



Municipal Planning Commission
Portland City Hall
100 South Russell Street
Portland, TN 37148
5:00 PM

A. Roll Call

B. Approval Of Agenda

C. Approval Of Minutes

D. Public Hearings

1. A Request By Andy Leath (Applicant) For Rezone Approval For 403 College Street A Parcel Of About 9.08 Acres +/- (Map 033A, A, Parcel 005.01) From R7.5 (Residential) To NMU (Neighborhood Mixed Use).

Documents:

[2.PDF](#)

2. Amend City Of Portland Zoning Ordinance 387 Article IV: Supplementary District Regulations, Chapter 1. Accessory Off-Street Parking And Loading Requirements

Documents:

[5.PDF](#)

E. Old Business

F. New Business

1. A Request By Andrew Robertson (Applicant) For Final Master Development Plat (PUD) For Rockland Estates Of (274 Lots) A Parcel Of About 133 Acres +/- At 1026 North Broadway (Sumner County Tax Map 16, Parcels 061.01, 061.02, 061.03, 061.00, 044.01, 043.01, 044.00, 043.00, 042.01, 042.00, 042.02). Base Zone R7.5.

Documents:

[1.JPG](#)

2. A Request By Andy Leath (Applicant) For Rezone Approval For 403 College Street A Parcel Of About 9.08 Acres +/- (Map 033A, A, Parcel 005.01) From R7.5 (Residential) To NMU (Neighborhood Mixed Use).

Documents:

[2.PDF](#)

3. A Request By Richard Graves (Applicant) For Approval Of Deer Run Subdivision Sections 2&3 Final Plat Location 331-396 Three Brothers Way (Map 33, Parcel 73.01) On About 5.89 Acres +/- . Zone RM-1

Documents:

[3.PDF](#)

4. A Request By Kenneth Bau (Applicant) For Approval For Re-Plat Drakewood Subdivision Section 11, 105 Fawn Court, Lots 43&44 (Map 32H, B Parcels 4.00&5.00. Zone RS-20.

Documents:

[4.PDF](#)

5. Amend City Of Portland Zoning Ordinance 387 Article IV: Supplementary District Regulations, Chapter 1. Accessory Off-Street Parking And Loading Requirements

Documents:

[5.PDF](#)

G. City Planner's Comments

1. Comprehensive Plan Update

H. Planning Commission Member Comments

- I. Adjournment



Morningside Dr

Morningside Dr

College St

College St

College St

McCloud St

Family Dollar

N Broadway

Reed St

N Broadway

ORDINANCE

City of Portland, Tennessee

No. 23 -

First Reading

AN ORDINANCE TO AMEND ARTICLE IV OF THE COMBINED ZONING ORDINANCE NO. 387 OF THE CITY OF PORTLAND TO SPECIFY MINIMUM RESIDENTIAL DRIVEWAY WIDTHS, STANDARDS FOR MAXIMUM RESIDENTIAL DRIVEWAY WIDTHS, AND DRAINAGE PIPE MATERIAL.

WHEREAS, An amendment to Ordinance No. 387 Combined Zoning Ordinance, Article IV: Supplementary District Regulations, Chapter 1. Accessory Off-Street Parking and Loading Requirements – Section 4-109 Off-Street Parking Lot Design Standards-Subsection 4-109.3 Access Control has been deemed necessary; and

WHEREAS, the Portland Municipal Planning Commission recommended approval of this Zoning Code Amendment to City Council by a vote of , at their May 9th, 2023, meeting; and

WHEREAS, Residential driveway widths and drainage pipe material has been requested to update in better accordance with practices of the City of Portland Stormwater Department; and

WHEREAS, The City of Portland Planning and Codes Departments proposes no issues with the minimum driveway width and drainage pipe material set forth by the Public Works Department; and

BE IT ORDAINED, That this section of the Zoning Ordinance be amended as follows:

CHAPTER 1. ACCESORY OFF-STREET PARKING AND LOADING REQUIREMENTS

**SECTION 4-109: OFF-STREET PARKING LOT DESIGN STANDARDS
SUBSECTION 4-109.3 ACCESS CONTROL**

(a) Maximum width of driveway opening at the property line.

(1) Residential Uses: Maximum width: determined by the
City of Portland Public Works Department.

Minimum width: Twenty (20) feet

(f) Drainage. All driveways shall be constructed with proper drain pipes sized by the City of Portland Stormwater Department for the amount of water each should convey. Such pipes may be of reinforced concrete or high-density polyethylene (HDPE) plastic. No metal pipes are allowed in public Right-of-Way (ROW).

BE IT FURTHER ORDAINED, That all ordinances or parts thereof that are in conflict with this ordinance shall be and are hereby repealed; and

NOW THEREFORE, BE IT ORDAINED, That this Ordinance shall become effective upon its passage, the public welfare requiring it.

Mike Callis, Mayor

Rachel Slusser, City Recorder

Passed First Reading: May 22, 2023
Passed Second Reading: June 5, 2023

4-108 OFF-SITE PARKING REQUIREMENTS

Off-site parking space accessory to any permitted use may be located on a zone lot other than the same zone lot as such use to which the spaces are accessory, provided that:

- (A) Such spaces are not located within a residential or agricultural district;
- (B) There is no way to arrange such spaces on the same zone lot as such use;
- (C) Such spaces are located to draw a minimum of vehicular traffic to and through streets having predominantly residential frontage;
- (D) Such spaces are located with the nearest point of such lot no further than two hundred (200) feet from the nearest boundary of the zone lot to which they are accessory;
- (E) Such spaces are in the same ownership as the use to which they are accessory and/, or necessary instruments are executed to ensure the required number of spaces will remain available throughout the life of such use; and
- (F) Such spaces conform to all applicable district regulations of the district in which they are located.

4-109 OFF-STREET PARKING LOT DESIGN STANDARDS

4-109.1 DESIGN OBJECTIVES

Parking areas shall be designed with careful regard given to orderly arrangement, topography, amenity of view, ease of access, and as an integral part of the overall site design. For reasons of use and appearance, it is desirable that parking areas be level or on terraces formed with the slope of the land. Changes in level between such terraces should be formed by retaining walls or landscaped banks. Efforts shall be made to assure that a parking area does not dominate a site or building. Such efforts may include depressing the level of the parking area, construction of earth berms, dividing large lots into smaller sub-lots, and other similar techniques.

