



PORTLAND MUNICIPAL PLANNING COMMISSION REVISED AGENDA for April 14, 2026

1. Call to Order

2. Roll Call

3. Approval of Agenda

4. Approval of Minutes

A. February 10, 2026

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. Presentation

Old Westmoreland Road PUD Conceptual

7. Public Hearing

A. Zack Wilkinson (applicant) request annexation and rezone approval: location 0 Fowler Ford Road, Portland TN. (Tax Map 033 Parcel 089.05) 1.20 +/- acres. Rezoned from County-Residential to RS-40 (Low Density Single Family Residential-Urban Services)

8. New Business

A. Richard Graves (applicant) request Final Plat approval for Bracken Estates, Phase 2: Location: North Harris Lane, Portland TN. (Tax Map 019 Parcels 092.00 & 092.01) Sumner County, 4.84 +/- acres. Zoned R-10(Low Density Residential)

B. Zach Wilkinson (Applicant) request Concept Plat approval for Richland Estates Subdivision: Location: North Russell Street and Victor Reiter Parkway, Portland, TN (Tax Map 033A Parcels 006.00, 007.01, 011.00 and 011.02) Sumner County, 6.23 +/- acres. Zoned NMU (Neighborhood Mixed Use) and RMU (Residential Mixed Use)

C. Zach Wilkinson (Applicant) request Concept Plat approval for Groveland Subdivision: Location: 403 and 405 College Street, Portland, TN (Tax Map 033A Parcels 005.00, 005.01) Sumner County, 9.08 +/- acres. Zoned R-7.5 (Medium Density Residential)

D. Zack Wilkinson (applicant) request approval of Grandview Estates Preliminary Plat: for a parcel of about 4.45 +/- acres at 304, 310 & 306 Fowler Ford Road, Portland TN. (Tax Map 033J Parcels 001.00, 011.00 & 012.00). Zoned R-15(Low Density Residential) and GCS (General Commercial Service) to RM-1(High Density Residential) Planned Unit Development (PUD)

E. Zach Wilkinson (Applicant) request Preliminary Plat approval for Brimstone Gateview: Location: 1041 and 1035 Gateview Drive, Portland, TN (Tax Map 034 Parcels 131.00 and 132.00) Sumner County, 5.18 +/- acres. Zoned RM-1(High Density Residential)

F. Zack Wilkinson (applicant) request annexation approval: location 0 Fowler Ford Road, Portland TN. (Tax Map 033 Parcel 089.05), Sumner County, 1.20 +/- acres. Rezoned from County-Residential to RS-40 (Low Density Single Family Residential-Urban Services)

G. Zach Wilkinson (applicant) request rezone approval: location 0 Fowler Ford Road, Portland TN. (Tax Map 033 Parcel 089.05), Sumner County, 1.20 +/- acres. Rezoned from County-Residential to RS-40 (Low Density Single Family Residential-Urban Services)

H. Zach Wilkinson (applicant) request Site Plan approval for 5 Chefs and Occasions: Location: 103 McGlothlin Street, Portland TN. (Tax Map 033H Parcels 017.00 & 019.00) Sumner County, 1.47 +/- acres. Zoned CBD (Central Business District)

I. Zach Wilkinson (applicant) request Site Plan approval for Phillip Brown: Location: 115 East Knight Street, Portland, TN (Tax Map 033I Parcels 017.00 & 017.01) Sumner County, 3.32 +/- acres. Zoned GCS (General Commercial Services)

J. Bruce Rainey (Applicant) request for the abandonment approval of an Alley (4th Street) approximately 6,005.02 square feet - 0.14 +/- acres: Location: 327 Portland Blvd, (Tax Map 033B Parcel 017.00) Sumner County.

9. Old Business-No Old Business

10. City Planner's Comments

11. Planning Commission Members Comments

Adjournment