



PORTLAND MUNICIPAL PLANNING COMMISSION
AGENDA for February 11, 2025

1. Call to Order

2. Roll Call

3. Approval of Agenda

4. Approval of Minutes

A. January 14, 2025 Minutes

5. Presentation

A. Jetton Farms PUD Concept

6. 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.

7. Public Hearing -None

8. New Business

A. Bruce Rainey (applicant) request approval of Colt Collier Final Plat: location 305 South Russell Street Portland TN (Tax Map 033G Parcel 006.00) 1.1 +/- acres. Zoned R-15 (Residential)

B. Minor Plat Discussion

Minor Plats - Plats containing 1 - 2 lots will be reviewed by staff and sent to the Planning Commission Chair and Vice-Chair for confirmation before approval.

9. Old Business

A. Andy Leath (applicant) requested Riggs Avenue PUD Preliminary Master Development Plan approval: location Riggs Avenue, Portland TN. (Tax Maps 033 and 039 Parcels 107.01 and 012.00) 34.97 +/- acres. Rezoned from RS-20 (Residential) to PUD (Residential Planned Unit Development)

B. Troy Gardner (applicant) request PUD Preliminary Master Development Plan approval at location Hwy 109 North Broadway, Portland TN. (Tax Map 19, Parcels 39.00, 39.01, 40.01) 38.7 +/- acres. Rezoned from RS-20/RS-40/RR (Residential) to PUD (Planned Unit Development)

10. City Planner's Comments

11. Planning Commission Members Comments

Adjournment

CITY OF PORTLAND
PORTLAND MUNICIPAL PLANNING COMMISSION
MEETING MINUTES
January 14, 2025
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
Mark Harrison
Gail Gentry
Luther Bratton- Vice Chairman
Vice Mayor Megann Thompson
Jessica Hunter
Ted Jernigan

MEMBERS ABSENT:

STAFF PRESENT:

Nate Heisler-City Planner
Tracey Griffin-Planning Asst.
Zech Rowley -Utilities Engineer
Mayor Mike Callis

Other Interested Parties:

Troy Gardner, Tiffany Reed, Caleb Fuqua, Andy Leath, Charlie
Moore, Brad Bork, Brian Hamilton

Roll Call

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

Ann Blackburn- present
Ty Crowder- Present
Jessica Hunter-present
Robert Tooker-present
Gail Gentry – present
Vice Mayor Megann Thompson –
Present
Mark Harrison-present
Luther Bratton- present
Ted Jernigan – present

A quorum was established.

Approval of Agenda

Chairwoman Blackburn asks for approval of the agenda.

Mark Harrison made a motion to approve the agenda. Jessica Hunter gave a Second. All were in favor, motion carried. 9-0.

Approval of Minutes: December 10, 2024

Chairwoman Blackburn asked for the approval of the December 10, 2024, meeting minutes.

Gail Gentry made a motion to approve, Mark Harrison gave a Second.

All were in favor, motion passed. 9-0.

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 Comments:

Mayor Mike Callis:

Water Update: The city has been working on multiple avenues to increase the water capacity of Portland. The Crews efforts of finding leaks and the fire meters have helped with lowering the daily usage and the amount of water we are saving. The bids should start coming in tomorrow for the 28-million-dollar grant funding that Gallatin is in charge of. Portland's portion is 12 miles. Talks with White House and Gallatin Districts have been to discuss assuming our water distribution system. The raw water that they can provide comes from the Cumberland River, Old Hickory system. Our water supply comes from Drakes Creek, and we are susceptible to drought. If Gallatin and/or White House decides to assume, this will be a major merger and will take time.

Helen and Richard Kingston lives at 208 Riggs Ave Portland TN 37148

Concerns with the Riggs Avenue Development are traffic, aggressive growth and wants a traffic trip generation study done.

Randy Gilliam 108 Oakhill Drive Portland TN 37148

Concerns with the Broad North Development and rezone are traffic (2 Schools, 15-20 industries, and 7 or 8 businesses) water and sewer.

Trudy Crafton 108 TGT Road Portland TN 37148

Concerns with Broad North Development and rezone are traffic, roads coming into a roundabout, wants larger homes and less density.

Close out Public Comment section.

PUBLIC HEARINGS

- A. A request by Andy Leath (applicant) for rezone approval: location Riggs Avenue, Portland TN. (Tax Map 033 and 039 Parcels 107.01 and 012.00) 34.97 +/- acres. Rezoned from RS-20 (Residential) to PUD (Residential Planned Unit Development)
- B. A request by Troy Gardner (applicant) for Annexation approval: location Hwy 109 North Broadway, Portland TN. (Tax Map 19, Parcels 39.01 and 40.01) 27.8 +/- acres.
- C. A request by Troy Gardner (applicant) for rezone approval: location Hwy 109 North Broadway, Portland TN. (Tax Map 19, Parcels 39.00, 39.01, 40.00, 40.01) 38.7 +/- acres. Rezoned from RS-20 (Residential), RS-40, RR (County) to PUD (Planned Unit Development)
- D. A request by Brian Hamilton (applicant) request annexation approval: location 243 and 245 TGT Road, Portland TN. (Tax Map 16 Parcels 34.01 and 34.02) 2.15 +/- acres.
- E. A request by Brian Hamilton (applicant) request rezone approval: location 243 and 245 TGT Road, Portland TN. (Tax Map 16 Parcels 34.01 and 34.02) 2.15 +/- acres. Rezoned from RS-40 (Residential) to GCS (General Commercial Services)

New Business

- 1. Officer Election
Nomination for Chair Ann Blackburn
Motion Luther Bratton
Second: Jessica Hunter
Motion Passes 9/0
Nomination for Co-Chair, Luther Bratton
Motion Jessica Hunter
Second: Ted Jernigan
Motion Passes 9/0
- 2. Andy Leath (applicant) requested Riggs Avenue PUD Preliminary Master Development Plan approval: location Riggs Avenue, Portland TN. (Tax Maps 033 and 039 Parcels 107.01 and 012.00) 34.97 +/- acres. Rezoned from RS-20 (Residential) to PUD (Residential Planned Unit Development)

Motion to defer for 1 month to give developer time to come and discuss what body would like to see with less density.
Motion: Mark Harrison
Second Motion: Luther Bratton
Motion Passes 9/0
- 3. A request by Troy Gardner (applicant) for Annexation approval: location Hwy 109 North Broadway, Portland TN. (Tax Map 19, Parcels 39.01 and 40.01) 27.8 +/- acres.
Motion to Approve: Ty Crowder
Second Motion: Robert Tooker
Motion Passes 9/0
- 4. Troy Gardner (applicant) request PUD Preliminary Master Development Plan approval at Hwy 109 North Broadway, Portland TN. (Tax Map 19, Parcels 39.00, 39.01, 40.01) 38.7 +/- acres. Rezoned from RS20/RS40/RR(Residential) to PUD (Residential Planned Unit Development)
Motion to Defer for 30 Days to allow City Council to have discussion about water and provide Planning Commission with some direction.

Motion: Mark Harrison
Second Motion: Gail Gentry
Roll Call for this motion was 8/1

5. A request by Andy Leath for Clayton Sales site plan approval: location 764 Hwy 52 West Portland, TN (Tax Map 33 Parcel 59.01) 5.09 +/- acres. Zoned GCS (General Commercial Services)
Motion to Approve: Mark Harrison subject to all staff comments and fire restrictions being met.
Second Motion: Robert Tooker
Motion Passes: 9/0
6. A request by Brian Holcombe(applicant) for Coventry preliminary plat approval: Location 0 Westland Street Portland, TN (Tax Map20P Parcel 1.00) 26.10 +/- acres. Zoned R-15(Residential)
Motion to Approve: Ted Jernigan
Second Motion: Mark Harrison
Motion Passed: 9/0
7. A request by Richard Graves (applicant) for Stargel Way final plat approval: location 1031 Parkers Chapel Road Portland TN (Tax Map 32 Parcel 2.01) 2 +/- acres. Zoned RS-40(Residential)
Motion to Approve: Ty Crowder
Second Motion: Jessica Hunter
Motion Passes: 9/0
8. A request by Richard Graves (applicant) for Wanda Gale Harris final plat approval: location 621(LOT 1A) and 619A (LOT 2A) Payne Road Portland TN (Tax Map 34 Parcel 31.00 and 31.02) 1.71 +/- acres. Zoned R-7.5 and 7.5/R-40 split Zoned (Residential)
Motion to Approve: Mark Harrison
Second Motion: Robert Tooker
Motion Passes: 9/0
9. A request by Michael Dewey (applicant) Twin Lakes Phase 2 Final Plat approval: location 925 North Broadway, on about 33.2 acres +/- . Tax Map 16 Parcel 85.04. Zoned CMU (Corridor Mixed Use)
Motion to Approve: Ted Jernigan
Second Motion: Gail Gentry
Motion Passes: 9/0
10. A request by Brian Hamilton (applicant) request annexation approval: location 243 and 245 TGT Road, Portland TN. (Tax Map 16 Parcels 34.01 and 34.02) 2.15 +/- acres.
Motion to Approve: Mark Harrison
Second Motion: Jessica Hunter
Abstained: Luther Bratton
Motion Passes: 8/1
11. A request by Brian Hamilton (applicant) request rezone approval: location 243 and 245 TGT Road, Portland TN. (Tax Map 16 Parcels 34.01 and 34.02) 2.15 +/- acres. Rezoned from RS-40 (Residential) to GCS (General Commercial Services)
Motion to Approve: Ted Jernigan
Second Motion: Robert Tooker

