CITY OF FAIRVIEW
BOARD OF COMMISSIONERS
REGULAR MEETING
PACKET
NOVEMBER 5, 2026
07:00 PM

CITY OF FAIRVIEW

BOARD OF COMMISSIONERS

CURRENT BOARD MEMBERS

- Lisa Anderson — Mayor
- Chris McDonald — Vice-Mayor
- Wayne Hall — Commissioner
- Carolyn Roberts — Commissioner
- Don Bufalini — Commissioner

REGULAR MEETING
NOVEMBER 5, 2026
07:00 PM

AGENDA

1. **Call To Order**
2. **Roll Call**
3. **Prayer and Pledge**
4. **Mayor Comments**
5. **Citizen Comments (limited to the first 5 citizens to sign in and a limit of 3 minutes each)**
6. **Approval of Agenda**
7. **Public Announcements, Awards and Recognitions**
   - A. **City Events**

     Attachment: 2026 City Events.pdf
   - B. **Williamson County Health Department**
8. **Staff Comments and Monthly Reports (limited to five (5) minutes each, with an additional five (5) minutes allocated for questions and answers)**
   - A. **City Manager Report**
9. **Consent Agenda (any item may be removed for individual consideration)**
   - A. **Minutes from October 22, 2026, BOC Special Meeting**

     Attachment: Draft - BOC Mintues 10-22-2026_ Special Meeting.pdf
   - B. **Minutes from October 22, 2026, BOC Regular Meeting**

     Attachment: Draft - BOC Mintues 10-22-2026_ Regular Meeting.pdf
10. **Old Business**
    - A. **Resolution 52-26, Final Reading**

      A Resolution to annex certain territory upon written consent of the owner and to incorporate the same within

the boundaries of the City of Fairview, Tennessee, Tax Map 069, Parcel 007.00, 2958 Fairview Boulevard, 15.01 (+/-) Acres, Owner: Joe Chapdelaine. (City Planner)

Attachment: Resolution 52-26 Annexation2 _2958 Fairview Blvd_.pdf
Attachment: 2958 Fairview Blvd - Annexation - Staff Report.pdf

B. Resolution 53-26, Final Reading

A Resolution to annex certain territory upon written consent of the owner and to incorporate the same within the boundaries of the City of Fairview, Tennessee, Tax Map 018, Parcel 081.01, 7505 Jingo Road, 1.85 (+/-) Acres, Owner: Jeffrey Mishler. (City Planner)

Attachment: Resolution 53-26 Annexation2 _7505 Jingo Rd_.pdf
Attachment: 7505 Jingo Rd - Annexation - Staff Report.pdf

C. Ordinance 2026-14, First Reading

An Ordinance to amend the Development Code and Zoning Map of the City of Fairview, Tennessee, by Rezoning 4.4 (+/-) acres located at 7985 Crow Cut Road (Williamson County Tax Map 018, Parcel 029.04) from CD-4 (Commercial Center) to SD-LI (Light Industrial Special District). (City Planner)

Attachment: Ordinance 2026-14 Rezoning _7985 Crow Cut Rd_.pdf
Attachment: 7985 Crow Cut Rd - Rezoning - Staff Report.pdf

D. Discussion

Welcome Signs (Commissioner Bufalini)

Attachment: Fairview Entry Signage - Concept Package.pdf
Attachment: Welcome Signs Bid.pdf
Attachment: Welcome Sign Executed Contract.pdf
Attachment: Proposal for redoing the letters.pdf
Attachment: 20260113-City of Fairview Entry Monument Signage_Design Intent Package.pdf

E. Public Hearings

1. Ordinance 2026-16, Public Hearing

An Ordinance to amend the Fairview Development Code, Article 8, Administration, Procedure, & Enforcement, Section 8.5.4.D(4)(a), Notice and Public Hearing, to update the responsibility for preparing and mailing required public notices. (City Planner)

Attachment: Ordinance 2026-16 Development Code Amendment - Public and Mailed Notices.pdf
Attachment: Staff Report - Notice and Public Hearing.pdf

2. Ordinance 2026-17, Public Hearing

An Ordinance of the City of Fairview, Tennessee, amending table 4.3.1-F, Building Standards: Roof Type & Pitch, of the Fairview Development Code to permit flat roofs on certain principal buildings types within the CD-4 (Neighborhood Center) Character District. (City Planner)

Attachment: Ordinance 2026-17 Development Code Amendment - Roof Type and Pitch CD4.pdf
Attachment: Staff Report - Building Standards Roof Type and Pitch.pdf

3. Ordinance 2026-18, Public Hearing

An Ordinance to amend the Development Code and Zoning Map of the City of Fairview, Tennessee, by Rezoning a 15.01 (+/-) acre parcel located at 2958 Fairview Boulevard (Williamson County Tax Map 069, Parcel 007.00) from CD-2 (Rural) to CD-4 (Neighborhood Center). (City Planner)

Attachment: Ordinance 2026-18 Rezoning _2958 Fairview Blvd_.pdf
Attachment: Staff Report - Rezoning 2958 Fairview Blvd.pdf

4. Ordinance 2026-19, Public Hearing

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). (City Planner)

Attachment: Ordinance 2026-19 Rezoning _Tax Map 021 Parcels 050.04-050.05_.pdf
Attachment: Staff Report - Rezoning Map 021 Parcels 050.04-050.05.pdf
Attachment: Original Survey - Warden Property_Markup.pdf

5. Ordinance 2026-20, Public Hearing

An Ordinance to amend the Development Code and Zoning Map of the City of Fairview, Tennessee, by Rezoning a 1.72 (+/-) acre portion of property located between Highway 96 and Horn Tavern Road, East of the Intersection of Highway 96 and Horn Tavern Road (Williamson County Tax Map 021, Parcel 058. 00) from CD-2 (Rural) to CD-4 (Neighborhood Center). (City Planner)

Attachment: Ordinance 2026-20 Rezoning _Hwy 96-Horn Tavern Rd_.pdf
Attachment: Staff Report - Rezoning Hwy 96-Horn Tavern Rd.pdf

11. New Business

A. Resolution 63-26

A Resolution of the Board of Commissioners of the City of Fairview, Tennessee, authorizing the Mayor to execute the Subdivision Development Agreement for the Cove Subdivision. (City Planner)

Attachment: Resolution 63-26 SDA The Cove Subdivision.pdf
Attachment: SDA- The Cove Subdivision.pdf

B. Resolution 64-26

A Resolution of the Board of Commissioners of the City of Fairview, Tennessee, authorizing the Mayor to execute the Subdivision Development Agreement for the Becklenn Heights Subdivision. (City Planner)

Attachment: Resolution 64-26 SDA Becklenn Heights Subdivision.pdf
Attachment: SDA - Becklen Heights Subdivision.pdf

C. Resolution 65-26

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 - 7370 Taylor Road, 4.13 (+/-) acres, Tax Map 041, Parcel 036.04. (City Planner)

Attachment: Resolution 65-26 Annexation1_7370 Taylor Rd_.pdf
Attachment: 7370 Taylor Rd - Staff Report.pdf

D. Ordinance 2026-22, First Reading

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). (City Planner)

Attachment: Ordinance 2026-22 Rezoning _1550 Hwy 96N_.pdf
Attachment: 1550 HWY 96N - Staff Report.pdf

E. Ordinance 2026-23, First Reading

An Ordinance to amend the Development Code and Zoning Map of the City of Fairview, Tennessee, by Rezoning a 1.96 (+/-) acre parcel located 7151 Cox Pike (Williamson County Tax Map 042H, Group C, Parcel 003.00) from POD (Planned Overlay District) to CD-3L (Neighborhood Large Lot). (City Planner)

Attachment: Ordinance 2026-23 Rezoning _7151 Cox Pike_.pdf

Attachment: 7151 Cox Pike - Staff Report.pdf

F. Ordinance 2026-24, First Reading

An Ordinance of the City of Fairview, Tennessee, amending the Fiscal Year 2027 Budget. (Finance Director)

Attachment: Ordinance 2026-24 _FY 27 Budget Amendment_.pdf
Attachment: Staff Report - FY 27 Budget Amendment.pdf

12.Roundtable: Mayor and Commissioners

13.Meeting Adjournment

2026 CITY EVENTS

~Easter Egg Hunt – March 28th

~Arts and Crafts Fair at Bowie Park - May 2nd

~Movie Night at Bowie Park – May 16th

~Fishing Rodeo at Veterans Park - June 6th

~July 3rd

~Back-to-School Bash at City Hall – August 1st

~Nature Fest – September 19th

~Fall Fun Day – October 10th

~Trunk or Treat and Movie in the Park - October 24th

~Tree Lighting Event at City Hall - December 4th

~Christmas Parade (Day Time) - December 5th
(inclement weather reschedule day December 12th)

CITY OF FAIRVIEW

BOARD OF COMMISSIONERS

CURRENT BOARD MEMBERS

- Lisa Anderson — Mayor
- Chris McDonald — Vice-Mayor
- Wayne Hall — Commissioner
- Carolyn Roberts — Commissioner
- Don Bufalini — Commissioner

SPECIAL MEETING
OCTOBER 22, 2026
6:45 PM

MINUTES

1. Call To Order
Call to order by Mayor Anderson at 6:58PM.

2. Roll Call
Staff present: Bob Rial, Rachel Jones, Patrick Carter, Ray Martin, Scott Hughes, Richard Ross, Keith Paisley, Zack Humphreys

Board present: Mayor Anderson, Vice Mayor McDonald, Commissioner Hall, Commissioner Roberts, Commissioner Bufalini

3. Citizen Comments (limited to the first 5 citizens to sign in and a limit of 3 minutes each)
None

4. Old Business

A. Ordinance 2026-15, Second and Final Reading
Public Hearing
- No speakers

An Ordinance of the City of Fairview, Tennessee, to establish Automatic Sprinkler System requirements for certain buildings and structures. (Fire Chief)

Fire Chief Hughes explained that Ordinance 2026-15, establishing automatic sprinkler system requirements for certain buildings and structures, was being considered again to comply with state law. He clarified that the ordinance's requirements and existing practices would remain unchanged, as the additional readings at a standalone meeting were procedural requirements for proper adoption.

Motion to approve by Vice Mayor McDonald. Seconded by Commissioner Roberts. Motion carried, 5-0 (unanimous).

5. Meeting Adjournment
Motion to adjourn by Vice Mayor McDonald at 7:00PM.

City Recorder, Rachel Jones

_____

Mayor, Lisa Anderson

_____

The above minutes are intended to serve as a summary of the motions passed and matters discussed during the meeting. This document is not intended to be a verbatim transcript of all statements made.

CITY OF FAIRVIEW

BOARD OF COMMISSIONERS

CURRENT BOARD MEMBERS

- Lisa Anderson — Mayor
- Chris McDonald — Vice-Mayor
- Wayne Hall — Commissioner
- Carolyn Roberts — Commissioner
- Don Bufalini — Commissioner

REGULAR MEETING
OCTOBER 22, 2026
7:00 PM

MINUTES

1. Call To Order
Call to order by Mayor Anderson at 7:01PM.

2. Roll Call
Staff present: Bob Rial, Rachel Jones, Patrick Carter, Keith Paisley, Richard Ross, Zack Humphreys, Ray Martin, Scott Hughes

Board present: Mayor Anderson, Vice Mayor McDonald, Commissioner Hall, Commissioner Roberts, Commissioner Bufalini

3. Prayer and Pledge
Prayer and Pledge lead by Mayor Anderson.

4. Mayor Comments
Mayor Anderson welcomed those in attendance and viewers watching remotely and reminded speakers to speak loudly and clearly into the microphones so they could be heard by everyone in the room and those watching online. She noted that the meeting was being broadcast on Fairview's Facebook Live and would be available for later viewing on YouTube. Board members were also reminded to speak clearly into their microphones.

5. Citizen Comments (limited to the first 5 citizens to sign in and a limit of 3 minutes each)
- Karen Cobb (7802 Willow Crest, Fairview) - Expressed enthusiasm for the opportunity to serve Fairview as a commissioner, emphasizing the importance of listening to residents, working collaboratively, and continuing to improve the community. She highlighted her experience owning a restaurant, serving on boards, inventory control, and participating in various training opportunities. She asked for residents' support and votes and encouraged the community to utilize and support local publications.

6. Approval of Agenda
Motion to approve by Vice Mayor McDonald. Seconded by Commissioner Roberts. Motion carried, 5-0 (unanimous).

7. Public Announcements, Awards and Recognitions

A. City Events

8. Staff Comments and Monthly Reports (limited to five (5) minutes each, with an additional five (5) minutes allocated for questions and answers)

A. Police Department Report

B. Fire Department Report

C. Economic Development Report

D. Finance Report

E. City Manager Report

City Manager Bob Rial praised city staff for their cooperation and willingness to evaluate departmental processes and improve operations in preparation for the next budget cycle. He presented a debt schedule illustrating the City's outstanding borrowing, repayment timelines, and annual debt service obligations. He noted that the 2029 payment increase was associated with storm damage cleanup and reported that FEMA reimbursement efforts were progressing, with the City continuing to work through the required process.

Mr. Rial also provided an update regarding reported concerns at two apartment properties. He thanked the staff response team, including Fire Marshal Sullivan, Chief Hughes, and other personnel, for conducting site inspections, addressing immediate concerns, and issuing violation notices where necessary. Staff were coordinating with appropriate state agencies and rental advocacy resources to assist residents with issues outside the City's direct authority. Additional follow-up inspections and outreach were planned.

Mr. Rial explained that staff were continuing to work through FEMA reimbursement matters.

Mr. Rial expressed dissatisfaction on the City Hall renovations with the lack of progress from the current vendor and stated that the City might need to seek another contractor to complete the work. He confirmed that funding remained available and emphasized the need to move the project forward.

9. Consent Agenda (any item may be removed for individual consideration)

Motion to approve consent agenda by Commissioner Roberts. Seconded by Commissioner Bufalini. Motion carried, 5-0 (unanimous).

A. Minutes from October 1, 2026, BOC Regular Meeting

10. Old Business

A. Discussion

Welcome Signs (Commissioner Bufalini)

The Board discussed the City's welcome sign project, including a $4,500 proposal to redo the lettering due to concerns about visibility and discrepancies between the approved design and the installed signage. Commissioners discussed color options and lighting, noting that additional direction was needed before the project could be completed. Mr. Rial was asked to follow up with the architect and review the project's documentation to determine where the design discrepancies occurred and whether the architect could address the issue.

11. New Business

A. Discussion

Graveyards in Bowie Nature Park (Commissioner Hall)

The Board discussed a proposal from the Friends of Bowie Nature Park to preserve and protect the Mangrum and Hall family cemeteries within the park through fencing and potential archaeological research. Dr. Mark Schenkel, President of the Friends of Bowie Nature Park, outlined options for identifying possible burial locations near an existing trail, including historical research, cadaver dogs, and ground-penetrating radar. He also discussed a potential Daughters of the American Revolution grant, with an application deadline of October 31, and requested the City's support for the project.

Board members expressed support for preserving the cemeteries and discussed fencing materials, project costs, potential trail adjustments, and funding through grants, fundraising, and discretionary funds. The Board indicated that additional information was needed regarding the project scope, costs, cemetery boundaries, and recommendations from the Parks and Landscape Board before moving forward. The City's support letter and coordination with the Land Trust were also discussed in relation to the grant application.

12. Roundtable: Mayor and Commissioners

Commissioner Hall: Commissioner Hall thanked City staff for their continued hard work and dedication. He also recognized new police officers and firefighters within the city. He emphasized the importance of collaboration in preserving Bowie Nature Park and other areas of Fairview. He also discussed land conservation opportunities through the Land Trust, noting that property owners may choose to place land under conservation protections to help preserve it for future generations while retaining ownership.

Commissioner Roberts: Commissioner Roberts requested that the Parks and Landscape Board work with park staff to identify and prioritize signage needs at Bowie Nature Park, including trail markers, directional signs, traffic signage, and informational signs. She also requested an estimate for replacing the park's entrance sign, which was damaged during the storm. She raised concerns regarding plumbing repairs at the park and asked staff to clarify the necessary repairs and available funding. She also requested follow-up on treating the vegetation or growth in the lake at Veterans Park, which had affected the annual fishing rodeo. Commissioner Roberts thanked City staff and the Police Department for their service and recognized the community's role in maintaining Fairview. She also highlighted a recent Heritage Foundation of Williamson County meeting and encouraged residents to review the meeting recording. Finally, she announced the opening of Radium Girls at Fairview High School, noting additional performances scheduled for Friday and Saturday.

Commissioner Bufalini: Commissioner Bufalini welcomed three new police officers, one new firefighter, and congratulated personnel on their promotion to engineer. He encouraged residents to view the Fairview Police Department's Facebook posts by opening the images to access additional information. He also congratulated the Fairview High School football team on its 8--0 record and promoted the inaugural Bobby Green 2026 fundraiser scheduled for November 14 at Fairview High School. The event will feature basketball scrimmages and skills contests for young athletes, with proceeds benefiting the Bobby Green Foundation. Commissioner Bufalini thanked the Board for discussing the City's welcome signs and expressed support for moving forward with improvements. He emphasized that the signs should reflect Fairview's welcoming spirit and community pride, noting that Fairview is home to residents of all backgrounds and lengths of residency.

Vice Mayor McDonald: Vice Mayor McDonald thanked all the department heads for their staff reports.

Mayor Anderson: Mayor Anderson encouraged residents to attend the upcoming town hall on October 29 and announced the groundbreaking ceremony for Ascension Saint Thomas on Wednesday, October 28. She expressed excitement about the hospital project and its future benefit to the community, particularly by expanding access to emergency medical services. Mayor Anderson thanked City Manager Rial and staff for their prompt response to concerns at local apartment properties, recognizing employees who assisted, including those who came in on their time off. She emphasized the importance of following the established chain of command and ensuring that concerns are addressed through the appropriate staff and procedures. Mayor Anderson also praised the Fairview High School football team for its undefeated season, commending the players' teamwork, determination, and heart. With two regular-season games remaining before the playoffs, she encouraged the community to attend and support the team. She concluded by thanking the Board and City staff.

13. Meeting Adjournment

Motion to adjourn by Commissioner Roberts at 8:38PM.

City Recorder, Rachel Jones

_____

Mayor, Lisa Anderson

_____

The above minutes are intended to serve as a summary of the motions passed and matters discussed during the meeting. This document is not intended to be a verbatim transcript of all statements made.

PREPARED BY
RACHEL JONES
7100 CITY CENTER WAY
FAIRVIEW, TENNESSEE
37062

RESOLUTION 52-26

A RESOLUTION TO ANNEX CERTAIN TERRITORY UPON WRITTEN CONSENT OF THE OWNER AND TO INCORPORATE THE SAME WITHIN THE BOUNDARIES OF THE CITY OF FAIRVIEW, TENNESSEE, TAX MAP 069, PARCEL 007.00, 2958 FAIRVIEW BOULEVARD, 15.01 (+/-) ACRES, OWNER: JOE CHAPDELAINE

Tax Map 069, Parcel 007.00

15.01 (+/-) Acres

2958 Fairview Boulevard

Zoning: CD-2 Rural

Owner: Joe Chapdelaine

WHEREAS, the City of Fairview, having been petitioned by interested persons, proposes the extension of its corporate limits by the annexation of certain territory into the city limits; and

WHEREAS, the owners of all property within the territory proposed for annexation have given their written consent by notarized petition so that a referendum is not required; and

WHEREAS, a copy of this Resolution, describing the territory proposed for annexation, was promptly sent by the City of Fairview to the last known address listed in the office of the 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 by owner consent; and

WHEREAS, this Resolution was also 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 in the City of Fairview; and

WHEREAS, a Plan of Services for the area proposed for annexation is included as Section 1 hereto, which Plan of Services addresses the same services and timing of services as required in Tennessee Code Annotated § 6-51-102; and

WHEREAS, the proposed annexation and Plan of Services were submitted to the Fairview Planning Commission for study, and it has recommended the same; and

WHEREAS, notice of the time, place, and purpose of a public hearing on the proposed annexation and Plan of Services was 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; and

WHEREAS, a public hearing on the proposed annexation and Plan of Services was held by the governing body on the **1st day of October 2026.**

SECTION 1: Pursuant to the provisions of **TCA 6–5–102,** 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, 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.

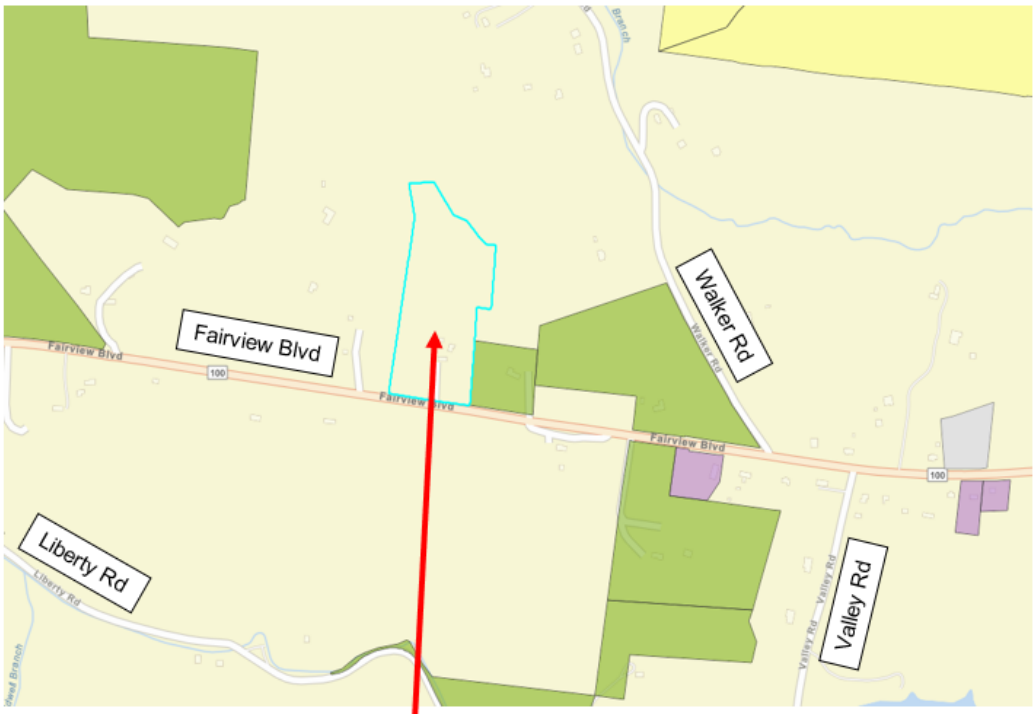
L. Recreation

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.

SECTION 2: LOCATION MAP



Parcel for Annexation:
Tax Map 069, Parcel 007.00
15.01 (+/-) Acres
2958 Fairview Boulevard
Zoning: CD-2 Rural
Owner: Joe Chapdelaine

SECTION 3: **LEGAL DESCRIPTION**

Tax Map 069 Parcel 007.00

BEING A TRACT OF LAND AS SHOWN ON PROPERTY MAP 69, ASSESSOR'S OFFICE AND LYING WHOLLY WITIHIN THE 1st CIVIL DISTRICT OF WILLIAMSON COUNTY. TENNESSEE. BOUNDED IN GENERAL BY AC PROJECTS, INC. 15.01 ACRE TRACT ON THE SOUTH; WILLIAM RALPH JONES HB: 4930-1729-8701.2 3 ON THE WEST; VINCENT CALCOTE AND GREGORY SKELTON ON THE NORTH; KEVIN S. PINE, DERRICK B. COGGIN, TRACT 2 OF JOAN M. REIMER SUBDIVISION, ROGER GULLEY, CARSON TIPPITT GULLEY, AND THOMAS V. BATES ON THE EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS BASED ON TENNESSEE STATE PLANE COORDINATES.

'XCEL"; THENCE S04°44'15"W 126.50' TO A" IRON PIN SET; THENCE SEVERING AC PROJECTS, INC. REF. DEED BOOK 8921 PAGE 133 R.O.W.C. - PROPERTY MAP 69 PARCEL 7) WITH SIX NEW LINES N85°14'55"W 63.51' TO A "IRON PIN SET; THENCE N49°08*43"W 62.83' TO A ½" IRON PIN SET; THENCE N37°24'09"W 136.61 TO A " IRON PIN SET; THENCE N66°30`54"W 96.35' TO A ½" IRON PIN SET; THENCE N29°22 44"W 241.80 TO A " IRON PIN SET; THENCE S88°44 48"W 170.59 TO THE TRUE POINT OF BEGINNING, CONTAINING 28.27 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY WILLIAM BRODIE DONEGAN, R.L.S. #3370, 7376 WALKER ROAD, FAIRVIEW, TENNESSEE 37062, AND DATED SEPTEMBER 27, 2023.

IN FAVOR OF THE ABOVE TRACT IS A 50' INGRESS-EGRESS & UTILITY EASEMENT (HUNZIKER LANE) RUNNING FROM STATE HIGHWAY 100 ALONG THE WEST SIDE OF THE 15.01 ACRE TRACT OF THE AC PROJECTS, INC. PROPERTY TO THE 28.27 ACRE TRACT OF THE AC PROJECTS, INC. PROPERTY, THE BOUNDARY OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A" IRON PIN SET (N:586951.31 E:1620642.01) ON THE NORTH SIDE OF STATE HIGHWAY 100 (FAIRVIEW BOULEVARD) (33' FROM THE CENTER), BEING THE SOUTHEAST CORNER OF WILLIAM RALPH JONES (REF. DEED BOOK 241 PAGE 946 R.O.W.C. - PROPERTY MAP 69 PARCEL 5); THENCE LEAVING JONES LINE WITH THE NORTH SIDE OF STATE HIGHWAY 100 S80°54'45"E 5.00' TO A POINT, THE TRUE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED 50' INGRESS-EGRESS & UTILITY EASEMENT: THENCE RUNNING 5' EAST OF WILLIAM RALPH JONES PROPERTY LINE N09°35'45E 414.72' TO A POINT; THENCE N09°35'15"E 692.37' TO A POINT; THENCE WITH A CURVE TO THE LEFT HAVING THE FOLLOWING CHARACTERISTICS:

DELTA=19°11'45" RADIUS=150.00' ARC=50.25 CHORD=N00-00'26"W 50.02' TO A POINT: THENCE N09°36'18"W 191.45 TO A POINT LOCATED N88°44*48"E 8.01 FROM AN IRON PIN SET IN THE EAST LINE OF THE AFOREMENTIONED WILLIAM RALPH JONES AND BEING THE NORTHWEST CORNER OF AC PROJECTS' 15.01 ACRE TRACT AND THE SOUTHWEST CORNER OF AC PROJECTS' 28.27 ACRE TRACT; THENCE WITH THE DIVISION LINE BETWEEN THE TWO TRACTS N88°44'48"E 50.54' TO A POINT; THENCE LEAVING THE DIVISION LINE S09°36'18"E 3.79 TO A POINT; THENCE WITH A NONTANGENT CURVE TO THE RIGHT HAVING THE FOLLOWING CHARACTERISTICS:

DELTA=156°21'12" RADIUS=40.00' ARC=109.16' CHORD=S09°36'18" E 78.30' TO A POINT; THENCE S09°36'18" E 102.02 TO A POINT; THENCE WITH A CURVE TO THE RIGHT HAVING THE FOLLOWING CHARACTERISTICS:

A DELTA=19°11'45" RADIUS=200.00' ARC=67.01' CHORD=S00°00'26" E 66.69' TO POINT: THENCE S09°35'15" W 692.38' TO A POINT: THENCE S09°35'46"W 414.27' TO A POINT ON THE NORTH SIDE OF STATE HIGHWAY 100; THENCE WITH THE NORTH SIDE OF STATE HIGHWAY 100 N80°54'45" W 50.00' TO THE TRUE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM THOMAS N. JONES, TRUSTEE SIGNED ON DECEMBER 1, 2023, AND RECORDED ON DECEMBER 5, 2023, IN DEED BOOK 9381 PAGE 44-55, IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the city of Fairview, Tennessee, as follows:

A. That the proposed territory is hereby annexed and incorporated into the boundaries of the City of Fairview, to be effective as of the **5th day of November 2026.**

B. That the Plan of Services for this territory, included, hereto is approved and the same is hereby adopted.

C. That the City Recorder shall cause a copy of this Resolution to be forwarded to the Mayor of Williamson County including the Plan of Services.

