



MEMORANDUM

TO: Baxter Municipal Planning Commission Members

FROM: Tommy Lee, Staff Planner

DATE: April 5, 2022

SUBJECT: April 7, 2022 Planning Commission Meeting

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The Baxter Municipal Planning Commission will hold a special called meeting on Thursday April 7, 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 31, 2022 minutes.
3. Consideration of final plat for multi-family residential use located on Nashville Highway (Ironclad LLC)\*
4. Consideration of final site plan for Fiesta Cancun restaurant.
5. Staff Report—Chaffin Division and Service Division.\*
6. Other business as necessary.
7. Adjourn.

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**\*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—Final

Ironclad LLC submitted a final 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. This plat was granted preliminary approval at the March 31, 2022 PC meeting. The plat would require lot size and setback variances from the Board of Zoning Appeals.

### Chaffin Division—Final

Dennis Chaffin submitted a final subdivision plat for the purpose of subdividing 0.63 acres into two (2) proposed new lots for property located on Peach Street and Highland Avenue. Lot 1 would consist of 0.31 acres and is currently vacant. Lot 2 would consist of 0.31 acres and two (2) existing structures. The proposed new lots are zoned R-1 (Low Density Residential), are served by an existing six (6) inch water line, an existing eight (8) inch sewer line and would comply with the requirements of the subdivision regulations and the zoning ordinance.

### Service Division—Final

Rose Service submitted a final subdivision plat for the purpose of subdividing 0.58 acres into two (2) proposed new lots for property located on Buffalo Valley Road and 5<sup>th</sup> Avenue South. Lot 1 would consist of 0.22 acres and is currently vacant. Lot 2 would consist of 0.36 acres and an existing residential structure. The proposed new lots are zoned R-1 (Low Density Residential), are served by an existing eight (8) inch water line, an existing sewer line and would comply with the requirements of the subdivision regulations and the zoning ordinance.