

MEMORANDUM

TO: Baxter Municipal Planning Commission Members

FROM: Tommy Lee, Staff Planner

DATE: March 25, 2022

SUBJECT: March 31, 2022 Planning Commission Meeting

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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-Mayor \_\_\_ Bob Lane-Building 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.

