



AGENDA for July 14, 2026
PORTLAND MUNICIPAL PLANNING COMMISSION
Portland City Hall — Council Chambers — 100 South Russell St. Room 111

In accordance with Resolution #26-33, public comments are allowed when those comments are germane to either the agenda or to the board's governing authority, 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 in a timely manner. Sign-up sheets for public recognition will be available before the start of each meeting in the same room where the meeting is being held and anyone wishing to speak must sign up before the start of the meeting. Speakers will be recognized one at a time.

1. Call to Order

2. Roll Call

3. Approval of Agenda

4. Approval of Minutes

June 9, 2026

A. June 9, 2026

5. Public Hearing

A. Robin Reeves (applicant) request rezone approval: location 0 South Broadway, Portland TN. (Tax Map 039O, Group A Parcel 011.00 and Parcel 012.00) Sumner County 2.00+/- acres. Rezoned from RS-20 (Low Density Single Family Residential) to GCS (General Commercial Services)

6. Public Recognition for Public Hearings and Agenda-Related Items

(5 minutes maximum per speaker)

7. New Business

A. Robin Reeves (applicant) request rezone approval: location 0 South Broadway, Portland TN. (Tax Map 039O, Group A Parcel 011.00 and Parcel 012.00) Sumner County 2.00+/- acres. Rezoned from RS-20 (Low Density Single Family Residential) to GCS (General Commercial Services)

B. Thomas Steffen (applicant) request Final Plat approval for Coventry Subdivision Phase 2 Location: 105 Westland Street, Portland Tennessee (Tax Map 020P Parcel 001.00) Sumner County 5.16 +/- acres, Zone R-10 PUD (Planned Unit Development).

C. Thomas Steffen (applicant) request Final Plat approval for Coventry Subdivision Phase 3 Location: 105 Westland Street, Portland Tennessee (Tax Map 020P Parcel 001.00) Sumner County 8.02 +/- acres, Zone R-10 PUD (Planned Unit Development).

8. Old Business

No Old Business

9. Discussion

- A. Parking for Community Assembly
- B. Non-Profit Use for Community Assembly
- C. Metal Building Materials in IG

10. Planning Commission Members Comments

11. City Planner's Comments

12. Public Recognition on Non-Agenda-Related Items *(3 minutes maximum per speaker)*

Adjournment

CITY OF PORTLAND
PORTLAND MUNICIPAL PLANNING COMMISSION
MEETING MINUTES

June 9, 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
Gail Gentry
Robert Tooker
Ted Jernigan
Jim DiPiazza
Luther Bratton
Chirag Patel
Jessica Hunter

MEMBERS ABSENT:

A quorum was established.

STAFF PRESENT:

Nate Heisler-City Planner
Mang Bik-Utilities
Corbin Keen- Public Works Assistant Director

Other Interested Parties:

Mack Hodges
Zach Wilkinson
Richard Graves
Tim Biggs

Approval of Agenda

Motion to Approve: Ted Jernigan

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

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

Absent: No One

Approval of Minutes: May 12, 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, Luther Bratton, Chirag Patel, Gail Gentry, Jessica Hunter

Absent: No One

Public Comments

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Public Hearings

- A. Tim Biggs (applicant) request rezone approval: location 840 South Broadway, Portland TN. (Tax Map 039B, Parcel 027.00) Sumner County 0.45 +/- acres. Rezoned from RS-20 (Low Density Single Family Residential) to OPS (Office Professional District)

Notice of these public hearings was published in the *Portland Sun* on May 19, 2026, and posted on the municipal website and at City Hall in accordance with state law.

Public Recognition for Public Hearings and Agenda-Related Items (5 minutes maximum per speaker)

Ty Crowder: Good evening commissioners, my name is Ty Crowder, I live at 804 college street and tonight I represent Living Free Church at 233 Riggs, which is the adjoining property to the rezone I'm here tonight and formal opposition **to this rezoning request**. I provided to my full notes, so I have a condensed version for the sake of the clock, and because you don't hear me talk that long.

I represent Living Free; our property is adjoined to this parcel along the eastern boundary also lived in that house personally for several years. I know this lot, I know the structure, but I know this neighborhood and I'm asking the Commission to deny this request and have 3 primary concerns as they are outlined in your notes. First is the concept plan and parking. To my knowledge Portland requires a scaled concept plan and the rezoning stage and I'm asking this Commission to answer the following questions.

On record. Has a concept plan been submitted that identifies a specific proposed use as it demonstrated that parking requirements for that use can be met on this parcel. Especially since because of what is being rezoned to is based off of the use of the parcel that the required spots will be met instead of the square footage of the property. That it will be the required spaces will be met and has it shown a viable and safe access point to the property if the answer to any of those questions is no, this application is not ready for a vote. The deeper problem in this is no business has been proposed for this property. To my knowledge or what I can find online, no tenant no identified use, nothing. Portland's parking requirements are

determined by use type as I previously stated and without a known use no concept plan can accurately represent the parking demand this parcel must meet. This Commission is being asked or permanently rezoned residential parcel, based on a speculative future use that has not yet been named. The neighborhood bears the consequences of the decisions permanently. This application or the applicant has offered nothing to evaluate. The second concern is traffic safety; this property sits approximately 125 feet from Broadway and Longview Drive posted speed limit is 45 mph at 45 mph. On dry pavement a vehicle needs 150 to 200 feet to stop. That already includes reaction time, a car that speed cannot stop before reaching that signal. Access of this off Broadway only, no rear access, no side street, one driveway until 45 mile per hour road 125 feet from the signal. Commercial traffic in and out all day, that is foreseeable hazard. As I said I lived there I know that it is almost impossible except for a few moments throughout the day to turn left off of that road so if you turn it to a commercial space, it will only intensify how hard it will be to navigate that road. Has the traffic impact review been conducted? Has TDOT or the city traffic engineer evaluated this location? If not, it must happen before a vote is taken. 3rd, the property line, I'm formally requesting a certified survey on this parcel before any vote, specifically the southern boundary of the garage. Based on my own research and information from the previous owner the southern property line either cuts through the South facing side of the garage or it comes within inches of it. This is not the line we share directly with the parcel at Living Free, but it is a join to our boundary at 233 Riggs Avenue. It affects the legal footprint of this lot. Any concept plan that treats the garage is fully within this parcel may be built on an inaccurate premise. Without a survey, this Commission cannot accurately evaluate what this parcel contains. That is not a technicality, that is foundational gap in the application. In summary, I'm asking this Commission to deny this rezoning request. If it is not denied tonight, no approval should be granted until the concept plan has been fully submitted identifying specific use demonstrating viable parking for the use of that type and showing a safe access point onto South Broadway. Second a traffic study review has been completed given 125-foot proximity to Broadway and Longview on a 45-mph road, 3rd a certified survey has been submitted establishing the property boundaries especially the southern garage line. The burden of proof belongs to the applicant. The neighbors should not bear the consequences of an approval made without these answers. Living Free Church Portland at 233 Riggs Avenue stands on record in opposition of this rezoning request. So, thank you for your time and your service to Portland.

Ann Blackburn: We have two more people wanting to speak on this issue.

Richard Rodgers: Good evening. My name is Richard Rogers. I am adjoining property to the property in question, I live at 838, which is next door to 840, and the houses are too close together. I oppose this rezoning, for several different reasons. One thing I think it's too close to a church. Another thing, the property is too small to be rezoned, and I have some notes here, I've never done this before. There's too much traffic already, I mean the State is building a truck route around town to ease the traffic, so why would we want to add more traffic to the highway. The highway is so dangerous. Just last week there was a man that a telephone pole right in front of the property in question, just up the road there was another one hit. I was in an accident not long ago down the road where a lady come into the medium and hit me because she was speeding. To me the speed limit needs to be lowered, every place coming into town or going out is 30 mph, except 109 and it's 45. The tractor trailers drive 70. They think they still on the Interstate and 109 has turned into an Interstate. When my wife and I left to come here, we had to sit for a long time before we get out. Friday afternoon from 3:00 o'clock on I can't get out of my driveway I don't even plan to go anywhere. But there's too much traffic, there's too much noise, the tractor trailers makes so much noise, the sirens, I mean you can't sleep at night sometimes. And there's entirely, like I said, too many accidents I've been in one myself got truck tore up, lady came into the medium hit my trailer knocked my lawnmower off the trailer, demolished it, demolish my trailer, and get \$3500.00 worth of damage too my truck. I just don't understand why the speed limit can't be lowered out

there just like it is on all the others. I can't drive 45. If I leave to go to town, that's what I drive 30 or 35 mph. It just seems to me like that's what it should be, but that's all I have, I thank you for listening to me. I'm hard of hearing, I didn't hear much of what Ty said I hope I didn't repeat some of the things that he said. Thank you for listening.

Ann Blackburn: Thank you, Mr. Rogers. Margaret Rogers.

Margaret Rogers: Good evening, I'm Margaret Rogers and I'm not used to this, but I oppose rezoning that and it is what Ty said, it's the traffic, it's so bad. I mean I have seen and counted 10 trucks going out of Portland, 10 of the rigs coming into Portland. I Mean just side by side, and that's not just one time. Sometimes you see 3 and 4 in and out in and out all day long. I just don't think we should have another business there. It's going to cause a lot more traffic. It's something we don't need. The roads are in terrible shape; I'm in terrible shape. It's bump, bump holes and they fix them but what good does it do? All the trucks come up, put on the brakes and this and that, it just tears them back up. So, I don't think, and the noise terrible, I mean it is terrible from the tractor trailer, sirens and then people running the red lights. They've been 3 wrecks there in front of my house just in the last few months. In the last few months and they've been bad. But I just oppose it, I don't think we need it. We don't think the traffic, and they keep building houses and apartment buildings here, people keep coming in and it's going to get worse and worse. So, I don't know, that's what I think, thank y'all.

Ann Blackburn: Thank you. OK, that's all we have here signed up for speaking on that issue, so we'll close out the public hearing. The next is the public recognition or the public hearings, which there wasn't anyone else that signed up to speak on an item on the agenda.

New Business

**A. Zach Wilkinson (applicant) request a Site Plan approval for 5 Chefs & Occasions Phase 2
Location: 103 McLaughlin Street, Portland Tennessee (Tax Map 033H Parcel 017.00 &
019.00) Sumner County 1.47 +/- acres, Zone CBD (Central Business District).**

Nate Heisler: Alright I'm going to bring up our map here and zoom into the 5 chefs area. So, if you remember we had a site plan come through a couple of meetings ago about phase one for the 5 Chefs development, the site plan is broken up into 2 phases, the one that we're looking at tonight is Phase 2. So, I'm going to pull up the plans here and kind of show you what we're looking at. When you're looking at this, you'll notice the additional buildings there are highlighted in purple, that's part of the site plan and then also the additional parking across the stream, that's part of the site plan also. Phase 2 proposes 9835 square feet of retail space. And then you kind of break down the parking there is for the entire site. So, we'll be looking at phase one and Phase 2 on the parking, just to make sure it meets city requirements. So, in total after Phase 2 there are a total of 215 parking spaces to kind of break that down, 109 spaces are located at the church across the street and there has been an agreement with 5 chefs and the church across the street both have been they've signed the agreement to have the additional parking being used at the church. There is 63 current spaces at 5 Chefs and additional 43 new parking spaces in this area right here. The zoning for the property is CBD central business district, elevations and design review were approved on phase one if you remember we also went to the City Council to approve a building material amendment. So, that's this site plan, you can see the additional building space here in purple and the parking across the road. We have the engineer here if you have any questions for him. Also, before that, I think we have some stuff stormwater. Corbin, you want to come up and talk about the TDEC portion of

this.