4-109.2 SUBMISSION OF SITE PLAN

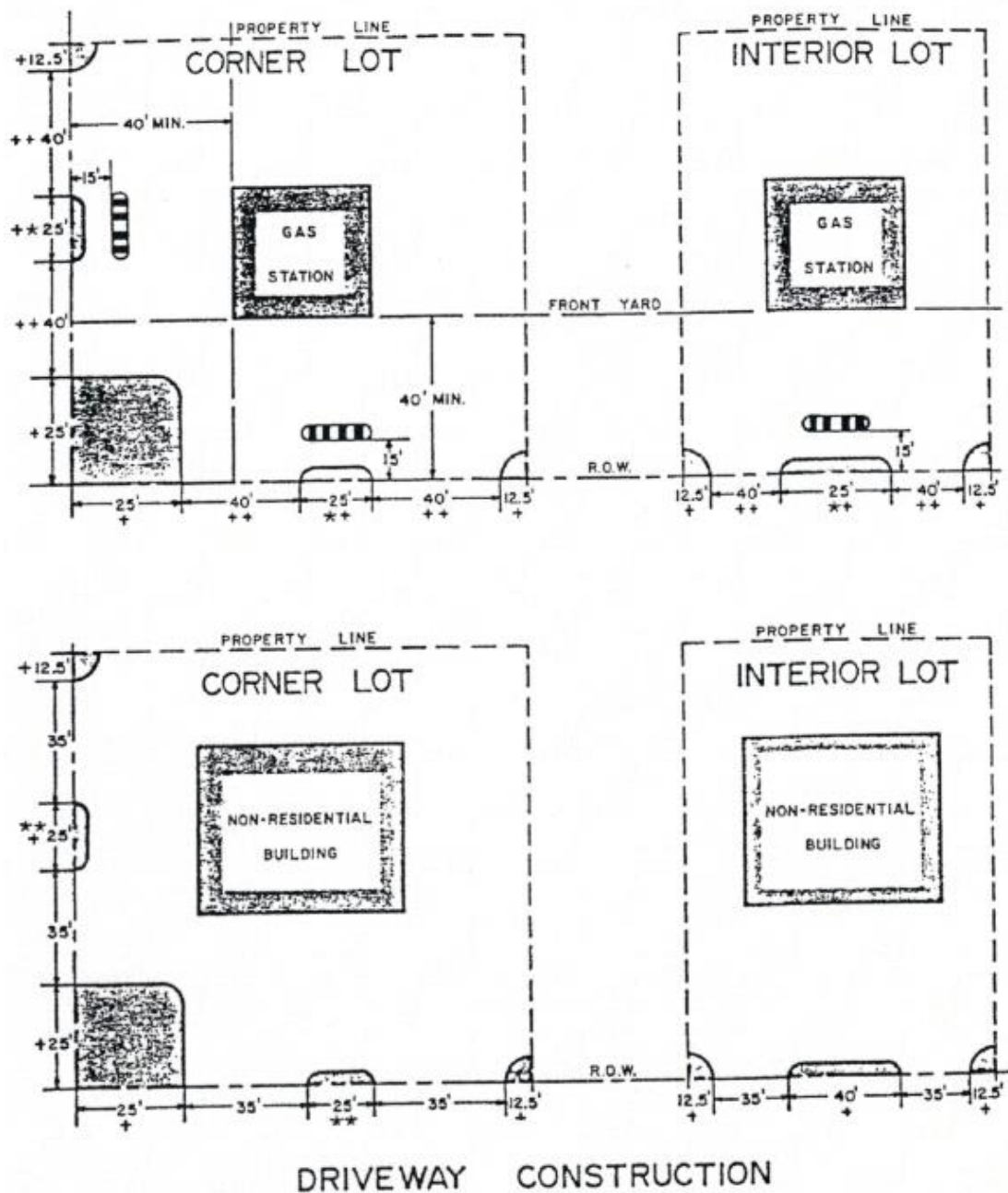
Any application for a building permit, or for a use and occupancy permit where no building permit is necessary, that requires five (5) or more accessory off-street parking spaces to be provided on a zone lot, shall be accompanied by a site plan drawn to scale and fully dimensioned. Said plan shall show the location design and layout of such parking facilities and shall be approved by the Planning Commission. A site plan drawn to meet the requirements of Subsection 14-202.202, will comply. There shall be included either as a part of the parking area site plan or as a separate plan a landscaping plan for the parking area. Such landscape plan shall show any trees, shrubs, flowers, or ground covers together with retaining walls or screens, walkways, and traffic barriers.

4-109.3 ACCESS CONTROL

In order to promote the safety of the motorist and pedestrian and to minimize traffic congestion and conflict by reducing the points of contact, the following regulations shall apply.

(See Illustration 4-109.3A.)

ILLUSTRATION 4-109.3A: Driveway Construction



- + NO MAXIMUM
 ++ Also applies to trucking terminals and other commercial and industrial uses customarily having a large volume of tractor-trailer vehicular traffic.
 * 40' minimum on state highways (at least as wide as adjacent driveway)
 ** 35' minimum on state highways (at least as wide as adjacent driveway)

- (a) Maximum width of driveway opening at the property line.
 - (1) Residential Uses: Twenty-five (25) feet.
 - (2) Gasoline Service Stations, Freight and Trucking Terminals, or Other Commercial and Industrial Uses Customarily Having a Large Volume of Tractor-Trailer Vehicle Traffic: Forty (40) feet.
 - (3) All Other Nonresidential Uses: Thirty-five (35) feet.
- (b) Minimum distance from an adjoining interior lot line and a driveway opening - at the street right-of-way line:
 - (1) Residential Uses: Five (5) feet.
 - (2) Nonresidential Uses Twelve and one-half (12 1/2) feet.
- (c) Minimum distance from the intersection of the street right-of-way lines on a corner lot and a driveway opening - at the right-of-way line:
 - (1) Residential Uses: Twenty-five (25) feet.
 - (2) Nonresidential Uses Twenty-five (25) feet.
- (d) Minimum distance between two (2) driveways serving the same property and which provide access to the same street - measured at property line:
 - (1) Residential Uses: Twenty-five (25) feet.
 - (2) Nonresidential Uses Twenty-five (25) feet.
 - (3) All Uses on a State Highway: Twenty-five (25) feet or the same as the widest driveway, whichever is greater.
- (e) Radius of Curb Return. The curb return radius shall meet the following requirements; provided, however, that no such radius shall exceed the distance between the driveway opening at the property line and the adjoining property line or one-half (1/2) the distance to an adjacent driveway.
- (f) Drainage. All driveways shall be constructed with proper drain pipes sized for the amount of water each should carry. Such pipes may be of concrete or metal, and headwalls and endwalls shall be constructed.

