



**PORTLAND MUNICIPAL PLANNING COMMISSION
AGENDA for October 8, 2024**

1. Call to Order

2. Roll Call

3. Approval of Agenda

4. Approval of Minutes

A. September 10, 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

8. New Business

A. A request by Ashley Viselli (applicant) for Wilkinson Richland Estates Preliminary Version 2 Preliminary Plat approval: location unaddressed Victor Reiter Parkway, on about 6.23 acres +/- Tax Map 033A Parcels 006.00, 007.01 and 011.02. Zoned NMU. (Neighborhood Mixed Use)

B. A request by Thomas Steffen (applicant) for Coventry PUD Final Master Development Plan approval: location unaddressed Westland Street, on about 26.12 acres +/- Tax Map 20P, Parcel 1.00. Zoned R-10 PUD (Residential Planned Unit Development)

C. A request by Michael Dewey (applicant) for Twin Lakes Final Plat approval: location 925 North Broadway, on about 33.14 acres +/- Tax Map 016, Parcel 85.04. Zoned CMU. (Corridor Mixed Use)

9. Presentation

A. Riggs Avenue-PUD Concept: location unaddressed Riggs Avenue, on about 34.97 acres +/- Tax Map 033 & 039 Parcels 107.01 & 012.00. Zoned RS-20 (Low Density Single Family Residential)

10. City Planner's Comments

11. Planning Commission Members Comments

Adjournment

CITY OF PORTLAND
PORTLAND MUNICIPAL PLANNING COMMISSION
MEETING MINUTES
September 10, 2024

5:00 PM

LIVE VIDEO ON THE CITY OF PORTLAND WEBSITE

City of Portland
City Hall
100 South Russell Street
Portland TN 37148

MEMBERS PRESENT:

Ann Blackburn-Chairwoman
Robert Tooker
Vince Ellis
Gail Gentry
Luther Bratton- Vice Chairman
Ald. Megann Thompson
Jessica Hunter
Ted Jernigan

MEMBERS ABSENT:

Ty Crowder

STAFF PRESENT:

Nate Heisler-City Planner
Jackie West-Planning Asst.
Tracey Griffin-Planning Asst.
Zech Rowley -Utilities Engineer
Carlton Cobb-Public Works Director
Mayor Mike Callis

Other Interested Parties:

Blake Stratton, Kyle Snider, and Kyle Hanson

Roll Call

Chairwoman Blackburn asks for a roll call at 5:00 pm.

Ann Blackburn- present

Ty Crowder- absent

Jessica Hunter-present

Robert Tooker-present

Gail Gentry – present

Ald. Megann Thompson –present

Vince Ellis-present

Luther Bratton- present

Ted Jernigan – present

A quorum was established.

Approval of Agenda

Chairwoman Blackburn asks if there are any changes to this agenda, if not can I get a motion to approve.

Gail Gentry made a motion to approve the agenda, Robert Tooker gave a second.

All were in favor, motion carried. 8-0.

Approval of Minutes: August 13, 2024

Chairwoman Blackburn asked for the approval of the August 13, 2024, meeting minutes.

Robert Tooker made a motion to approve, Vince Ellis gave a second.

All were in favor, motion passed. 8-0.

PUBLIC COMMENTS

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.

PUBLIC HEARINGS

1. Portland Subdivision Amendment to Appendix D: Street Construction: D.4.4.4. Culverts and Storm Drains
2. Brian Harbin (applicant) request rezone approval: location 817 South Broadway, Portland TN. (Tax Map 039B Group A, Parcel 016.00) 0.67 +/-acres. Rezoned from RS-20 (Residential) to OPS (Office Professional Services).

OLD BUSINESS - NONE

NEW BUSINESS

1. Brian Harbin (applicant) request rezone approval: location 817 South Broadway, Portland TN. (Tax Map 039B, Group A, Parcel 016) 0.67+/-acres. Rezoned from RS-20 (Residential) to OPS (Office Professional Services).

Nate Heisler (Planner) Applicant wants to take the Property line and match to the city limits and when the property line moves it will all be one plat.

Jessica Hunter motion to approve the rezone on contingent that Final Plat is presented to City Council before 2nd reading. Robert Tooker gave a second, all were in favor motion passed 8-0.

Blake Stratton Spoke: The Surveyor is in the process of working through everything now and will have the Plat done.