Abstained: Luther Bratton
Motion Passes: 8/1

OLD BUSINESS - NONE

City Planner's Comments

GNRC will hold a workshop at 4:00pm on February 3, 2025, before the City Council Meeting and would like to invite all the Planning Commission Members to join and also our consultant with updating the Subdivision Regulations is working on a proposal for us now.

Planning Commission Members Comments

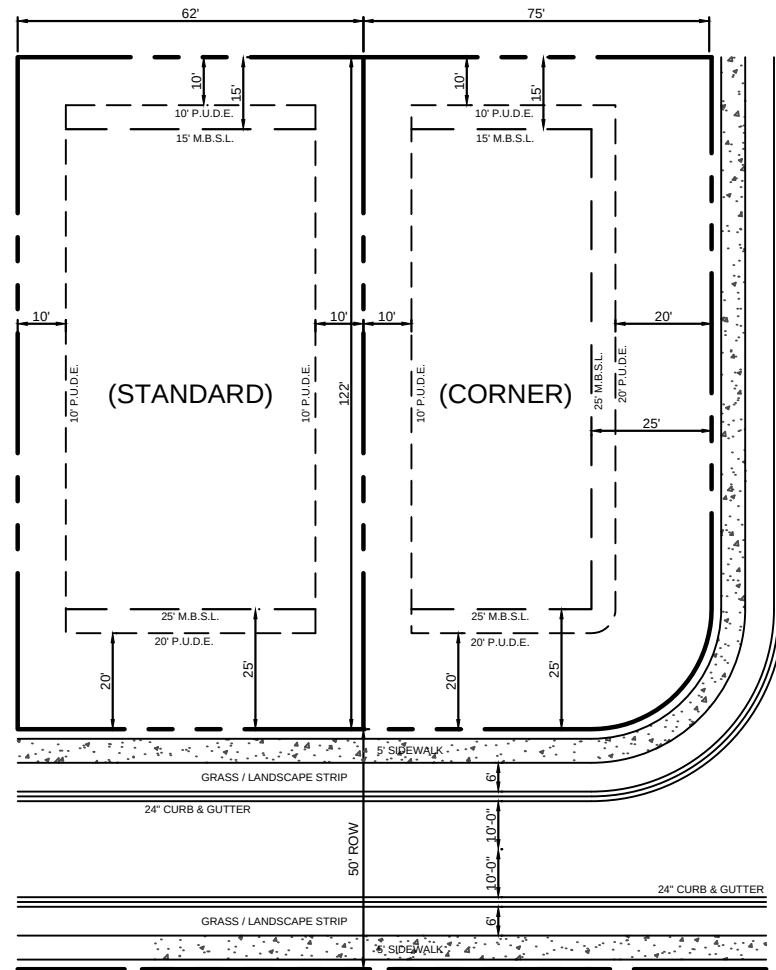
Address splitting up RM-1 zone in the Subdivision Regulations with our consultant and a suggestion of putting smaller agenda items at the top of the agenda and larger items on the bottom.

Chairwoman

Date

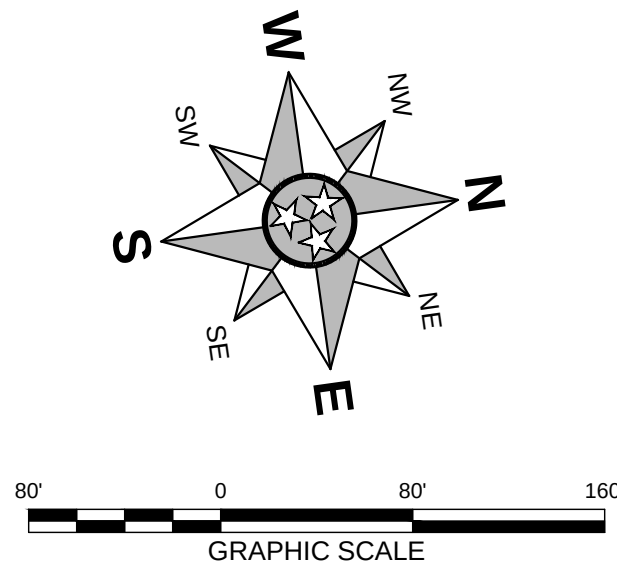
Recording Secretary

Date



TYPICAL LOT LAYOUT
SCALE: 1" = 40'

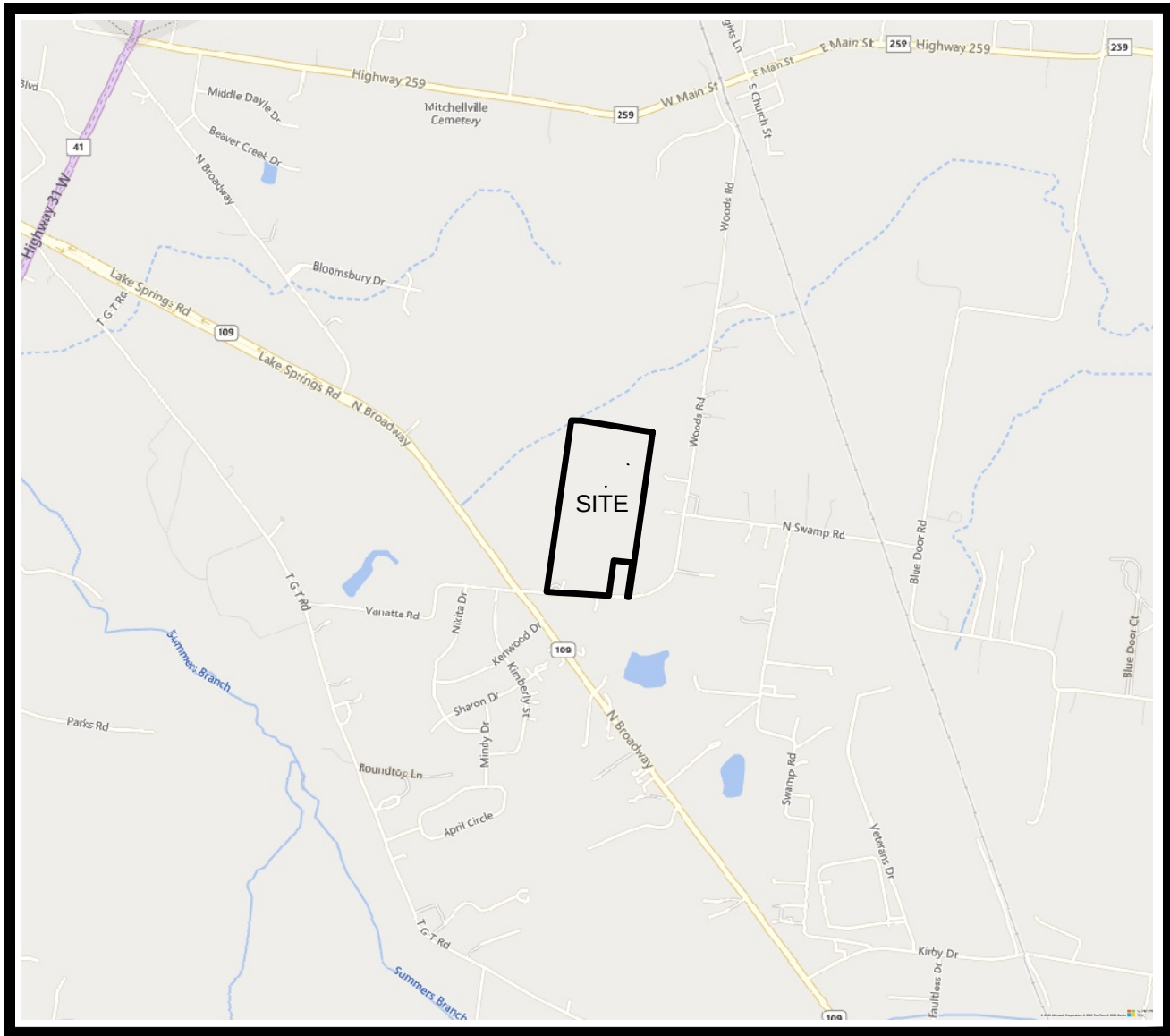
CITY OF PORTLAND
TAX MAP DB PARCELS 46.02 & 46.03
DB 4021, PG 507



