



PORTLAND MUNICIPAL PLANNING COMMISSION

Portland City Hall - Council Chambers

100 South Russell St. Room 111

AGENDA for November 12, 2025

1. Call to Order

2. Roll Call

3. Approval of Agenda

4. Approval of Minutes

A. October 14, 2025, Planning Commission Meeting Minutes (Need Signatures)

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

- A. Portland Zoning Ordinance Amendment to ARTICLE IV: SUPPLEMENTARY DISTRICT REGULATIONS, CHAPTER 1. ACCESSORY OFF-STREET PARKING AND LOADING REQUIREMENTS, 4-103 ACCESSORY OFF-STREET PARKING REQUIREMENTS FOR RESIDENTIAL ACTIVITIES.
- B. Portland Zoning Ordinance Amendment to ARTICLE VI: PROVISIONS GOVERNING RESIDENTIAL DISTRICTS, Chapter 2: Uses and Structures, Table 6.201A: PERMITTED AND CONDITIONAL USES AND STRUCTURES ALLOWABLE WITHIN RESIDENTIAL DISTRICTS.

7. New Business

- A. Chase Kilgore (applicant) request a Final Plat approval for Parkside Point Phase 5: location 0 Jim Courtney Road, Portland TN. (Tax Map 20 Part of Parcel 47.04) 2.92+/- acres. Zoned R-10(Low Density Residential)
- B. Chase Kilgore (applicant) request a Preliminary Plat approval for Broad North: location 706 N Broadway, Portland TN. (Tax Map 19 Parcels 039.00,039.01, 040.00 & 041.00) 38.68 +/- acres. Zoned PUD (Residential Planned Unit Development)
- C. Andy Leath (applicant) request a Preliminary Plat approval for C&C Munday College Street: location 405 College Street, Portland, TN. (Tax Map 033A Parcel 005.01) 9.08 +/- acres. Zoned R7.5(Medium Density Residential)
- D. Portland Zoning Ordinance Amendment to ARTICLE IV: SUPPLEMENTARY DISTRICT REGULATIONS, CHAPTER 1. ACCESSORY OFF-STREET PARKING AND LOADING REQUIREMENTS, 4-103 ACCESSORY OFF-STREET PARKING REQUIREMENTS FOR RESIDENTIAL ACTIVITIES.
- E. Portland Zoning Ordinance Amendment to ARTICLE VI: PROVISIONS GOVERNING RESIDENTIAL DISTRICTS, Chapter 2: Uses and Structures, Table 6.201A: PERMITTED

AND CONDITIONAL USES AND STRUCTURES ALLOWABLE WITHIN RESIDENTIAL DISTRICTS.

F. 2026-2027 Planning Commission Meeting Calendar

8. Old Business-No Old Business

9. Discussion

A. “Subdivision Regulation Draft Discussion”

10. City Planner's Comments

11. Planning Commission Members Comments

Adjournment

CITY OF PORTLAND
PORTLAND MUNICIPAL PLANNING COMMISSION
MEETING MINUTES

October 14, 2025

5:00 PM

LIVE VIDEO ON THE CITY OF PORTLAND WEBSITE

City of Portland City Hall
100 South Russell Street- Room 111
Portland TN 37148

Call To Order

Roll Call

Ann Blackburn asks for roll call at 5:00 pm.

MEMBERS PRESENT:

Ann Blackburn-Chairwoman
Vice Mayor Megann Thompson
Ty Crowder
Robert Tooker
Luther Bratton- Vice Chairman
Ted Jernigan
Gail Gentry
Jessica Hunter came in at 5:08

MEMBERS ABSENT:

Mark Harrison

A quorum was established.

STAFF PRESENT:

Nate Heisler-City Planner
Tracey Griffin-Planning Asst.
Zech Rowley- Utilities Department
Corbin Keen- Assistant Public Works Director
Carlton Cobb- Public Works Director
John Bradley-City Attorney

Other Interested Parties:

Andy Leath, Zack Wilkinson, Jay Vincent for Troy Gardner

Approval of Agenda

Motion to Approve: Gail Gentry

Second Motion: Robert Tooker. All were in favor, motion carried. 8-0.

Yes: Ted Jernigan, Vice Mayor Megann Thompson, Luther Bratton, Robert Tooker, Ty Crowder, Gail Gentry, Chairwoman Ann Blackburn

Absent: Mark Harrison

Approval of Minutes: September 9, 2025

Motion to Approve: Robert Tooker

Second Motion: Ted Jernigan. All were in favor, motion carried. 8-0.

Yes: Ted Jernigan, Vice Mayor Megann Thompson, Luther Bratton, Robert Tooker, Ty Crowder, Jessica Hunter, Gail Gentry, Chairwoman Ann Blackburn

Absent: Mark Harrison

Public Comments

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.

No one Spoke

Public Hearings

No Public Hearing

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)

Nate Heisler: This property is located off Jim Courtney Road. We have gone through 3 phases, and this is phase 4. This plat has 25 lots, staff has gone through reviews, we do have one open comment with the utility department. The developers contribution will need to be paid prior to approval of the final plat, so it will need to be approved with contingent to open comment.

Motion to approve with staff comment: Robert Tooker

Second Motion: Gail Gentry- All were in favor, motion carried.8-0.

Yes: Megann Thompson, Chairwoman Ann Blackburn, Ted Jernigan, Luther Bratton, Robert Tooker, Ty Crowder, Chairwoman Ann Blackburn, Jessica Hunter, Gail Gentry

Absent: Mark Harrison

Motion Passed: (Voice Vote)

- 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)

Nate Heisler: This development is located off Westland Street, one of the first PUD's that was approved that came through Planning Commission with our new PUD Ordinance. The Preliminary Plat was approved by Planning Commission back in January of this year. This is phase on of that development. Staff has gone through reviews, there are 6 open comments, all of these are clerical and have been addressed, but does need to be approved contingent to the comments.