4-109.4 DIMENSIONS OF PARKING STALLS AND MANEUVERING SPACES

Except as provided herein and by Subsection 4-109.5, the minimum dimensions of parking stalls and maneuvering spaces shall be as shown on Illustration 4-109.4A. Where a total of fifty (50) or more spaces are required downsizing not exceeding thirty (30) percent of the spaces, permitting a space reduction to eight (8) by sixteen (16) feet, may be allowed.

SHUTE & BEVERLY B. FREEWAY
PARCEL ID: 018 033.06
RECORD BOOK 484, PAGE 512
R.O.S.C.T.

ELM TREE PARTNERS LLC & BRATTON LUTHER
PARCEL ID: 018 031.00
RECORD BOOK 488, PAGE 428
R.O.S.C.T.

LOW VOLTAGE
PARCEL ID: 018 033.06
RECORD BOOK 484, PAGE 512
R.O.S.C.T.

PROPOSED
PUMP STATION

STORMWATER
MANAGEMENT
AREA

PROPOSED LEFT
TURN LANE

STORMWATER
MANAGEMENT AREAS

PROPOSED W
TRAIL, TYP.

OPEN SPACE
7.58 AC.

OPEN SPACE
0.46 AC.

PROPOSED
PLAYGROUND

101' ROAD RT. R.O.W.

STORMWATER
MANAGEMENT
AREA

OPEN SP
1.85 AC

SEE SHEET C22
SEE SHEET Q2.1

EN SPACE
1.25 AC.

TENNESSEE GAS PIPELINE
& DELAWARE CORP
PARCEL ID: 018 062.01
RECORD BOOK 138, PAGE 608
R.O.S.C.T.

PROPOSED WALKING
TRAIL, TYP.



