



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

CITY OF PORTLAND

PORTLAND MUNICIPAL PLANNING COMMISSION

MEETING MINUTES

February 10, 2026

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

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

MEMBERS PRESENT:

Ann Blackburn-Chairwoman
Vice Mayor Megann Thompson
Jessica Hunter
Robert Tooker
Ted Jernigan
Gail Gentry
Jim DiPiazza
Luther Bratton
Chirag Patel

MEMBERS ABSENT:

A quorum was established.

STAFF PRESENT:

Nate Heisler-City Planner

Other Interested Parties:

Approval of Agenda

Motion to Approve: Robert Tooker

Second Motion: Jessica Hunter. All were in favor, motion carried.9-0.

Yes: Ted Jernigan, Vice Mayor Megann Thompson, Jim DiPiazza, Robert Tooker, Gail Gentry, Jessica Hunter, Chairwoman Ann Blackburn, Luther Bratton, Chirag Patel

Absent: No One

Approval of Minutes: January 13, 2026

Motion to Approve: Jessica Hunter

Second Motion: Robert Tooker All were in favor, motion carried. 9-0.

Yes: Ted Jernigan, Vice Mayor Megann Thompson, Jim DiPiazza, Robert Tooker, Chairwoman Ann Blackburn, Jessica Hunter, Gail Gentry, Luther Bratton, Chirag Patel

Absent: No One

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

Adoption of Updated City of Portland Municipal Subdivision Regulations

No One Spoke

Notice of this public hearing was published in the *Portland Sun* on January 13, 2026, and posted on the municipal website and at City Hall in accordance with state law.

New Business

- A. Richard Graves (applicant) request Final Plat approval for Re-Subdivision of Deer Run Section 3: location: 380, 384A & 384B Three Brothers Way, Portland TN. (Tax Map 033K Parcels 014.00 and 015.00 & Map 33 P/O Parcel 073.00) Sumner County, 0.98 +/- acres. Zoned RM-1(High Density Residential) & R7.5 (Medium Density Residential)

Nate Heisler: Planning Commission approved the rezone to R7.5 back in 2025. The Preliminary Plat was approved in December 2025, and this is the Final Plat. The lot lines changed on lot 20 and lot 21 to create lot 20A, this is to add one duplex to this subdivision.

Motion to approve: Jessica Hunter

Second Motion: Robert Tooker - All were in favor, motion carried.9-0.

Yes: Vice Mayor Megann Thompson, Ted Jernigan, Robert Tooker, Jessica Hunter, Gail Gentry, Jim DiPiazza, Chairwoman Ann Blackburn, Luther Bratton, Chirag Patel

Absent: No One

Motion Passed: (Voice Vote)

- B. Andy Leath (applicant) request a Site Plan approval for 109 Access at: location 808 Hwy 109 North, Portland TN. (Tax Map 019E Parcel 004.00) Sumner County, 0.67 +/- acres. Zoned GCS (General Commercial Services)

Nate Heisler: This is North of TGT on Hwy 109N, this is the slimmer lot just north of Dollar General. There was a site plan for a commercial complex in 2024, and the staff went through the reviews, but it never got to Planning Commission because the access point on the site plan was denied a TDOT permit because of the spacing between accesses of Highway 109. TDOT requires on state routes certain distances between the access points on 109. Fast forward a couple of months, TDOT got in touch with me through

email and it had gone through their organization and Director, and it came back that in the near future, this portion of Hwy 109 will become a City road, so TDOT will approve the access. **This Site Plan is for Access Only.** The reasoning is when TDOT gave the potential approval, they put a time frame on it. The developer felt like they needed to create a site plan for the access to secure the TDOT permit. After having conversations with the Engineer and the Applicant, they are fully aware if in the future they want to build on this lot, they will have to have another Site Plan, this is exclusive for the access. The engineer will put that as a note on the site plan, so that it will be solidified with an approval.

Jessica Hunter: Have we ever approved a site plan for access only?

Nate Heilser: Not since I have been here, we don't have anything in the regulations against it.

Ted Jernigan: Can the access be modified in the future, if need be?

Nate Heilser: If it is done while it is still a state route it would be difficult. When it becomes a city road, which it will, when the bypass is built, it could potentially be made wider or whatever they would need, but they would have to follow our regulations for that.

Robert Tooker: When I looked at it originally, I was curious what the plan was for this, its an empty lot right now, just some old asphalt.

Jessica Hunter: So, there's no urgency to get it done through TDOT, just through the city?

Nate Heilser: I believe, Allison, you can help me out here, the applicant wanted to secure the TDOT permit as quickly as possible.

Allison Turner with GreenLID: There is a limited timeframe by TDOT, that they have agreed to the potential to this access, subject to the city's approval, its only good for a year a it has been 3 or 4 months now. Mr. Collins was working with a partner to develop this, but he has now moved away from it, but he wanted to go ahead and make sure the access was in place while he tried to find another option for this property. He doesn't want to go back through this fight; it has taken over a year to get to this point.

Jessica Hunter: This just locks it in.

Nate Heilser: In order for TDOT to give approval, they need our Planning Commissions approval, they won't give a permit without it that.

Allison Turner with GreenLID: From this process he will have to go back to TDOT with this plan and have to get their final approval and move forward from that point.

Motion to approve: Jessica Hunter

Second Motion: Jim DiPizza - All were in favor, motion carried.7-0.

Yes: Ted Jernigan, Robert Tooker, Jessica Hunter, Gail Gentry, Jim DiPiazza, Chairwoman Ann Blackburn, Chirag Patel

Abstained: Vice Mayor Megann Thompson, related to owner and Luther Bratton

Absent: No One

Motion Passed: (Voice Vote)

C. Adoption of Updated City of Portland Municipal Subdivision Regulations

Chairwoman Ann Blackburn: There are a few changes I think need to be made, I talked with Nate and we can approve them with the changes made or we can come back.

- The definitions for Minor and Major Subdivisions:
Minor Subdivision: Chapter 2 page 8 has one definition and Appendix A has a different definition; they need to be uniform, exactly the same.
*After discussion minor subdivision in Chapter 2, page 8 will be changed to the same definition as Appendix A definition, its more detailed.
- Major Subdivision: Item H and Appendix number 8 are different.
says Variance and Deviation. In appendix A it says wavier and exception.
*Change the wording in Appendix A to Variance and Deviation like in Chapter 2.
- In Appendix A, it says Land Use Plan and Chapter 2 says Comprehensive Plan.
*Change the wording in Appendix A to Comprehensive Plan
- After discussing page 18 Item 1: Plat filing with County Register, it has been decided to leave it like it is.
- In the whole document, Nates position is listed as City Planner, but on page 20 it is referred to Planning Director, this should be the same as the other references.
- Page 25, section 303, add at the bottom of the last paragraph, sureties may be required concurrently.
- Page 13 section 206, under construction plans, strike out containing 3 or more and have it read construction plans are to be submitted for all major subdivisions **and** for any subdivision where public infrastructure improvements are proposed or required.
- The other things are just typos and spacing errors that will be shared with Nate to have fixed.

Motion to approve with the changes made: Jessica Hunter

Second Motion: Gail Gentry - All were in favor, motion carried. 9-0.

Yes: Vice Mayor Megann Thompson, Ted Jernigan, Robert Tooker, Jessica Hunter, Gail Gentry, Jim DiPiazza, Chairwoman Ann Blackburn, Luther Bratton, Chirag Patel

Absent: No One

Motion Passed: (Voice Vote)

Old Business-No old Business

Presentation: Portland Development Tracker

City Planner's Comments: Nate Heilser: Corbin and I just went to a Certified Managers Course at the University of Tennessee. In that class you have to create a Capstone Project that has to benefit your organization, The City of Portland. I wanted to pick something; my ultimate goal was to improve transparency for the community and the Planning Department. We have these meetings and things get approved, people forget and you have to go back and dig through agendas. Its hard to keep track of approved projects and construction. The Planning Department gets a lot of calls of "Hey, what's going on?" You have seen me using Google Earth a lot in presentations. I have revamped the development tracker and made a public tracker that we can put on the website. We use near map with this and you can see the project as it goes along.

Some of the information that you will find is:

- Name of the Development
- Year it was submitted to the City
- Quick view of what the development looks like
- Street View
- Elevations for the Commercial Projects
- The Bypass and the plans that TDOT gave us
- Pattern Books with the PUD's (Planned Unit Development's)
- Zoning

This will allow the residents of Portland to see active construction in the City, in real time. This improves transparency for the Planning Department. This may be a valuable during Planning Commission, we can see what is already approved, active projects in the area and how it relates to something like the bypass for Planning Commission decisions. I think it is a pretty powerful tool for the community members. I'm pretty close to releasing to the public and we will be sure to put it on the website. I will send a link to your emails so you can play around with it and if you have any questions, just give me a call.

Planner Comments: After this meeting, at 6:00, there is a neighborhood meeting at Southern Occasions for a new upcoming PUD (Planned Unit Development)

Planning Commission Members Comments:

Luther Bratton: I think that (the Development Tracker) is going to be very helpful, its proactive and I really appreciate that.

Adjournment 5:37PM

Motion to Adjourn: Gail Gentry

Second Motion: Ted Jernigan- All in Favor, Motion carried 9-0

All in Favor: Vice Mayor Megann Thompson, Robert Tooker, Jessica Hunter, Gail Gentry, Ted Jernigan, Chairwoman Ann Blackburn, Jim DiPiazza, Luther Bratton, Chirag Patel

Absent:

Motion Passed: (Voice Vote)

