



PORTLAND MUNICIPAL PLANNING COMMISSION

Portland City Hall - Council Chambers

100 South Russell St. Room 111

AGENDA for October 14, 2025

1. Call to Order

2. Roll Call

3. Approval of Agenda

4. Approval of Minutes

5. Public Comment Period

In accordance with Resolution #25-41, public comments are allowed when those comments are germane to agenda items, except where otherwise prohibited. The number of individuals speaking and/or the allotted time to speak may be limited by the presiding officer to ensure opposing viewpoints are fairly represented. Each speaker is limited to a maximum of 5 minutes for public comment and must sign-up to speak in person before the start of the meeting. Sign-up sheets will be available just before the start of each meeting in the same room where the meeting is being held.

6. Public Hearing

7. New Business

A. Chase Kilgore (applicant) request Final Plat approval for Parkside Point Phase 4: location 0 Jim Courtney Road, Portland TN. (Tax Map 20 Part of Parcels 47.04) 11.74 +/- acres. Zoned R-10(Low Density Residential)

B. Thomas Steffen (applicant) request Final Plat approval for Coventry Phase 1: location 0 Westland Street, Portland TN. (Tax Map 020P Group B Parcel 001.00) 26.1 +/- acres. Zoned R-10 PUD (Residential Planned Unit Development)

8. Old Business

9. Presentation

A. Residential Uses Discussion

10. City Planner's Comments

11. Planning Commission Members Comments

Adjournment

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE 25 LOTS, 1 OPEN SPACE, AND DEDICATE RIGHT-OF-WAY AND EASEMENTS.
2. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983. GPS EQUIPMENT WAS USED TO DETERMINE THE POSITION OF TWO (2) CONTROL POINTS FOR THE SURVEYED PROPERTY ESTABLISH AS BASIS FOR BEARING FOR THE SURVEY. TYPE OF GPS EQUIPMENT USED: TRIMBLE MODEL R10, DUAL FREQUENCY RECEIVER, TYPE OF GPS SURVEY: TDOT NETWORK ADJUSTED REAL TIME KINEMATIC, THE AVERAGE POSITIONAL QUALITY IS H 0.02", V 0.05". ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 88.
3. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47165C0175G WITH AN EFFECTIVE DATE OF APRIL 17, 2012, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470349, PANEL NO. 0175, SUFFIX G, WHICH ARE THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
4. THIS PROPERTY WAS APPROVED AS A CONSERVATION SUBDIVISION AND IS CURRENTLY ZONED R10 - (SINGLE FAMILY HIGH DENSITY RESIDENTIAL). MINIMUM BUILDING SETBACKS ARE AS FOLLOWS (UNLESS SHOWN OTHERWISE).
- FRONT - 40'
SIDE - 5'
REAR - 20'
5. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT, THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE NOR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT, TENNESSEE ONE CALL 811.
6. STREETS SHALL BE BUILT TO THE ROAD SPECIFICATIONS IN FORCE AT THE TIME OF CONSTRUCTION.
7. ROAD CONSTRUCTION SHALL NOT BEGIN WITHOUT APPROVAL OF THE CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS.
8. ALL OPEN SPACE IS A PUBLIC UTILITY AND DRAINAGE EASEMENT.
9. THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF OPEN SPACE/CONSERVATION AREAS.
10. ALL UTILITIES WITHIN THIS DEVELOPMENT ARE TO BE UNDERGROUND.
11. DRAINAGE EASEMENTS OUTSIDE DEDICATED RIGHT-OF-WAYS ARE NOT THE RESPONSIBILITY OF SUMNER COUNTY OR THE CITY OF PORTLAND.
12. EACH RESIDENTIAL LOT MUST HAVE ITS OWN LAND DISTURBANCE PERMIT FROM THE CITY OF PORTLAND BEFORE BUILDING PERMITS WILL BE ISSUED.

13. I HEREBY STATE THAT THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AND THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:22,390.

BY: *Kelly C. Kilgore* DATE: 10/06/2025
KELLY C. KILGORE, TN, RLS NO. 3439

OWNER/DEVELOPER

SCOTLYNN PARTNERS
ATTN: CALEB FUQUA
P.O. BOX 1545
SPRINGFIELD, TENNESSEE 37172
615-881-3856
fuqua.square1construction@gmail.com

SURVEYOR

RAGAN SMITH ASSOCIATES, LLC
ATTN: CHASE KILGORE, RLS
315 WOODLAND STREET
NASHVILLE, TENNESSEE 37206
(615) 244-8591
ckilgore@ragansmith.com

PROPERTY MAP REFERENCE

BEING PART OF PARCEL NUMBER 47.04 AS SHOWN ON SUMNER COUNTY PROPERTY MAP NUMBER 20.

DEED REFERENCE

BEING PART OF THE SAME PROPERTY CONVEYED TO SCOTLYNN PARTNERS FROM JOSHUA RUSSELL BY WARRANTY DEED OF RECORD IN RECORD BOOK 8083, PAGE 765, REGISTER'S OFFICE FOR SUMNER COUNTY, TENNESSEE.