Corbin Keen: So, as it stands right now, Can you zoom in Nate, so we can see the buffers. So, that stream is Donoho Branch, and it's an impaired stream. So, what that means is it has to have a 60-foot buffer, or it could go down to 30, based on an average width throughout the whole connection to the stream. So currently there are encroachments into that buffer we've talked with with Zach about that and he spoke with TDEC and thinks they can get an approval to go inside of those buffers like shown and I think they provide a supplement package to them to explain why they want to get in there, what they're going to do inside of that buffer. If TDEC approves that, we'll be OK with it. We don't have jurisdiction over waters of the state anyway, but in our MS4 permit it does talk about buffers and those requirements that I just said. So, if they're OK with it, we'll be OK with it. If you guys choose to approve it, just make sure it's contingent upon us getting that letter from TDEC stating they're good with encroachment in the buffer. Any questions about that?

Nate Heisler: I met with all of our departments yesterday and today about this project and there's nothing extreme sticks out for this Phase 2 site plan and we'll say that there are open comments. The developer has answered those comments, so it's just up to staff looking over those open comments and closing those out at this point in time I'll put a packet on your desk for the open comments. A lot of those can be resolved through notes and just us going through and looking to see if they were addressed. But staff does recommend approval based on the TDEC letter and also addressing staff comments.

Ann Blackburn: Anyone have questions.

Jim DiPizzia: So how would they get from the new parking lot to the new building? Do they have to walk down to the road and cross over? There's not going to be any like a pedestrian bridge over the stream or anything?

Zach Wilkinson: Cornerstone Surveying, so you're asking him about getting from the new parking lot over to the facilities? So, there's an existing pedestrian bridge on West McGlothlin Street that would you can cross the stream right there. There is a conceptual Phase 3, where the owner would like to build a bridge, a more direct access across the stream but we have to work with FEMA and TDEC again to do that so that's kind of a future plan.

Ted Jernigan: So, are you still using the 100-year flood? I mean, what did you work out with TDEC? I knew we had this question but.

Zach Wilkinson: So, 100 Year flood has nothing to do with TDEC.

Ted Jernigan: Well but I mean the drainage here, I mean how did you know, we got into all of that before.

Zach Wilkinson: Yeah, so, the site has a lot going on drainage wise of course yet you're competing with the TDEC buffers which is just a water quality thing and then uh whole sites encompassed within the 100-year flood plain as well. Regarding the floodplain, all the new structures, well it's in the floodplain not in the floodway, so floodplain you can build you got to go over a certain elevation and the existing structure, there are all over that elevation all above that elevation I'm sorry and then along with all the proposed buildings they are as well. So, FEMA, don't that part of it, not to big deal but on the buffer part of it, like Corbin was talking about, we've had some conversations with TDEC, because Donaho Branch is an impaired stream, the buffer requirements will look more stringent than the normal stream and we are encroaching into that area more than what they generally allow. That being said, we provided some enhanced water quality measures because the whole purpose of buffer is for water quality, right? So, and that's why TDEC requires them and that's part of the cities MS4 Permit. So, what we've done is we've put together a package with the calculations showing the measures we're taking through the underground detention enhanced buffer even though the buffer is narrower it's been enhanced with extra vegetation that will provide the same water quality benefits as a

regular 60-foot buffer will. That's been submitted to TDEC, it's under their review, and it goes through a special like a different view than your standard construction permit would. Ultimately, they'll be the ones that determine that. It's a new process for us, we'll see. But we understand completely if TDEC says no, then this whole site layout, it'll be coming back for you with the revised layout or the project didn't happen. That's kind of, we are well aware of that.

Ted Jernigan: So, if I say no, you gotta start over.

Zach Wilkinson: Exactly or just quit completely.

Ann Blackburn: Anyone have questions. How much you like to proceed?

Motion to Approve Contingent upon the TDEC approval and staff comments: Ted Jernigan

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

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

Abstained: Vice Mayor Megann Thompson

Absent: No One

Motion Passed: (Voice Vote)

B. L.I. Smith & Associates (Applicant) request Site Plan approval for Portland Commons located at 706 South Broadway, Portland, Tennessee (Tax Map 033O, Group A Parcel 003.00) Sumner County, 0.5 +/- acres, Zoned GCS (General Commercial Services)

Nate Heisler: On the map here, you can see this property highlighted in blue this is just south of Portland Middle School, this is a proposed site plan for a commercial complex. The zoning for the property is GCS general Commercial Services. I'm going to bring up the site plan as you can see it here. So, the proposed building is a 9000 square foot commercial complex building with 6 separate spaces for retail businesses to go into this building. On the front end we had a little bit of issues working through the parking on this site just because it was so tight, but the engineer was good working with me, fitting with the city's commercial complex parking requirements which is 5.5 spaces per 1000 square feet in the building. So originally it came out to be in needing 49 spaces the developer has managed to put in 50. So, we meet the parking requirements, you can see on the front end here, there is the detention. You can see the access off of highway 109 here, one thing that has come up in the review with our traffic engineer and the developers engineer is access onto the property, right now they're showing 2 access points where you can turn left or right, our engineer would feel a little bit more comfortable with one access but talking with the engineer yesterday I thought I would bring it up to the Planning Commission to see how they felt about the left and the right being on there. You know we have no regulation that says it needs to go either way I think it's kind of just how the city would like to see it and you know, come in agreement with the developer. But the site plan is in compliance, let me show you the elevations here. So, this is the elevations, the building material throughout the entire building is going to be brick which meets the design requirements for the city. So, you can see the front here. You can see the back. You can see the sides. Just to kind of give you a general idea of what this looks like. So, staff has gone through reviews, there are a couple of open comments on this that we still have to work through, nothing major but meeting with all of our departments here at the city. Staff recommends to approve contingent on meeting city staff comments.

Ann Blackburn: anyone have questions? Thoughts?

Megann Thompson: Is it just personal preference with the turning in and out of it? I would say leave that alone. Just turning left onto 109 could get backed up if you only have one way in and It makes sense to me that they're both there, so I would say if It's just a preference thing, I'm more comfortable with that

versus the parking lot getting backed up from people.

Nate Heisler: Yeah.

Megann Thompson: I think this is a great investment for the city. I'm excited to see it but yeah, that would be my opinion on that.

Jessica Hunter: What was the opinion of the city asking just for one?

Nate Heisler: Our traffic engineer felt like it was, with him asking for one, it would be a better fit for just getting onto highway 109 but you know, talking with him, and talking with their engineer you know, it could go either way. Planning, you know, looking at it right now it seems fine too with two. On the Planning side of things. I just wanted to bring that up to the commission, that's something that we kind of been going back and forth on, but if the group feels fine with the 2, we could do 2, have the left and right turn there.

Ann Blackburn: I think it's fine with the 2.

Robert Tooker: I like the way it is.

Nate Heisler: Yep.

Megann Thompson: Do we know like roughly like this square footage of each parcel like rental? Just the total divided by 6.

Nate Heisler: Yeah, I mean they're pretty evenly spaced so the yeah. I can give you a square footage.

Megann Thompson: No that's OK, I didn't know if there was any particular.

Nate Heisler: So, about 1500 per unit.

Ted Jernigan: So, the detention ditch out front. If you look at this section they've got this infiltration trench, Is the slope on this, is going to be where it's mowable or how deep and how steep for these embankment's?

Nate Heisler: So, depth looks like its 9 feet.

Ted Jernigan: That's what I was saying, is that a 10-foot true detention area or is that utilizing this section 3.0 6 on these drawings, where the 9 feet is part of this stone filled in the bottom. I guess what I'm asking is it like a 10 foot drop off, right there?

Nate Heisler: Corbin, can you help us out with this? It looks to be about 9 feet but also, I think that there's papers involved with it also.

Corbin Keen: If you can zoom on those contour lines, looks like the bottoms 813 and the top is 818, so 5 feet.

Ted Jernigan: So, what is what is this section, I don't understand this, I mean maybe I don't need to but.

Corbin Keen: As far as what's it for or.

Ted Jernigan: What is the 9-foot trench? When it says depth 9 feet what is that?

Corbin Keen: The infiltration part of it?

Ted Jernigan: Is at the bottom of the infiltration? Or the bottom of this?

Corbin Keen: Yeah so, that would be how far below surface the infiltration is going, not feet deep.

Ted Jernigan: Not the bottom of this.

Corbin Keen: That would be the bottom of there So what you would see would be the gravel bed there 5 feet deep from the bank. The infiltrations underground.

Ted Jernigan: So, the slope is such that they can mow it?

Corbin Keen: I wouldn't put a mower on a 5-foot slope. It will have to be maintained because I'll make them do a long term means agreement and tell us how they're going to maintain it and their inspections schedule and their report they're submit to us every year so it will be maintained and how they go about that probably weed eater, whatever the case maybe will be, that's on them, but it will be maintained.

Ted Jernigan: So, we have landscaping around this?

Ann Blackburn: Or is it just gonna be rock on the sides also?

Corbin Keen: No, the sides won't be rock. Do you have the Final stabilization, Nate?

Jessica Hunter: Because if they don't maintain and we end up sending a city worker out there to do something they didn't want to do.

Corbin Keen: We will do that on the stormwater side typically what happens on the stormwater side if you don't maintain it we send you a notice of violation of the stormwater department because they have a little more teeth than Codes basically. We can in the stormwater world we can fine anywhere from \$50.00 up to \$5000.00 per day per violation. So, if it got to a point where they weren't compliance at all, we could take the fine as far as we needed to and then put liens on the property, that kind of thing. We just dealt with one on Kirby Road actually the same way. So, we typically, if it's detention or stormwater measure, we try to handle that without getting Codes involved.

Ted Jernigan: The landscaping is just on the parking lot side, not on the roadside?

Nate Heisler: There is a 50-foot depth that you can go from the road to the parking lot to have the landscaping, so as long as it's within that area you can do that.

Corbin Keen: And there's a note on the final stabilization plans that says areas not landscape will be sod. So, the banks of that pond will be sod. And that's when they call for final inspection, we'll go out verify that what they put on the final stabilization plan was actually what was installed. But it's a common thing now, we're seeing a lot more steep slopes on ponds.

Ann Blackburn: Thank you. Anyone else have questions? I'd entertain a motion.

Motion to approve Contingent to Staff Comments: Robert Tooker

Second Motion: Chirag Patel - All were in favor, motion carried.8-0.

