ORDINANCE 2026-26

AN ORDINANCE TO AMEND THE DEVELOPMENT CODE AND ZONING MAP OF THE CITY OF FAIRVIEW, TENNESSEE, BY REZONING A .59 (+/-) ACRE PORTION OF THE PARCEL LOCATED AT 7232 OLD FRANKLIN ROAD (WILLIAMSON COUNTY TAX MAP 046, PARCEL 022.02 FROM CD-2 (RURAL) TO CD-2W (WOODLOT)

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 .59 (+/-) acre portion of the parcel located at 7232 Old Franklin Road, consisting of Williamson County Tax Map 046, Parcel 022.02, proposed to be rezoned from CD-2 (Rural) to CD-2W (Woodlot), Property Owner: Dustin Beard; 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 November 10, 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WHEREAS, all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.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:

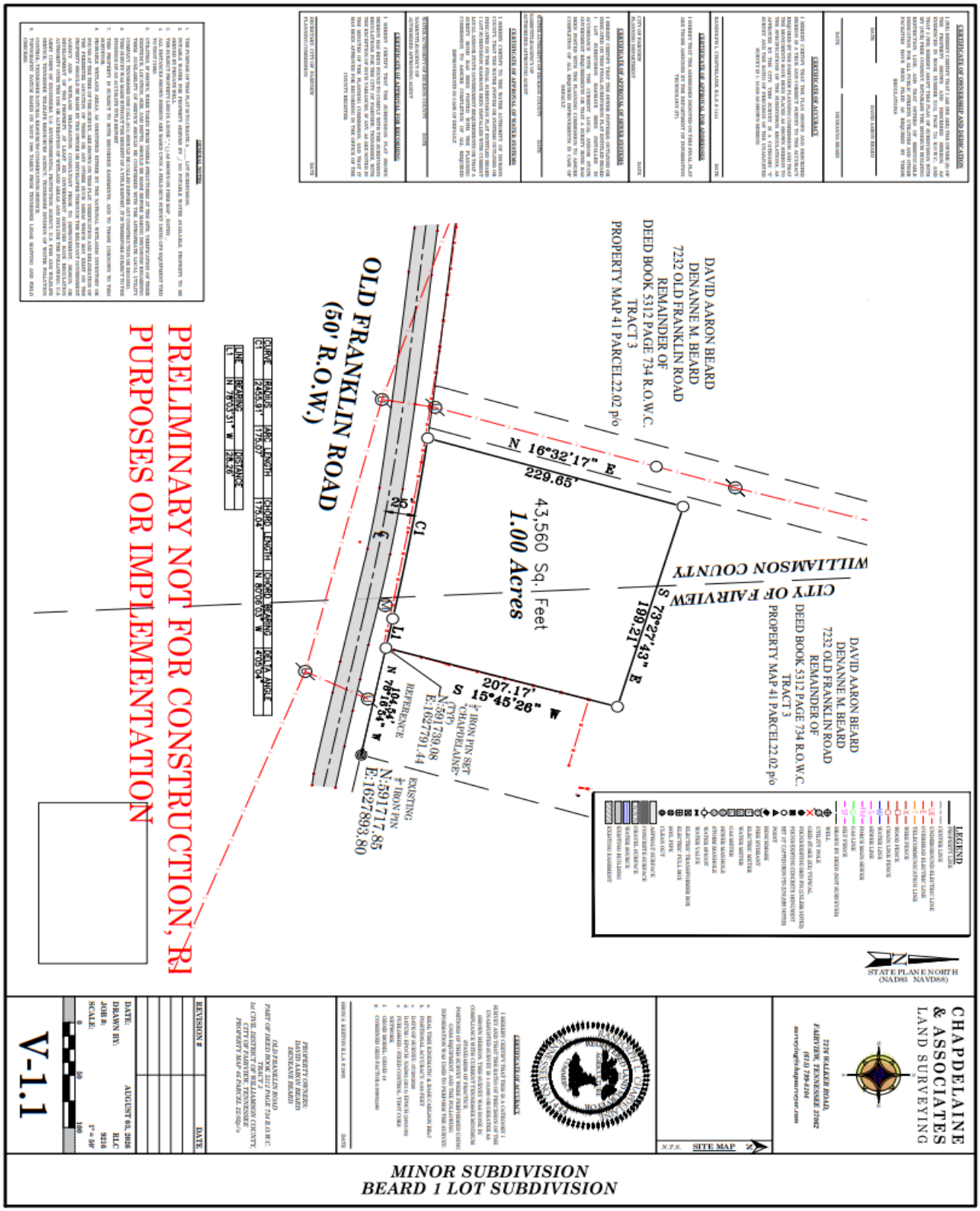
- A .59 (+/-) acre portion of the parcel located at 7232 Old Franklin Road, consisting of Williamson County Tax Map 046, Parcel 022.02, proposed to be rezoned from CD-2 (Rural) to CD-2W (Woodlot), Property Owner: Dustin Beard; and