LEGEND

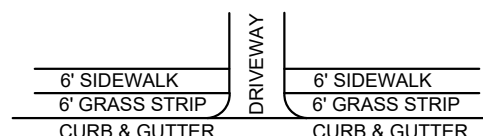
	IRON ROD (OLD)		SANITARY SEWER LINE
	IRON ROD (NEW) (1/2" X 16" WCP STAMPED "RAGAN SMITH & ASSOCIATES")		SEWER FORCE MAIN LINE
	MONUMENT (NEW) (4" DIAMETER ALUMINUM DISC W/ 1/2" IRON ROD MARKED "RAGAN SMITH ASSOCIATES")		WATER LINE
	SANITARY SEWER MANHOLE		FIRE HYDRANT
	HEADWALL		MINIMUM BUILDING SETBACK LINE
	LOT NUMBER		PUBLIC UTILITY & DRAINAGE EASEMENT
	PROPOSED 6' CONCRETE SIDEWALK		CATCH BASIN/CURB INLET
	REGISTER'S OFFICE FOR SUMNER COUNTY, TN		REINFORCED CONCRETE PIPE
			LOT ADDRESS

LOT AREA TABLE		
LOT	SQ.FT.±	ACRES±
36	6,545	0.15
37	7,259	0.17
38	6,202	0.14
39	6,306	0.14
43	10,494	0.24
44	7,989	0.18
45	7,723	0.18
46	7,292	0.17
47	7,768	0.18
48	8,362	0.19
49	7,929	0.18
88	6,000	0.14
89	6,000	0.14
90	6,000	0.14
101	6,760	0.16
102	6,662	0.15
103	6,326	0.15
104	6,291	0.14
105	6,196	0.14
106	6,818	0.16
109	8,296	0.19
110	8,091	0.19
111	8,091	0.19
112	8,090	0.19
113	8,090	0.19

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N07°36'50"W	72.10
L2	N07°20'08"W	60.00
L3	N04°21'25"E	26.41
L4	S20°05'51"W	45.40
L5	N80°58'08"W	30.61
L6	N80°58'08"W	32.07
L7	N80°58'08"W	49.57
L8	S77°58'40"W	63.09
L9	S77°58'11"W	50.00
L10	S86°57'16"W	10.13
L11	S07°00'30"W	50.00
L12	S82°59'30"E	23.31
L13	N83°01'43"W	18.69
L14	S80°58'08"E	30.62
L15	N77°58'40"E	20.58
L16	S77°58'40"W	20.58
L17	N80°58'08"W	30.62
L18	S86°57'16"W	60.99
L19	S79°56'59"W	83.82
L20	N86°49'01"W	36.01
L21	N80°58'08"W	30.62

OPEN SPACE AREA TABLE		
OPEN SPACE	SQ.FT.±	ACRES±
3	46,804	1.07

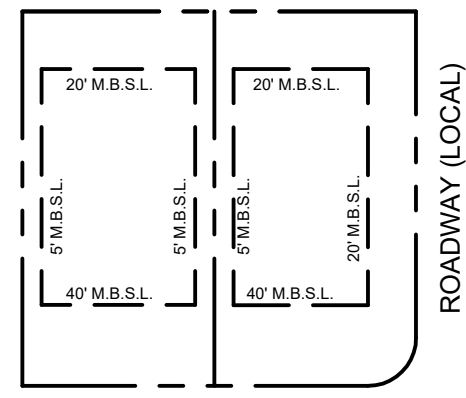
CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BRG
C1	1000.00	322.49	18°28'38"	162.66	321.09	N86°14'14"W
C2	264.00	31.88	6°55'09"	15.96	31.86	N04°28'29"W
C3	275.00	24.30	5°03'46"	12.16	24.29	N06°03'18"E
C4	565.00	207.61	21°03'12"	104.99	206.44	S88°30'16"W
C5	25.00	39.27	89°59'31"	25.00	35.35	N57°01'35"W
C6	275.00	90.95	18°56'55"	45.89	90.53	S02°33'22"E
C7	225.00	24.88	6°20'09"	12.45	24.87	N03°45'01"E
C8	325.00	32.49	5°43'37"	16.26	32.47	S85°51'18"E
C9	1000.00	62.54	3°34'59"	31.28	62.53	N81°14'55"W
C10	1000.00	63.88	3°39'36"	31.95	63.87	N84°52'12"W
C11	1000.00	63.88	3°39'36"	31.95	63.87	N88°31'49"W
C12	1000.00	63.88	3°39'37"	31.95	63.87	S87°48'35"W
C13	1000.00	63.88	3°39'37"	31.95	63.87	S84°08'58"W
C14	1000.00	4.43	0°15'13"	2.21	4.43	S82°11'33"W
C15	325.00	119.42	21°03'12"	60.39	118.75	N88°30'16"E
C16	325.00	24.09	4°14'46"	12.05	24.08	S83°05'31"E
C17	325.00	44.56	7°51'18"	22.31	44.52	S89°08'33"E
C18	325.00	44.56	7°51'18"	22.31	44.52	N83°00'10"E
C19	325.00	6.23	1°05'51"	3.11	6.23	N78°31'39"E
C20	275.00	91.34	19°01'50"	46.09	90.92	N87°29'35"E
C21	275.00	33.49	6°58'43"	16.77	33.47	N81°28'01"E
C22	275.00	14.12	2°56'34"	7.06	14.12	N86°25'39"E
C23	275.00	43.72	9°06'34"	21.91	43.68	S87°32'47"E
C24	325.00	75.46	13°18'13"	37.90	75.29	S84°37'48"W
C25	325.00	44.56	7°51'18"	22.31	44.52	S87°21'14"W
C26	325.00	30.91	5°26'55"	15.47	30.90	S80°42'08"W
C27	275.00	101.05	21°03'12"	51.10	100.48	S88°30'16"W
C28	275.00	70.55	14°41'58"	35.47	70.36	S85°19'39"W
C29	275.00	30.50	6°21'14"	15.26	30.48	N84°08'45"W
C30	565.00	0.41	0°02'28"	0.20	0.41	S80°59'22"E
C31	565.00	46.62	4°43'39"	23.32	46.61	S83°22'26"E
C32	565.00	46.80	4°44'44"	23.41	46.78	S88°06'37"E
C33	565.00	46.62	4°43'39"	23.32	46.61	N87°09'11"E
C34	565.00	45.25	4°35'20"	22.64	45.24	N82°29'42"E
C35	565.00	21.92	2°13'22"	10.96	21.92	N79°05'20"E
C36	225.00	49.53	12°36'46"	24.87	49.43	S05°43'28"E



