STAFF REPORT
PC-61-26

Project Number: RZN-26-0019

Project Name: 7112 and 7114 Wiley Circle and 7159, 7161, and 7169 Cox Pike

Application Type: Rezoning

Applicant: Fairview Planning Department

Owner: Multiple Owners

Initial Submittal Date: 10/28/2026

Tax Map: 042H **Group** C **Parcel:** 001.00, 002.00, 002.01, and 002.02
Tax Map: 042 **Parcel:** 179.01

Project Summary

Austin Brown, Fairview City Planner, has submitted a rezoning request for the entirety of the properties located at 7112 and 7114 Wiley Circle and 7159, 7161, and 7169 Cox Pike. The rezoning request is to rezone these parcels from Planned Overlay Development (POD) to CD-3 (Neighborhood) or CD-3L (Neighborhood Large Lot). The properties located at 7112 and 7114 Wiley Circle would be rezoned from POD to CD-3 (Neighborhood), while the properties located at 7159, 7161, and 7169 Cox Pike would be rezoned from POD to CD-3L (Neighborhood Large Lot). These properties were incorrectly identified as POD on the new zoning map adopted on April 2, 2026, and the requested character districts would bring each of these properties into alignment with the future land use classification of the Fairview Forward 2040 Comprehensive Plan.

Surrounding Zoning and Land Uses

All adjacent properties are located within the municipal boundaries of Fairview and all surrounding properties contain single family detached residential land uses.

Property Zoning

All five (5) of these properties are currently zoned Planned Overlay Development (POD) on the zoning map adopted on April 2, 2026. The property owner of 7151 Cox Pike 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 of 7151 Cox Pike decided to request a rezoning to CD-3L to match the properties located to the north, across Cox Pike. This rezoning request received a favorable recommendation at the October 20th,

2026, Planning Commission meeting. The Planning Staff created this project, RZN-26-0019, in order to bring forth a rezoning request for five (5) other properties that were incorrectly zoned to POD on the zoning map adopted on April 2, 2026.

Fairview Forward 2040 Plan

The Fairview Forward 2040 Comprehensive Plan classifies the properties at 7112 and 7114 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-3 (Neighborhood) does align with the appropriate character districts as listed in the Residential Transition Neighborhood classification. The proposed future land use of single-family detached residential is in alignment with the future land use classification.

The Fairview Forward 2040 Comprehensive Plan classifies the properties at 7159, 7161 and 7169 Cox Pike as future land use classification Legacy Neighborhood (Residential-Medium). 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.

The requested character district of CD-3L (Neighborhood Large Lot) does align with the appropriate character districts as listed in the Legacy Neighborhood (Residential-Medium) classification. 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 properties located at 7112 and 7114 Wiley Circle from POD to CD-3 (Neighborhood) and the properties located at 7159, 7161, and 7169 Cox Pike from POD to CD-3L (Neighborhood Large Lot), with the following condition of approval included in Resolution PC-61-26:

1. This rezoning request will be placed on Thursday, December 3rd Board of Commissioners meeting agenda for consideration with the potential for the Public Hearing on Thursday, January 7th, 2026, and second reading being held on Thursday, January 21st, 2027, Board of Commissioners meeting.