Discussion:

Luther Bratton asked Nate is he could talk about the retention ponds and if the developer doesn't start the development in 1- 3 years or if the retention is in phase 3 or 4 and the development stops in phase 1 or 2, who is going to take care of the grass and /or the maintenance.

Nate Heilser: We have a developers agreement with the developer that has already passed with City Council. We can always go back and amend an agreement if we need to. We can discuss adding language into our subdivision language after this meeting, that's what we will be discussing, the regulations.

Motion to approve Contingent on Staff Comments: Ted Jernigan

Second Motion: Jessica Hunter- All were in favor, motion carried.8-0.

Yes: Megann Thompson, Chairwoman Ann Blackburn, Ted Jernigan, Luther Bratton, Robert Tooker, Ty Crowder, Chairwoman Ann Blackburn, Jessica Hunter, Gail Gentry

Absent: Mark Harrison

Motion Passed: (Voice Vote)

Old Business-No old Business

Discussion:

A. Residential Uses Discussion

Nate Heisler: This is a discussion that we have had a couple of times, the last meeting, the Planning Commission asked me to get a map together with the R-7.5 Residential Districts in the city. City owned Richland Park is one of them. Munday College Street is the biggest one and there are a couple of smaller parcels that are around the College Street development. There are a couple off of North Broadway close to the interstate and there are a couple on the south side off of South Broadway. The majority of the R7.5 are around the city's center. This map is to open the discussion of the residential uses that we have been talking about, mainly how it pertains to duplexes. I have been asked to bring a Resolution to our City Council at the next meeting to discuss maybe even requiring a Planned Unit Development for any rezoning into a residential district that has duplexes inside of it.

With all the discussion between the members, the consensus is to remove duplexes down to RM1 only by most, and it will be triggered by a rezone, most felt its grandfathered in limitlessly and couple said if it sells, that would be a trigger.

City Planner's Comments:

I will be bringing the duplex parking change to Planning Commission next meeting. We talked about moving the spots from 1.5 required spots per unit on duplexes to 2 spots and the percentage, so you will see this next meeting.

Adjournment 6:06PM

Motion to approve: Ted Jernigan

Second Motion: Gail Gentry -All were in favor, motion carried. 8-0.

Yes: Ann Blackburn, Megann Thompson, Ted Jernigan, Luther Bratton, Robert Tooker, Ty Crowder, Jessica Hunter, Gail Gentry

Absent: Mark Harrison

Motion Passed: (Voice Vote)

Chairwoman Ann Blackburn

Date

Recording Secretary

Date

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE 13 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: 10/15/2025
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 0083, PAGE 765, REGISTER'S OFFICE FOR SUMNER COUNTY, TENNESSEE.

LEGEND

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

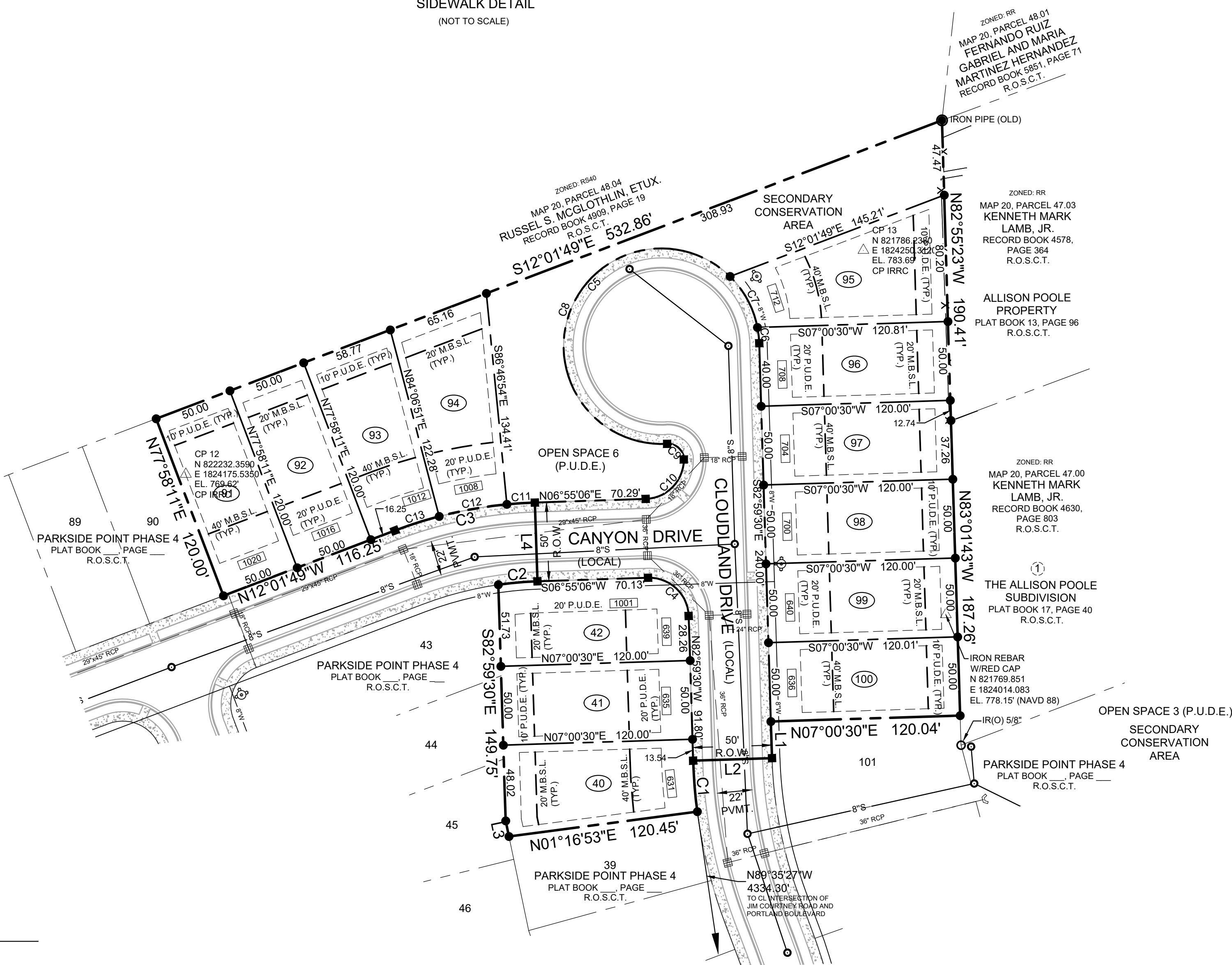
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N82°59'30"W	23.31
L2	N07°00'30"E	50.00
L3	N86°57'16"E	10.13
L4	S83°04'54"E	50.00