2. A request by Zach Ziemba (applicant) for Scooters Coffee site plan approval: location 413 HWY 52-W on about 1.48 acres +/- Tax Map 034B, Parcel 018.11. zoned GCS (General Commercial Services).

Nate Heisler (Planner) TDOT has recommended that the access off Hwy 52W be expanded to 14' and asked for a 25' access on the front of the property in case anyone comes in next to them. The comments, a lot of them are clerical and the engineer will be closing comments in the next couple of days.

Staff's recommendation to approve site plan contingent on staff comments and water and sewer modeling.

Robert Tooker made a motion to approve, Vince Ellis gave a second. all were in favor, motion passes 8-0.

3. A request by Kyle Schneider (applicant) for Gateway site plan approval: location unaddressed Vaughn PKWY, on about 83.24 acres +/- Robertson Tax Map 012, Parcel 038.01. Zoned IG (Industrial General).

Nate Heisler (Planner) A traffic study had been requested for this project due to traffic, the 200 + Parking spaces, the location, how the area is growing, and later development. A 5-point study, grading an A-F level of services, all the points came back as an A except 1 and it came back as a C at Eubanks Road due to being closer to Interstate, a gravel road right now and no turning lanes.

Design Review- there are open comments, for Planning, there are a couple for landscaping including shrubs needed along with the trees they have on the front, landscaping in front of water meters or utilities. Landscaping may change a little by seeing more shrubs on the front. Islands are required in the employee parking lot, every 15 parking spaces along with landscaping and trees on the islands. The large trucks will be on the opposite side.

Jessica Hunter: What is folding Guard?

Kyle Schneider: A fence manufacturing company

Robert Tooker: Why the grade of C at Eubanks?

Nate Heisler: Eubanks Road maybe due to being closer to Interstate, a gravel road right now and no turning lanes. Eubanks will be upgraded in the future.

Kyle Schneider: I think Vaughn has a turning lane and Eubanks has no turning lane, which would affect it as well. I wasn't the traffic engineer, that was a third party.

Mayor Mike Callis: To eliminate any confusion about Ubanks Road, the State Industrial Access Project that's fixing to go under construction, utilities has already been moved, is a city road that 50' past the last entrance to Dorman's. State Industrial Access gets you Ubanks going down to about where the concrete place is beyond the entrance to Dormans which is Robertson County Road is not under SIA. The section that we are doing from Vaughn down to that section will be a full State Industrial Access Road much like Vaughn Parkway looks going that direction. That has been under contract since about 2017 so it's getting ready to be under construction. no improvements are needed.

Robert Tooker: Is the road built to sustain the type of traffic that we are going to see with the big trucks?

Mayor Mike Callis: Yes, it's a State Industrial Access Road built for those specs.

Luther Bratton: Does the design review apply to the Industrial Zone or just commercial?

Nate Heisler: It does apply. We use a checklist on the back of the design review standard.

Robert Tooker: Any open comments?

Nate Heisler: yes, I believe we have 8 but staff is comfortable with recommendation to approve site plan contingent to staff comments.

Robert Tooker made a motion to approve, Jessica Hunter gave a second. all were in favor, motion passes 8-0.

4. A request by Richard Graves (applicant) for Bracken Estates Phase 1 Final Plat approval: location unaddressed North Harris Road, Tax Map 019, Parcels 92.00&92.01 on 0.96 acres +/- Zoned R-10 Residential.

Nate Heisler: The Preliminary Plat came through Planning Commission in March; this is the Final Plat. This is a Phase Development, and this will be Phase one, the first 3 lots on the Southern Portion of the development. There are no major concerns with this with city reviews.

Robert Tooker: No major changes since the preliminary plat?

Nate Heisler: We had some clerical issues that needed to be changed, street numbers being added and a name on the side of an owner of an adjacent property, nothing major. 4 Open comments that are clerical issues, so needs to be approved with staff comments.

Staff's recommendation to approve final plat on contingent on staff comments.

Jessica Hunter made a motion to approve, Gail Gentry gave a second. all were in favor, motion passes 7-0.

Luther Bratton: Abstain

5. A request by Richard Graves (applicant) for Goins Estates Final Plat approval: location 119 & 123 North Harris Lane, Tax Map 019, Parcels 086.00 on 0.92 acres +/- Zoned R-10 Residential.

Nate Heisler: Property is right next to Bracken Estates that was just approved, this is a minor plat with no major issues. Has 2 open comments from utilities and the staff's recommendation to approve final plat contingent on staff comments.