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

Abstained: Luther Bratton

Absent: No One

Motion Passed: (Voice Vote)

**C. Andy Leath (applicant) request a Site Plan approval for Food Warming Equipment,
Location: 5599 Hwy 31W, Portland Tennessee (Tax Map 038 Parcel 064.00) Robertson
County, 15.75 +/- acres, zoned IG (Industrial General)**

Nate Heisler: So, this is located off of Highway 31. You can see here that this is the property, this is an outdoor storage facility for the industrial site here. This one was pretty close to being a minor site plan, but the building just went slightly over than what was allows me to do it as a minor site plan. So, I can go up to 5000 square feet this one 's just over 6000. There's no utilities to the building, but that's what it is, the concrete pad is already existing, so they're just going to build an outdoor storage building on the site to help with the industrial facility there. Show you the site plan here, you can see it located right here.

Jessica Hunter: Is this property part of a tax abatement? I notice it says owners is our industrial board. What would happen with taxes on the new structure?

Nate Heisler: That's a good question I don't have an answer for that one. I could get with our economic development director if that's something that you wanted to do, with follow-back up but.

Jessica Hunter: I just don't want to approve something and then not pay taxes on. Something that wasn't part of their tax abatement.

Nate Heisler: That's something that we can look into and if any additional comments need to be added to the site plan, we can do that.

Jessica Hunter: Thank you.

Ann Blackburn: Anyone else have questions?

How would y'all like to move forward?

Motion to approve based on finding about the tax abatement.

Second Motion: Jim Diapiazza - All were in favor, motion carried.8-0.

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

Abstained: No One

Absent: No One

Motion Passed: (Voice Vote)

- D. Tim Biggs (applicant) request rezone approval: location 840 South Broadway, Portland Tennessee (Tax Map 039B, Parcel 027.00) Sumner County 0.45 +/- acres. Rezoned from RS-20 (Low Density Single Family Residential) to OPS (Office Professional District)

Nate Heisler: Alright so I'm going to zoom in on the map, this is located at 840 South Broadway, you can see highlighted in red here, that is the property. The current zoning is RS -20, and the request is for OPS Office Professional Services so it's this building right here along with the lot. Kind of give you an idea of what the zoning looks like in the area, you can see that this is the property in question, all of the purple that you see going down the road here is residential, all of the yellow that you see going down the road is Office Professional Services, so this corridor has seen a lot of a lot of rezones to OPS here recently in the recent years.

So that's the request, if you'd like me to bring up uses for, I know there was discussion on the public hearing about uses for office professional services I can bring those up and kind of give you an idea of what is inside of OPS, if that's something the group would like to see?

Luther Bratton: I think that would be good.

Ann Blackburn: Yeah.

Nate Heisler: So that is located under our commercial table here you can see OPS at the top, it excludes a lot of things that are inside of zoning like GCS, or the main commercial zoning that we see on highway 109 and highway 52. So, with OPS you'd be looking at uses like business and communication services, convenience retail sales and services, food and beverage general, general personal services, professional services medical, professional services other and that's pretty much the uses, and I will say that, as it pertains to parking for commercial districts, what we see a lot of is sites not brought up to code and we will have applicants come in to pre application meetings to meet with the city on how they can bring a property up the code. So there there's quite a few located on highway 109 that doesn't have a parking lot. If they want to move a use inside of that property and inside of that structure, they have to upgrade the parking lot and that includes site plan and sometimes even a traffic study to show what that looks like and the Planning Commission would see the site plans. So, those are already zoned properties we see a lot of that, but I kind of just wanted to give you an idea of what OPS is, the uses that are involved in OPS and kind of the general area. So, if you have any questions about this you can just ask, I can help you along with it.

Robert Tooker: Do we know what the plan is going to be for that property?

Nate Heisler: So, right now it's just a rezone to the to the zoning district which would include all of those uses. You know when you rezone it to a straight zone it includes all of those uses. So, If the property were to sell and somebody new would come in, they would be limited to those uses.

Ann Blackburn: But if a business move into it, they're going to have to go to the city for a meeting and bring it up to code.

Nate Heisler: Bring it up to code, yes.

Ann Blackburn: And at that time, they would do a plan.

Nate Heisler: Yes.

Megann Thompson: What is the parking requirements for OPS?

Nate Heisler: Well, it would depend on the use, so in our zoning ordinance parking is laid out by the use

so, you take the building square footage and then you divide it by the number that's in the zoning ordinance. So, let's say you got 1000 square-foot building and a used calls for, it says 100 square feet for parking, you take that number and you divide it so it would give you a number of parking spaces for that. That's what we would require to see on the engineered site plan, to have the property become functional and brought up to code.

Megann Thompson: And what, I assume that this was a corner lot, but they don't own the corner

Jessica Hunter: The Church on the corner, right? Is that correct? The church owns the corner lot, but you mow it?

Someone in the Audience: I mow it, but it is not owned by them.

Jessica Hunter: Oh OK.

Megann Thompson: What is NSD?

Nate Heisler: That's Neighborhood Services District.

Megann Thompson: What does that entail?

Nate Heisler: That entails very similar to OPS, you know a lot of those uses that I called out and OPS, kind of older zoning district. There there's a couple of them across the city, it's very limited though, there's only so many lots that are zoned as that.

Megann Thompson: My personal concern with this one is that while 109 does have OPS, this particular area has tend to stay neighborhood. A lot of established homes small nit type community in that area. I worry about bringing the OPS down and jumping all of those residential. I do think that was the intent with the widening of 109 that eventually this would kind of be a type of not necessarily commercial entrance into the town but professional services offices, you know, we've seen that, but it's slowly worked itself down and this seems to be quite a big jump to the corner. Not necessarily against it I think I would be more comfortable knowing what the intent was. At first is just a rezone, those are always a little scary and sometimes we've been burnt on straight rezones, just to be honest. So, for me I think I would just like to have more information.

Gail Gentry: I'm totally against it. I'll live across the street, and the traffic is horrible and I can't imagine adding a commercial business with more traffic coming in and out. It took me 10 minutes to get out my driveway to come up here. It's terrible. And I come across earlier today from Jackson road on West Longview, and I'm 3 houses back from the traffic light toward town, on the opposite, coming toward town on the left side of the street. And to get I have to get in the turning lane to go across into my driveway, and then there were people trying to get in to turn right or left onto Longview. It's awful, it's just awful. And with the tractor trailers it even adds more danger, it's unreal.

Megann Thompson: I didn't realize that that's where you lived would she need to the abstain from this? At all? That's just your personal preference? OK, I'm sorry. I honestly Mrs. Gail, I did not know that you lived there.

Gail Gentry: I'm across the street.

Megann Thompson: I do know community members who do live through there and that was what I was referencing, I didn't, I was not aware.

Gail Gentry: Across from the Rogers and the Wilbers.

Jessica Hunter: I own a lot, my business is there and I will say I understand everything Ty said I do agree with some he said but as a property owner who has had my property rezoned and I have my business there. The zoning is, you know we were we were all told back in the day, we wouldn't have such an issue to get our properties rezoned to a business.

Ann Blackburn: There is quite a few.

Jessica Hunter: There's quite a few and it is very limited. So, I don't think that parcel can add a lot of traffic. I don't know what, like yes, we don't know what they're going to want to put in, I mean I'm halfway up there I'm the little one, by itself in between. Yes, traffic has gotten worse over the years but.

Ann Blackburn: Once the bypass comes in too it's going to take some off that right there.

Jessica Hunter: It's just hard for me to tell someone I'm against it, when I own a parcel and have my

business. I had it rezoned to put my business in. But I mean I see both sides. Our traffic it's crazy because I have to do just like Gail, I have to get in the middle, coming and going, coming to work leaving go the other way you know it's but, that's everywhere in Portland here lately.

Jim DiPizzia: How far is that away from the emergency room?

Ann Blackburn: The other direction.

Jim DiPiazza: Its south of it.

Ann Blackburn: It's the red one, I think.

Nate Heisler: So, you're looking at, about a quarter of a mile.

Jim DiPiazza: OK and then you have a school, across the street from that right?

Nate Heisler: Yes.

Jim DiPiazza: So, my concern would be if we are doing anything to increase the traffic and impeding access to an emergency room, we got a school with buses and a lot of pedestrians walking around and children, so that would be a concern I have.

Ann Blackburn: But you have a red light in between there.

Ted Jernigan: Nate, what was progressive Portland, what was our long-range plan for this area?

Nate Heisler: When we're looking at preserving Portland, I can bring up the map to show you, but this whole corridor was outlined as a commercial area. You know a lot of highway 109 and a lot of highway 52 that was all outlined as potential commercial. If you want me to bring up the map I can?

Ted Jernigan: Maybe for everybody's benefit that's here tonight.

Nate Heisler: So, we'd be looking right here would fall under mixed-use urban. So potential land uses, single family, multifamily, residential, sit-down restaurants, neighborhood serving commercial and retail. Professional and personal services, offices, entertainment, and small-scale flex industrial. It's kind of falls in line with the OPS zoning.

Jessica Hunter: Is the applicant here? We can't really ask you to tell us, any idea what you think you wanted? Because that's come up a couple times, what are you wanting to do with, what is your goal.

Tim Biggs: So, I personally am not looking to open a business of any kind in this location. I own the property and want to sell the property. I'm finding it difficult to sell as a residential property. A lot of the reasons that were mentioned by the opposition are the exact reasons, but I'm finding it difficult to sell the property, the noise on the highway with the traffic and so forth. None of that is caused by this property, but those issues are going to exist outside of this property they already do we all know it. And you know the noise is a perfect example of why this should be allowed in especially with the zoning the forecasting of, forgive me I don't know the terminology but right across the red light, right across the corner my family owned where lighthouse Realty is. That property was rezoned north of 20 years ago and the city said at that time that all of that strip of 109 even that far back, you know, maybe closer to 30 years ago was forecasted, as you know, potential rezoning of commercial space or whatever. As far as what type of business would go in the place you know it's limited with the OPS and in my preliminary meeting discussing this, I was told by city officials that the burden of the parking situation, the you know codes and things like that would be the burden of somebody trying to open a business. I'm just trying to sell a property as a commercial business because we've had numerous people inquire about the property asking if it can be rezoned as commercial. So, in our eyes, if we rezone it as commercial that allows, you know that gives them the Peace of Mind of saying, OK we can use the building. I don't know what they want to use it for but, If that comes up in the future depending on what type of business they want to bring in, you guys would then have the ability to say no, we're not going to allow that. You know you're not going to put a gas station in there or something like that. My understanding though OPS is pretty low volume, I don't see how you can see on a property this size, office space, whatever it may be a noticeable impact on traffic. You know the wreck that was mentioned outside the property, that happened at 2:00 o'clock in the morning, on a Saturday. A business being in this location ain't going to cause somebody to hit a telephone pole 2:00 o'clock in the morning. I mean, Uh, I think this is pretty straightforward when you're just simply looking at the facts. You know all the opposition sounded like opinion to me, and you know, I

just think, I just think this one 's common sense. That's my opinion.