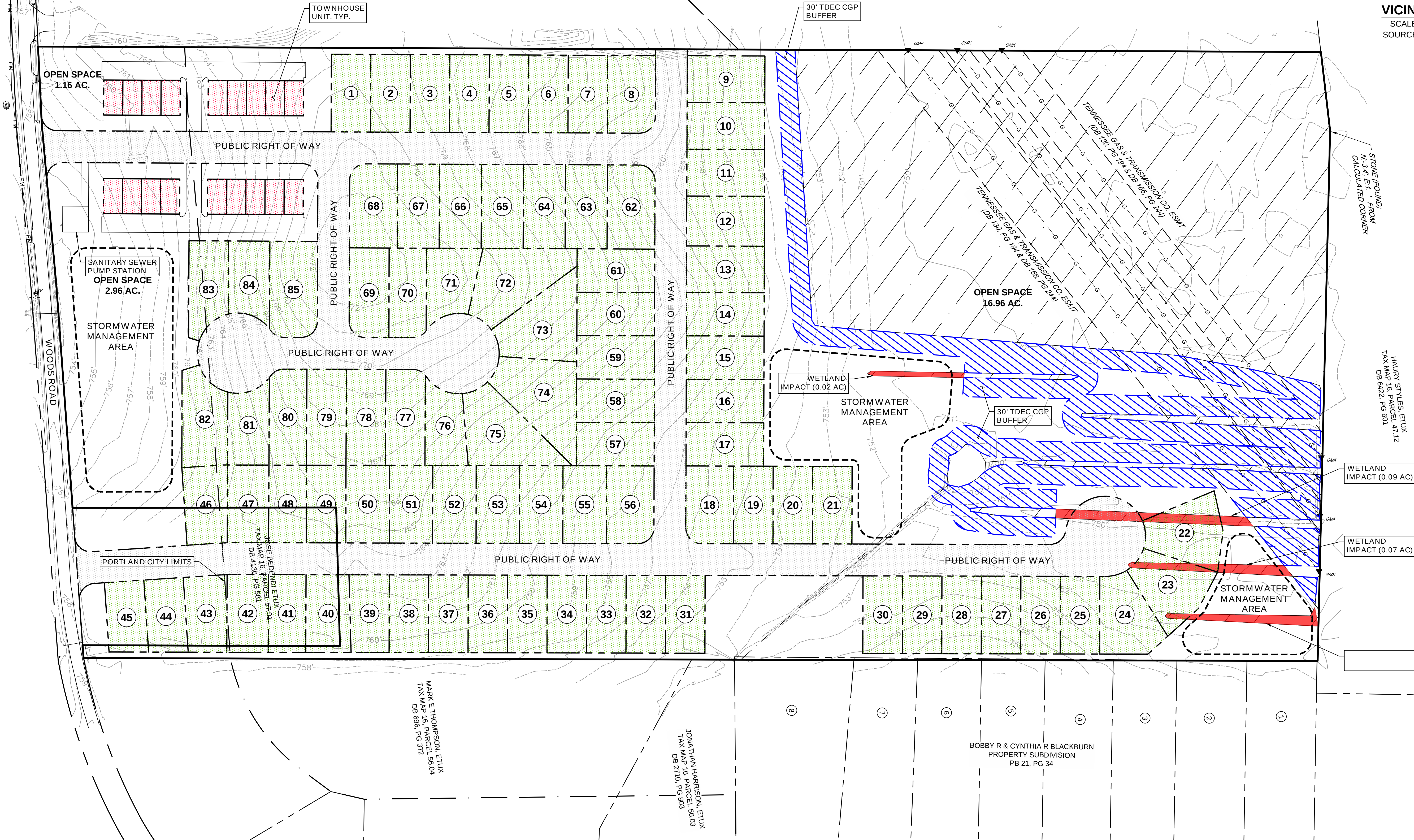
NEIL E GARRETT, ETUX
TAX MAP 16, PARCEL 46.01
DB 4024, PG 406

BULK STANDARDS / SITE DATA:

PROPERTY OWNER:	JETTON DEVELOPMENT, LLC
TAX MAP:	16
PARCELS:	57.00 & 57.02
DEED BOOK/PAGE:	6468/37
EXISTING ZONING:	RS-40 (CITY OF PORTLAND) RR-RURAL RESIDENTIAL (SUMNER COUNTY)
PROPOSED ZONING:	PUD (UNDERLYING RM-1; (CITY OF PORTLAND)
SITE ADDRESS:	115 WOODS ROAD PORTLAND, TENNESSEE 37148
LOTS:	85 SINGLE FAMILY LOTS / 18 TOWNHOUSE UNITS
MINIMUM LOT AREA:	7,500 S.F.
MINIMUM LOT WIDTH:	62 FEET
MINIMUM SETBACK:	
FRONT YARD:	25 FEET
SIDE YARD:	10 FEET
REAR YARD:	15 FEET
AREA TABULATION:	
SITE ACREAGE:	43.65± AC.
MINIMUM LOT SIZE:	7,500 SF
MAXIMUM LOT SIZE:	14,219 SF
DENSITY:	1.95 DUA
OPEN SPACE:	21.08 AC (48.31%)
RIGHT OF WAY:	5.27 AC
WETLAND IMPACT:	0.24 AC



VICINITY MAP
SCALE: 1" = 2,000'
SOURCE: BING MAPS



DRAFT

EXHIBIT FOR:
JETTON FARMS
115 WOODS ROAD
CITY OF PORTLAND
SUMNER COUNTY, TENNESSEE



YIELD PLAN
OPTION #1

DATE:	DECEMBER 12, 2024	DRAWN BY :	BRH
PROJECT NO. :	24-133	CHECKED BY :	RVS

SHEET NUMBER:

YP-01



Know what's below.
Call before you dig.

Community Ammenity Inspiration



Commnity Swings along walking path



Community Dog Park



Community Fire Pit



Paved Walking Path



Grilling Pavilion

PRESENTED BY:



Office@JettonHomes.com

615-714-4131

- NOTES:
1. NORTH BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, NAD 83.
 2. PROPERTY IS SHOWN AS PARCEL 006.00
SUMNER COUNTY PROPERTY MAP 133I, GROUP "F".
 3. BEING THE SAME PROPERTY CONVEYED TO STEPHEN W. AND JULIE W.
COLLIER BY DEED OF RECORD IN R.B. 4474, PG. 418, R.O.S.C., TN.
 4. ACCORDING TO F.I.R.M. FLOOD MAP NO. 47165C0134G, DATED 4-17-12, THIS
PROPERTY DOES NOT LIE IN A FLOOD HAZARD AREA.
 5. THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH, NO
TITLE REPORT WAS FURNISHED TO THIS SURVEYOR.
 6. THE PURPOSE OF THIS PLAT IS TO DIVIDE 1 LOT INTO 2 LOTS.
 7. ZONING FOR THIS PROPERTY IS R-15.

LINE	BEARING	DISTANCE
L1	S 73°16'50" E	71.17'
L2	S 73°16'50" E	70.50'
L3	S 12°14'43" W	40.12'
L4	S 07°05'48" E	69.24'

**CERTIFICATE OF PROPERTY
NUMBERS AND STREET NAMES**

I hereby certify that the property numbers assigned herein conform to Sumner County Emergency Communications District (E-911) polices and street name(s) conform to the inter-local agreement for non-duplication.