Chairwoman Ann Blackburn: The last plat that we just did I saw there was a sidewalk on the other side of the road from this, will these have sidewalks or are they doing in lieu of?

Nate Heisler: They are doing in lieu of.

Gail Gentry made a motion to approve the final plat contingent on staff comments, Jessica Hunter gave a second. all were in favor, motion passes 7-0.

Luther Bratton: Abstain

6. A request by Anthony Bollinger (applicant) for Replat Tract 3 Tennessee, Kentucky Industrial Park Final Plat approval: location unaddressed Vaughn PKWY, Robertson Tax Map 12, Parcel 48.03 on 7.58 acres +/- Zoned IG (Industrial General).

Nate Heisler: This is the final plat for the TA Travel Center, there was a public utility that was running through the property and wouldn't allow for a building to be built on top of it. We required them to come back with a plat with a removal of that utility that's not in use anymore, it will not be there at all. Nothing has changed, this is just for the removal of the utility.

Zech Rowley: The utilities are right along Vaughn Parkway on the East side of where the plat is showing and they also run down Lake Springs Road.

Vince Ellis: what kind of utilities are they?

Zech Rowley: Water, sewer and gas.

Vince Ellis: All in that easement?

Zech Rowley: I'm not sure, probably just water, if I had to guess.

Nate Heisler: This property used to be cut in half before Vaughn Parkway came in. There was a road that ran right down the middle and it was 2 parcels. TDOT came in and built Vaughn Parkway and now it's one parcel.

Chairwoman Ann Blackburn: Last month, didn't we talk a little bit about the entrances?

Nate Heisler: We are still in the review process with TA Travel Center.

Jessica Hunter: Can we approve a Final Plat without an approved entry?

Nate Heisler: The sit plan hasn't been approved yet.

Luther Bratton: Shouldn't this plat show the proposed easement and the widening of the road? I think its critical because the site behind it is large tract and if developed, they would utilize the road also. We need to go ahead and build a part if it and the project in the rear can build the rear part of it rather than having to redo it.

Staff's recommendation to approve replat contingent on plat to show future road improvements that the site plan will show.

Jessica Hunter made a motion to approve, Gail Gentry gave a second. all were in favor, motion passes 8-0.

7. Portland Subdivision Regulations Amendment to Appendix D: Street Construction:

D.4.4.4. Culverts and Storm Drains.

Carlton Cobb (Public Works): we are looking to changing the subdivision regulations and bringing them to modern times with the pipes. Right now, we have concrete pipe and possibly UL and we have a new structure we have been using the last 2 or 3 years that is a hardened plastic that supposed to have the same strength as concrete pipe and the name is PP Pipe, Polypropylene. We have been going back and forth with different jurisdictions like Metro and Gallatin, people like that to see how they like it as well and everyone is stuck to it. We want to include it into our subdivision regs to actually be allowed to let the pipe go in. We have been using it personally for about 3 years and the first to be used was on Strawberry Street, right at the bridge right past Donaho and it was the most used area at that point.

Jessica Hunter: And it's all going good?

Carlton Cobb: yes

Vince Ellis: And you think the longevity of it is better than concrete or metal?

Carlton Cobb: Well, I'm kind of impartial to those because metal is supposed to be best thing since slice bread, but it starts to rust. But its strong as all get out, but when you smash it, its hard to button back up to it. The plastic is pretty good, but it starts to wear out probably about 20 years, which is a good shelf life, and it still works pretty good. I think if I can get 20 or 30 years out of this pipe, it would be a good internal investment because its almost the same as my regular black pipe and its cheaper than concrete.

Luther Bratton: Does this still allow for concrete?

Carlton Cobb: Yes, this just an add in. Will be used for driveways and roadways. I believe that the metal has been taken out for driveways.

Ted Jernigan: Who has performed the proctored Test?

Carlton Cobb: We go off standards that TDOT and AES has. I actually have an AES Rep here with us that did all the pipe for the Ford Plant in West TN just to kind of speak on how they test it out.

Ted Jernigan: I'm looking at the installation of the pipe and we are asking contractors to dig an 18" wide ditch on each side of the pipe and requiring them do backfill 6" lifts, are we doing density test on each lift?

Carlton Cobb: We don't do density test at each lift; we do compaction test at the end. So, we have physical inspectors out there.

Ted Jernigan: We have inspectors when all pipes are installed.

