Board of Commissioners for further consideration.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the City of Fairview, Tennessee, that the Fairview Planning Commission is hereby requested to review and consider a potential rezoning of approximately 62.46 acres located at CCC Road and Horn Tavern Road to CD-2W.

BE IT FURTHER RESOLVED that the Planning Commission shall consider the concerns expressed by neighboring property owners, the compatibility of potential zoning classifications with surrounding properties, and the City's adopted land-use policies and comprehensive planning goals.

BE IT FURTHER RESOLVED that the Planning Commission is requested to provide its findings and recommendation to the Board of Commissioners for consideration and any further action deemed appropriate.

BE IT FINALLY RESOLVED that this resolution is intended solely to initiate consideration and review by the Planning Commission and shall not be construed as approval of a rezoning, a

change in the property's zoning classification, or a determination regarding any future development proposal.

Passed and adopted this 3rd day of December, 2026.

Rick Shepherd, Mayor

ATTEST:

Rachel Jones, City Recorder

LEGAL FORM APPROVED:

Patrick M. Carter, City Attorney