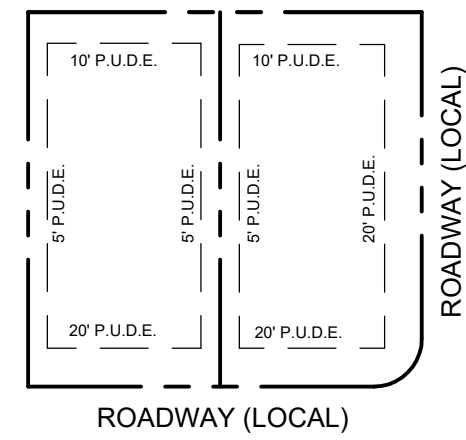
TYPICAL DRIVEWAY & SIDEWALK DETAIL
(NOT TO SCALE)

LOCATION MAP

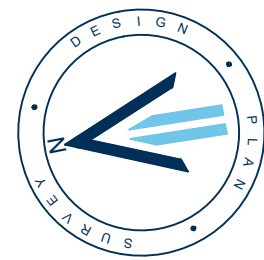
NOT TO SCALE



R10 CONSERVATION
TYPICAL LOT SETBACK LINES
UNLESS SHOWN OTHERWISE
(NOT TO SCALE)



R10 CONSERVATION
TYPICAL LOT P.U.D.E. LINES
UNLESS SHOWN OTHERWISE
(NOT TO SCALE)



0 50 100
SEE NOTE 2.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, 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 SLORES, CUT AND FILL RAMPS, INLET AND OUTLET DITCHES OR CHANNEL CHANGES BEYOND THE RIGHT-OF-WAY LIMITS OF THE ROAD.

DATE SIGNATURE OF OWNER

CERTIFICATE OF ACCURACY

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 STATE BOARD OF EXAMINERS FOR LAND SURVEYORS.

10/06/2025
DATE
KELLY C. KILGORE, TN, RLS NO. 3439
TENNESSEE NO. 3439

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 THE STREET NAME(S) CONFORM TO THE INTER-LOCAL AGREEMENT FOR NON-DUPLICATION.

DATE SUMNER COUNTY EMERGENCY COMMUNICATIONS E-911 DISTRICT

CERTIFICATE OF THE APPROVAL OF PUBLIC STREETS
(CITY OF PORTLAND)

I HEREBY CERTIFY: (1) THAT THE PUBLIC STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO CITY SPECIFICATION IN THE SUBDIVISION INTENDED 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 COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE NAME & TITLE

CERTIFICATE OF SEWER SYSTEM

I HEREBY CERTIFY: (1) THAT THE SEWER SYSTEM OUTLINED OR INDICATED HEREON HAS BEEN INSTALLED IN ACCORDANCE WITH 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 SEWER IMPROVEMENTS IN CASE OF DEFAULT.

DATE NAME & TITLE

CERTIFICATE OF STORMWATER SYSTEM (CITY OF PORTLAND)

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 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 NAME & TITLE

CERTIFICATE OF THE APPROVAL OF WATER SYSTEM
(PORTLAND UTILITY DEPARTMENT)

I HEREBY CERTIFY: (1) THAT THE WATER SYSTEM OUTLINED OR INDICATED HEREON HAS BEEN INSTALLED IN ACCORDANCE WITH 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 IMPROVEMENTS IN CASE OF DEFAULT.

DATE NAME & TITLE

CERTIFICATE FOR APPROVAL OF RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR PORTLAND, TENNESSEE, EXCEPT FOR SPECIAL EXCEPTIONS, IF ANY, AS 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 OF THE PLANNING COMMISSION

VOID UNLESS RECORDED BY:

FINAL PLAT

PARKSIDE POINT
PHASE 4

LOTS 36-39, 43-49, 88-90, 101-106, 109-113, AND OPEN SPACE 3

CITY OF PORTLAND, 2ND CIVIL DISTRICT

OF SUMNER COUNTY, TENNESSEE

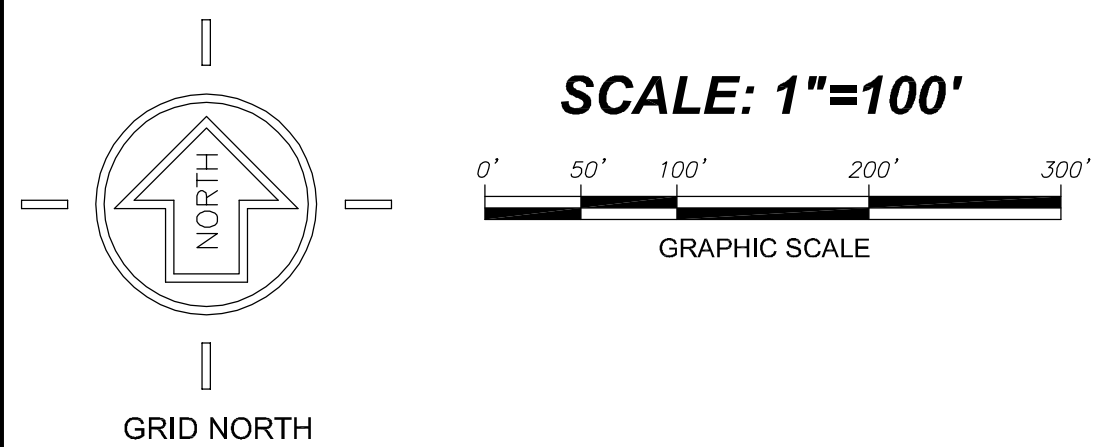
REVISED: OCTOBER 6, 2025
DATE: SEPTEMBER 10, 2025
JOB NUMBER: 22-0177



