

Agenda

Fairview Planning Commission September 10, 2024 Regular Meeting @ 7 p.m.

David Magner, Chairman
Hayley Schulist
Mayor Lisa Anderson
Salvatore Cali
Will King

Chris McDonald
Jeff Pape
LaRhonda Williams
Shonda Schilling

- Call to Order
- Roll Call
- Opening Prayer and Pledge
- Approval of Agenda
- Citizen Comments (*limited to the first five citizens to sign in and three minutes each*)
- Approval of Minutes:

- **August 13, 2024, Regular Meeting**

OLD BUSINESS

NEW BUSINESS

1. PC Resolution **PC-32-24**, Rezoning, 7208 Cox Pike, 1.51 Acres, Map: 042H, Group: E Parcel: 001.00. Current Zoning: RS-40 and R-20 PUD. Requested Zoning: RS-15. Property Owner: Tony Cavender.

BONDS AND LETTERS OF CREDIT

REPORTS FOR DISCUSSION AND INFORMATION

- City Planning Staff
- City Manager
- City Engineer
- City Attorney

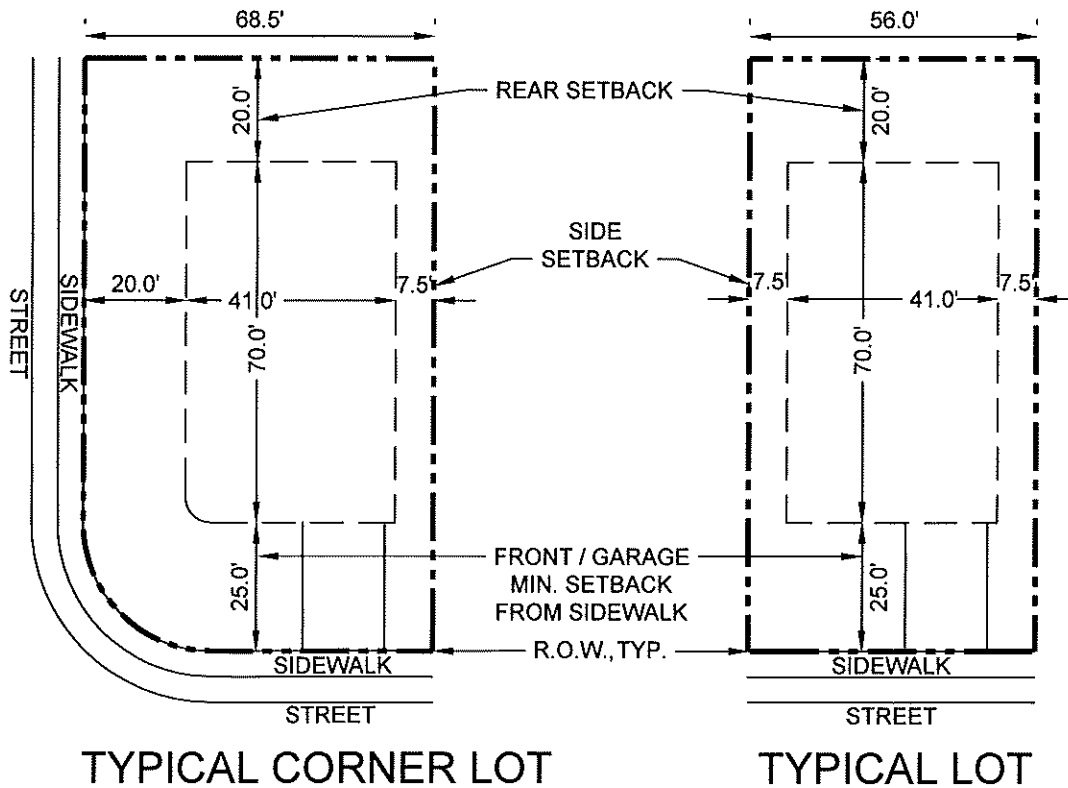
PLANNING COMMISSION ROUNDTABLE

ADJOURNMENT

EFFECTIVE LOT SIZES (INCLUDING BUFFER AREA)

- MINIMUM LOT SIZE - 8,232 SF
- MAXIMUM LOT SIZE - 17,244 SF
- AVERAGE LOT SIZE - 9,850 SF

SINGLE FAMILY LOTS 1-42 FRONT-LOAD GARAGE



**PLANNING COMMISSION OF THE CITY OF FAIRVIEW, TENNESSEE
RESOLUTION NO. 32-24**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FAIRVIEW, TENNESSEE, RECOMMENDING THE APPROVAL OF A REZONING REQUEST FROM RS-40 (SINGLE FAMILY RESIDENTIAL) TO RS-15 (SINGLE FAMILY RESIDENTIAL DISTRICT) FOR THE ENTIRE 1.51 (+/-) ACRE PARCEL LOCATED AT 7208 COX PIKE. TAX MAP 042H GROUP E PARCEL 001.00. OWNER: TONY CAVENDER.