DATE : _____

Sumner County Emergency Communications
E-911 District

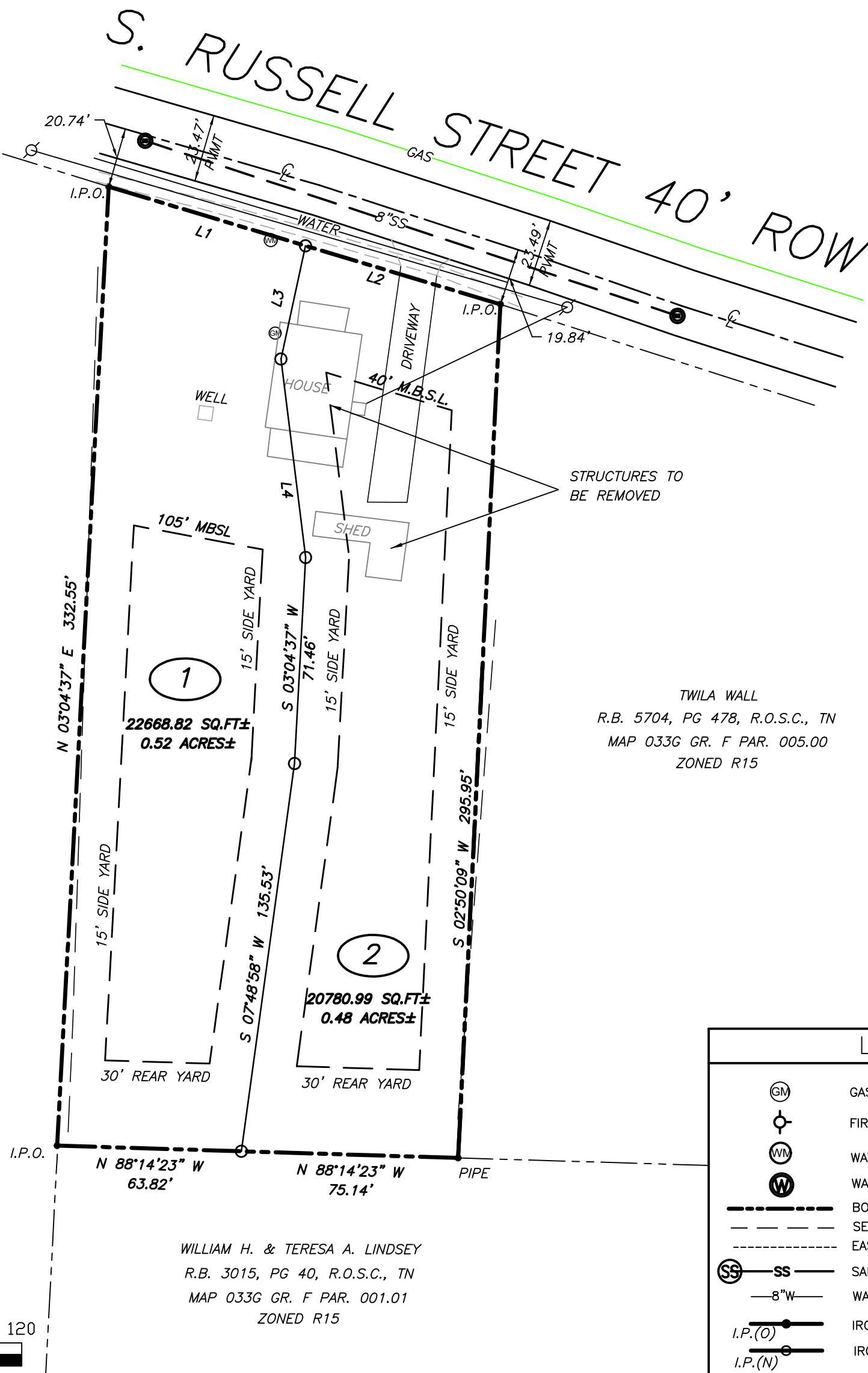
**CERTIFICATE OF APPROVAL
OF STORMWATER SYSTEMS**

I hereby certify that general drainage plans have been submitted and approved for this subdivision and that all required temporary and permanent erosion control, stabilization, and other water quality and water related requirements have been designed in a manner which meets the City of Portland Drainage Requirements. I hereby certify: (1) that the stormwater system outlined or indicated hereon has been installed in accordance with the current State and/or local government requirements or, (2) that a Letter of Credit in the amount of \$_____ has been posted with the City of Portland Public Works Department to assure completion of all required stormwater improvements in case of default.

Date _____

County Engineer

CATHY M. & ANDY FRITTS, ETVR
R.B. 5817, PG 660, R.O.S.C., TN
MAP 033G GR. F PAR. 007.00
ZONED R15



MS4 STORMWATER NOTES:

1. PRIOR TO ANY FUTURE CONSTRUCTION, THE OWNER SHALL APPLY FOR A LAND DISTURBANCE PERMIT FROM THE CITY OF PORTLAND.
2. ANY LOT(S) THAT IS TO HAVE A DISTURBED AREA OF 1 ACRE OR GREATER IS TO HAVE AN INDIVIDUAL NOTICE OF COVERAGE FROM TDEC.
3. THE PROPERTY OWNER(S) IS RESPONSIBLE FOR MAINTENANCE OF EROSION CONTROL MEASURES UNTIL DISTURBED AREAS ARE STABILIZED WITH PERMANENT VEGETATION.
4. THE PROPERTY OWNER IS REQUIRED TO MAINTAIN ALL DRAINAGE DITCHES AND KEEP THEM FREE OF OBSTRUCTION.
5. STREAM BUFFER, IF ANY, ARE TO BE KEPT IN A NATURAL VEGETATIVE STATE, NO BUILDINGS OR STRUCTURES ARE ALLOWED WITHIN THE BUFFER. DRIVEWAYS OR UTILITY CROSSINGS ARE PERMITTED WITH WRITTEN CONSENT OF THE CITY OF PORTLAND STORMWATER MANAGEMENT COORDINATOR.
6. POSITIVE DRAINAGE SHALL BE REQUIRED FOR A MINIMUM OF 10 FEET FROM THE DWELLING, INCLUDING GARAGE DOORS, AS REQUIRED BY THE PORTLAND BUILDING CODES OFFICE.

