



PORTLAND MUNICIPAL PLANNING COMMISSION
AGENDA for June 11, 2024

1. Call to Order

2. Roll Call

3. Approval of Agenda

4. Approval of Minutes

May 14, 2024

5. Public Comment

In accordance with Tennessee Public Chapter No. 300 and City Resolution #24-21, public comments are allowed when those comments are germane to agenda items, except where otherwise prohibited; and the number of individuals speaking may be limited to ensure opposing viewpoints are fairly represented. Comments are limited to 5 minutes per individual.

6. Public Hearing

7. Old Business

-None

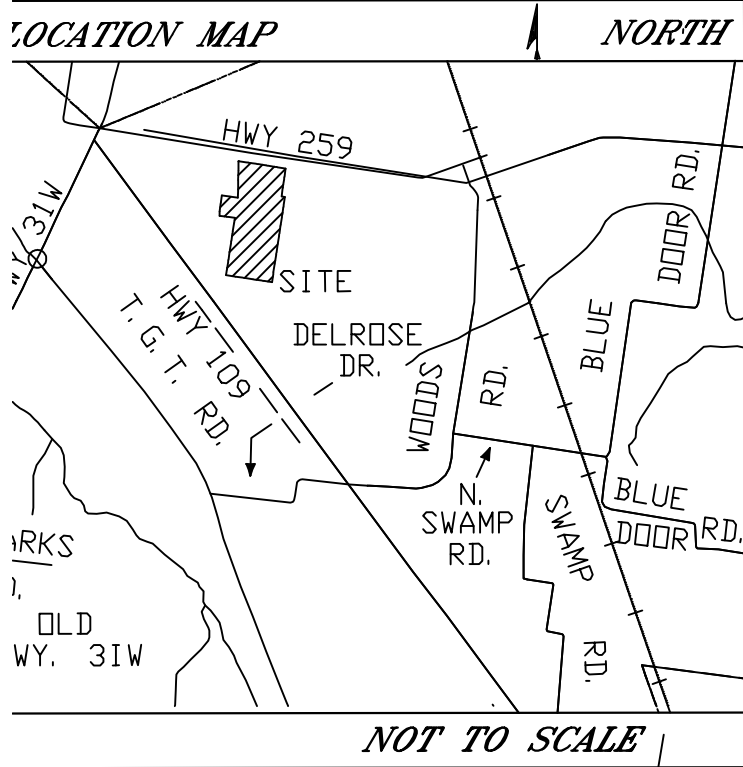
8. New Business

- A.** A request by Richard Graves (applicant) request approval of a Preliminary Plat for Vail Crest Subdivision Sections 11&12: location HWY 259, Beaver Creek Drive, (Tax Map 16, Parcels 4.00,4.03 & 008.00) 38 Lots, on 25.57acres +/-, Zoned RS-15.

9. City Planner's Comments

10. Planning Commission Members Comments

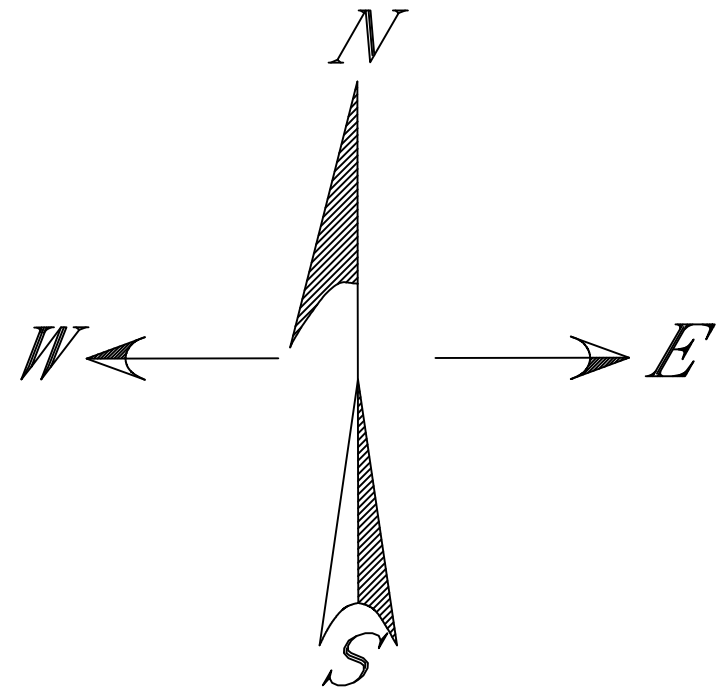
Adjournment



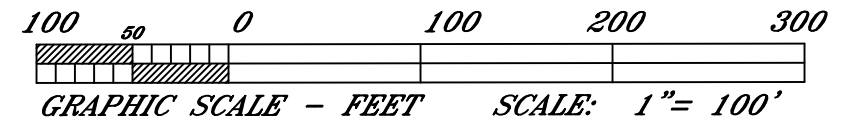
Preliminary Plat on Vail Crest
Sections 11 & 12
16th Civil District
Sumner County, Tennessee
(Inside Portland City Limits)