RaganSmith
a Pape-Dawson Company
Nashville - Murfreesboro - Chattanooga
ragansmith.com
CHASE KILGORE, RLS

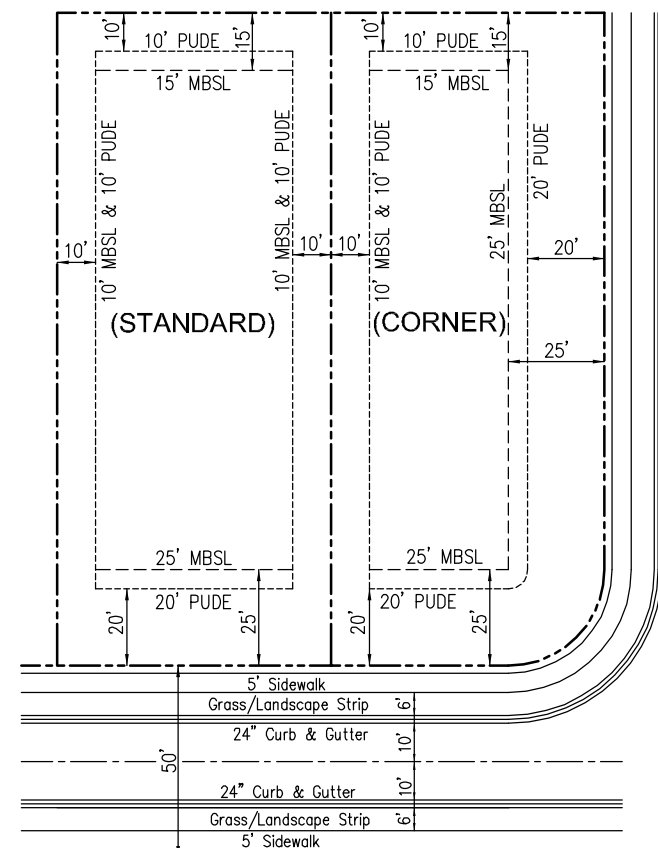
315 Woodland Street Nashville, Tennessee 37206

615.244.8591 ckilgore@ragansmith.com



GPS SURVEY DATA INFORMATION

- * TYPE OF GPS SURVEY: SPECTRA SP85 RTK
- * POSITIONAL ACCURACY: 0.07 FEET
- * DATUM/EPOCH: NAD 83 (2011)
- * PUBLISHED/FIXED CONTROL USED: TGRN
- * GEOID MODEL: GEOID 18
- * COMBINED GRID SCALE FACTOR: 1.0000003
- * UNITS: (US FEET)(GRID)
- * DATE OF SURVEY: SEPTEMBER 9, 2025



OWNER:
FD NASHVILLE, INC.
CONTACT: THOMAS STEFFEN
P.O. BOX 1328
CARY, NC 27512
PHONE: (615) 480-8732
EMAIL: THOMAS.STEFFEN@MIDTENNDEV.COM

DEVELOPER:
MIDDLE TENNESSEE DEVELOPERS, LLC
CONTACT: THOMAS STEFFEN
1611 JONES FRANKLIN ROAD
SUITE 101
RALEIGH, NC 27606
PHONE: (615) 480-8732
EMAIL: THOMAS.STEFFEN@MIDTENNDEV.COM

SURVEYOR:
JTA LAND SURVEYING, INC.
CONTACT: GREG TERRY
3384 N MT JULIET ROAD
SUITE 900
MT JULIET, TN 37122
PHONE: (615) 490-6920
EMAIL: GREGT.JTA@COMCAST.NET

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	TAN	CHD. BEARING	CHORD
1	07°12'21"	535.00	67.29	33.69	S85°24'21"E	67.24
2	97°34'35"	25.00	42.58	28.55	S40°13'14"E	37.61
3	73°18'39"	25.00	31.99	18.60	N45°13'23"E	29.85
4	16°19'07"	485.00	138.14	69.54	S89°57'44"E	137.67
5	90°28'50"	25.00	39.48	25.21	N36°33'45"W	35.50
6	34°05'14"	535.00	318.29	164.01	N08°21'57"W	313.62
7	33°21'39"	485.00	282.39	145.33	N08°43'44"W	278.42
8	90°57'12"	25.00	39.69	25.42	N53°25'41"E	35.65
9	89°02'48"	25.00	38.85	24.59	S36°34'19"E	35.06
10	11°57'53"	535.00	111.72	56.06	S01°58'09"W	111.52
11	103°01'18"	25.00	44.95	31.44	S47°29'51"W	39.14
12	66°10'43"	25.00	28.88	16.29	S47°54'09"E	27.30
13	10°35'46"	535.00	98.94	49.61	S20°06'41"E	98.80
14	34°05'14"	485.00	288.54	148.68	S08°21'57"E	284.31
15	89°31'10"	25.00	39.06	24.79	S53°26'15"W	35.21
16	11°41'00"	485.00	98.90	49.62	S86°57'19"W	98.73

SHEET 3 OF 3

PROPERTY TITLE REFERENCE

BEING THE SAME PROPERTY CONVEYED TO FD NASHVILLE, INC., A NORTH CAROLINA CORPORATION, BY SPECIAL WARRANTY DEED FROM AMANDA J. MOORE AS OF RECORD IN RECORD BOOK 6546, PAGE 110, REGISTER'S OFFICE FOR SUMNER COUNTY, TENNESSEE