OPEN SPACE AREA TABLE		
OPEN SPACE	SQ. FT. ±	ACRES ±
101	18,085	0.42

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BRG
C1	325.00	32.49	5°43'37"	16.26	32.47	N85°51'18"W
C2	225.00	24.88	6°20'09"	12.45	24.87	S03°45'01"W
C3	275.00	90.95	18°56'55"	45.89	90.53	N02°33'22"W
C4	25.00	39.31	90°05'24"	25.04	35.38	S51°57'48"W
C5	62.00	293.88	271°35'10"	60.31	86.46	N38°47'05"W
C6	62.00	10.04	9°16'54"	5.03	10.03	S87°37'57"E
C7	62.00	37.24	34°25'01"	19.20	36.69	N70°31'05"E
C8	62.00	246.60	227°53'15"	139.62	113.33	N60°38'02"W
C9	10.00	16.29	93°21'04"	10.60	14.55	S52°05'52"W
C10	25.00	38.46	88°08'42"	24.20	34.78	N37°09'15"W
C11	275.00	17.76	3°42'00"	8.88	17.76	S05°04'06"W
C12	275.00	43.70	9°06'15"	21.89	43.65	N01°20'02"W
C13	275.00	29.49	6°08'40"	14.76	29.48	N08°57'29"W

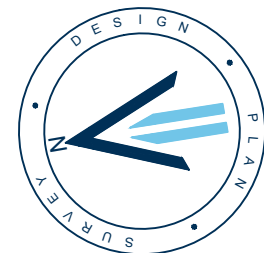
TYPICAL DRIVEWAY & SIDEWALK DETAIL	
6" SIDEWALK 6" GRASS STRIP CURB & GUTTER	6" SIDEWALK 6" GRASS STRIP CURB & GUTTER

TYPICAL DRIVEWAY & SIDEWALK DETAIL
(NOT TO SCALE)

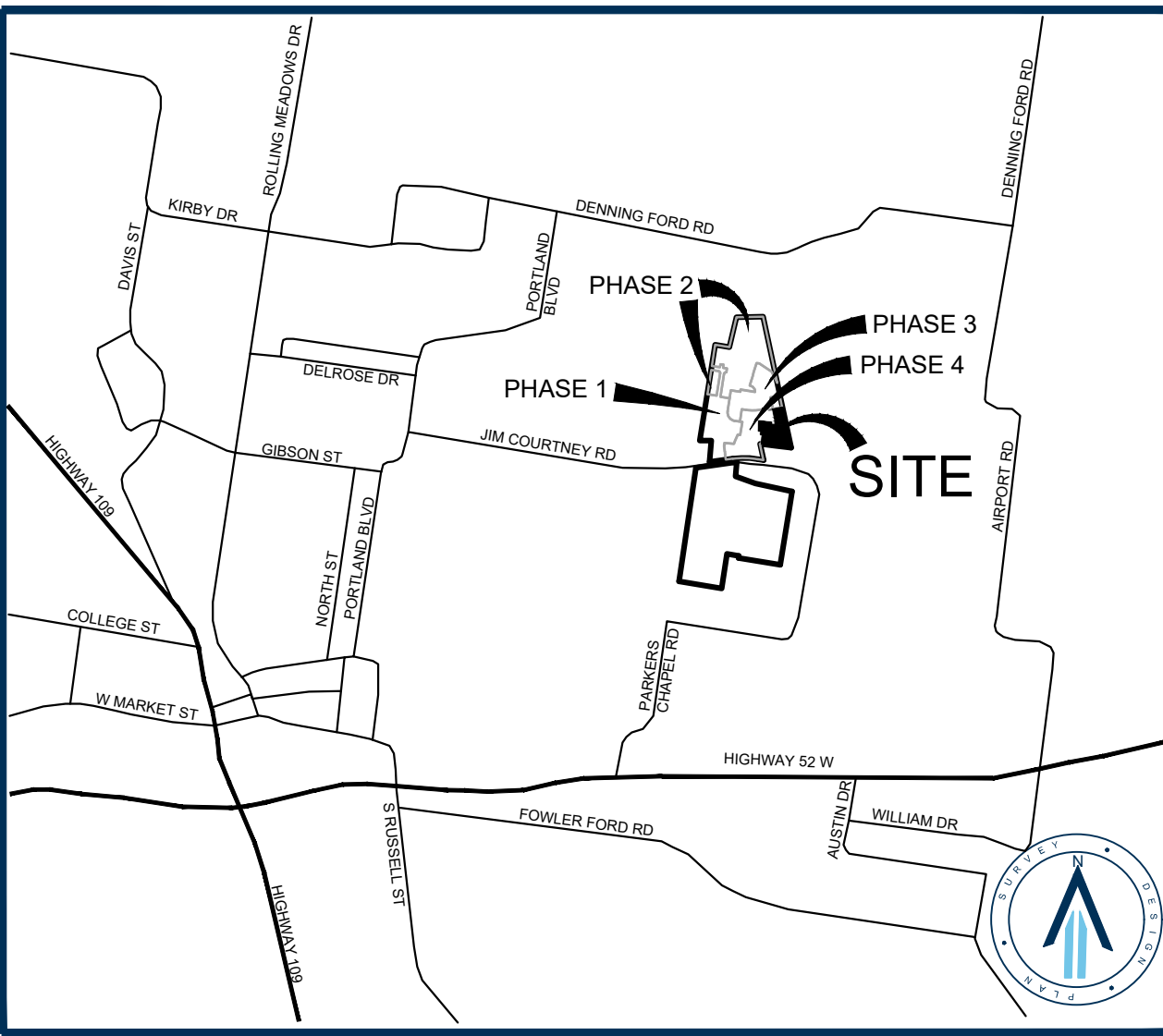
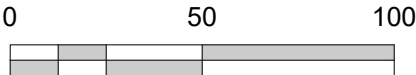