Carlton Cobb: Yes, we have 4 certified inspectors.

Luther Bratton: Does the County allow this?

Carlton Cobb: I'm not sure if they are using this yet.

Luther Bratton: I don't think they can utilize because with a heavy truck it has the tendency to buckle.

Carlton Cobb: The compaction of it makes a big difference. The city installed it at the entrance of Peyton's right in front of NASG, they were having issues with trucks driving over the driveway crushing the existing pipe which is a concrete pipe and we replaced it with this pipe right here embedded in with 1' of bedding below it and came up a foot or 18" above the pipe and compacted it with 6" lifts all the way up and then concreted on the top. It hasn't shifted or sank, and it gets pounded by 18 wheelers daily.

Vince Ellis: Pipe 6" and then the concrete.

Carlton Cobb: Yes

Luther Bratton: To burden a residential property owner that expense when typically, after construction you won't see any trucks all he will see is residential vehicles. So, to have this additional cost with the compaction on a residential business that's going to have any traffic of that nature.

Carlton Cobb: This doesn't replace the regulations that are allowed it just adds to what is allowed. You can still use your plastic and your 18" ATPE this is just added as another option.

Kyle Hanson from AES for public projects spoke:

This pipe Polypropylene is a 100-year service life material, and we have done 10 years of research with different DOT's and TN is one of the DOT's that allows this pipe in roadways already. This is adopting a state standard into Portland Subdivision Regulations.

One of the largest projects that we have done with this product is the Blue Oval Ford project in the Jackson TN area, about ½ between Nashville Metro area and Memphis. It was and I believe that it still is the Largest Construction project in the continent of North America. We used this product throughout the entire site.

Carlton Cobb: This change is just making this pipe allowed to be used. It's an add on.

Robert Tooker made a motion to approve, Gail Gentry gave a second. all were in favor, motion passes 8-0.

DISCUSSION:

1. Portland Subdivision Regulations Amendment to Article 4: Assurances for Completion and Maintenance of Improvements, Terms, and definitions.

The discussion is to require 25 lots or less to use the subdivision regulations that we have in place now and any developers with more than 25 lots will need to have all the utilities in place before the plats are signed and the developers can put up sureties for topcoats and sidewalks. To have this change we must advertise in the paper.

2. RM-1 zoning

The discussion was to break up the RM-1 zoning district into multiple districts. Examples are RM-2 for townhomes or RM-3 for hotels to distinguish what is allowed in that zone. Discussion of how to handle the number of homes can be used as an Air B&B in the city.

CITY PLANNER'S COMMENTS

Nate Heisler Announced Jackie West is retiring and thanked her for all her help the last couple of years, she has been great. Thank you, Jackie.

PLANNING COMMISSION MEMBERS COMMENTS

ADJOURNMENT

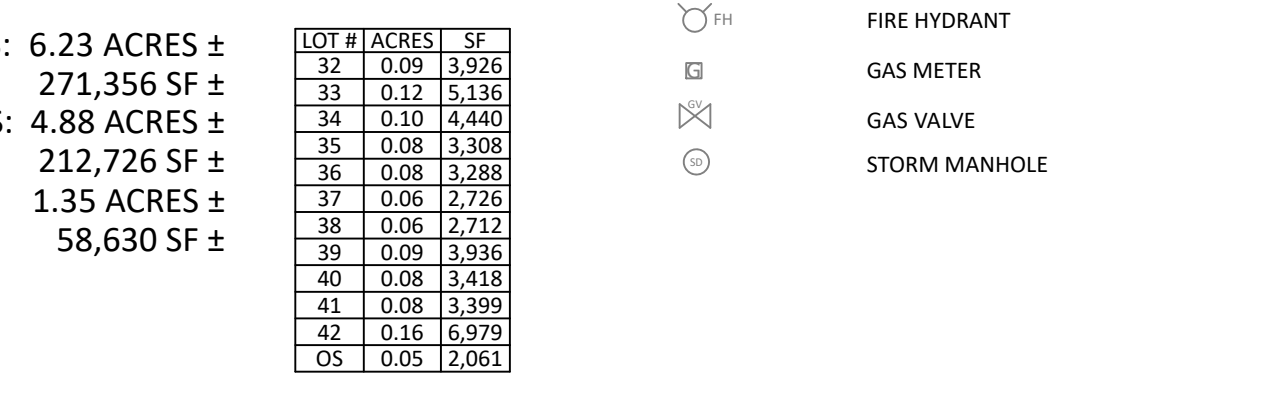
Ted Jernigan made a motion to adjourn at 6:30 pm, Jessica Hunter gave a second. All were in favor, motion passed.

