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TO:

Baxter Municipal Planning Commission Members

FROM:

Tommy Lee, Staff Planner

DATE:

March 25, 2022

SUBJECT:

March 31, 2022 Planning Commission Meeting

The Baxter Municipal Planning Commission will hold a special called meeting on Thursday March 31, 2022 at 5:00 pm in the Baxter City Hall. The agenda for the planning commission meeting is as follows:

- 1. Call to order.
- 2. Approval of March 3, 2022 minutes.
- 3. Consideration of preliminary plat for multi-family residential use located on Nashville Highway (Ironclad LLC)*
- 4. Adjourn.

CTL

*See Agenda Review

Greg Phillips	_Peggy	Frazier Dyer	_Danny Holmes	_Robert Vinson	_Jeff Herald	_Richard Waller	_
John Martin-Ma	yor	Bob Lane-Buil	ding Inspector				

Agenda Review

Ironclad LLC—Preliminary

Ironclad LLC submitted a preliminary subdivision plat for the purpose of creating thirty-nine (39) residential lots and one (1) common lot from 8.35 acres located on Nashville Highway. The proposed residential lots will consist of 0.06 acres (2,433 square feet) to 0.08 acres (4,005 square feet) with the common lot consisting of 5.51 acres. The proposed residential lots will require a lot size variance and a setback variance from the Board of Zoning Appeals. The proposed new lots will be served by an existing six (6) inch water line, an existing eight (8) inch sewer line, two (2) proposed fire hydrants and a proposed city street (Baylor Court). The proposed new lots would comply with all other requirements of the zoning ordinance and subdivision regulations.

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TNSPC: TN-4100 GRAPHIC SCALE (IN FEET) Linch - 100 ft.

LEGEND	
● IR(N)	1/2" IRON REBAR (NEVV)
⊚ 1*(0)	IRON PIPE (OLD)
0	NON-MONUMENTED POINT
Ozur	METAL FENCE POST
€ WES	WOOD FENCE POST
6 3	ELECTRIC METER
æ	HVAC UNIT
5	CATCH BASIN
0	AREA DRAIN
o"	CLEANOUT
0	SEWER MANHOLE
Θ	WATER METER
H	WATER VALVE
•	FIRE HYDRANT
ø	UTILITY POLE
P	POWER LINE
x	FENCE LINE
—r	TELEPHONE LINE
~~W~~	WATER LINE
	SELVER LINE
M.B.S.L.	MINIMUM BUILDING SETBACK LINE
R.O.P.C., TN.	REGISTER'S OFFICE PUTNAM COUNTY, TN.
	WETLAND AREA
XX	UTILITY EASEMENT
355.3	CONCRETE AREA

ASPHALT SURFACE

GENERAL NOTES

40 239,954 5.51

LOT TABLE NO. SQ. FEET ACRES

4

5 6 2,942

8 2,666

9 2,667

10

11 3,311

12 3,310

13 3,310

14 3,309 15 2,678 0.06

17 2,674

18 2,672

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20 2,669

21 3,509

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25 3,331

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31 3 3.340

33 3,310

37 2,610

38 2,610

39 2.797

7 2,866

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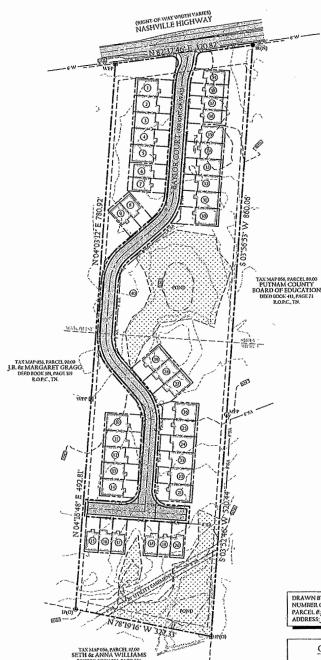
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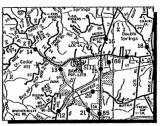
- THE PURPOSE OF THIS PLAT IS TO CREATE THIRTY-NINE (39) RESIDENTIAL LOTS AND ONE (I) COMMON OPEN SPACE LOT.
- 2. THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- FOR BOUNDARY AND/OR TOPOGRAPHIC ASPECTS OF THIS SURVEY, RTK GPS POSITIONAL DATA WAS OBSERVED BETWEEN SEPTEMBER 1, 2020 AND DECEMBER 7, 2020 UTILIZING A TOPCON HYPER V DUAL FREQUENCY RECEIVER. THE GRID COORDINATES OF THE FIXED STATION SHOWN WERE DERIVED USING THE CLOSEST RTCM 3.0 CORS STATION REFERENCED TO NAD 83 (2011) (EPOCH 2010), GEOID 12A.

*POSITIONAL ACCURACY OF THE GPS VECTORS DOES NOT EXCEED: H 0.012, V 0.019

- THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAYS. RESTRICTIONS AND/OR EXCEPTIONS WHICH MAY AFFECT SAID PROPERTY.
- THIS SURVEY WAS PREPARED FROM THE CURRENT DEED OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS A CURRENT TITLE SEARCH WILL REVEAL
- THIS PLAT DOES NOT PURPORT TO ADDRESS THE EXISTENCE, DETECTION OR DELINEATION OF ANY ENVIRONMENTAL PROBLEMS LOCATED WITHIN THE PERIMETER OF THE PROPERTY SHOWN HEREIN.
- 7. LOCATIONS OF UTILITIES ARE APPROXIMATE CONTACT THE APPROPRIATE UTILITY FOR LOCATION OF UNDERGROUND SERVICES.
- 8. ACCORDING TO FEMA FLOOD RATE INSURANCE MAP 47141C0095D DATED 05-16-2007, NO PORTION OF THIS PROPERTY LIES WITHIN A FLOOD HAZARD AREA.



TOTAL AREA = 363,701 SQ.FT. OR 8.35 ACRES :



VICINITY MAP (NOTTO SCALE)

PARCEL REFERENCE

BEING ALL OF PARCEL 89.00, AS SHOWN ON PUTNAM COUNTY TAX MAP 056.

DEED REFERENCE

BEING THE SAME PROPERTY CONVEYED TO IRONCLADILC, OF RECORD IN RECORD BOOK 1285 PAGE 764, R.O.P.C., TN.

ZONED R-3

LOW DENSITY RESIDENTIAL DISTRICT

SETRACKS FRONT - 40° REAR - 20' SIDE - 10'



YOU DIG IN TENNESSEE. YOU DIG IN TENNESSEE CALL US FIRST! 1-800-351-1111 1-615-366-1987 TENNESSEE ONE CALL IT'S THE LAW



LAND SURVEYING 214 EAST STEVENS STREET COOKEVILLE, TN 38501 931-526-9000

PRELIMINARY SUBDIVISION PLAT

BAXTER FLATTS

20th CIVIL DISTRICT, PUTNAM COUNTY, TENNESSEE

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DRAWNBY	TLD	JOB NUMBER:	20-336
NUMBER C	FLOTS: 40	DATE:	03-16-2022
PARCEL#:	TAX MAP 056, PARCEL 89.00	SCALE:	1'-100'
ADDRESS:	7126 NASHVILLE HIGHWAY	SHEET NO.	10F1
-			

## **OWNERS**

IRONCLAD LLC 67 N. WASHINGTON AVE. COOKEVILLE, TN. 38501 931-267-6301

## SURVEYOR

TAYLOR DILLEGAY VHITTENBURG LAND SURVEYING 214 EAST STEVENS STREET COOKEVILLE, TN. 38501 931-528-LAND