SITE DATA TABLE

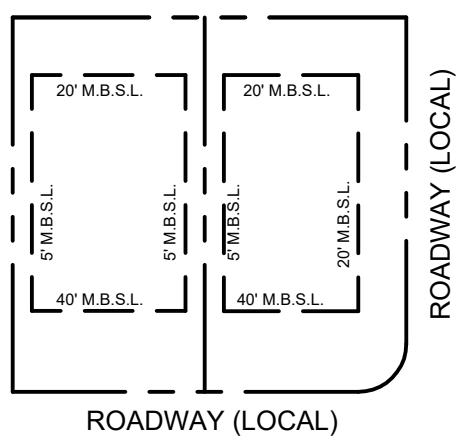
TOTAL LOT AREA (PHASE 5) -	1.87 ACRES±
RIGHT-OF-WAY AREA (PHASE 5) -	0.63 ACRES±
OPEN SPACE AREA (PHASE 5) -	0.42 ACRES±
TOTAL SITE AREA (PHASE 5) -	2.92 ACRES±
TOTAL LINEAR FEET OF NEW ROADS (PHASE 4) -	420 FEET±
TOTAL SITE AREA (ENTIRE DEVELOPMENT) -	67.42 ACRES±



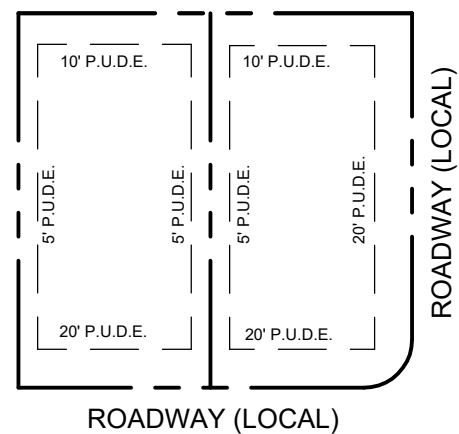
(TN SPCS 1983)
SEE NOTE 2.



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)

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 SLOPES, CUT AND FILL RAMP, 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.

10/15/2025
DATE
KELLY C. KILGORE, TN, RLS 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 ENTITLED _____ 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 5

LOTS 40-42, 91-100, AND OPEN SPACE 6
CITY OF PORTLAND, 2ND CIVIL DISTRICT
OF SUMNER COUNTY, TENNESSEE

DATE: OCTOBER 15, 2025 SCALE: 1" = 50'
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

NOTE
SEE SHEET 1 FOR GENERAL NOTES, PROPERTY REFERENCES, LOT AND AREA TOTALS.