D. That a copy of this Resolution shall be recorded with the Williamson County Register of Deeds, and a copy shall also be sent to the Tennessee Comptroller of the Treasury and the Williamson County Assessor of Property.

E. That a copy of this Resolution, as well as the portion of the Plan of Services related to emergency services and a detailed map of the annexed area shall be sent to any affected emergency communication district.

F. That a revised map of the voting precincts shall be sent to the Comptroller of the Treasury and to the office of management information services for the Tennessee General Assembly, following adoption of this resolution.

G. That the Tennessee Department of Revenue shall be notified, for the purpose of tax administration, that the annexation took place.

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

Approved by the City of Fairview Board of Commissioners the **5th day of November 2026.**

_____
Mayor, Lisa Anderson

ATTEST:

_____
City Recorder, Rachel Jones

LEGAL FORM APPROVED:

_____
City Attorney, Patrick M. Carter

The Plan of Services of this Resolution Considered by the City of Fairview, Tennessee Municipal Planning Commission the **11th day of August 2026.**

The Fairview, Tennessee Municipal Planning Commission voted upon the Plan of Services of this Resolution as Follows:

Aye: 9
Nay: 0
Not voting: 0

The Plan of Services of this Resolution were 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:

STAFF REPORT
PC-29-26

Project: 2958 Fairview Boulevard (Highway 100)

Application Type: Annexation

Applicant: Randy Chapdelaine (Chapdelaine & Associates)

Owner: Joe Chapdelaine

Initial Submittal Date: 5/21/2026

Tax Map: 069 **Parcels:** 007.00

Project Summary

Randy Chapdelaine (Chapdelaine & Associates), has submitted, on behalf of the property owner, an annexation request for property located at 2958 Fairview Boulevard. The parcel is more specifically identified as Tax Map 069 Parcel 007.00. The property contains a total of 15.01 (+/-) acres and is currently zoned Williamson County MGA-1.

The parcel is located within the Urban Growth Boundary (UGB) of the City of Fairview. Additionally, the parcel is contiguous to the current Fairview municipal boundaries due to the Fairview Boulevard right-of-way is located within the municipal boundaries of Fairview and the adjacent property to the east, Tax Map 069 Parcel 011.01, being located within the municipal boundaries of the City of Fairview.

The parcels located to the north, south (across Fairview Boulevard (Highway 100) and west, are located within Williamson County and zoned MGA-1. The parcels to the east are located within Williamson County and the City of Fairview. The parcel to the east is located within the municipal boundaries of Fairview and is zoned CD-2 (Rural). All surrounding properties contain single family detached residential land uses.

Fairview Forward 2040 Plan

The Fairview Forward 2040 Comprehensive Plan designates the property identified as Tax Map 069 Parcel 007.00 with two (2) future land use classifications. The two (2) future land uses classifications are Rural Settlement and Rural Corridor. The Rural Corridor classification is located closest to Fairview Boulevard and contains approximately 4.85 (+/-) acres, while the remaining 10.16 (+/-) acre of the property are classified as Rural Settlement. The 2040 Fairview Forward Comprehensive Plan lists very similar appropriate zoning districts for both future land use classifications. The Plan lists the AR-15A, AR-5A, and RS-40 zone districts as appropriate for both future land use classifications. The Rural Settlement classification also lists the RSM-40 and R-20

with a Conservation Development Overlay as appropriate. The zone district names are from the most recent Fairview Zoning Ordinance that was replaced with the new Fairview Development, which was adopted on April 2, 2026. These appropriate zone districts transitioned to the following character districts within the new development code - CD-2, CD-2W, and CD-3L.

Both future land use classifications have the same land uses listed as appropriate. Those land uses are Agriculture and Single-Family Detached Residential. The applicant has not noted stated the character district that will be requested for this property; however, the purpose of the annexation does note commercial uses such as office, retail, and restaurants as potential future land uses. These land uses would not be permitted land uses with the appropriate character districts CD-2, CD-2W, and CD-3L. Any requested commercial land use and requested character district that permits commercial land uses will not be in alignment with the Fairview Forward 2040 Comprehensive Plan.

Utilities:

The Water Authority of Dickson County provided the following review comment, on June 18th, as part of the initial staff review process – *"Public sewer is not available in this area, and public water has limited capacity. Public water was extended down Hunziker Lane, but it is for drinking water only. Fire water is not available in this area."*

Annexation Description:

The applicant provided the following description for the annexation and potential development, *"The project is located at 2958 Fairview Blvd, Fairview, TN, on a 15.01-acre parcel currently zoned MGA-1 and used as single-family property. The proposal is to develop the site for commercial purposes, including office space, retail, and restaurant businesses. The parcel is contiguous with the municipal boundary and lies within the Urban Growth Boundary of the City of Fairview, and the property owner has been notified of the request."*

Staff Recommendation:

Staff recommends the Planning Commission provide a **favorable/non-favorable** recommendation to the Fairview Board of Commissioners to approve this request to annex Tax Map 069 Parcel 007.00 located at 2958 Fairview Boulevard (Highway 100), as indicated on the attached map and with the following conditions of approval included in Resolution PC-29-26:

1. This annexation request will be placed on Thursday, September 3rd Board of Commissioners meeting agenda for consideration with the potential for the Public Hearing on Thursday, October 1st, and second reading being held on Thursday, November 5th, 2026, Board of Commissioners meeting.

PREPARED BY
RACHEL JONES
7100 CITY CENTER WAY
FAIRVIEW, TENNESSEE
37062

RESOLUTION 53-26

A RESOLUTION TO ANNEX CERTAIN TERRITORY UPON WRITTEN CONSENT OF THE OWNER AND TO INCORPORATE THE SAME WITHIN THE BOUNDARIES OF THE CITY OF FAIRVIEW, TENNESSEE, TAX MAP 018, PARCEL 081.01, 7505 JINGO ROAD, 1.85 (+/-) ACRES, OWNER: JEFFREY MISHLER

Tax Map 018, Parcel 081.01
1.85 (+/-) Acres
7505 Jingo Road
Zoning: CD-2 Rural
Owner: Jeffrey Mishler

WHEREAS, the City of Fairview, having been petitioned by interested persons, proposes the extension of its corporate limits by the annexation of certain territory into the city limits; and

WHEREAS, the owners of all property within the territory proposed for annexation have given their written consent by notarized petition so that a referendum is not required; and

WHEREAS, a copy of this Resolution, describing the territory proposed for annexation, was promptly sent by the City of Fairview to the last known address listed in the office of the 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 by owner consent; and

WHEREAS, this Resolution was also 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 in the City of Fairview; and

WHEREAS, a Plan of Services for the area proposed for annexation is included as Section 1 hereto, which Plan of Services addresses the same services and timing of services as required in Tennessee Code Annotated § 6-51-102; and

WHEREAS, the proposed annexation and Plan of Services were submitted to the Fairview Planning Commission for study, and it has recommended the same; and

WHEREAS, notice of the time, place, and purpose of a public hearing on the proposed annexation and Plan of Services was 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; and

WHEREAS, a public hearing on the proposed annexation and Plan of Services was held by the governing body on the **1st day of October 2026.**

SECTION 1: Pursuant to the provisions of **TCA 6–5–102,** 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, 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.

SECTION 2: **LOCATION MAP**



Parcel for Annexation:
Tax Map 018, Parcel 081.01
1.85 (+/-) Acres
7505 Jingo Road
Zoning: CD-2 Rural
Owner: Jeffrey Mishler

SECTION 3: **LEGAL DESCRIPTION**

Tax Map 018 Parcel 081.01

BEING A TRACT OF LAND SHOWN ON PROPERTY MAP 18, ASSESSOR'S OFFICE, AND LYING WHOLLY WITHIN THE 1ST CIVIL DISTRICT OF WILLIAMSON COUNTY, TN, BOUNDED IN GENERAL BY OLD HIGHWAY 96 (JINGO ROAD) ON THE NORTH AND EAST, A 2.57 ACRES TRACT ON THE SOUTH, AND RONALD WALKER AND WILBER DAUBENSPECK ON THE WEST, AND BEING TRACT B ON THE PLAN OF BOUNDARY SURVEY & DIVISION OF ALVIN TOTTY PROPERTY, OF RECORD IN PLAT BOOK 11, PAGE 134, AS TO 1.59 ACRES, WITH ENTIRE METES AND BOUNDS DESCRIPTION OF PROPERTY BEING CONVEYED BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A WITNESS IRON PIN IN THE SOUTH SIDE OF OLD STATE HIGHWAY 96 (ALSO KNOWN AS JINGO ROAD), SAID PIN BEING LOCATED IN THE EAST LINE OF WILBER DAUBENSPECK; THENCE WITH DAUBENSPECK'S LINE N 06 DEG. 41'48" E 30.00 FT. TO A POINT IN THE CENTER OF SAID ROAD; THENCE LEAVING DAUBENSPECK AND WITH THE CENTERLINE OF THE ROAD S 44 DEG. 26'50" E 170.94 FT. TO A POINT; THENCE WITH A CURVE TO THE RIGHT HAVING THE FOLLOWING CHARACTERISTICS: DELTA = 38 DEG. 21'34"; RADIUS = 298.99 FT.; ARC =200.17 FT.; TANGENT = 104.00 FT.; CHORD = 9.25 DEG. 16'03" E 196.45 FT. TO A POINT; THENCE S 06 DEG. 05'16" E 150.52 FT. TO A POINT; THENCE WITH A CURVE TO THE LEFT HAVING THE FOLLOWING CHARACTERISTICS: DELTA =00 DEG. 51'03"; RADIUS = 3409.72 FT.; ARC = 50.79 FT.; TANGENT = 25.35 FT.; CHORD = S 06 DEG. 30'50" E 50.70 FT. TO A POINT, THE NORTHEAST CORNER OF A 2.57 ACRE TRACT; THENCE LEAVING OLD HIGHWAY 96 AND WITH A NEW LINE N 74 DEG. 41'59" W, PASSING A WITNESS IRON PIN AT 25.00 FT., IN ALL 312.34 FT. TO A WOOD FENCE POST IN RONALD WALKER'S EAST LINE; THENCE WITH SAID WALKER N 30 DEG. 83'30" E 76.23 FT. TO A WOOD FENCECE POST, COMMON CORNER BETWEEN WALKER AND WILBER DAUBENSPECK; THENCE LEAVING WALKER AND WITH DAUBENSPECK'S EAST LINE, N 06 DEG. 41'49" E 304.30 FT. TO THE POINT OF BEGINNING, CONTAINING 1.85 ACRES, MORE OR LESS, AND BEING PART OF DEED BOOK 345, PAGE 207, REGISTER'S OFFICE, ACCORDING TO A SURVEY BY RANDOLPH L. CHAPDELAINE, DATED 5/8/87, AND REVISED 4/14/89.

INCLUDED IN THE ABOVE DESCRIPTION IS A 10 FT. UTILITY EASEMENT RUNNING FROM THE NORTH R.O.W. OF NEW HIGHWAY 96, ACROSS A 2.57 ACRE TRACT, AND NEAR THE SHARED LIEN BETWEEN SAID 2.57 ACRE TRACT AND RONALD WALKER N 30 DEG. 33'30" E 216.51 FT. TO THE SOUTH LINE OF THE ABOVE DESCRIBED 1.85 ACRE TRACT.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO CONRAD L. TOTTY BY WILL FROM DOROTHY LOUISE TOTTY, SAID WILL OF RECORD IN BOOK 984, PAGE 115, ROWC, TN. AND BEING ALSO A PORTION OF THE SAME PROPERTY CONVEYED TO ALVIN M. TOTTY, SR., AND WIFE, DOROTHY S. TOTTY BY DEED FROM VERA H. BUTTREY, OF RECORD IN BOOK 345, PAGE 207, REGISTER'S OFFICE OF WILLIAMSON COUNTY, TN.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the city of Fairview, Tennessee, as follows:

A. That the proposed territory is hereby annexed and incorporated into the boundaries of the City of Fairview, to be effective as of the **5th day of November 2026.**

B. That the Plan of Services for this territory, included, hereto is approved and the same is hereby adopted.

C. That the City Recorder shall cause a copy of this Resolution to be forwarded to the Mayor of Williamson County including the Plan of Services.

D. That a copy of this Resolution shall be recorded with the Williamson County Register of Deeds, and a copy shall also be sent to the Tennessee Comptroller of the Treasury and the Williamson County Assessor of Property.

E. That a copy of this Resolution, as well as the portion of the Plan of Services related to emergency services and a detailed map of the annexed area shall be sent to any affected emergency communication district.

F. That a revised map of the voting precincts shall be sent to the Comptroller of the Treasury and to the office of management information services for the Tennessee General Assembly, following adoption of this resolution.

G. That the Tennessee Department of Revenue shall be notified, for the purpose of tax administration, that the annexation took place.

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

Approved by the City of Fairview Board of Commissioners the **5th day of November 2026.**

_____
Mayor, Lisa Anderson

ATTEST:

_____
City Recorder, Rachel Jones

LEGAL FORM APPROVED:

_____
City Attorney, Patrick M. Carter

The Plan of Services of this Resolution Considered by the City of Fairview, Tennessee Municipal Planning Commission the **11th day of August 2026.**

The Fairview, Tennessee Municipal Planning Commission voted upon the Plan of Services of this Resolution as Follows:

Aye: 9
Nay: 0
Not voting: 0

The Plan of Services of this Resolution were 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:

STAFF REPORT
PC-30-26

Project: 7505 Jingo Road

Application Type: Annexation

Applicant: Jeffery Mishler

Owner: Jeffery Mishler

Initial Submittal Date: 5/27/2026

Resubmittal Date: 7/08/2026

Tax Map: 018 **Parcels:** 081.01

Project Summary

Jeffery Mishler, owner and applicant, has submitted an annexation request for property located at 7505 Jingo Road. The parcel is more specifically identified as Tax Map 018 Parcel 081.01. The property contains a total of 1.85 (+/-) acres and is currently zoned Williamson County AG-5.

The parcel is located within the Urban Growth Boundary (UGB) of the City of Fairview. Additionally, the parcel is contiguous to the current Fairview municipal boundaries due to the properties to the south (and west being located within the municipal boundaries of Fairview.

The parcel located to the north (across New Hope Road) are located within Williamson County and zoned MGA-1. The parcel located to the east (across Jingo Road) is located within Williamson County and zoned MGA-5. The parcels to the south and west east are located within the municipal boundaries of Fairview. The parcel to the south is zoned CD-4 (Neighborhood Center) and the parcel to the west is zoned CD-3 (Neighborhood). All surrounding properties contain single family detached residential land uses.

Fairview Forward 2040 Plan

The Fairview Forward 2040 Comprehensive Plan designates the property identified as Tax Map 018 Parcel 081.01 as future land use classification Rural Settlement. The Rural Settlement classification lists five (5) zone districts as appropriate. Those zone districts noted as appropriate are, AR-15A, AR-5A, RS-40, RSM-40, and R-20 with a Conservation Development Overlay. The zone district names are from the most recent Fairview Zoning Ordinance that was replaced with the new Fairview Development,

which was adopted on April 2, 2026. These appropriate zone districts transitioned to the following character districts within the new development code – CD-2, CD-2W, and CD-3L.

The Fairview Forward 2040 Plan notes two (2) land uses as appropriate, those land uses are Agriculture and Single-Family Detached Residential. The property contains a single-family detached residence and the applicant has noted that is the proposed future land use as well, therefore the existing and proposed land use is in alignment with the 2040 Plan. The applicant has not stated the character district that will be requested for this property, however Section 2.5. notes that any property annexed into the Fairview municipal boundaries will be zoned CD-2 (Rural), until the property owner requests a rezoning of the property. The purpose of the annexation does note the proposed land use is Single-Family Detached Residential. The single-family residential land use is in alignment with the Rural Settlement future land use classification.

Staff Recommendation:

Staff recommends the Planning Commission provide a **favorable/unfavorable** recommendation to the Fairview Board of Commissioners to approve this request to annex Tax Map 018 Parcel 081.01 located at 7505 Jingo Road, as indicated on the attached map and with the following conditions of approval included in Resolution PC-30-26:

1. This annexation request will be placed on Thursday, September 3rd Board of Commissioners meeting agenda for consideration with the potential for the Public Hearing on Thursday, October 1st, and second reading being held on Thursday, November 5th, 2026, Board of Commissioners meeting.

ORDINANCE 2026-14

AN ORDINANCE TO AMEND THE DEVELOPMENT CODE AND ZONING MAP OF THE CITY OF FAIRVIEW, TENNESSEE, BY REZONING 4.4 (+/-) ACRES LOCATED AT 7985 CROW CUT ROAD (WILLIAMSON COUNTY TAX MAP 018, PARCEL 029.04) FROM CD-4 (COMMERCIAL CENTER) 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 4.4 (+/-) acre parcel located at 7985 Crow Cut Road, consisting of Williamson County Tax Map 018, Parcel 029.04, proposed to be rezoned from CD-4 (Commercial Center) to SD-LI (Light Industrial Special District), Property Owner: Deep Vee, LLC; 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 August 11, 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 parcels:

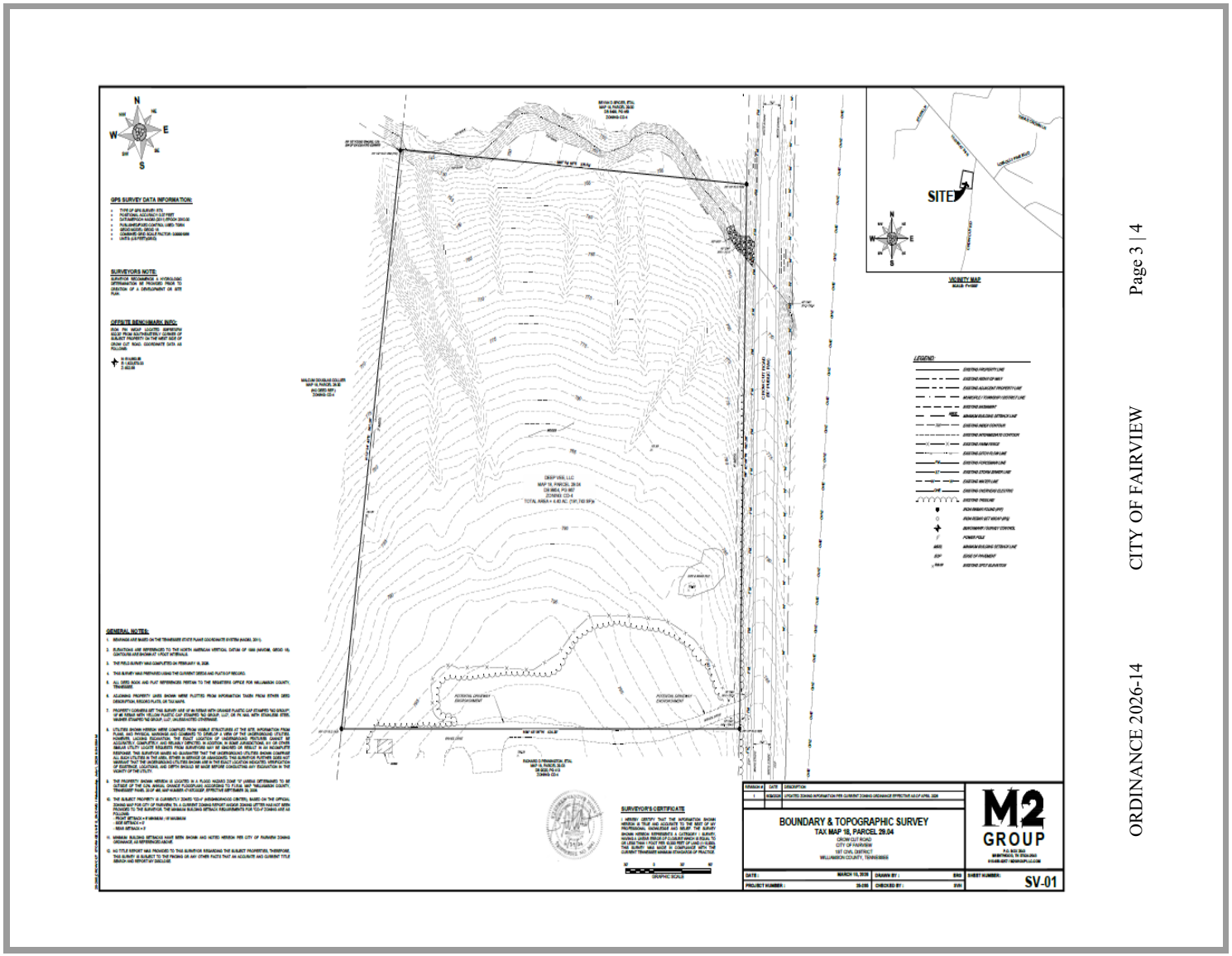
- A 4.4 (+/-) acre parcel located at 7985 Crow Cut Road, consisting of Williamson County Tax Map 018, Parcel 029.04, proposed to be rezoned from CD-4 (Commercial Center) to SD-LI (Light Industrial Special District), Property Owner: Deep Vee, LLC; and

SECTION 2.
This rezoning request was submitted by applicant, Richard Speckman, 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 018, Parcel 029.04
- Total Area: 4.4 (+/-) acres
- Location: 7985 Crow Cut Road
- Requested Zoning: SD-LI (Light Industrial Special District)
- Property Owner: Deep Vee, LLC

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



Page 3 | 4

CITY OF FAIRVIEW

ORDINANCE 2026-14

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

STAFF REPORT
PC-31-26

Project Number: RZN-26-0007

Project Name: 7985 Crow Cut Road

Application Type: Rezoning

Applicant: Richard Speckman (M2 Group, LLC)

Owner: Deep Vee, LLC (Nick Dana)

Initial Submittal Date: 6/12/2026

Tax Map: 018 **Parcel:** 029.04

Project Summary

Mr. Richard Speckman (M2 Group, LLC), applicant, has submitted a request to rezone the entire 4.4 (+/-) acres of property located at 7985 Crow Cut Road (Tax Map 018 Parcel 029.04) from CD-4 (Commercial Center) to SD-LI (Light Industrial Special District). The property is located on the west side of Crow Cut Road, just south of the intersection of Crow Cut Road and Highway 96N.

Surrounding Zoning and Land Uses
All surrounding properties are located within the municipal boundaries of Fairview and all adjacent properties contain single family detached residential land uses. Although the adjacent properties contain residential land uses, the properties to the north, south, and west are zoned CD-4 (Neighborhood Center) and the property to the east, across Crow Cut Road, is zoned SD-LI (Light Industrial).

Fairview Forward 2040 Plan

The 2040 Fairview Forward Plan identifies the property at 7985 Crow Cut Road as future land use classification Interchange Business/Employment District. This future land use classification notes appropriate land uses as Retail/Restaurant, Office, Light Industrial, Industrial, Multi-Family Residential, and Civic/Institutional. The Business Interchange Future Land Use Classification lists seven (7) zone districts as appropriate. These zone districts are Commercial Interchange (CI), Commercial Community (CC), Commercial Mixed Use (CMU), Office General (OG), Industrial Restrictive (I-R), Industrial General (I-G) and Industrial Special (I-S). These zone district names are from the previous Fairview Zoning Ordinance. These zone districts transitioned to the CD-4 (Neighborhood Center), CD-4C (Neighborhood Corridor), SD-LI (Light Industrial Special

District) and SD-HI (Heavy Industrial Special District) within the newly adopted Fairview Development Code.

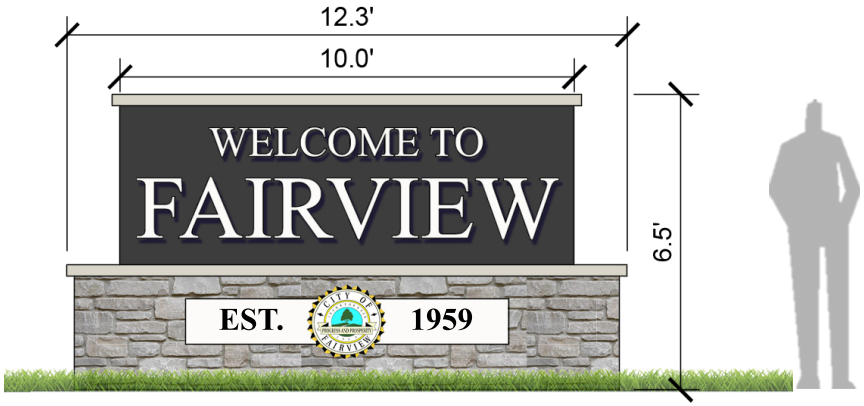
The applicant stated the desired future use of the property, following the rezoning, is to construct, *"custom self-storage and office space for music equipment, tour buses, etc."*

The requested character district of SD-LI (Light Industrial) does align with the appropriate character districts as listed in the Interchange Business/Employment District future land use classification. Also, any permitted land use within the SD-LI character district aligns with the appropriate land uses listed in the Interchange Business/Employment District future land use classification. The applicant's project description mentions self-storage and the storage of tour buses. The SD-LI character district permits both the Self-Service Storage land use and the Motor Vehicle Storage land use. The SD-LI character district also permits the Business Office and Professional office land uses.

