

MEMORANDUM

TO: Baxter Municipal Planning Commission Members

FROM: Tommy Lee, Staff Planner

DATE: March 1, 2024

SUBJECT: March 7, 2024 Planning Commission Meeting

---

The Baxter Municipal Planning Commission will hold its regularly scheduled meeting on Thursday March 7, 2024 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 January 4, 2024 minutes.
3. Consideration of final subdivision plat for property located on Nashville Highway (Fields Division)\*
4. Staff Report—Villa Adjustment\*
5. Discussion regarding the construction standards when installing street lights.
6. Other business as necessary.
7. Adjourn.

CTL

**\*See Agenda Review**

Greg Phillips \_\_\_ Peggy Huddleston \_\_\_ Danny Holmes \_\_\_ Robert Vinson \_\_\_ Jeff Herald \_\_\_ Richard Waller \_\_\_

John Martin-Mayor \_\_\_ Bob Lane-Building Inspector \_\_\_

## **Agenda Review**

### **Fields Division—Final**

Andrew Fields submitted a final subdivision plat for the purpose of subdividing 5.000 acres into two (2) proposed new lots for property located on Nashville Highway. Lot 1 would consist of 2.21 acres and is currently vacant. Lot 2 would consist of 2.78 acres and is currently vacant. Lot 1 would require a fifty (50) road frontage variance. Both of the proposed new lots are zoned R-1 (Low Density Residential), are served by an existing six (6) inch water line and would comply with all other requirements of both the zoning ordinance and the subdivision regulations.

### **Villa Adjustment—Final**

Felix Villa submitted a final lot line adjustment plat for the purpose of adjusting the common boundary line of two (2) existing parcels located on Nashville Highway. Lot 1 would consist of 1.54 acres, an existing residential structure and an existing accessory structure. Lot 2 is larger than five (5) acres and is not subject to the jurisdiction of the PC. Both of the proposed new lots are zoned R-1 (Low Density Residential), are served by an existing six (6) inch water line and would comply with all other requirements of both the zoning ordinance and the subdivision regulations.