PLAT CONTAINS: 43449.81 SQ. FEET ±
1.00 ACRES ±

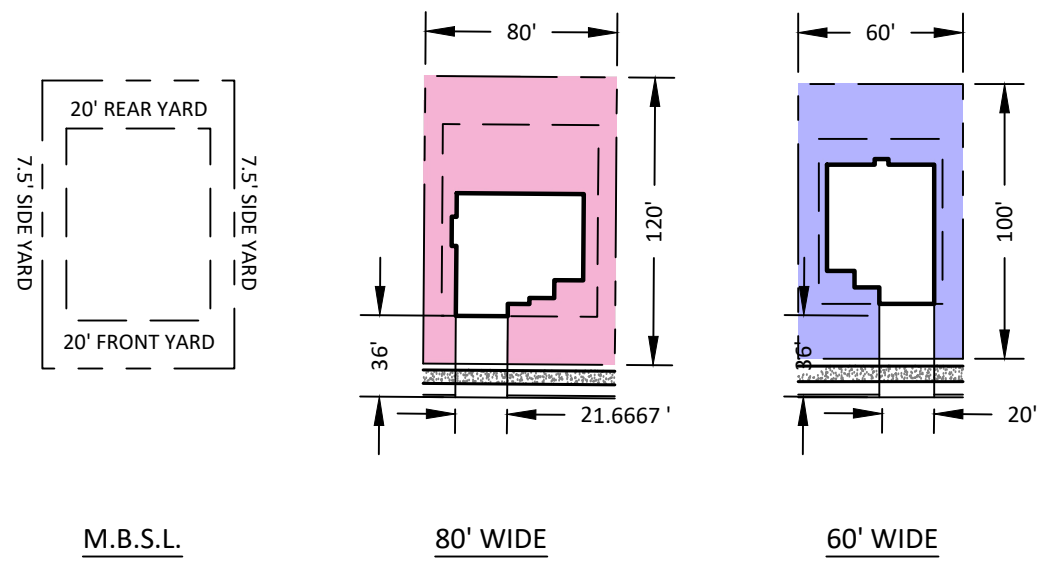
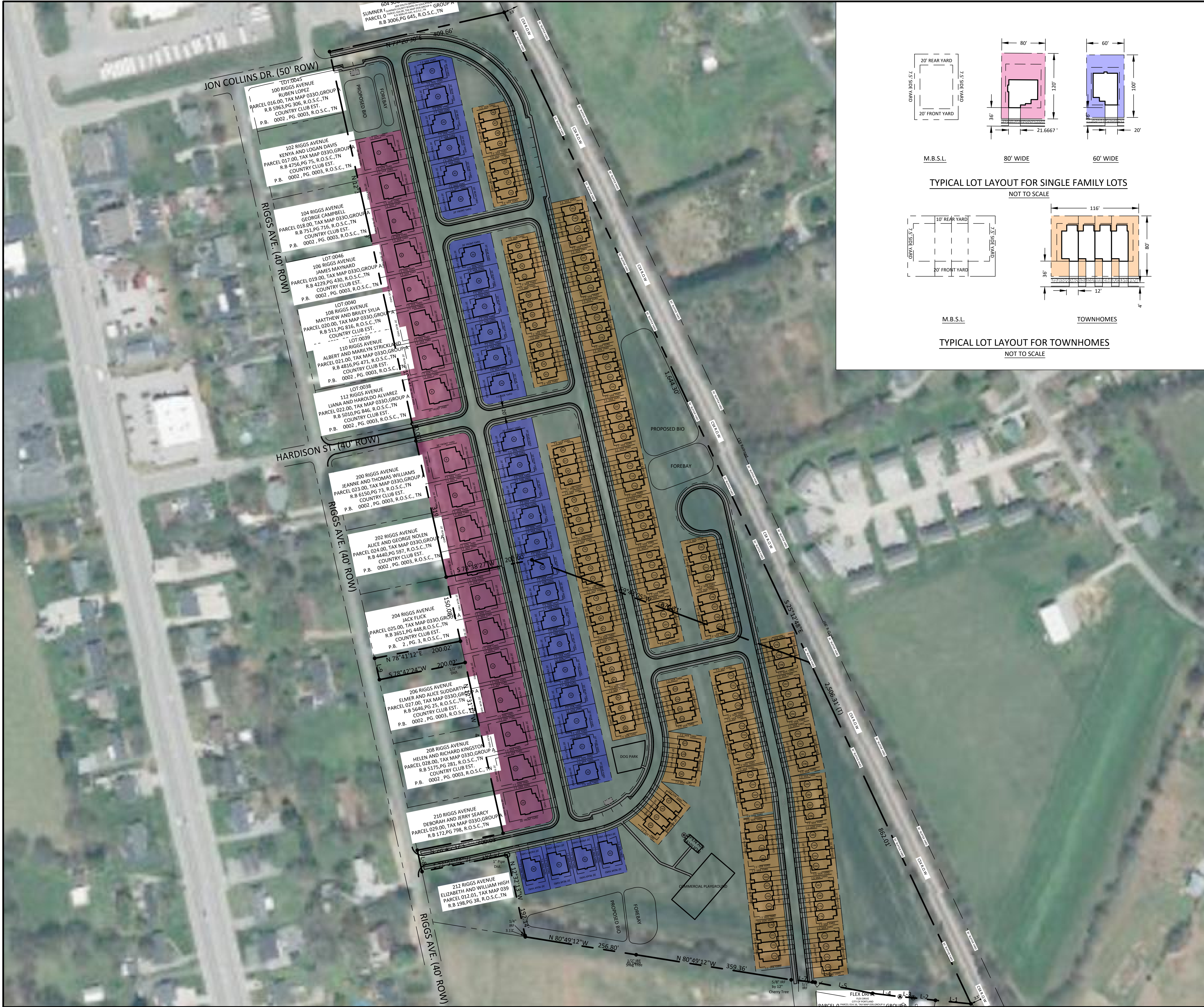
FINAL PLAT
OF
COLLIER PROPERTY
PROPERTY LOCATED AT 305 S. RUSSELL ST IN THE CITY OF PORTLAND
16th CIVIL DISTRICT OF SUMNER COUNTY, TENNESSEE

DATE : MAY 29, 2024 REV: 01/07/25

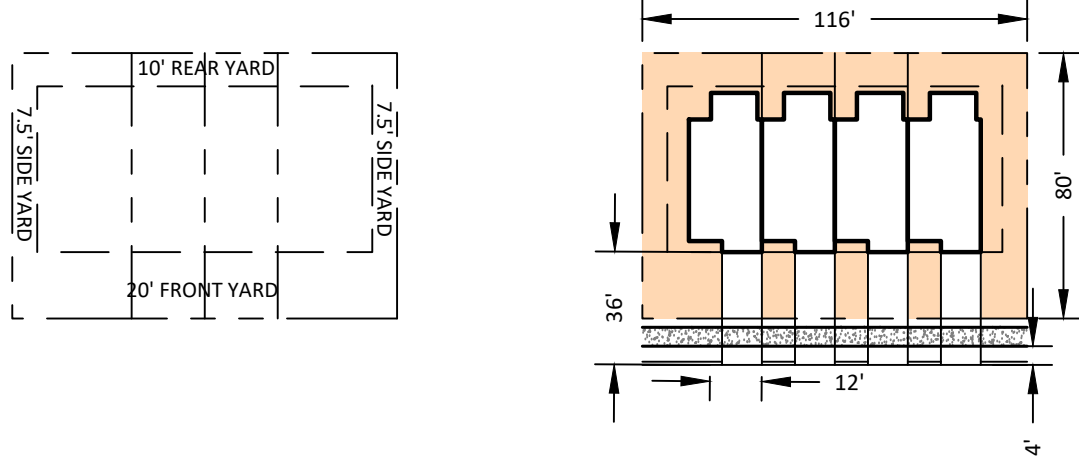
SCALE : 1" = 40'

OWNED BY :
STEPHEN W. AND JULIE W. COLLIER, ETUX
196 GILES LANE
GALLATIN, TN 37066-8182

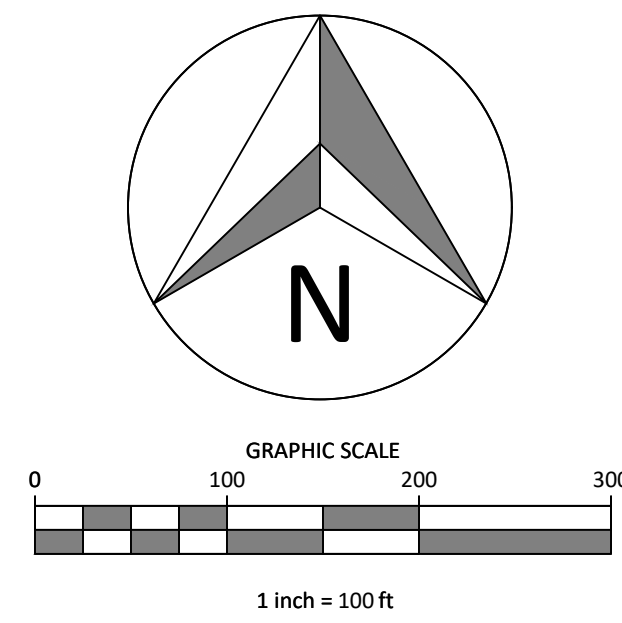
CERTIFICATE OF OWNERSHIP & DEDICATION	CERTIFICATE OF ACCURACY	APPROVAL OF UTILITY SYSTEMS	APPROVAL OF STREETS	APPROVAL FOR RECORDING	RECORD
I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction line, and dedicate all streets, alleys, walks, parks and other open spaces to public and private use as noted, along with all necessary easements for the construction of cut and fill slopes, cut and fill ramps, inlet and outlet ditches or channel changes beyond the right-of-way limites of the road. DATE : _____ OWNER : _____ TITLE : _____	I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Portland Municipal-Regional Planning Commission and that the monuments have been placed as shown hereon to the specifications of the County. DATE : _____ REGISTERED SURVEYOR	I hereby certify (1) that all water/sewer systems outlined or indicated hereon has been installed in accordance with the current State and/or local government requirements; or (2) that a Letter of Credit in the amount of \$_____ has been posted with the City of Portland Utilities Department to assure completion of all required water/sewer improvements in case of default. WATER SYSTEM: _____ Date _____ Name, Title, And Agency of authorized Approved Agent _____ SEWER SYSTEM: _____ Date _____ Name, Title, And Agency of authorized Approved Agent _____	I hereby certify (1) that the public streets have been installed in an acceptable manner and according to City specifications in the subdivision entitled: <u>COLLIER PROPERTY</u> or (2) that a Letter of Credit in the amount of \$_____ has been posted with the City of Portland Department of Public Works to assure all required improvements in case of default. DATE : _____ City Engineer	I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations, for Portland, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the office of the County Registrar. DATE: _____ Secretary, Planning Commission VOID UNLESS RECORDED BY: _____	Recorded _____, Page _____ of the Register's Office, Sumner County, TN. JOB. NO. <u>240118</u>