TOTAL AREA OF ENTIRE DEVELOPMENT: 1,136,916 SQUARE FEET OR 26.10 ACRES±
TOTAL AREA OF PHASE 1: 563,837 SQUARE FEET OR 12.94 ACRES±

SHEET 2 OF 3

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE 23 SINGLE FAMILY LOTS, DEDICATE OPEN SPACE AND RIGHT-OF-WAYS.
2. THE SUBJECT PROPERTY IS SHOWN AS A PARCEL OF 1.00 ON SUMNER COUNTY TAX MAP NO. 20P, GROUP "B".
3. SUBJECT PROPERTY IS CURRENTLY ZONED: R-15 (LOW DENSITY RESIDENTIAL).
4. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION AS INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. TENNESSEE ONE CALL 1-800-351-1111 OR 1-615-366-1987.
5. THIS PROPERTY IS NOT WITHIN AN AREA DESIGNATED AS A SPECIAL FLOOD AREA, AS SHOWN ON COMMUNITY MAP 470187, PANEL NUMBER 0132, EFFECTIVE DATE APRIL 17, 2012.
6. THIS SURVEYOR HAS NOT BEEN FURNISHED WITH A TITLE REPORT, THEREFORE, THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH.
7. STREETS WILL BE BUILT TO THE ROAD SPECIFICATIONS IN FORCE AT THE TIME OF CONSTRUCTION.
8. ROAD CONSTRUCTION SHALL NOT BEGIN WITHOUT APPROVAL OF THE CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS.
9. DRAINAGE EASEMENTS OUTSIDE DEDICATED RIGHT-OF-WAYS ARE NOT THE RESPONSIBILITY OF SUMNER COUNTY OR THE CITY OF PORTLAND.
10. LOTS DENOTED WITH (*) CONTAIN NATURAL OR MANMADE FEATURES THAT AFFECT THE FEASIBILITY OF CONSTRUCTION, SUCH A LOT SHALL BE DESIGNATED A CRITICAL LOT.

LOTS 122 & 123 ARE CRITICAL LOTS DUE TO PROXIMITY OF SINKHOLE AND/OR OTHERWISE LOW-LYING AREA.

LOTS 101 THRU 103, 121, 108 THRU 113, 122, 123 ARE CRITICAL LOTS DUE TO THE PRESENCE OF NOLIN SILT LOAM (NO) SOILS PER NRCS SOIL MAP.

11. BULK STANDARDS FOR PHASE 1 ARE AS FOLLOWS:

MINIMUM LOT AREA: 10,000 S.F.
MINIMUM LOT WIDTH: 60 FEET

MINIMUM FRONT YARD SETBACK: 25 FEET
MINIMUM SIDE YARD SETBACK: 10 FEET
MINIMUM REAR YARD SETBACK: 15 FEET

12. ALL BUILDING LOTS MUST HAVE AN INDIVIDUAL LAND DISTURBANCE PERMIT BEFORE BUILDING PERMITS WILL BE ISSUED.

ROAD FRONTAGE OF REMAINING ACREAGE TO BE DEVELOPED: 1,011 FEET

LENGTH OF PROPOSED WATER MAIN THIS PHASE: 1,870 FEET

LENGTH OF PROPOSED SEWER MAIN THIS PHASE: 1,614 FEET

LENGTH OF PROPOSED FORCE MAIN THIS PHASE: 716 FEET

LOT TABLE

LOT NO	SQUARE FEET	ACRES	LOT NO	SQUARE FEET	ACRES
101	10,065	0.23	OS-A	102,485	2.35
102	10,020	0.23	OS-B	112,397	2.58
103	10,670	0.24	OS-C	4,093	0.09
104	11,038	0.25	OS-D	8,206	0.19
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106	10,080	0.23			
107	10,052	0.23			
108	10,050	0.23			
109	10,050	0.23			
110	10,062	0.23			
111	10,062	0.23			
112	10,187	0.23			
113	10,367	0.24			
114	10,377	0.24			
115	10,365	0.24			
116	12,230	0.28			
117	12,120	0.28			
118	12,123	0.28			
119	11,875	0.27			
120	11,927	0.27			
121	10,556	0.24			
122	10,955	0.25			
123	10,014	0.23			

FINAL PLAT COVENTRY P.U.D. SUBDIVISION PHASE 1

O WESTLAND STREET
CITY OF PORTLAND
SUMNER COUNTY, TENNESSEE

Date: September 10, 2025
Scale: 1"=50'

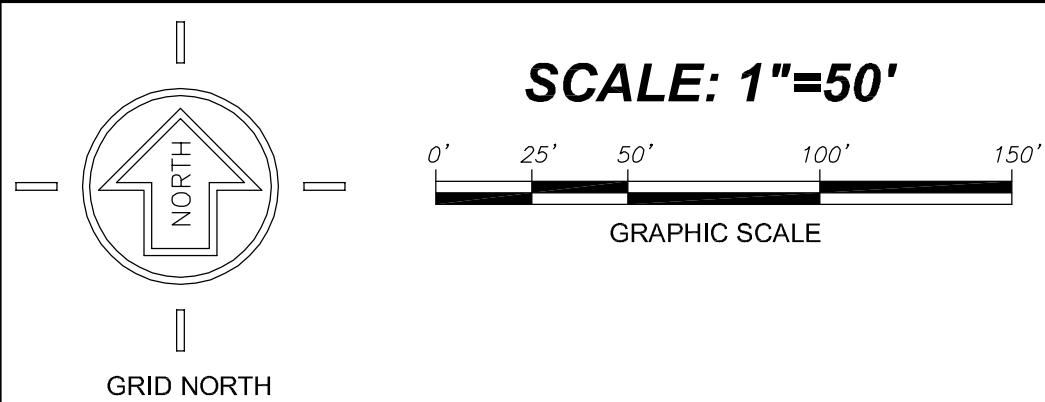
Prepared By
JTA LAND SURVEYING, INC.
3384 N Mt Juliet Rd, Ste 900
Mt Juliet, Tennessee 37122
Phone: (615) 490-6920