Staff Recommendation:

Staff recommends that the Planning Commission provide a **favorable** recommendation to the Fairview Board of Commissioners to approve this request to rezone all 4.4 (+/-) acres of property located at 7985 Crow Cut Road, identified as Tax Map 18 Parcel 029.04 from the current zoning of CD-4 to SD-LI, with the following condition of approval included in Resolution PC-31-26:

1. This rezoning request will be placed on Thursday, September 3rd Board of Commissioners meeting agenda for consideration with the potential for the Public Hearing on Thursday, October 1st, and second reading being held on Thursday, November 5th, 2026, Board of Commissioners meeting.



CONCEPT A

MATERIALS: TENNESSEE LIMESTONE BASE WITH SANDSTONE CAP, SHOP FABRICATED POWDER-C
ALUMINUM SIGN PANEL (PAINTED BLACK) WITH DECORATIVE ALUMINUM CAP, AND PIN MOUNTED ST
LETTERS.



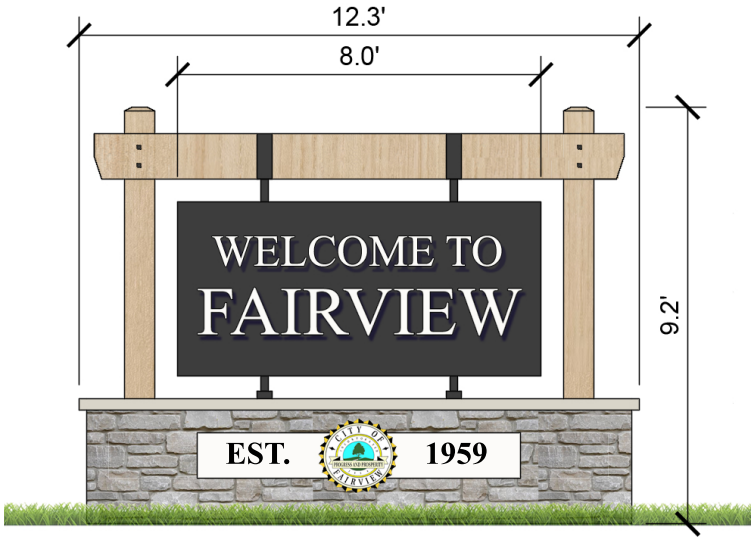
CONCEPT A LIGHTING

TYPE OF LIGHTING: LED BACK-LIT LETTERS

FAIRVIEW ENTRY SIGNAGE | CONCEPT A

8/13/2025

Kimley»Horn





CONCEPT B

MATERIALS: TENNESSEE LIMESTONE BASE WITH SANDSTONE CAP, CEDAR WOOD 12" CROSS BEA
SHOP FABRICATED POWDER-COATED ALUMINUM SIGN PANEL (PAINTED BLACK), AND PIN MOUNTEI
STEEL LETTERS.

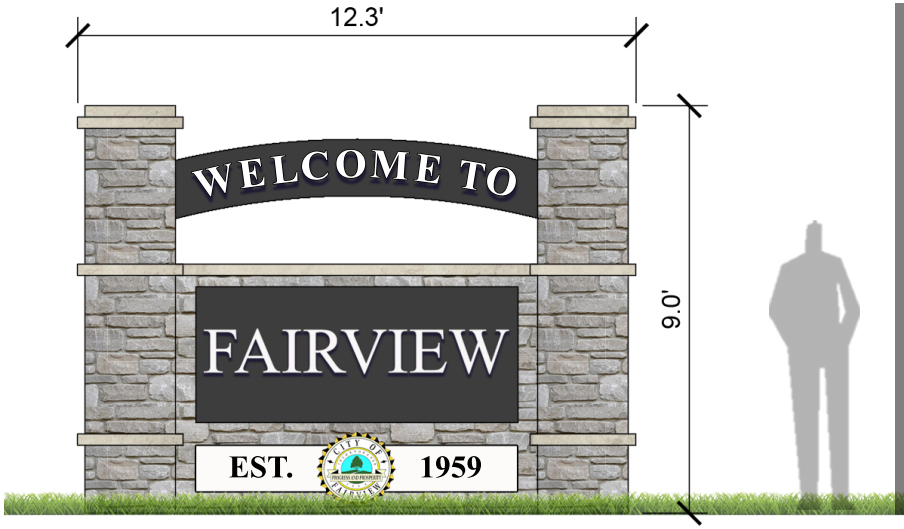
CONCEPT B LIGHTING

TYPE OF LIGHTING: LED UP-LIGHTING

FAIRVIEW ENTRY SIGNAGE | CONCEPT B

8/13/2025

Kimley»Horn





CONCEPT C

MATERIALS: TENNESSEE LIMESTONE BASE AND COLUMNS WITH SANDSTONE CAP AND DETAILING, SI POWDER-COATED ALUMINUM SIGN PANELS (PAINTED BLACK), AND WHITE ACRYLIC LETTERS.

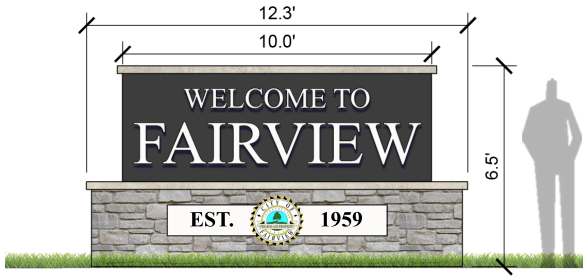
CONCEPT C LIGHTING

TYPE OF LIGHTING: INTERIOR CHANNELS OF THE ACRYLIC LETTERS HOUSE LED LIGHTS. LED UP- COLUMNS.

FAIRVIEW ENTRY SIGNAGE | CONCEPT C

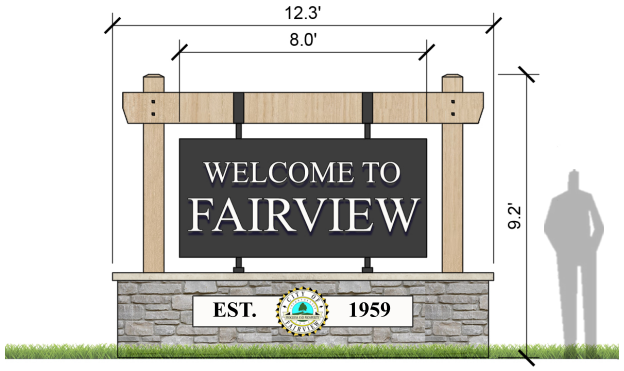
8/13/2025

Kimley»Horn



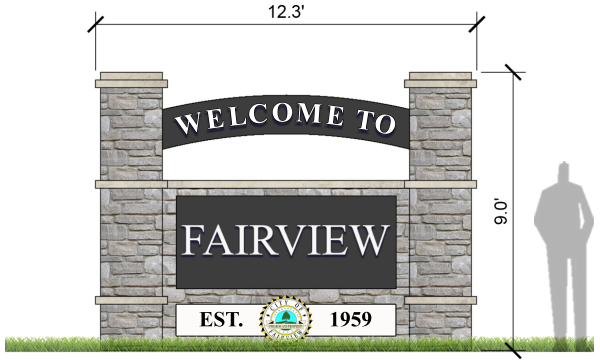
CONCEPT A

MATERIALS: TENNESSEE LIMESTONE BASE WITH SANDSTONE CAP, SHOP FABRICATED POWDER-C
ALUMINUM SIGN PANEL (PAINTED BLACK) WITH DECORATIVE ALUMINUM CAP, AND PIN MOUNTED ST
LETTERS.



CONCEPT B

MATERIALS: TENNESSEE LIMESTONE BASE WITH SANDSTONE CAP, CEDAR WOOD 12" CROSS BEA
SHOP FABRICATED POWDER-COATED ALUMINUM SIGN PANEL (PAINTED BLACK), AND PIN MOUNTE
STEEL LETTERS.



CONCEPT C

MATERIALS: TENNESSEE LIMESTONE BASE AND COLUMNS WITH SANDSTONE CAP AND DETAILING, SI
POWDER-COATED ALUMINUM SIGN PANELS (PAINTED BLACK), AND WHITE ACRYLIC LETTERS.

FAIRVIEW ENTRY SIGNAGE | CONCEPTS

8/13/2025

Kimley»Horn

JARVIS SIGNS
DESIGN • BUILD • INSTALL • SERVICE

Project: City of Fairview Monument Signage

Jarvis Signs is pleased to provide the included quote for the City of Fairview Monument sign project. Should you have any questions or need additional information please feel free to contact me, Jared Dorris in any of the following ways:

E-Mail: jared@jarvissigns.com
Phone: 615-865-6062 x 225
Cell: 615-397-4931

Thanks for the opportunity. I look forward to working on this project with your team.

Thanks,

Jared Dorris
Project Manager
Jarvis Signs

310 Madison St
Madison, TN 37115

615.865.6062

www.jarvissigns.com

BID FORM

CITY OF FAIRVIEW ENTRY MONUMENT SIGNAGE
City of Fairview, TN

Proposal (herein after called "Bidder") organized and existing under the laws of the State of Tennessee doing business as (a corporation), (a partnership) or (an individual).

To City of Fairview (hereinafter called "Owner".)

To Whom It May Concern:

The Bidder, in compliance with your advertisement for CITY OF FAIRVIEW ENTRY MONUMENT SIGNAGE, Fairview, TN and having examined the plans and specifications with related documents and the site of the proposed work, and being familiar with all of the conditions surrounding the construction of the proposed project including availability of materials and labor, hereby proposes to furnish all labor, materials, and supplies, and to construct the project in accordance with the Contract Documents within the time set forth therein, and at the prices stated below. These prices are to cover all expenses incurred in performing the work required under the Contract Documents, of which this proposal is a part.

Bidder hereby agrees to commence work under this Contract on or before a date to be specified in a written "Notice to Proceed" issued by the Owner and to fully complete the project within **365** consecutive calendar days thereafter as stipulated in the General Conditions. Bidder further agrees to pay as liquidated damages the sum of **$250.00** per day for each consecutive calendar day thereafter as provided in Article 3 of the General Conditions.

Bidder acknowledges receipt of the following addendum:

Addendum Number	Received on	Acknowledged By
Addendum #1		
Addendum #2		
Addendum #3		
Addendum #4		
Addendum #5		
Addendum #6		

Bidder agrees to construct all improvements to CITY OF FAIRVIEW ENTRY MONUMENT SIGNAGE in Fairview, TN as described in the specifications and shown on the plans. It is the intention of City of Fairview to award the contract on the Base Bid total amount. The Owner reserves the right to reject any bid that does not reasonably reflect the scope of the individual work items.

BID FORM 004100
CITY OF FAIRVIEW ENTRY MONUMENT SIGNAGE

BASE PROPOSAL

Bidder agrees to construct all site improvements for CITY OF FAIRVIEW ENTRY MONUMENT SIGNAGE in Fairview, TN as described in the specifications and shown on the plans, to include but not limited to:

> The fabrication, mobilization, construction, and installation of three (3) new welcome signs. These signs will be installed in the same locations as the three (3) existing welcome signs. The Owner will be responsible for the demolition of the three (3) existing welcome signs and the removal of existing light fixtures. Power is available at each sign location.

Contractor will list unit prices for all items in the base proposal and list the total sum below.

Total Sum of One hundred sixty three thousand, six hundred ninty two dollars 00/100 ($ 163,692.00)

Show dollar amount in both words and figures. In case of discrepancy, the amount in words shall govern.

The Bidder understands that the Owner reserves the right to reject any or all Bids and to waive any informalities in the Bidding, including but not limited to unbalanced bids.

The Bidder agrees that this Bid shall be valid and may not be withdrawn for a period of 60 calendar days after the schedule closing time for receiving Bids, except upon risk of forfeiture of Bid Bond.

Upon receipt of written notice of the acceptance of this Bid, the Bidder will execute the formal contract attached within **ten (10)** days and deliver a Surety Bond or Bonds as required by the Contract Documents.

The Bid security in the sum of 5%:

Eight thousand one hundred eighty four & 60/100 ($ 8,184.60/100)

is to become the property of the Owner in the event the Contract and Bond are not executed within the time set forth, as liquidated damages for the delay and additional expense to the Owner caused thereby.

I certify the above prices include all labor, materials, profit and overhead required to complete the work as stated by the Contract Documents for this project.

BID FORM 004100
CITY OF FAIRVIEW ENTRY MONUMENT SIGNAGE

RESPECTFULLY SUBMITTED:

(Signature)

BY: Rebecca Jarvis
(Typewritten or Printed)

TITLE: President

ADDRESS: 310 Madison St.
Madison, TN 37115

TN License No: 53010

SEAL (if Bid is by Corporation)

END OF SECTION 004100

CERTIFICATE OF DRUG FREE WORK PLACE 004500
CITY OF FAIRVIEW ENTRY MONUMENT SIGNAGE

As Bidder, Contractor, or Subcontractor on the City of Fairview Construction Contract,

CITY OF FAIRVIEW ENTRY MONUMENT SIGNAGE

The undersigned states that it acknowledges and adheres to the City of Fairview Drug Free Workplace policy and if awarded a contract for this project, agrees in performance of work:

1. To require drug and alcohol screening (urine testing, breath analysis, or other testing procedures) in the following situations: Pre-Employment; Department of Transportation Commercial Drivers, Reasonable Suspicion; Post Accident and Follow Up Drug Testing as part of Substance Abuse Rehabilitation.

2. To operate a drug free workplace program or alcohol testing program with requirements at least as stringent as City of Fairview.

Jarvis Awards Sign & Flag Co.
Contractor's Name

2/4/2026
Date

Signature

Rebecca Jarvis, President
Printed or Typed Name and Title

END OF SECTION 004500

CERTIFICATE OF NON-DISCRIMINATION 004500
CITY OF FAIRVIEW ENTRY MONUMENT SIGNAGE

As Bidder, Contractor, or Subcontractor on the City of Fairview Contract,

CITY OF FAIRVIEW ENTRY MONUMENT SIGNAGE

The undersigned states that it does not discriminate against any subcontractor, employee, or applicant for employment on the grounds of race, color, national origin or sex and, if awarded a contract for this project, agrees in performance of work:

1. Not to discriminate against any subcontractor, employee, or applicant for employment on the grounds of race, color, national original or sex;
2. To maintain payrolls of laborers and mechanics employed on this contract until five (5) years after final release and final payment by the Owner;
3. To require a similar certificate to be executed by each Sub-contractor at the time a subcontract is executed under the contract with the requirement that such Sub-contractor agrees to require a similar certificate of requirement on any lower tiers of subcontracts.
4. To conform with federal law, state statutes, executive orders, and local ordinances.

Jarvis Award Sign & Flag Co.
Contractor's Name

2/4/26
Date

Signature

Rebecca Jarvis, President
Printed or Typed Name and Title

END OF SECTION 004500

TENNESSEE IRAN DIVESTMENT ACT 004501
CITY OF FAIRVIEW ENTRY MONUMENT SIGNAGE

The Iran Divestment Act Affects Purchasing In Tennessee Cities and Towns:

With the passage of Public Chapter No. 817 and effective July 1, 2016, the General Assembly of the State of Tennessee added an additional chapter to the Tennessee Code Annotated cited as the "Iran Divestment Act." Codified in T.C.A. §12-12-101 et. seq., the General Assembly implemented the authority granted under federal law, specifically Section 202 of the Comprehensive Iran Sanctions, Accountability, and Divestment Act of 2010 (Public Law 111-195).

This title requires the state chief procurement officer to publish a list of persons and entities determined to be engaged in investment activities with Iran on the state's website. Those who are included on this list are prohibited from contracting with any political subdivision of this state and any contract entered into shall be void. The Tennessee Department of General Services, Central Procurement Office has adopted the list created by South Carolina, which will be posted on the state website. The link below will provide access to the list of entities that are covered by the Act:

https://www.tn.gov/assets/entities/generalservices/cpo/attachments/List_of_persons_pursuant_to_Tenn._Code_Ann._12-12-106,_Iran_Divestment_Act-July.pdf

In addition, when competitive bidding is required, every bid or proposal made to a political subdivision of the state shall contain the following statement affirmed by the bidder as true under the penalties of perjury:

"By submission of this bid, each bidder and each person signing on behalf of any bidder certifies, and in the case of a joint bid each party thereto certifies as to its own organization, under penalty of perjury, that to the best of its knowledge and belief that each bidder is not on the list created pursuant to §12-12-106."

The affirmation by each bidder may be submitted electronically. No bid shall be considered for award where this condition is not met, except under very narrow limitations stated in the act. For more information, please contact your MTAS Finance and Accounting Consultant.

2/4/26
Date

Signature

Rebecca Jarvis, President
Printed or Typed Name and Title

END OF SECTION 004501

BID BOND

Any singular reference to Bidder, Surety, Owner, or other party shall be considered plural where applicable.

BIDDER (Name and Address):

Jarvis Award Sign & Flag Co
310 Madison Street
Madison, TN 37115

SURETY (Name and Address of Principal Place of Business):

Merchants National Bonding, Inc.
PO Box 14498
Des Moines, IA 50306

OWNER: City of Fairview
7100 City Center Way
Fairview, TN 37062

BID DUE DATE: on **February 9th, 2026 at 10:00 AM**

PROJECT:

The City of Fairview Entry Monument Signage includes the fabrication, mobilization, construction, and installation of three (3) new welcome signs. These signs will be installed in the same locations as the three (3) existing welcome signs. The Owner will be responsible for the demolition of the three (3) existing welcome signs and the removal of existing light fixtures. Power is available at each sign location.

BOND:

Bond Number: N/A

Date (Not later than Bid due date): February 9, 2026

Penal sum

5% of amount bid	5%
(Words)	(Figures)

BID BOND 006100
CITY OF FAIRVIEW ENTRY MONUMENT SIGNAGE

Surety and Bidder, intending to be legally bound hereby, subject to the terms printed on the reverse side hereof, do each cause this Bid Bond to be duly executed on its behalf by its authorized officer, agent, or representative.

BIDDER	SURETY
Jarvis Award Sign & Flag Co (Seal)	Merchants National Bonding, Inc. (Seal)
Bidder's Name and Corporate Seal	Surety's Name and Corporate Seal
By: [signature] President	By: [signature]
Signature and Title	Signature and Title Melissa Propst, Attorney-in-fact
	(Attach Power of Attorney)
Attest: [signature]	Attest: [signature]
Signature and Title	Signature and Title Emma Harvey, Attorney-in-fact

MERCHANTS NATIONAL BONDING, INC. INCORPORATED -o- 2003

Note: Above addresses are to be used for giving required notice.

1. Bidder and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors and assigns to pay to Owner upon default of Bidder the penal sum set forth on the face of this Bond. Payment of the penal sum is the extent of Surety's liability.
2. Default of Bidder shall occur upon the failure of Bidder to deliver within the time required by the Bidding Documents (or any extension thereof agreed to in writing by Owner) the executed Agreement required by the Bidding Documents and any performance and payment bonds required by the Bidding Documents.
3. This obligation shall be null and void if:
   a. Owner accepts Bidder's Bid and Bidder delivers within the time required by the Bidding Documents (or any extension thereof agreed to in writing by Owner) the executed Agreement required by the Bidding Documents and any performance and payment bonds required by the Bidding Documents, or
   b. All Bids are rejected by Owner, or
   c. Owner fails to issue a Notice of Award to Bidder within the time specified in the Bidding Documents (or any extension thereof agreed to in writing by Bidder and, if applicable, consented to by Surety when required by Paragraph 5 hereof).
4. Payment under this Bond will be due and payable upon default by Bidder and within 30 calendar days after receipt by Bidder and Surety of written notice of default from Owner, which notice will be given with reasonable promptness, identifying this Bond and the Project and including a statement of the amount due.
5. Surety waives notice of any and all defenses based on or arising out of any time extension to issue Notice of Award agreed to in writing by Owner and Bidder, provided that the total time for issuing Notice of Award, including extensions, shall not in the aggregate exceed 365 days from Bid due date without Surety's written consent.
6. No suit or action shall be commenced under this Bond prior to 30 calendar days after the notice of default required in Paragraph 4 above is received by Bidder and Surety and in no case later than one year after Bid due date.
7. Any suit or action under this Bond shall be commenced only in a court of competent jurisdiction located in the state in which the Project is located.
8. Notices required hereunder shall be in writing and sent to Bidder and Surety at their respective addresses shown on the face of this Bond. Such notices may be sent by personal delivery, commercial courier, or by United States Registered or Certified Mail, return receipt requested, postage pre-paid, and shall be deemed to be effective upon receipt by the party concerned.
9. Surety shall cause to be attached to this Bond a current and effective Power of Attorney evidencing the authority of the officer, agent, or representative who executed this Bond on behalf of Surety to execute, seal, and deliver such Bond and bind the Surety thereby.
10. This Bond is intended to conform to all applicable statutory requirements. Any applicable requirement of any applicable statute that has been omitted from this Bond shall be deemed to be included herein as if set forth at length. If any provision of this Bond conflicts with any applicable statute, then the provision of said statute shall govern and the remainder of this Bond that is not in conflict therewith shall continue in full force and effect.
11. The term "Bid" as used herein includes a Bid, offer, or proposal as applicable.

END OF SECTION 006100

MERCHANTS BONDING COMPANY™

POWER OF ATTORNEY

Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations of the State of Iowa, and MERCHANTS NATIONAL INDEMNITY COMPANY , an assumed name of Merchants National Bonding, Inc., (herein collectively called the "Companies") do hereby make, constitute and appoint, individually,

Adam Harris; Alex M Rechtin; Brian L Sewell; Dale E Wolcott; Emma Harvey; Kenny Albert; Lakala Carter; Melissa Propst; Steven M Baas

their true and lawful Attorney(s)-in-Fact, to sign its name as surety(ies) and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

This Power-of-Attorney is granted and is signed and sealed by facsimile under and by authority of the By-Laws adopted by the Board of Directors of the Companies.

"The President, Secretary, Treasurer, or any Assistant Treasurer or any Assistant Secretary or any Vice President shall have power and authority to appoint Attorneys-in-Fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof."

"The signature of any authorized officer and the seal of the Company may be affixed by facsimile or electronic transmission to any Power of Attorney or Certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship o obligations of the Company, and such signature and seal when so used shall have the same force and effect as though manually fixed."

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner - Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 16th day of January , 2026 .

MERCHANTS BONDING COMPANY (MUTUAL) INCORPORATED -o- 1933 MERCHANTS BONDING COMPANY (MUTUAL)

MERCHANTS NATIONAL BONDING, INC. INCORPORATED -o- 2003 MERCHANTS NATIONAL BONDING, INC.

MERCHANTS NATIONAL INDEMNITY COMPANY CALIFORNIA MERCHANTS NATIONAL INDEMNITY COMPANY

MERCHANTS BONDING COMPANY (MUTUAL)
MERCHANTS NATIONAL BONDING, INC.
MERCHANTS NATIONAL INDEMNITY COMPANY

By Larry Taylor

STATE OF IOWA
COUNTY OF DALLAS ss.

On this 16th day of January 2026 , before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of MERCHANTS BONDING COMPANY (MUTUAL), MERCHANTS NATIONAL BONDING, INC., and MERCHANTS NATIONAL INDEMNITY COMPANY; and that the seals affixed to the foregoing instrument are the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.

NOTARIAL SEAL IOWA
Penni Miller
Commission Number 787952
My Commission Expires
January 20, 2027

Notary Public

(Expiration of notary's commission does not invalidate this instrument)

I, Elisabeth Sandersfeld, Secretary of MERCHANTS BONDING COMPANY (MUTUAL), MERCHANTS NATIONAL BONDING, INC., and MERCHANTS NATIONAL INDEMNITY COMPANY do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY executed by said Companies, which is still in full force and effect and has not been amended or revoked.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this 9th day of February , 2026 .

MERCHANTS BONDING COMPANY (MUTUAL) INCORPORATED -o- 1933 MERCHANTS BONDING COMPANY (MUTUAL)

MERCHANTS NATIONAL BONDING, INC. INCORPORATED -o- 2003 MERCHANTS NATIONAL BONDING, INC.

MERCHANTS NATIONAL INDEMNITY COMPANY CALIFORNIA MERCHANTS NATIONAL INDEMNITY COMPANY

Secretary

POA 0018 (5/25)

Jarvis Award, Sign and Flag Co.

310 Madison Street
Madison, TN 37115
615-865-6062

Estimate

Date	Estimate #
2/3/2026	27722

Name / Address	Install Address
City of Fairview TN 7100 City Center Way Fairview, TN 37062	

Rep	P.O. No.
JD	

Description	Qty	Cost	Total
City of Fairview Entry Monument Signage			
12'-3" wide x 10'-0" tall stone monument sign with aluminum pans and halo illuminated channel letters. Includes everything necessary for sign including foundation, masonry, flood lights and aluminum sign components.	3	47,064.00	141,192.00T
Installation	3	7,400.00	22,200.00T
Permit Acquisition	1	300.00	300.00
Permits at Cost (Assessed after purchase)	1	0.00	0.00
Non Profit Organizations/ Cert on File		0.00%	0.00
		Total	$163,692.00

Customer Signature _____

RESOLUTION 07-26

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF FAIRVIEW, TENNESSEE, ACCEPTING THE BID FOR NEW MONUMENT ENTRY SIGNAGE

WHEREAS, the City of Fairview desires to enhance the appearance, identity, and visibility of the City through the installation of new monument entry signage; and

WHEREAS, the City of Fairview requested bids for the construction and installation of new monument entry signage at designated entry points within the City; and

WHEREAS, the City publicly advertised for bids and conducted a bid opening in accordance with applicable purchasing requirements on February 9, 2026; and

WHEREAS, JARVIS SIGNS is the lowest responsive and responsible bidder with a base bid of **$163,692.00**; and

WHEREAS, the Board of Commissioners finds that acceptance of this bid is in the best interest of the City of Fairview and its citizens.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF FAIRVIEW, TENNESSEE, AS FOLLOWS:

1. That the bid for the project described as **New Monument Entry Signage** is hereby accepted in the total amount of **$163,692.00**.
2. That the Mayor and/or City Manager is hereby authorized and directed to execute all necessary contracts, agreements, purchase orders, and related documents required for the completion of this project, subject to review and approval by the City Attorney if applicable.
3. That this Resolution shall become effective immediately upon its adoption, the public welfare requiring it.

Passed and adopted this 19th day of February, 2026.