Ann Blackburn: Thank you.

Richard Rogers: Can I comment on?

Ann Blackburn: That's up to the board.

Luther Bratton: We don't need to have a back and forth. If he's finished, I would vote to to suspend the rules and let him speak again, but it's not going to be a communication between those 2. So, whenever you finish this, I would vote to suspend the rules to let him speak again If he chooses to, but not a conversation trying to counter on whatever this gentleman says that would be my opinion.

Jessica Hunter: Are you wanting to speak to us or are you trying to speak to him?

Richard Rogers: I want to comment on what he has told you.

Ann Blackburn: Does anyone have questions?

Tim Biggs: I don't have anything further, unless you guys have questions for me?

Ann Blackburn: Does anyone have questions?

Jessica Hunter: No, thank you.

Ann Blackburn: Thank you

Jessica Hunter: My only question was if you had, if you personally just to be able to answer if you were planning to do that.

Tim Biggs: No, I just want to open the door for possibilities of more people being interested in the property because it's a difficult property to sell, as a residential property. And you know I also would like to know that all the people who are in opposition of this not, other than you ma'am, I'm not sure how long you've lived across the street but the planning, future planning, whatever it's called, all of that was in place long before any of them were in the area. You know so had I mean, it is what it is, that whole area is kind of changing.

Ann Blackburn: Thank you very much.

Tim Biggs: Thank you.

Luther Bratton: I'll make a motion to suspend the rules allowing the gentleman to speak.

Ann Blackburn: "There is a Motion is there a second?

Robert Tooker: I'll second.

Ann Blackburn: all those in favor of suspending the rules to let the gentleman speak say aye. Any opposed?

OK, Sir, if you'll come up to the front please.

Richard Rogers: Alright, as I told you, I have joining property to this house. I've had problems with this man ever since he's owned the property

Ann Blackburn: Sir, Sir, we're not, please don't speak in reference to the gentleman and any disagreements that you have with him.

Richard Reeves: I'm speaking to what he stood and told you. The man bought the property to flip. He spent a ton on it. I live next door; I'm out in my yard all time. He has no interest in the property; that's the reason he's trying to get it approved for some business. His front yard is a dump. That's the reason people don't look at his, people who have been pulled in and they see it and they turn around and leave. I've talked to you about it, I think, I know I did codes and they said there was nothing they could do he got a big old tree, that's what kind, Margret? Magnolia that sheds leaves constantly. They blow right over in my yard, I clean them up every day, I clean them up today, and his yard is just full. She'll comment to that. It's ridiculous. When he bought the house, he had everything torn out and throw it in the patio on the back. A big pile it had sheetrock that was molded and it was wind was blowing it right over on my farm on my property. So, I went over and talked to him, he said there's nothing I can do about it because it dumps had a fire and I can't do nothing, so I called codes and codes made him clean it up and he's been mad at me ever since.

I put up a fence for the purpose of stopping the leaves and trash from blowing over my property, he called codes, codes made me, told me I had to turn it around, the Mexican guy put it up wrong. I said I'm not

turning around; I'm not going to turn around and spend my money to improve his property, so I had to pay \$1150.00 more money to take the fence back down and put it across the back of my yard. It's been like this ever since he's owned the property, I've been there 3, little over 3 years and I never had no problems until. Ty use to live there, Ty had 3 little boys, one the middle one got sick and they took him to doctor, and he was allergic to mold the house was full of mold at the time and it made me a little boy sick and I'm sure there's probably still got mold in the house and it's not suitable for residential or commercial and that's my opinion.

Ann Blackburn: Thank you, any Commissioners have questions? No questions, or thoughts? I would entertain a motion of how to proceed.

Motion to deny: Gail Gentry

Ann Blackburn: OK there's a motion to deny, is there a second? There's not a motion to second that it fails. Is there another motion?

Motion to approve: Ted Jernigan

Second Motion: Jessica Hunter - Most were in favor, motion carried.6-3.

Yes: Ted Jernigan, Robert Tooker, Chairwoman Ann Blackburn, Chirag Patel, Luther Bratton, Jessica Hunter.

NO: Vice Mayor Megann Thompson, Gail Gentry, Jim DiPiazza

Abstained: No One

Absent: No One

Motion Passed: (Voice Vote and Roll Call)

Ann Blackburn: We wanted roll call please?

Tracey Griffin: OK, Ann Blackburn.

Ann Blackburn: Yes.

Tracey Griffin: Robert Tooker

Robert Tooker: Yes.

Tracey Griffin: Jessica hunter.

Jessica Hunter: Yes.

Tracey Griffin: Chirag Patel.

Chirag Patel: Yes.

Tracey Griffin: Gail Gentry

Gail Gentry: No

Tracey Griffin: Vice Mayor Megan Thompson

Vice Mayor Megan Thompson: No

Tracey Griffin: Jim DiPiazza

Jim DiPiazza: No.

Tracey Griffin: Luther Bratton

Luther Bratton: Yes.

Tracey Griffin: And Ted Jernigan.

Ted Jernigan: Yes.

Tracey Griffin: 6 Yes and 3 No.

Ann Blackburn: Motion passes.

Ann Blackburn: All right that is everything under new business we'll move on to Old Business.

OLD BUSINESS

A. Zach Wilkinson (Applicant) request a site plan approval for Phillip brown location 115 East Knight Street, Portland Tennessee (Tax Map 033 I Parcel 017.00 and 017.01) Sumner County is 3.32 +/- acres, Zoned GCS (General Commercial Services).

Nate Heisler: So, I'm going to zoom into the property here on the map. You can see it highlighted in yellow, this is a proposed commercial building, for East Knight Street. I will say that the Planning Commission went through a formal review on this one in our April meeting. It was deferred based off of stormwater concerns, so like I said the group did a formal review on this one and I can bring it up on our plans here but first I wanted to bring up Corbin, Corbin did you want to talk about the stormwater on this one, just based off of the deferral that happened at the April meeting for the site plan.

Corbin Keen: Yeah, so kind of similar to the 5 Chefs site we just need a little more information in the drainage report for this being in the floodplain. Brian provided that to us. I've had a chance to look through it today and everything looks to be where we needed to be so we're comfortable with this at this point. But still a few open comments, nothing that should prohibit any approval just same like before if you approve, based on our comments being corrected.

Nate Heisler: And I've got the proposed layout up on the screen here you can see the building to the south. You can see the parking, this building, through the site plan, has been called out as a single use for the building, so construction sales and services that that's the plan for the building, as far as what's going to be there for the use. So, if you have any questions, stormwater has been addressed through the drainage calculations, so if you have any questions just let us know.

Jessica Hunter: We talk about traffic; that's a hard place to get out of.

Ted Jernighan: I know the land dictates it, but I sure do get tired of seeing detention areas at the front of the building. Corbin, can you start putting them in the back?

Corbin Keen: Have water roll up hill.

Jessica Hunter: You can't figure how to do that?

Corbin Keen: Usually when you see a site, you want your site higher than the road, because you want everything to drain away normally. When you have houses below the road like Mrs. Gail, we know how that goes, right? It's just the lay of the land most of the time.

Ted Jernighan: But with enough money.

Ann Blackburn: Anyone else have questions? OK, I want to entertain a motion on how to precede.

Jim DiPizzia: I make a motion to approve it.

Ann Blackburn: Is there any discussion.

Chirag Patel: Second.

Ann Blackburn: Is there any discussion?

All those in favor say aye

Everyone: aye.

Ann Blackburn: Does it need to be staff comments?

Nate Heisler: Please, yeah. I forgot to add that in there. I'm sorry.

Ann Blackburn: What do we need to do since we have one round of votes?

Luther Bratton: We can go back and amend it.

Ann Blackburn: OK, so you amend?

Jim DiPiazza: Yes

Nate Heisler: With staff comments.

Jim DiPiazza: Yes.

Ann Blackburn: You're good with the second, with that?

Chirag Patel: Yes.

Amended Motion to approve Contingent on Staff Comments: Jim DiPiazza

Second Motion: Craig Patel - All were in favor, motion carried. 9-0.

Yes: Ted Jernigan, Robert Tooker, Jim DiPiazza, Chairwoman Ann

Blackburn, Chirag Patel, Vice Mayor Megann Thompson, Luther Bratton, Gail Gentry, Jessica Hunter

Abstained: No One

Absent: No One

Motion Passed: (Voice Vote)

DISCUSSION

Nate Heisler: OK, so I wanted to bring up the topic of data centers. I had sent your staff report a couple of planner comments centered around that. Currently, our zoning ordinance calls out for data centers to be located in IG districts. So, that means that if there is an IG district and let us for example, think of Vaughn Parkway, there's you know an open piece of property out there if it's zoned as IG an applicant can come in with a site plan and put a data center in. So, I wanted to get with the Planning Commission to discuss and also, I will say that the Mayor 's been having some conversations with the City Council to around data centers, but as far as the Planning Commission I wanted to have a discussion with the group to figure out what path should we take as it pertains to data centers. Like I said, currently they are permitted in IG so, if there's an IG lot out there that's empty somebody can build a data center. I guess, the question is for the Planning Commission, how does the group feel about should we add more restrictions to the data center use and there's a couple of different avenues that we can take for that one being that we can move the data center use inside of our IS district? And keep in mind that we have an IIS district but there's no IS zoning that's been approved in the city as of yet. So that would just make it more restrictive, meaning that if the Planning Commission wanted to see data centers moved inside of that zoning district, we could require something like an industrial planned unit development to be approved before the data center could be approved. Another route could be is a conditional use permit being required for data centers, meaning that the BZA would have to take a look at that. An application for a data center and approve it through a conditional use with the BZA. Me and our city attorneys kind of going back and forth on this but those 2 routes, you think of putting inside of IS zoning could require an Industrial Planned Unit Development for it, Planning Commission would approve something like that, and the City Council would approve something like that. If you go down the conditional use route it would be a BZA approval. We have several conditional uses inside of our zoning ordinance religious facilities, child daycare, things like that require BZA approval but I guess I'll just kind of wanted to hear from the group, are we OK with it currently being an IG? Or does the group feel like it needs to be more regulated and moved inside of a district that requires zoning or conditional use.

Megann Thompson: I like the idea of the rezone, moving it to an IS, it that way you've got 2 stop gaps before its approval, several opportunities for public comment. I think that this is a very opportunistic business right now and they're popping up everywhere and a lot of communities are behind the ball, and we've got a chance to get ahead of it so I would definitely support moving it.

Nate Heisler: And also, another thing that we can add to that on top of the zoning change, could be requiring with the Planned Unit Development, requiring certain studies and maybe even expanding upon our definition of data centers because there's a bunch of different terminologies for them. We can add that in there and you know make sure that that fits with data centers and what they have to do to get that approved.

Jim DiPiazza: I definitely like that; there's too much too many unknown variables I've been reading probably this much as anybody on data centers. What I've been reading is, they tend to affect a radius up to 6 miles around with temperature increases depending on the size of the data center, the hum like we just heard, the HVAC kicking in, having adverse effects on livestock, pets, people, that live near them so,

I definitely think more studies are warranted.