Chairwoman

Date

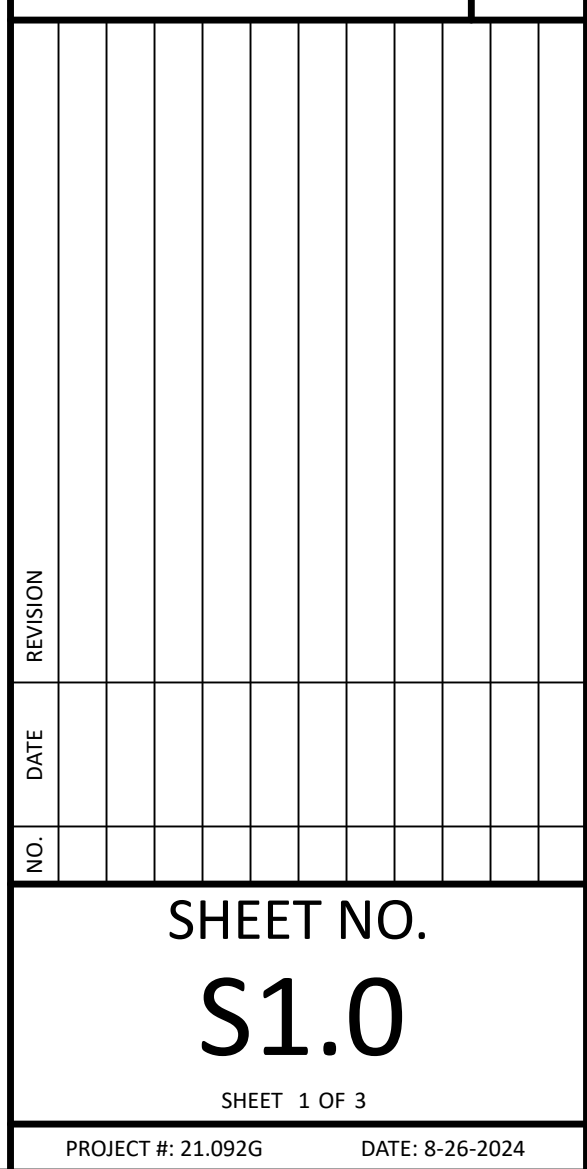
Recording Secretary

Date

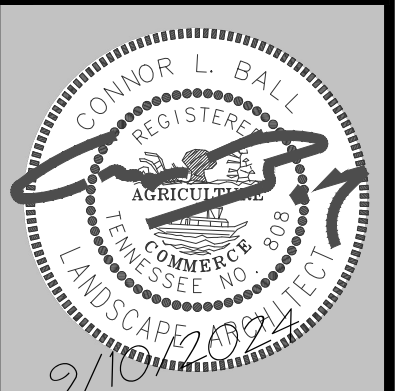


DEED REFERENCE
BEING THE SAME PROPERTY CONVEYED TO TRI-DASH LOCAL INVESTORS BY DEED OF RECORD IN RECORD BOOK 5750 PAGE 301 AND RB 6231 PAGE 818 REGISTERS OFFICE OF SUMNER COUNTY, TN.

TAX ASSESSORS REFERENCE
BEING SHOWN ON TAX MAP 033A, GROUP D, PARCELS 006.00, 007.01, 011.00 AND 011.02 OF THE TAX ASSESSORS OFFICE OF SUMNER COUNTY, TENNESSEE.



PROPOSED SITE FOR:
COVENTRY SUBDIVISION
PORTLAND, TENNESSEE



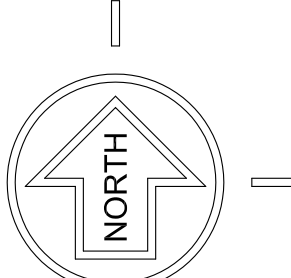
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BY: cb