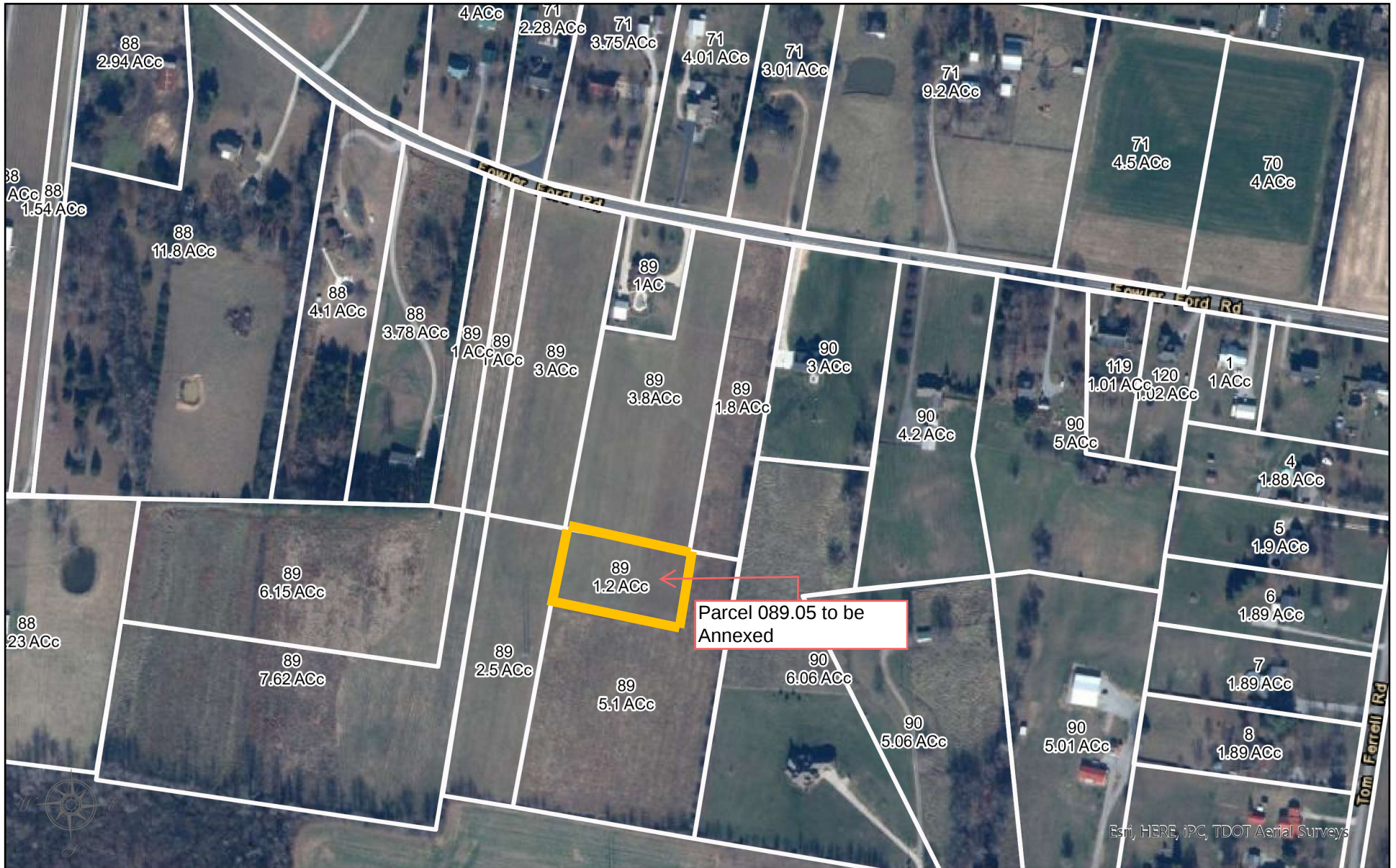
Chairwoman Ann Blackburn

Date

Recording Secretary

Date

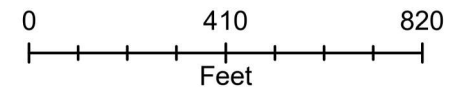
Letter ANSI A Landscape



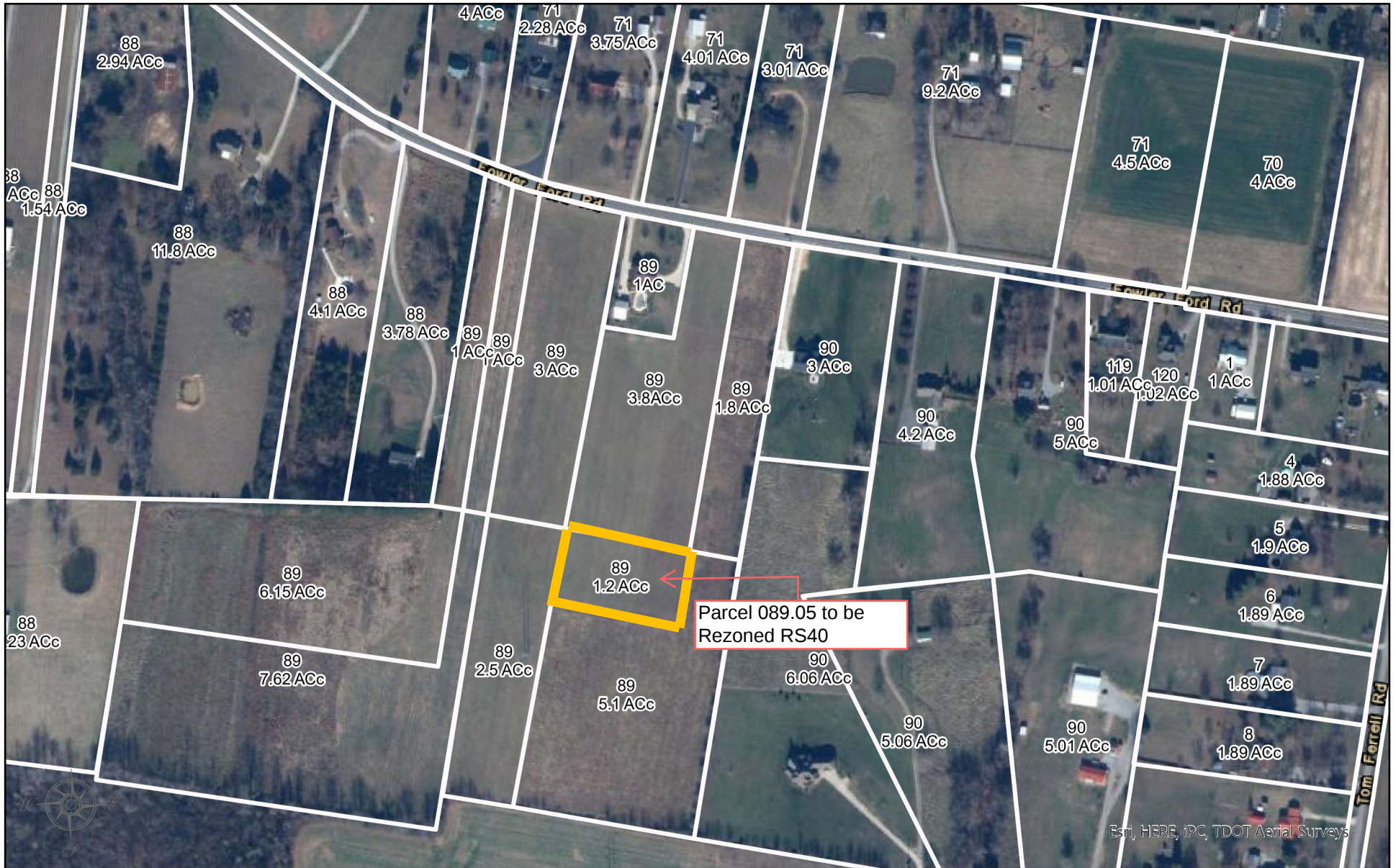
SUMNER COUNTY, TENNESSEE

DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP.

MAP DATE: March 5, 2026



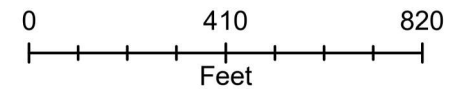
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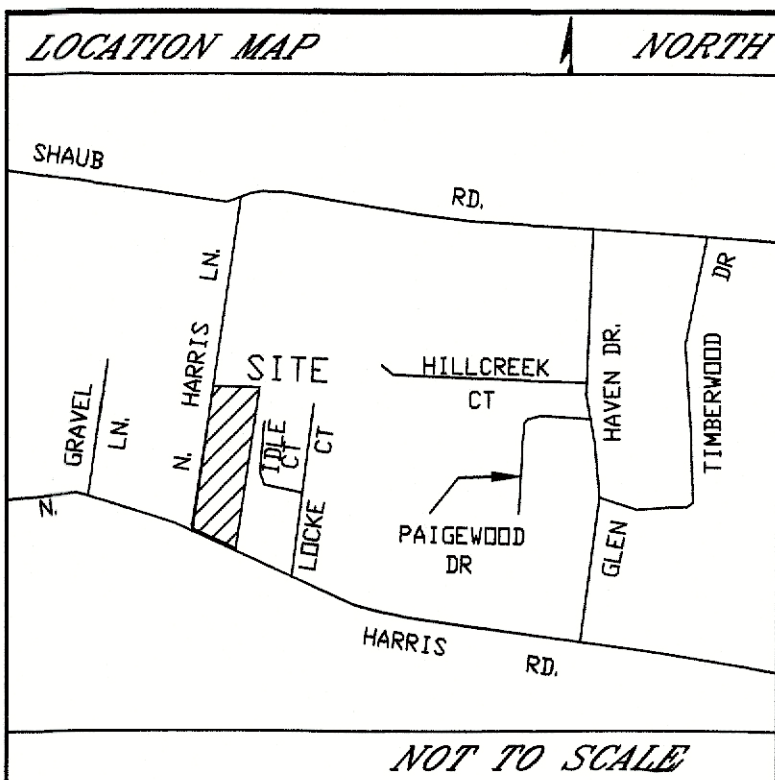


SUMNER COUNTY, TENNESSEE

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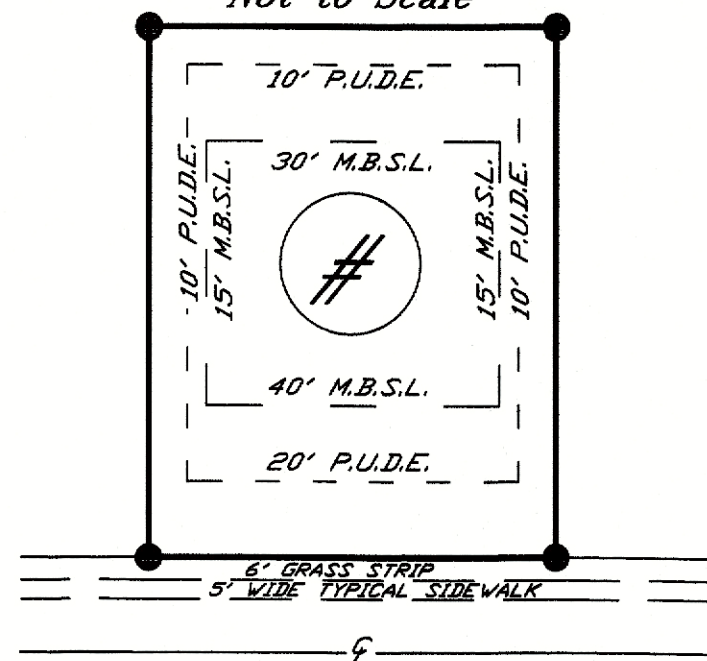


- Legend**
- 1/2" IRON RE-BAR SET UNLESS OTHERWISE NOTED
 - IRF IRON RE-BAR FOUND
 - G GASLINE
 - W WATERLINE
 - S SEWER LINE
 - PS PROPOSED 8" SEWER LINE
 - WM WATER METER
 - GV GAS VALVE
 - M.B.S.L. MINIMUM BUILDING SETBACK LINE
 - P.U.D.E. PUBLIC UTILITY DRAINAGE EASEMENT
 - I.E. INGRESS, EGRESS
 - (PS) 1/2" IRON RE-BAR SET PRIOR SURVEY CAPPED RLS #1628
 - SMH 8 SEWER MANHOLE
 - 5 FOOT WIDE SIDEWALK
 - RIP RAP ROCK (DETENTION)
 - P.V. PAVEMENT WIDTH (TYPICAL)

**Final Plat on
Bracken Estates, Phase II
16th Civil District
Sumner County, Tennessee**
(Partially Inside Portland City Limits)



**Typical Lot
Not to Scale**



**Creekwood Subdivision, Tanesha Ct.
Section 4
P.B. 30 P. 264
Zoned: R-10**

DEED REFERENCE: R.B. 5097 P. 424

TAX MAP REFERENCE: MAP 19 PARCELS 92.00 & 92.01

I HEREBY CERTIFY THAT THIS PROPERTY SURVEY IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 OR BETTER AS SHOWN HEREIN. ALL BUILDINGS AND IMPROVEMENTS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SURVEYOR'S NOTE: ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL NUMBER 47165C0 1336, EFFECTIVE DATE APRIL 17, 2012, THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD ZONE.

DATE: FEBRUARY 14, 2024 REVISED FEBRUARY 24, 2026

RICHARD D. GRAVES, Tenn. R.L.S. No. 1628

ZONED: R-10

TOTAL AREA BEING SURVEYED: 4.84 Acres + -

OWNER:
Luther Bratton
P.O. Box 276
Portland, TN 37148



MS4 Storm Water Notes:

1. PRIOR TO ANY FUTURE CONSTRUCTION, THE OWNER SHALL APPLY FOR A LAND DISTURBANCE PERMIT FROM THE CITY OF PORTLAND.
2. ANY LOT 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 IS RESPONSIBLE FOR MAINTENANCE OF EROSION CONTROL MEASURES UNTIL ALL 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 VEGETATED STATE. NO BUILDINGS OR STRUCTURES ARE ALLOWED WITHIN THE BUFFER. DRIVEWAYS OR UTILITY CROSSINGS ARE PERMITTED WITH WRITTEN CONSENT OF THE CITY OF PORTLAND MS4 MANAGER.
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.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I (an (we are) the owners of the property shown and described herein and of record in R.B. 5097 P. 424 and that I (we) hereby adapt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, drives and other open spaces to public and private use as noted, along with all necessary easements for the construction of cut and fill slopes, wet and outlet ditches or channel changes beyond the right-of-way limits of the road.

Date: _____ Name: Luther Bratton

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described herein 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 herein to the specifications of the State Board of Examiners for Land Surveyors.

Date: _____ Registered Surveyor: No. 1628

CERTIFICATE OF PROPERTY NUMBERS AND STREET NAMES

I hereby certify that the property numbers assigned herein conform to Sumner County Emergency Communications District 9-911 policies and the street names 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 specifications 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 herein 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 herein 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 APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown herein 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 Register.

Date: _____ Secretary of the Planning Commission

Valid if not recorded by: _____

SURVEYOR'S NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE 11 NEW SINGLE FAMILY LOTS FROM THE SUBJECT PROPERTY.
2. ALL UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATION SHOWN SHOULD NOT BE RELIED UPON WITHOUT VERIFICATION FROM THE PROPER UTILITY AUTHORITY HAVING JURISDICTION. NOT ALL UTILITIES ARE SHOWN.
3. THIS SURVEYOR WAS NOT FURNISHED WITH A TITLE SEARCH OR TITLE POLICY. THEREFORE, THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH. ONLY THE DOCUMENTS NOTED HEREIN WERE SUPPLIED TO THIS SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS THAT WOULD AFFECT THE SUBJECT PROPERTY. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH. THE SURVEYOR RESERVES THE RIGHT TO REVISE ANY EASEMENTS NOT PROVIDED FOR OR KNOWN OF PER THE DATE OF THIS SURVEY.
4. ONLY PAPER COPIES OF THIS SURVEY WITH THE SURVEYOR'S ORIGINAL STAMP AND SIGNATURE WILL CONSTITUTE AN ORIGINAL COPY OF THIS SURVEY.
5. SUBJECT TO ANY DRAINAGE THAT MAY CROSS THE PROPERTY DUE TO NATURAL CAUSES.
6. SUBJECT TO ANY LEASES, RIGHT-OF-WAYS, RESTRICTIONS, ENCROACHMENTS, EASEMENTS, LIENS, ETC. THAT MAY EXIST AND/OR APPLY TO THE SUBJECT PROPERTY.
7. OPEN SPACE AND DETENTION AREA SHALL BE MAINTAINED BY THE H.O.A. OWNERS ASSOCIATION THAT WILL BE FORMED WITH THIS DEVELOPMENT. INGRESS, EGRESS, & PUBLIC UTILITY AND DRAINAGE EASEMENT SHOWN IS FOR ACCESS TO THE DETENTION/RETENTION POND/AREA AS SHOWN HEREIN.
8. LOTS 1, 2, & 3 AS WELL AS WATER AND SEWER SERVICES FOR ALL LOTS SHALL BE BUILT FIRST IN PHASE I. ONCE PHASE I IS BUILT, PHASE 2 WILL CONSIST OF LOTS 4 THROUGH 11.
9. 15' MINIMUM DRIVEWAY CULVERT.
10. ALL DRIVEWAYS TO CONFORM TO AND MEET MINIMUM REQUIREMENTS OF DIAGRAM PW STD. DW-01 FOR THE CITY OF PORTLAND.
11. DRAINAGE EASEMENTS OUTSIDE DEDICATED RIGHT-OF-WAYS ARE NOT THE RESPONSIBILITY OF SUMNER COUNTY OR THE CITY OF PORTLAND.