Luther Bratton: So eventually you taken is that that would require a plan, is that what you're saying.

Nate Heisler: Well, it would require a zoning, at least to get this into effect, it would require a zoning ordinance change which requires a Planning Commission vote and then 2 votes from the City Council.

Luther Bratton: So, I understand that part, my question is, are we gonna require that it be a Commercial PUD to allow this, that would make it real simple. Just make that data centers on the allowed in a commercial PUD. Then everything that's involved, we are familiar with Residential PUDS, but there's actually Commercial PUDS and this would allow the Planning Commission to make suggestions or requirements, they would have to please us and then it would also require them to take that same PUD comments to the City Council and then I think we could accomplish everything, just requiring them to be placed in a Commercial PUD.

Meggann Thompson: So, you're wanting to leave them accessible to IG?

Luther Bratton: No, to me, I don't know if that would matter as much because we still could control it. Now what is the zoning that you suggested that it's going in?

Nate Heisler: So, we split our industrial zoning into 3 parts, the first being IR which is Industrial Restrictive, you think of it like a light industrial zoning, then you have IG which is Industrial General which is a lot of our industrial around in the area, then we have another zone that's IS Industrial Specialized, meaning that it's a more stringent industrial zoning. In its form, it's kind of treated like a PUD anyway, but we could implement data centers. just like our Residential PUDS, you know you could you could have that same process for those.

Luther Bratton: So yeah, I think if you use that zoning, you have to create something anyway, you would actually create that zoning but require that be in a plan. And I think that would accomplish what we're trying to do.

Meggann Thompson: So, move it to IS and require that they do a Commercial PUD.

Luther Bratton: Yes, that would be a zoning in itself. IS Plan.

Nate Heisler: Like I said, IS Districts, we have uses lined out in there and some of those are really, you know, stringent, you know, like nuclear reactors and stuff like that. So, if somebody was to come in and request an IS zone, I would probably, at that point, recommend the PUD to Planning Commission and City Council just to see what they were going to do anyway. But we can put it in the zoning ordinance for Data Centers you have to do a Planned Unit Development to get the zoning.

Luther Bratton: Yeah, that zone allows for some really tough stuff, dynamite, all kinds of stuff.

Nate Heisler: Slaughterhouses and stuff like that.

Luther Bratton: Just to put it in that zone and not require it to be in a plan, I think we still be fighting something. This would be pretty simple that you know you could outline it's in the plan it's allowed in this district, but these are the things that you have to go to Planning and City Council. It's just a thought that I think would tighten it up a little more.

Nate Heisler: And we would have a public hearing too.

Jim DiPiazza: Yeah.

Nate Heisler: With that also so. Out of 2 routes, IS zoning or a conditional use, the Planning Commission favors the IS zoning with the Plan Unit Development.

Ann Blackburn: Yes.

Luther Bratton: Because it allows, one, the elected officials to actually look at it and with the BZA it would go just before the BZA, it's nothing personal, but it would it would allow that, not just to go to that board but would have to go Planning and then on to the elected officials to make that decision. I think that would be better.

Robert Tooker: The only thing I was thinking about. during the conditional use permit route, from a legal perspective, right now what's happening in Franklin Simpson, with all of that, it's entered the courts and that's a big mess. Legally. If you go the BZA route, the BZA is a final approval, cannot be challenged in court.

Megan Thompson: I think that problem was they tried to stop it after it had already started. There's a big difference and we don't have anything proposed, there's not, until we get it in in works, yeah, it's potentially up for grabs. But either way, you couldn't get a conditional use this may come in here within the next month.

Robert Tooker: So, there ought to be probably a quick moratorium, of some kind, until we get all of that in place. I have no problems going the IS route, that would be fine as well.

Luther Bratton: But you can appeal the decision of BZA to Chancery Court. The city fathers can't overturn it; you can appeal it to Chancery Court.

Robert Tooker: No, I believe I've learned things different from that, but I'll yield to somebody I mean or our City Attorney.

Luther Bratton: Everything that everything that I've been taught is that the BZA is final decision at the city level. But no decision, any decision can be appealed. Just makes sense right, you wouldn't have a BZA saying that this is it, you know, forget about it no matter what, we violated people's rights or you know whatever that sort of thing. Any decision has been appealed to Chancery court. You may lose.

Robert Tooker: In Tennessee, I'm not sure that's correct.

Luther Bratton: Well, I'll bet you a coke, a diet coke on my part, it's irrelevant, we know that it's an issue and I may be wrong because I'm not following the current policy. But I think we're going down the right path, however we go. With the BZA, it troubles me, because you're in front of one body and they're not elected officials, even though they make, they're the most powerful board in the city of Portland, surpassing the City Council in fact. City Council can't overrule the BZA.

Ann Blackburn: Alright.

Megan Thompson: Nate, Do you have what you need from us on that?

Nate Heisler: Yes, Thank you.

Ann Blackburn: Alright. Let's move on to Planning Commission members comments.

Luther Bratton: Well, I think it would be inappropriate to take any action, except to recommend that, and I agree that this thing could happen tomorrow, so if somebody come in tomorrow with an application and we're caught with our pants down, to say, to use that example, but then we could be some problems, so I think it would be appropriate because you have taken an action, but that's the planner, to put everything that we asked in motion so that at the next Planning Commission we can address it would that be Fair?

Nate Heisler: I think I might need a little bit more time than that, can we do 2 Planning Commissions?

Luther Bratton: Ok

Nate Heisler: Would that be OK?

Luther Bratton: Yeah.

Nate Heisler: Alright.

Luther Bratton: It is just ask, it wasn't.

Nate Heisler: OK

Luther Bratton: Because it could happen fairly quickly. So, I assume that if someone showed up tomorrow and they had just purchased an industrial piece of property we would have a difficult time limiting that, because it's allowed in a use that we currently have.

Ann Blackburn: City Council needs to get on it then.

Megann Thompson: Hey now.

Luther Bratton: I mean you know, they would even help to come to us or the Planning or if it was zoned and it was allowed, it's kind of like the straight zoning. It just you know if it's zoned GCS, I don't have to, just have to go within whatever those, is there anything in there, in the IG, that could limit them?

Nate Heisler: Limit them, what do you mean?

Luther Bratton: I mean. To slow, to show for the site plan?

Nate Heisler: The use is called out as data processing services and it's in IG, so they could show up with site plan.

Luther Bratton: That's my fear, they could show up with a site plan and there's nothing that we can.

Megann Thompson: How have other communities invoked like moratorium type, I mean some communities have done like a year pause on these types of, how is that, have you talked with any communities or no, is that just a council decision?

Nate Heisler: Yeah, there might be more discussion about this at the next Council Meeting, and I do know that our City Attorney is involved with that, so that may be some good questions for him at the next Council Meeting.

Megann Thompson: OK.

Nate Heisler: And that will be under the Planning portion of the agenda.

Megann Thompson: See Luther, I'm handling it.

Luther Bratton: There you go. But it makes it a lot difficult to show what a site plan.

Megann Thompson: No, I think that's what I'm saying, is like this type of business seems very opportunistic to find communities that are under prepared for this and a lot of communities have been impacted very quickly and are seeing results of that in their community and I do think we need to act quickly, I agree with that.

Jessica Hunter: Have you heard any chirping. Any, any, we need to act quickly.

Nate Heisler: Nothing official you know, maybe a couple of questions but nothing official. A lot of it pertains to what's going on in Franklin.

Luther Bratton: Would it be appropriate to ask the City Attorney, from your perspective, as our representative, could city council to create a pause, until we put together some.

Megann Thompson: yeah, if he says we can do that.

Luther Bratton: I don't know if its legal, but if its legal and the City Council could actually pass a Resolution for a Moratorium to absolutely stop until.

Megann Thompson: Nate, maybe you and I could get some information to see if it's just a Resolution or an Ordinance or however it needs to go about it. It could be something potentially get through on the Agenda for the next meeting.

Nate Heisler: Yeah, we can talk, I've got more information on that as far as Council goes.

Megann Thompson: Perfect.

Jessica Hunter: Thank you.

Luther Bratton: Thank you.

Ann Blackburn: Thank you.

Megann Thompson: You're welcome.

CITY PLANNERS COMMENTS

Ann Blackburn: City Planner have any comments?

Nate Heisler: No, Just wanted to talk about data centers.

Public Recognition on Non-Agenda-Related Items (3 minutes maximum per speaker)-No One Spoke

Jessica Hunter: Is that new?

Ann Blackburn: It is.

Jessica Hunter: I missed it last time?

Ann Blackburn: Yeah, there is a separate section that they can sign up for, on that.

Nate Heisler: I will say that is going on all of our Agendas. At the Planning Commission level, we copied Council and that is a State Law that came into effect that requires that to be put on an Agenda at the end just like City Council.

Motion to Adjourn: Jessica Hunter

Second Motion: Gail Gentry All in Favor, Motion carried 9-0

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

Absent: No One

Motion Passed: (Voice Vote)

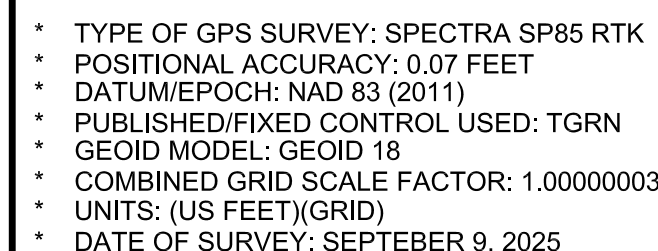
Adjournment 6:18 PM

Chairwoman Ann Blackburn

Date

Recording Secretary

Date



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

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

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



TOTAL AREA OF ENTIRE DEVELOPMENT = 1,136,916 SQUARE FEET OR 26.10 ACRES±
TOTAL AREA OF PHASE 2 = 349,198 SQUARE FEET OR 8.02 ACRES±

LOT NO	SQUARE FEET	ACRES
201	10,000	0.23
202	10,057	0.23
203	10,035	0.23
204	10,031	0.23
205	10,002	0.23
206	10,073	0.23
207	14,283	0.33
208	13,025	0.30
209	21,960	0.50
210	22,614	0.52
211	10,078	0.23
212	10,308	0.24
213	10,704	0.25
214	10,016	0.23
215	10,012	0.23
216	10,000	0.23
217	10,000	0.23
218	10,020	0.23
219	10,005	0.23
220	10,641	0.24
221	10,000	0.23
222	10,000	0.23
223	10,000	0.23

O.S.	SQUARE FEET	ACRES
OS-B	3,509	0.08
OS-E	6,975	0.16
OS-F	22,963	0.53

REVISIONS:

① Revised By: TMF – Date: 5-8-2026
Revised Note 10 per clients request

Date: March 27, 2017

Scale: 1"=100'

8-2026
request.