Mayor Lisa Anderson

Lisa Anderson, Mayor

ATTEST:

Rachel Jones

Rachel Jones, City Recorder

LEGAL FORM APPROVED:

Patrick M. Carter, City Attorney

CONTRACT FOR: CITY OF FAIRVIEW ENTRY MONUMENT SIGNAGE

This Agreement made and entered into as of this 19th day of Feb, 2026 by and between Jarvis Award, Sign and Flag Co. (hereafter "Contractor"), and City of Fairview, a CITY GOVERNMENT organized under the laws of the State of Tennessee (hereafter "Owner").

Whereas City of Fairview published a legal Notice to Bidders pursuant to CITY OF FAIRVIEW ENTRY MONUMENT SIGNAGE and issued drawings and specifications for the construction and performance of specified incidental work; and

Whereas Contractor submitted a proposal dated on February 9, 2026, in accordance with such Notice to Bidders, drawings and specifications; and such proposal was accepted by City of Fairview as the best bid;

NOW, THEREFORE, in consideration of the mutual covenants, conditions, and promises herein contained, the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

Contractor hereby agrees to construct the project in accordance with the drawings and specifications bid upon and provided hereto, and in accordance with all other documents incorporated herein as set forth in this Section, at the stipulated Lump Sum Amount of:

One hundred sixty-three thousand six hundred ninety two dollars $ ($163,692.00)

Contractor shall promptly begin construction on the date specified hereafter in the written Notice to Proceed provided by City of Fairview's Consultant and shall fully complete all work within three hundred sixty-five (365) calendar days.

Should Contractor fail to complete all work within three hundred sixty-five (365) calendar days, Contractor shall pay City of Fairview $250 per day as liquidated damages for each calendar day required for the completion of the contract beyond the time stipulated. Additionally, Contractor shall pay City of Fairview $250 per day as liquidated damages for each calendar day that all punch-list work and submission of all close-out documents remain incomplete beyond thirty (30) days from the date of substantial completion.

A. Contractor agrees to execute a Performance Bond in an amount equal to 100% of the contract sum with Surety to be approved by the Mayor and City Attorney, or their designated representatives, as security for full and faithful performance of the contract and for the payment of labor and material furnished.

B. City of Fairview reserves the right to require that Contractor provide an additional bond or bonds in such form and amount, and with such surety or sureties as approved by City of Fairview, should City of Fairview determine that the surety or sureties provided by Contractor to be insufficient to cover the performance of Contractor's work. In such event, no further

payment shall be due Contractor until such new or additional bonds shall be provided in the manner and form satisfactory to City of Fairview. This Contract shall not take effect until such Bond has been executed and approved.

C. Contractor agrees to maintain the different types of insurance deemed appropriate by City of Fairview as expressly set forth in the Contract Specifications with insurance companies acceptable to City of Fairview at Contractor's sole cost and expense and shall provide evidence of such insurance to City of Fairview contemporaneous with the commencement of this Agreement.

Upon completion of all work to be performed under this Agreement, Contractor shall provide a written statement of all work performed. Any outstanding balance owed by City of Fairview shall be paid to Contractor or Contractor's successors or assigns out of the funds designated by City of Fairview for this project, excepting therefrom any sum to be lawfully retained under the terms of this Agreement, and all such funds as may be due to City of Fairview.

The Project Manager of City of Fairview or his/her designated representative shall have the right to suspend the work provided for herein due to any default by Contractor, and such suspension shall not affect the right of City of Fairview to any damages for such breach.

The City Manager of City of Fairview or his/her designated representative reserves the right to discharge the Contractor for breach of any provision of this Contract, and such discharge shall not affect the right of City of Fairview against Sureties on the bond provided.

It is agreed an enumeration of drawings, specifications and addenda which form a part of this Contract, as set forth in Article 2 of the General Conditions, "Contract Documents", is as follows:

Bidding and Contract Requirements

Section 000115 ..... Index of Drawings
Section 001116 ..... Notice to Bidders
Section 002113 ..... Instructions to Bidders
Section 002513 ..... Prebid Meeting
Section 004100 ..... Bid Form
Section 004373 ..... Proposed Schedule of Values Form
Section 004500 ..... Certificate of Drug Free Workplace
Section 004500 ..... Certificate of Non-discrimination
Section 004501 ..... Tennessee Iran Divestment Act
Section 005000 ..... Construction Contract
Section 006100 ..... Bid Bond
Section 006113 ..... Performance Bond
Section 006500 ..... Partial Release of Liens for Subcontractors
Section 006500 ..... Final Release of Liens for Subcontractors
Section 006500 ..... Final Release of Liens for General Contractors

CONSTRUCTION CONTRACT 005000
CITY OF FAIRVIEW ENTRY MONUMENT SIGNAGE

Section 007200..... General Conditions of the Contract

Witness the signatures of the parties hereto, by their duly authorized officers, on the day and year first written.

CONTRACTOR:

Jarvis Award, Sign and Flag Co.
Contractor's Company Name

Corporate Secretary - Signature

Signature

Rebecca Jarvis
Printed or Typed Name

President
Title

CITY OF FAIRVIEW:

Lisa Anderson
Signature

Lisa Anderson
Printed or Typed Name

Mayor
Title

ATTESTED:

Rachel Jones
Signature

Rachel Jones
Printed or Typed Name

City Recorder
Title

END OF SECTION 005000

Price to powder coat the letters.
Remove the letters bring them back to the shop get them powder coated. Reinstall them on the signs.
3 locations
$4500.00

Plus tax.

Rodney

Rodney Jarvis
310 Madison St | Madison, TN 37115
615.865.6062
rodney@jarvissigns.com
www.jarvissigns.com
@jarvissigns JarvisSignCompany

Sample color options:







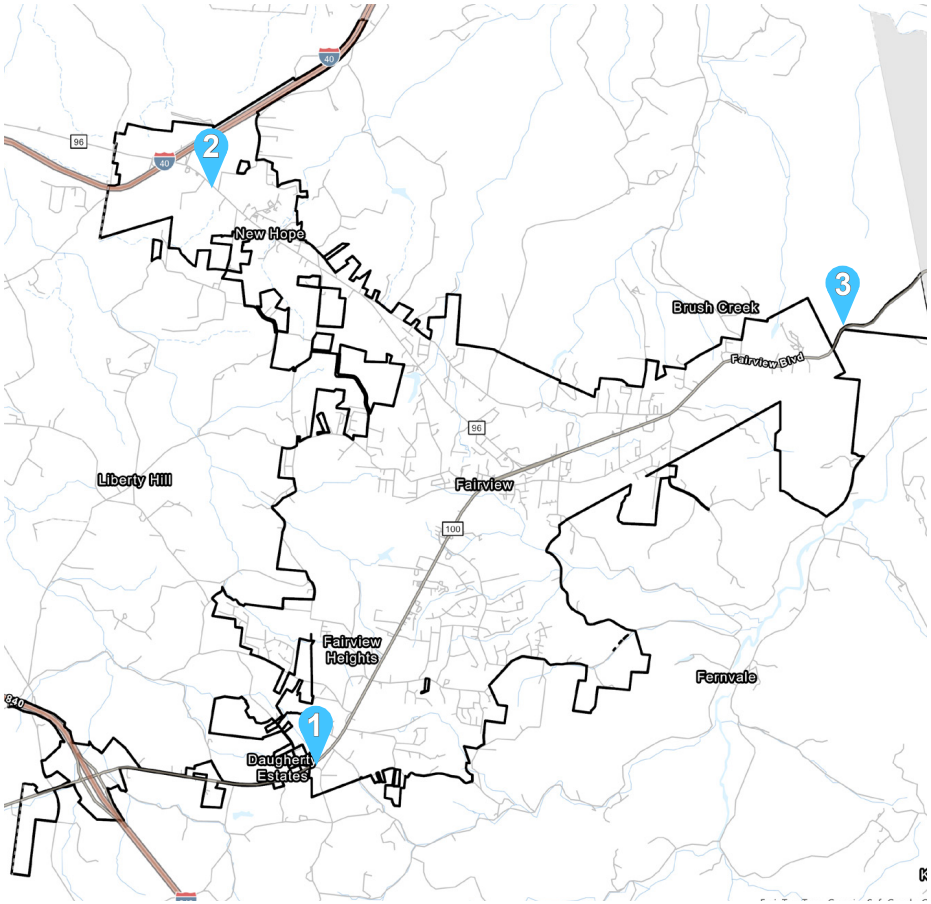


CITY OF FAIRVIEW
ENTRY MONUMENT SIGNAGE
DESIGN INTENT PACKAGE

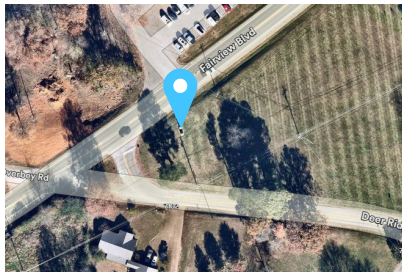
SHEET INDEX

ENTRY MONUMENT SIGNAGE LOCATIONS.....1
ENTRY MONUMENT SIGNAGE DESIGN INTENT.....2
STATION 32 ENTRY MONUMENT SIGNAGE DESIGN INTENT.....3
ENTRY MONUMENT SIGNAGE LIGHTING DESIGN INTENT.....4

Kimley»Horn

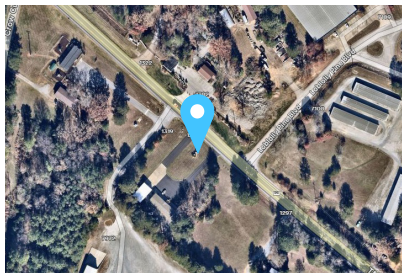


SITE CONTEXT MAP





1. HWY 100 & DEER RIDGE RD





2. 1325 HWY 96





3. 1180 FAIRVIEW BLVD

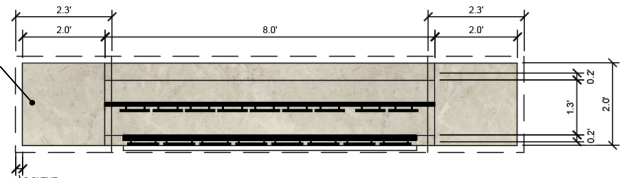
NOTES:

- PROPOSED ENTRY MONUMENT SIGNS TO BE INSTALLED AT THE EXISTING SIGN LOCATIONS INDICATED ON THIS PAGE.
- PROPOSED ENTRY MONUMENT SIGNS TO BE INSTALLED IN THE SAME FOOTPRINT & ORIENTATION AS THE EXISTING SIGNS.
- THE CITY OF FAIRVIEW WILL BE RESPONSIBLE FOR THE DEMOLITION AND REMOVAL OF ALL THREE (3) THE EXISTING SIGNS.

ENTRY MONUMENT SIGNAGE LOCATIONS

Kimley»Horn

DECORATIVE COLUMN CAP
MATERIAL: 2" THICK GAUGED SANDSTONE CAP , WITH SNAPPED EDGE, 2" TYPICAL OVERHANG; MORTARED IN PLACE



PLAN VIEW



SEE PAGE 4 FOR LIGHTING DESIGN INTENT

ALUMINUM ARCH WITH PIN MOUNTED REVERSE LIT CHANNEL LETTERS
MATERIAL: 2" THICK SHOP FABRICATED ALUMINUM SIGN PANEL
LETTERS: BRUSHED STAINLESS STEEL REVERSED LIT CHANNEL LETTERS TO BE PIN MOUNTED TO ALUMINUM SIGN PANEL
ARCH FINISH & COLOR: SMOOTH FINISH; SHERWIN WILLIAMS POWDER COAT: GUNMETAL GRAY
NOTE: CONTRACTOR TO SUBMIT ATTACHMENT METHOD FOR REVIEW BY LANDSCAPE ARCHITECT

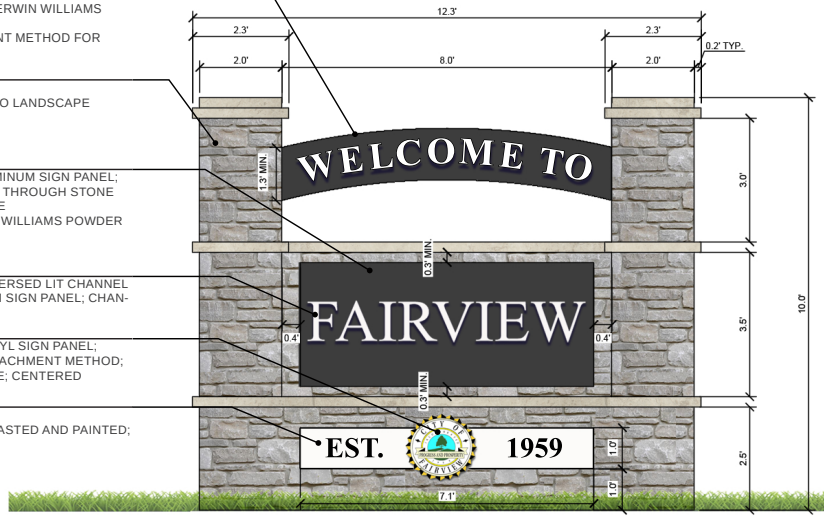
STONE VENEER COLUMNS
MATERIAL: TENNESSEE LIMESTONE VENEER
NOTE: CONTRACTOR TO PROVIDE SAMPLE TO LANDSCAPE ARCHITECT AND OWNER FOR REVIEW

ALUMINUM SIGN PANEL
MATERIAL: 2" THICK SHOP FABRICATED ALUMINUM SIGN PANEL; PANEL TO BE SECURED TO CMU SUBSTRATE THROUGH STONE VENEER USING NON-CORROSIVE HARDWARE
FINISH & COLOR: SMOOTH FINISH; SHERWIN WILLIAMS POWDER COAT: GUNMETAL GRAY

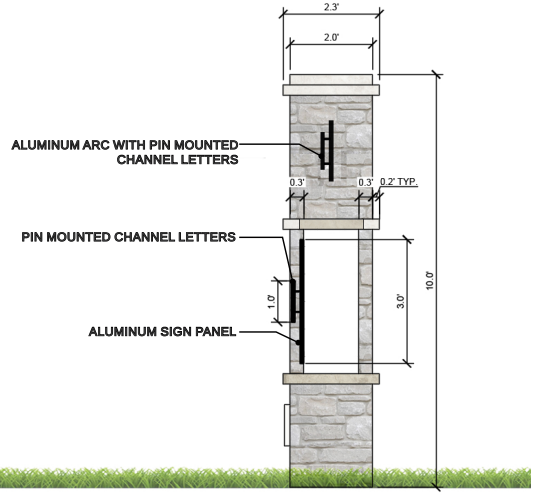
PIN MOUNTED FABRICATED LETTERS
MATERIAL: BRUSHED STAINLESS STEEL REVERSED LIT CHANNEL LETTERS TO BE PIN MOUNTED TO ALUMINUM SIGN PANEL; CHANNEL LETTERS TO BE BACKLIT; SEE PAGE 4

CITY LOGO
MATERIALS: CITY OF FAIRVIEW GRAPHIC VINYL SIGN PANEL; CONTRACTOR TO PROVIDE CONCEALED ATTACHMENT METHOD; PANEL TO SIT FLUSH WITH FACE OF SIGNAGE; CENTERED

SECONDARY SIGN BADGE
MATERIAL: 2" THICK SANDSTONE PLAQUE
FINISH & COLOR: LETTERING TO BE SANDBLASTED AND PAINTED; SHERWIN WILLIAMS TRICORN BLACK



ELEVATION VIEW

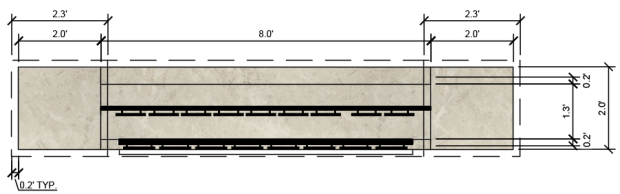


SECTION VIEW

NOTES:
- CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ALL SIGN COMPONENTS TO LANDSCAPE ARCHITECT FOR REVIEW.
- ANY CHANGES OR ALTERATIONS ARE TO BE SUBMITTED TO LANDSCAPE ARCHITECT & OWNER FOR REVIEW.
- SIGNAGE FOOTER CALCULATIONS NOT PROVIDED.
- CONTRACTOR IS RESPONSIBLE FOR MEANS, METHODS, FABRICATION DETAILING, AND STRUCTURAL STABILITY.
- ALL MATERIALS TO BE NON-CORROSIVE.
- ALL DIMENSIONS TO BE VERIFIED IN FIELD.
- NEW SIGNS ARE TO BE PLACED IN THE EXACT LOCATION OF THE EXISTING SIGNS AT THE LOCATIONS LISTED ON PAGE 1.
- CONTRACTOR TO SEED ALL DISTURBED AREAS WITH TALL FESCUE TURF SEED.

ENTRY MONUMENT SIGNAGE DESIGN INTENT

Kimley»Horn



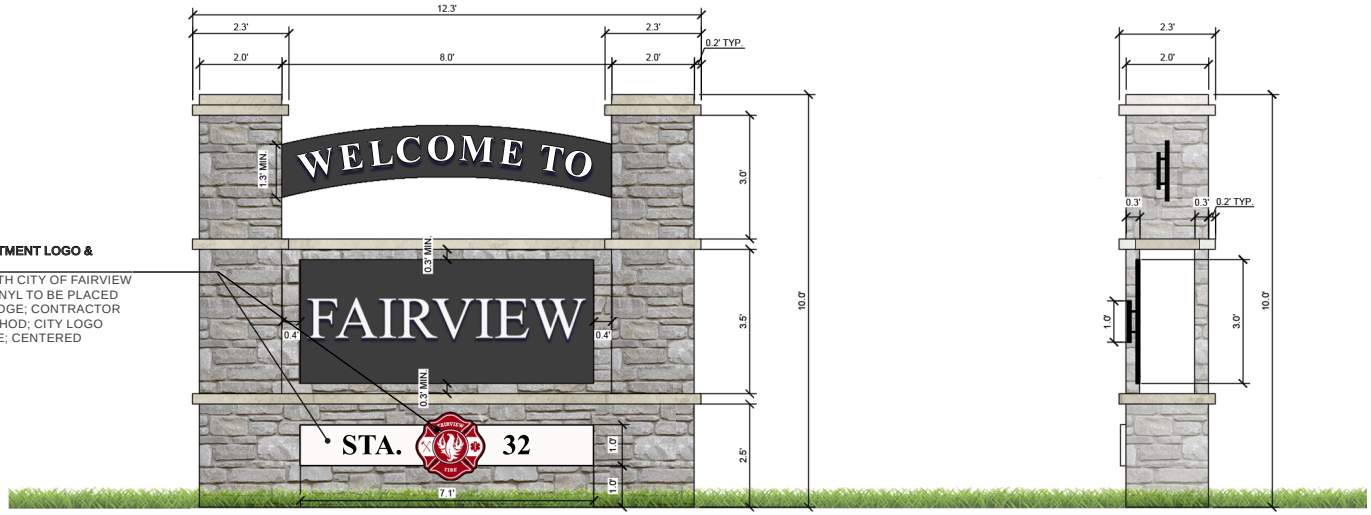
PLAN VIEW



SEE PAGE 4 FOR LIGHTING DESIGN INTENT

TEMPORARY CITY OF FAIRVIEW FIRE DEPARTMENT LOGO & STA. 32 LETTERING

MATERIALS: TEMPORARY ALUMINUM PAN WITH CITY OF FAIRVIEW FIRE DEPARTMENT AND 'STA. 32' GRAPHIC VINYL TO BE PLACED OVER CITY LOGO AND SECONDARY SIGN BADGE; CONTRACTOR TO PROVIDE CONCEALED ATTACHMENT METHOD; CITY LOGO PANEL TO SIT FLUSH WITH FACE OF SIGNAGE; CENTERED



ELEVATION VIEW

SECTION VIEW

NOTES:

- THIS TEMPORARY CITY OF FAIRVIEW FIRE DEPARTMENT LOGO & 'STA. 32' LETTERING IS TO BE INSTALLED AT THE 1325 HWY 96 LOCATION ONLY (SHOWN ON PAGE 1). 1325 HWY 96 WILL BE THE TEMPORARY LOCATION OF STATION 32 AND WHEN THE STATION MOVES TO ITS PERMANENT LOCATION THE CITY WILL WANT TO REMOVE THE TEMPORARY FIRE DEPARTMENT LOGO & LETTERING TO REVEAL THE CITY LOGO & 'EST. 1959' LETTERING BENEATH IT.
- ALL OTHER SIGNAGE SPECIFICATIONS TO MATCH WHAT IS CALLED OUT ON PAGE 2.
- CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ALL SIGN COMPONENTS TO LANDSCAPE ARCHITECT FOR REVIEW.
- ANY CHANGES OR ALTERATIONS ARE TO BE SUBMITTED TO LANDSCAPE ARCHITECT & OWNER FOR REVIEW.
- CONTRACTOR IS RESPONSIBLE FOR MEANS, METHODS, FABRICATION DETAILING, AND STRUCTURAL STABILITY.
- ALL MATERIALS TO BE NON-CORROSIVE.
- CONTRACTOR TO SEED ALL DISTURBED AREAS WITH TALL FESCUE TURF SEED.
- ALL DIMENSIONS TO BE VERIFIED IN FIELD.

STATION 32 ENTRY MONUMENT SIGNAGE DESIGN INTENT

Kimley»Horn



LED REVERSE LIT CHANNEL LETTERS
LIGHTING TYPE: LED LIGHTING TO BE INTEGRATED INTO THE BACK OF THE BRUSHED STAINLESS STEEL LETTERING
LIGHTING COLOR: COOL WHITE LED



COLUMN ACCENT LIGHTS
LIGHTING TYPE: IN GROUND MOUNTED & WIRED UPLIGHTS; ANGLED TO ACCENT THE COLUMNS ON EACH SIDE OF THE SIGN
MATERIALS: ALUMINUM; BLACK
LIGHTING COLOR: COOL WHITE LED

NOTES:
- EXISTING POWER IS AVAILABLE AT ALL THREE (3) EXISTING SIGN LOCATIONS.
- ELECTRICAL CONNECTIONS, CONDUITS, AND POWER SUPPLY TO FOLLOW LOCAL CODES; CONTRACTOR TO COORDINATE EXACT LOADS AND REQUIREMENTS WITH OWNER.
- CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ALL LIGHTING COMPONENTS TO LANDSCAPE ARCHITECT FOR REVIEW.
- ANY CHANGES OR ALTERATIONS ARE TO BE SUBMITTED TO LANDSCAPE ARCHITECT & OWNER FOR REVIEW.
- CONTRACTOR IS RESPONSIBLE FOR MEANS, METHODS, & FABRICATION DETAILING.
- ALL MATERIALS TO BE NON-CORROSIVE.
- CONTRACTOR TO SEED ALL DISTURBED AREAS WITH TALL FESCUE TURF SEED.

ENTRY MONUMENT SIGNAGE LIGHTING DESIGN INTENT

Kimley»Horn PAGE 4

ORDINANCE 2026-16

AN ORDINANCE TO AMEND THE FAIRVIEW DEVELOPMENT CODE, ARTICLE 8, ADMINISTRATION, PROCEDURE, & ENFORCEMENT, SECTION 8.5.4.D(4)(a), NOTICE AND PUBLIC HEARING, TO UPDATE THE RESPONSIBILITY FOR PREPARING AND MAILING REQUIRED PUBLIC NOTICES

WHEREAS, Section 8.5.4.D, Notice and Public Hearing, of the Fairview Development Code establishes various methods for providing notice to the public based upon the type of development application or project; and

WHEREAS, Section 8.5.4.D(4)(a) of the Fairview Development Code currently places responsibility upon the City for creating and mailing required letter notices; and

WHEREAS, the Board of Commissioners finds that the responsibility for preparing and mailing required notices should be assigned to the applicant for the applicable development application; and

WHEREAS, requiring the applicant to prepare and mail the required notices will establish a more efficient process for providing notice to affected property owners and other parties entitled to notice while reducing the administrative and financial burden on the City; and

WHEREAS, the applicant shall be responsible for all costs associated with preparing, printing, addressing, and mailing the required notices; and

WHEREAS, the Fairview Planning Commission reviewed the proposed amendment and provided a **positive recommendation** to the Board of Commissioners for approval of the amendment to Section 8.5.4.D(4)(a), Notice and Public Hearing; and

WHEREAS, the Board of Commissioners has reviewed the proposed amendment and finds that it is appropriate and in the best interest of the City of Fairview and its residents.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF FAIRVIEW, TENNESSEE, AS FOLLOWS:

SECTION 1. AMENDMENT TO FAIRVIEW DEVELOPMENT CODE.

The Fairview Development Code, **Article 8, Administration, Procedure, & Enforcement, Section 8.5.4.D(4)(a), Notice and Public Hearing**, is hereby amended to provide that the **applicant for the applicable development application shall be responsible for preparing and mailing all required written notices** to property owners and other parties entitled to notice under the Fairview Development Code.

The applicant shall be responsible for:

1. Preparing and addressing the required notices in accordance with the form, content, and timing requirements established by the Fairview Development Code;
2. Printing and mailing the required notices by certified mail within the timeframe required by the Fairview Development Code;
3. Paying all costs associated with preparing, printing, addressing, and mailing the required notices; and
4. Providing the City with documentation demonstrating that the required notices were mailed in accordance with the applicable requirements prior to the scheduled public hearing or other required action.

The applicant shall be solely responsible for ensuring that all required notices are properly prepared and mailed within the required timeframe.

Failure of the applicant to properly mail the required notices within the prescribed timeframe may result in the postponement or rescheduling of the applicable public hearing or consideration of the development application.

SECTION 2. CITY RESPONSIBILITIES.
Nothing in this Ordinance shall relieve the City of its responsibility for determining the applicable notice requirements or otherwise administering the notice provisions of the Fairview Development Code.

SECTION 3. CODIFICATION.
The City Recorder is hereby authorized and directed to incorporate the amendments adopted by this Ordinance into the official Fairview Development Code and to make such formatting, numbering, and other non-substantive revisions as may be necessary to codify this amendment.

SECTION 4. SEVERABILITY.
If any section, subsection, paragraph, sentence, clause, phrase, or provision of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity of any remaining portion of this Ordinance.

SECTION 5. REPEAL AND CONFLICT.
All ordinances or portions of ordinances in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

SECTION 6. EFFECTIVE DATE.
This Ordinance shall become effective upon final passage and as otherwise provided by law.