Curve Data Table

Curve	Radius	Tangent	Length	Delta	Chord	Chord Bear.
C-1	25.00'	18.71'	32.12'	73°36'45"	29.95'	N 28°34'49" W

Job # 24009TF

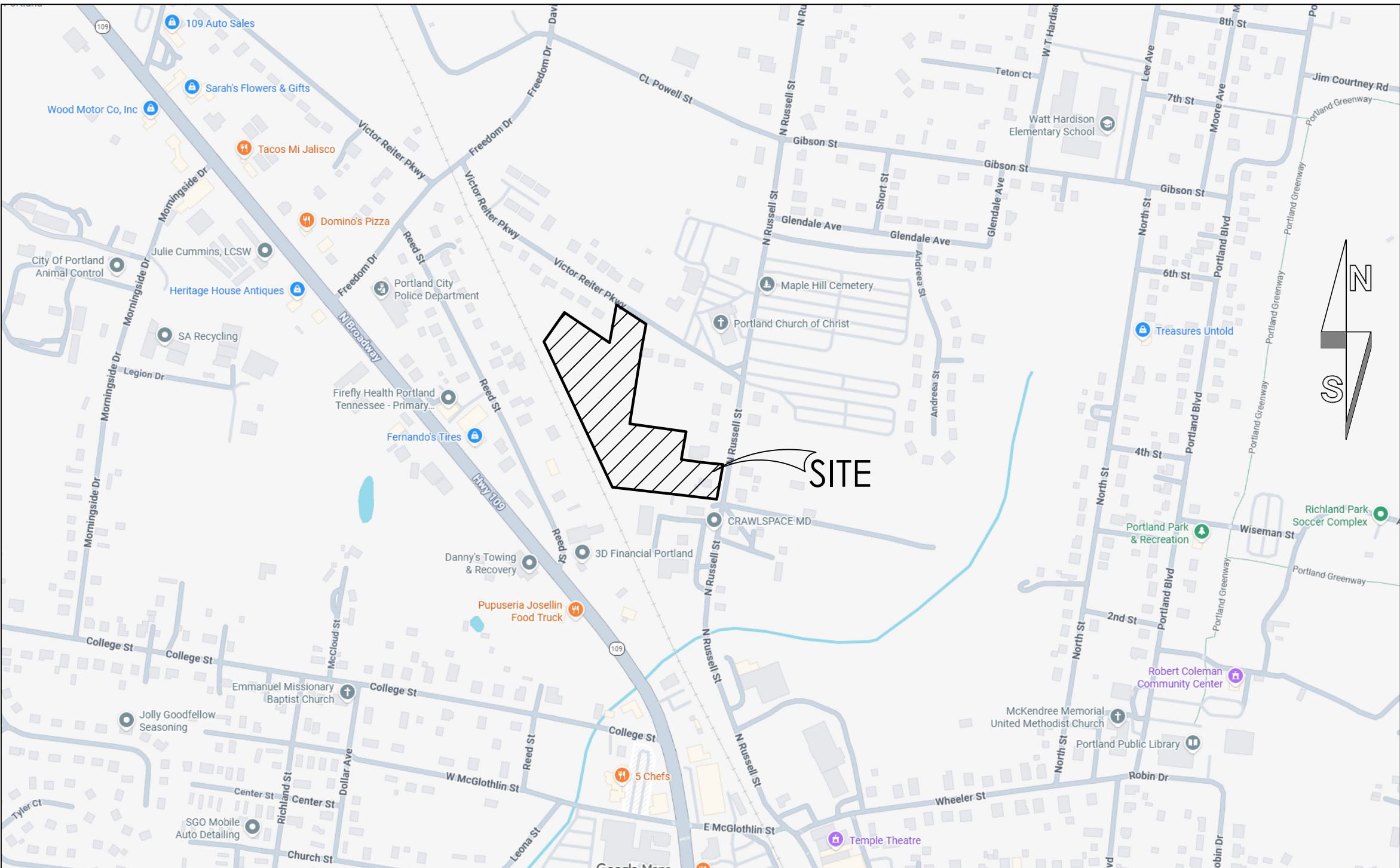
Prepared by:
Richard D. Graves
Land Surveying
1768 New Highway 52
Westmoreland, TN 37186
Email: rgls.planning@gmail.com



BEFORE YOU DIG CALL
UTILITIES SHOWN ARE APPROXIMATE.
ALL UTILITIES ARE NOT SHOWN.

CONCEPT PLAN
RICHLAND ESTATES
SUBDIVISION
CITY OF PORTLAND, SUMNER COUNTY, TN
MAP 033A GROUP D
PARCELS 6.00, 7.01, 11.00 & 11.02

PROJECT DESCRIPTION
CONSTRUCTION OF ROADWAY, STORMWATER, AND UTILITY INFRASTRUCTURE FOR DEVELOPMENT OF 27 SINGLE FAMILY
DETACHED DWELLINGS.



LOCATION MAP
NOT TO SCALE

OWNER/DEVELOPER
TRI-DASH LOCAL INVESTORS, LLC.
178 MARTIN ROAD
PORTLAND, TN 37148

SURVEYOR/ENGINEER
CORNERSTONE DEVELOPMENT SERVICES
ZACH WILKINSON, PLS & PE
120 MAIN STREET
PORTLAND, TN 37148
(615) 864-0940

PLAN SHEET INDEX:

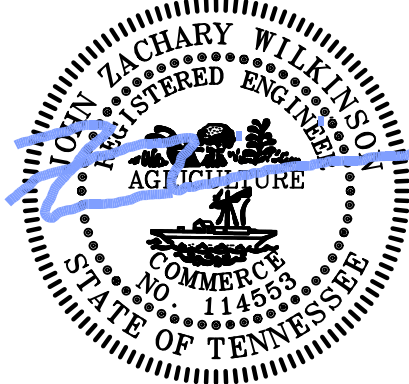
DESCRIPTION
EXISTING CONDITIONS
SITE LAYOUT

SHEET
S 1.0
C 1.0

PREPARED BY:



CORNERSTONE
DEVELOPMENT SERVICES
SURVEYING
120 MAIN STREET
PORTLAND, TN 37148
(615) 864-0940
zwilkinson@cornerstonedevelops.com



3-5-2026



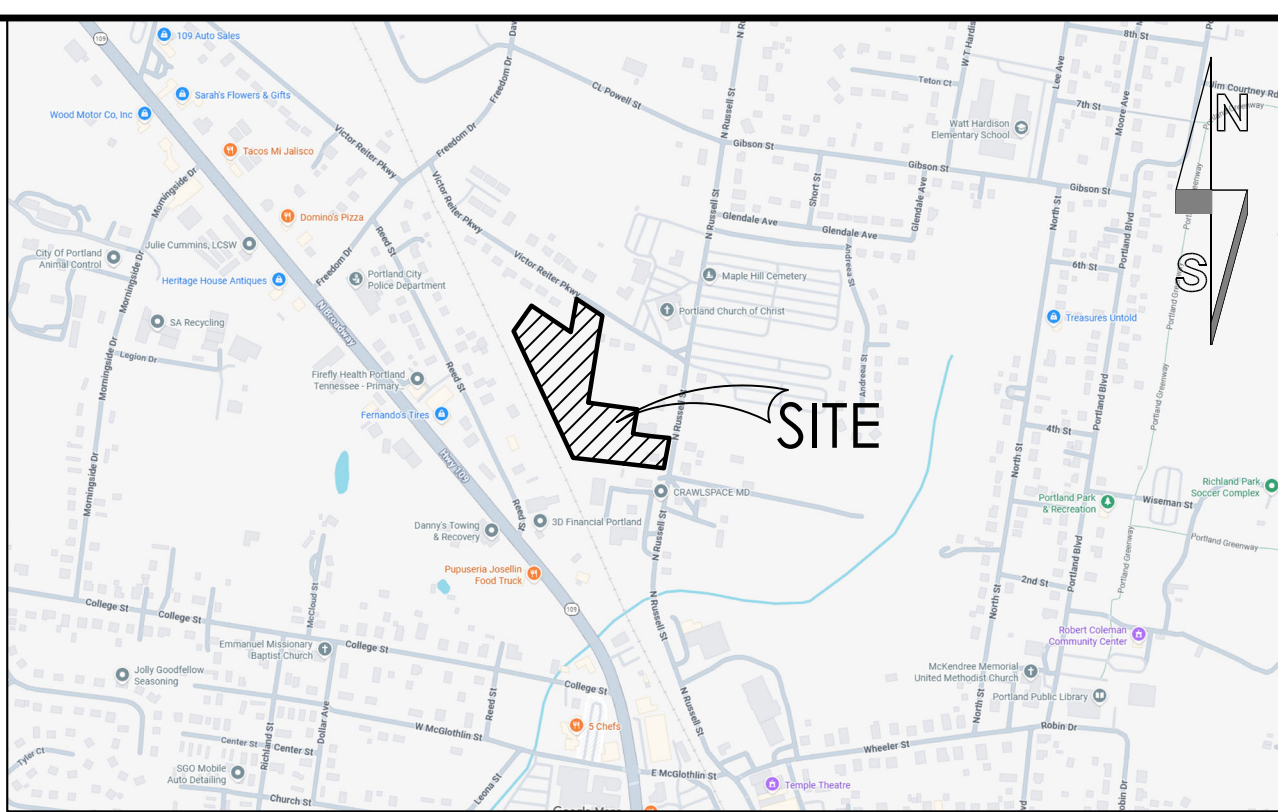
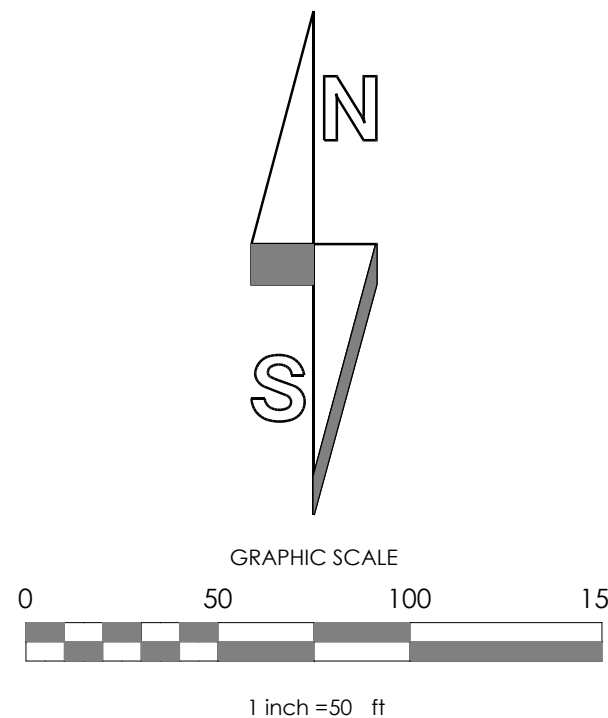
IF YOU DIG IN TENNESSEE
CALL 811 FIRST!
or (800) 351-1111 or (615) 366-1987
TENNESSEE ONE CALL IT'S THE LAW

RICHLAND ESTATES SUBDIVISION
CONCEPT PLAT
TRI-DASH LOCAL INVSTOR, LLC
NORTH RUSSELL AND VICTOR REITER PARKWAY
CITY OF PORTLAND,
SUMNER COUNTY, TENNESSEE

COVER SHEET

NO.	DATE	REVISION																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
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TOTAL AREA
6.23 ACRES
(271,356 SF)



LOCATION MAP
NOT TO SCALE

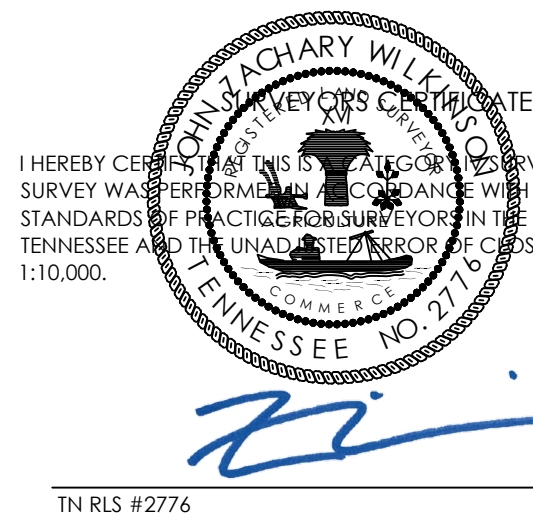
TAX ASSESSORS REFERENCE
SUBJECT PROPERTY SHOWN IDENTIFIED AS TAX MAP 133A, GROUP D, PARCELS 006.00, 007.00, 011.00, AND 011.02 OF THE SUMNER COUNTY TAX ASSESSORS OFFICE.