Morningside Dr

Morningside Dr

College St

College St

College St

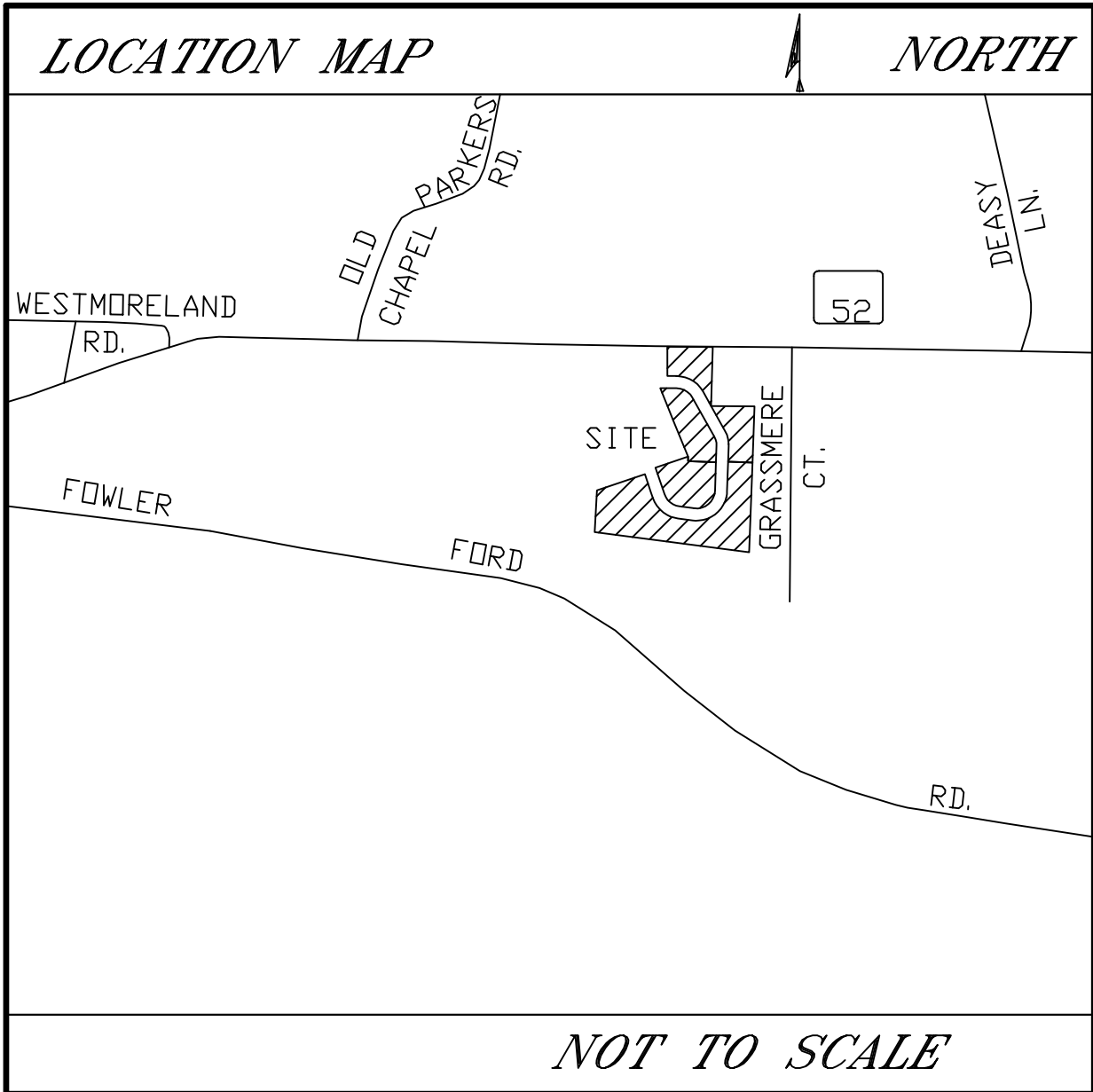
McCloud St

Family Dollar

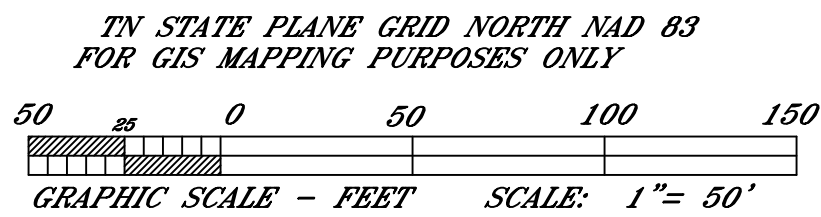
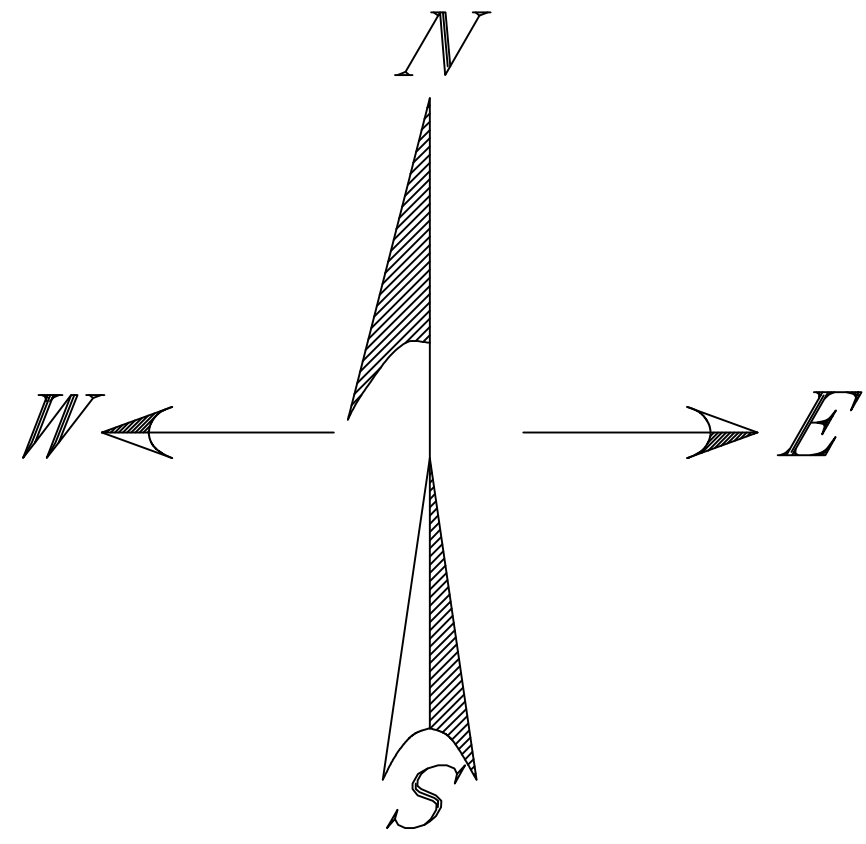
N Broadway

Reed St

N Broadway



Final Plat on
Deer Run - Section 2
& Section 3
16th Civil District
Sumner County Tennessee
(Inside Portland City Limits)



DEED REFERENCES: R.B. 4384 P. 725 & R.B. 4583 P. 291
TAX MAP REFERENCE: MAP 33 PARCEL 73.01

I HEREBY CERTIFY THAT THIS PROPERTY SURVEY IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:34,338 AS SHOWN HEREON. 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 4716SC0 1750, EFFECTIVE DATE APRIL 17, 2012, THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD ZONE.

DATE: December 19, 2017, Revised April 12, 2018

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

ZONED: RM-1

TOTAL AREA BEING SURVEYED: 5.89 Acres +/-

OWNER:
Brent Ausbrooks
2807 Hwy 58E
Portland, TN 37148

SURVEYOR'S NOTES:

1. THE PURPOSE OF THIS PLAT IS TO GAIN FINAL APPROVAL OF THE 2ND PHASE OF DEER RUN SUBDIVISION, CONSISTING OF 23 RESIDENTIAL LOTS.

2. ALL UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATION SHOWN SHOULD NOT BE RELIED UPON WITHOUT VERIFICATION FROM THE PROPER UTILITY AUTHORITY HAVING JURISDICTION.

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 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. THE SURVEYOR RESERVES THE RIGHT TO REVISIT 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, ENCROACHMENTS, EASEMENTS, LIENS, ETC. THAT MAY EXIST AND/OR APPLY TO THE SUBJECT PROPERTY.

7. ALL LOTS THAT CONNECT TO A RESIDENTIAL ZONE OTHER THAN RM-1 WILL BE REGULATED BY THE CITY OF PORTLAND LANDSCAPE ORDINANCE 4-111.

8. UTILITIES SHOWN WITHIN THE SUBDIVISION WERE TAKEN FROM THE ENGINEERING PLANS AND LOCATION IS SUBJECT TO CHANGE.

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.

12. STREETS WILL BE BUILT TO THE ROAD SPECIFICATIONS IN FORCE AT THE TIME OF CONSTRUCTION.

13. ROAD CONSTRUCTION SHALL NOT BEGIN WITHOUT APPROVAL OF THE CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS.

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 VEGETATIVE 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 hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks and other open spaces to public and private use as noted, along with all necessary easements for the construction of cut and fill slopes, cut and fill ramps, inlet and outlet ditches or channel changes beyond the right-of-way limits of the road.

Date: -----
Brent Ausbrooks

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Portland Municipal-Regional Planning Commission and that the monuments have been placed as shown hereon to the specifications of the State Board of Examiners for Land Surveyors.

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 (E-911) Policies and the street name(s) conform to the inter-local agreement for non-duplication.

Date: -----
Sumner County Emergency Communications E-911 District

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

I hereby certify: (1) that the public streets have been installed in an acceptable manner and according to City specification in the subdivision entitled: Deer Run 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: -----
None & Title

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

I hereby certify: (1) that the water system outlined or indicated hereon has been installed in accordance with current State and/or local government requirements or, (2) that a Letter of Credit in the amount of \$----- has been posted with the City of Portland Utilities Department to assure completion of all required water improvements in case of default.