Curve Data Table

Curve	Radius	Tangent	Length	Delta	Chord	Chord Bear.
C-1	225.00'	6.97'	13.93'	3°32'47"	13.92'	S 07°16'04" W
C-2	25.00'	25.00'	39.27'	89°59'23"	35.35'	S 54°02'09" W
C-3	225.00'	26.20'	52.16'	13°17'00"	52.05'	S 01°08'30" E
C-4	275.00'	35.67'	70.85'	14°46'53"	70.75'	S 00°23'53" E
C-5	275.00'	4.92'	9.83'	2°02'54"	9.83'	S 08°01'01" V
C-6	25.00'	24.91'	39.18'	89°47'57"	35.29'	S 35°51'31" E
C-7	25.00'	25.09'	39.36'	90°12'03"	35.42'	N 54°08'29" E
C-8	225.00'	4.92'	9.83'	2°30'14"	9.83'	N 07°47'21" E
C-9	225.00'	28.28'	56.26'	14°19'33"	56.11'	N 00°37'33" W
C-10	275.00'	33.59'	66.85'	13°55'44"	66.69'	N 00°49'28" W
C-11	25.00'	25.00'	39.27'	90°00'37"	35.36'	N 35°51'31" E
C-12	275.00'	6.96'	13.92'	2°54'04"	13.92'	N 07°35'26" E
C-13	25.00'	25.00'	39.27'	89°59'23"	35.35'	N 54°02'09" E
C-14	25.00'	25.00'	39.27'	90°00'37"	35.36'	S 35°51'31" E



TN STATE PLANE GRID NORTH NAD 83
FOR GIS MAPPING PURPOSES ONLY



DEED REFERENCE: R.B. 5006 P. 349

TAX MAP REFERENCE: MAP 16 PARCELS 4.00, 4.03, & 8.00

I HEREBY CERTIFY THAT THIS PROPERTY SURVEY IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1: 52,708 AS SHOWN HEREIN. ALL BUILDINGS AND IMPROVEMENTS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SURVEYOR'S NOTE: ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL NUMBER 47165C0 025G, EFFECTIVE DATE APRIL 17 2012, THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD ZONE.

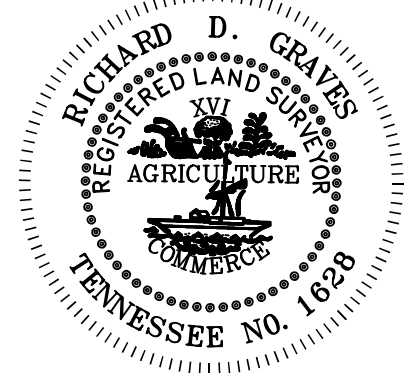
DATE: November 18, 2018, Revised May 15, 2024

-----RICHARD D. GRAVES----- Tenn. R.L.S. No. 1628

ZONED: RS-15

TOTAL AREA BEING SURVEYED: 25.57 Acres +/-

OWNER:
Brent Ausbrooks
2057 Hwy 52E
Portland, TN 37148



Vail Crest Subdivision
Section 2
P.B. 23 P. 333

SURVEYOR'S NOTES:

- 1: THE PURPOSE OF THIS PLAT IS TO CREATE 38 NEW SINGLE FAMILY RESIDENTIAL LOTS.
- 2: ALL UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATION SHOWN SHOULD NOT BE RELIED UPON WITHOUT VERIFICATION FROM THE PROPER UTILITY AUTHORITY HAVING JURISDICTION. NOT ALL UTILITIES ARE SHOWN.
- 3: THIS SURVEYOR WAS NOT FURNISHED WITH A TITLE SEARCH OR TITLE POLICY. THEREFORE THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS THAT WOULD AFFECT THE SUBJECT PROPERTY. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH. THE SURVEYOR RESERVES THE RIGHT TO REVISE ANY EASEMENT(S) NOT PROVIDED FOR OR KNOWN OF PER THE DATE OF THIS SURVEY.
- 4: ONLY PAPER COPIES OF THIS SURVEY WITH THE SURVEYOR'S ORIGINAL STAMP AND SIGNATURE WILL CONSTITUTE AN ORIGINAL COPY OF THIS SURVEY.
- 5: SUBJECT TO ANY DRAINAGE THAT MAY CROSS THE PROPERTY DUE TO NATURAL CAUSES.
- 6: SUBJECT TO ANY LEASES, RIGHT-OF-WAYS, RESTRICTIONS, ENCROACHMENTS, EASEMENTS, LIENS, ETC. THAT MAY EXIST AND/OR APPLY TO THE SUBJECT PROPERTY.
- 7: ALL LOTS SHOWN ARE OVER 15,000 SQUARE FEET.
- 8: MINIMUM BUILDING SETBACKS FOR RS-15 IS 30 FEET ON THE FRONT, 15 FEET ON THE SIDE, AND 30 FEET ON THE REAR. SIDE SETBACKS ON A CORNER LOT ARE 15 FEET FROM THE SIDE STREET.
- 9: STREETS SHALL BE BUILT TO THE ROAD SPECIFICATIONS IN FORCE AT THE TIME OF CONSTRUCTION.
- 10: ROAD CONSTRUCTION SHALL NOT BEGIN WITHOUT APPROVAL OF THE CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS.
- 11: AREAS SHOWN THAT ARE DETENTION AREAS ARE FOR DRAINAGE AND STANDING WATER WILL LIKELY BE PRESENT IN THESE AREAS.

Lot Area Data Table

Lot #	Sq. Ft. (+/-)	Ac.
Lot 96	15,999.4	0.36
Lot 97	15,987.5	0.36
Lot 98	15,864.6	0.36
Lot 99	15,049.0	0.34
Lot 100	20,772.3	0.47
Lot 101	15,747.5	0.36
Lot 102	22,690.2	0.52
Lot 103	22,745.9	0.52
Lot 104	23,041.8	0.52
Lot 105	23,786.6	0.36
Lot 106	15,130.6	0.34
Lot 107	15,786.6	0.36
Lot 108	15,199.6	0.34
Lot 109	16,254.8	0.37
Lot 110	15,137.4	0.34
Lot 111	17,126.1	0.39
Lot 112	17,171.3	0.39
Lot 113	18,244.4	0.41
Lot 114	18,351.2	0.42
Lot 115	15,181.5	0.34
Lot 116	15,644.6	0.35
Lot 117	17,473.5	0.40
Lot 118	16,095.0	0.36
Lot 119	16,095.0	0.36
Lot 120	16,095.0	0.36
Lot 121	16,095.0	0.36
Lot 122	16,095.0	0.36
Lot 123	16,095.0	0.36
Lot 124	30,710.0	0.70
Lot 125	49,327.3	1.13
Lot 126	25,888.0	0.59
Lot 127	25,893.7	0.59
Lot 128	25,899.4	0.59
Lot 129	25,905.1	0.59
Lot 130	26,910.8	0.59
Lot 131	16,355.5	0.37
Lot 132	17,749.0	0.40
Lot 133	20,018.1	0.45

PRELIMINARY ENDORSEMENT APPROVAL

Approved by the Portland Regional Planning Commission, with such exceptions or conditions as are indicated in the minutes of the Commission on February 9, 2022.

This approval shall not become final and no grading or construction shall take place until construction plans containing the information required by Section 5-103, of the Subdivision Regulations are approved.

Date: _____

Secretary of the Planning Commission

Job # 19236TMPRe

- Legend
- 1/2" IRON RE-BAR SET UNLESS OTHERWISE NOTED
 - E ELECTRIC LINE
 - G GASLINE
 - PW PROPOSED 8" WATERLINE
 - PS PROPOSED 8" SEWER LINE
 - IRF IRON RE-BAR FOUND
 - M.B.S.L. MINIMUM BUILDING SETBACK LINE
 - P.U.D.E. PUBLIC UTILITY DRAINAGE EASEMENT
 - UP UTILITY POLE
 - FH FIRE HYDRANT
 - SMH SEWER MANHOLE
 - DETENTION AREA
 - PERMANENT DRAINAGE EASEMENT

Robert Lewis
R.B. 4386 P. 573
Tax Map 16 Parcel 7.00
Zoned: RR

Vail Crest Subdivision
Section Eight
P.B. 28 P. 359
Zoned: RS-20

Vail Crest Subdivision
Section Ten
P.B. 31 P. 216
Zoned: RS-20

Scott Hutton
R.B. 3612 P. 70
Tax Map 16 Parcel 9.05
Zoned: RS-40

Robert E. Freeman, et ux
R.B. 2729 P. 410
Tax Map 16 Parcel 32.02
Zoned: RR

Prepared by:
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