RESOLUTION 70-26

A RESOLUTION CALLING FOR A PUBLIC HEARING ON THE PROPOSED ANNEXATION OF TERRITORY INTO THE CITY OF FAIRVIEW BY OWNER CONSENT AND APPROVING A PLAN OF SERVICES
(.59 (+/-) ACRE PORTION OF 7232 OLD FRANKLIN ROAD, TAX MAP 046, PARCEL 022.02)

Tax Map 046, Parcel 022.02

.59 (+/-) Acres

Portion of 7232 Old Franklin Road

Zoning: CD-2 Rural

Owner: Dustin Beard

WHEREAS, the City of Fairview, having been petitioned by interested persons, proposes the extension of its corporate limits by the annexation of certain territory adjoining its existing boundaries and within its urban growth boundaries by owner consent; and

WHEREAS, a Plan of Services for the territory proposed for annexation by owner consent has been reviewed by the Fairview Planning Commission; and

WHEREAS, the governing body desires to conduct a public hearing on the proposed annexation and plan of services;

NOW, THEREFORE, BE IT RESOLVED by the City of Fairview; Tennessee as follows:

A. That a public hearing is hereby scheduled for **7:00 pm** on **January 7, 2027**, at **Fairview City Hall** on the proposed annexation of territory by owner consent, and Plan of Services, to wit:

Legal Description of Tax Map 046 Parcel 022.02
Attached as Exhibit A

B. That a copy of this Resolution, describing the territory proposed for annexation by owner consent, along with the Plan of Services, shall be promptly sent to the last known address listed in the office of the Williamson County property assessor for each property owner of record within the territory proposed for annexation, with such being sent by first class mail and mailed no later than twenty-one (21) calendar days prior to the scheduled date of the hearing on the proposed annexation.

C. That a copy of this Resolution shall also be published by posting copies of it in at least three (3) public places in the territory proposed for annexation and in a like number of public places in the City of Fairview, and by publishing

notice of the Resolution at or about the same time in the Williamson Herald, a newspaper of general circulation in such territory and the City of Fairview.

D. That notice of the time, place and purpose of a public hearing on the proposed annexation by owner consent and the Plan of Services shall be published in a newspaper of general circulation in the City of Fairview not less than twenty-one (21) days before the hearing, which notice included the locations of a minimum of three (3) copies of the Plan of Services for public inspection during all business hours from the date of notice until the public hearing.

E. That written notice of the proposed annexation shall be sent to the affected school system as soon as possible, but in no event less than thirty (30) days before the public hearing.

SECTION 1: PLAN OF SERVICES

WHEREAS, TCA 6–51–102, as amended requires that a Plan of Services be adopted by the governing body of a city prior to the passage of an annexation resolution of any territory or territories.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF FAIRVIEW, TENNESSEE.

Pursuant to the provisions of **TCA 6–51–102,** there is hereby adopted, for the area bounded as described above, the following plan of Services:

A. Police

Patrolling, radio response to calls, and other routine police services, using present personnel and equipment, will be provided on the effective date of annexation.

B. Fire

Fire protection by the present personnel and equipment of the City of Fairview Fire Department, within the limitations of available water and distances from fire stations, will be provided on the effective date of annexation.

C. Water

Water Service is provided by the Water Authority of Dickson County, Tennessee (WADC), in accordance with their established policy and procedures.

D. Sanitary Sewers

Sanitary Sewer Service is provided by the Water Authority of Dickson County, Tennessee (WADC), in accordance with their established policy and procedures.

E. Refuse Collection

Private haulers or the county convenience center will handle refuse collection in the annexed area.

F. Streets

1. The State Highway Commission, under the standards currently prevailing by the State of Tennessee, will serve the State Controlled Streets in the annexed area. The City of Fairview, Tennessee, under the standards currently prevailing in the City will serve the City Controlled Streets in the annexed area.
2. Traffic signals, traffic signs, street markings, and other traffic control devices will be installed as the need is established by appropriate study and traffic standards.

G. Schools

The annexed area will be served by the Williamson County School system that serves the entire City of Fairview, Tennessee.

H. Inspection Services

Any inspection services provided by the City will begin in the annexed area on the effective date of annexation.

I. Planning and Zoning

The planning and zoning jurisdiction of the City will extend to the annexed area on the effective date of annexation. City Planning will thereafter encompass the annexed area.

J. Public Works

Services provided by the Public Works department will be extended to the annexed area on the effective date of annexation to include seasonal chipper and leaf pick up. Please reference the city's website for pickup times and specific information regarding what qualifies for this service.

K. Street Lighting

Any existing street lighting will continue to be maintained by the utility provider in the annexed area.

L. Recreation

Residents of the annexed area may use all City parks on and after the effective date of annexation.