Date: -----
Authorized Signature

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: -----
None & Title

CERTIFICATE OF STORMWATER SYSTEM (CITY OF PORTLAND)

I hereby certify: that general drainage plans have been submitted and approved for this subdivision and that all required temporary and permanent erosion control, stabilization, and other water quality and water related requirements have been designed in a manner which meets the City of Portland Drainage Requirements. I hereby certify: (1) that the stormwater system outlined or indicated hereon has been installed in accordance with current State and/or local government requirements or, (2) that a Letter of Credit in the amount of \$----- has been posted with the City of Portland Public Works Department to assure completion of all required stormwater improvements in case of default.

Date: -----
None & Title

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for Portland, Tennessee, except for Special Exceptions, if any, as noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of the County Registrar.

Date: -----
Secretary of the Planning Commission

Valid if not recorded by: -----

Phase 2
Curve Data Table

Curve	Radius	Tangent	Length	Delta	Chord	Chord Bear.
C-5	125.00'	29.63'	58.19'	26°40'20"	57.67'	S 48°30'38" E
C-6	125.00'	22.87'	45.24'	20°44'05"	44.99'	S 72°12'50" E
C-7	125.00'	12.50'	24.33'	11°30'01"	24.63'	S 88°12'53" E
C-8	125.00'	22.89'	44.89'	20°29'25"	44.45'	N 23°33'29" E
C-9	125.00'	26.52'	52.27'	23°57'34"	51.89'	N 48°56'45" E
C-10	125.00'	26.53'	53.05'	24°18'54"	52.65'	N 24°48'31" E
C-11	125.00'	11.57'	23.07'	10°34'21"	23.03'	N 03°27'53" E
C-12	125.00'	46.78'	93.65'	63°54'04"	75.38'	N 50°37'50" V
C-23	75.00'	82.34'	124.80'	95°20'26"	110.89'	S 49°44'55" V

Phase 3
Curve Data Table

Curve	Radius	Tangent	Length	Delta	Chord	Chord Bear.
C-12	125.00'	5.00'	10.00'	4°55'00"	10.00'	N 00°12'48" V
C-13	125.00'	29.75'	58.40'	26°46'14"	57.87'	N 15°53'28" V
C-14	125.00'	30.38'	60.76'	27°54'05"	59.45'	N 51°13'34" V
C-15	125.00'	18.43'	36.59'	16°46'19"	36.46'	N 01°33'46" V
C-24	75.00'	21.05'	41.04'	31°21'14"	40.53'	S 13°35'53" E
C-25	75.00'	43.89'	74.42'	60°40'24"	75.76'	S 37°36'44" E

Harris Acres Subdivision
P.B. 19 P. 376
Lot 3

Portland Cares, Inc.
R.B. 2361 P. 191
Tax Map 33 Parcel 74.07
Zoned: CHD

Michael F. Cato,
et ux
R.B. 770 P. 227
Tax Map 33 Parcel 71.05
Zoned: RS-40

Gail Gearlds
R.B. 5592 P. 360
Tax Map 33 Parcel 71.15
Zoned: RS-40

Caleb & India
Goostree Property
P.B. 30 P. 317
Lot 1

Steven Sircy, et ux
R.B. 5828 P. 757
Tax Map 33 Parcel 71.09
Zoned: RS-40
Ref Job# 170407ML

Roger Goostree
R.B. 249 P. 310
Tax Map 33 Parcel 71.08
Zoned: RS-40

Christian Z. Swafford,
et ux
R.B. 4275 P. 600
Tax Map 33 Parcel 71.00
Zoned: RS-20

Christopher S.
Scott, et ux
R.B. 5362 P. 450
Tax Map 33 Parcel 71.00
Zoned: RS-20

Thomas F. Okeefe
R.B. 5882 P. 795
Tax Map 33 Parcel 71.00
Zoned: RS-20

Jo Ann Keith
R.B. 5767 P. 217
Tax Map 33 Parcel 71.00
Zoned: RS-20

Robert Brooks, et ux
R.B. 6043 P. 671
Tax Map 33 Parcel 71.00
Zoned: RS-20

William L.
Hemmigarn III, et ux
R.B. 1369 P. 389
Tax Map 33 Parcel 71.00
Zoned: RS-20

James Younce
Property
Subdivision
P.B. 16 P. 383
Lot 1

Michael A. Chambers
R.B. 5282 P. 117
Map 33 Parcel 73.00
Zoned: RS-20

Deer Run -
Section 1
P.B. 32 P. 207

Three Brothers
Way

Three Brothers
Collector Way

Section 1

Section 2

Section 3

Section 4

Section 5

Section 6

Section 7

Section 8

Section 9

Section 10

Section 11

Section 12

Section 13

Section 14

Section 15

Section 16

Section 17

Section 18

Section 19

Section 20

Section 21

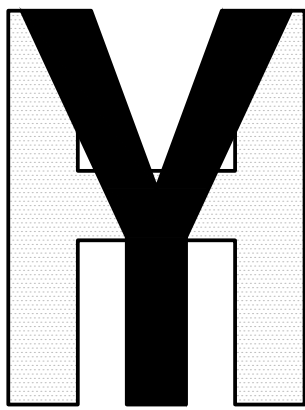


BEFORE YOU DIG CALL
811
Tennessee One-Call System

Prepared by:

Richard D. Graves
Land Surveying
1768 New Highway 52
Westmoreland, Tn. 37186
Phone: (615) 644-2077
Fax: (615) 644-3200