SECTION 2.
This rezoning request was submitted by applicant, Dustin Beard, 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 046, Parcel 022.02
- Total Area: .59 (+/-) acres
- Location: 7232 Old Franklin Road
- Requested Zoning: CD-2W (Woodlot)
- Property Owner: Dustin Beard
- Planning Commission: Positive Recommendation (5-0, 4 absent)

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


PRELIMINARY NOT FOR CONSTRUCTION, RE
PURPOSES OR IMPLEMENTATION
OLD FRANKLIN ROAD
(50' R.O.W.)
CITY OF FAIRVIEW
WILLIAMSON COUNTY
DAVID AARON BEARD
DENANNE M. BEARD
7232 OLD FRANKLIN ROAD
REMAINDER OF
DEED BOOK 5312 PAGE 734 R.O.W.C.
TRACT 3
PROPERTY MAP 41 PARCEL22.02 p/o
43,560 Sq. Feet
1.00 Acres
N 16°32'17" E
229.65'
S 73°27'43" E
198.21'
S 15°45'26" W
207.17'
N 76°54'34" W
195.54'
1/2" IRON PIN SET
(CHAPDELAINE)
(TYP)
N:591739.08
E:1627791.44
REFERENCE
1/2" IRON PIN
N:591717.85
E:1627893.80
EXISTING
C1
R=2455.91'
L=175.07'
CHB=N 87°06'03" W
CHL=175.04'
Δ=4°05'04"
L1
N 76°03'31" W
28.26'
LEGEND
PROPERTY LINE
CENTER LINE
EASEMENT LINE
OVERHEAD ELECTRIC LINE
UNDERGROUND ELECTRIC LINE
TELECOMMUNICATION LINE
WIRE FENCE
WOOD FENCE
CHAIN LINK FENCE
WATER LINE
SEWER LINE
STORM SEWER
GAS LINE
BUILDING BY DEED DEPT. RECORDS
HELP FENCE
BUILDING BY FIELD SURVEY
WELL
GUIDE #1 GAS (GAS TYPICAL)
GUIDE POLE
FOUND/EXISTING CONCRETE MONUMENT
SET 1/2" CAPPED IRON PIN (CHAPDELAINE)
POWER POLE
FIRE HYDRANT
ELECTRIC METER
WATER METER
GAS METER
POWER HANDHOLE
TELEPHONE HANDHOLE
WATER VALVE
WATER SPRINKLER
ELECTRIC TRANSFORMER BOX
ELECTRIC PULL BOX
GAS VALVE
ASPHALT SURFACE
CONCRETE SURFACE
GRAVEL SURFACE
WATER SOURCE
EXISTING BUILDING
EXISTING EASEMENT
STATE PLANE NORTH
(NAD83 NAVD88)
CHAPDELAINE
& ASSOCIATES
LAND SURVEYING
7176 WALKER ROAD,
FAIRVIEW, TENNESSEE 37062
(615) 799-9104
surveying@chapdelainepe.com
N.T.S. SITE MAP
REVISION #
DATE
PROPERTY OWNERS
DAVID AARON BEARD
DENANNE BEARD
7232 OLD FRANKLIN ROAD
FAIRVIEW, TENNESSEE 37062
PART OF DEED BOOK 5312 PAGE 734 R.O.W.C.
TRACT 3
1st CIVIL DISTRICT OF WILLIAMSON COUNTY,
TENNESSEE BEING PART OF
PROPERTY MAP 41 PARCEL 22.02p/o
DATE:
AUGUST 03, 2026
DRAWN BY:
RLC
JOB #:
9216
SCALE:
1" = 60'
0
60
100
V-1.1
MINOR SUBDIVISION
BEARD 1 LOT SUBDIVISION

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