

EXHIBIT PC-46-25-A
STAFF REPORT
PC-46-25

Project: Richvale Estates Subdivision: Phase 5

Application Type: Final Plat

Applicant: Adam Sanders (SEC, Inc.)

Owner: Brightland Homes of TN, LLC

Initial Submittal Date: 8/29/2025

Final Submittal Date: 10/24/2025

Tax Map: 043 **Portion of Parcel:** 023.00

Project Summary

Adam Sanders (SEC, Inc.), on behalf of Brightland Homes of TN, LLC, has submitted a Final Plat for Phase 5 of the Richvale Estates subdivision. Phase 5 of the Richvale Estate residential subdivision contains 39 single-family detached residential lots on 17.41 (+/-) acres. Additionally, Phase 5 will extend one (1) public right-of-way (Richvale Drive) that was created in Phase 1 and 2 of the Richvale Estates subdivision.

The property is located on FEMA FIRM Panel, 4187C0135F and no portion of Phase 5 is located within a flood hazard area, Zone X.

Surrounding Zoning and Land Use

The three (3) properties to the north and three (3) properties to the east are all zoned RSM-40 (Single Family Residential). The properties to the south, all located within the Richvale development, are zoned R-20PUD, just like Phase 5. The six (6) properties to the west are all zoned RS-40 (Single Family Residential). The existing land use on properties to the south, east and west are all single family detached residential, just as is the Richvale development. The properties to the north contain a single-family residence, vacant property and Clement Lake.

Fairview Forward 2040 Plan

The Fairview Forward 2040 Comprehensive Plan designates the parcel that contains Richvale Phase 5 as New Residential-Medium Neighborhood. The New Residential – Medium Neighborhood classification notes the appropriate land uses are single-family detached residential, single family attached residential (limited to two-family houses), Mixed-use/Commercial/Office (TND only), Multifamily residential (TND, CS Only), and

Civic/Institutional. The New Residential – Medium Neighborhood classification lists the RS-40 and the R-20, with a PUD overlay zone district, as appropriate zoning for property within this classification. The land use, single family detached residential, is in alignment with the Fairview Forward 2040 Comprehensive Plan. The zoning of Richvale Phase 5, R-20PUD, is also in alignment with the Fairview Forward 2040 Comprehensive Plan.

Staff Recommendation:

Staff recommends the Planning Commission approve the Final Plat for Phase 5 of the Richvale Estates subdivision in order to create 39 single-family detached residential lots, extend one (1) public right-of-way, and install all necessary water, wastewater, stormwater infrastructure and related easements as resubmitted on October 24, 2025.