TYPICAL LOT LAYOUT FOR SINGLE FAMILY LOTS
NOT TO SCALE

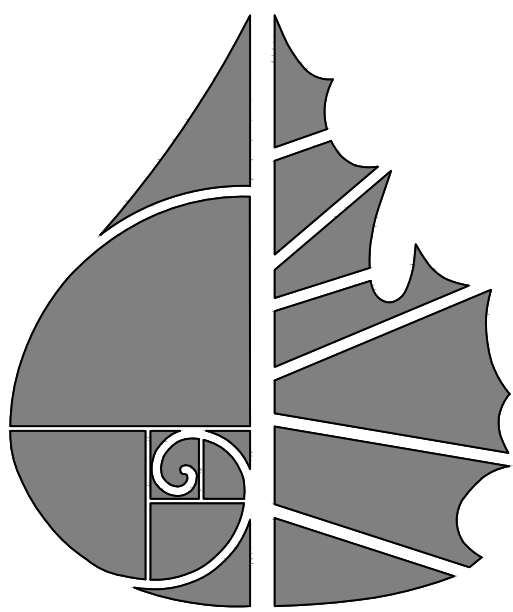


TYPICAL LOT LAYOUT FOR TOWNHOMES
NOT TO SCALE

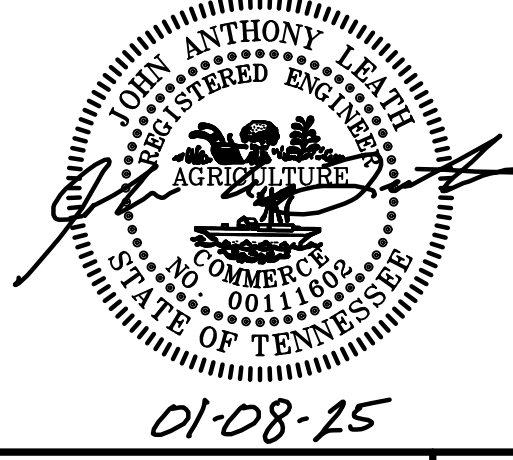


LEGEND

- CONCRETE MONUMENT (OLD)
- CONCRETE MONUMENT (NEW)
- IRON ROD (OLD)
- IRON ROD (NEW)
- BENCHMARK
- BOUNDARY LINE
- BUFFER
- SETBACK / YARD
- PUDE
- EXTRUDED CURB
- SS SANITARY SEWER LINE
- W WATER LINE
- G GAS LINE
- OHE OVERHEAD UTILITY LINE
- UGT UNDERGROUND UTILITY LINE
- FENCE
- TREE LINE
- UTILITY POLE
- UTILITY POLE W/ LIGHT
- GUY ANCHOR
- TELEPHONE MANHOLE
- ELECTRIC JUNCTION BOX
- CABLE PEDESTAL
- SANITARY SEWER MANHOLE
- WATER METER
- WATER VALVE
- BLOW OFF VALVE
- AIR RELEASE ASSEMBLY
- FIRE HYDRANT
- GAS METER
- GAS VALVE
- A/C PAD
- 80' WIDE LOTS
- 60' WIDE LOTS
- TOWNHOMES



114 B West Main Street
Gallatin, TN 37066
615-230-7269
andy.leath@greenliddesign.com



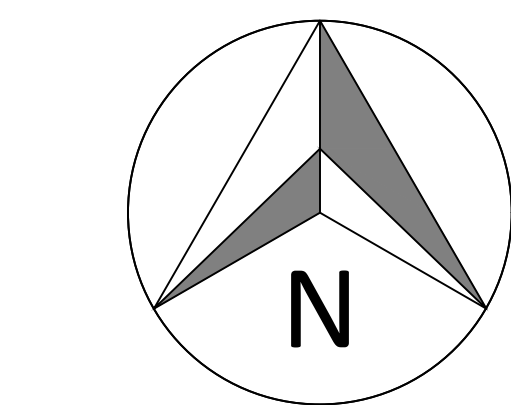
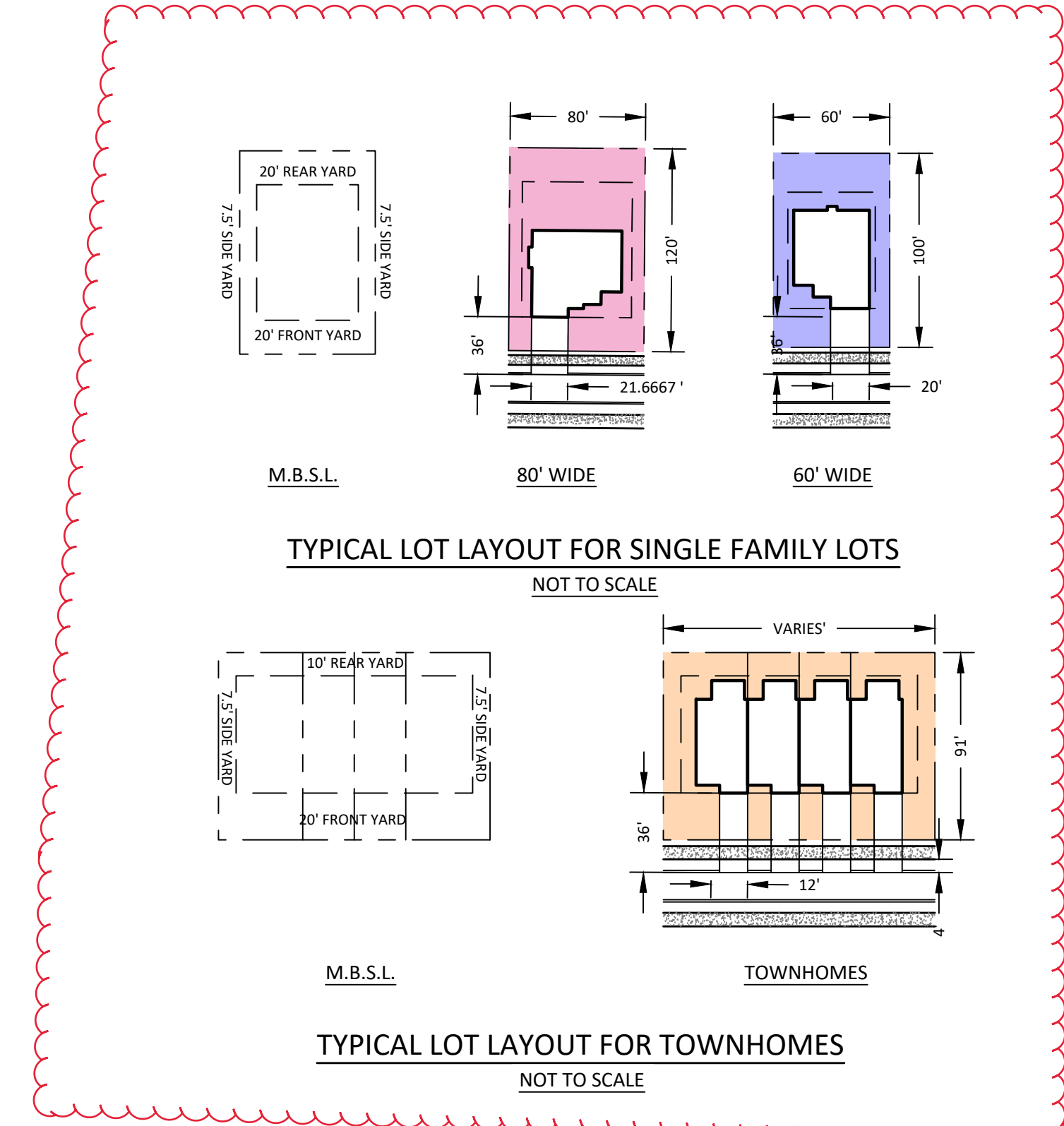
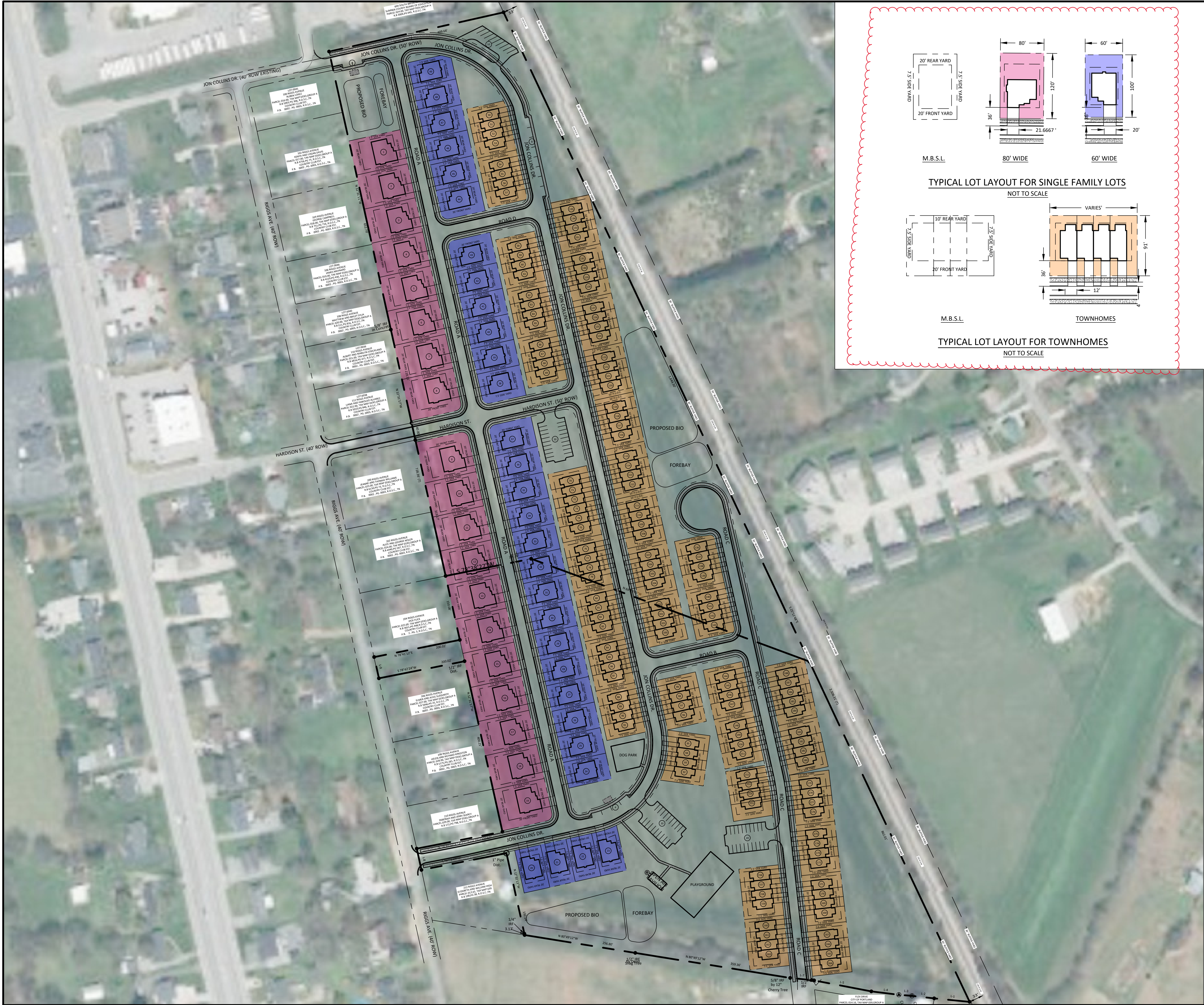
RIGGS PLACE P.U.D. SUBDIVISION
PRELIMINARY MASTER DEVELOPMENT PLAN
RIGGS AVENUE
CITY OF PORTLAND
SUMNER COUNTY, TENNESSEE