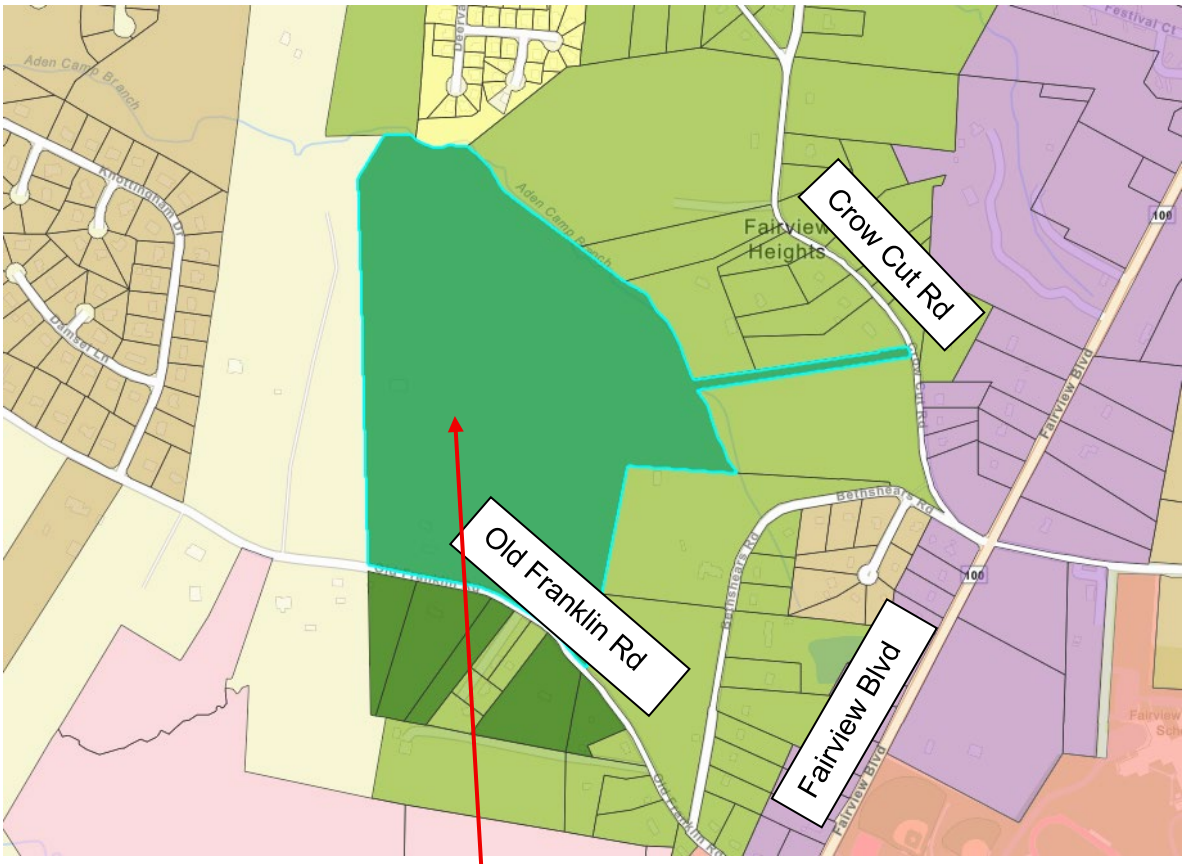
M. Miscellaneous

Any other service(s) not classified under the foregoing headings will be in accordance with the standards prevailing in the City of Fairview, Tennessee.

The City of Fairview, Tennessee, Municipal Planning Commission voted upon this Annexation as follows:
Aye: 5
Nay: 0
Not voting: 4 absent

This Annexation was returned to the City of Fairview, Tennessee, Board of Commissioners with a recommendation from the City of Fairview, Tennessee, Municipal Planning Commission for:
Approval: ✓
Disapproval:
No Recommendation:

SECTION 2: LOCATION MAP



Parcel for Annexation:
Tax Map 046, Parcel 022.02
.59 (+/-) Acres
Zoning: CD-2 Rural
Owner: Dustin Beard

WHEREUPON, the Mayor declared the Resolution adopted, affixed a signature and the date thereto, and directed that the same be recorded.

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

_____

Rick Shepherd, Mayor

ATTEST:

_____

Rachel Jones, City Recorder

LEGAL FORM APPROVED:

_____

Patrick M. Carter, City Attorney

Exhibit A
Legal Description of Tax Map 046 Parcel 022.02

ANNEXATION OF 0.59 ACRES

DAVID AARON BEARD AND DENEANE M. BEARD PROPERTY

BEING A TRACT OF LAND AS SHOWN ON PROPERTY MAP 46, ASSESSOR'S OFFICE AND LYING WHOLLY WITHIN THE 1st CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE. BOUNDED IN GENERAL BY OLD FRANKLIN ROAD ON THE SOUTH; DAVID A. BEARD REMAINDER ON THE WEST, NORTH AND EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(BEARINGS BASED ON TENNESSEE STATE PLANE NORTH)

COMMENCING AT AN EXISTING 5/8" IRON PIN (N:591717.85 E:1627893.80) ON THE NORTH SIDE OF OLD FRANKLIN ROAD, THE SOUTHEAST CORNER OF DAVID A. BEARD'S DEED BOOK 5312 PAGE 734 TRACT 3, THENCE N78°14'53"W 153.76' TO A POINT IN THE WILLIAMSON COUNTY/ FAIRVIEW CITY LIMITS, THE TRUE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED TRACT:

FROM THE TRUE POINT OF BEGINNING WITH A CURVE TO THE LEFT HAVING THE FOLLOWING CHARACTERISTICS:

DELTA=03°35'43" RADIUS=2455.91' ARC=154.11' CHORD=N80°20'44"W 154.08' TO A ½" IRON PIN SET; THENCE LEAVING THE ROAD SEVERING THE DAVID A. BEARD PROPERTY N16°32'17"E 229.65' TO A ½" IRON PIN SET; THENCE S73°27'43"E 79.21' TO A POINT IN THE WILLIAMSON COUNTY/ FAIRVIEW CITY LIMITS; THENCE WITH THE WILLIAMSON COUNTY/ CITY OF FAIRVIEW LIMITS S02°42'50'E 223.69' TO THE TRUE POINT OF BEGINNING, CONTAINING 0.59 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY RANDOLPH L. CHAPDELAINE R.L.S.#1444, 7376 WALKER ROAD, FAIRVIEW, TENNESSEE 37062 AND DATED SEPTEMBER 01, 2026.

BEING A PORTION OF TRACT 3 OF THE SAME PROPERTY CONVEYED BY QUIT CLAIM DEED TO CREATE A TENANCY BY THE ENTIRETY FOR DAVID AARON BEARD AND WIFE, DENEANE M. BEARD AS RECORDED IN DEED BOOK 5312 PAGE 734 IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE.



CERTIFICATE OF OWNERSHIP AND DEDICATION
CERTIFICATE OF ACCURACY
CERTIFICATE OF APPROVAL FOR ADDRESSES
CERTIFICATE OF APPROVAL OF SEWER SYSTEMS
CERTIFICATE OF APPROVAL OF WATER SYSTEMS
CERTIFICATE OF APPROVAL FOR RECORDING
GENERAL NOTES
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
WILLIAMSON COUNTY
CITY OF FAIRVIEW
S 73°27'43" E
199.21
N 16°32'17" E
229.65'
S 15°45'28" W
207.17'
43,560 Sq. Feet
1.00 Acres
½" IRON PIN SET
"CHAPDELAINE"
(TYP)
N:591739.08
E:1627791.44
EXISTING
½" IRON PIN
N:591717.85
E:1627893.80
REFERENCE
N 78°16'54" W
104.54'
C1
L1
OLD FRANKLIN ROAD
(50' R.O.W.)
CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE
C1 | 2455.91' | 175.07' | 175.04' | N 80°06'03" W | 4°05'04"
LINE | BEARING | DISTANCE
L1 | N 78°03'31" W | 28.26'
PRELIMINARY NOT FOR CONSTRUCTION, RI
PURPOSES OR IMPLEMENTATION
LEGEND
PROPERTY LINE
CENTER LINE
UNDERGROUND ELECTRIC LINE
OVERHEAD ELECTRIC LINE
TELECOMMUNICATION LINE
WIRE FENCE
WOOD FENCE
CHAIN LINK FENCE
WATER LINE
SEWER LINE
FORCE MAIN SEWER
GAS LINE
SILT FENCE
DRAWN BY DEED (NOT SURVEYED)
WELL
UTILITY POLE
GRID STAKE (GS) TYPICAL
FOUND/EXISTING IRON PIN (UNLESS NOTED)
FOUND/EXISTING CONCRETE MONUMENT
SET 1/2" CAPPED IRON PIN (UNLESS NOTED)
POINT
BENCHMARK
FIRE HYDRANT
ELECTRIC METER
WATER METER
GAS METER
SEWER MANHOLE
STORM MANHOLE
WATER SPROUT
WATER VALVE
ELECTRIC TRANSFORMER BOX
ELECTRIC PULL BOX
SOIL PIPE
CLEAN OUT
ASPHALT SURFACE
CONCRETE SURFACE
GRAVEL SURFACE
WATER SOURCE
EXISTING BUILDING
EXISTING EASEMENT
STATE PLANE NORTH (NAD83 NAVD88)
CHAPDELAINE & ASSOCIATES
LAND SURVEYING
7276 WALKER ROAD,
FAIRVIEW, TENNESSEE 37062
(615) 735-8104
surveying@chapsurveyor.com
SITE MAP
N.T.S.
CERTIFICATE OF ACCURACY
SHON A. KEETON R.L.S. # 2093
PROPERTY OWNERS:
DAVID AARON BEARD
DENEANE BEARD
OLD FRANKLIN ROAD
PART OF DEED BOOK 5312 PAGE 734 R.O.W.C.
TRACT 3
1st CIVIL DISTRICT OF WILLIAMSON COUNTY,
CITY OF FAIRVIEW, TENNESSEE
PROPERTY MAP 46 PARCEL 22.02p/o
REVISION # | DATE
DATE: AUGUST 03, 2026
DRAWN BY: RLC
JOB #: 9216
SCALE: 1" = 50'
0 50 100
V-1.1
MINOR SUBDIVISION
BEARD 1 LOT SUBDIVISION