

CITY OF PORTLAND  
PORTLAND MUNICIPAL PLANNING COMMISSION  
MEETING MINUTES

March 11, 2025

5:00 PM

*LIVE VIDEO ON THE CITY OF PORTLAND WEBSITE*

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

**Roll Call**

Chairwoman Blackburn asks for a roll call at 5:04 pm.

**MEMBERS PRESENT:**

Ann Blackburn-Chairwoman  
Gail Gentry  
Mark Harrison  
Robert Tooker  
Luther Bratton- Vice Chairman  
Jessica Hunter  
Ted Jernigan

**MEMBERS ABSENT:**

Ty Crowder  
Vice Mayor Megann Thompson

A quorum was established.

**STAFF PRESENT:**

Nate Heisler-City Planner  
Tracey Griffin-Planning Asst.  
Megan Heisler -Utilities Engineer  
Carlton Cobb-Public Works Director  
Corbin Keen- Assistant Public Works Director

**Other Interested Parties:**

Andy Leath, John McCloud, Rich Speckman, Lynn Phiffer and colleague Drew.

**Approval of Agenda**

Chairwoman Blackburn asks for approval of the agenda.  
Jessica Hunter made a motion to approve the agenda. Ted Jernigan gave a Second. All were in favor, motion carried. 7-0.

**Approval of Minutes:** February 11, 2025

Chairwoman Blackburn asked for the approval of the February 11, 2025, meeting minutes.  
Gail Gentry made a motion to approve, Jessica Hunter gave a Second.  
All were in favor, motion passed. 6-0.  
Mark Harrison Abstained due to being absent at that meeting.

**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**

No One Spoke

**PUBLIC HEARINGS**

None

**New Business**

- A. A request by Brian Holcombe (applicant) request Rockland Estates Revised FMDP approval: location 1026 North Broadway, Portland, TN (Tax Map 16, Parcels 42.00, 42.01, 43.00, 44.01, 61.00, 61.01, 61.02, 42.02, 61.03) 132.84 +/- acres. Zoned Residential PUD R7.5(Residential Planned Unit Development)

Nate Heisler:

The reason for the revision: There is a gas line that runs from the South side of the gas factory and originally the detention was in that area, the developer had issues with the development where the gas line is, so they had to move the detention up in the development. That pushes the development up to the north and one request is the lots as far as square footage is smaller than the original plans that were approved May 9,2023. With that they have proposed upgrades to the amenities package and a signalization to Hwy 109 and Magnolia Springs. TDOT required that. A revised trail system that networks through the entire development, 6.49 acres of additional open space, a sports field to the south with soccer goals and picnic tables, new pocket parks with grill stations and fire pits.

Lynn Phiffer with NVR Ryan Homes and collogue Drew-Original Plan was 274 Lots at 50'-60' wide and 134' deep now 153 lots have decreased to 40' wide and 134' deep an average of 6988 sq ft. Originally, we were told by the gas company the easement for the gas line was 75' and they flagged it, then we were told by the gas company it was 150' easement from an undivided easement from back in the day. None of the house plans changed, they are all the same that were approved before. We are adding about a dozen extra parking spots Amenities before was a dog park, playground and 1 pavilion.

Amenities added: Multi-Purpose Athletic Field with soccer goals and picnic tables around the side, A playground Park, 2 covered grill pavilions, 2 firepit gathering areas, about 2 miles of walking trails, covered bus stops at each entrance, 2 picnic areas. A signalization to Highway 109 and Magnolia Springs Road.

Will have a 3<sup>rd</sup> party HOA.

Motion to Amend approved FMDP: Mark Harrison

Second Motion: Robert Tooker

Motion Passes 6/0

Luther Bratton Abstained-Conflict of Interest

**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)

Nate Heisler: This was deferred by the applicant last month. The number of townhomes decreased, all have 2 car garages and rear ally ways that will be public streets, and additional parking was added through the development.

There are 9 scoping areas for this development that were identified for the traffic study.

Andy Leath: The townhomes are down to 112 units with 2 car garages and 2 outside parking for each townhome. The main streets are 22' wide and the allies are 20'. There will be a third-party HOA. The intent was to have the covered bus stop in there and we will have it back in there before we go to City Council with it. Grading plan for amenities on North end. The same HOA will cover the whole development, the single-family homes and the town homes.

Motion to approve: Mark Harrison

With Contingencies of the trash pick up goes through HOA for setting up services, billing and trash can replacement or repair.

Second Motion: Luther Bratton

Motion Passes 7/0

**City Planner's Comments**

The last public meeting for Preserving Portland will be March 27 from 5:30pm to 7:00pm at Richland Gym for anyone that is interested. They will have the presentation on the draft comprehensive before we get to Planning Commission.

**Planning Commission Members Comments:**


None

**Adjournment 6:05 PM**

Motion to Adjourn: Gail Gentry

Second Motion: Bob Tooker

Motion Passes 7/0

  
 \_\_\_\_\_  
 Chairwoman

4-8-25  
 Date

  
 \_\_\_\_\_  
 Recording Secretary

4/8/25  
 Date