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.