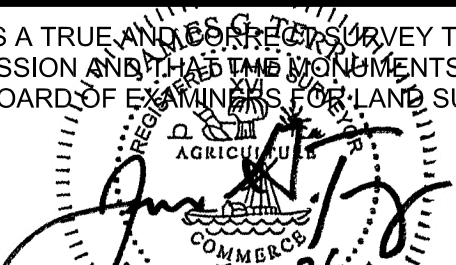
Prepared By
JTA LAND SURVEYING, INC
3384 N Mt Juliet Rd, Ste 900
Mt Juliet, Tennessee 37122
Phone: (615) 490-6920

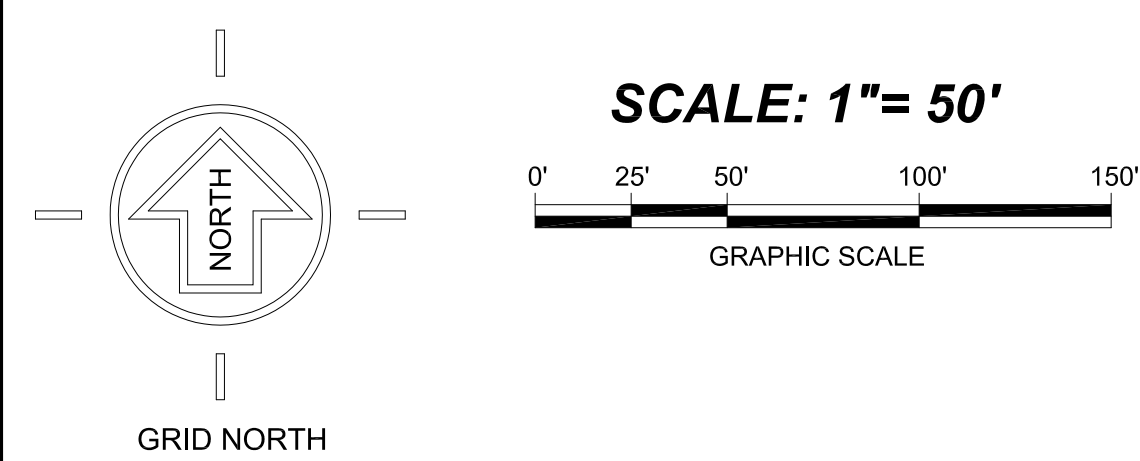
Drawn By:TMF
Checked By: JGT

Drawn By: TMF
Checked By: JGT

Mt Juliet, Tennessee 37122
Phone: (615) 490-6920

SHEET 1 OF 2
Job No: 2026-098

CERTIFICATE OF STORMWATER SYSTEM I HEREBY CERTIFY THAT GENERAL DRAINAGE PLANS HAVE BEEN SUBMITTED AND APPROVED FOR THIS SUBDIVISION AND THAT ALL REQUIRED TEMPORARY AND PERMANENT EROSION CONTROL, STABILIZATION, AND OTHER WATER QUALITY AND WATER RELATED REQUIREMENTS HAVE BEEN DESIGNED IN A MANNER WHICH MEETS THE CITY OF PORTLAND DRAINAGE REQUIREMENTS. I HEREBY CERTIFY: (1) THAT THE STORMWATER SYSTEM OUTLINED OR INDICATED HEREON HAS BEEN INSTALLED IN ACCORDANCE WITH CURRENT STATE AND/OR LOCAL GOVERNMENT REQUIREMENTS OR, (2) THAT A LETTER OF CREDIT IN THE AMOUNT OF \$_____ HAS BEEN POSTED WITH THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT TO ASSURE COMPLETION OF ALL REQUIRED STORMWATER IMPROVEMENTS IN CASE OF DEFAULT. DATE _____ NAME AND TITLE _____		CERTIFICATE OF THE APPROVAL OF WATER SYSTEM I HEREBY CERTIFY: (1) THAT THE WATER SYSTEM OUTLINED OR INDICATED HEREON HAS BEEN INSTALLED IN ACCORDANCE WITH CURRENT STATE AND/OR LOCAL GOVERNMENT REQUIREMENTS OR, (2) THAT A LETTER OF CREDIT IN THE AMOUNT OF \$_____ HAS BEEN POSTED WITH THE CITY OF PORTLAND UTILITIES DEPARTMENT TO ASSURE COMPLETION OF ALL REQUIRED WATER IMPROVEMENTS IN CASE OF DEFAULT. DATE _____ NAME AND TITLE _____		CERTIFICATE FOR APPROVAL OF RECORDING I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR PORTLAND, TENNESSEE, EXCEPT FOR SPECIAL EXCEPTIONS, IF ANY, AS NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTAR. DATE _____ SECRETARY OF THE PLANNING COMMISSION _____ VOID UNLESS RECORDED BY: _____		CERTIFICATE OF THE APPROVAL OF PUBLIC STREETS I HEREBY CERTIFY: (1) THAT THE PUBLIC STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO CITY SPECIFICATION IN THE SUBDIVISION ENTITLED "COVENTRY P.U.D. SUBDIVISION PHASE 2" OR, (2) THAT A LETTER OF CREDIT IN THE AMOUNT OF \$_____ HAS BEEN POSTED WITH THE CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT. DATE _____ NAME & TITLE _____	
CERTIFICATE OF OWNERSHIP AND DEDICATION I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE 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 AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC AND PRIVATE USE AS NOTED, ALONG WITH ALL NECESSARY EASEMENTS FOR THE CONSTRUCTION OF CUT AND FILL SLOPES, CUT AND FILL RAMPS, INLET AND OUTLET DITCHES OR CHANNEL CHANGES BEYOND THE RIGHT-OF-WAY LIMITS OF THE ROAD. DATE _____ SIGNATURE OF OWNER _____		CERTIFICATE OF ACCURACY I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT COPY TO THE ACCURACY REQUIRED BY THE PORTLAND MUNICIPAL-REGIONAL PLANNING COMMISSION AND THAT THE REQUIREMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE STATE BOARD OF SURVEYORS AND SURVEYORS.  Last Revised: May 8, 2026 March 27, 2026 DATE _____ SIGNATURE & STAMP OF REGISTERED SURVEYOR _____		CERTIFICATE OF PROPERTY NUMBERS AND STREET NAMES I HEREBY CERTIFY THAT THE PROPERTY NUMBERS ASSIGNED HEREIN CONFORM TO SUMNER COUNTY EMERGENCY COMMUNICATIONS DISTRICT (E-911) POLICES AND THE STREET NAME(S) CONFORM TO THE INTER-LOCAL AGREEMENT FOR NON-DUPLICATION. DATE _____ SIGNATURE & STAMP OF REGISTERED SURVEYOR _____		CERTIFICATE OF SEWER SYSTEM I HEREBY CERTIFY: (1) THAT THE SEWER SYSTEM OUTLINED OR INDICATED HEREON HAS BEEN INSTALLED IN ACCORDANCE WITH CURRENT STATE AND/OR LOCAL GOVERNMENT REQUIREMENTS OR, (2) THAT A LETTER OF CREDIT IN THE AMOUNT OF \$_____ HAS BEEN POSTED WITH THE CITY OF PORTLAND UTILITIES DEPARTMENT TO ASSURE COMPLETION OF ALL REQUIRED SEWER IMPROVEMENTS IN CASE OF DEFAULT. DATE _____ NAME & TITLE _____	



GPS SURVEY DATA INFORMATION

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

PROPERTY TITLE REFERENCE

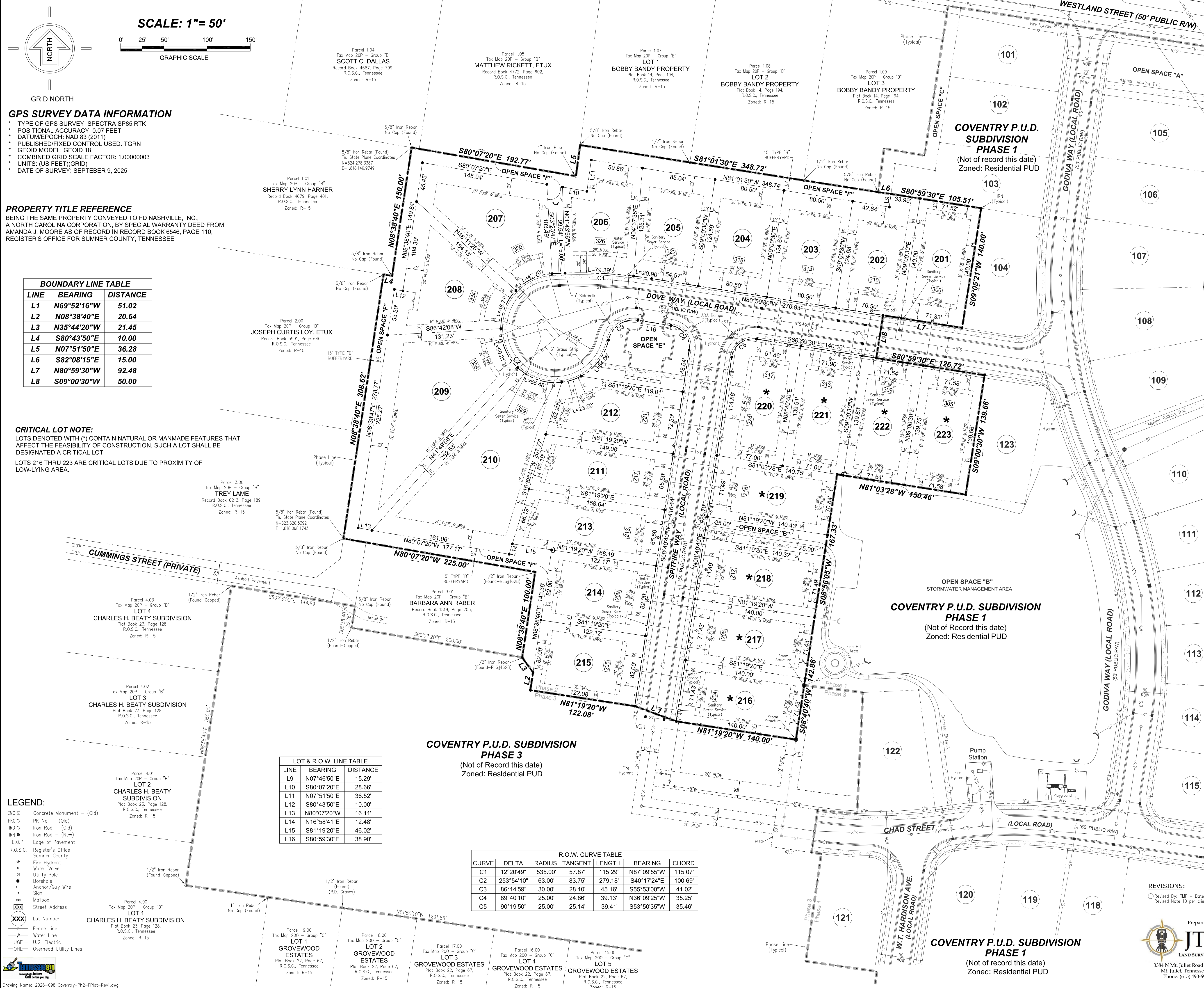
BEING THE SAME PROPERTY CONVEYED TO FD NASHVILLE, INC., A NORTH CAROLINA CORPORATION, BY SPECIAL WARRANTY DEED FROM AMANDA J. MOORE AS OF RECORD IN RECORD BOOK 6546, PAGE 110, REGISTER'S OFFICE FOR SUMNER COUNTY, TENNESSEE

BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	N69°52'16"W	51.02
L2	N08°38'40"E	20.64
L3	N35°44'20"W	21.45
L4	S80°43'50"E	10.00
L5	N07°51'50"E	36.28
L6	S82°08'15"E	15.00
L7	N80°59'30"W	92.48
L8	S09°00'30"W	50.00

CRITICAL LOT NOTE:

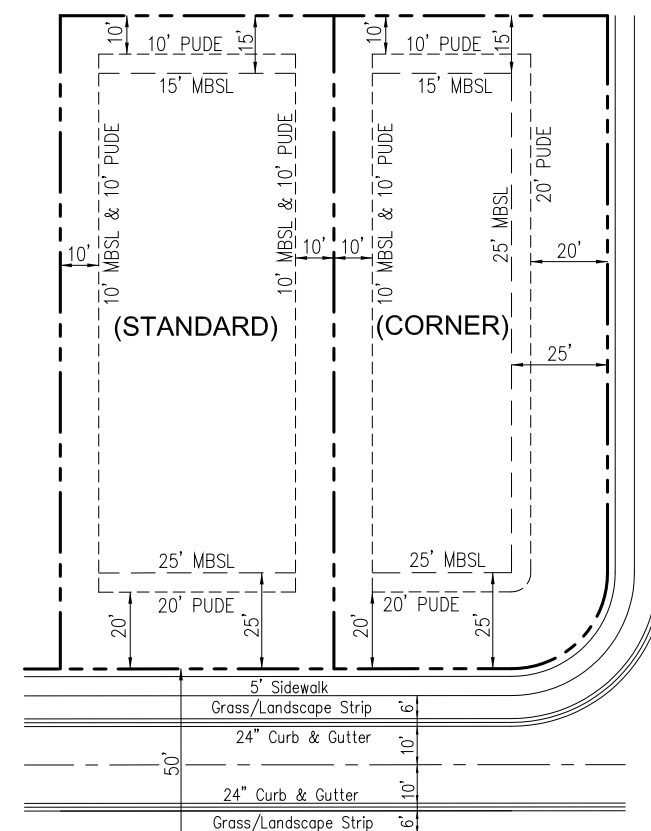
LOTS DENOTED WITH (*) CONTAIN NATURAL OR MANMADE FEATURES THAT AFFECT THE FEASIBILITY OF CONSTRUCTION, SUCH A LOT SHALL BE DESIGNATED A CRITICAL LOT.

LOTS 216 THRU 223 ARE CRITICAL LOTS DUE TO PROXIMITY OF LOW-LYING AREA.



LOT TABLE		
LOT NO	SQUARE FEET	ACRES
201	10,000	0.23
202	10,057	0.23
203	10,035	0.23
204	10,031	0.23
205	10,002	0.23
206	10,073	0.23
207	14,283	0.33
208	13,025	0.30
209	21,960	0.50
210	22,614	0.52
211	10,078	0.23
212	10,308	0.24
213	10,704	0.25
214	10,016	0.23
215	10,012	0.23
216	10,000	0.23
217	10,000	0.23
218	10,020	0.23
219	10,005	0.23
220	10,641	0.24
221	10,000	0.23
222	10,000	0.23
223	10,000	0.23

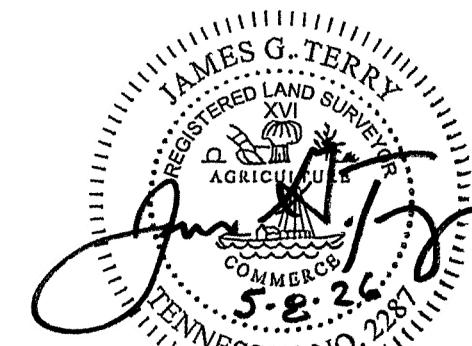
OPEN SPACE TABLE		
O.S.	SQUARE FEET	ACRES
OS-B	3,509	0.08
OS-E	6,975	0.16
OS-F	22,963	0.53



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

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

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



FINAL PLAT COVENTRY P.U.D. SUBDIVISION PHASE 2

O WESTLAND STREET
16th CIVIL DISTRICT - SUMNER COUNTY,
CITY OF PORTLAND, TENNESSEE

Date: March 27, 2026

Scale: 1"= 50'