Job # 17005TP2P3



**YOUNG - HOBBS
AND
ASSOCIATES**

**1202 CROSSLAND AVE.
CLARKSVILLE, TN 37040
PHONE: 931-645-2524
FAX: 931-645-2768**



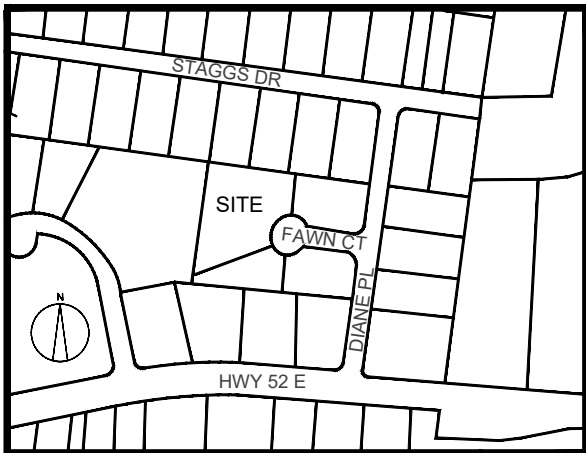
**Know what's below.
Call before you dig.**

ADDRESS: LOT 43 105 FAWN COURT

EASEMENT NOTES:

- (1) ALL EASEMENTS SHOWN MAY BE USED FOR POWER, TELEPHONE, GAS, SANITARY SEWER, WATER, AND SURFACE DRAINAGE, AS WELL AS DESIGNED USE.
- (2) A MINIMUM OF FIVE FEET ALONG THE INSIDE OF ALL SIDE LOT LINES AND TEN FEET ALONG THE INSIDE OF ALL REAR LOT LINES IS RESERVED AS A UTILITY AND/OR DRAINAGE EASEMENT.
- (3) IT WILL BE THE RESPONSIBILITY OF THE SUBDIVIDER OR THE OWNER TO INCLUDE THE ABOVE REFERENCED EASEMENTS AS AN INTEGRAL PART OF THE SUBDIVISION IN SUCH A MANNER THAT SAID AREAS WILL BE OWNED AND MAINTAINED BY THE PRESENT OWNER OR THE PROSPECTIVE PROPERTY OWNER.

LOCATION MAP NTS



SURVEY NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT, AS SHOWN HEREON.
2. CONTACT PROPER AUTHORITIES BEFORE BUILDING NEAR UTILITY LINES, FOR EASEMENT WIDTH AND RESTRICTIONS.
3. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHT OF WAY, RESTRICTIONS AND CONVEYANCES OR RECORD OR IN EXISTENCE.
4. THIS PROPERTY IS DETERMINED TO BE LOCATED IN ZONE "X" PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY. FLOOD INSURANCE RATE MAP PANEL NUMBERS 47165C0269G, DATED APRIL 17, 2012.
5. THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH CHAPTER 0820-3, STANDARDS OF PRACTICE AS ADOPTED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS.
6. UNLESS STATED OTHERWISE, ANY MONUMENT REFERRED TO HEREIN AS AN "IRON PIN SET" IS A SET 1/2" DIAMETER REBAR, 18" IN LENGTH, WITH A YELLOW PLASTIC CAP STAMPED "YOUNG HOBBS"
7. I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN MADE USING THE RECORDED INFORMATION SHOWN, AND THAT THIS SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. (THIS LOT IS SUBJECT TO ANY RELATED RECORDED MATTERS AND THE FINDINGS OF AN ACCURATE TITLE SEARCH).
8. A DRIVEWAY PERMIT SHALL BE OBTAIN FROM LOCAL ROAD AUTHORITY PRIOR TO ISSUANCE OF BUILDING PERMIT.
9. DRIVEWAY CULVERT SHALL BE A MINIMUM DIAMETER OF 18" OR MATCH THE DIAMETER OF THE NEAREST UPSTREAM CULVERT. THE MINIMUM LENGTH SHALL BE 20' OR AS DIRECTED BY LOCAL ROAD AUTHORITY. NO CULVERT SHALL BE LESS THAN 15" IN DIAMETER.
10. DRAINAGE EASEMENTS OUTSIDE DEDICATED RIGHT-OF-WAY'S ARE NOT THE RESPONSIBILITY OF SUMNER COUNTY OR THE CITY OF PORTLAND.

**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 OF APPROVING AGENT

SURVEYOR'S CERTIFICATE:

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Portland Municipal-Regional Planning Commission and that the monuments have been placed as shown hereon to the specifications of the State Board of Examiners for Land Surveyors.



CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owners of the property shown and described hereon and that I (we) adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks and other open spaces to public and private use as noted, along with all necessary easements for the construction of cut and fill slopes, cut and fill ramps, inlet and outlet ditches or channel changes beyond the right-of-way limits of the road.

DATE: _____

OWNER: _____

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 Exception s, if any, as noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of the County Registrar.

DATE: _____

SECRETARY OF THE PLANNING COMMISSION

VOID UNLESS RECORDED BY: _____

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

I hereby certify: (1) that the public streets have been installed in an acceptable manner and according to City specification in the subdivision entitled: "RE-PLAT DRAKEWOOD SUBDIVISION, SECTION 2, LOTS 43 & 44" or, (2) that a Letter of Credit in the amount of \$_____ has been posted with the City of Portland Department of Public Works to assure completion of all required improvements in case of default.

DATE: _____

NAME & TITLE

CERTIFICATE OF SEWER SYSTEM

I hereby certify: (1) that the sewer system outlined or indicated hereon has been installed in accordance with current State and/or local government requirements or, (2) that a Letter of Credit in the amount of \$_____ has been posted with the City of Portland Utilities Department to assure completion of all required sewer improvements in case of default.

DATE: _____

NAME & TITLE

CERTIFICATE OF STORMWATER SYSTEM

I hereby certify that general drainage plans have been submitted and approved for this subdivision and that all required temporary and permanent erosion control, stabilization, and other water quality and water related requirements have been designed in a manner which meets the City of Portland Drainage Requirements. I hereby certify: (1) that the stormwater system outlined or indicated hereon has been installed in accordance with current State and/or local government requirements or, (2) that a Letter of Credit in the amount of \$_____ has been posted with the City of Portland Public Works Department to assure completion of all required stormwater improvements in case of default.