LANDSCAPE PLAN



TENNESSEE STATE PLANE
COORDINATE SYSTEM,
ZONE 5301, FIPSZONE 4100,
NAD 83 DATUM



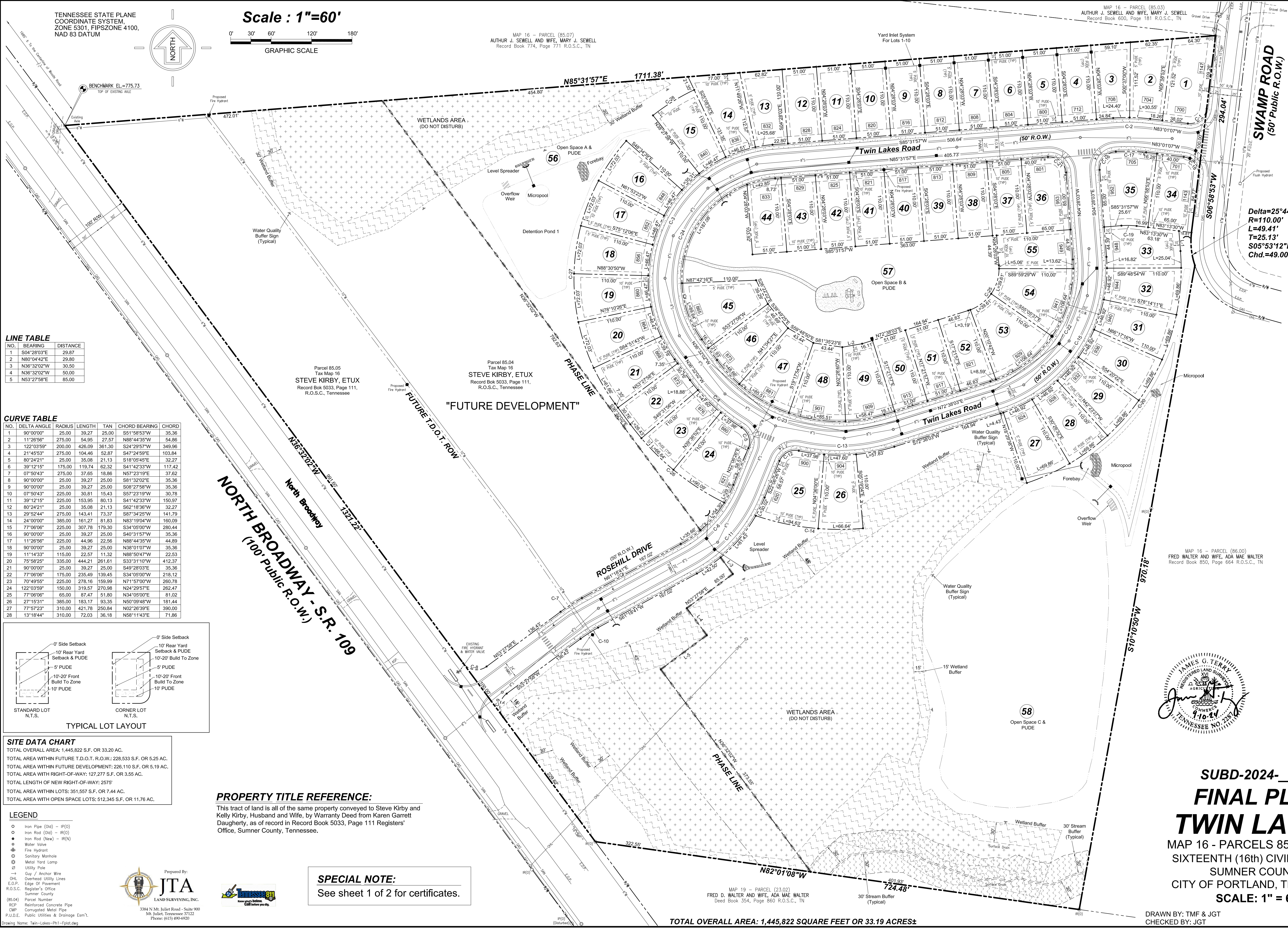
Scale : 1"=60'

0' 30' 60' 120' 180'