WHEREAS, Ms. Allison Corolla (T-Square Engineering), is requesting approval of a rezoning from RS-40 (Single Family Residential) to RS-15 (Single Family Residential) for the entirety of the property (1.51(+/-) acre) located at 7208 Cox Pike; and

WHEREAS, the 2040 Fairview Forward Plan classifies this property as Legacy Neighborhood (Residential-Medium) and the Legacy Neighborhood notes the appropriate zoning as RS-40 and R-20 and the appropriate land use as single-family detached residential; and

WHEREAS, the proposed lots sizes will be greater than the appropriate zoning district of R-20,

WHEREAS, the staff report is attached as Exhibit PC-32-24-A,

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF FAIRVIEW, TENNESSEE, AS FOLLOWS:

The City of Fairview Planning Commission hereby **recommends** the Board of Commissioners approve this rezoning request with the following conditions:

1. This rezoning request will be placed on the Thursday, October 3rd Board of Commissioners meeting agenda for consideration with the potential for the Public Hearing and second reading being held at the Thursday, November 7th, 2024 Board of Commissioners meeting.

Adopted this _____ day of _____, 2024

Planning Commission Chairperson

Attest:

City Recorder

Approved As To Form:

City Attorney

EXHIBIT PC-32-24-A
STAFF REPORT
PC-32-24

Project: 7208 Cox Pike Rezoning

Application Type: Rezoning

Applicant: Allison Corolla (T-Square Engineering)

Owner: Tony Cavender

Initial Submittal Date: 7/18/2024

Final Submittal Date: 8/28/2024

Tax Map: 042H **Group:** E **Parcel:** 001.00

Project Summary

Allison Carolla (T-Square Engineering) has submitted, on behalf of Tony Cavender, a request to rezone the entire 1.51 (+/-) acre parcel located at 7208 Cox Pike. The property is currently zoned RS-40 (Single Family Residential) and the requested zone district is RS-15 (Single Family Residential District). All surrounding parcels contain single-family residential land uses. The properties to the south, east and west are zoned RS-40 and the properties to the north are zoned R-20 PUD.

The Fairview Forward 2040 Comprehensive Plan designates this property as Legacy Neighborhood New (Residential – Medium). The Legacy Neighborhood classification notes the only appropriate land use is single-family detached residential. The applicant has noted the proposed land use for this property will be single family detached residential, which is alignment with the 2040 Plan. The Legacy Neighborhood classification lists two (2) zone districts as appropriate zoning, and those zone districts are the RS-40 and R-20 zone districts. The requested RS-15 zone district is not listed as an appropriate zone district within the Legacy Neighborhood (Residential – Medium) classification. Although the requested zone district is not in alignment with the appropriate zone districts listed in the 2040 plan, the proposed lot sizes are well above the minimum lot size for both the RS-15 and R-20 zone districts.

The request for RS-15 is based on the owner's desire to subdivide the property into two (2) distinct lots and the lot width requirements for R-20 cannot be satisfied. The owner is requesting the RS-15 zone district in order to meet the lot width, but is creating two (2) individual lots that are larger than the minimum lot size of the R-20 zone district, which is listed as an appropriate zone district for the Legacy Neighborhood classification.

Surrounding Land Use

All surrounding parcels contain single-family detached residential land uses. The properties to the north are zoned R-20PUD and are located within the Fairview Station residential subdivision. The properties to the south, east, and west are zoned RS-40 (Single Family Residential).

Reason for Proposed Rezoning:

The applicant provided the following reason for the rezoning request. *“The reason for rezoning this property is to create two single family lots which all front along Cox Pike. These lots will be substantially larger than the minimum required 15,000 SF, however a RS-15 zoning is requested due to the approximate 180' of road frontage for this property.”*

Staff Recommendation:

Staff recommends the Planning Commission provide a favorable recommendation to the Fairview Board of Commissioners to approve this request to rezone the 1.51(+/-) acre parcel (Tax Map 042H Group E Parcel 001.00) at 7208 Cox Pike from the current zoning of RS-40 to RS-15, with the following conditions of approval included in Resolution PC-32-24:

1. This rezoning request will be placed on the Thursday, October 3rd Board of Commissioners meeting agenda for consideration with the potential for the Public Hearing and second reading being held at the Thursday, November 7th, 2024 Board of Commissioners meeting.