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: October 1, 2026

Public Hearing: November 5, 2026

Passed 2nd Reading: _____

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

EXHIBIT PC-44-26-A
STAFF REPORT
PC-44-26

Project: Section 8.5.4.D(4)(a) Notice and Public Hearing

Application Type: Zoning Ordinance Amendment

Applicant: Fairview Planning Department

Zoning Amendment Summary

The Fairview Development Code, in Article 8 and more specifically Section 8.5.4.D, requires several types of notification to take place prior to and as part of the approval process for project applications to the Fairview Planning Commission. Section 8.5.4.D provides all specific requirements related to providing notice and how each requirement must be satisfied. Table 8.5.4.D.1 Summary of Notice is located on page 8-17 of the Fairview Development Code, and it provides a list of which notification method(s) are required for each specific project type.

One method of notification is a mailed notice, which according to Table 8.5.4.D.1 is required for five (5) project types. Those project types are, Conditional Use Permit, Variance, Rezoning, Annexation, and Site Development Plan approvable by the Planning Commission.

The specific requirements for mailed notices are found in Section 8.5.4.D(4). Section 8.5.4.D(4)(a) states the following: *"All letters shall be sent by the City using certified U.S. Mail."*

The requested amendment to Section 8.5.4.D(4)(a) would replace the words "*the City*" with "*the Applicant*", thereby shifting responsibility for creating and mailing out notifications to the project applicant. The new text for this section would read, "*All letters shall be sent by the Applicant using certified U.S. Mail."*

Staff Recommendation:

Staff recommends the Planning Commission provide a recommendation to the Board of Commissioners to update 8.5.4.D(4)(a) Notice and Public Hearing to change the responsibility for mailing notices to adjacent property owners with any conditions of approval that are included within Resolution PC-44-26.

ORDINANCE 2026-17

AN ORDINANCE OF THE CITY OF FAIRVIEW, TENNESSEE, AMENDING TABLE 4.3.1-F, BUILDING STANDARDS: ROOF TYPE & PITCH, OF THE FAIRVIEW DEVELOPMENT CODE TO PERMIT FLAT ROOFS ON CERTAIN PRINCIPAL BUILDING TYPES WITHIN THE CD-4 (NEIGHBORHOOD CENTER) CHARACTER DISTRICT

WHEREAS, the Fairview Development Code, Table 4.3.1-F, Building Standards: Roof Type & Pitch, establishes standards for roof types and pitches applicable to building types within the City of Fairview; and

WHEREAS, Table 4.3.1-F currently does not permit flat roofs on building types approved or constructed on property zoned CD-4 (Neighborhood Center), except for house, duplex, townhouse, and small multi-family building types; and

WHEREAS, the use of flat roofs on non-residential buildings is a well-established pattern of architecture along Fairview Boulevard (Highway 100); and

WHEREAS, since the adoption of the Fairview Development Code on April 2, 2026, City Staff has received three (3) variance requests from non-residential developments seeking to permit the use of flat roofs on property zoned CD-4; and

WHEREAS, the Planning Commission of the City of Fairview, Tennessee, considered the proposed amendment and adopted Planning Commission Resolution No. 45-26, recommending that the Board of Commissioners amend Table 4.3.1-F to permit flat roofs on the specified principal building types within the CD-4 Character District; and

WHEREAS, the Board of Commissioners has determined that the proposed amendment is appropriate and will provide greater flexibility in the design of non-residential development within the CD-4 Character District while recognizing an established architectural pattern within the City;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF FAIRVIEW, TENNESSEE, AS FOLLOWS:

SECTION 1. AMENDMENT TO TABLE 4.3.1-F

Table 4.3.1-F, **Building Standards: Roof Type & Pitch**, of the Fairview Development Code is hereby amended to permit **flat roofs** on all principal building types currently permitted within the **CD-4 (Neighborhood Center) Character District**, **other than house, duplex, townhouse, and small multi-family building types**, which shall remain subject to the existing roof type and pitch standards applicable to those building types.

The applicable provisions of Table 4.3.1-F shall be amended accordingly to reflect that flat roofs are permitted for the eligible principal building types within the CD-4 Character District.

SECTION 2. EFFECTIVE DATE
This Ordinance shall take effect upon its final passage, approval, and publication as required by law.

SECTION 3. SEVERABILITY
If any provision of this Ordinance or its application to any person or circumstance is held invalid, such invalidity shall not affect the other provisions or applications of this Ordinance that can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

SECTION 4. CONFLICTING PROVISIONS
All ordinances, resolutions, policies, or portions thereof in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

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: October 1, 2026

Public Hearing: November 5, 2026

Passed 2nd Reading: _____

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

EXHIBIT PC-45-26-A
STAFF REPORT
PC-45-26

Project: Table 4.3.1-F Building Standards: Roof Type & Pitch

Application Type: Zoning Ordinance Amendment

Applicant: Fairview Planning Department

Zoning Amendment Summary

The Fairview Development Code, in Article 4 and more specifically in Table 4.3.1-F Building Standards: Roof Type & Pitch, does not permit the usage of a flat roof within the CD-4 (Neighborhood Center) for any principal building type found in Table 4.3.8.A-1 and Table 4.3.8.A-2 that is permitted in the CD-4 Character District.

Table 4.3.1-F is located on page 4-56 of the Fairview Development Code, and it provides a list of building standards for the CD-4 character district and within those standards are specific on which roof types and roof pitches are permitted within the CD-4 character district. The portion of Table 4.3.1-F titled Roof Type & Pitch lists four (4) different roof types that include, Flat, Shed, Hip, and Gable and requirements for the pitch of the roof. Of the four (4) roof types listed, only Flat Roofs are noted as 'Not Permitted'.

Given that many if not a majority of properties that front along Fairview Boulevard (Highway 100) were zoned CD-4 with the adoption of the new development code and zoning map in April 2026 and the well-established development pattern of commercial buildings with flat roofs along Highway 100, staff believes it is appropriate to permit flat roofs on any permitted building type in the CD-4 character district other than the house, duplex, townhouse and small multi-family building type. This would permit flat roofs for the Live/Work Building Type, Commercial Building Type, Mixed Use Building Type, Flex Building Type, and Civic Building Type. Permitting flat roofs on these building types do not remove the ability for a project to utilize a pitched roof type on any of the permitted building types in the CD-4 Character District.

Additionally, staff have received three (3) variance requests for permitting flat roofs since the adoption of the new development code, which requires additional staff time and resources to process these requests through the Board of Zoning Appeals process.

Staff Recommendation:

Staff recommends the Planning Commission provide a recommendation to the Board of Commissioners to amend Table 4.3.1-F Building Standards: Roof Type & Pitch to permit flat roofs on all principal building types, other than house, duplex, townhouse and small multi-family that are currently permitted within the CD-4 character district with any conditions of approval that are included within Resolution PC-45-26.

ORDINANCE 2026-18

AN ORDINANCE TO AMEND THE DEVELOPMENT CODE AND ZONING MAP OF THE CITY OF FAIRVIEW, TENNESSEE, BY REZONING A 15.01 (+/-) ACRE PARCEL LOCATED AT 2958 FAIRVIEW BOULEVARD (WILLIAMSON COUNTY TAX MAP 069, PARCEL 007.00) FROM CD-2 (RURAL) TO CD-4 (NEIGHBORHOOD CENTER)

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 15.01 (+/-) acre parcel located at 2958 Fairview Boulevard, consisting of Williamson County Tax Map 069, Parcel 007.00, proposed to be rezoned from CD-2 (Rural) to CD-4 (Neighborhood Center), Property Owner: Joe Chapdelaine; 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 15.01 (+/-) acre parcel located at 2958 Fairview Boulevard, consisting of Williamson County Tax Map 069, Parcel 007.00, proposed to be rezoned from CD-2 (Rural) to CD-4 (Neighborhood Center), Property Owner: Joe Chapdelaine; and

SECTION 2.
This rezoning request was submitted by applicant, Joe Chapdelaine (Chapdelaine & Associates), 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 069, Parcel 007.00
- Total Area: 15.01 (+/-) acres
- Location: 2958 Fairview Boulevard
- Requested Zoning: CD-4 (Neighborhood Center)
- Property Owner: Joe Chapdelaine

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



Parcel for Rezoning:
Tax Map 069, Parcel 007.00
15.01 (+/-) Total Acres
2958 Fairview Boulevard
Requested Zoning: CD-4 (Neighborhood Center)
Owner: Joe Chapdelaine / Applicant: Joe Chapdelaine (Chapdelaine & Associates)

Approved by the Board of Commissioners:

_____
Lisa Anderson, Mayor

ATTEST:

_____
Rachel Jones, City Recorder

LEGAL FORM APPROVED:

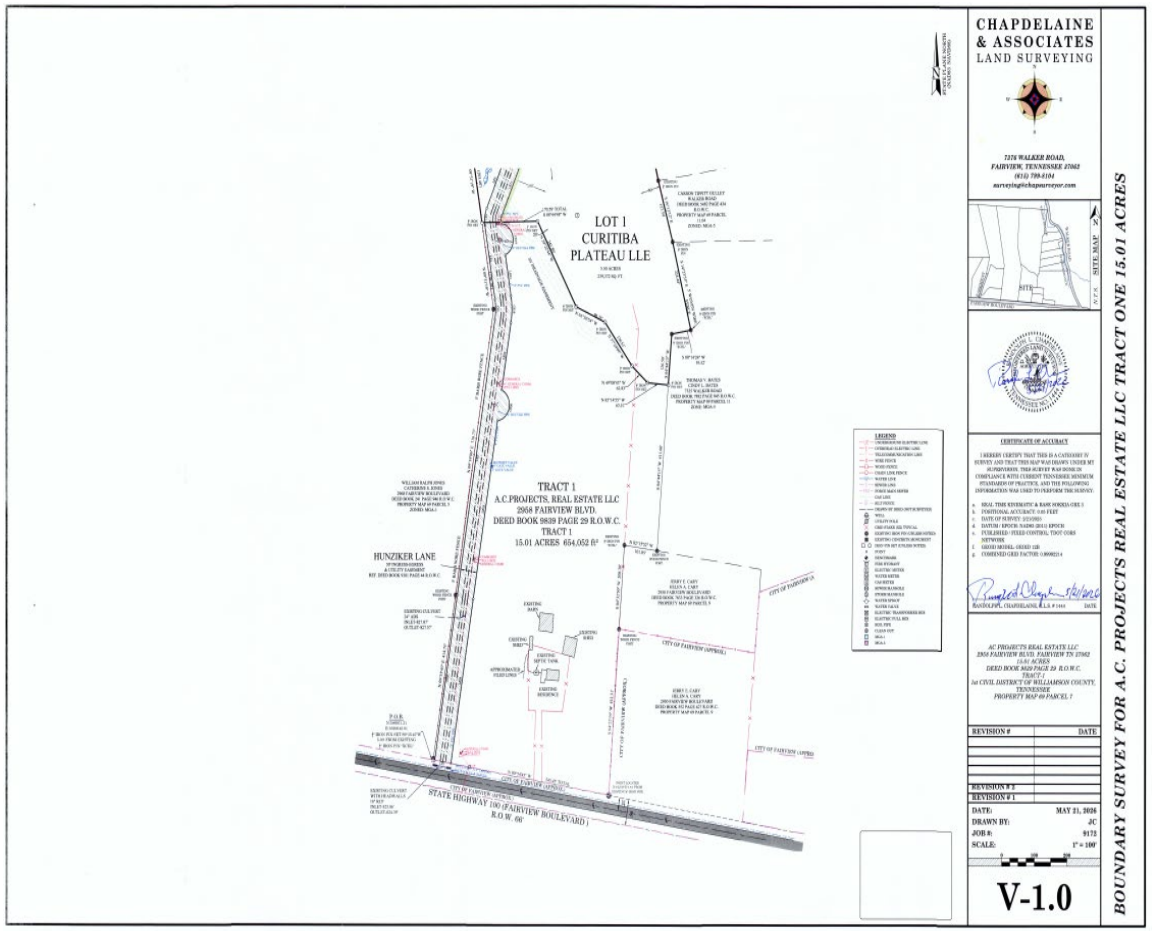
_____
Patrick M. Carter, City Attorney

Passed 1st Reading: October 1, 2026

Public Hearing: November 5, 2026

Passed 2nd Reading: _____

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



CITY OF FAIRVIEW

ORDINANCE 2026-18

STAFF REPORT
PC-41-26

Project Number: RZN-26-0012

Project Name: 2958 Fairview Boulevard: Rezoning

Application Type: Rezoning

Applicant: Joe Chapdelaine (Chapdelaine & Associates)

Owner: Joe Chapdelaine

Initial Submittal Date: 8/13/2026

Tax Map: 069 **Parcel:** 007.00

Project Summary

Mr. Joe Chapdelaine (Chapdelaine & Associates), owner and applicant, has submitted a request to rezone the entire 15.01 (+/-) acre parcel located at 2958 Fairview Boulevard (Tax Map 069 Parcel 007.00) from CD-2 (Rural) to CD-4 (Neighborhood Center). The

The applicant provided the following explanation for the request, "*Project is envisioned as a cohesive, walkable, mixed-use development supporting complementary uses under CD-4 * Professional Office Space, Retail, Restaurant, Event & Assembly, Event-Oriented Overnight Accommodations."*

This same property was requested for annexation and that request was heard at the August 11th, 2026, Planning Commission meeting and had a 1st Reading before the Fairview Board of Commissioners at the regular meeting of the Board of Commissioners on September 3rd.

Surrounding Zoning and Land Uses
The parcels located to the north, south (across Fairview Boulevard (Highway 100) and west, are located within Williamson County and zoned MGA-1. The parcels to the east are located within Williamson County and the City of Fairview. The parcel to the east is located within the municipal boundaries of Fairview and is zoned CD-2 (Rural). All surrounding properties contain single family detached residential land uses.

Fairview Forward 2040 Plan

The Fairview Forward 2040 Comprehensive Plan designates the property identified as Tax Map 069 Parcel 007.00 with two (2) future land use classifications. The two (2) future land uses classifications are Rural Settlement and Rural Corridor. The Rural Corridor classification is located closest to Fairview Boulevard and contains approximately 4.85

(+/-) acres, while the remaining 10.16 (+/-) acre of the property are classified as Rural Settlement. The 2040 Fairview Forward Comprehensive Plan lists very similar appropriate zoning districts for both future land use classifications. The Plan lists the AR-15A, AR-5A, and RS-40 zone districts as appropriate for both future land use classifications. The Rural Settlement classification also lists the RSM-40 and R-20 with a Conservation Development Overlay as appropriate. The zone district names are from the most recent Fairview Zoning Ordinance that was replaced with the new Fairview Development, which was adopted on April 2, 2026. These appropriate zone districts transitioned to the following character districts within the new development code - CD-2, CD-2W, and CD-3L.

Both future land use classifications have the same land uses listed as appropriate. Those land uses are Agriculture and Single-Family Detached Residential. The applicant has not noted stated the character district that will be requested for this property; however, the purpose of the annexation does note commercial uses such as office, retail, and restaurants as potential future land uses. These land uses would not be permitted land uses with the appropriate character districts CD-2, CD-2W, and CD-3L. Any requested commercial land use and requested character district that permits commercial land uses will not be in alignment with the Fairview Forward 2040 Comprehensive Plan.

Staff Recommendation:

Staff recommends that the Planning Commission provide a **favorable** recommendation to the Fairview Board of Commissioners to approve this request to rezone the approximately 15.01 (+/-) acre property located at 2958 Fairview Boulevard from the current zoning of CD-2 to CD-4, with the following condition of approval included in Resolution PC-41-26:

1. This rezoning request will be placed on Thursday, October 1st Board of Commissioners meeting agenda for consideration with the potential for the Public Hearing on Thursday, November 5th, and second reading being held on Thursday, December 3rd, 2026, Board of Commissioners meeting.

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

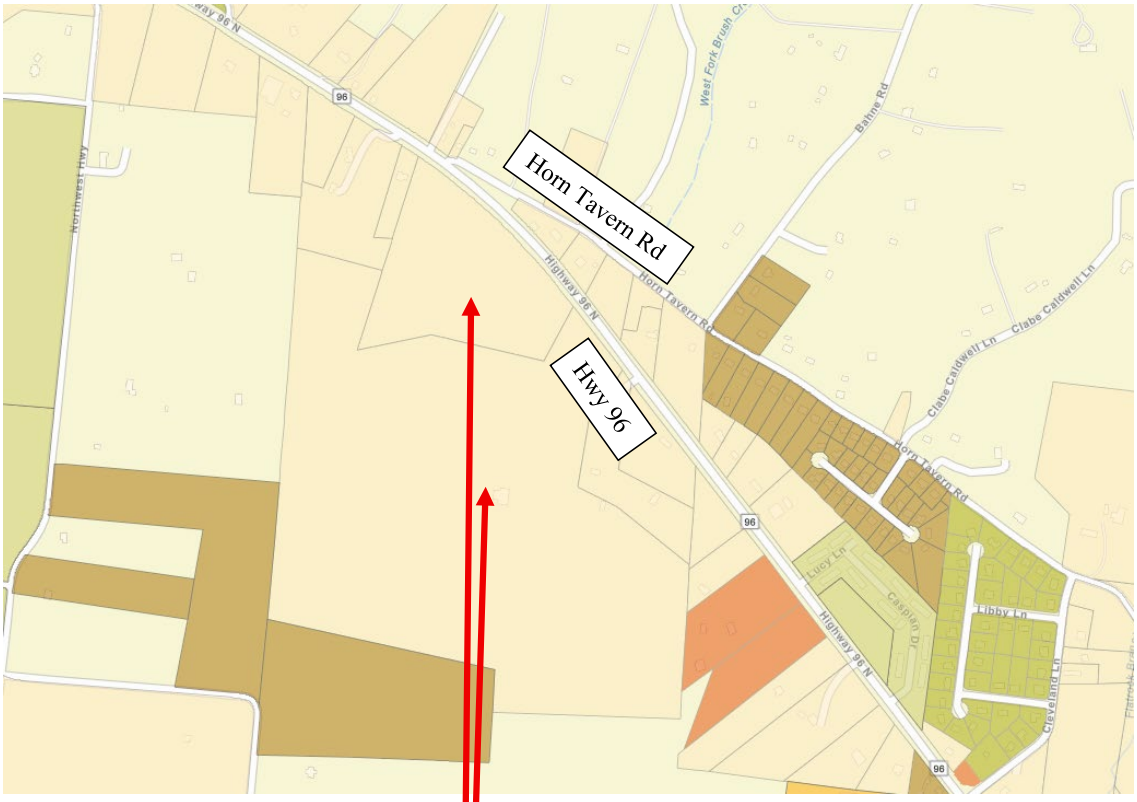
SECTION 2.

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:

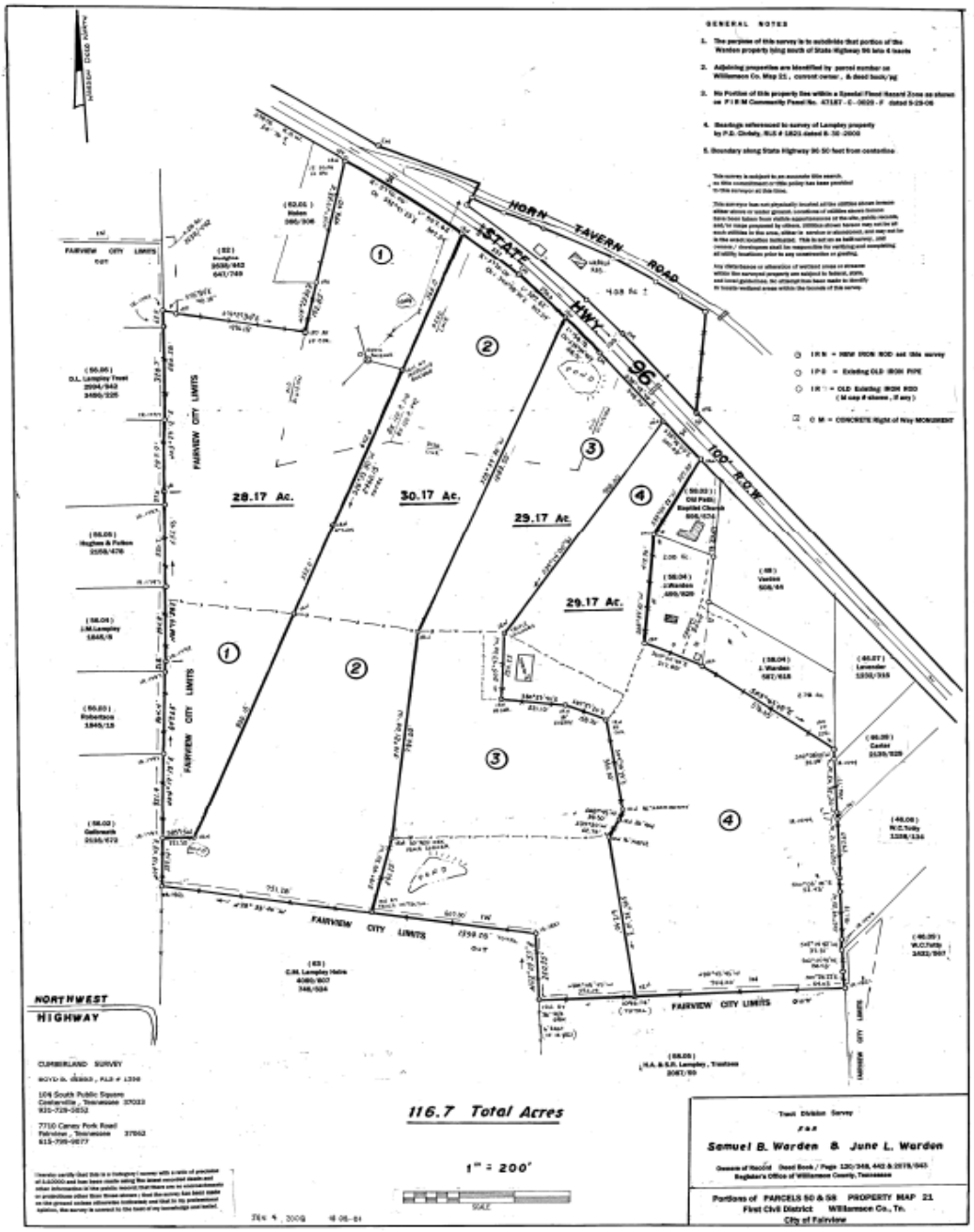
_____
Patrick M. Carter, City Attorney

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

STAFF REPORT
PC-40-26

Project Number: RZN-26-0008

Project Name: Highway 96N

Application Type: Rezoning

Applicant: Pegah Abhari (North American Realty Acquisition Corporation)

Owner: Jeffery James Warden

Initial Submittal Date: 7/09/2026

Resubmittal Date: 8/04/2026

Tax Map: 021 Part of **Parcels:** 050.04 and 050.05

Project Summary

Ms. Pegah Abhari (North American Realty Acquisition Corporation), applicant, has submitted a request to rezone a portion of Tax Map 021 Parcel 050.04 and Tax Map 21 Parcel 050.0, which are located on the southside of Highway 96, east of the intersection of Highway 96 and Horn Tavern Road. These properties were spilt zoned with the adoption of the new development code on April 2, 2026. The portion of the properties that have frontage along Highway 96 was zoned CD-2 (Rural), while the remaining portions of these two (2) properties were zoned CD-3 (Neighborhood General).

This split zoning of these properties appears to have happened due to a combination of four (4) properties that was occurring during the adoption of the new development code and zoning map. The four (4) properties were all over five (5) acres and were being combined through a deed, as permitted by state law. Given this lot combination did not require a plat, staff was unaware of consolidation of these properties. The CD-2 zoned portion of the properties follows the property boundaries prior to the properties being combined. Under the previous zoning ordinance all four (4) of the parcels were zoned RS-40 (Single Family Residential), but with the adoption of the new development code and zoning map the parcels were given different character areas.

The applicant is requesting to rezone the CD-2 portions of the property to CD-3 to match the remaining portions of the property and eliminate the split zoned situation. The CD-2 portion of the property is approximately 16.8 (+/-) acres in size.

The applicant provided the following explanation for the request, "*Site is vacant and currently has split zoning, with majority zoned as CD-3 and a portion of the site fronting*

onto HWY 96 as CD-2. We would like to extend the CD-3 zoning to apply sitewide to facilitate development."

Surrounding Zoning and Land Uses
All surrounding properties are located within the municipal boundaries of Fairview and all adjacent properties contain single family detached residential land uses or are vacant. The properties to the north and west are zoned CD-2 (Rural), the property to the east is zoned CD-2 and CD-3, and the property to the south is zoned CD-3.

Fairview Forward 2040 Plan

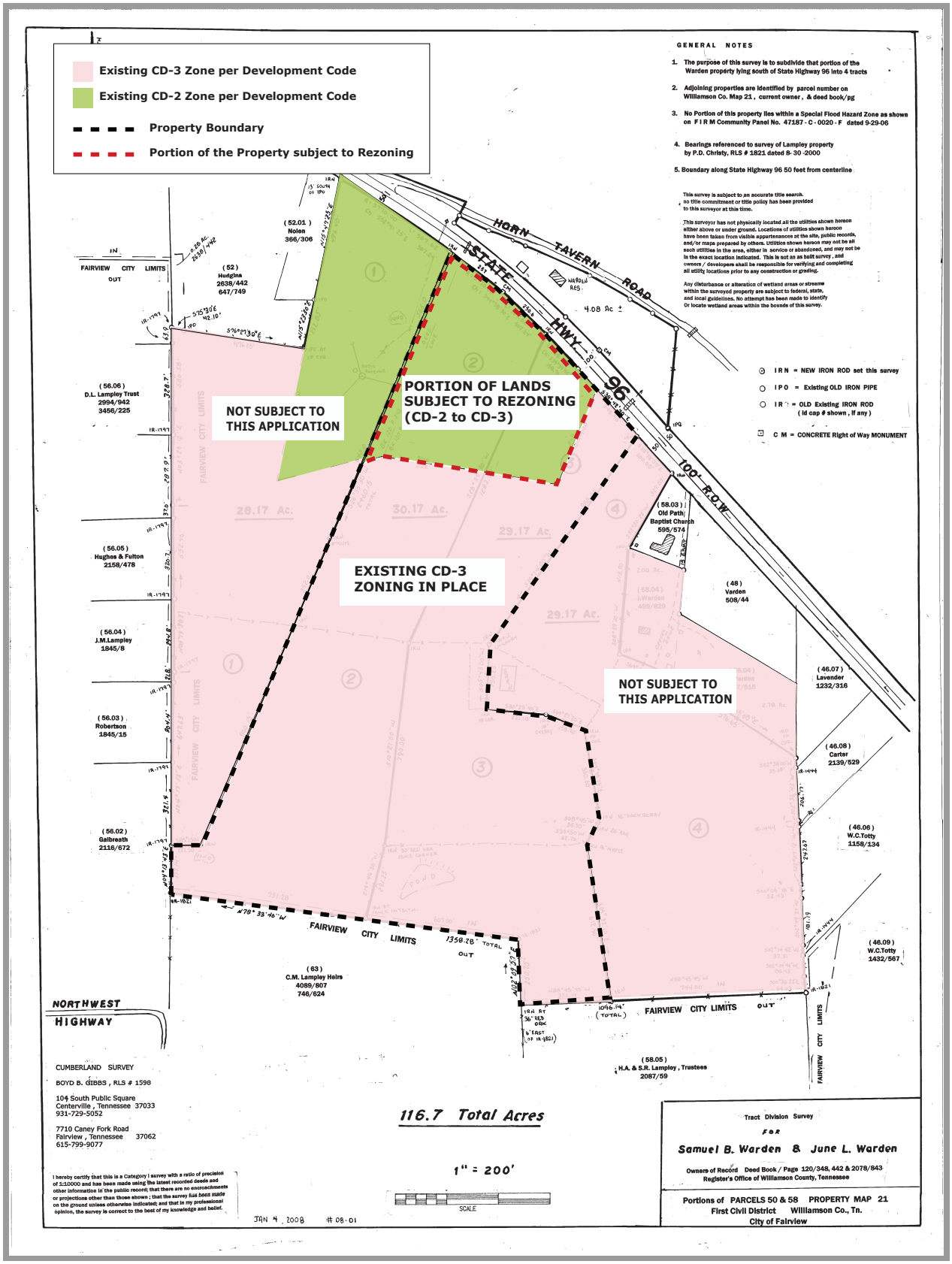
The 2040 Fairview Forward Plan identifies these two (2) properties as future land use classifications New Residential (Medium Neighborhood) and Rural Corridor. The Rural Corridor Classification is located along the area of each property that fronts Highway 96, while the New Residential (Medium Neighborhood) classification is located on the remainder of both properties. The Rural Corridor classification notes appropriate land uses as Agriculture and Single-Family Detached Residential and appropriate zone districts as AR-15A, AR-5A and RS-40, which transitioned to CD-2, CD-2W, and CD-3L character districts within the newly adopted Fairview Development Code. The New Residential (Medium Neighborhood) classification notes appropriate land uses as Single-Family Detached Residential, Single-Family Attached Residential, Mixed-Use/Commercial/Office, Multi-Family Residential, and Civic/Institutional and appropriate zone districts as RS-40 and R-20PUD, which transitioned to CD-2W and CD-3L character districts within the newly adopted Fairview Development Code.