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD	TANGENT
C1	8081.00'	75.60'	0°32'10"	S63°01'04"E	75.60'	37.80'
C2	1513.00'	38.56'	1°27'37"	S62°01'11"E	38.56'	19.28'
C3	25.00'	39.27'	90°00'00"	S08°28'47"W	35.36'	25.00'
C4	250.00'	198.32'	45°27'08"	S30°25'13"W	193.16'	104.71'
C5	250.00'	4.55'	1°02'38"	N52°57'28"E	4.55'	2.28'
C6	250.00'	37.07'	8°29'46"	N48°11'11"E	37.04'	18.57'
C7	250.00'	37.07'	8°29'46"	N39°41'31"E	37.04'	18.57'
C8	250.00'	37.07'	8°29'46"	N31°11'45"E	37.04'	18.57'
C9	250.00'	37.07'	8°29'46"	N22°42'00"E	37.04'	18.57'
C10	250.00'	37.07'	8°29'46"	N14°12'14"E	37.04'	18.57'
C11	250.00'	8.41'	1°55'41"	N08°59'30"E	8.41'	4.21'
C12	25.00'	39.60'	90°44'58"	S53°24'09"W	35.59'	25.33'
C15	315.00'	13.76'	2°30'00"	N79°58'18"W	13.76'	6.88'
C80	25.00'	39.27'	90°00'00"	N81°31'13"W	35.36'	25.00'
C81	25.00'	39.27'	90°00'00"	N08°28'47"E	35.36'	25.00'
C82	25.00'	30.33'	69°30'29"	N88°14'02"E	28.50'	17.35'
C83	365.00'	105.80'	16°36'30"	N65°18'59"W	105.43'	53.28'
C84	365.00'	30.61'	4°48'20"	S69°24'54"E	30.60'	15.32'
C85	365.00'	37.94'	5°57'23"	S64°47'45"E	37.93'	18.99'
C86	365.00'	37.25'	5°50'48"	S70°41'50"E	37.23'	18.64'
C87	25.00'	35.63'	61°38'54"	S32°47'47"E	32.69'	21.60'
C88	490.00'	243.09'	28°25'29"	N63°41'03"W	240.61'	124.10'
C89	490.00'	90.71'	10°36'25"	N72°35'35"W	90.58'	45.49'
C90	490.00'	50.81'	5°56'28"	N64°19'08"W	50.79'	25.43'
C91	490.00'	102.14'	11°56'34"	N55°22'37"W	101.95'	51.25'
C93	180.00'	140.64'	44°45'58"	N75°38'41"E	137.09'	74.13'
C94	180.00'	10.52'	3°20'59"	N83°38'50"W	10.52'	5.26'
C95	180.00'	34.70'	11°02'46"	S89°09'17"W	34.65'	17.41'
C96	180.00'	33.90'	10°47'29"	S78°14'10"W	33.85'	17.00'
C97	180.00'	29.84'	9°29'57"	S68°05'27"W	29.81'	14.96'
C98	180.00'	31.67'	10°04'47"	S68°18'05"W	31.63'	15.87'
C99	25.00'	39.27'	90°00'00"	N81°31'13"W	35.36'	25.00'
C100	305.00'	5.63'	1°03'26"	S62°30'04"E	5.63'	2.81'
C101	305.00'	63.49'	11°55'38"	S88°59'36"E	63.38'	31.86'
C102	305.00'	64.96'	12°12'09"	N78°56'30"E	64.83'	32.60'
C103	305.00'	72.18'	13°33'34"	N66°03'39"E	72.01'	36.26'
C104	305.00'	32.09'	6°01'45"	N56°15'59"E	32.08'	16.06'
C105	25.00'	39.27'	90°00'00"	S08°28'47"W	35.36'	25.00'
C106	25.00'	39.27'	90°00'00"	N81°31'13"W	35.36'	25.00'
C107	23.00'	10.60'	26°24'40"	N23°16'53"W	10.51'	5.40'
C108	68.00'	14.30'	12°03'04"	N04°05'01"W	14.28'	7.18'
C109	38.00'	9.40'	14°10'20"	N09°01'41"E	9.38'	4.72'
C110	88.00'	50.96'	33°10'48"	N32°42'15"E	50.25'	26.22'
C111	25.00'	29.77'	68°13'14"	S70°37'50"E	28.04'	16.93'
C112	25.00'	39.27'	90°00'00"	S81°31'13"E	35.36'	25.00'

- LEGEND
- IRON ROD (OLD)
 - IRON ROD (NEW)
 - (1/2" X 18" WCAP STAMPED
"RAGAN SMITH & ASSOCIATES")
 - FIRE HYDRANT
 - WATER VALVE
 - WATER METER
 - WATER LINE
 - CATCH BASIN
 - RCPP
CORRUGATED METAL PIPE
 - CPP
CORRUGATED PLASTIC PIPE
 - HEADWALL
 - FENCE
 - M.B.S.L.
MINIMUM BUILDING SETBACK LINE
 - P.U.D.E.
PUBLIC UTILITY AND DRAINAGE EASEMENT
 - LOT NUMBER
 - YARD LIGHT
 - TELEPHONE RISER
 - UTILITY POLE
 - UTILITY POLE W/ ANCHOR
 - UTILITY POLE W/ LIGHT
 - OVERHEAD ELECTRIC POWER LINE
 - OVERHEAD TELEPHONE LINE
 - OVERHEAD POWER AND TELEPHONE LINES
 - SANITARY SEWER MANHOLE
 - SANITARY SEWER LINE
 - SEWER CLEAN-OUT
 - SEWER VALVE
 - GAS LINE
 - GAS VALVE
 - SIGN
 - P.V.M.T.
REGISTER'S OFFICE FOR
SUMNER COUNTY, TENNESSEE

MAP 019, PARCEL 041.00
REYES CONSTRUCTION, INC.
RECORD BOOK 5997, PAGE 670
R.O.S.C.T.

MATCHLINE SHEET 2
SHEET 3

MAP 19E, GROUP B, PARCEL 2.00
PAULA BLAIR AND
APRIL WILLIAMS
RECORD BOOK 6042, PAGE 328
R.O.S.C.T.

PLAT AMENDMENT
TO LOTS 1 & 2
T.G.T. TRACE
PLAT BOOK 27, PAGE 154
R.O.S.C.T.

RE-SUBDIVISION OF LOT 8
JACKSON PLACE
PLAT BOOK 28, PAGE 176
R.O.S.C.T.

MAP 019E, GROUP A, PARCEL 008.00
HAROLD LEE HALL, TR.
RECORD BOOK 2329, PAGE 691
R.O.S.C.T.

JACKSON PLACE
PLAT BOOK 18, PAGE 134
R.O.S.C.T.

MAP 019E, GROUP A, PARCEL 009.00
VICTORY CHAPEL CHURCH
RECORD BOOK 1076, PAGE 545
R.O.S.C.T.

JACKSON PLACE
PLAT BOOK 18, PAGE 134
R.O.S.C.T.

MAP 019E, GROUP A, PARCEL 010.00
VICTORY CHAPEL CHURCH
RECORD BOOK 1076, PAGE 545
R.O.S.C.T.

MAP 019, PARCEL 031.09
LARRY JOE COLLINS, JR.
AND JONATHAN RAY COLLINS
RECORD BOOK 836, PAGE 429
R.O.S.C.T.

MAP 019, PARCEL 038.00
STEVEN C. WELDON, ETUX.
RECORD BOOK 4448, PAGE 144
R.O.S.C.T.

MAP 019, PARCEL 038.01
MARITSA HERNANDEZ
RECORD BOOK 4473, PAGE 176
R.O.S.C.T.

MAP 019, PARCEL 031.01
ROBERT L. KEITH AND MARY
ELIZABETH BLACK
RECORD BOOK 6534, PAGE 792
R.O.S.C.T.