OVERALL SITE LAYOUT

NO.	DATE	REVISION	PER CITY COMMENTS
1	01-09-2025		

SHEET NO.
3A
SHEET 3 OF 23
PROJ. #23.099G DATE: 11 DECEMBER 2024

811
IF YOU DIG IN TENNESSEE
CALL 811 FIRST!
OR (800) 351-1111 or (615) 366-1987
TENNESSEE ONE CALL IT'S THE LAW

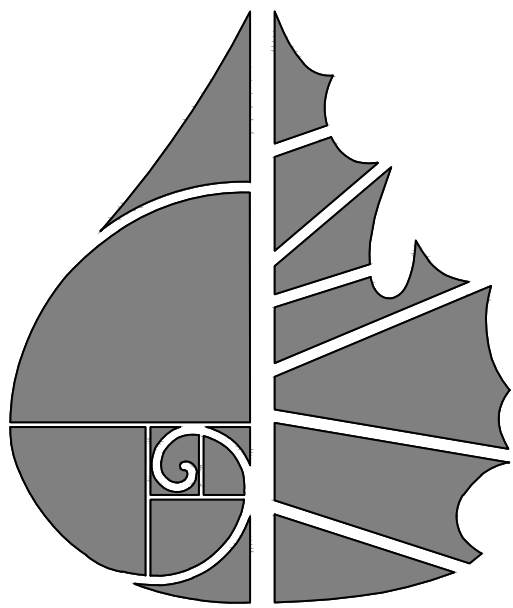


LEGEND

- CONCRETE MONUMENT (OLD)
- CONCRETE MONUMENT (NEW)
- IRON ROD (OLD)
- IRON ROD (NEW)
- BENCHMARK
- BOUNDARY LINE
- BUFFER
- SETBACK / YARD
- PUDE
- EXTRUDED CURB
- SANITARY SEWER LINE
- WATER LINE
- STORM SEWER
- GAS LINE
- OVERHEAD UTILITY LINE
- UNDERGROUND UTILITY LINE
- FENCE
- TREE LINE
- UTILITY POLE
- UTILITY POLE W/ LIGHT
- GUY ANCHOR
- TELEPHONE MANHOLE
- ELECTRIC JUNCTION BOX
- CABLE PEDESTAL
- SANITARY SEWER MANHOLE
- WATER METER
- WATER VALVE
- BLOW OFF VALVE
- AIR RELEASE ASSEMBLY
- FIRE HYDRANT
- GAS METER
- GAS VALVE
- A/C PAD
- 80' WIDE LOTS
- 60' WIDE LOTS
- TOWNHOUSES

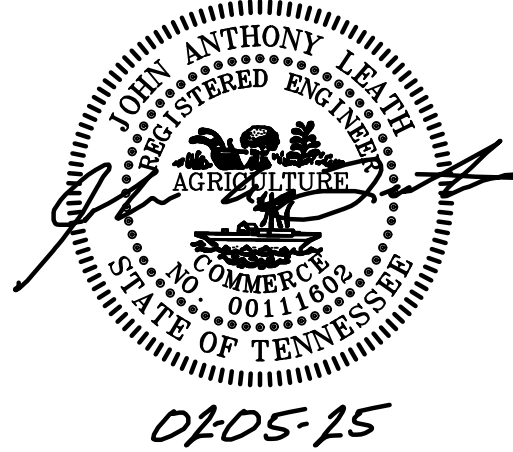


IF YOU DIG IN TENNESSEE
CALL 811 FIRST!
or (800) 351-1111 or (615) 366-1987
TENNESSEE ONE CALL IT'S THE LAW



**GreenLID
Design**

114 B West Main Street
Gallatin, TN 37066
615-230-7269
andy.leath@greenliddesign.com



RIGGS PLACE P.U.D. SUBDIVISION
PRELIMINARY MASTER DEVELOPMENT PLAN
RIGGS AVENUE
CITY OF PORTLAND
SUMNER COUNTY, TENNESSEE