DEED REFERENCE
BEING SAME PROPERTY CONVEYED TO TRI-DASH LOCAL INVESTORS LLC IN BR 6231 PG 818 (PARCEL 006.00) AND BR 5750 PG 301 (PARCELS 007.00, 011.00, & 011.02) OF THE REGISTERS OFFICE OF SUMNER COUNTY, TENNESSEE.

PLAT REFERENCE
PART OF PROPERTY BEING LOT 2 OF KING SUBDIVISION PLAT OF RECORD IN PLAT BOOK 22,PAGE 147 AND LOT 1 OF THE DAVID KING SUBDIVISION OF(PB 16 PG 37) OF THE REGISTER'S OFFICE OF SUMNER COUNTY, TENNESSEE.

- GENERAL NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS, OF PROPERTY REFERENCED.
 2. SUBJECT PROPERTY IS ZONED NMMU AND RMU. REFER TO ZONING ORDINANCE FOR APPLICABLE SETBACKS.
 3. SUBJECT SURVEY WAS PERFORMED 8-29-2021. UTILIZING RTK GPS TECHNIQUES AND FIELD RUN MEASUREMENTS UTILIZING ROBOTIC TOTAL STATION.
 4. BEARINGS SHOWN ARE REFERENCED TO TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83 EPOCH 2010.00). THE DATUM DIFFERENCE BETWEEN THE STATE PLANE COORDINATE SYSTEM AND THE LOCAL DATUM IS 0.00 FEET.
 5. TYPE OF GPS EQUIPMENT USED: CARLSON BKX7 BASE AND ROVER
 6. TYPE OF TRANSIT USED: CARLSON CRX2 ROBOTIC TOTAL STATION
 7. RELATIVE POSITIONAL ACCURACY OF CONTROL POINTS SET IS LESS THAN:
HRMS AVG: 0.03
VRMS AVG: 0.05
COMBINED GROUND FACTOR: 1.00
 8. VERTICAL CONTROL BASED ON NAVD1988 (GEOID 2011)
 9. THIS SURVEYOR HAS NOT BEEN FURNISHED WITH A TITLE REPORT. THEREFORE SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH. ONLY DOCUMENTS NOT HEREON WERE SUPPLIED TO THIS SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS THAT WOULD AFFECT THE SUBJECT PROPERTY. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH.
 10. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES, ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN HEREON WERE TAKEN FROM VISUAL APPEARANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE ACCURATE. SUCH AS THE LOCATION, EITHER IN PLACE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT 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 THEREIN. MAKE A LIABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. ALWAYS CALL T811 BEFORE YOU DIG.
 11. ALL BUILDINGS, SURFACE IMPROVEMENTS, AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO SITE ARE NOT NECESSARILY SHOWN.
 12. SUBSURFACE AND/OR ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.
 13. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY: A REVIEW OF FEMA FLOOD INSURANCE RATE MAPS, COMBINED WITH PARCEL 471465C0034G, EFFECTIVE DATE APRIL 17, 2012, SHOWS THIS PROPERTY NOT TO BE WITHIN THE 100 YEAR FLOOD PLAIN.
 14. ONLY AN ELEVATION CERTIFICATE CAN DETERMINE THE EXACT DESIGNATION, BASED ON THE INFORMATION ABOVE. THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA.
 15. CONTIGUOUS SURVEYS WERE GENERATED WITH FIELD RUN MEASUREMENTS IN COMBINATION WITH UTILIZATION OF LIDAR DATA PROVIDED BY THE TENNESSEE BASE MAPPING PROGRAM.

- | LEGEND | |
|--------|---|
| | CONCRETE MONUMENT (FOUND) |
| | CONCRETE MONUMENT (SET) |
| | 1/2" IRON REBAR (FOUND) |
| | 1/2" IRON REBAR WITH RED CAP "2776 WILKINSON" (SET) |
| | PK NAIL (FOUND) |
| | PK NAIL (SET) |
| | BENCHMARK |
| | BOUNDARY LINE |
| | SETBACK / YARD |
| | EASEMENT |
| | EDGE OF PAVEMENT |
| | 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 |
| | LIGHT POLE |
| | ELECTRICAL TRANSFORMER |
| | ELECTRICAL VAULT |
| | COMMUNICATIONS VAULT |
| | COMMUNICATIONS PEDESTAL |
| | SANITARY SEWER MANHOLE |
| | WATER METER |
| | WATER VALVE |
| | BLOW OFF VALVE |
| | FIRE HYDRANT |
| | GAS METER |
| | GAS VALVE |
| | STORM MANHOLE |



TN RLS #2776

DATE : 3-4-2026



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PREPARED BY:



CORNERSTONE
DEVELOPMENT SERVICES
SURVEYING

120 MAIN STREET
PORTLAND, TN 37148
(615) 864-0940
zwilkinson@cornerstonedevelops.com

RICHLAND ESTATES SUBDIVISION
 BOUNDARY AND TOPOGRAPHICAL SURVEY
 TRI-DASH LOCAL INVESTORS, LLC
 NORTH RUSSELL ST AND VICTOR REITER PARKWAY
 CITY OF PORTLAND
 SUMNER COUNTY, TENNESSEE

EXISTING CONDITIONS

[illegible]

SHEET NO.

S1.0

SHEET 1 OF 1

PROJECT #: 24.012CDS DATE: 3-4-2026

OWNERS	
DOROTHY WILKINSON	MICHAEL JONES
404 NORTH RUSSELL ST	404 NORTH RUSSELL ST
PORTLAND, TN 37148	1165 MINOR RD
P: 615-289-4219	BETHPAGE, TN 37022

ENGINEERS
ZACH WILKINSON RLS, PE
CORNERSTONE DEVELOPMENT SERVICES SURVEYING
120 MAIN ST
PORTLAND, TN 37148
P: 615-864-0940
EMAIL: ZWILKINSON@CORNERSTONEDEVELOPS.COM

PLAN SHEET INDEX:

SHEET
CS0.0
S 1.0
C 2.0
C 2.1

TAX ASSESSORS REFERENCE
BEING SHOWN ON TAX MAP 033J, GROUP C, PARCEL 001.00, 011.00 & 012.00 OF THE TAX ASSESSORS
OFFICE OF SUMNER COUNTY, TENNESSEE.

DEED REFERENCE
BEING THE SAME PROPERTY CONVEYED TO MICHAEL JONE BY DEED OF RECORD IN RECORD BOOK 6577, PAGE 383, (PARCEL 001.00), TO DOT WILKINSON BY DEED OF RECORD IN RB 529 PG 626 (PARCEL 011.00), AND TO THE JAMES L. AND DOROTHY D. WILKINSON REVOCABLE LIVING TRUST BY DEED OF RECORD IN RB 677 PG 675 (PARCEL 012.00) REGISTERS OFFICE OF SUMNER COUNTY, TN.

PLAT REFERENCE
PART OF PROPERTY BEING LOTS 27-36 OF GRANDVIEW SUBDIVISION PLAT OF RECORD IN PLAT BOOK 1, PAGE 23 OF THE
REGISTER'S OFFICE OF SUMNER COUNTY, TENNESSEE.

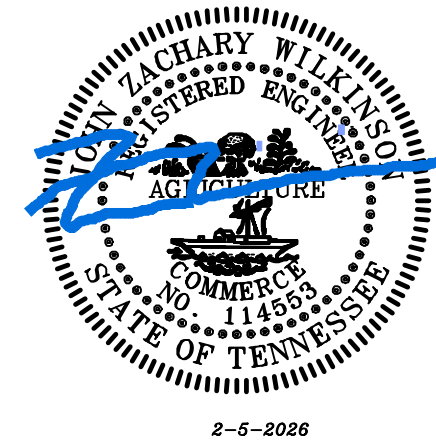
ZONING BULK REGULATIONS							
	CURRENT ZONING		BASE ZONING	PUD MINIMUM REQUIREMENTS	REQUESTED RM-1 PUD		
	R15' REDEVELOPMENT OVERLAY(CURRENT ZONING)	GCS (CURRENT ZONING)	RM-1 REDEVELOPMENT OVERLAY	RM-1 PUD	LOTS 1, 2,5,10-12	3-5, 7-9, 13	
SINGLE FAMILY/DUPLEXES ALLOWED	YES	NO	YES	YES	DUPLEXES	DUPLEXES	
MINIMUM AREA	12,000 SF	N/A	4,800 SF/LOT	5,000 SF/LOT	5,000 SF/LOT	5,000 SF/LOT	
MINIMUM AREA/UNIT	9,200 SF	N/A	2,880 SF/UNIT	N/A	2,500 SF/UNIT	2,500 SF/UNIT	
MINIMUM LOT WIDTH	75'	0	37.500000	N/A	63'	63'	
FRONT BUILDING SETBACK	50'/40'	50'	50'/40'	20'	28'-42'	30'-44'	
SIDE BUILDING SETBACK	15'	10'	7.5'	5'	5'-10'	5'-10'	
REAR BUILDING SETBACK	30'	20'	20'	15'	5'	5'	
BUFFERYARD (R15/GCS/RM-1)	NONE/15' TYPE B/10' TYPE A	15' TYPE B/NONE/15' TYPE B	10' TYPE A/15' TYPE B/10' TYPE A	20' TYPE C (ALONG ALL)	20' TYPE C (ALONG ALL) AND ALTERNATIVE (3-512 Z.O.)	20' TYPE C (ALONG ALL) AND ALTERNATIVE (3-512 Z.O.)	
MAXIMUM LOT COVERAGE BY ALL BUILDINGS	25%	65%	50%	N/A	19%	19%	
PARKING			1.5 SPOTS /UNIT=39		60	60	
SITE DATA/OPEN SPACE TABLE							
TOTAL ACREAGE:	2.81 ACRES						
CURRENT ZONING:	R15 REDEVELOPMENT OVERLAY/GCS						
REQUESTED ZONING:	RM-1 REDEVELOPMENT OVERLAY PUD						
REQUIRED OPEN SPACE TOTAL 20%:	0.56 ACRES						
REQUIRED OPEN SPACE USABLE 10%:	0.28 ACRES						
OPEN SPACE PASSIVE PROVIDED:	0.65 ACRES						
OPEN SPACE USABLE PROVIDED:	0.39 ACRES						
OPEN SPACE TOTAL PROVIDED:	1.04 ACRES						
TABLE OF EXCEPTIONS REQUESTED							
	RM-1 REDEVELOPMENT OVERLAY BASE ZONING REQUIREMENT	PUD MINIMUM REQUIREMENT	RM-1 PUD REQUEST	REASON			
MINIMUM AREA/UNIT	2,880 SF/UNIT	2,500 SF/UNIT	2,500 SF/UNIT	BECAUSE OF THE PERIMETER OPEN SPACE DEDICATION REQUIREMENT OF ALL PUD'S, AND RELATIVELY SMALL SIZE OF PROPERTY, OVERALL DENSITY IS STILL SIGNIFICANTLY LESS THAN BASE ZONING ALLOWANCE			
FRONT BUILDING SETBACK	40'	20'	20'	BUILDING WILL BE LOCATED ON PRIVATE SHARED DRIVE WITHIN THE PROPOSED PUD			
SIDE BUILDING SETBACK	7.5'	5'	5'	PLANNING COMMISSION REQUEST FOR ADDITIONAL DISTANCE BETWEEN DRIVE ISLE AND BUILDING.			
REAR BUILDING SETBACK	20'	15'	5'				
BUFFERYARDS	10' TYPE A/15' TYPE B/10' TYPE A	20' TYPE C	AS SHOWN ON LANDSCAPE PLAN	PRESERVE EXISTING BUFFER, PROVIDE OPAQUE BARRIER AROUND POND			
PRIVATE STREETS	WAIVER OF 5.4.8.3 OF SUBDIVISION REGULATIONS AS IT RELATES TO PRIVATE STREETS, TO ALLOW FOR PROPOSED LOT LAYOUT.						
DENSITY TABLE							
ZONING	MAX DENSITY ALLOWED/PROVIDED (SF/UNIT)		MAX DENSITY ALLOWED/PROVIDED (DWELLING UNITS/ACRE)				
R-15 REDEVELOPMENT OVERLAY	9,200 SF/UNIT		4.700000				
RM-1 REDEVELOPMENT OVERLAY	2,880 SF/UNIT		15.100000				
PROPOSED RM-1 PUD DENSITY	4,707 SF/UNIT		9.200000				

PREPARED BY:



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GRANDVIEW ESTATES PUD
PRELIMINARY PLAT
304-310 FOWLER FORD ROAD
PORTLAND
SUMNER COUNTY, TENNESSEE

COVER SHEET

[illegible]