MAP 019, PARCEL 037.00
SABRINA WILBER
RECORD BOOK 5600, PAGE 81
R.O.S.C.T.

MAP 019, PARCEL 108.00
CHARLOTTE M.
PERDUE, TR.
RECORD BOOK 3443, PAGE 622
R.O.S.C.T.



SEE NOTE 1.

LINE TABLE		
LINE	BEARING	DISTANCE
L3	N57°39'55"E	22.64'
L4	N81°58'21"W	21.31'
L5	S53°28'47"W	23.49'
L7	N53°28'47"E	24.00'
L8	N36°31'13"W	12.50'
L9	N36°31'13"W	12.50'

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD	TANGENT
C113	25.00'	39.27'	90°00'00"	S08°28'47"W	35.36'	25.00'
C114	25.00'	39.27'	90°00'00"	N81°31'13"W	35.36'	25.00'
C115	25.00'	39.27'	90°00'00"	N08°28'47"E	35.36'	25.00'
C116	25.00'	39.27'	90°00'00"	S81°31'13"E	35.36'	25.00'
C117	25.00'	39.27'	90°00'00"	N08°28'47"E	35.36'	25.00'
C118	25.00'	39.27'	90°00'00"	N81°31'13"W	35.36'	25.00'
C119	25.00'	39.27'	90°00'00"	N08°28'47"E	35.36'	25.00'
C120	25.00'	39.27'	90°00'00"	S81°31'13"E	35.36'	25.00'
C121	25.00'	39.27'	90°00'00"	S08°28'47"W	35.36'	25.00'
C122	23.00'	9.29'	23°09'07"	N65°03'21"E	9.23'	4.71'
C123	23.00'	7.48'	18°37'25"	N67°19'12"E	7.44'	3.77'
C124	23.00'	1.82'	4°31'42"	N55°44'38"E	1.82'	0.91'
C125	48.00'	33.74'	40°16'18"	S83°13'57"E	33.05'	17.60'
C126	168.00'	21.30'	7°15'48"	S69°27'54"E	21.28'	10.66'
C127	43.00'	14.49'	19°18'47"	S46°10'38"E	14.43'	7.32'
C128	37.00'	12.99'	20°07'10"	S18°18'12"W	12.93'	6.56'
C129	68.00'	36.95'	31°07'59"	S73°13'55"W	36.50'	18.94'
C130	38.00'	13.66'	20°35'59"	N80°54'06"W	13.59'	6.91'
C131	108.00'	18.63'	9°53'06"	N65°39'33"W	18.61'	9.34'
C132	43.00'	18.16'	24°11'48"	N48°37'07"W	18.02'	9.22'
C134	25.00'	29.77'	68°13'14"	S02°24'36"E	28.04'	16.93'
C135	25.00'	39.27'	90°00'00"	S81°31'13"E	35.36'	25.00'
C136	48.00'	28.32'	33°48'04"	S12°17'39"W	27.91'	14.58'
C137	168.00'	34.33'	11°42'25"	S35°02'54"W	34.27'	17.22'
C138	168.00'	18.79'	6°24'26"	N32°23'54"E	18.78'	9.40'
C139	168.00'	15.54'	5°17'59"	N38°15'06"E	15.53'	7.78'
C140	43.00'	9.44'	12°34'41"	S47°11'27"W	9.42'	4.74'
C141	43.00'	7.09'	9°26'30"	S45°37'21"W	7.08'	3.55'
C142	43.00'	2.35'	3°08'12"	S51°54'41"W	2.35'	1.18'
C143	25.00'	39.27'	90°00'00"	S08°28'47"W	35.36'	25.00'
C144	25.00'	39.27'	90°00'00"	N81°31'13"W	35.36'	25.00'
C145	25.00'	39.27'	90°00'00"	N08°28'47"E	35.36'	25.00'
C146	25.00'	39.27'	90°00'00"	S81°31'13"E	35.36'	25.00'
C152	305.00'	238.35'	44°46'32"	N75°38'23"E	232.33'	125.64'
C153	23.00'	12.81'	31°54'50"	S20°33'48"E	12.65'	6.58'
C160	210.00'	118.00'	32°11'37"	S37°22'59"W	116.45'	60.60'
C161	25.00'	39.27'	90°00'00"	N81°31'13"W	35.36'	25.00'
C162	25.00'	39.27'	90°00'00"	N08°28'47"E	35.36'	25.00'
C163	140.00'	109.46'	44°47'43"	N75°37'48"E	106.69'	57.70'
C164	25.00'	45.06'	103°15'31"	S30°20'35"E	39.20'	31.58'
C173	50.00'	78.54'	90°00'00"	N08°28'47"E	70.71'	50.00'
C178	8081.00'	75.60'	0°32'10"	N63°01'04"W	75.60'	37.80'
C179	8081.00'	11.32'	0°04'49"	N62°47'24"W	11.32'	5.66'
C180	267.00'	92.32'	19°48'39"	N46°25'32"W	91.86'	46.62'



RaganSmith
a PAPE-DAWSON company



BROAD NORTH
FOR
SCOTLYNN PARTNERS

16TH CIVIL DISTRICT OF SUMNER COUNTY, TENNESSEE

Scale: 1"=60'

Date: OCTOBER 15, 2025

Approved By: KCK

Revisions:

Drawing Title:

PRELIMINARY
PLAT

Drawing No.

2 of 3

Project No.

24-0045

NOTE
SEE SHEET 1 FOR GENERAL NOTES, PROPERTY REFERENCES, LOT AND AREA TOTALS.