OVERALL SITE LAYOUT

NO.	DATE	REVISION	PER CITY COMMENTS
1	01-09-2025		PER CITY COMMENTS
2	02-05-2025		PER CITY COMMENTS

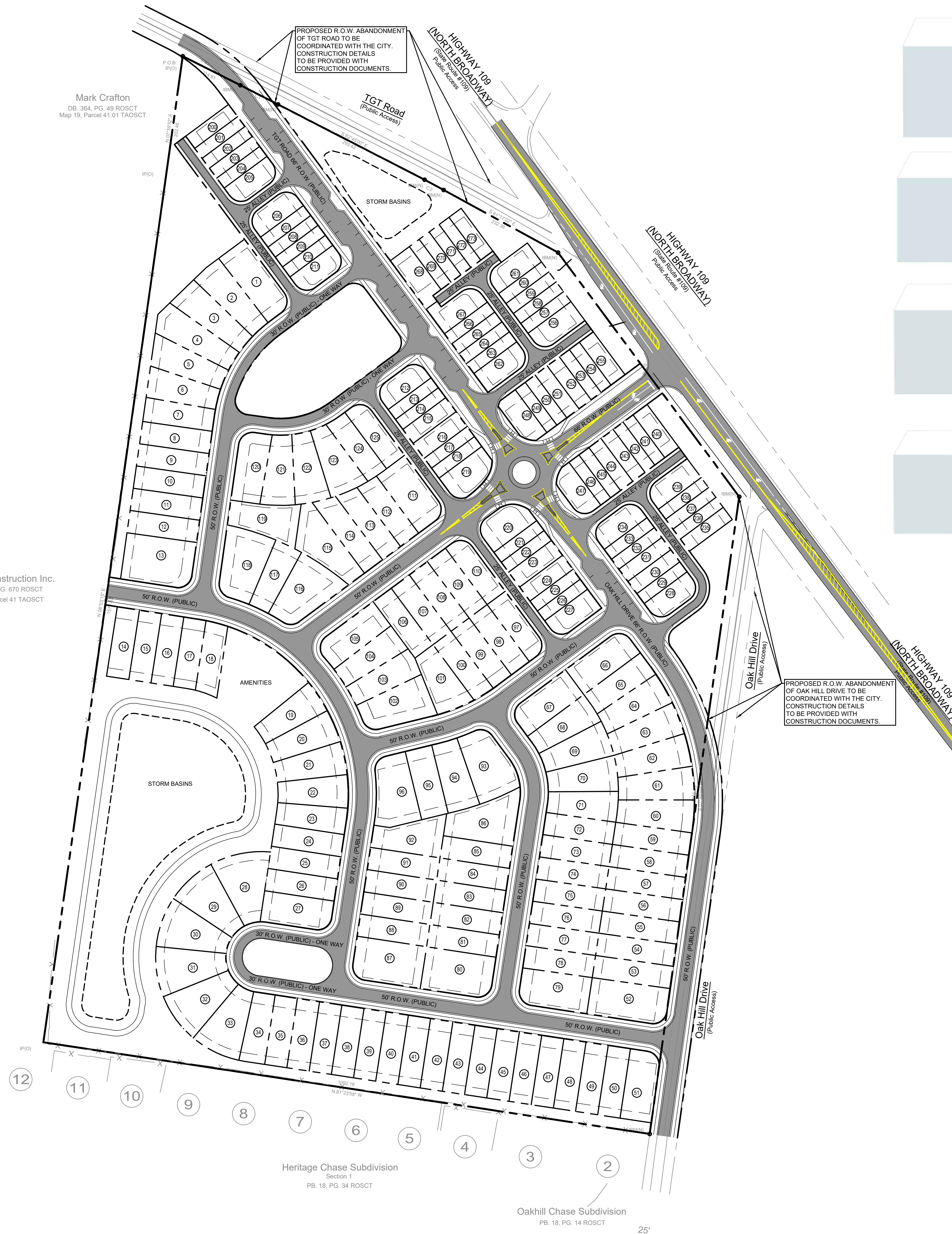
SHEET NO.

3A

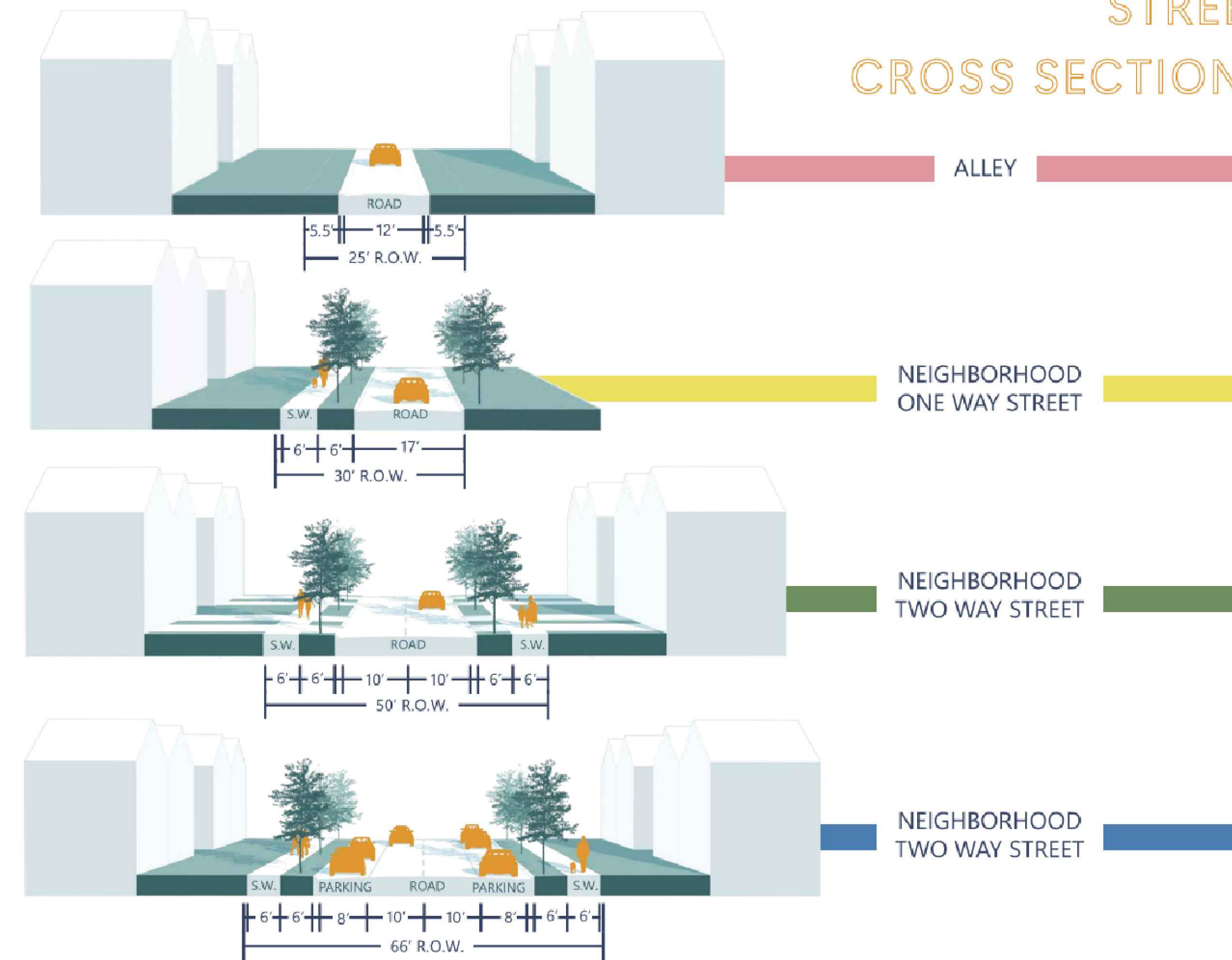
SHEET 3 OF 23

PROJ. #23.099G

DATE: 11 DECEMBER 2024



STREET CROSS SECTIONS



SITE DATA	
SITE AREA:	38.7 AC.
TAX MAP:	19
PARCELS:	39.00, 39.01, 40.00, 40.01
CURRENT ZONES:	RS-20, RS-40, RR (COUNTY)
REQUESTED ZONE:	PUD
UNIT COUNT	
TOWNHOMES:	74 D.U. (22' x 95', TYP.), 2,000 S.F. MIN.
<u>SINGLE FAMILY DETACHED:</u>	<u>125 D.U. (40' x 125', TYP.), 5,000 S.F. MIN.</u>
TOTAL:	199 D.U.
SETBACKS	
SINGLE FAMILY DETACHED:	
FRONT:	20' MIN.
SIDE:	5' MIN.
SIDE STREET:	20' MIN.
REAR:	20' MIN.
TOWNHOMES:	
FRONT:	20' MIN.
SIDE:	0' MIN.
SIDE STREET:	20' MIN.
REAR:	20' MIN.
PROPOSED PARKING:	565 SPACES
TOWNHOMES:	148 SPACES (74 D.U. x 2 SPACES) 2 GARAGE SPACES PER UNIT 42 SPACES (ON STREET PARKING)
SINGLE FAMILY DETACHED:	250 SPACES (125 D.U. x 2 SPACES) 2 GARAGE SPACES PER UNIT 125 SPACES (125 D.U. x 1 SPACE) 1 DRIVEWAY SPACE PER UNIT
DENSITY:	5.1 D.U. / AC. (199 D.U. / 38.7 AC.)
ESTIMATED POPULATION:	438 PEOPLE (199 D.U. x 2.2 PEOPLE PER D.U.)
ESTIMATED DEVELOPMENT SCHEDULE:	
COMMENCE CONSTRUCTION:	FALL 2025
COMPLETE CONSTRUCTION:	FALL 2030



RaganSmith

a Pape-Dawson company



BROAD NORTH
FOR
SCOTLYNN PARTNERS

CITY OF PORTLAND, SUMNER COUNTY, TENNESSEE

Scale: 1"=100'

Date: 11/13/2024

Approved By: T. GARDNER

Revisions:

Drawing Title:

SITE LAYOUT PLAN

Drawing No.

C1.0

Project No.

24-0045

