ORDINANCE 2026-19

AN ORDINANCE TO AMEND THE DEVELOPMENT CODE AND ZONING MAP OF THE CITY OF FAIRVIEW, TENNESSEE, BY REZONING A 16.8 (+/-) ACRE PORTION OF PROPERTY LOCATED ON THE SOUTHSIDE OF HIGHWAY 96 AND EAST OF THE INTERSECTION OF HIGHWAY 96 AND HORN TAVERN ROAD (WILLIAMSON COUNTY TAX MAP 021, PORTIONS OF PARCELS 050.04 & 050.05) FROM CD-2 (RURAL) TO CD-3 (NEIGHBORHOOD GENERAL)

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 16.8 (+/-) acre portion of property located on the Southside of Highway 96 and East of the intersection of Highway 96 and Horn Tavern Road consisting of Williamson County Tax Map 021, Portions of Parcels 050.04 & 050.05, proposed to be rezoned from CD-2 (Rural) to CD-3 (Neighborhood General), Property Owner: Jeffery James Warden; 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 September 8, 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WHEREAS, all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.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 16.8 (+/-) acre portion of property located on the Southside of Highway 96 and East of the intersection of Highway 96 and Horn Tavern Road consisting of Williamson County Tax Map 021, Portions of Parcels 050.04 & 050.05, proposed to be rezoned from CD-2 (Rural) to CD-3 (Neighborhood General), Property Owner: Jeffery James Warden; and

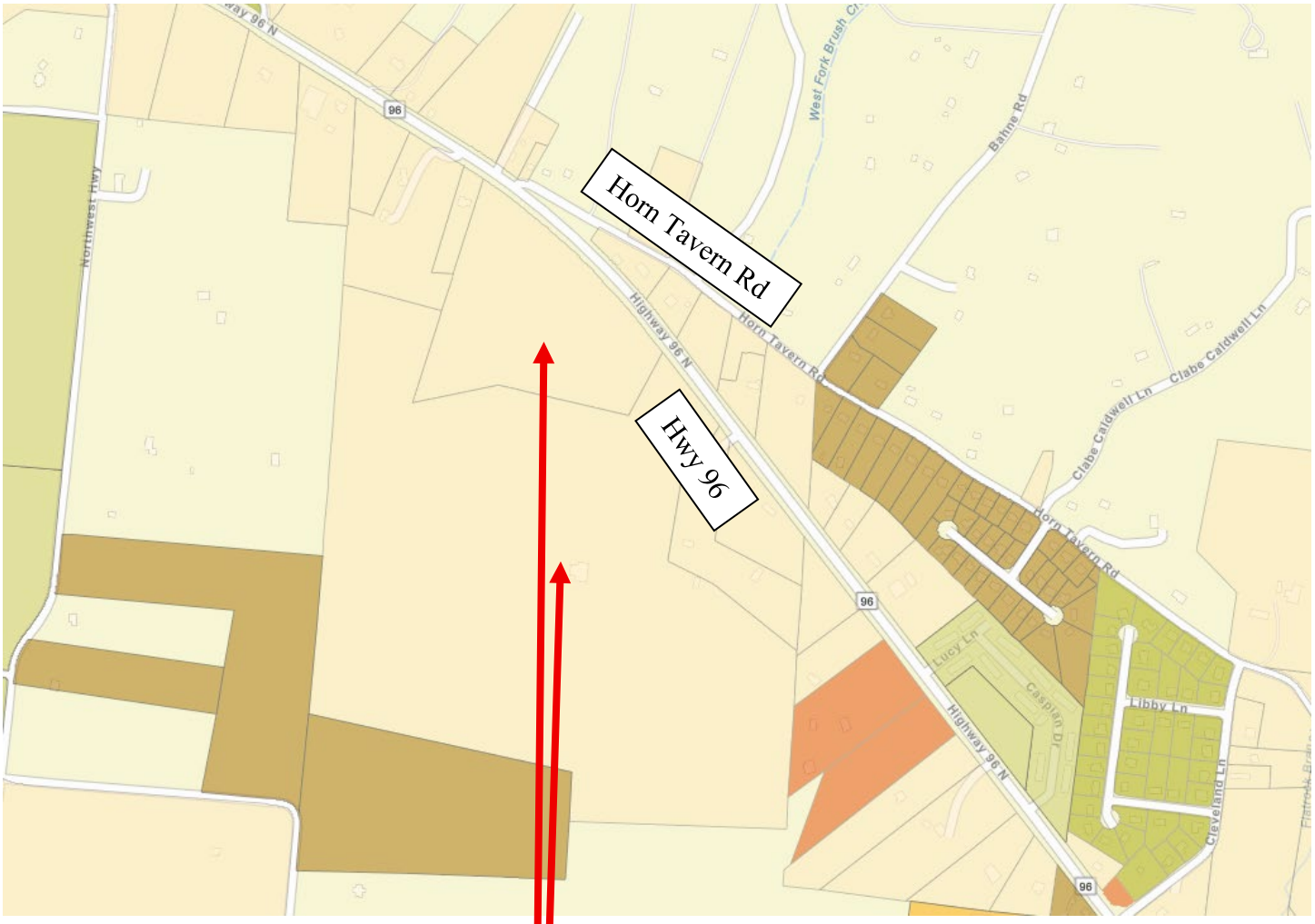
SECTION 2.

