

**ORDINANCE 2024-11****AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF FAIRVIEW, TENNESSEE, BY REZONING 57.9 (+/-) ACRES OF PROPERTY LOCATED AT 7281 NORTHWEST HIGHWAY, CONSISTING OF WILLIAMSON COUNTY TAX MAP 021, PARCELS 62.00 AND 63.00, FROM RS-40 (SINGLE FAMILY RESIDENTIAL) TO R-20 (ONE AND TWO FAMILY RESIDENTIAL), PROPERTY OWNER: NORTHWEST COVE, LLC.**

**WHEREAS**, the City of Fairview zoning ordinance, and the zoning maps therein adopted be, and the same are hereby amended by rezoning the property herein described as 57.9 (+/-) acres of property consisting of Williamson County tax map 021, parcels 62.00 and 63.00, located at 7281 Northwest Highway from RS-40 (Single Family Residential) to R-20 (One and Two Family Residential), property owner: Northwest Cove, LLC; and

**WHEREAS**, more specifically, the rezoning request is for a 14.7 (+/-) acre portion of tax map 021 parcel 63.00 and a 36.9 (+/-) acre portion of tax map 021 parcel 62.00; and

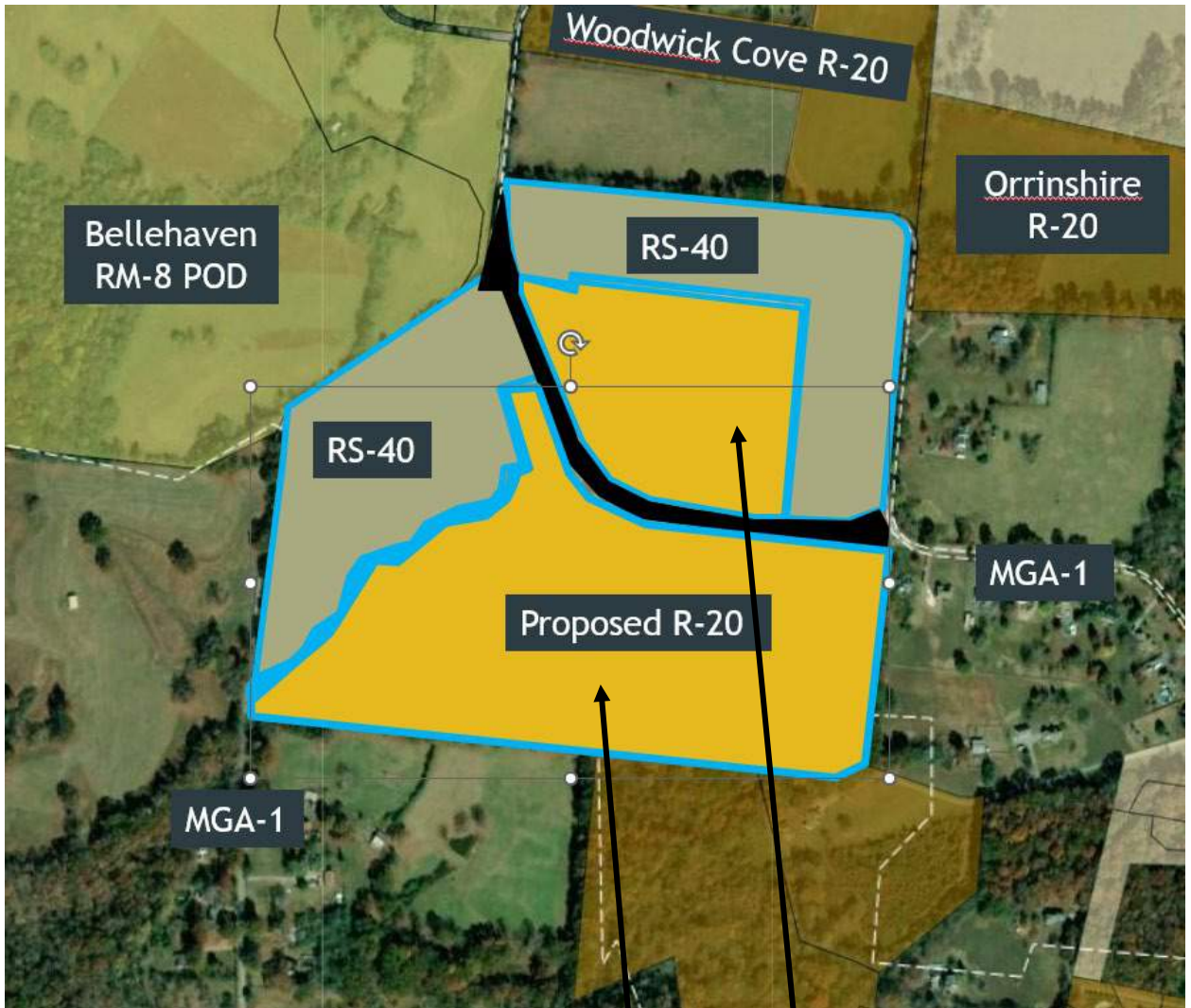
**WHEREAS**, said property to be rezoned from RS-40 to R-20 is located within the corporate limits of the City of Fairview; and

**WHEREAS**, the City of Fairview Municipal Planning Commission forwarded the request to the Board of Commissioners on June 11, 2024, with a **positive** recommendation for approval without conditions; and

**WHEREAS**, that all ordinances or parts of ordinances in conflict are hereby repealed; and

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

The zoning ordinance of the City of Fairview, Tennessee, is hereby amended by rezoning 57.9 (+/-) acres of property consisting of Williamson County tax map 021, parcels 62.00 and 63.00, located at 7281 Northwest Highway, from RS-40 (Single Family Residential) to R-20 (One and Two Family Residential), as requested by owner Northwest Cove, LLC, the public welfare requiring it. The rezoning of this site shall be subject to all City of Fairview ordinances and regulations.



7281 Northwest Hwy  
Rezone 57.9 (+/-) Acres  
Map: 021  
Parcels: 62.00 & 63.00  
Owner: Northwest Cove, LLC  
Current Zoning: RS-40  
Requested Zoning: R-20

Approved by the Board of Commissioners:

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Lisa Anderson, Mayor

ATTEST:

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Rachel Jones, City Recorder

LEGAL FORM APPROVED:

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Patrick M. Carter, City Attorney

Passed 1<sup>st</sup> Reading: June 20, 2024

Public Hearing: July 18, 2024

Passed 2<sup>nd</sup> Reading: \_\_\_\_\_

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