The requested character district of CD-3 (Neighborhood General) does not align with the appropriate character districts as listed in the Rural Corridor and New Residential (Medium Neighborhood) land use classifications; however, it does match the existing zoning of the remaining portion of Parcel 50.04 and parcel 50.05. The proposed future land use of single-family detached residential is in alignment with both future land use classifications.

Staff Recommendation:

Staff recommends that the Planning Commission provide a **favorable** recommendation to the Fairview Board of Commissioners to approve this request to rezone the approximately 16.8 (+/-) acre portion of properties identified as Tax Map 21 Parcel 050.04 and Tax Map 021 Parcel 050.05 and located on the southside of Highway 96 and east of the intersection of Highway 96 and Horn Tavern Road from the current zoning of CD-2 to CD-3, with the following condition of approval included in Resolution PC-40-26:

1. This rezoning request will be placed on Thursday, October 1st Board of Commissioners meeting agenda for consideration with the potential for the Public Hearing on Thursday, November 5th, and second reading being held on Thursday, December 3rd, 2026, Board of Commissioners meeting.


Existing CD-3 Zone per Development Code
Existing CD-2 Zone per Development Code
Property Boundary
Portion of the Property subject to Rezoning
GENERAL NOTES
1. The purpose of this survey is to subdivide that portion of the Warden property lying south of State Highway 96 into 4 tracts
2. Adjoining properties are identified by parcel number on Williamson Co. Map 21 , current owner , & deed book/pg
3. No Portion of this property lies within a Special Flood Hazard Zone as shown on F I R M Community Panel No. 47187 - C - 0020 - F dated 9-29-06
4. Bearings referenced to survey of Lampley property by P.D. Christy, RLS # 1821 dated 8- 30 -2000
5. Boundary along State Highway 96 50 feet from centerline
This survey is subject to an accurate title search. no title commitment or title policy has been provided to this surveyor at this time.
This surveyor has not physically located all the utilities shown hereon either above or under ground. Locations of utilities shown hereon have been taken from visible appurtenances at the site, public records, and/or maps prepared by others. Utilities shown hereon may not be all such utilities in the area, either in service or abandoned, and may not be in the exact location indicated. This is not an as built survey , and owners / developers shall be responsible for verifying and completing all utility locations prior to any construction or grading.
Any disturbance or alteration of wetland areas or streams within the surveyed property are subject to federal, state, and local guidelines. No attempt has been made to identify Or locate wetland areas within the bounds of this survey.
I R N = NEW IRON ROD set this survey
I P O = Existing OLD IRON PIPE
I R = OLD Existing IRON ROD (Id cap # shown , If any)
C M = CONCRETE Right of Way MONUMENT
HORN TAVERN ROAD
STATE HWY 96
100' R.O.W.
WARDEN RES.
4.08 Ac ±
PORTION OF LANDS SUBJECT TO REZONING (CD-2 to CD-3)
NOT SUBJECT TO THIS APPLICATION
EXISTING CD-3 ZONING IN PLACE
NOT SUBJECT TO THIS APPLICATION
FAIRVIEW CITY LIMITS
OUT
(52.01) Nolen 366/306
(52) Hudgins 2638/442 647/749
(56.06) D.L. Lampley Trust 2994/942 3456/225
(56.05) Hughes & Fulton 2158/478
(56.04) J.M.Lampley 1845/8
(56.03) Robertson 1845/15
(56.02) Galbreath 2116/672
(58.03) Old Path Baptist Church 595/574
(48) Varden 508/44
(46.07) Lavender 1232/316
(46.08) Carter 2139/529
(46.06) W.C.Totty 1158/134
(46.09) W.C.Totty 1432/567
(63) C.M. Lampley Heirs 4089/807 746/624
(58.05) H.A. & S.R. Lampley , Trustees 2087/89
NORTHWEST HIGHWAY
N78° 33' 46" W
1358.78' TOTAL
1098.14' (TOTAL)
28.17 Ac.
30.17 Ac.
29.17 Ac.
CUMBERLAND SURVEY
BOYD B. GIBBS , RLS # 1598
104 South Public Square Centerville , Tennessee 37033 931-729-5052
7710 Caney Fork Road Fairview , Tennessee 37062 615-799-9077
I hereby certify that this is a Category I survey with a ratio of precision of 1:10000 and has been made using the latest recorded deeds and other information in the public record; that there are no encroachments or projections other than those shown ; that the survey has been made on the ground unless otherwise indicated; and that in my professional opinion, the survey is correct to the best of my knowledge and belief.
JAN 4 , 2008 # 08-01
116.7 Total Acres
1" = 200'
SCALE
Tract Division Survey
for
Samuel B. Warden & June L. Warden
Owners of Record Deed Book / Page 120/348, 442 & 2078/843
Register's Office of Williamson County, Tennessee
Portions of PARCELS 50 & 58 PROPERTY MAP 21
First Civil District Williamson Co., Tn.
City of Fairview

ORDINANCE 2026-20

AN ORDINANCE TO AMEND THE DEVELOPMENT CODE AND ZONING MAP OF THE CITY OF FAIRVIEW, TENNESSEE, BY REZONING A 1.72 (+/-) ACRE PORTION OF PROPERTY LOCATED BETWEEN HIGHWAY 96 AND HORN TAVERN ROAD, EAST OF THE INTERSECTION OF HIGHWAY 96 AND HORN TAVERN ROAD (WILLIAMSON COUNTY TAX MAP 021, PARCEL 058.00) FROM CD-2 (RURAL) TO CD-4 (NEIGHBORHOOD CENTER)

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 1.72 (+/-) acre portion of property located between Highway 96 and Horn Tavern Road, East of the intersection of Highway 96 and Horn Tavern Road, consisting of Williamson County Tax Map 021, Parcel 058.00, proposed to be rezoned from CD-2 (Rural) to CD-4 (Neighborhood Center), Property Owner: Warden Hwy 96 LP; 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 1.72 (+/-) acre portion of property located between Highway 96 and Horn Tavern Road, East of the intersection of Highway 96 and Horn Tavern Road, consisting of Williamson County Tax Map 021, Parcel 058.00, proposed to be rezoned from CD-2 (Rural) to CD-4 (Neighborhood Center), Property Owner: Warden Hwy 96 LP; and

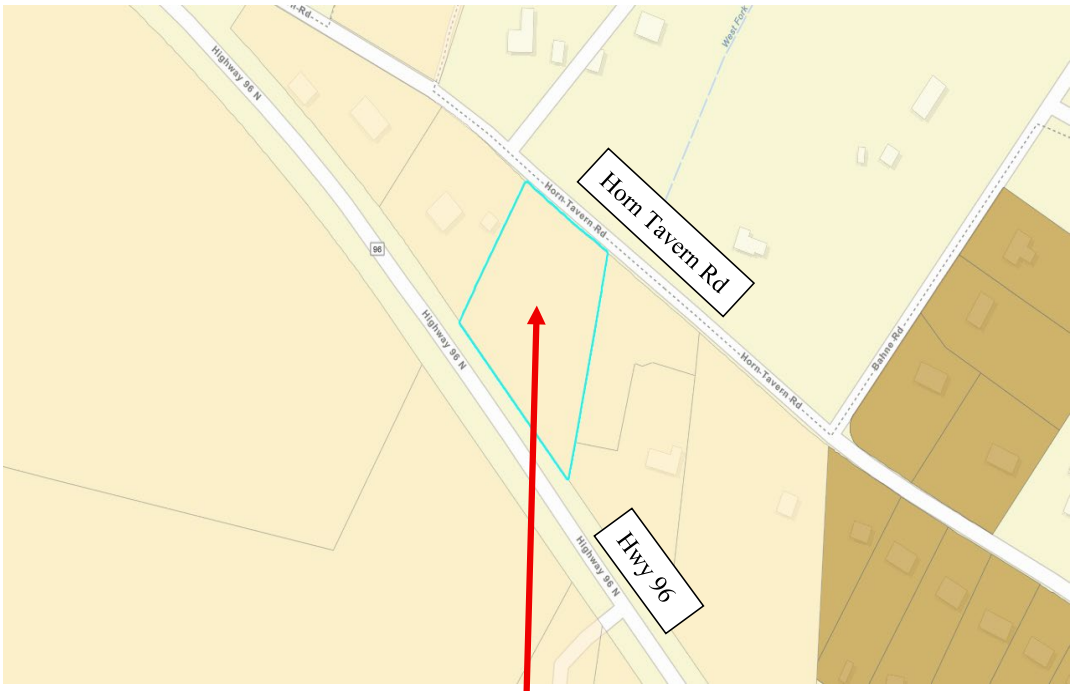
SECTION 2.
This rezoning request was submitted by applicant, Pegah Abhari (North American Realty Acquisition Corporation), and is deemed to serve the public welfare. The rezoning of this

property shall be subject to all applicable ordinances, regulations, and requirements of the City of Fairview.

SECTION 3.
Summary of Rezoning:

- Tax Map 021, Parcel 058.00
- Total Area: 1.72 (+/-) acres
- Location: Hwy 96 and Horn Tavern Rd, East of the intersection of Hwy 96 and Horn Tavern Rd
- Requested Zoning: CD-4 (Neighborhood Center)
- Property Owner: Warden Hwy 96 LP

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



Parcel for Rezoning:
Tax Map 021, Parcel 058.00
1.72 (+/-) Total Acres
Hwy 96 and Horn Tavern Rd, East of the intersection of Hwy 96 and Horn Tavern Rd
Requested Zoning: CD-4 (Neighborhood Center)
Owner: Warden Hwy 96 LP
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:

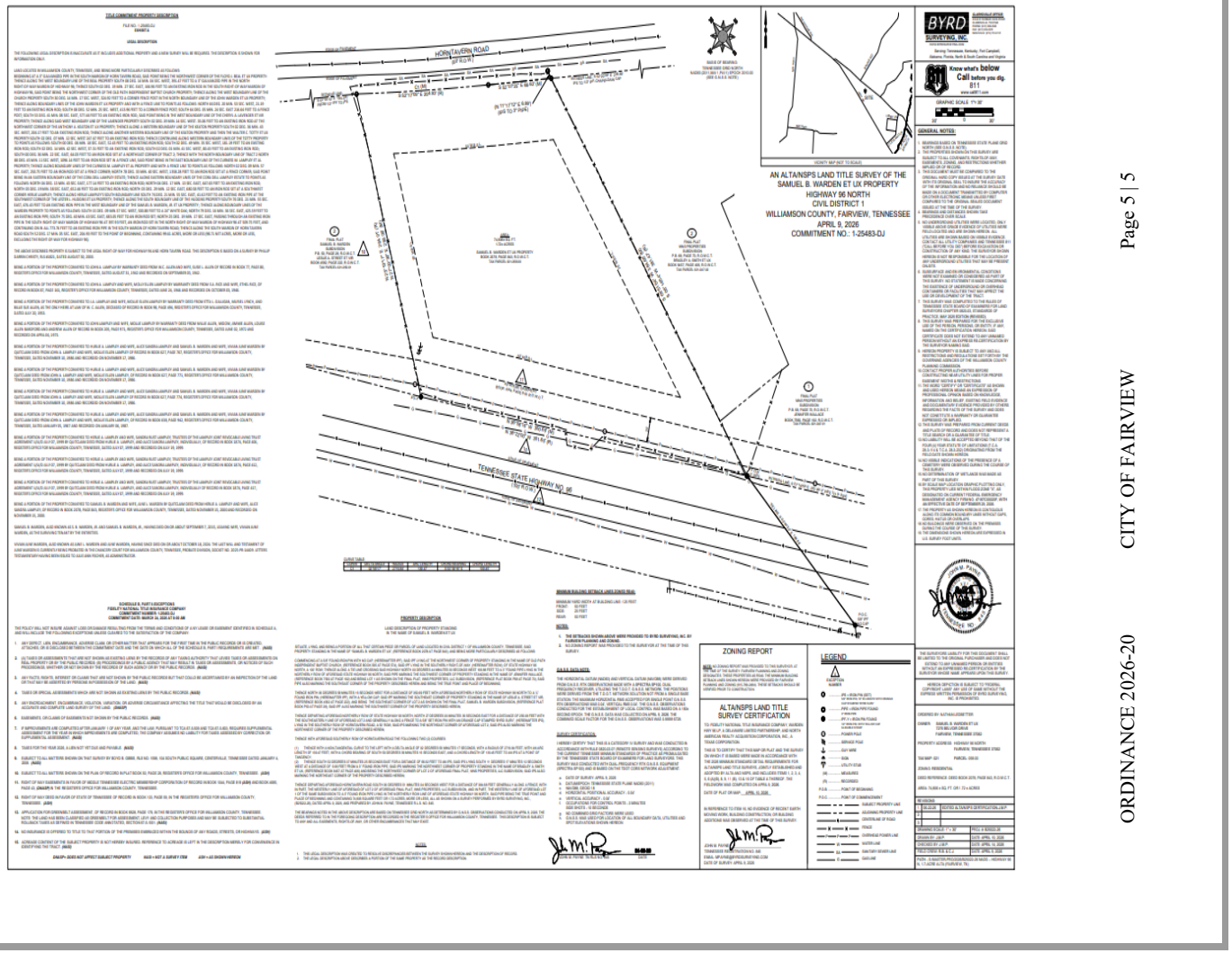
_____
Patrick M. Carter, City Attorney

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


AN ALTA/NSPS LAND TITLE SURVEY OF THE
SAMUEL B. WARDEN ET UX PROPERTY
HIGHWAY 96 NORTH
CIVIL DISTRICT 1
WILLIAMSON COUNTY, FAIRVIEW, TENNESSEE
APRIL 9, 2026
COMMITMENT NO.: 1-25483-DJ
BYRD SURVEYING, INC.
ZONING REPORT
LEGEND
ALTA/NSPS LAND TITLE SURVEY CERTIFICATION
HORN TAVERN ROAD
TENNESSEE STATE HIGHWAY NO. 96
PROPERTY DESCRIPTION
NOTES:

STAFF REPORT
PC-39-26

Project Number: RZN-26-0009

Project Name: Highway 96N

Application Type: Rezoning

Applicant: Pegah Abhari (North American Realty Acquisition Corporation)

Owner: Jeffery James Warden

Initial Submittal Date: 7/09/2026

Resubmittal Date: 8/04/2026

Tax Map: 021 P **Parcel:** 050.08

Project Summary

Ms. Pegah Abhari (North American Realty Acquisition Corporation), applicant, has submitted a request to rezone the entire parcel located at 255 Highway 96 (Tax Map 21 Parcel 058.00), totaling 1.72 (+/-) acres located between Highway 96 and Horn Tavern Road, east of the intersection of Highway 96 and Horn Tavern Road. The applicant is requesting to rezone the parcel from CD-2 (Rural) to CD-4 (Neighborhood Center).

The applicant provided the following explanation for the request, "*Land is currently vacant, with strong visibility and frontage to HWY 96. We are proposing to rezone the subject parcel to CD-4 (Neighborhood Center) to allow higher flexibility to support future development. Flexibility in the final use mix is requested to allow the site to respond appropriately to community needs as it comes forward for development.*"

Surrounding Zoning and Land Uses
All properties to the south, east and west are located within the municipal boundaries of Fairview, while the property to the north is located within Williamson County. All adjacent properties contain single family detached residential land uses or are vacant. The properties to the north are located within Williamson County and zoned MGA-1. The properties to the east and west are zoned CD-2 (Rural) and the property to the south is zoned CD-3. The properties to the southwest are Item C on this agenda (PC-40-26), which is also a rezoning request from CD-2 to CD-3.

Fairview Forward 2040 Plan

The 2040 Fairview Forward Plan identifies this property as future land use classification Rural Corridor. The Rural Corridor classification notes appropriate land uses as

Agriculture and Single-Family Detached Residential and appropriate zone districts as AR-15A, AR-5A and RS-40, which transitioned to CD-2, CD-2W, and CD-3L character districts within the newly adopted Fairview Development Code.

The requested character district of CD-4 (Neighborhood Cemter) does not align with the appropriate character districts as listed in the Rural Corridor land use classification within the 2040 Plan.

Staff Recommendation:

Staff recommends that the Planning Commission provide a **favorable** recommendation to the Fairview Board of Commissioners to approve this request to rezone the approximately 1.72 (+/-) acres located on Tax Map 21 Parcel 050.08 located between Highway 96 and Horn Tavern Road and east of the intersection of Highway 96 and Horn Tavern Road from the current zoning of CD-2 to CD-4, with the following condition of approval included in Resolution PC-39-26:

1. This rezoning request will be placed on Thursday, October 1st Board of Commissioners meeting agenda for consideration with the potential for the Public Hearing on Thursday, November 5th, and second reading being held on Thursday, December 3rd, 2026, Board of Commissioners meeting.

RESOLUTION 63-26

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF FAIRVIEW, TENNESSEE, AUTHORIZING THE MAYOR TO EXECUTE THE SUBDIVISION DEVELOPMENT AGREEMENT FOR THE COVE SUBDIVISION

WHEREAS, Section 3-101 of the Fairview Subdivision Regulations requires a completed Subdivision Development Agreement to be executed prior to the initiation of land development activities within a major subdivision; and

WHEREAS, the Planning Commission approved PC Resolution PC 48-25 for the Residential Development Plan for The Cove Subdivision on November 18, 2025; and

WHEREAS, The Cove Subdivision is a proposed fifty (50)-lot single-family residential development located on the west side of Crow Cut Road, south of Highway 96 North, identified as 7946 Crow Cut Rd, Tax Map 018, Parcel 031.00, and owned by Northcutt Custom Homes, LLC; and

WHEREAS, the Planning Commission, through PC Resolution 52-26, recommended approval of the Subdivision Development Agreement for The Cove Subdivision; and

WHEREAS, the Subdivision Development Agreement is attached hereto as Exhibit A.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF FAIRVIEW, TENNESSEE, AS FOLLOWS:

Section 1. Authorization. The Mayor is hereby authorized to execute the Subdivision Development Agreement for The Cove Subdivision, attached hereto as Exhibit A.

Section 2. Effective Date. This Resolution shall take effect upon its adoption by the Board of Commissioners.

Passed and adopted the 5th day of November, 2026.

_____
Lisa Anderson, Mayor

ATTEST:

_____
Rachel Jones, City Recorder

LEGAL FORM APPROVED:

_____
Patrick M. Carter, City Attorney

SUBDIVISION DEVELOPMENT AGREEMENT
FOR
The Cove Subdivision
7946 Crow Cut Road
MAP 018 PARCEL 031.00

This SITE DEVELOPMENT AGREEMENT is made and entered into on this **5th day of November 2026**, between THE CITY OF FAIRVIEW, TENNESSEE, (hereinafter the "CITY"), and **NORTHCUTT CUSTOM HOMES**, LLC the DEVELOPER (hereinafter the "DEVELOPER").

WITNESSETH:

WHEREAS, the DEVELOPER desires to develop the property described as **THE COVE SUBDIVISION, consisting of 50 residential lots, lot numbers 1-50.**

(hereinafter the "PROJECT"); and,

WHEREAS, the Development Plan of the PROJECT has been approved by the City of Fairview Municipal Planning Commission (hereinafter the "FMPC") on the **18th day of NOVEMBER, 2025, as Resolution PC 48-25**, pursuant to Tennessee Code Annotated Title 13, Chapter 4, and the Zoning Ordinance of the City of Fairview, Tennessee and,

WHEREAS, the project shall require a site reclamation bond for **THE COVE SUBDIVISION** in the amount of **$307,438 (THREE HUNDRED AND SEVEN THOUSAND, FOUR HUNDRED AND THIRTY EIGHT DOLLARS)** in accordance with the approved site plan of the PROJECT at the time this agreement is signed. Prior to recording of a Final Plat, the PROJECT shall require a site performance bond in the amount of **$2,786,705 (TWO MILLION, SEVEN HUNDRED AND EIGHTY SIX THOUSAND, SEVEN HUNDRED AND FIVE DOLLARS)** in accordance with the approved Development Plan of the PROJECT at the time this agreement is signed; and

WHEREAS, the DEVELOPER is the owner of the PROJECT and has authority to engage in such development; and,

WHEREAS, the DEVELOPER desires to develop and improve said PROJECT; and,

WHEREAS, in order to provide for the health, safety, and welfare of future residents of the PROJECT and the general public, it will be necessary for certain improvements to the CITY'S utility systems, public infrastructure, and common areas to be constructed within and to serve the PROJECT including but not be limited to roads, bridges, sidewalks, pedestrian facilities, stormwater conveyance and detention systems, street signs, markings, signals, street lighting, recreation and park facilities, landscaping, and the like (hereinafter the "IMPROVEMENTS"); and,

WHEREAS, in order for the IMPROVEMENTS to be fully integrated with the public infrastructure of the CITY and to function in a satisfactory manner, the DEVELOPER has agreed to construct, in accordance

agrees to grant the necessary easements and rights-of-way across the DEVELOPER's properties without expense to the CITY and waive any claim for damages.

A1.7 Stormwater Maintenance Agreement
If the PROJECT includes any detention or retention ponds, common drainage ditches, water quality facilities, or stormwater facilities outside of the CITY rights-of-way, the DEVELOPER will submit a Stormwater Maintenance Agreement, to be filed with and recorded with the Final Plat.

A1.8 Attorney Fees and Other Expenses
The DEVELOPER shall pay all reasonable costs and expenses incurred by the CITY in enforcing or completing this agreement. The DEVELOPER shall pay all costs and expenses, including the CITY'S attorney fees, of any legal proceedings brought by the CITY against the DEVELOPER seeking remedies for the DEVELOPER'S failure to perform any of its obligations hereunder, whether or not any proceedings are prosecuted to judgment.

A1.9 Agreement Not Assignable
No third party shall obtain any benefits or rights under this agreement nor shall the rights or duties be assigned by either party except as permitted pursuant to A1.13 below.

A1.10 Revocation and Interpretation
This agreement shall bind the DEVELOPER when executed by the DEVELOPER and may not be revoked by the DEVELOPER without permission of the CITY, even if the agreement has not been executed by the CITY, or does not bind CITY, for other reasons. This agreement shall be interpreted in accordance with Tennessee law and may only be enforced in the Chancery Court or Circuit Court or Court of competent jurisdiction of Williamson County, Tennessee, and Tennessee Appellate Courts.

A1.11 No Oral Agreement
This agreement may not be orally amended and supersedes all prior negotiations, commitments, or understandings. The Fairview Board of Commissioners must approve any written modification to this agreement.

A1.12 Separability
If any portion of this agreement is held to be unenforceable, the CITY shall have the right to determine whether the remainder of the agreement shall remain in effect, or whether the agreement shall be void and all rights of the DEVELOPER pursuant to this agreement terminated.

A1.13 Transferability
The DEVELOPER agrees to not transfer the property on which this PROJECT is to be located without first providing the CITY with written notice. The transferee shall provide the CITY an Assumption Agreement of this Agreement, whereby the transferee agrees to perform the IMPROVEMENTS required under this agreement and to provide a performance surety. The DEVELOPER understands that if the DEVELOPER transfers said property without providing the notice of transfer and Assumption Agreement as required herein, they will be in breach of this agreement and in violation of the Zoning Ordinance.

A1.14 Indemnity
The DEVELOPER shall indemnify and hold the CITY harmless from all loss, costs, expenses, liability, money damages, penalties, or claims arising out of any work covered by this agreement, including any attorney fees incurred by the CITY in connection therewith. Inspection of the IMPROVEMENTS by an authorized representative of the CITY shall not constitute a waiver by the CITY of any defect or of any of the DEVELOPER'S obligations hereunder.

A1.15 Binding Effect
This agreement shall be binding upon the DEVELOPER and the DEVELEPOR's heirs, administrators, executors, assigns, and any other successors in interest.

A1.16 Entire Agreement
This document contains the entire agreement between the parties, and there are no collateral understandings or agreements between them. No variations or alterations of the terms of this agreement shall be binding upon either of the parties, unless the same be reduced to writing and made an amendment to this agreement.

A1.17 Headings
Paragraph titles and headings contained herein are inserted for convenience only and shall not be deemed a part of the agreement and in no way shall define, limit, extend, or describe the scope or intent of any provision, hereof.