This rezoning request was submitted by applicant, Pegah Abhari (North American Realty Acquisition Corporation), 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 021, Portions of Parcels 050.04 & 050.05
- Total Area: 16.8 (+/-) acres
- Location: Southside of Highway 96 and East of the intersection of Highway 96 and Horn Tavern Road
- Requested Zoning: CD-3 (Neighborhood General)
- Property Owner: Jeffery James Warden

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



Parcels for Rezoning:
Tax Map 021, Portions of Parcels 050.04 & 050.05
16.8 (+/-) Total Acres
Southside of Highway 96 and East of the intersection of Highway 96 and Horn Tavern Road
Requested Zoning: CD-3 (Neighborhood General)
Owner: Jeffery James Warden
Applicant: Pegah Abhari (North American Realty Acquisition Corporation)

Approved by the Board of Commissioners:

_____
Lisa Anderson, Mayor

ATTEST:

_____
Rachel Jones, City Recorder

LEGAL FORM APPROVED:

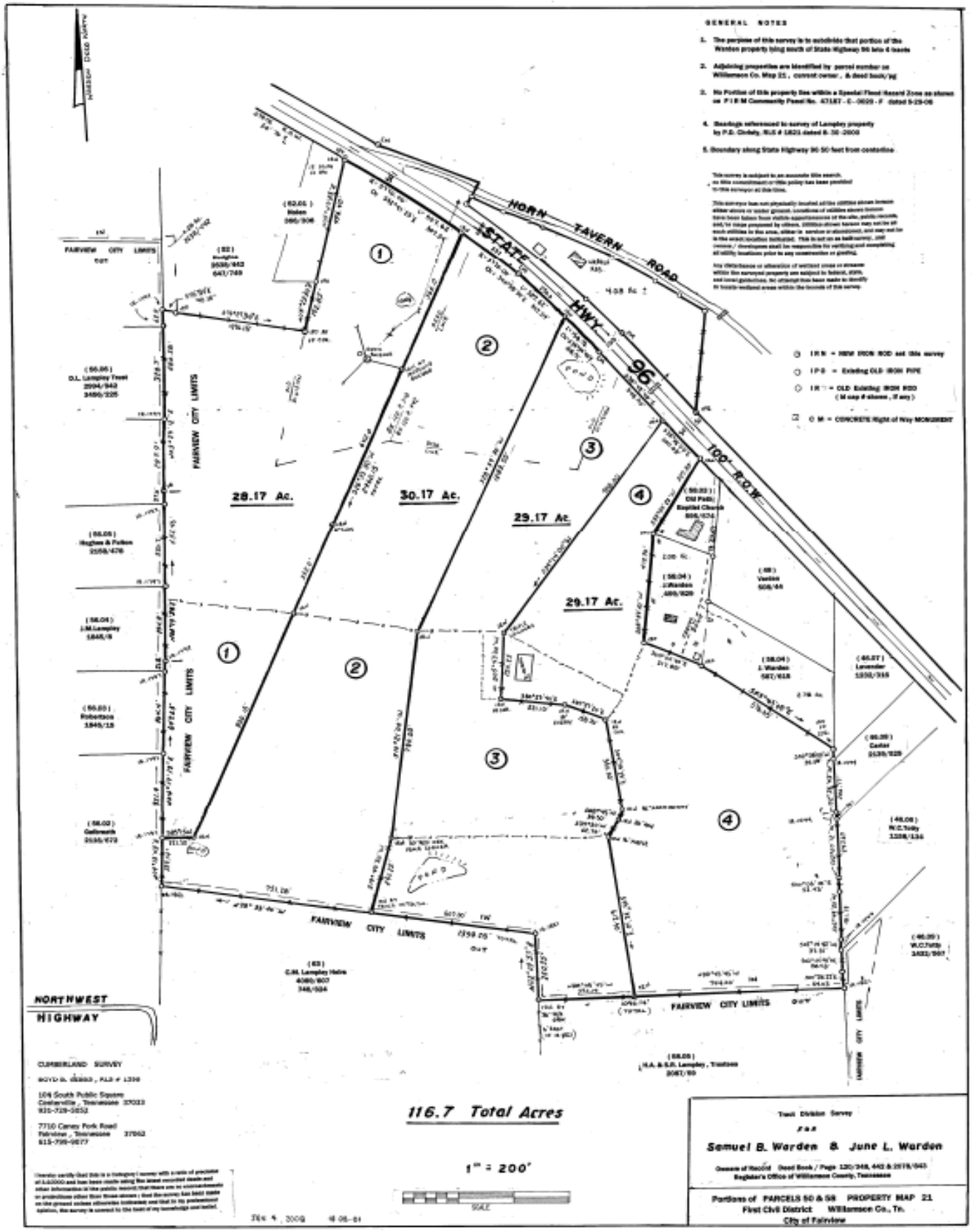
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Patrick M. Carter, City Attorney

Passed 1st Reading: October 1, 2026

Public Hearing: November 5, 2026

Passed 2nd Reading: _____

Published for public notice on: October 8, 2026 In: The Williamson Herald


GENERAL NOTES
HORN TAVERN ROAD
STATE HWY 96
100' R.O.W
28.17 Ac.
30.17 Ac.
29.17 Ac.
29.17 Ac.
FAIRVIEW CITY LIMITS
NORTHWEST HIGHWAY
116.7 Total Acres
1" = 200'
Samuel B. Warden & June L. Warden
Portions of PARCELS 50 & 58 PROPERTY MAP 21
First Civil District Williamson Co., Tn.
City of Fairview