

**PLANNING COMMISSION OF THE CITY OF FAIRVIEW, TENNESSEE
RESOLUTION NO. 48-25**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FAIRVIEW, TENNESSEE, RECOMMENDING APPROVAL OF A RESIDENTIAL DEVELOPMENT PLAN FOR THE COVE, A SINGLE FAMILY DETACHED RESIDENTIAL DEVELOPMENT CONTAINING 50 LOTS, TWO (2) PUBLIC RIGHTS-OF-WAY, SIX (6) OPEN SPACES, AND A PUMP STATION LOT ON 28.75 (+/-) ACRES LOCATED ON CROW CUT ROAD NW SOUTH OF HIGHWAY 96N. TAX MAP 018 PARCEL 031.00. OWNER: VADEN NORTHCUTT.

WHEREAS, Cale Newport (M2 Groups, LLC) has submitted a Residential Development Plan for a single family detached residential development named The Cove. The Cove contains 50-lot single family detached residential subdivision, two (2) new public rights-of-way, six (6) open spaces, a pump station lot and all necessary stormwater, water, and sewer infrastructure; and

WHEREAS, this project has been given the project number #RDP-25-0001; and

WHEREAS, the staff report is attached as Exhibit PC-48-25-A,

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF FAIRVIEW, TENNESSEE, AS FOLLOWS:

The City of Fairview Planning Commission hereby **approves** 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 install all necessary utilities (water, sewer, stormwater) as resubmitted on October 27, 2025.

Adopted this _____ day of _____, 2025

Planning Commission Chairperson

Attest:

City Recorder

Approved As To Form:

City Attorney