A2 Performance Surety
At the time of execution of this agreement, the DEVELOPER shall provide the CITY a performance surety, in an amount determined by the City Engineer for the IMPROVEMENTS and other items specified by the Construction Plans, plats, and plans approved by the FMPC. This performance surety shall secure performance of all obligations of the DEVELOPER under this agreement. The performance surety shall meet all requirements established in the Zoning Ordinance and Subdivision Regulations and secure full compliance with all terms and conditions of this agreement. The performance surety may be called for failure to comply with the provisions of this agreement in whole or in part according to the terms of the performance surety. The performance surety will not be released, except and until there has been full compliance with this agreement.

A3 Construction
A3.1 Construction Plans
The DEVELOPER shall submit to the CITY, Construction Plans describing in reasonable detail all utility systems, all stormwater management systems, all street systems, pedestrian facilities, and all IMPROVEMENTS. The Construction Plans shall be designed according to the Subdivision Regulations, Zoning Ordinance, and all other codes and ordinances enforced by the City, and sound engineering judgment. The design of all utility systems shall follow the State of Tennessee and utility provider design criteria and specifications. In the event of a disagreement as to compliance with or interpretation of the Construction Plans and the CITY'S specifications, the decision of the CITY shall be final and binding on the DEVELOPER. The Construction Plans shall be prepared by a design professional licensed by the State

of Tennessee to design all systems and shall bear the seal, signature, date, and license number of the professional preparing the Construction Plans.

A3.2 Commencement of Construction

Construction of IMPROVEMENTS may not begin until the following events have occurred:

A. The Development Plan has been approved by the FMPC;

B. The Construction Plans are approved by the CITY;

C. The Tennessee Department of Environment and Conservation has approved the applicable portions of the Plans and has confirmed its approval to the CITY and/or DEVELOPER in writing;

D. The CITY shall have received an appropriately executed Development Agreement; and

E. The pre-construction conference has been held;

E. The DEVELOPER shall give the CITY notice of commencement of construction, in writing at least one (1) working day prior to commencement.

A3.3 Site Grading

The DEVELOPER, hereby, agrees to construct all site grading to comply with the approved Construction Plans, including the approved Erosion Control Plan for the PROJECT and to comply with the Stormwater Ordinance, and all other codes and ordinances enforced by the CITY.

A3.4 Stormwater Management Systems

The DEVELOPER shall be responsible for all stormwater management work made necessary by the development of this PROJECT. It is understood and agreed that the CITY in its proprietary function is not and could not be expected to oversee, supervise, or direct the construction of all drainage improvements, and the excavation incident thereto. Neither is the CITY vested with the original design responsibility nor the means to formally survey elevations or the locations of improvements at every stage of the construction process. The CITY is vested with the right of periodic inspections, stop work order, and final approval as a measure of secondary or subsequent enforcement. The DEVELOPER has and shall retain the responsibility to properly anticipate, survey, design and construct the subdivision stormwater improvements and give full assurance that same shall not adversely affect the flow or quality of surface water from or upon any property. In providing technical assistance, plan and design review, the CITY does not and shall not relieve or accept any liability from the DEVELOPER.

A3.5 Street Construction

The DEVELOPER, hereby, agrees to construct and improve the streets shown on the Construction Plans to comply with the CITY's specifications and to the satisfaction and approval of the City Engineer by grading, draining, subgrade preparation, base preparation, curbing, signage, striping, signalization, sidewalk installation, and paving with the required preparation, amounts, and types of material. The DEVELOPER further agrees to pay the cost of all engineering, inspection and laboratory cost incidental to the construction of streets and driveways including but not limited to material and density testing.

A3.6 Off-Site Improvements

The DEVELOPER shall construct any and all off-site facilities that may be required to serve the PROJECT. Unless specifically noted in the Construction Plans and made a part of separate agreement with the

CITY, the CITY shall not be required to reimburse the DEVELOPER for construction of off-site improvements.

A3.7 Inspection and Compliance
After construction begins, the CITY shall provide on-site construction inspection as the CITY deems necessary to ensure that all work is performed and completed in accordance with the Construction Plans, CITY specifications, and the contents of this agreement. In the event of a disagreement as to compliance with or interpretation of the Construction Plans and the CITY'S specifications, the decision of the CITY shall be final and binding on the DEVELOPER. If the DEVELOPER fails to construct in accordance with the approved Construction Plans or to comply with the CITY'S specifications, the CITY may issue a stop-work order and DEVELOPER, hereby, agrees to be bound by such order.

A3.8 Testing
The DEVELOPER agrees to pay the cost of all engineering, inspection, and laboratory cost incidental to construction of the streets, sidewalks, utilities, compacted fill material, and other facilities included within this agreement. Such testing includes, but is not limited to, material and density testing.

A3.9 Scrap Removal
The DEVELOPER agrees to comply with all local, state, and federal rules and regulations regarding waste material and debris disposal.

A4 Acceptance of Improvements
A4.1 Completion of Improvements
At such time as the improvements have been constructed and installed, acceptance of improvements shall follow Subdivision Regulations Article 3-104. The DEVELOPER agrees the DEVELOPER shall have no claim, direct or implied, in the title or ownership of the IMPROVEMENTS specified in this agreement when the IMPROVEMENTS are complete and thereafter accepted by the CITY. The DEVELOPER will be responsible for construction failures and defects in PROJECT prior to final acceptance. During this period, it shall remain the responsibility of the DEVELOPER to correct and cure these defects and failures.

A4.2 As-Built Drawings and Post-Completion Items
The DEVELOPER agrees to furnish to the CITY as-built plans, on a reproducible, stable media, of the stormwater management and streets within the development before the CITY shall accept the development.

A4.3 Acceptance of Facilities
Upon final acceptance of all or part of the IMPROVEMENTS in the PROJECT, then those IMPROVEMENTS shall become the property of the CITY free from all claims from any person or entity without the necessity of any further writing, agreement, or deed. The DEVELOPER further agrees that any facilities placed within a public or platted right-of-way or dedicated public easement are irrevocably dedicated to the public use without any right of reimbursement or compensation of any kind.

A4.4 Failure to Install

In the event the DEVELOPER fails to install the facilities in accordance with the terms of this agreement, the CITY may, in its sole discretion, elect to accept all or a portion of the IMPROVEMENTS in the PROJECT. Should the CITY choose to accept all or a portion of these IMPROVEMENTS, the CITY shall become the sole owner of these facilities. The CITY may give notice of acceptance by writing delivered to the DEVELOPER or recorded in the Register's Office of Williamson County, Tennessee. No further writing or deed shall be required.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed in multiple originals by persons properly authorized so, to do on or as of the day and year first given.

NORTHCUTT Custom Homes LLC

JAMES V. NORTHCUTT

OWNER/ Guarantor

DEVELOPER/ Guarantor

GENERAL CONTRACTOR

PROJECT MANAGER

TITLE

TITLE

ATTEST:

ATTEST:

CITY OF FAIRVIEW

(COUNTY OF WILLIAMSON), TENNESSEE

BY:

MAYOR DATE

APPROVED AS TO FORM:

BY:

CITY ATTORNEY DATE

RESOLUTION 64-26

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF FAIRVIEW, TENNESSEE, AUTHORIZING THE MAYOR TO EXECUTE THE SUBDIVISION DEVELOPMENT AGREEMENT FOR THE BECKLENN HEIGHTS SUBDIVISION

WHEREAS, Section 3-101 of the Fairview Subdivision Regulations requires a completed Subdivision Development Agreement to be executed prior to the initiation of land development activities within a major subdivision; and

WHEREAS, the Planning Commission approved PC Resolution PC 18-25 for the Residential Development Plan for the Becklenn Heights Subdivision on May 12, 2026; and

WHEREAS, the Becklenn Heights Subdivision is a proposed seventy-one (71) lot single-family residential development located south of Old Cox Pike and west of Pinecrest Court, identified as 7119 Old Cox Pike, Tax Map 043, Parcels 015.00, 052.00, and 053.00, and owned by Cunningham Construction & Developments, LLC; and

WHEREAS, the Planning Commission, through PC Resolution PC 53-26, recommended approval of the Subdivision Development Agreement for the Becklenn Heights Subdivision; and

WHEREAS, the Subdivision Development Agreement is attached hereto as Exhibit A.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF FAIRVIEW, TENNESSEE, AS FOLLOWS:

Section 1. Authorization. The Mayor is hereby authorized to execute the Subdivision Development Agreement for the Becklenn Heights Subdivision, attached hereto as Exhibit A.

Section 2. Effective Date. This Resolution shall take effect upon its adoption by the Board of Commissioners.

Passed and adopted the 5th day of November, 2026.

_____
Lisa Anderson, Mayor

ATTEST:

_____
Rachel Jones, City Recorder

LEGAL FORM APPROVED:

_____
Patrick M. Carter, City Attorney

SUBDIVISION DEVELOPMENT AGREEMENT
FOR
Becklenn Heights Subdivision
7119 OLD COX PK, FAIRVIEW TN 37062
MAP 015 PARCEL 015.00, 52.00, AND 53.00

This SITE DEVELOPMENT AGREEMENT is made and entered into on this **5th day of November 2026**, between THE CITY OF FAIRVIEW, TENNESSEE, (hereinafter the "CITY"), and **CUNNINGHAM CONSTRUCTION & DEVELOPMENTS, LLC** the DEVELOPER (hereinafter the "DEVELOPER").

WITNESSETH:

WHEREAS, the DEVELOPER desires to develop the property described as **BECKLENN HEIGHTS SUBDIVISION, consisting of 71 residential lots, lot numbers 1-71.**

(hereinafter the "PROJECT"); and,

WHEREAS, the Development Plan of the PROJECT has been approved by the City of Fairview Municipal Planning Commission (hereinafter the "FMPC") on the **12th day of MAY, 2026, as Resolution PC 18-26**, pursuant to Tennessee Code Annotated Title 13, Chapter 4, and the Zoning Ordinance of the City of Fairview, Tennessee and,

WHEREAS, the project shall require a site reclamation bond for **BECKLENN HEIGHTS SUBDIVISION** in the amount of **$399,150 (THREE HUNDRED AND NINETY NINE THOUSAND, ONE HUNDRED AND FIFTY DOLLARS)** in accordance with the approved site plan of the PROJECT at the time this agreement is signed. Prior to recording of a Final Plat, the PROJECT shall require a site performance bond in the amount of **$4,597,926 (FOUR MILLION, FIVE HUNDRED AND NINETY SEVEN THOUSAND, NINE HUNDRED AND TWENTY SIX DOLLARS)** in accordance with the approved Development Plan of the PROJECT at the time this agreement is signed; and

WHEREAS, the DEVELOPER is the owner of the PROJECT and has authority to engage in such development; and,

WHEREAS, the DEVELOPER desires to develop and improve said PROJECT; and,

WHEREAS, in order to provide for the health, safety, and welfare of future residents of the PROJECT and the general public, it will be necessary for certain improvements to the CITY'S utility systems, public infrastructure, and common areas to be constructed within and to serve the PROJECT including but not be limited to roads, bridges, sidewalks, pedestrian facilities, stormwater conveyance and detention systems, street signs, markings, signals, street lighting, recreation and park facilities, landscaping, and the like (hereinafter the "IMPROVEMENTS"); and,

WHEREAS, in order for the IMPROVEMENTS to be fully integrated with the public infrastructure of the CITY and to function in a satisfactory manner, the DEVELOPER has agreed to construct, in accordance

with the approved plans and the Zoning Ordinance and other rules, regulations, and ordinances of the CITY, the IMPROVEMENTS in said PROJECT and extend utilities to the PROJECT at their own cost; and,

WHEREAS, the CITY is willing to accept the dedication of the streets, utilities, and other improvements as determined in the Development Plan of the PROJECT, subject to the City of Fairview Board of Commissioners approval by resolution, and subject to the applicant's compliance with all requirements in this agreement and applicable existing laws of the City of Fairview and the State of Tennessee,

NOW, THEREFORE, it is agreed and understood as follows:

A1 General Conditions

A1.1 Construction Costs
The DEVELOPER shall pay for all material and labor necessary to install and complete the roads, sidewalks, sewers, utilities, and other facilities in accordance with this agreement.

A1.2 City Ordinances, Rules and Regulations
All currently existing CITY ordinances, rules and regulations, and the Zoning Ordinance adopted by the Board of Commissioners are made a part of this agreement. In the event of a conflict between the terms of this agreement and a CITY ordinance, the ordinance shall prevail. All work done under this agreement is to be performed in accordance with plans and specifications approved by the City and made a part, hereof.

A1.3 Fees
Review fees, inspection fees, and other amounts established by the CITY shall be paid prior to any review of the plans. If the DEVELOPER fails to install the facilities in accordance with the terms of this Agreement, no portion of the review fees, inspection fees, or other amounts paid to the CITY shall be refundable to the DEVELOPER.

A1.4 Inspection
The CITY shall have a continuous right to inspect the work and facilities to assure that the work and facilities are in accordance with the approved Construction Plans, and other rules, regulations, and ordinances of the CITY.

A1.5 Right of Entry
The CITY shall have the right, in case of breach of the Performance Agreement, to enter upon any property of the DEVELOPER and take all necessary actions to complete the work and obligations not completed.

A1.6 Easements
The DEVELOPER shall obtain and dedicate to the CITY or cause to be dedicated to the CITY, either by dedication on the plat or by easement deed, in either case in a form acceptable to the CITY, permanent easements of such widths as required by the CITY and noted on the Plans. The DEVELOPER further

agrees to grant the necessary easements and rights-of-way across the DEVELOPER's properties without expense to the CITY and waive any claim for damages.

A1.7 Stormwater Maintenance Agreement
If the PROJECT includes any detention or retention ponds, common drainage ditches, water quality facilities, or stormwater facilities outside of the CITY rights-of-way, the DEVELOPER will submit a Stormwater Maintenance Agreement, to be filed with and recorded with the Final Plat.

A1.8 Attorney Fees and Other Expenses
The DEVELOPER shall pay all reasonable costs and expenses incurred by the CITY in enforcing or completing this agreement. The DEVELOPER shall pay all costs and expenses, including the CITY'S attorney fees, of any legal proceedings brought by the CITY against the DEVELOPER seeking remedies for the DEVELOPER'S failure to perform any of its obligations hereunder, whether or not any proceedings are prosecuted to judgment.

A1.9 Agreement Not Assignable
No third party shall obtain any benefits or rights under this agreement nor shall the rights or duties be assigned by either party except as permitted pursuant to A1.13 below.

A1.10 Revocation and Interpretation
This agreement shall bind the DEVELOPER when executed by the DEVELOPER and may not be revoked by the DEVELOPER without permission of the CITY, even if the agreement has not been executed by the CITY, or does not bind CITY, for other reasons. This agreement shall be interpreted in accordance with Tennessee law and may only be enforced in the Chancery Court or Circuit Court or Court of competent jurisdiction of Williamson County, Tennessee, and Tennessee Appellate Courts.

A1.11 No Oral Agreement
This agreement may not be orally amended and supersedes all prior negotiations, commitments, or understandings. The Fairview Board of Commissioners must approve any written modification to this agreement.

A1.12 Separability
If any portion of this agreement is held to be unenforceable, the CITY shall have the right to determine whether the remainder of the agreement shall remain in effect, or whether the agreement shall be void and all rights of the DEVELOPER pursuant to this agreement terminated.

A1.13 Transferability
The DEVELOPER agrees to not transfer the property on which this PROJECT is to be located without first providing the CITY with written notice. The transferee shall provide the CITY an Assumption Agreement of this Agreement, whereby the transferee agrees to perform the IMPROVEMENTS required under this agreement and to provide a performance surety. The DEVELOPER understands that if the DEVELOPER transfers said property without providing the notice of transfer and Assumption Agreement as required herein, they will be in breach of this agreement and in violation of the Zoning Ordinance.

A1.14 Indemnity
The DEVELOPER shall indemnify and hold the CITY harmless from all loss, costs, expenses, liability, money damages, penalties, or claims arising out of any work covered by this agreement, including any attorney fees incurred by the CITY in connection therewith. Inspection of the IMPROVEMENTS by an authorized representative of the CITY shall not constitute a waiver by the CITY of any defect or of any of the DEVELOPER'S obligations hereunder.

A1.15 Binding Effect
This agreement shall be binding upon the DEVELOPER and the DEVELEPOR's heirs, administrators, executors, assigns, and any other successors in interest.

A1.16 Entire Agreement
This document contains the entire agreement between the parties, and there are no collateral understandings or agreements between them. No variations or alterations of the terms of this agreement shall be binding upon either of the parties, unless the same be reduced to writing and made an amendment to this agreement.

A1.17 Headings
Paragraph titles and headings contained herein are inserted for convenience only and shall not be deemed a part of the agreement and in no way shall define, limit, extend, or describe the scope or intent of any provision, hereof.

A2 Performance Surety
At the time of execution of this agreement, the DEVELOPER shall provide the CITY a performance surety, in an amount determined by the City Engineer for the IMPROVEMENTS and other items specified by the Construction Plans, plats, and plans approved by the FMPC. This performance surety shall secure performance of all obligations of the DEVELOPER under this agreement. The performance surety shall meet all requirements established in the Zoning Ordinance and Subdivision Regulations and secure full compliance with all terms and conditions of this agreement. The performance surety may be called for failure to comply with the provisions of this agreement in whole or in part according to the terms of the performance surety. The performance surety will not be released, except and until there has been full compliance with this agreement.

A3 Construction
A3.1 Construction Plans
The DEVELOPER shall submit to the CITY, Construction Plans describing in reasonable detail all utility systems, all stormwater management systems, all street systems, pedestrian facilities, and all IMPROVEMENTS. The Construction Plans shall be designed according to the Subdivision Regulations, Zoning Ordinance, and all other codes and ordinances enforced by the City, and sound engineering judgment. The design of all utility systems shall follow the State of Tennessee and utility provider design criteria and specifications. In the event of a disagreement as to compliance with or interpretation of the Construction Plans and the CITY'S specifications, the decision of the CITY shall be final and binding on the DEVELOPER. The Construction Plans shall be prepared by a design professional licensed by the State

of Tennessee to design all systems and shall bear the seal, signature, date, and license number of the professional preparing the Construction Plans.

A3.2 Commencement of Construction
Construction of IMPROVEMENTS may not begin until the following events have occurred:
A. The Development Plan has been approved by the FMPC;
B. The Construction Plans are approved by the CITY;
C. The Tennessee Department of Environment and Conservation has approved the applicable portions of the Plans and has confirmed its approval to the CITY and/or DEVELOPER in writing;
D. The CITY shall have received an appropriately executed Development Agreement; and
E. The pre-construction conference has been held;
E. The DEVELOPER shall give the CITY notice of commencement of construction, in writing at least one (1) working day prior to commencement.

A3.3 Site Grading
The DEVELOPER, hereby, agrees to construct all site grading to comply with the approved Construction Plans, including the approved Erosion Control Plan for the PROJECT and to comply with the Stormwater Ordinance, and all other codes and ordinances enforced by the CITY.

A3.4 Stormwater Management Systems
The DEVELOPER shall be responsible for all stormwater management work made necessary by the development of this PROJECT. It is understood and agreed that the CITY in its proprietary function is not and could not be expected to oversee, supervise, or direct the construction of all drainage improvements, and the excavation incident thereto. Neither is the CITY vested with the original design responsibility nor the means to formally survey elevations or the locations of improvements at every stage of the construction process. The CITY is vested with the right of periodic inspections, stop work order, and final approval as a measure of secondary or subsequent enforcement. The DEVELOPER has and shall retain the responsibility to properly anticipate, survey, design and construct the subdivision stormwater improvements and give full assurance that same shall not adversely affect the flow or quality of surface water from or upon any property. In providing technical assistance, plan and design review, the CITY does not and shall not relieve or accept any liability from the DEVELOPER.

A3.5 Street Construction
The DEVELOPER, hereby, agrees to construct and improve the streets shown on the Construction Plans to comply with the CITY's specifications and to the satisfaction and approval of the City Engineer by grading, draining, subgrade preparation, base preparation, curbing, signage, striping, signalization, sidewalk installation, and paving with the required preparation, amounts, and types of material. The DEVELOPER further agrees to pay the cost of all engineering, inspection and laboratory cost incidental to the construction of streets and driveways including but not limited to material and density testing.

A3.6 Off-Site Improvements
The DEVELOPER shall construct any and all off-site facilities that may be required to serve the PROJECT. Unless specifically noted in the Construction Plans and made a part of separate agreement with the

CITY, the CITY shall not be required to reimburse the DEVELOPER for construction of off-site improvements.

A3.7 Inspection and Compliance
After construction begins, the CITY shall provide on-site construction inspection as the CITY deems necessary to ensure that all work is performed and completed in accordance with the Construction Plans, CITY specifications, and the contents of this agreement. In the event of a disagreement as to compliance with or interpretation of the Construction Plans and the CITY'S specifications, the decision of the CITY shall be final and binding on the DEVELOPER. If the DEVELOPER fails to construct in accordance with the approved Construction Plans or to comply with the CITY'S specifications, the CITY may issue a stop-work order and DEVELOPER, hereby, agrees to be bound by such order.

A3.8 Testing
The DEVELOPER agrees to pay the cost of all engineering, inspection, and laboratory cost incidental to construction of the streets, sidewalks, utilities, compacted fill material, and other facilities included within this agreement. Such testing includes, but is not limited to, material and density testing.

A3.9 Scrap Removal
The DEVELOPER agrees to comply with all local, state, and federal rules and regulations regarding waste material and debris disposal.

A4 Acceptance of Improvements
A4.1 Completion of Improvements
At such time as the improvements have been constructed and installed, acceptance of improvements shall follow Subdivision Regulations Article 3-104. The DEVELOPER agrees the DEVELOPER shall have no claim, direct or implied, in the title or ownership of the IMPROVEMENTS specified in this agreement when the IMPROVEMENTS are complete and thereafter accepted by the CITY. The DEVELOPER will be responsible for construction failures and defects in PROJECT prior to final acceptance. During this period, it shall remain the responsibility of the DEVELOPER to correct and cure these defects and failures.

A4.2 As-Built Drawings and Post-Completion Items
The DEVELOPER agrees to furnish to the CITY as-built plans, on a reproducible, stable media, of the stormwater management and streets within the development before the CITY shall accept the development.

A4.3 Acceptance of Facilities
Upon final acceptance of all or part of the IMPROVEMENTS in the PROJECT, then those IMPROVEMENTS shall become the property of the CITY free from all claims from any person or entity without the necessity of any further writing, agreement, or deed. The DEVELOPER further agrees that any facilities placed within a public or platted right-of-way or dedicated public easement are irrevocably dedicated to the public use without any right of reimbursement or compensation of any kind.

A4.4 Failure to Install

In the event the DEVELOPER fails to install the facilities in accordance with the terms of this agreement, the CITY may, in its sole discretion, elect to accept all or a portion of the IMPROVEMENTS in the PROJECT. Should the CITY choose to accept all or a portion of these IMPROVEMENTS, the CITY shall become the sole owner of these facilities. The CITY may give notice of acceptance by writing delivered to the DEVELOPER or recorded in the Register's Office of Williamson County, Tennessee. No further writing or deed shall be required.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed in multiple originals by persons properly authorized so, to do on or as of the day and year first given.

OWNER/ Guarantor	DEVELOPER/ Guarantor
TITLE	TITLE
ATTEST:	ATTEST:

CITY OF FAIRVIEW

(COUNTY OF WILLIAMSON), TENNESSEE

BY:

MAYOR DATE

APPROVED AS TO FORM:

BY:

CITY ATTORNEY DATE

RESOLUTION 65-26

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 (7370 TAYLOR ROAD, 4.13 (+/-) ACRES, TAX MAP 041, PARCEL 036.04)

Tax Map 041, Parcel 036.04
4.13 (+/-) Acres
7370 Taylor Road
Zoning: CD-2 Rural
Owner: Deborah Williams

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 **December 3, 2026**, at **Fairview City Hall** on the proposed annexation of territory by owner consent, and Plan of Services, to wit:

Legal Description of Tax Map 041 Parcel 036.04
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.

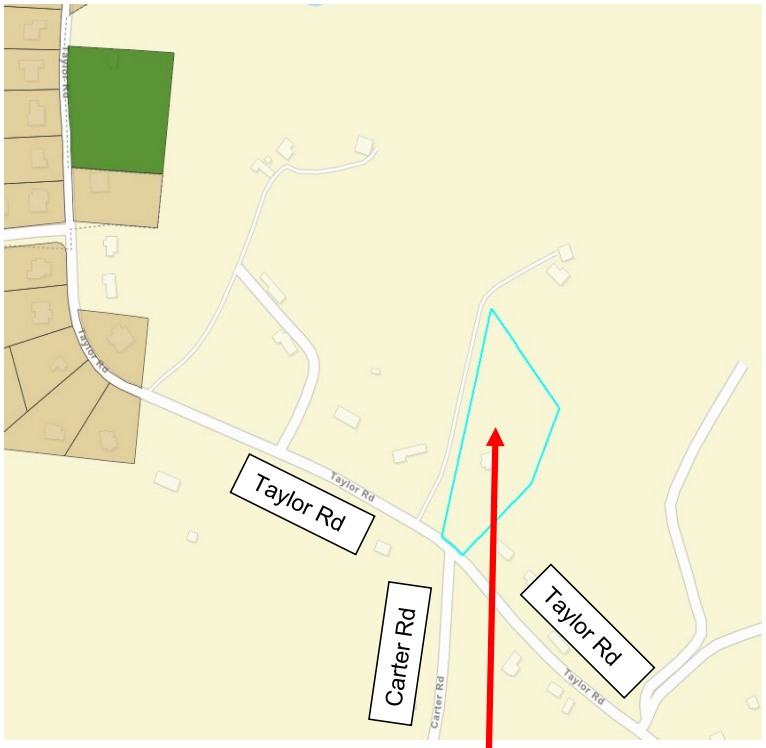
M. Miscellaneous

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: 6
Nay: 1
Not voting: 2 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 041, Parcel 036.04
4.13 (+/-) Acres
7370 Taylor Road
Zoning: CD-2 Rural
Owner: Deborah Williams

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 5th day of November, 2026.