REVISIONS:

1. Revised: 10-6-2025 By: M.T.G.
Revise Per Staff Comments

SHEET 1 OF 3
Job No: 2025-429

CERTIFICATE OF STORMWATER SYSTEM 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 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 _____ NAME AND TITLE _____	CERTIFICATE OF THE APPROVAL OF WATER SYSTEM I HEREBY CERTIFY: (1) THAT THE WATER SYSTEM OUTLINED OR INDICATED HEREON HAS BEEN INSTALLED IN ACCORDANCE WITH 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 IMPROVEMENTS IN CASE OF DEFAULT. DATE _____ NAME AND TITLE _____	CERTIFICATE FOR APPROVAL OF RECORDING I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR PORTLAND, TENNESSEE, EXCEPT FOR SPECIAL EXCEPTIONS, IF ANY, AS 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 OF THE PLANNING COMMISSION _____ VOID UNLESS RECORDED BY: _____	CERTIFICATE OF THE APPROVAL OF PUBLIC STREETS I HEREBY CERTIFY: (1) THAT THE PUBLIC STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO CITY SPECIFICATION IN THE SUBDIVISION ENTITLED "COVENTRY P.U.D. SUBDIVISION, PHASE 1" 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 COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT. DATE _____ NAME & TITLE _____
CERTIFICATE OF OWNERSHIP AND DEDICATION I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, 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 LIMITS OF THE ROAD. DATE _____ SIGNATURE OF OWNER _____	CERTIFICATE OF ACCURACY 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 PLANNING COMMISSIONS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS. 9-10-2025- Rev. 10-6-2025 DATE _____ SIGNATURE & STAMP OF REGISTERED SURVEYOR _____	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 THE STREET NAME(S) CONFORM TO THE INTER-LOCAL AGREEMENT FOR NON-DUPPLICATION. DATE _____ SIGNATURE & STAMP OF REGISTERED SURVEYOR _____	CERTIFICATE OF SEWER SYSTEM I HEREBY CERTIFY: (1) THAT THE SEWER SYSTEM OUTLINED OR INDICATED HEREON HAS BEEN INSTALLED IN ACCORDANCE WITH 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 SEWER IMPROVEMENTS IN CASE OF DEFAULT. DATE _____ NAME & TITLE _____



GPS SURVEY DATA INFORMATION

- TYPE OF GPS SURVEY: SPECTRA SP85 RTK
- POSITIONAL ACCURACY: 0.07 FEET
- DATUM/EPOCH: NAD 83 (2011)
- PUBLISHED/FIXED CONTROL USED: TGRN
- GEIOD MODEL: GEIOD 18
- COMBINED GRID SCALE FACTOR: 1.00000003
- UNITS: (US FEET)(GRID)
- DATE OF SURVEY: SEPTEMBER 9, 2025

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	TAN	CHD. BEARING	CHORD
1	07°12'21"	535.00	67.29	33.69	S85°24'21"E	67.24
2	97°34'35"	25.00	42.58	28.55	S40°13'14"E	37.61
3	73°18'39"	25.00	31.99	18.60	N45°13'23"E	29.85
4	16°19'07"	485.00	138.14	68.54	S89°57'44"E	137.67
5	90°28'50"	25.00	39.48	25.21	N36°33'45"W	35.50
6	34°05'14"	535.00	318.29	164.01	N08°21'57"W	313.62
7	33°21'39"	485.00	282.39	145.33	N08°43'44"W	278.42
8	90°57'12"	25.00	39.69	25.42	N53°25'41"E	35.65
9	89°02'48"	25.00	38.85	24.59	S36°34'19"E	35.06
10	11°57'53"	535.00	111.72	56.06	S01°58'09"W	111.52
11	103°01'18"	25.00	44.95	31.44	S47°29'51"W	39.14
12	66°10'43"	25.00	28.88	16.29	S47°54'09"E	27.30
13	10°35'46"	535.00	96.94	49.61	S20°06'41"E	96.80
14	34°05'14"	485.00	288.54	148.68	S08°21'57"E	284.31
15	89°31'10"	25.00	39.06	24.79	S53°26'15"W	35.21
16	11°41'00"	485.00	98.90	49.62	S86°57'19"W	98.73

CRITICAL LOT NOTE

LOTS DENOTED WITH (*) CONTAIN NATURAL OR MANMADE FEATURES THAT AFFECT THE FEASIBILITY OF CONSTRUCTION, SUCH A LOT SHALL BE DESIGNATED A CRITICAL LOT.

LOTS 122 & 123 ARE CRITICAL LOTS DUE TO PROXIMITY OF SINKHOLE AND/OR OTHERWISE LOW-LYING AREA.

LOTS 101 THRU 103, 121, 108 THRU 113, 122, 123, ARE CRITICAL LOTS DUE TO THE PRESENCE OF NOLIN SILT LOAM (NO) SOIL PER NRCS SOIL MAP.