GRAPHIC SCALE

MAP 16 - PARCEL (85.07)
AUTHUR J. SEWELL AND WIFE, MARY J. SEWELL
Record Book 774, Page 771 R.O.S.C., TN

MAP 16 - PARCEL (85.03)
AUTHUR J. SEWELL AND WIFE, MARY J. SEWELL
Record Book 600, Page 181 R.O.S.C., TN

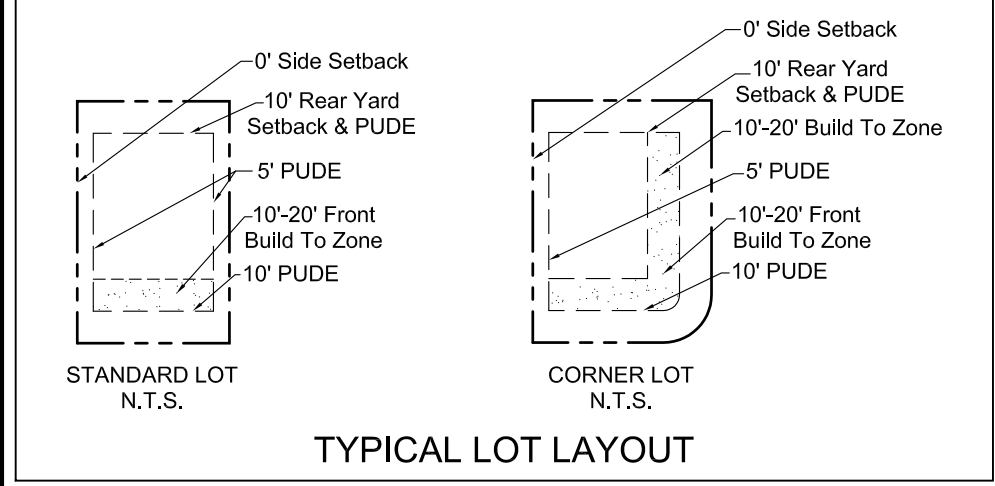


LINE TABLE

NO.	BEARING	DISTANCE
1	S04°28'03"E	29.87
2	N80°04'42"E	29.80
3	N36°32'02"W	30.50
4	N36°32'02"W	50.00
5	N53°27'58"E	85.00

CURVE TABLE

NO.	DELTA ANGLE	RADIUS	LENGTH	TAN	CHORD BEARING	CHORD
1	90°00'00"	25.00	39.27	25.00	S51°58'53"W	35.36
2	11°26'56"	275.00	54.95	27.57	N88°44'35"W	54.96
3	122°03'59"	200.00	426.09	361.30	S24°29'57"W	349.96
4	21°45'53"	275.00	104.46	52.87	S47°24'59"E	103.84
5	80°24'21"	25.00	35.08	21.13	S18°05'45"E	32.27
6	39°12'15"	175.00	119.74	62.32	S41°42'33"W	117.42
7	07°50'43"	275.00	37.65	18.86	N57°23'19"E	37.62
8	90°00'00"	25.00	39.27	25.00	S81°32'02"E	35.36
9	90°00'00"	25.00	39.27	25.00	S08°27'58"W	35.36
10	07°50'43"	225.00	30.81	15.43	S57°23'19"W	30.78
11	39°12'15"	225.00	153.95	80.13	S41°42'33"W	150.97
12	80°24'21"	25.00	35.08	21.13	S62°18'36"W	32.27
13	29°52'44"	275.00	143.41	73.37	S87°34'25"W	141.79
14	24°00'00"	385.00	161.27	81.83	N83°19'04"W	160.09
15	77°06'06"	225.00	307.78	179.30	S34°05'00"W	280.44
16	90°00'00"	25.00	39.27	25.00	S40°31'57"W	35.36
17	11°26'56"	225.00	44.96	22.56	N88°44'35"W	44.89
18	90°00'00"	25.00	39.27	25.00	N38°01'07"W	35.36
19	11°14'33"	115.00	22.57	11.32	N88°50'47"W	22.53
20	75°58'22"	335.00	444.21	261.61	S33°31'10"W	412.37
21	90°00'00"	25.00	39.27	25.00	S49°28'03"E	35.36
22	77°06'06"	175.00	235.49	139.45	S34°05'00"W	218.12
23	70°49'55"	225.00	278.16	159.99	N71°57'00"W	260.78
24	122°03'59"	150.00	319.57	270.98	N24°29'57"E	262.47
25	77°06'06"	65.00	87.47	51.80	N34°05'00"E	81.02
26	27°15'31"	385.00	183.17	93.35	N50°09'48"W	181.44
27	77°57'23"	310.00	421.78	250.84	N02°26'39"E	390.00
28	13°18'44"	310.00	72.03	36.18	N58°11'43"E	71.86