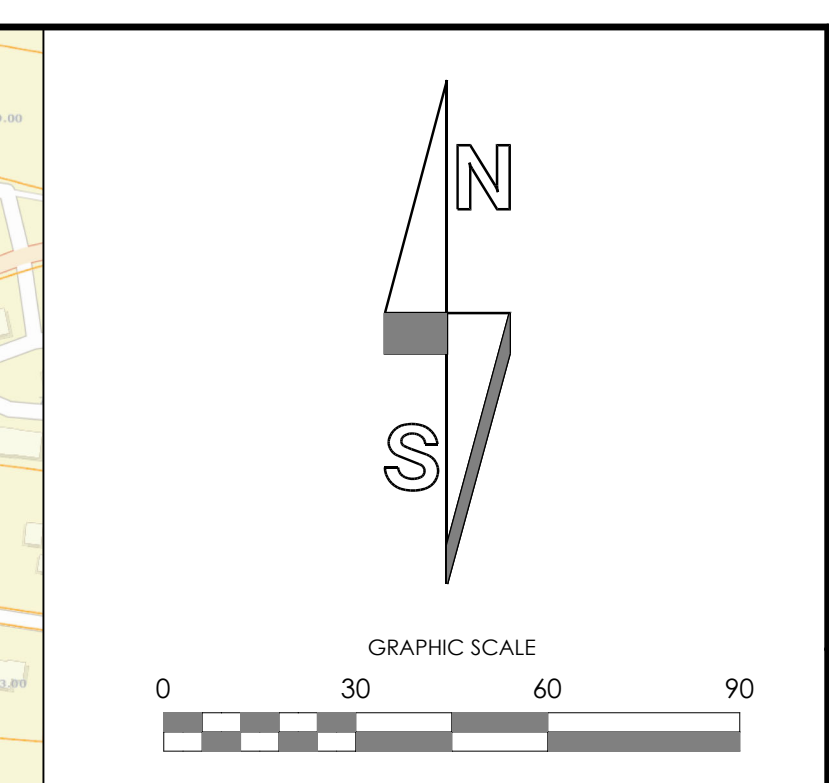
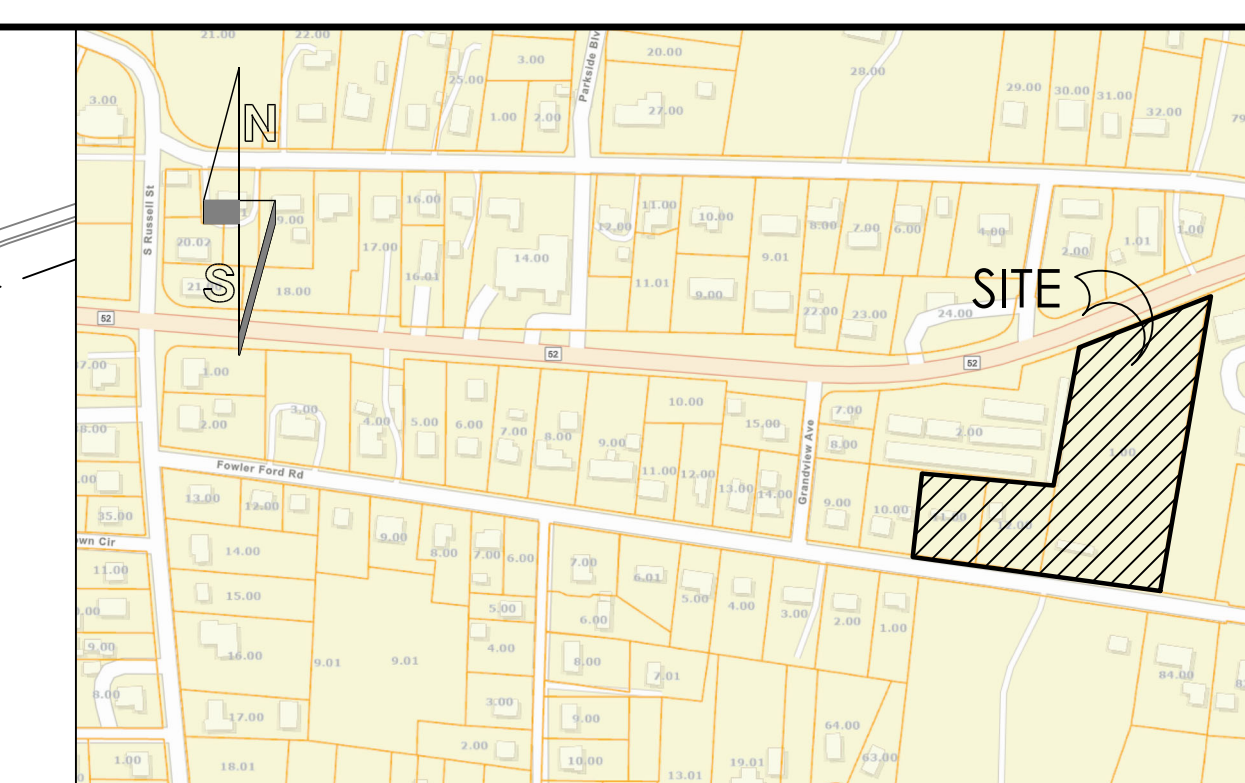
SHEET NO.

CS0.0

SHEET 1 OF 4

PROJECT #: 25.061CDS DATE: 2-4-2026

PLAT REFERENCE
PART OF PROPERTY BEING LOTS 27-36 OF GRANDVIEW SUBDIVISION PLAT OF RECORD IN PLAT BOOK 1, PAGE 23 OF THE REGISTER'S OFFICE OF SUMNER COUNTY, TENNESSEE.



PREPARED BY:



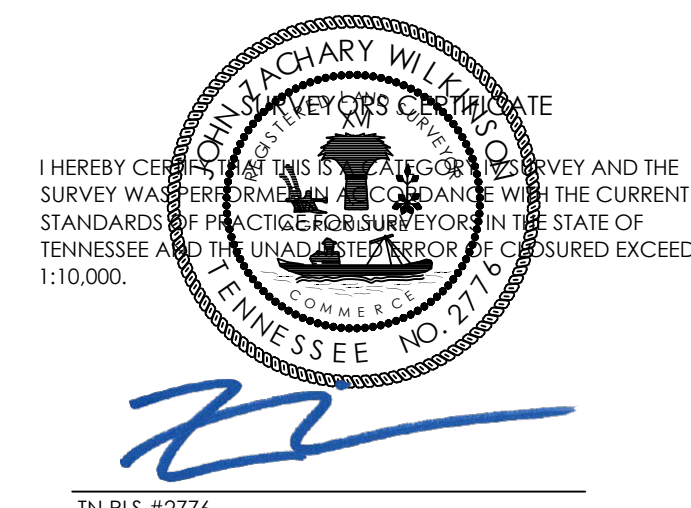
CORNERSTONE
DEVELOPMENT SERVICES
SURVEYING

120 MAIN STREET
PORTLAND, TN 37148
(615) 864-0940
kinson@cornerstonedevelops.com

- | <u>LEGEND</u> | |
|---------------|---|
| | CMF CONCRETE MONUMENT (FOUND) |
| | CMS CONCRETE MONUMENT (SET) |
| | IPF 1/2" IRON REBAR (FOUND) |
| | IPS 1/2" IRON REBAR WITH RED CAP "277% WILKINSON" (SET) |
| | PKF PK NAIL (FOUND) |
| | PKS PK NAIL (SET) |
| | BENCHMARK |
| | BOUNDARY LINE |
| | SETBACK / YARD |
| | EASEMENT |
| | EDGE OF PAVEMENT |
| | 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 |
| | LIGHT POLE |
| | ELECTRICAL TRANSFORMER |
| | ELECTRICAL VAULT |
| | COMMUNICATIONS VAULT |
| | COMMUNICATIONS PEDESTAL |
| | SANITARY SEWER MANHOLE |
| | WATER METER |
| | WATER VALVE |
| | BLOW OFF VALVE |
| | FIRE HYDRANT |
| | GAS METER |
| | GAS VALVE |
| | STORM MANHOLE |

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TOTAL AREA
C1	1,175.92'	9.12'	9.12'	N 68°11'15" E	0°26'41"	3.37 ACRES
C2	1,486.71'	21.71'	21.71'	N 67°57'55" E	0°50'13"	(146,746 SF)

- GENERAL NOTES:**
1. THE PURPOSE OF THIS PLAT IS TO SHOW THE EXISTING CONDITIONS, OF PROPERTY REFERENCED.
 2. SUBJECT PROPERTY IS ZONED R15 AND OCCS. REFER TO ZONING ORDINANCE FOR APPLICABLE SETBACKS.
 3. SUBJECT SURVEY WAS PERFORMED 5-2-2025 UTILIZING RPS TECHNIQUES AND FIELD RUN MEASUREMENTS UTILIZING ROBOTIC TOTAL STATION.
 4. BEARINGS SHOWN ARE REFERENCED TO TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83 EPOCH 2010.00). THE IDEAL GNSS REFERENCE NETWORK WAS USED TO ESTABLISH THESE COORDINATES UTILIZING NETWORK RKT TECHNIQUE.
 5. TYPE OF GPS EQUIPMENT USED: CARLSON CRX7 BASE & ROVER
 6. TYPE OF TRANSIT USED: CARLSON CRX2 ROBOTIC TOTAL STATION
 7. RELATIVE POSITIONAL ACCURACY OF CONTROL POINTS SET IS LESS THAN:
HRMS AVG: 0.03
VRMS AVG: 0.05
COMBINED GRID FACTOR: 1.00
 8. VERTICAL CONTROL BASED ON NAD83 (GEOID 1988).
 9. THIS SURVEYOR HAS NOT BEEN FURNISHED WITH A TITLE REPORT. THEREFORE SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH. ONLY DOCUMENTS NOTED HEREON WERE SUPPLIED TO THIS SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS THAT WOULD AFFECT THE SUBJECT PROPERTY. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH.
 10. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN HEREON WERE TAKEN FROM VISUAL APPEARANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE CORRECT. THIS SURVEYOR WILL NOT BE RESPONSIBLE FOR DAMAGE TO OR ABANDONMENT OF ANY UTILITY. THE SURVEYOR FURTHER DOES NOT WARRANT 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 UNDERSTANDING. FOR ANY DAMAGE TO OR ABANDONMENT OF ANY UTILITY, THE SURVEYOR AND/OR CLIENT SHALL BE MADE PRIOR TO ANY DECISION RELATIVE THEREIS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. ALWAYS CALL 1N811 BEFORE YOU DIG.
 11. ALL BUILDINGS, SURFACE IMPROVEMENTS, AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO SITE ARE NOT NECESSARILY SHOWN HEREON.
 12. SUBSURFACE AND/OR ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.
 13. GRAPHIC PLOTTING ONLY. SUBJECT PROPERTY IS IN ZONE "Z" AREA OF MINIMAL FLOOD HAZARD ACCORDING TO F.I.R.M. 471650C134G, WITH EFFECTIVE DATE 4/17/2012, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. ONLY AN ELEVATION CERTIFICATE CAN DETERMINE THE EXACT DESIGNATION.
 14. FROM REVIEW OF THE USFWS SERVICE NATIONAL WETLANDS INVENTORY, WETLANDS ARE NOT SHOWN ON SUBJECT PROPERTY. ONLY A DETAILED WETLANDS EVALUATION BY QUALIFIED PERSONNEL CAN DETERMINE EXACT WETLANDS STATUS.
 15. CONTOURS SHOWN WERE GENERATED WITH FIELD RUN MEASUREMENTS IN COMBINATION WITH UTILIZATION OF LIDAR DATA.



DATE : _____

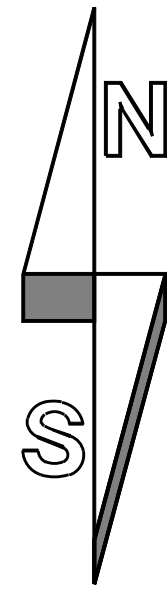
811

IF YOU DIG IN TENNESSEE
CALL 811 FIRST!
or (800) 351-1111 or (615) 366-1981

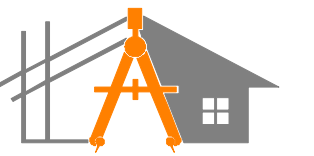
GRANDVIEW EAST PUD
BOUNDARY AND TOPOGRAPHICAL SURVEY
304-310 FOWLER FORD ROAD
PORTLAND
SUMNER COUNTY, TENNESSEE

[illegible]

SHEET NO.
S1.0
SHEET 1 OF 7
PROJECT # 25 061 CDS DATE: 5-7-2025

[illegible]

PREPARED BY:

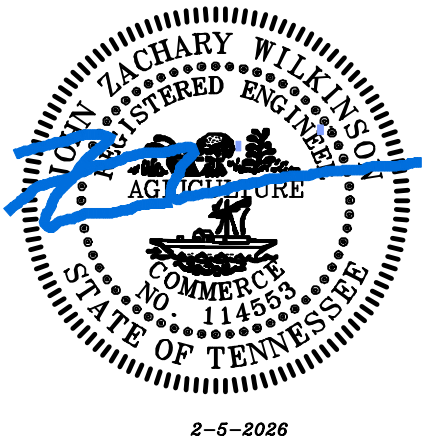


CORNERSTONE
DEVELOPMENT SERVICES

SURVEYING

120 MAIN STREET
PORTLAND, TN 37148
(615) 864-0940

zwilkinson@cornerstonedevelops.com



-5-2026



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

GRANDVIEW ESTATES PUD
PRELIMINARY PLAT
304-310 FOWLER FORD ROAD
PORTLAND
SUMNER COUNTY, TENNESSEE

SITE PLAN

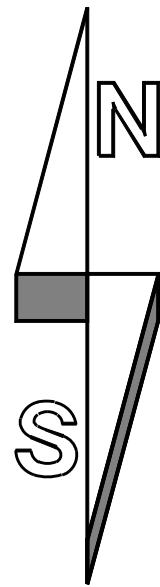
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SHEET NO.

