



MEMORANDUM

TO: Baxter Municipal Planning Commission Members

FROM: Tommy Lee, Staff Planner

DATE: September 7, 2017

SUBJECT: September 14, 2017 Planning Commission Meeting

The Baxter Municipal Planning Commission will hold its regular monthly meeting on Thursday September 14, 2017 at 5:00 pm in the Baxter Welcome Center. The agenda for the planning commission meeting is as follows:

1. Call to order.
2. Approval of August 3, 2017 minutes.
3. Consideration of annexation request for property located at 6197 Nashville Highway (Hawn Request)
4. Consideration of rezoning request for property located at 6197 Nashville Highway from R-1 (Low Density Residential) to C-1 (Central Commercial District).
5. Consideration of preliminary subdivision plat for property located on 4th Avenue North (Deer Crest Division Phase 2).*
6. Consideration of final lot line adjustment plat for property located on Celeste Drive (Brown adjustment).*
7. Other business as necessary.
8. Adjourn.

CTL

*See agenda review

Greg Phillips ___ Peggy Frazier Dyer ___ Cris Austin ___ Robert Vinson ___ Jeff Herald ___ Richard Waller ___

John Martin-Mayor ___ Bob Lane-Building Inspector ___

Deer Crest Division Phase 2—Preliminary

Harold Brown submitted a preliminary subdivision plat for the purpose of subdividing 11.60 acres into twenty-one (21) proposed new lots to be located on 4th Avenue North. The proposed new lots would vary in size from 0.38 acres to 1.22 acres and all proposed new lots are currently vacant. The proposed new lots would be served by a proposed eight (8) inch water line, a proposed eight (8) inch sewer line, a proposed new city street to be called Celeste Drive and two (2) proposed new fire hydrants. Due to the fact the infrastructure has not been installed, a letter of credit must be submitted before final approval can be granted.

Brown Adjustment—Final

Harold Brown submitted a final lot line adjustment plat for the purpose of adjusting the common boundary line between two (2) existing parcels located on Celeste Drive. After the adjustment, Lot 1 would consist of 0.44 acres and is currently vacant. Lot 2 would consist of 0.43 acres and is currently vacant. The proposed new lots are served by an existing eight (8) inch water line, an existing eight (8) inch sewer line and would comply with all Baxter Subdivision Regulations.