DATE: _____

NAME & TITLE

**CERTIFICATE OF PROPERTY
NUMBERS AND STREET NAMES**

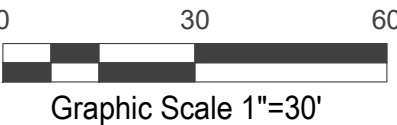
I hereby certify that the property numbers assigned herein conform to Sumner County Emergency

DATE: _____

SUMNER COUNTY EMERGENCE
COMMUNICATIONS E-911 DISTRICT

LEGEND

- IRON PIN SET (IPS)
- IRON PIN FOUND, AS NOTED
- UTILITY POLE
- GAS METER
- SEWER CLEAN OUT
- SEWER MANHOLE
- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINES
- OVERHEAD WIRE
- FENCE LINE
- WATER LINE, AS NOTED
- SANITARY SEWER, AS NOTED



**RE-PLAT
DRAKEWOOD SUBDIVISION
SECTION II, LOTS 43 & 44**

**16TH CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE
SCALE: 1"=30' DATED: APRIL 13, 2023
ZONING: RR-RURAL RESIDENTIAL**

OWNERS: JAYME LEE MORGAN
105 FAWN COURT
PORTLAND, TN 37148
RB 6087, PG 548
MAP 32H-B PAR 4 & 5

TOTAL LOTS: 1
TOTAL AREA: 1.037±
MILES NEW RD: 0
CIVIL DISTRICT: 16TH
ZONING: RS20

ORDINANCE

City of Portland, Tennessee

No. 23 -

First Reading

AN ORDINANCE TO AMEND ARTICLE IV OF THE COMBINED ZONING ORDINANCE NO. 387 OF THE CITY OF PORTLAND TO SPECIFY MINIMUM RESIDENTIAL DRIVEWAY WIDTHS, STANDARDS FOR MAXIMUM RESIDENTIAL DRIVEWAY WIDTHS, AND DRAINAGE PIPE MATERIAL.

WHEREAS, An amendment to Ordinance No. 387 Combined Zoning Ordinance, Article IV: Supplementary District Regulations, Chapter 1. Accessory Off-Street Parking and Loading Requirements – Section 4-109 Off-Street Parking Lot Design Standards-Subsection 4-109.3 Access Control has been deemed necessary; and

WHEREAS, the Portland Municipal Planning Commission recommended approval of this Zoning Code Amendment to City Council by a vote of , at their May 9th, 2023, meeting; and

WHEREAS, Residential driveway widths and drainage pipe material has been requested to update in better accordance with practices of the City of Portland Stormwater Department; and

WHEREAS, The City of Portland Planning and Codes Departments proposes no issues with the minimum driveway width and drainage pipe material set forth by the Public Works Department; and

BE IT ORDAINED, That this section of the Zoning Ordinance be amended as follows:

CHAPTER 1. ACCESORY OFF-STREET PARKING AND LOADING REQUIREMENTS

**SECTION 4-109: OFF-STREET PARKING LOT DESIGN STANDARDS
SUBSECTION 4-109.3 ACCESS CONTROL**

(a) Maximum width of driveway opening at the property line.

(1) Residential Uses: Maximum width: determined by the
City of Portland Public Works Department.

Minimum width: Twenty (20) feet

(f) Drainage. All driveways shall be constructed with proper drain pipes sized by the City of Portland Stormwater Department for the amount of water each should convey. Such pipes may be of reinforced concrete or high-density polyethylene (HDPE) plastic. No metal pipes are allowed in public Right-of-Way (ROW).

BE IT FURTHER ORDAINED, That all ordinances or parts thereof that are in conflict with this ordinance shall be and are hereby repealed; and

NOW THEREFORE, BE IT ORDAINED, That this Ordinance shall become effective upon its passage, the public welfare requiring it.

Mike Callis, Mayor

Rachel Slusser, City Recorder

Passed First Reading: May 22, 2023
Passed Second Reading: June 5, 2023

4-108 OFF-SITE PARKING REQUIREMENTS

Off-site parking space accessory to any permitted use may be located on a zone lot other than the same zone lot as such use to which the spaces are accessory, provided that:

- (A) Such spaces are not located within a residential or agricultural district;
- (B) There is no way to arrange such spaces on the same zone lot as such use;
- (C) Such spaces are located to draw a minimum of vehicular traffic to and through streets having predominantly residential frontage;
- (D) Such spaces are located with the nearest point of such lot no further than two hundred (200) feet from the nearest boundary of the zone lot to which they are accessory;
- (E) Such spaces are in the same ownership as the use to which they are accessory and/, or necessary instruments are executed to ensure the required number of spaces will remain available throughout the life of such use; and
- (F) Such spaces conform to all applicable district regulations of the district in which they are located.

4-109 OFF-STREET PARKING LOT DESIGN STANDARDS

4-109.1 DESIGN OBJECTIVES

Parking areas shall be designed with careful regard given to orderly arrangement, topography, amenity of view, ease of access, and as an integral part of the overall site design. For reasons of use and appearance, it is desirable that parking areas be level or on terraces formed with the slope of the land. Changes in level between such terraces should be formed by retaining walls or landscaped banks. Efforts shall be made to assure that a parking area does not dominate a site or building. Such efforts may include depressing the level of the parking area, construction of earth berms, dividing large lots into smaller sub-lots, and other similar techniques.