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD	TANGENT
C13	190.00'	16.96'	5°06'48"	N78°39'59"W	16.95'	8.48'
C14	315.00'	493.83'	89°49'25"	S36°18'40"E	444.79'	314.03'
C16	315.00'	277.87'	50°32'32"	N53°26'58"W	288.95'	148.71'
C17	315.00'	493.83'	89°49'25"	N36°18'40"W	444.79'	314.03'
C18	315.00'	60.09'	10°55'48"	N22°42'47"W	60.00'	30.14'
C19	315.00'	60.09'	10°55'48"	N11°46'59"W	60.00'	30.14'
C20	315.00'	60.09'	10°55'48"	N00°51'11"W	60.00'	30.14'
C21	315.00'	21.93'	3°59'19"	N06°36'23"E	21.92'	10.97'
C22	25.00'	39.37'	90°13'32"	S53°29'16"W	35.42'	25.10'
C23	63.00'	197.92'	180°00'00"	S08°36'02"W	126.00'	INFINITY
C24	63.00'	11.54'	10°29'33"	S86°38'44"E	11.52'	5.78'
C25	63.00'	29.13'	26°29'23"	N74°51'48"E	28.87'	14.83'
C26	63.00'	30.66'	27°53'13"	N47°40'30"E	30.36'	15.64'
C27	63.00'	30.66'	27°53'13"	N19°47'17"E	30.36'	15.64'
C28	63.00'	30.66'	27°53'13"	N08°05'55"W	30.36'	15.64'
C29	63.00'	30.66'	27°53'13"	N35°59'08"W	30.36'	15.64'
C30	63.00'	30.66'	27°53'13"	N63°52'21"W	30.36'	15.64'
C31	63.00'	3.94'	3°35'00"	N79°36'27"W	3.94'	1.97'
C33	25.00'	39.37'	90°36'04"	S53°18'01"W	35.54'	25.26'
C33	188.00'	579.14'	176°30'05"	N06°51'05"E	375.82'	6155.64'
C34	188.00'	11.76'	3°35'00"	S79°36'27"E	11.76'	5.88'
C35	188.00'	91.50'	27°53'13"	S63°52'21"E	90.60'	46.68'
C36	188.00'	91.50'	27°53'13"	S35°59'08"E	90.60'	46.68'
C37	188.00'	91.50'	27°53'13"	S08°05'55"E	90.60'	46.68'
C38	188.00'	91.50'	27°53'13"	S19°47'17"W	90.60'	46.68'
C39	188.00'	91.50'	27°53'13"	N47°40'30"E	90.60'	46.68'
C40	188.00'	109.87'	33°29'01"	S78°21'37"W	108.31'	56.55'
C41	190.00'	121.96'	36°46'44"	N09°47'19"W	119.88'	63.17'
C42	190.00'	13.23'	3°59'19"	S06°36'23"W	13.22'	6.62'
C43	190.00'	36.25'	10°55'48"	S00°51'11"E	36.19'	18.18'
C44	190.00'	36.25'	10°55'48"	S11°46'59"E	36.19'	18.18'
C45	190.00'	36.25'	10°55'48"	S22°42'47"E	36.19'	18.18'
C47	375.17'	60.47'	9°14'05"	N03°38'15"W	60.40'	30.30'
C48	375.00'	45.93'	7°01'04"	N04°29'27"E	45.90'	22.99'
C49	275.00'	216.56'	45°07'15"	N13°57'35"W	211.01'	114.25'
C50	275.00'	27.67'	5°45'56"	S05°43'04"W	27.66'	13.85'
C51	275.00'	43.01'	8°57'40"	S04°07'12"W	42.97'	21.55'
C52	275.00'	40.04'	8°20'29"	S01°20'08"E	40.00'	20.05'
C53	275.00'	40.04'	8°20'29"	S09°40'37"E	40.00'	20.05'
C54	275.00'	40.04'	8°20'29"	S18°01'06"E	40.00'	20.05'
C55	275.00'	40.04'	8°20'29"	S26°21'34"E	40.00'	20.05'
C56	275.00'	28.75'	5°59'24"	S33°31'31"E	28.74'	14.39'
C57	25.00'	39.27'	90°00'00"	S53°36'02"W	35.36'	25.00'
C58	25.00'	39.27'	90°00'00"	N36°23'58"W	35.36'	25.00'
C59	365.00'	95.04'	14°55'08"	N01°08'28"E	94.77'	47.79'
C60	25.00'	36.06'	82°38'03"	N34°59'56"E	33.01'	21.98'
C61	375.00'	69.23'	10°34'38"	N71°01'38"E	69.13'	34.71'
C62	375.00'	35.06'	5°21'24"	S73°38'15"W	35.05'	17.54'
C63	375.00'	34.17'	5°13'14"	S68°20'56"W	34.16'	17.10'
C64	25.00'	33.92'	77°44'28"	N75°23'27"W	31.38'	20.15'
C65	100.00'	78.75'	45°07'15"	S13°57'35"E	76.73'	41.55'
C66	100.00'	54.11'	31°00'08"	N21°01'09"W	53.45'	27.73'
C67	100.00'	24.64'	14°07'07"	N01°32'29"E	24.58'	12.38'
C68	25.00'	39.27'	90°00'00"	S08°28'47"W	35.36'	25.00'
C69	325.00'	129.53'	22°50'10"	S64°53'52"W	128.68'	65.64'
C70	325.00'	40.17'	7°04'57"	N58°25'10"E	40.15'	20.11'
C71	325.00'	70.10'	12°21'29"	N68°08'23"E	69.96'	35.19'
C72	325.00'	11.33'	1°59'49"	N75°19'02"E	11.33'	5.66'
C73	25.00'	36.06'	82°38'03"	S62°22'02"E	33.01'	21.98'
C74	365.00'	132.79'	20°50'41"	N31°28'21"W	132.06'	67.14'