SITE DATA CHART

TOTAL OVERALL AREA: 1,445,822 S.F. OR 33.20 AC.
TOTAL AREA WITHIN FUTURE T.D.O.T. R.O.W.: 228,533 S.F. OR 5.25 AC.
TOTAL AREA WITHIN FUTURE DEVELOPMENT: 226,110 S.F. OR 5.19 AC.
TOTAL AREA WITH RIGHT-OF-WAY: 127,277 S.F. OR 3.55 AC.
TOTAL LENGTH OF NEW RIGHT-OF-WAY: 2575'
TOTAL AREA WITHIN LOTS: 351,557 S.F. OR 7.44 AC.
TOTAL AREA WITH OPEN SPACE LOTS: 512,345 S.F. OR 11.76 AC.

LEGEND

- Iron Pipe (Old) - IP(O)
- Iron Rod (Old) - IR(O)
- Iron Rod (New) - IR(N)
- Water Valve
- Fire Hydrant
- Sanitary Manhole
- Metal Yard Lamp
- Utility Pole
- Guy / Anchor Wire
- Overhead Utility Lines
- Edge Of Pavement
- Register's Office
- Sumner County
- Parcel Number
- Reinforced Concrete Pipe
- Corropted Metal Pipe
- P.U.D.E. Public Utilities & Drainage Esm't.

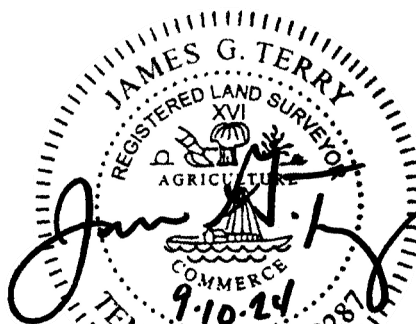


PROPERTY TITLE REFERENCE:

This tract of land is all of the same property conveyed to Steve Kirby and Kelly Kirby, Husband and Wife, by Warranty Deed from Karen Garrett Daugherty, as of record in Record Book 5033, Page 111 Registers' Office, Sumner County, Tennessee.

SPECIAL NOTE:

See sheet 1 of 2 for certificates.



SUBD-2024- FINAL PLAT TWIN LAKES

MAP 16 - PARCELS 85.04 & 85.05
SIXTEENTH (16th) CIVIL DISTRICT
SUMNER COUNTY,
CITY OF PORTLAND, TENNESSEE
SCALE: 1" = 60'

DRAWN BY: TMF & JGT
CHECKED BY: JGT

JOB NO. 2024-437
SHEET 2 OF 2

LOT	SQ.FT.	ACRES
1	7,926	0.18
2	6,401	0.15
3	5,971	0.14
4	5,610	0.13
5	5,610	0.13
6	5,610	0.13
7	5,610	0.13
8	5,610	0.13
9	5,610	0.13
10	5,610	0.13
11	5,610	0.13
12	5,610	0.13
13	6,143	0.14
14	7,284	0.17
15	6,517	0.15
16	6,517	0.15
17	6,517	0.15
18	6,517	0.15
19	6,517	0.15
20	6,517	0.15
21	6,387	0.15
22	5,876	0.13
23	6,283	0.14
24	8,219	0.19
25	8,264	0.19
26	6,283	0.14
27	6,423	0.15
28	6,423	0.15
29	6,423	0.15
30	6,423	0.15
31	6,423	0.15
32	6,423	0.15
33	6,650	0.15
34	7,008	0.16
35	8,245	0.19
36	7,016	0.16
37	5,610	0.13
38	5,610	0.13
39	5,610	0.13
40	5,610	0.13
41	5,610	0.13
42	5,610	0.13
43	5,610	0.13
44	5,525	0.13
45	8,107	0.19
46	6,497	0.15
47	7,167	0.16
48	7,167	0.16
49	6,651	0.15
50	5,610	0.13
51	5,610	0.13
52	5,799	0.13
53	8,044	0.18
54	8,044	0.18
55	5,910	0.14

Delta=25°44'10"
R=110.00'
L=49.41'
T=25.13'
S05°53'12"E
Chd.=49.00'

TOTAL OVERALL AREA: 1,445,822 SQUARE FEET OR 33.19 ACRES±

MAP 19 - PARCEL (23.02)
FRED D. WALTER AND WIFE, ADA MAE WALTER
Deed Book 354, Page 560 R.O.S.C., TN

Drawing Name: Twin-Lakes-PH1-Fplat.dwg