_____

Lisa Anderson, Mayor

ATTEST:

_____

Rachel Jones, City Recorder

LEGAL FORM APPROVED:

_____

Patrick M. Carter, City Attorney

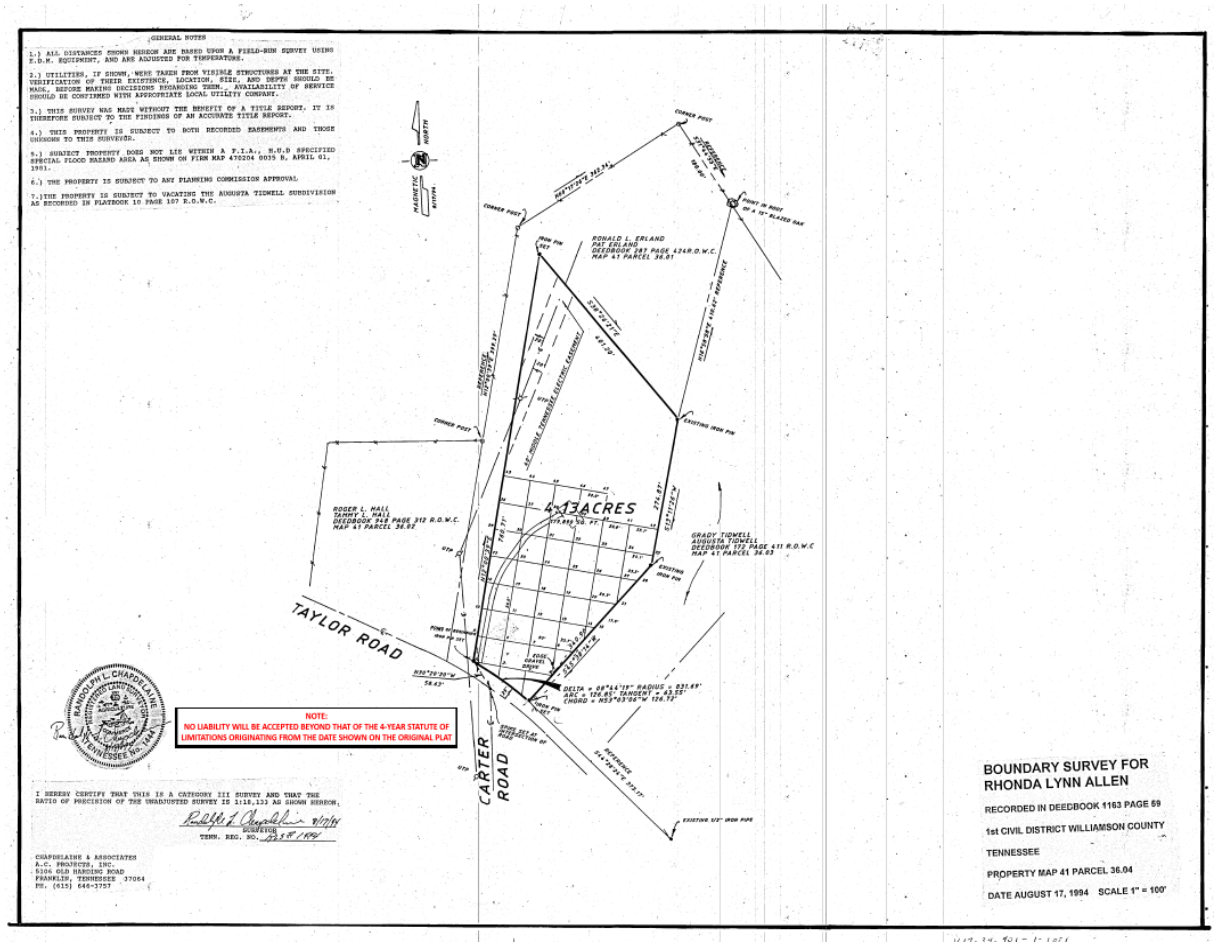
EXHIBIT A

Legal Description of Tax Map 041 Parcel 036.04

Being a tract of land shown on property map 41, Assessor's Office, and lying wholly within the 1st Civil District of Williamson County, Tennessee, bounded in general by Taylor Road on the south, Ronald Erland on the west and north, and Grady Tidwell on the east, more particularly described as follows:

Beginning at an iron pin set on the north side of Taylor Road, said pin being located in an interior line of Ronald Erland (ref. Deed Book 287, page 424, ROWC), and said pin being located N 30° 20' 20" W 58.63 ft. from a reference iron spike set at the centerline intersection of Taylor and Carter Roads; thence leaving the road and with Erland's line, N 12° 00' 38" E 760.71 ft. to an iron pin set in a field, said pin being located S 37° 39' 16" E 65.61 ft. from a reference wood post fence corner, said post being an exterior corner of Erland's; thence S 38 °26' 21" E 401.20 ft. to an existing iron pin in the woods, said pin being Erland's southeast corner in Grady Tidwell's west line (ref. Deed Book 172, page 411, ROWC), and said pin being located S 16° 58' 58" W 410.62 ft. from a reference 15 in. blazed oak in a fence, said oak being Erland's northeast corner; thence leaving Erland and with Tidwell's west line, S 13° 11' 26" W 274.87 ft. to an existing iron pin in a field; thence S 45° 38' 14" W 340.90 ft. to an iron pin set on the north side of Taylor Road, said pin being located N 44° 28' 24" W 373.17 ft. from a reference 1/2 in. iron pipe near the end of a fence; thence leaving Tidwell and with the north side of Taylor Road and a curve to the left having the following characteristics: delta = 08° 44' 19"; radius = 831.69 ft.; arc = 126.85 ft.; tangent = 63.55 ft.; chord = N 53° 03' 06" W 126.72 ft. to the point of beginning, containing 4.13 acres, more or less, and being an "included but excluded" remainder as recorded in Deed Book 1163, page 59, ROWC, according to a survey dated 8/17/94 by Randolph L. Chapdelaine, R.L.S. #1444, 5106 Old Harding Road, Franklin, TN 37064.

A water tap on this property is made part of this conveyance.



RESOLUTION 65-26 CITY OF FAIRVIEW Page 7 | 7

STAFF REPORT
PC-42-26

Project: 7370 Taylor Road

Application Type: Annexation

Applicant: Deborah Williams

Owner: Deborah Williams

Initial Submittal Date: 5/25/2026

Tax Map: 041 **Parcel:** 036.04

September 8th Planning Commission Meeting: Summary

Project ANX-26-0003 was considered by the Fairview Planning Commission at its regular meeting on September 8th, 2026. During consideration of the annexation request questions were raised about whether the property is contiguous to the current municipal boundaries of Fairview. During the meeting staff were unable to confirm whether the Taylor Road right-of-way had been annexed into the Fairview municipal boundaries. Given a non-contiguous annexation requires coordination with Williamson in creating the Plan of Services and that coordination had not been finalized, the Planning Commission deferred ANX-26-0003 onto October 20th, 2026, Planning Commission agenda.

Since September 8th Planning Commission meeting staff have been able to confirm that the Taylor Road right-of-way located within front of 7370 Taylor Road, the property requested for annexation, was annexed into the Fairview municipal boundaries in 2020. Given that Taylor Road has been annexed into Fairview municipal boundaries, the annexation request for 7370 Taylor Road is not a non-contiguous annexation and therefore the Plan of Services is not required to be created in coordination with Williamson County. *T.C.A. 6-51-104 states that a municipality can expand its boundaries, "by the annexation of territory adjoining to its existing boundaries."* Given that Taylor Road is within the boundaries of Fairview, staff consider the property at 7370 Taylor Road to be contiguous to the Fairview municipal boundaries.

Project Summary

Deborah Williams, owner and applicant, has submitted an annexation request for property located at 7370 Taylor Road. The parcel is more specifically identified as Tax Map 041 Parcel 036.04. The property contains a total of 4.13 (+/-) acres and is currently zoned Williamson County Rural Preservation-5 (RP-5). All surrounding parcels are located within Williamson County and zoned Rural Preservation-5 (RP-5) and all surrounding properties contain single family detached residential land uses. The application does not

indicate which character area is requested for the property, but the application does state the purpose of the annexation as the creation of a multi-family development.

Property Zoning

Section 2.5 Newly Annexed Properties, of the Fairview Development Code, states, *". . . newly annexed properties shall have an initial zoning of CD-2*", which will remain until the owner/application formally requests a rezoning and it is approved by the Fairview Board of Commissioners.

Fairview Forward 2040 Plan

The Fairview Forward 2040 Comprehensive Plan does not provide a future land use classification for the property at 7370 Taylor Road. The reason for this is during the development of the 2040 Plan this property was not located within the Fairview Urban Growth Boundary (UGB) and therefore it was not given a future land use classification. During the most recent county wide UGB update, this property is now located within the Fairview UGB, however this 2040 Plan Future Land Use map has not been updated to place a classification on this property.

The two (2) closest future land use classifications are Rural Settlement and Legacy Neighborhood (Residential-Medium). The Rural Settlement classification is located to the east, and the Legacy Neighborhood classification is located to the west. Given that no surrounding properties were located within the Urban Growth Boundary when the 2040 Plan was created, no directly adjacent properties have a future land use classification.

The Rural Settlement classification lists AR-15A, AR-5A, RS-40, RSM-40, and R-20 with a Conservation Development Overlay as appropriate zone districts. These appropriate zone districts transitioned to the following character districts within the new development code - CD-2, CD-2W, and CD-3L. The Rural Settlement classification lists appropriate land use as Agriculture and Single-Family Detached Residential.

The Legacy Neighborhood (Residential- Medium) future land use classification lists appropriate zoning districts as RS-40, and R-20, which convert to either CD-2W (Rural) or CD-3L (Neighborhood – Large Lot) character districts within the new development code. The only appropriate land use listed is Single-Family Detached Residential.

Utilities:

The Water Authority of Dickson County (WADC) provided no review comments on the annexation request, however if the property is annexed any future development will be required to meet all WADC standards.

Staff Recommendation:

Staff recommends the Planning Commission provide a **favorable/non-favorable** recommendation to the Fairview Board of Commissioners to approve this request to annex Tax Map 041 Parcel 036.04 located at 7370 Taylor Road as indicated on the

attached map and with the following conditions of approval included in Resolution PC-42-26:

1. This annexation request will be placed on Thursday, November 5th Board of Commissioners meeting agenda for consideration with the potential for the Public Hearing on Thursday, December 3rd, and second reading being held on Thursday, December 17th Board of Commissioners meeting.

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:

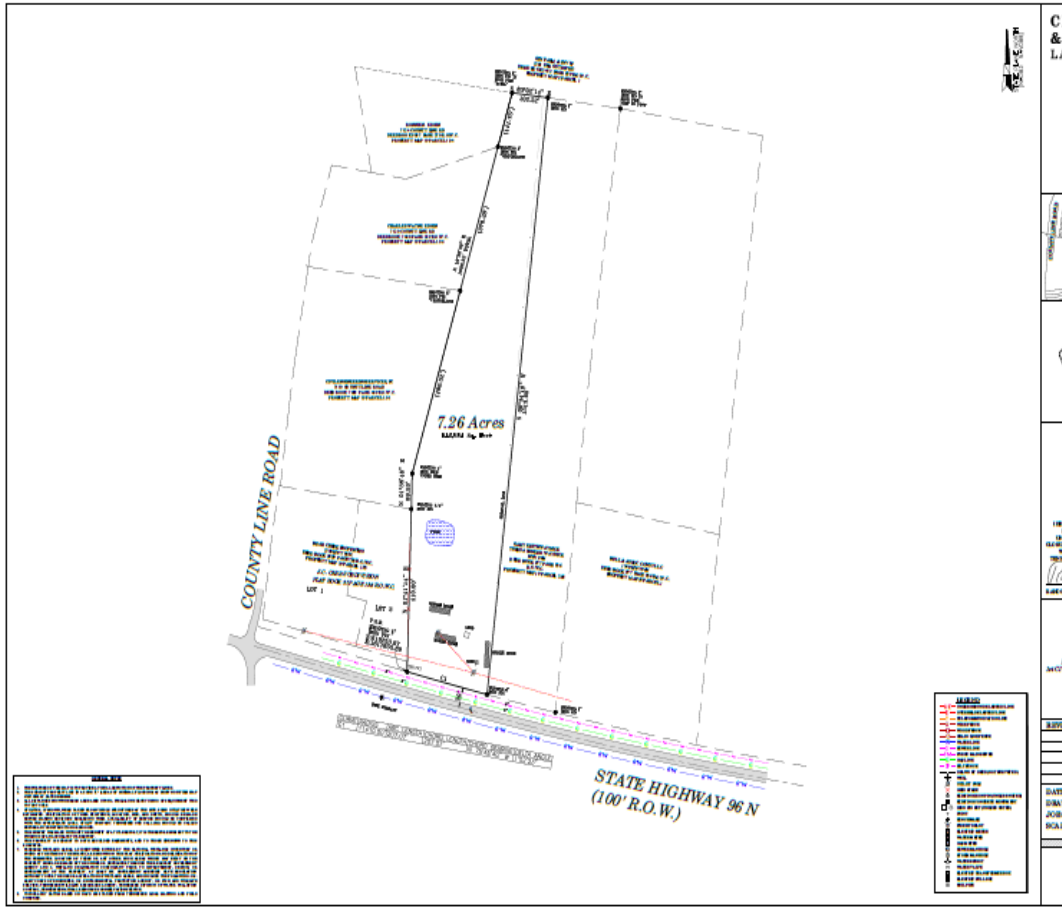
- A 7.26 (+/-) acre parcel located at 1550 Highway 96 N, consisting of Williamson County Tax Map 019, Parcel 002.00, proposed to be rezoned from CD-4C (Neighborhood Corridor) to SD-LI (Light Industrial Special District), Property Owner: Civil Engineering Services, P.C.; and

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.


7.26 Acres
COUNTY LINE ROAD
STATE HIGHWAY 96 N
(100' R.O.W.)
CHAPDELAINE
& ASSOCIATES
LAND SURVEYING
BOUNDARY SURVEY FOR
ESLEY W. BRATTON, JR.
DORIS J. BRATTON
CITY OF FAIRVIEW
ORDINANCE 2026-22
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V-1.1

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

STAFF REPORT
PC-54-26

Project Number: RZN-26-0016

Project Name: 1550 Highway 96N

Application Type: Rezoning

Applicant: Joshua Flake

Owner: Civil Engineering Services, P.C.

Initial Submittal Date: 4/14/2026

Resubmittal Date: 5/29/2026

Tax Map: 019 **Parcel:** 002.00

Project Summary

Mr. Joshua Flake, applicant, has submitted a request to rezone the entire 7.26 (+/-) acres or property located at 1550 Highway 96N from CD-4C (Neighborhood Corridor) to SD-LI (Light Industrial Special District). The property is located north of Highway 96N just east of the intersection of Highway 96N and County Line Road. The property was rezoned to CD-4C (Neighborhood Corridor) with the adoption of the new Fairview Development Code and Zoning Map on July 2, 2026. The property is currently vacant and heavily wooded. No portion of the property is located within a flood hazard area.

Surrounding Zoning and Land Uses
The properties to the north are located within Willamson County and zoned MGA-1. The properties located to the west are in both Williamson County and the Fairview Municipal Boundaries. The properties to the west are zoned Williamson County MGA-1, Fairview CD-2 (Rural) and CD-4C (Commercial Corridor). The properties to the south and east are located within the municipal boundaries of the Fairview and are currently zoned CD-4C (Neighborhood Corridor)

All adjacent properties are currently vacant and undeveloped, except for the property located at 7120 County Line Road, which is zoned MGA-1 and contains a single family detached residence. The property directly east of 1550 Highway 96N is vacant, while the next parcel to the east, 1540 Highway 96N is the location of L&L Equipment Sales.

Fairview Forward 2040 Plan

The 2040 Fairview Forward Plan identifies the property at 1550 Highway 96N as future land use classification Interchange Business/Employment District. This future land use

classification notes appropriate land uses as Retail/Restaurant, Office, Light Industrial, Industrial, Multi-Family Residential, and Civic/Institutional. The Business Interchange Future Land Use Classification lists seven (7) zone districts as appropriate. These zone districts are Commercial Interchange (CI), Commercial Community (CC), Commercial Mixed Use (CMU), Office General (OG), Industrial Restrictive (I-R), Industrial General (I-G) and Industrial Special (I-S). These zone district names are from the previous Fairview Zoning Ordinance. These zone districts transitioned to the CD-4 (Neighborhood Center), CD-4C (Neighborhood Corridor), SD-LI (Light Industrial Special District) and SD-HI (Heavy Industrial Special District) within the newly adopted Fairview Development Code.

The requested character district of SD-LI (Light Industrial) does align with the appropriate character districts as listed in the Interchange Business/Employment District future land use classification. Also, any permitted land use within the SD-LI character district algins with the appropriate land uses listed in the Interchange Business/Employment District future land use classification.

Public Notice
Section 8.5.4.D of the Fairview Development Code, entitled Notice & Public Hearing, requires a rezoning request to satisfy three (3) types of public notification. Those three (3) forms of public notification are published notice within a newspaper of general circulation, a sign posted on the property and a notice mailed to each adjacent property to the project location. All three (3) of these required notification types have been satisfied for this project.

Staff Recommendation:

Staff recommends that the Planning Commission provide a **favorable** recommendation to the Fairview Board of Commissioners to approve this request to rezone all 7.26 (+/-) acres of property located at 1550 Highway 96N from the current zoning of CD-4C to SD-LI, with the following condition of approval included in Resolution PC-54-26:

1. This rezoning request will be placed on Thursday, November 5th Board of Commissioners meeting agenda for consideration with the potential for the Public Hearing on Thursday, December 3rd, and second reading being held on Thursday, December 17th Board of Commissioners meeting.

ORDINANCE 2026-23

AN ORDINANCE TO AMEND THE DEVELOPMENT CODE AND ZONING MAP OF THE CITY OF FAIRVIEW, TENNESSEE, BY REZONING A 1.96 (+/-) ACRE PARCEL LOCATED AT 7151 COX PIKE (WILLIAMSON COUNTY TAX MAP 042H, GROUP C, PARCEL 003.00) FROM POD (PLANNED OVERLAY DISTRICT) TO CD-3L (NEIGHBORHOOD LARGE LOT)

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 1.96 (+/-) acre parcel located at 7151 Cox Pike, consisting of Williamson County Tax Map 042H, Group C, Parcel 003.00, proposed to be rezoned from POD (Planned Overlay District) to CD-3L (Neighborhood Large Lot), Property Owner: Derek McFarlin; 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:

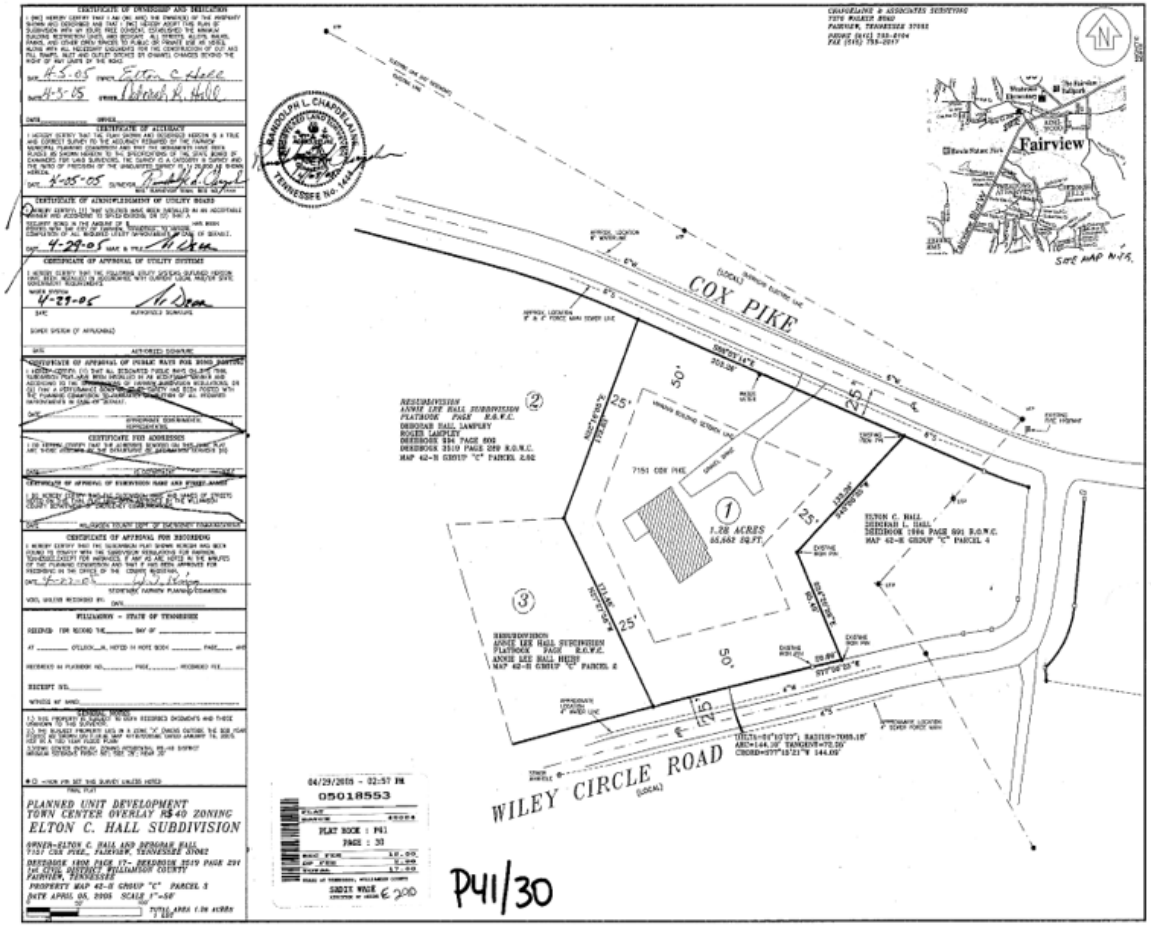
- A 1.96 (+/-) acre parcel located at 7151 Cox Pike, consisting of Williamson County Tax Map 042H, Group C, Parcel 003.00, proposed to be rezoned from POD (Planned Overlay District) to CD-3L (Neighborhood Large Lot), Property Owner: Derek McFarlin; and

SECTION 2.
This rezoning request was submitted by applicant, Derek McFarlin, 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 042H, Group C, Parcel 003.00
- Total Area: 1.96 (+/-) acres
- Location: 7151 Cox Pike
- Requested Zoning: CD-3L (Neighborhood Large Lot)
- Property Owner: Derek McFarlin
- Planning Commission: Positive Recommendation (7-0, 2 absent)

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



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CITY OF FAIRVIEW

ORDINANCE 2026-23

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

STAFF REPORT
PC-46-26

Project Number: RZN-26-0013

Project Name: 7151 Cox Pike

Application Type: Rezoning

Applicant: Derek McFarlin

Owner: Derek McFarlin

Initial Submittal Date: 8/18/2026

Tax Map: 042H Group C **Parcel:** 003.00

Project Summary

Derek McFarlin, owner and applicant, has submitted a rezoning request for the entirety of the property located at 7151 Cox Pike. The parcel is more specifically identified as Tax Map 042H Group C Parcel 003.00. The applicant is requesting to rezone the parcel from Planned Overlay Development (POD) to CD-3L (Neighborhood Large Lot). The property was incorrectly identified as POD on the new zoning map adopted on April 2, 2026, and the applicant desires to rezone the property to CD-3L to match the residential zoning located to the north, across Cox Pike.

Surrounding Zoning and Land Uses
All adjacent properties are located within the municipal boundaries of Fairview. The properties to the north, south and west all contain single family detached residential land uses. The property to the east contains commercial land use.

Property Zoning

The property is currently zoned Planned Overlay Development (POD) on the zoning map adopted on April 2, 2026. The property owner contacted the Planning Staff about this zoning designation because they were unaware the property had ever been included within a POD. Following staff research, it was determined that the property had never been part of a POD development and that the newly adopted zoning map had incorrectly designated this property as POD, along with several adjacent parcels. After discussions with Staff the owner decided to request a rezoning to CD-3L to match the properties located to the north, across Cox Pike. The properties located to the south are zoned CD-4 and the properties to the west are also incorrectly zoned POD.

Fairview Forward 2040 Plan

The Fairview Forward 2040 Comprehensive Plan classifies the property at 7151 Cox Pike as future land use classification Residential Transition. The Residential Transition Neighborhood classification notes appropriate land uses as Multi-Family, Single-Family Attached, Single-Family Detached, and Civic & Institutional. This classification lists two (2) appropriate character districts as appropriate, which are CD-3 (Neighborhood) and CD-4 (Neighborhood Center).

The requested character district of CD-3L (Neighborhood Large Lot) does not align with the appropriate character districts as listed in the Residential Transition Neighborhood classification, however the CD-3L would permit a lower density than either the CD-3 or CD-4 character districts, which are both indicated as appropriate character districts. The proposed future land use of single-family detached residential is in alignment with the future land use classification.

Staff Recommendation:

Staff recommends that the Planning Commission provide a **favorable** recommendation to the Fairview Board of Commissioners to approve this request to rezone the entirety of the property located at 7151 Cox Pike, approximately 1.96 (+/-) acres, from the current zoning of POD to CD-3L, with the following condition of approval included in Resolution PC-46-26:

1. This rezoning request will be placed on Thursday, November 5th Board of Commissioners meeting agenda for consideration with the potential for the Public Hearing on Thursday, December 3rd, and second reading being held on Thursday, December 17th Board of Commissioners meeting.

Ordinance 2026-24

An Ordinance of the
City of Fairview, Tennessee
Amending the Fiscal Year 2027 Budget

WHEREAS the governing body adopted the fiscal year 2027 budget by Ordinance Number 2026-09 on June 18, 2026; and

WHEREAS the budget was submitted to the Tennessee Comptroller's Division of Local Government Finance for approval; and

WHEREAS pursuant to the Tenn. Code Ann. § 9-1-116, availability of programs and services to people in this state shall be limited to the extent that funds are appropriated by the general assembly or the appropriate governing body of a political subdivision; and

WHEREAS the governing body needs to amend the budget to allow for increased or decreased revenues and/or expenditures; and

SECTION 1. Now, therefore, be it resolved by the governing body that it hereby adopts the following changes to the fiscal year 2027 budget.

Fund Name:	110 Operating			
Account #	Account Name	Original Budget	Amended Budget	Budget Amendment / Change
110-36340	City Auction Sales	$13,500	$254,700	$241,200
110-41114-944	Fleet	$0	$18,000	$18,000
Fund Name:	115 2021 B Bond			
Account #	Account Name	Original Budget	Amended Budget	Budget Amendment / Change
115-41114-266	City Hall Upgrades	$0	$100,547.84	$100,547.84

SECTION 2. Now, therefore, be it resolved that this ordinance shall take effect immediately upon final passage.

Signed _____

Printed Name _____, Mayor

Attested

Signed _____

Printed Name _____ City Recorder

Legal form approved:

Signed _____

Printed Name _____ City Attorney

Date of First Reading: _____

Date of Second Reading: _____

Ordinance 2026-24

This budget amendment recognizes the sale of the Fire Tanker ($241,200) as revenue towards City Auction Sales, adds money to the fleet line item in admin for the City Manager's vehicle ($18,000), and adds the remainder of the 2021 B Bond money to be spent on City Hall maintenance 100,547.84 .