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101	10,065	0.23
102	10,020	0.23
103	10,670	0.24
104	11,038	0.25
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108	10,050	0.23
109	10,050	0.23
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111	10,062	0.23
112	10,187	0.23
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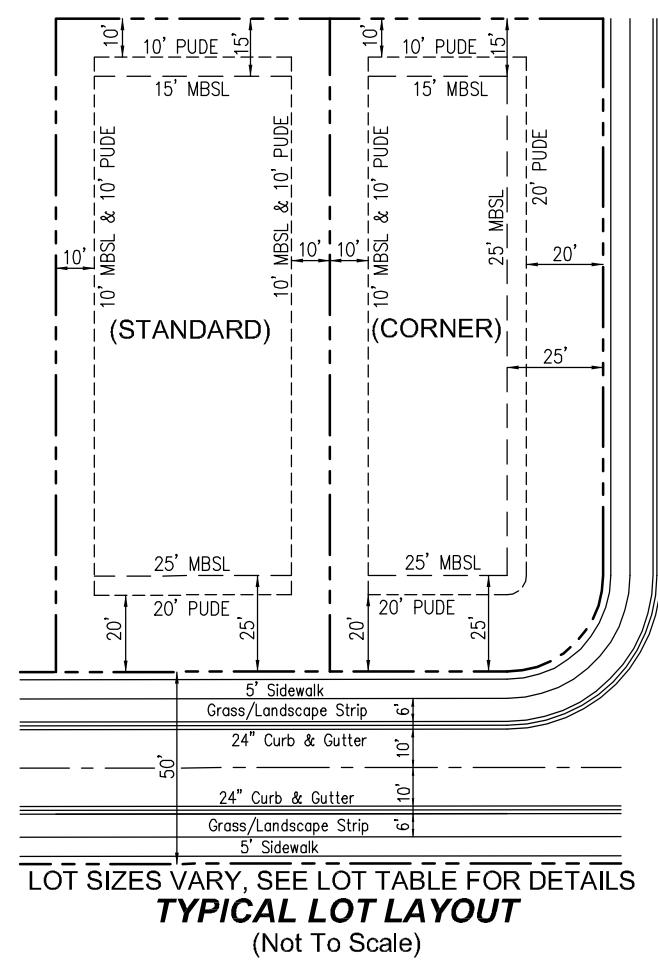
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FINAL PLAT COVENTRY P.U.D. SUBDIVISION