C2.0

SHEET 3 OF 4

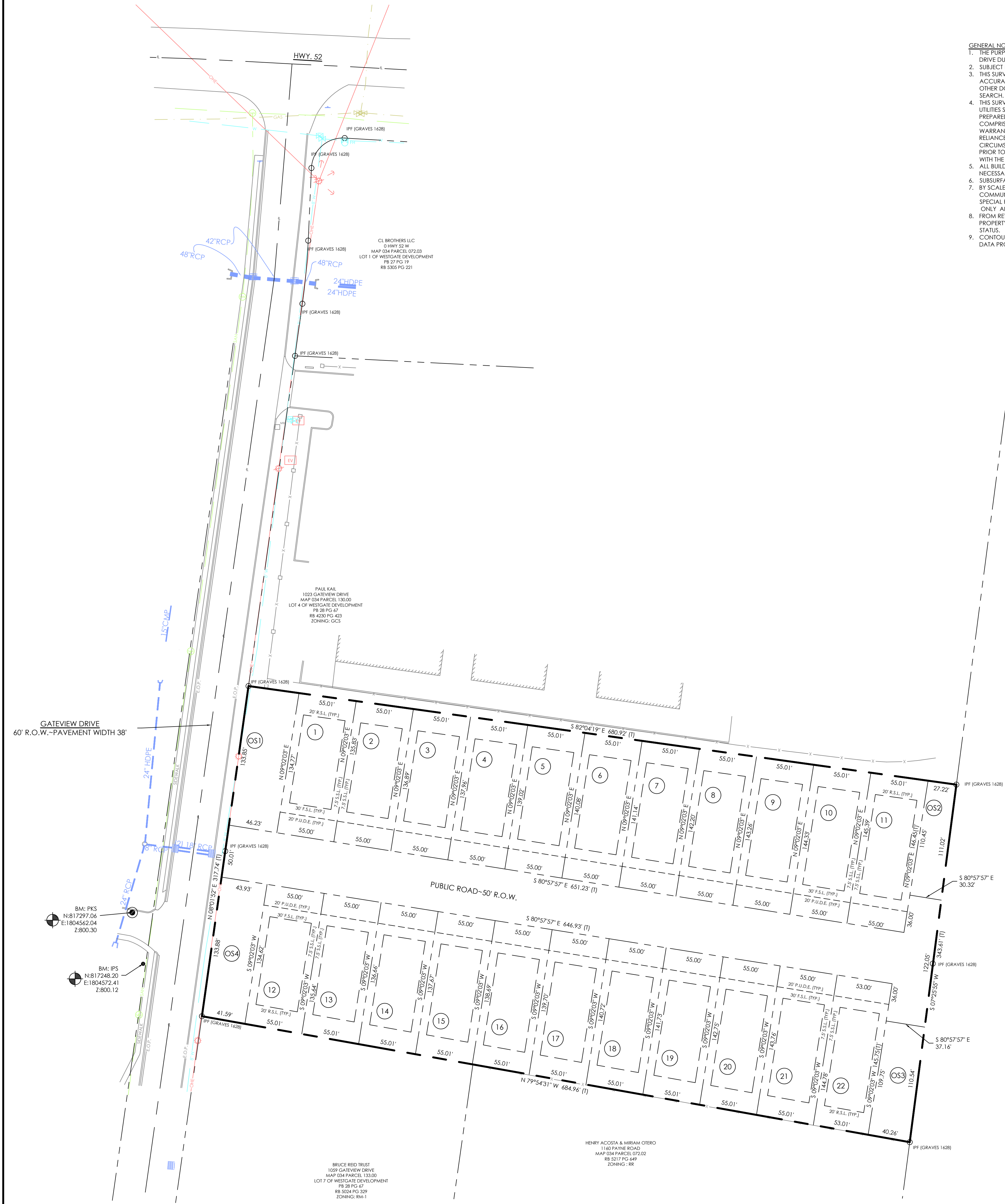
PROJECT #: 25.061CDS DATE: 2-4-2026



SITE LAYOUT

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1,175.92'	9.12'	9.12'	N 68°11'15" E	0°26'41"
C2	1,486.71'	21.71'	21.71'	N 67°57'55" E	0°50'13"
C3	85.83'	31.54'	31.37'	S 00°27'41" E	21°03'24"

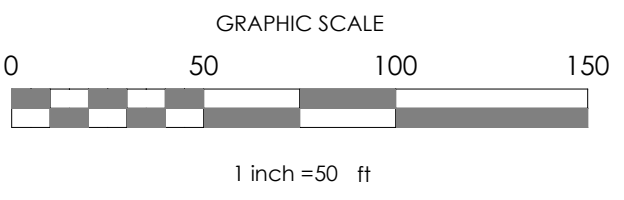
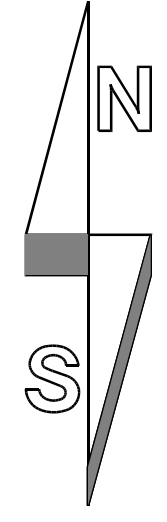
PROJECT #: 25.061CDS DATE: 2-4-2024



GENERAL NOTES:
1. THE PURPOSE OF THIS PRELIMINARY PLAT IS TO SHOW THE PROPOSED PLANNING AND ENGINEERING OF GATEVIEW DRIVE DUPLEX SUBDIVISION.
2. SUBJECT PROPERTY IS ZONED RM-1 (CITY OF PORTLAND). SETBACKS SHOWN ARE BASED ON THIS ZONING.
3. THIS SURVEYOR HAS NOT BEEN FURNISHED WITH A TITLE REPORT, THEREFORE SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH. ONLY DOCUMENTS NOTED HEREON WERE SUPPLIED TO THIS SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS THAT WOULD AFFECT THE SUBJECT PROPERTY. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH.
4. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN HEREON 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 HEREON 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 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. ALWAYS CALL TN811 BEFORE YOU DIG.
5. ALL BUILDINGS, SURFACE IMPROVEMENTS, AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO SITE ARE NOT NECESSARILY SHOWN HEREON.
6. SUBSURFACE AND/OR ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS PLAT.
7. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY. A REVIEW OF FEMA FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 47165C0133G, EFFECTIVE DATE 04/17/2012, SHOWS THIS PROPERTY NOT TO BE WITHIN THE SPECIAL FLOOD HAZARD AREA.
8. ONLY AN ELEVATION CERTIFICATE CAN DETERMINE THE EXACT DESIGNATION.
9. FROM REVIEW OF THE USF&W SERVICE NATIONAL WETLANDS INVENTORY, WETLANDS ARE NOT SHOWN ON SUBJECT PROPERTY. ONLY A DETAILED WETLANDS EVALUATION BY QUALIFIED PERSONNEL CAN DETERMINE EXACT WETLANDS STATUS.
10. CONTOURS SHOWN WERE GENERATED WITH FIELD RUN MEASUREMENTS IN COMBINATION WITH UTILIZATION OF LIDAR DATA PROVIDED BY THE TENNESSEE BASE MAPPING PROGRAM.

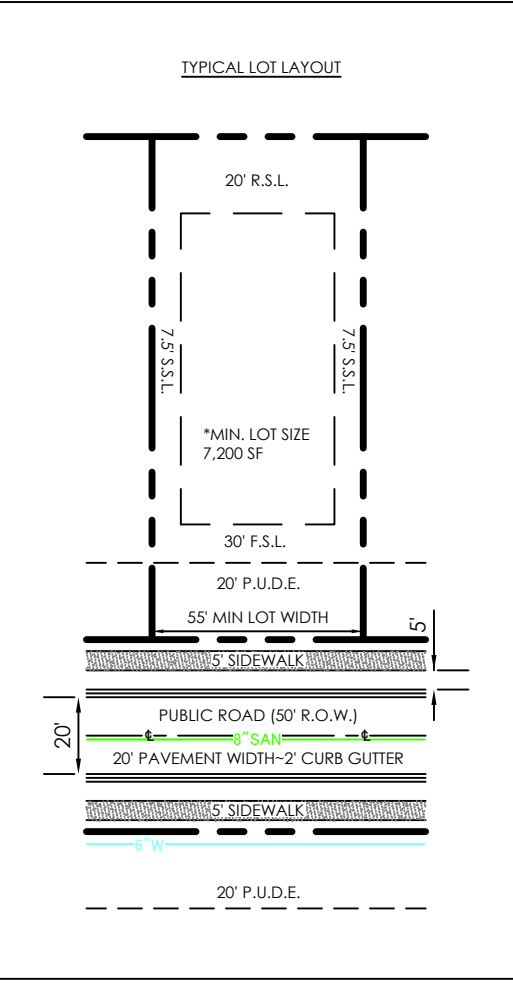
TOTAL AREA
5.18 ACRES
(225,728 SF)

LOT #	ACRES	SF
1	0.17	7,442
2	0.17	7,500
3	0.17	7,538
4	0.17	7,617
5	0.18	7,675
6	0.18	7,734
7	0.18	7,792
8	0.18	7,850
9	0.18	7,909
10	0.18	7,967
11	0.18	8,026
12	0.17	7,432
13	0.17	7,488
14	0.17	7,544
15	0.17	7,600
16	0.18	7,656
17	0.18	7,711
18	0.18	7,767
19	0.18	7,823
20	0.18	7,879
21	0.18	7,935
22	0.18	7,991
OS1	0.15	6,367
OS2	0.08	3,490
OS3	0.11	4,632
OS4	0.13	5,740



LEGEND

- CMF CONCRETE MONUMENT (FOUND)
- CMS CONCRETE MONUMENT (SET)
- IPF 1/2" IRON REBAR (FOUND)
- IPS 1/2" IRON REBAR WITH RED CAP "2776 WILKINSON" (SET)
- PKF PK NAIL (FOUND)
- PKS PK NAIL (SET)
- BENCHMARK
- BOUNDARY LINE
- SETBACK / YARD
- EASEMENT
- E.O.P. EDGE OF PAVEMENT
- SAN SANITARY SEWER LINE
- WL WATER LINE
- SS STORM SEWER
- GAS GAS LINE
- OHE OVERHEAD UTILITY LINE
- UGT UNDERGROUND UTILITY LINE
- FENCE
- TREE LINE
- UTILITY POLE
- UTILITY POLE W/ LIGHT
- GUY ANCHOR
- LIGHT POLE
- ET ELECTRICAL TRANSFORMER
- EV ELECTRICAL VAULT
- CV COMMUNICATIONS VAULT
- CS COMMUNICATIONS PEDESTAL
- SM SANITARY SEWER MANHOLE
- WM WATER METER
- WV WATER VALVE
- BOV BLOW OFF VALVE
- FH FIRE HYDRANT
- GM GAS METER
- GV GAS VALVE
- SMH STORM MANHOLE



PROPOSED LOT NOTES:
1. WATER TO BE PROVIDED BY PORTLAND UTILITY
2. SEWER TO BE PROVIDED BY PORTLAND UTILITY

APPROVED BY THE PORTLAND MUNICIPAL PLANNING COMMISSION.
WITH EXCEPTIONS OR CONDITIONS AS ARE INDICATED IN THE MINUTES OF THE PLANNING COMMISSION.
(DATE)
PRELIMINARY APPROVAL SHALL NOT CONSTITUTE FINAL APPROVAL OF THE SUBDIVISION PLAT.

SECRETARY OF PLANNING COMMISSION

- JURISDICTIONAL NOTES:
- SEE GENERAL NOTE #7 FOR FEMA SPECIAL FLOOD HAZARD AREA DESIGNATION.
 - NO ALTERATIONS OF USGS IDENTIFIED STREAM SHALL OCCUR PRIOR TO WRITTEN APPROVAL GRANTED FROM APPROPRIATE AUTHORITIES.
 - FUNCTIONAL CLASSIFICATION OF ROADS IS LOCAL/MINOR.
 - LOTS DESIGNATED WITH * ARE DESIGNATED CRITICAL LOTS BY CITY OF PORTLAND AND SUBJECT TO APPLICABLE REGULATIONS.
 - NO GRADING OR CONSTRUCTION SHALL TAKE PLACE UNTIL CONSTRUCTION PLANS CONTAINING THE INFORMATION REQUIRED BY THE PORTLAND SUBDIVISION REGULATIONS ARE APPROVED.
 - ROAD CONSTRUCTION SHALL NOT BEGIN WITHOUT APPROVAL OF THE CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS.
 - NO ALTERATION OF ANY STREAM SHOWN WILL OCCUR PRIOR TO WRITTEN APPROVAL BEING GRANTED BY THE APPROPRIATE AUTHORITIES.