LEGEND		LOT NUMBER	
○(R)(O)	IRON ROD (OLD)	XXX	LOT NUMBER
○(P)(O)	IRON PIPE (OLD)	Y	YARD LIGHT
●	IRON ROD (NEW)	□	TELEPHONE RISER
○	(1/2" X 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")	○	UTILITY POLE
⊕	FIRE HYDRANT	○	UTILITY POLE W/ ANCHOR
⊕	WATER VALVE	○	UTILITY POLE W/ LIGHT
⊕	WATER METER	—CATV—	OVERHEAD CABLE TELEVISION LINE
—	WATER LINE	—P—	OVERHEAD ELECTRIC POWER LINE
⊕	CATCH BASIN	—P&T—	OVERHEAD POWER AND TELEPHONE LINES
RCP	REINFORCED CONCRETE PIPE	⊕	SANITARY SEWER MANHOLE
CMP	CORRUGATED METAL PIPE	—SA—	SANITARY SEWER LINE
CPP	CORRUGATED PLASTIC PIPE	○	SEWER CLEAN-OUT
—	HEADWALL	⊕	SEWER VALVE
—X—X—	FENCE	—G—	GAS LINE
M.B.S.L.	MINIMUM BUILDING SETBACK LINE	⊕	GAS VALVE
P.U.D.E.	PUBLIC UTILITY AND DRAINAGE EASEMENT	—P.V.M.T.—	PAVEMENT
		○	REGISTER'S OFFICE FOR SUMNER COUNTY, TENNESSEE

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD	TANGENT
C75	365.00'	28.93'	4°32'31"	S23°19'16"E	28.93'	14.47'
C76	365.00'	37.94'	5°57'20"	S28°34'11"E	37.92'	18.99'
C77	365.00'	37.94'	5°57'20"	S34°31'31"E	37.92'	18.99'
C78	365.00'	27.98'	4°23'31"	S39°41'56"E	27.97'	14.00'
C79	25.00'	41.61'	95°22'28"	S05°47'33"W	36.97'	27.46'

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD	TANGENT
C154	25.00'	39.27'	90°00'00"	N36°23'58"W	35.36'	25.00'
C155	150.00'	118.13'	45°07'15"	N13°57'35"W	115.10'	62.32'
C156	150.00'	23.46'	8°57'40"	S04°07'12"W	23.44'	11.75'
C157	150.00'	35.38'	13°30'46"	S07°07'00"E	35.29'	17.77'
C158	150.00'	35.38'	13°30'46"	S20°37'46"E	35.29'	17.77'

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD	TANGENT
C133	25.00'	39.27'	90°00'00"	S81°31'13"E	35.36'	25.00'
C148	32.50'	102.10'	180°00'00"	S08°36'02"W	65.00'	INFINITY
C149	32.50'	102.10'	180°00'00"	N08°36'02"E	65.00'	INFINITY
C150	500.00'	46.74'	5°21'24"	N73°38'15"E	46.73'	23.39'
C151	500.00'	78.05'	8°56'36"	N66°29'15"E	77.97'	39.10'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N81°23'58"W	28.20'
L2	N08°36'02"E	0.97'

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD	TANGENT
C159	150.00'	23.91'	9°08'04"	S31°57'11"E	23.89'	11.98'
C165	25.00'	39.27'	90°00'00"	S08°28'47"W	35.36'	25.00'
C167	375.00'	291.38'	44°31'12"	S14°15'37"E	284.11'	153.49'
C168	601.87'	16.94'	1°36'46"	N36°19'02"W	16.94'	8.47'
C169	375.00'	58.80'	8°59'03"	N31°00'11"W	58.74'	29.46'

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD	TANGENT
C170	359.11'	59.46'	9°29'13"	N21°58'08"W	59.39'	29.80'
C171	375.00'	60.02'	9°10'12"	N12°50'31"W	59.95'	30.07'
C172	25.00'	39.01'	89°23'56"	S36°41'59"E	35.17'	24.74'
C174	25.00'	39.27'	90°00'00"	S08°28'47"W	35.36'	25.00'
C175	425.00'	122.00'	16°26'51"	N28°17'47"W	121.58'	61.42'



BROAD NORTH FOR SCOTLYNN PARTNERS

16TH CIVIL DISTRICT OF SUMNER COUNTY, TENNESSEE

Scale: 1"=60'
Date: OCTOBER 15, 2025
Approved By: KCK
Revisions:

Drawing Title:
**PRELIMINARY
PLAT**

Drawing No.
3 of 3
Project No.
24-0045



Portland Municipal Planning Commission JANUARY 2026- JANUARY 2027

	Submittal Deadline	Initial Comments to Developers	Re-Submittal Deadline	Regular Meeting
	NOON (12:00PM)	4:30 PM	NOON (12:00PM)	5:00PM
January 2026	December 10, 2025	December 24, 2025	January 7	January 13
February 2026	January 14	January 28	February 4	February 10
March 2026	February 11	February 25	March 4	March 10
April 2026	March 11	March 25	April 8	April 14
May 2026	April 15	April 29	May 6	May 12
June 2026	May 13	May 27	June 3	June 9
July 2026	June 10	June 24	July 8	July 14
August 2026	July 15	July 29	August 5	August 11
September 2026	August 12	August 26	September 2	September 8
October 2026	September 9	September 23	October 7	October 13
November 2026	October 14	October 28	November 4	November 10
December 2026	November 11	November 25	December 2	December 8
January 2027	December 9	December 23	January 6, 2027	January 12, 2027

Planning Commission reserves the right to alter this schedule with at least two (2) months' notice except where circumstances do not allow.

ALL PLANNING COMMISSION MEETINGS ARE HELD IN COUNCIL CHAMBERS ROOM 111 AT
PORTLAND CITY HALL, 100 SOUTH RUSSELL STREET.
TIME: 5:00 PM