

MUNICIPAL PLANNING COMMISSION MINUTES

WORK SESSION

September 12, 2023, Meeting at 6 p.m.

Chris McDonald, Chairman
Salvatore Cali
Shonda Schilling

Emilee Senyard, Vice Chairman
Stuart L. Johnson
Hayley Schulist

Brandon Butler
David Magner
LaRhonda Williams

Staff Present: Tom Daugherty, Rachel Jones, Ethan Greer, Ben Knox, Patrick Carter

PC MEMBERS	PRESENT	ABSENT
Mr. McDonald	X	
Ms. Senyard	X	
Ms. Schulist	X	
Mr. Johnson	X	
Mr. Butler	X	
Mr. Cali	X	
Mr. Magner	X	
Ms. Williams		X
Ms. Schilling	X	

- **Mr. McDonald called the meeting to order at 6:05 p.m.**

Items for Discussion:

1. **PC Resolution PC-29-23, Rezoning, BARKEAST LLC – 2451 Fairview Blvd, 39.17 Acres, Map: 046, Parcel: 87.00. Current Zoning: CG Commercial General, Proposed Zoning: RM-12 Multifamily. Property Owner: Barkeast LLC.**

Representative: Ben Eastep

Discussion: Mr. Eastep introduced the project stating the front part of the property would be left commercial to meet the 2040 plan and the back area would be a residential transitional area consisting of cottages and an over 55 section for seniors. Ms. Schulist asked the total number of units. Mr. Eastep stated 450 total units with two entrances/exits onto Fairview Blvd with dedicated turning lanes. Mr. Johnson asked the differences between this plan and the one approved in June 2021. Mr. Greer stated the single-family lots have been removed and more cottages added while maintaining the commercial space on the front side of the property. Mr. Greer stated this plan meets the intent of the 2040 comp plan and city staff recommends approval. Mr. Johnson asked if a PUD would be appropriate. Mr. Carter stated a PUD would have been an option the applicant could have requested but instead he has requested a straight zoning of RM-12. Mr. Carter reminded the PC members this is a legislative decision, and they must discuss whether it is consistent with the 2040 comp plan, discuss if it fits in the context of the neighboring properties, and discuss if it promotes the health, safety, and welfare of the citizens of Fairview. Ms. Senyard stated she pulled her notes from the 2021 meetings that showed initially this project came in with an RM-20 zoning request which was denied then later came in with an RM-12 zoning request which passed PC but later denied at BOC. Mr. Butler stated the residential transition neighborhood speaks to multi-family, single-family, single-

family attached and detached, and civic with appropriate zoning uses being RS-15, RS-8, RS-5 and RM-8 with a PUD. Mr. Butler said to him it feels more like a single-family product because 4 of the 5 zoning uses are written for single family zoning. Ms. Schilling asked if the over 55 area would be restricted to no kids. Mr. Eastep replied yes, kids can visit but residents would be 55 and over. Mr. McDonald opened the meeting up for citizens to speak.

2. PC Resolution PC-30-23, Rezoning, Quarterra – Fairview Blvd, 36.16 Acres, Map: 042, Parcel: 42.00. Current Zoning: OTNC Other Non-Conforming, Proposed Zoning: RM-8 Multifamily. Property Owner: Dwaraka Farms LLC.

Representative: Kevin O'Brien

Discussion: Mr. O'Brien gave some information on Quarterra stating that Quarterra is a wholly-owned subsidiary of Lennar focused specifically on multi-family development. Lennar was founded in 1954 as a traditional home builder and has been a public company since 1972. Lennar is a single family and multifamily developer that will build both for-sale and for-rent products. Mr. O'Brien introduced the site as a 36-acre site at the corner of Highway 96 & Highway 100 which includes the current United States Post Office. He stated the site has significant challenges, including topography, storm drain ways, TDOT Easements, access and likely significant amounts of rock. Mr. O'Brien stated they are seeking a re-zone to RM-8 to accommodate a townhome development they believe to be consistent with the Fairview 2040 Comprehensive Plan with density aiming to be 190-220 townhomes depending on site conditions and buildability. Mr. O'Brien stated the development would be on 20 acres on the front of the property and 16 acres on the backside would be untouched. Mr. O'Brien stated the amenities would include a swimming pool, playground, greenspace, and possibly a walking trail. Mr. Magner asked the applicant about the future land use map and adding any additional commercial space. Mr. O'Brien said they do not have plans to add any additional commercial space. Mr. McDonald opened the meeting up for citizens to speak.

- **Adjournment at 7:02 p.m.**