TAX ASSESSORS REFERENCE
BEING SHOWN ON TAX MAP 034, PARCEL 131.00 & 132.00 OF THE TAX ASSESSORS OFFICE OF SUMNER COUNTY, TENNESSEE.
DEED REFERENCE (PARCEL 131.00)
BEING THE SAME PROPERTY CONVEYED TO JAVIER FUENTES JR. AND CARLOS CAMARENA BY DEED OF RECORD IN RECORD BOOK 5549, PAGE 804, REGISTERS OFFICE OF SUMNER COUNTY, TN.
DEED REFERENCE (132.00)
BEING THE SAME PROPERTY CONVEYED TO JAVIER FUENTES JR. AND CARLOS CAMARENA BY DEED OF RECORD IN RECORD BOOK 5550, PAGE 17, REGISTERS OFFICE OF SUMNER COUNTY, TN.
PLAT REFERENCE
BEING LOT 5 & 6 OF WESTGATE DEVELOPMENT SUBDIVISION PLAT OF RECORD IN PLAT BOOK 28, PAGE 54 AND AMENDED IN PLAT BOOK 28 PAGE 67 OF THE REGISTER'S OFFICE OF SUMNER COUNTY, TENNESSEE.

PREPARED BY:

CORNERSTONE
DEVELOPMENT SERVICES
SURVEYING
120 MAIN STREET
PORTLAND, TN 37148
(615) 864-0940
zwilkinson@cornerstonedevelops.com

BRIMSTONE
BUILDS

3-6-2026

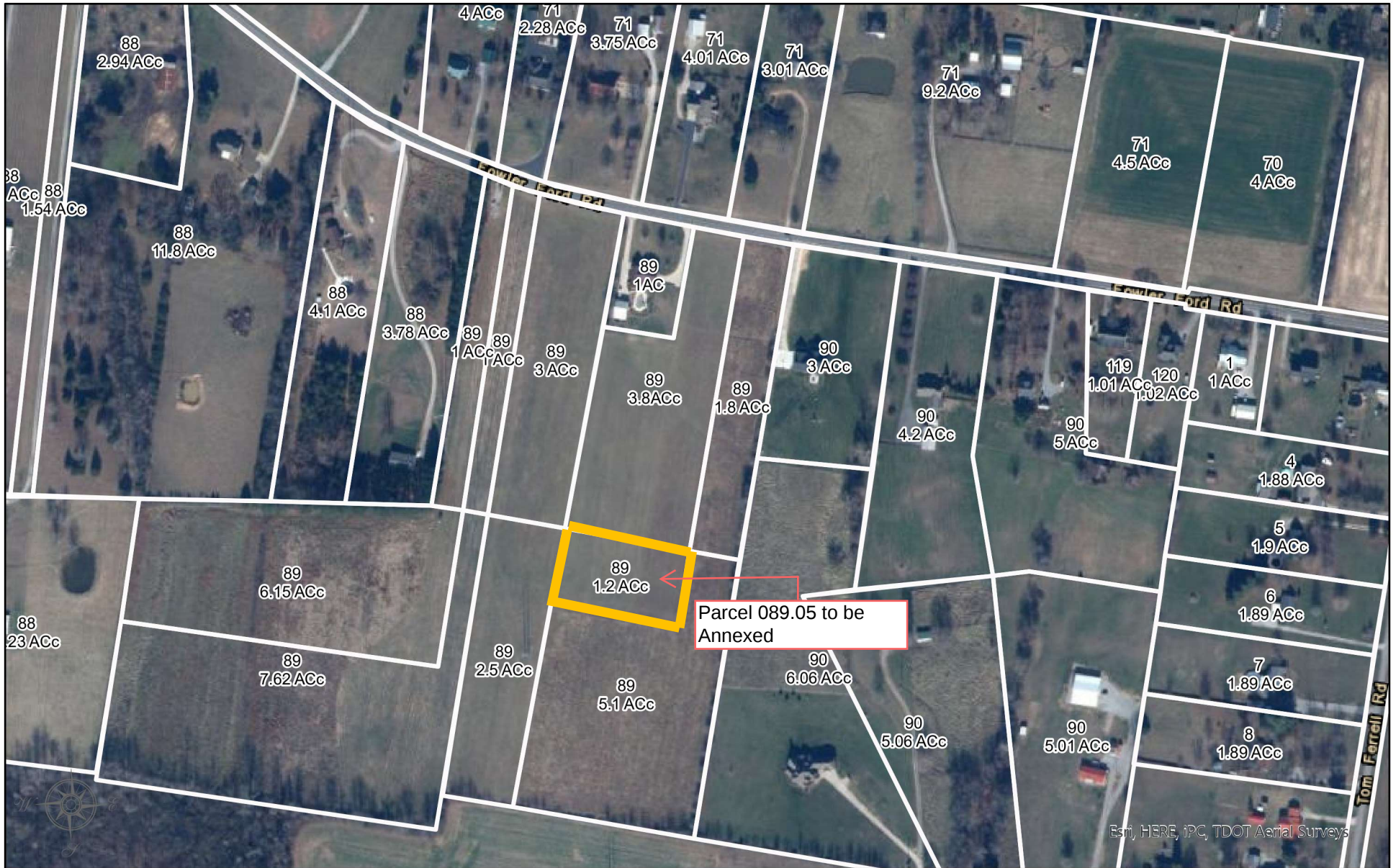
GATEVIEW DRIVE DUPLEXES
BRIMSTONE BUILDS
1035 & 1041 GATEVIEW DRIVE
CITY OF PORTLAND
SUMNER COUNTY, TENNESSEE

PRELIMINARY PLAT

NO.	DATE	REVISION	REVISIONS PER STATE COMMENTS
1	1-8-2026		

SHEET NO.
S2.0
SHEET 1 OF 1
PROJECT #: 25.228CDS DATE: 3-8-2026

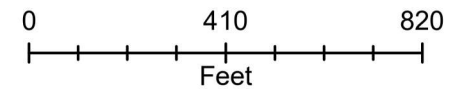
Letter ANSI A Landscape



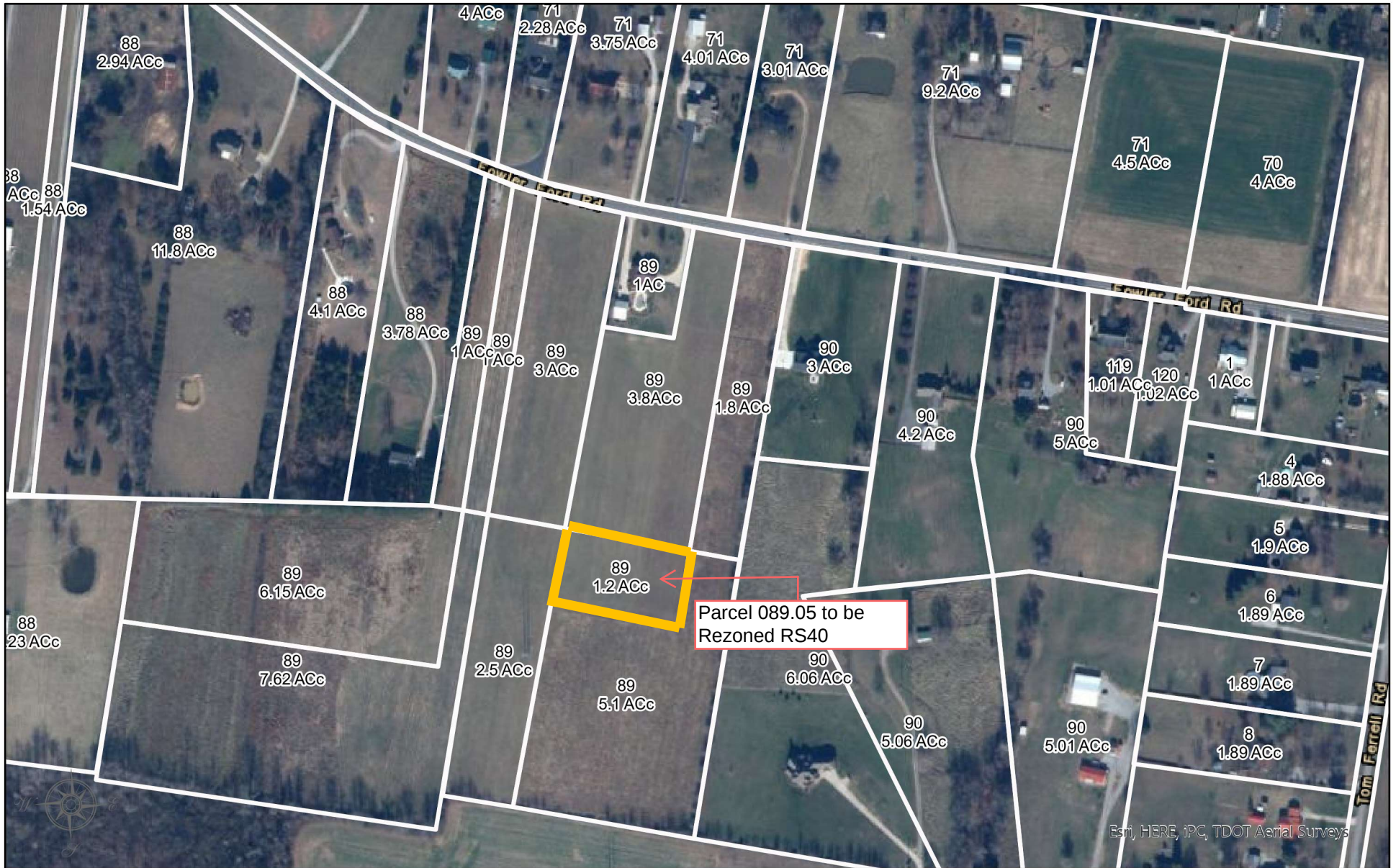
SUMNER COUNTY, TENNESSEE

DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP.

MAP DATE: March 5, 2026



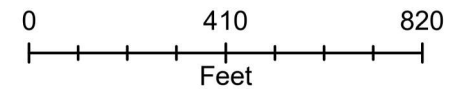
Letter ANSI A Landscape

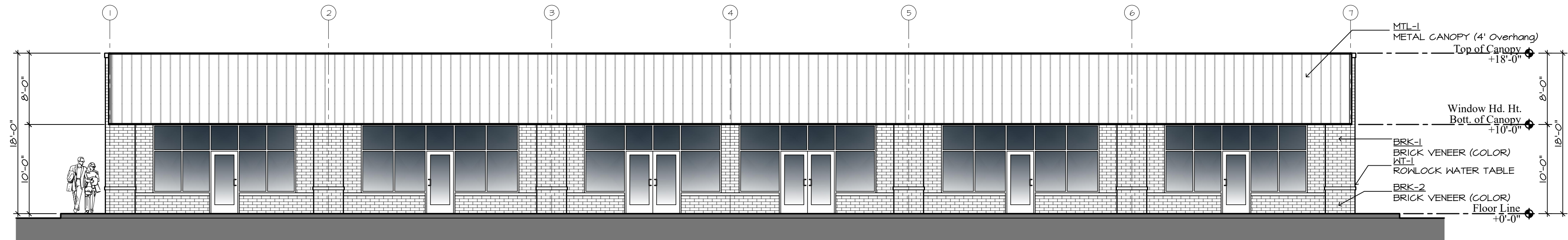
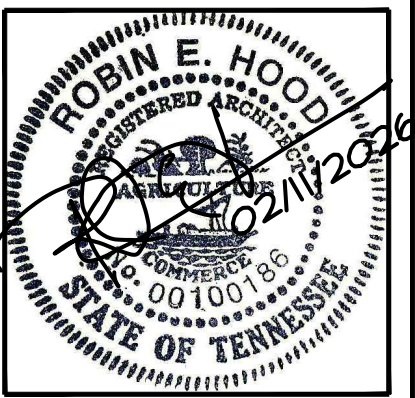


SUMNER COUNTY, TENNESSEE

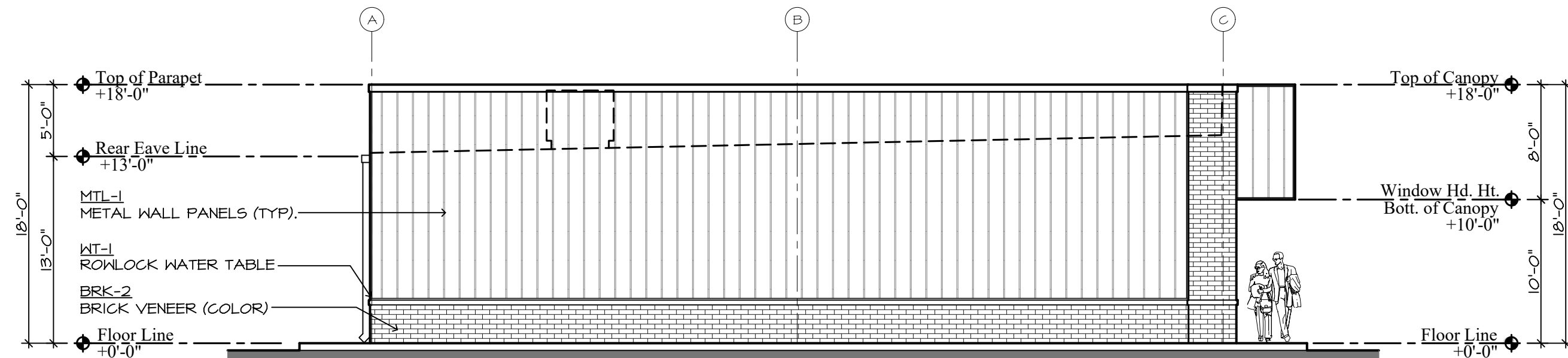
DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP.

