

EXHIBIT PC-48-25-A
STAFF REPORT
PC-48-25

Project: The Cove

Application Type: Residential Development Plan

Applicant: Cale Newport (M2 Groups, LLC)

Owner: Vaden Northcutt

Developer: Vaden Northcutt (Northcutt Custom Homes, LLC)

Initial Submittal Date: 8/21/2025

Final Submittal Date: 10/27/2025

Tax Map: 018 **Parcel:** 031.00

Property Zoning: RS-15 (Single Family Residential)

Project Summary

Cale Newport (M2 Groups, LLC) has submitted, on behalf of Northcutt Custom Homes, LLC, a Residential Development Plan for the Cove, which is a residential subdivision that contains 50 single-family detached residential lots, two (2) new public rights-of-way, six (6) open spaces, one (1) pump station lot and all necessary stormwater, water and wastewater infrastructure. The six (6) open spaces contain 2.17 (+/-) acres. The largest open space, 1.37 (+/-) contains both the mail kiosk as well as a location for a sanitary pump station that is a required improvement per Water Authority of Dickson County.

The property is currently zoned RS-15 (Single Family Residential District) and contains a total of 28.75 (+/-) acres. The proposed development will disturb 23.00 (+/-) acres of the property. The property is located on FEMA FIRM Panel, 47187C0020F and no portion of the property is located within a flood hazard area, Zone X. The Residential Development Plan does not show this development to be constructed in phases, so no phasing plan is provided.

Surrounding Zoning and Land Use

All surrounding properties, except one, are located within Williamson County and are zoned MGA-5. The one exception is the property at 1385 Highway 96N that is located to the west and northwest of the subject property. The property at 1385 Highway 96N is in the municipal boundaries of Fairview and is zoned RS-40 (Single-Family Residential District). All surrounding properties contain single-family residential land uses.

Fairview Forward 2040 Plan

The Fairview Forward 2040 Comprehensive Plan designates the parcel that contains The Cove development as Residential-High Neighborhood. The Residential-High Neighborhood future land use classification lists five (5) zone districts, and four (4) land uses as appropriate. The five (5) zone districts are RS-5, RS-8, RM-8, RM-12, and RM-20. The four (4) appropriate land uses are Multi-Family Residential, Single-Family Attached Residential, Single-Family Detached Residential and Civic/Institutional.

The current zoning of RS-15 is not in alignment with the 2040 Plan; however, the RS-15 zone district is in place and permits less intense development in terms of lots and density than any of the appropriate zone districts. The proposed Cove development is a single-family detached residential development, which is in alignment with the Residential-High Neighborhood future land use classification.

Staff Recommendation:

Staff recommends the Planning Commission **approve** the Residential Development Plan for The Cove Residential Subdivision to create a 50-lot single family detached residential subdivision, create two (2) new public rights-of-way, create six (6) open spaces, create one (1) pump station lot and all necessary utilities (water, sewer, stormwater) as resubmitted on October 27, 2025.