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

Drawn By: TMF
Checked By: JGT

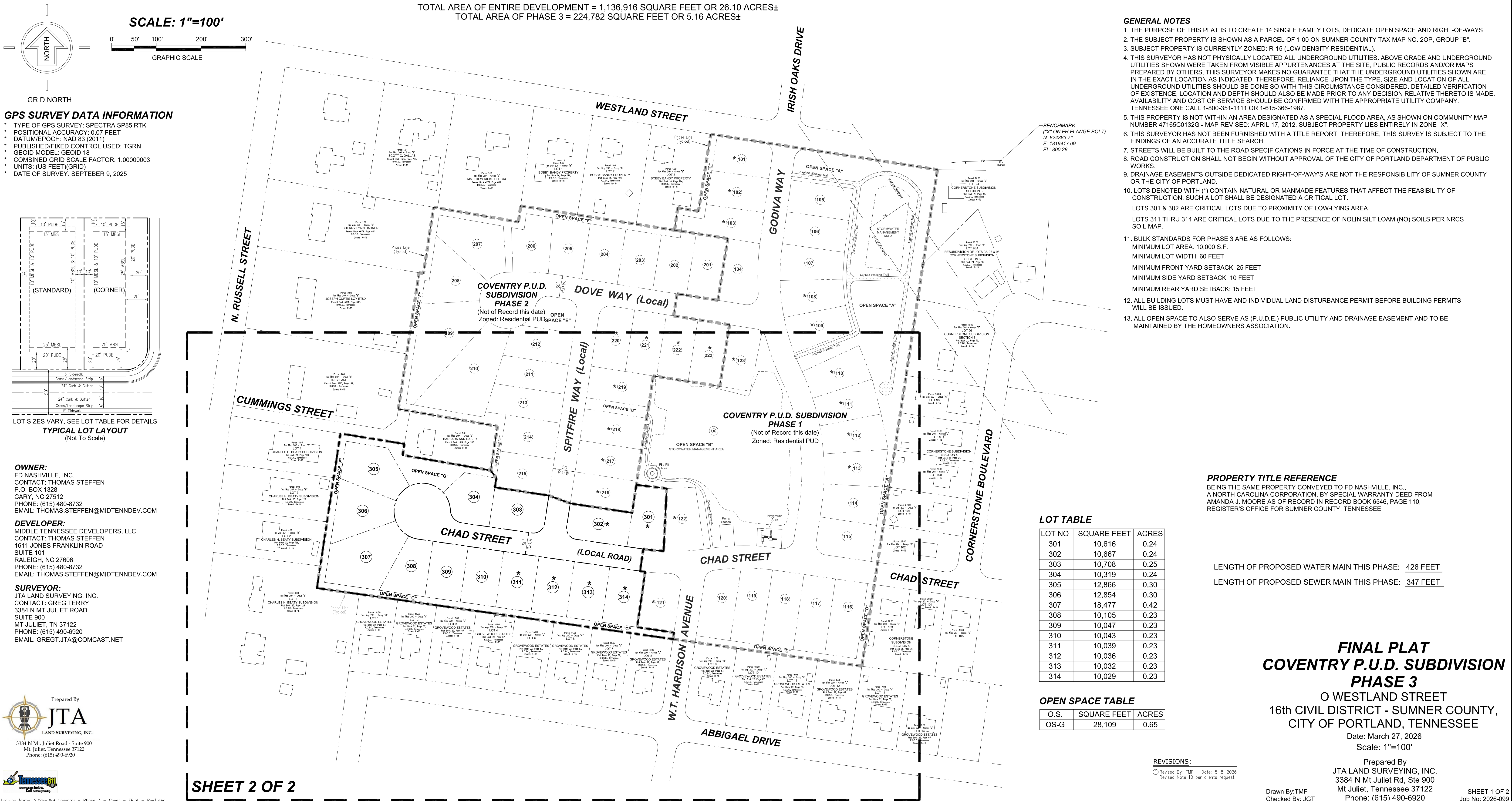
SHEET 2 OF 2
Job No: 2026-098



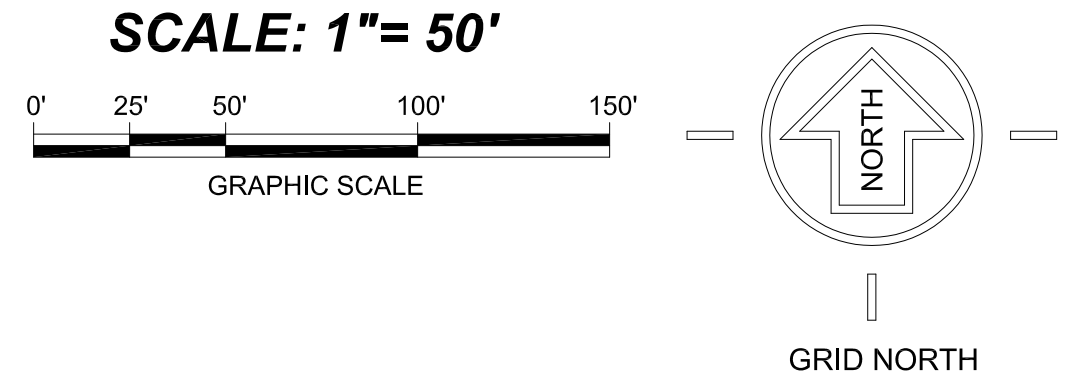
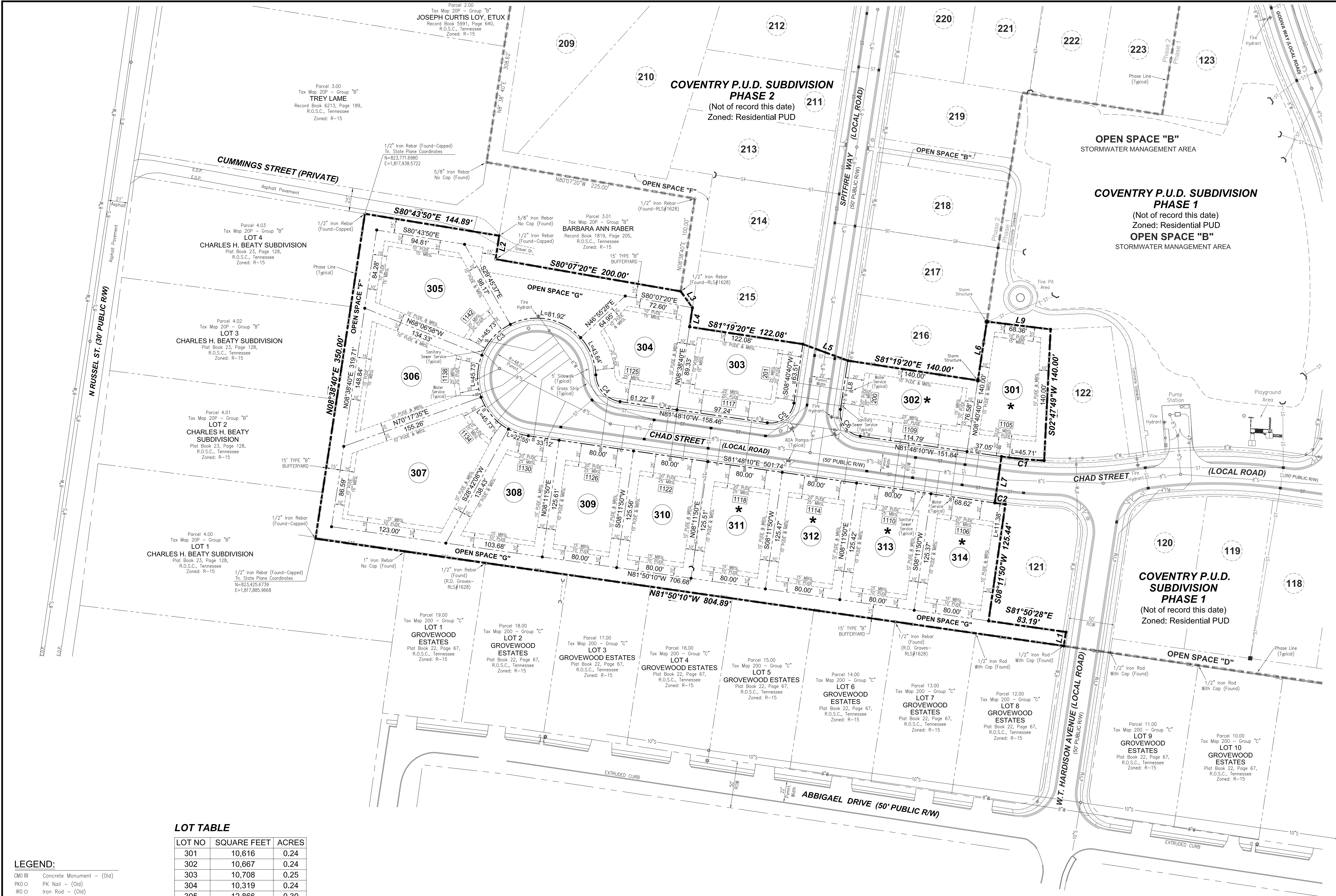
REVISIONS:
① Revised By: TMF - Date: 5-8-2026
Revised Note 10 per clients request.



Drawing Name: 2026-098 Coventry-Ph2-FPlat-Rev1.dwg

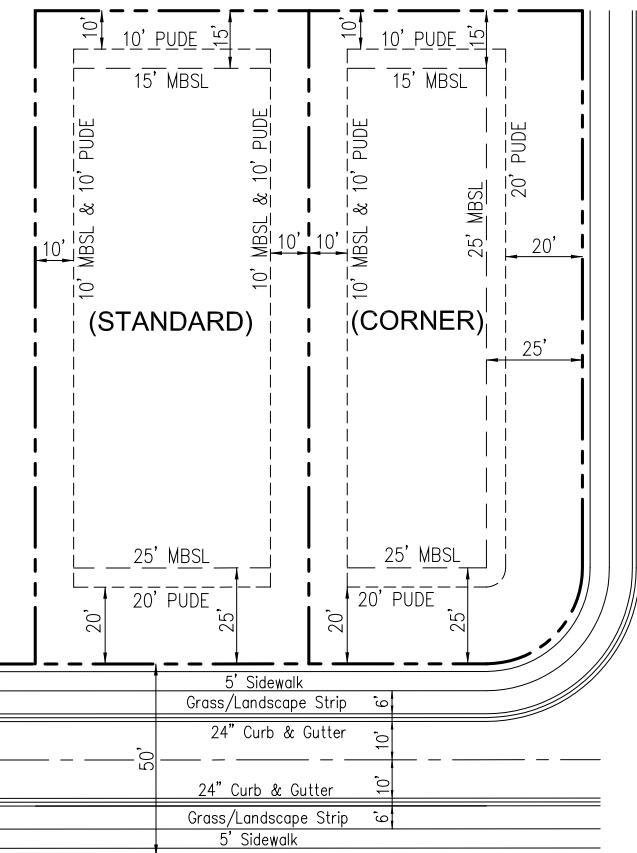


CERTIFICATE OF STORMWATER SYSTEM	CERTIFICATE OF THE APPROVAL OF WATER SYSTEM	CERTIFICATE FOR APPROVAL OF RECORDING	CERTIFICATE OF THE APPROVAL OF PUBLIC STREETS
I HEREBY CERTIFY THAT GENERAL DRAINAGE PLANS HAVE BEEN SUBMITTED AND APPROVED FOR THIS SUBDIVISION AND THAT ALL REQUIRED TEMPORARY AND PERMANENT 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.	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.	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: _____	I HEREBY CERTIFY: (1) THAT THE PUBLIC STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO CITY SPECIFICATION IN THE SUBDIVISION ENTITLED "COVENTRY P.U.D. SUBDIVISION, PHASE 3" OR, (2) THAT A LETTER OF CREDIT IN THE AMOUNT OF \$_____ HAS BEEN POSTED WITH THE CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT. DATE _____ NAME & TITLE _____
CERTIFICATE OF OWNERSHIP AND DEDICATION	CERTIFICATE OF ACCURACY	CERTIFICATE OF PROPERTY NUMBERS AND STREET NAMES	CERTIFICATE OF SEWER SYSTEM
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 RAMPS, INLET AND OUTLET DITCHES OR CHANNEL CHANGES BEYOND THE RIGHT-OF-WAY LIMITS OF THE ROAD.	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 SURVEYORS. Last Revised: May 8, 2026 March 27, 2026 DATE _____ SIGNATURE OF OWNER _____	I HEREBY CERTIFY THAT THE PROPERTY NUMBERS ASSIGNED HEREIN CONFORM TO SUMNER COUNTY EMERGENCY COMMUNICATIONS DISTRICT (E-911) POLICES AND THE STREET NAME(S) CONFORM TO THE INTER-LOCAL AGREEMENT FOR NON-DUPPLICATION. DATE _____ SUMNER COUNTY EMERGENCY COMMUNICATIONS DISTRICT _____	I HEREBY CERTIFY: (1) THAT THE SEWER SYSTEM OUTLINED OR INDICATED HEREON HAS BEEN INSTALLED IN ACCORDANCE WITH CURRENT STATE AND/OR LOCAL GOVERNMENT REQUIREMENTS OR, (2) THAT A LETTER OF CREDIT IN THE AMOUNT OF \$_____ HAS BEEN POSTED WITH THE CITY OF PORTLAND UTILITIES DEPARTMENT TO ASSURE COMPLETION OF ALL REQUIRED SEWER IMPROVEMENTS IN CASE OF DEFAULT. DATE _____ NAME & TITLE _____



GPS SURVEY DATA INFORMATION

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

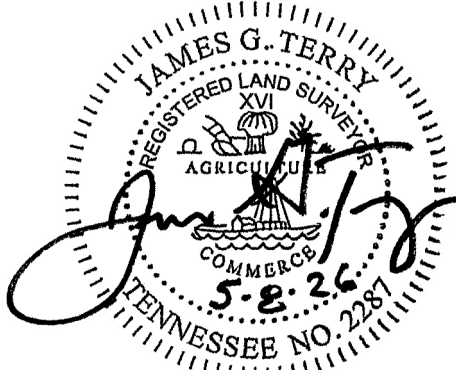


LOT SIZES VARY, SEE LOT TABLE FOR DETAILS
TYPICAL LOT LAYOUT
(Not To Scale)

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

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

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



FINAL PLAT
COVENTRY P.U.D. SUBDIVISION
PHASE 3
O WESTLAND STREET
16th CIVIL DISTRICT - SUMNER COUNTY,
CITY OF PORTLAND, TENNESSEE
Date: March 27, 2026
Scale: 1"= 50'
Prepared By
JTA LAND SURVEYING, INC.
3384 N Mt. Juliet Road - Suite 900
Mt. Juliet, Tennessee 37122
Phone: (615) 490-6920

Drawn By:TMF
Checked By:JGT
SHEET 2 OF 2
Job No: 2026-099

- LEGEND:**
- Concrete Monument - (Old)
 - PK Nail - (Old)
 - Iron Rod - (Old)
 - Iron Rod - (New)
 - E.O.P. Edge of Pavement
 - R.O.S.C. Register's Office
Sumner County
 - Fire Hydrant
 - Water Valve
 - Utility Pole
 - Borehole
 - Anchor/Guy Wire
 - Sign
 - Mailbox
 - Street Address
 - Lot Number
 - Fence Line
 - Water Line
 - U.G.E. U.G. Electric
 - O.H.L. Overhead Utility Lines

LOT NO	SQUARE FEET	ACRES
301	10,616	0.24
302	10,667	0.24
303	10,708	0.25
304	10,319	0.24
305	12,866	0.30
306	12,854	0.30
307	18,477	0.42
308	10,105	0.23
309	10,047	0.23
310	10,043	0.23
311	10,039	0.23
312	10,036	0.23
313	10,032	0.23
314	10,029	0.23

OPEN SPACE TABLE	SQUARE FEET	ACRES
O.S.		
OS-G	28,109	0.65

CRITICAL LOT NOTE
LOTS DENOTED WITH (*) CONTAIN NATURAL OR MANMADE FEATURES THAT AFFECT THE FEASIBILITY OF CONSTRUCTION, SUCH A LOT SHALL BE DESIGNATED A CRITICAL LOT.
LOTS 301 & 302 ARE CRITICAL LOTS DUE TO PROXIMITY OF LOW-LYING AREA.
LOTS 311 THRU 314 (INCLUSIVE), ARE CRITICAL LOTS DUE TO THE PRESENCE OF NOLIN SILT LOAM (NO) SOIL PER NRCS SOIL MAP.

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

CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHD BEARING
C1	5°24'01"	485.00'	22.87'	45.71'	N84°30'10"W 45.69'
C2	1°13'09"	535.00'	5.69'	11.38'	S82°24'44"E 11.38'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S08°34'04"W	15.00'
L2	S08°38'40"W	25.26'
L3	S35°44'20"E	21.45'
L4	S08°38'40"W	20.64'
L5	S69°52'16"E	51.02'
L6	N08°40'40"E	63.42'
L7	S08°11'50"W	50.00'
L8	N08°40'40"E	52.55'
L9	S83°05'11"E	68.36'

REVISIONS:
① Revised By: TMF - Date: 5-8-2026
Revised Note 10 per clients request.



Total Area in Phase 3 = 224,782 S.F. or 5.16 Acres ±