MAP DATE: March 5, 2026

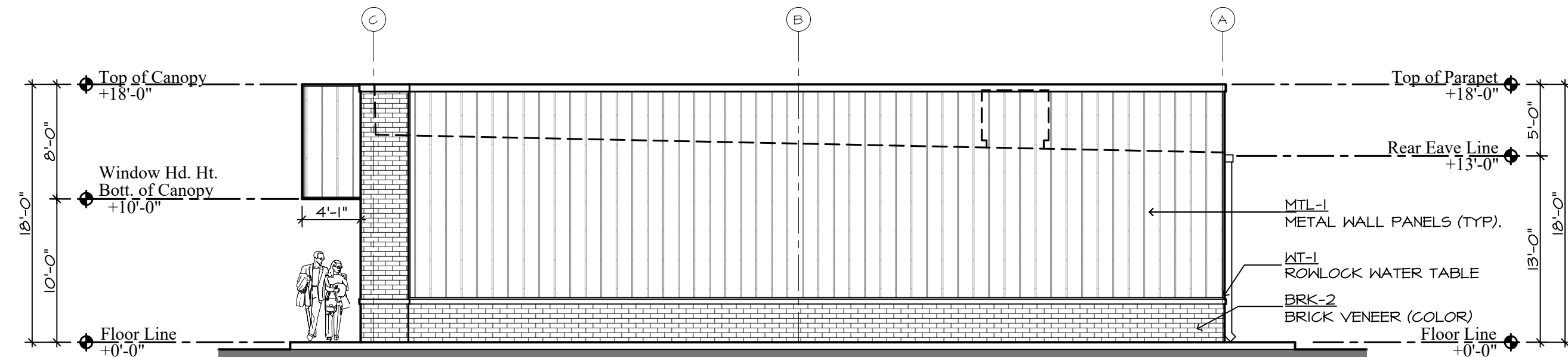




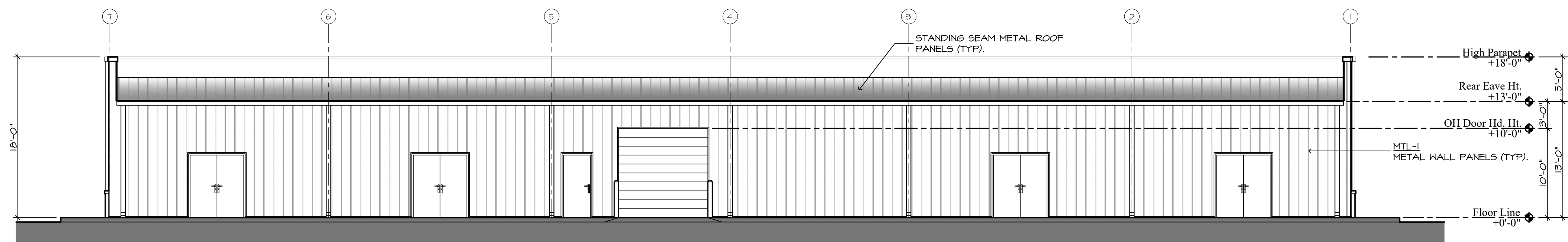
North Exterior Elevation (Facing East Knight St.)
Scale: 1/8" = 1'-0"



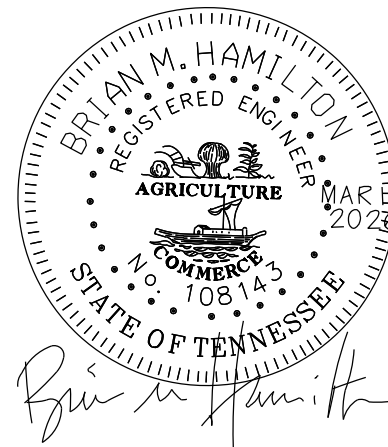
East Exterior Elevation
Scale: 1/8" = 1'-0"



West Exterior Elevation
Scale: 1/8" = 1'-0"



South Exterior Elevation
Scale: 1/8" = 1'-0"



sheet title:

**SITE AND
UTILITY PLAN**

for:

**BROWN
OFFICE / FLEX SPACE
FACILITY**

located:

**115
EAST
KNIGHT
STREET**

**PORTLAND
SUMMER
COUNTY
TENNESSEE**

Project #:

NC 26-508

Original Issue Date:

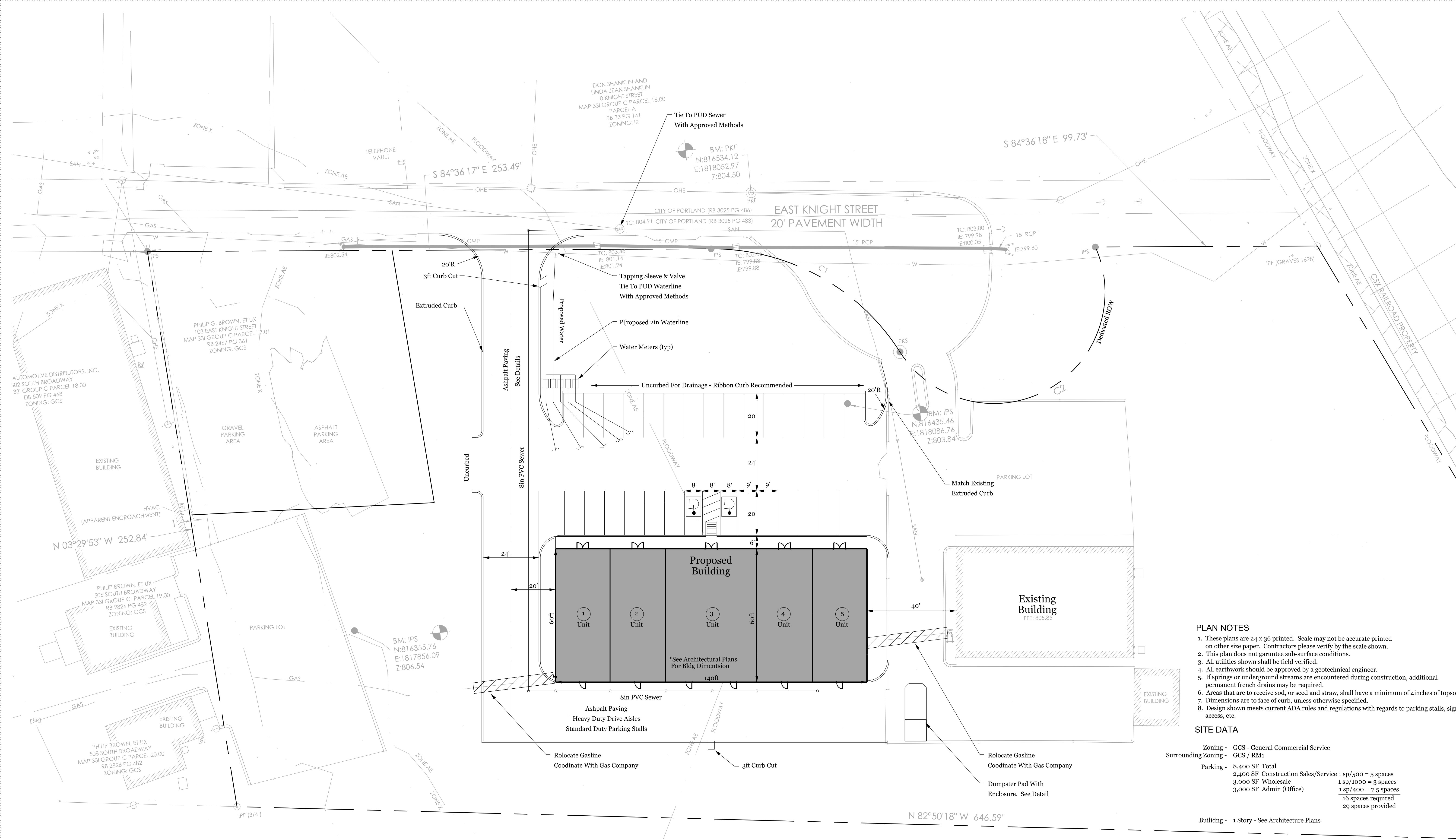
11 Mar 2025

Revisions:

Phase:

Construction Drawings

Site And Utility Plan

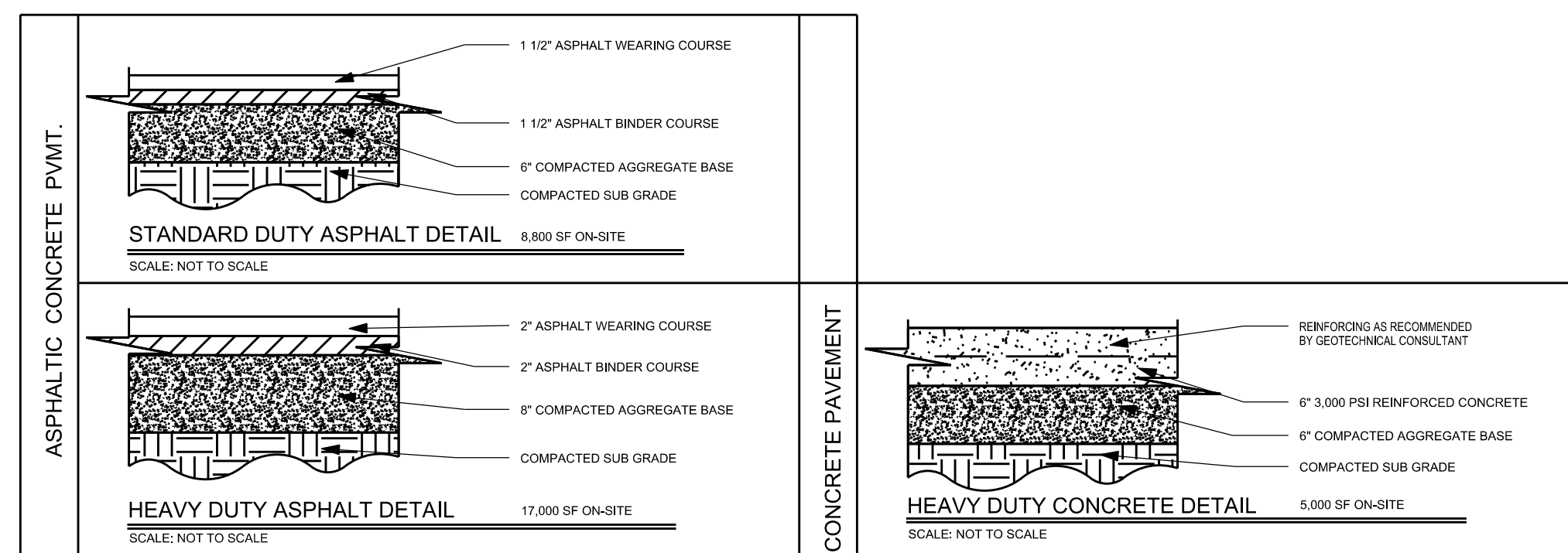
C1.0**PLAN NOTES**

1. These plans are 24 x 36 printed. Scale may not be accurate printed on other size paper. Contractors please verify by the scale shown.
2. This plan does not guarantee sub-surface conditions.
3. All utilities shown shall be field verified.
4. All earthwork should be approved by a geotechnical engineer.
5. If springs or underground streams are encountered during construction, additional permanent french drains may be required.
6. Areas that are to receive sod, or seed and straw, shall have a minimum of 4 inches of topsoil.
7. Dimensions are to face of curb, unless otherwise specified.
8. Design shown meets current ADA rules and regulations with regards to parking stalls, signs, access, etc.

SITE DATA

Zoning -	GCS - General Commercial Service
Surrounding Zoning -	GCS / RM1
Parking -	8,400 SF Total
	2,400 SF Construction Sales/Service 1 sp/500 = 5 spaces
	3,000 SF Wholesale 1 sp/1000 = 3 spaces
	3,000 SF Admin (Office) 1 sp/400 = 7.5 spaces
	16 spaces required
	29 spaces provided

Building - 1 Story - See Architecture Plans

**1 Pavement Details**
not to scaleDrive Aisles - Heavy Duty Asphalt
Parking Spaces - Standard Duty Asphalt

Parcel 0331 C 017.00
Address: 115 E. KNIGHT CIRCLE

Owner: BROWN PHILIP G
ANGELA F
897 COKER FORD ROAD
PORTLAND TN 37148

Engineer: NASHVILLE CIVIL, LLC
BRIAN HAMILTON, PE
615.353.9622
B@NASHVILLECIVIL.COM

BENCHMARK - NAVD 88
IRON PIN ELEV 803.84

GRAPHIC SCALE : 20
1" = 20'

0 20 40



TN SL PL NAD83