4-109.2 SUBMISSION OF SITE PLAN

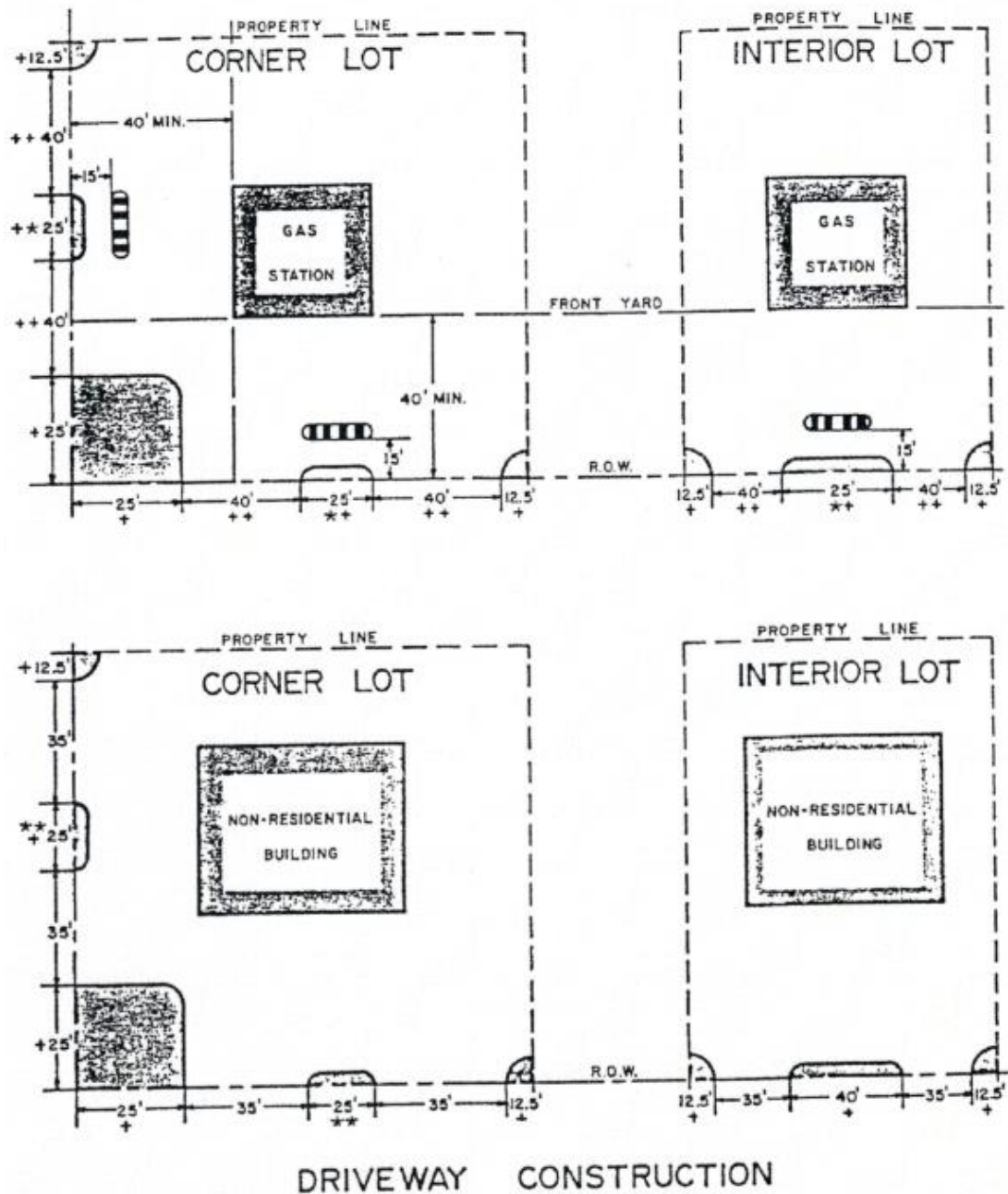
Any application for a building permit, or for a use and occupancy permit where no building permit is necessary, that requires five (5) or more accessory off-street parking spaces to be provided on a zone lot, shall be accompanied by a site plan drawn to scale and fully dimensioned. Said plan shall show the location design and layout of such parking facilities and shall be approved by the Planning Commission. A site plan drawn to meet the requirements of Subsection 14-202.202, will comply. There shall be included either as a part of the parking area site plan or as a separate plan a landscaping plan for the parking area. Such landscape plan shall show any trees, shrubs, flowers, or ground covers together with retaining walls or screens, walkways, and traffic barriers.

4-109.3 ACCESS CONTROL

In order to promote the safety of the motorist and pedestrian and to minimize traffic congestion and conflict by reducing the points of contact, the following regulations shall apply.

(See Illustration 4-109.3A.)

ILLUSTRATION 4-109.3A: Driveway Construction



- + NO MAXIMUM
 ++ Also applies to trucking terminals and other commercial and industrial uses customarily having a large volume of tractor-trailer vehicular traffic.
 * 40' minimum on state highways (at least as wide as adjacent driveway)
 ** 35' minimum on state highways (at least as wide as adjacent driveway)

- (a) Maximum width of driveway opening at the property line.
- | | |
|---|------------------------|
| (1) <u>Residential Uses:</u> | Twenty-five (25) feet. |
| (2) <u>Gasoline Service Stations, Freight and Trucking Terminals, or Other Commercial and Industrial Uses Customarily Having a Large Volume of Tractor-Trailer Vehicle Traffic:</u> | Forty (40) feet. |
| (3) <u>All Other Nonresidential Uses:</u> | Thirty-five (35) feet. |
- (b) Minimum distance from an adjoining interior lot line and a driveway opening - at the street right-of-way line:
- | | |
|--------------------------------|------------------------------------|
| (1) <u>Residential Uses:</u> | Five (5) feet. |
| (2) <u>Nonresidential Uses</u> | Twelve and one-half (12 1/2) feet. |
- (c) Minimum distance from the intersection of the street right-of-way lines on a corner lot and a driveway opening - at the right-of-way line:
- | | |
|--------------------------------|------------------------|
| (1) <u>Residential Uses:</u> | Twenty-five (25) feet. |
| (2) <u>Nonresidential Uses</u> | Twenty-five (25) feet. |
- (d) Minimum distance between two (2) driveways serving the same property and which provide access to the same street - measured at property line:
- | | |
|---|---|
| (1) <u>Residential Uses:</u> | Twenty-five (25) feet. |
| (2) <u>Nonresidential Uses</u> | Twenty-five (25) feet. |
| (3) <u>All Uses on a State Highway:</u> | Twenty-five (25) feet or the same as the widest driveway, whichever is greater. |
- (e) Radius of Curb Return. The curb return radius shall meet the following requirements; provided, however, that no such radius shall exceed the distance between the driveway opening at the property line and the adjoining property line or one-half (1/2) the distance to an adjacent driveway.
- (f) Drainage. All driveways shall be constructed with proper drain pipes sized for the amount of water each should carry. Such pipes may be of concrete or metal, and headwalls and endwalls shall be constructed.

4-109.4 DIMENSIONS OF PARKING STALLS AND MANEUVERING SPACES

Except as provided herein and by Subsection 4-109.5, the minimum dimensions of parking stalls and maneuvering spaces shall be as shown on Illustration 4-109.4A. Where a total of fifty (50) or more spaces are required downsizing not exceeding thirty (30) percent of the spaces, permitting a space reduction to eight (8) by sixteen (16) feet, may be allowed.