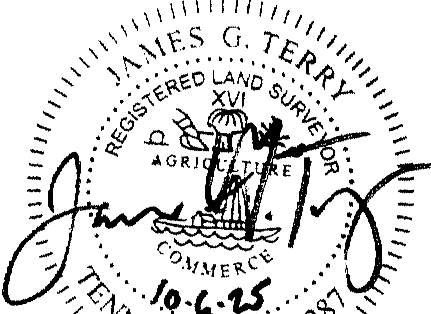
PHASE 1

O WESTLAND STREET
CITY OF PORTLAND
SUMNER COUNTY, TENNESSEE

Date: September 10, 2025

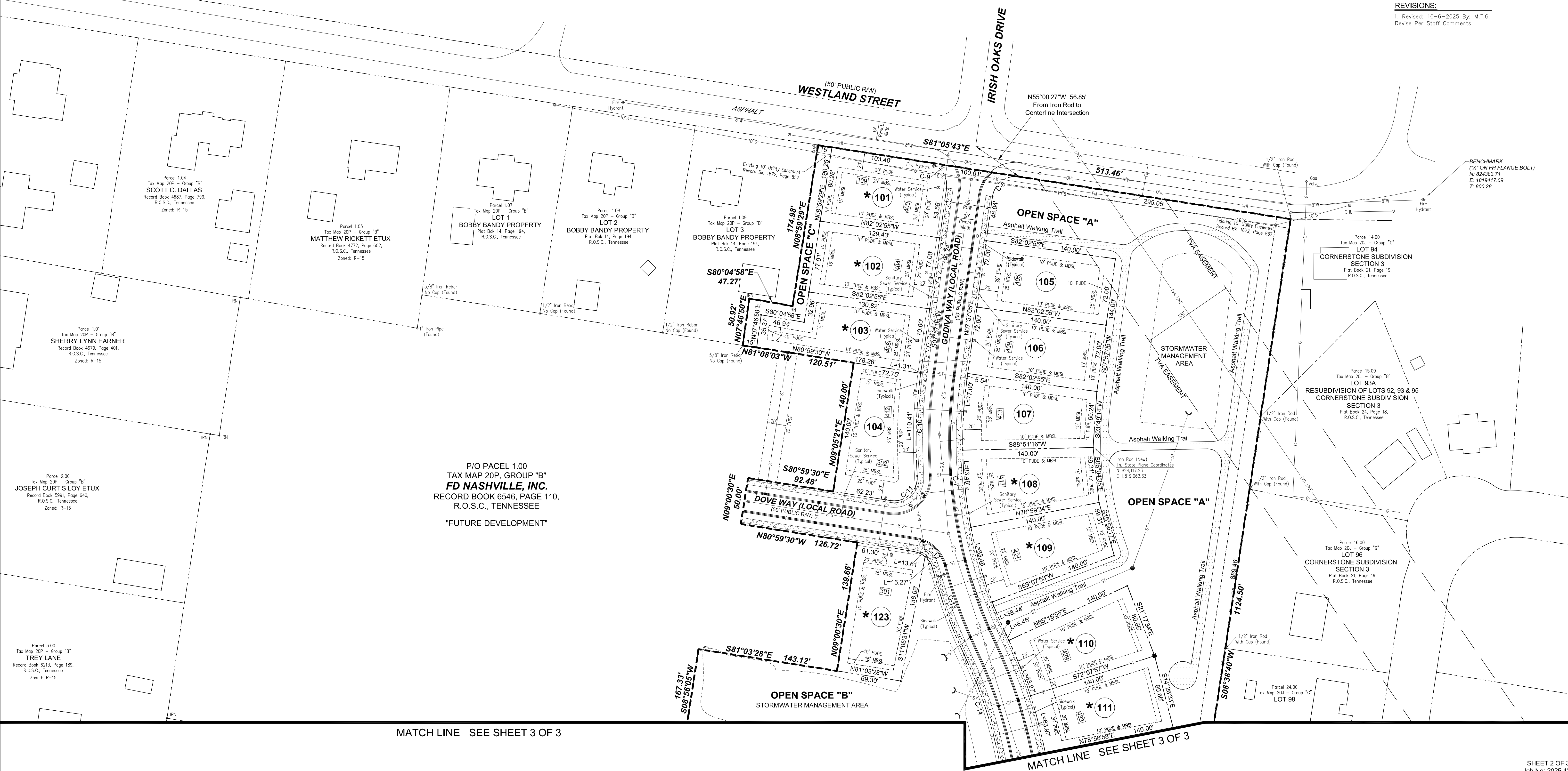
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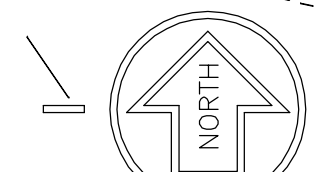
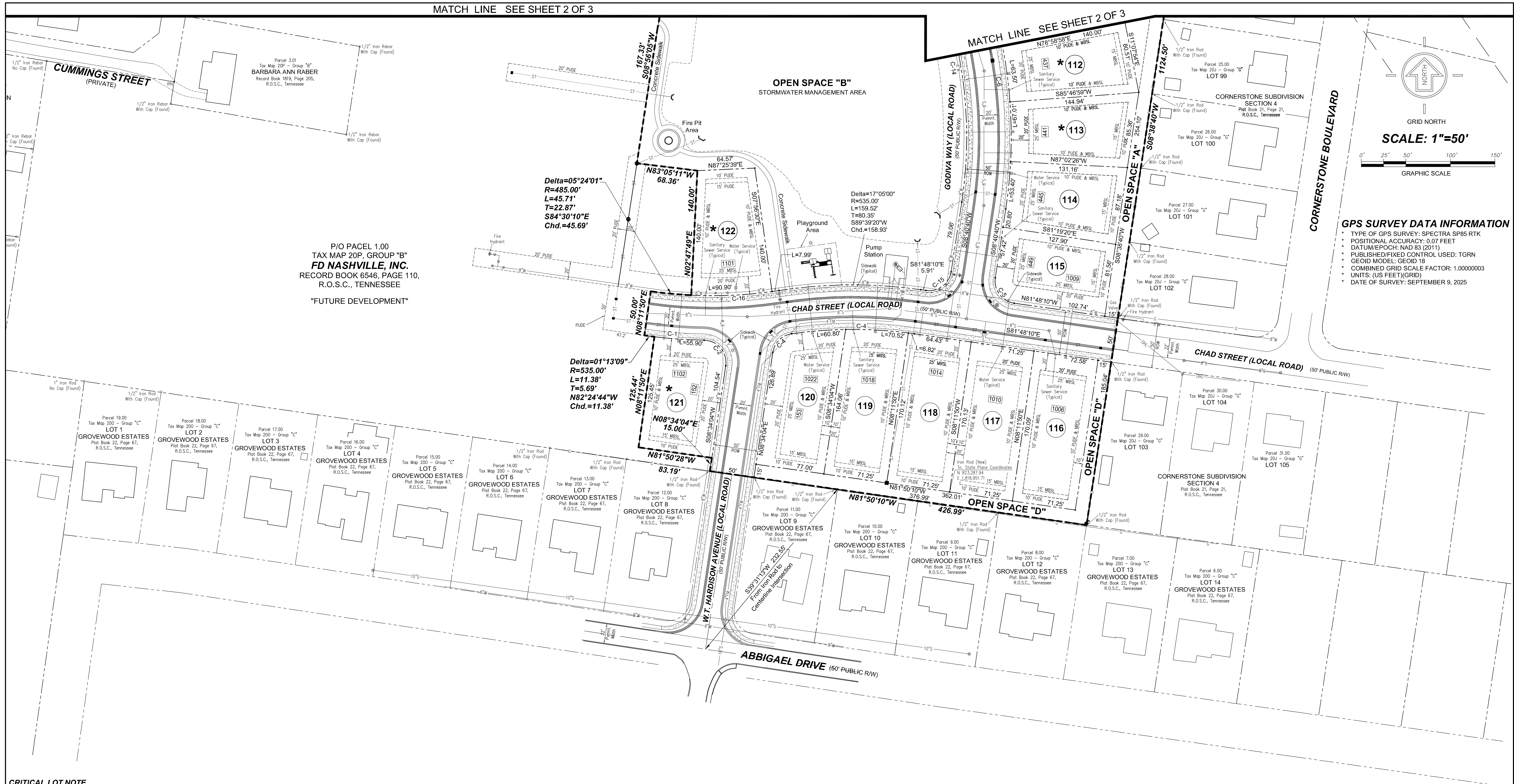
Prepared By
JTA LAND SURVEYING, INC.
3384 N Mt Juliet Rd, Ste 900
Mt Juliet, Tennessee 37122
Phone: (615) 490-6920



REVISIONS:

- Revised: 10-6-2025 By: M.T.G.
Revised Per Staff Comments





GRID NORTH

SCALE: 1"=50'



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REVISIONS:

1. Revised: 10-6-
Revise Per Staff C