

MEMORANDUM

TO: Baxter Municipal Planning Commission Members

FROM: Tommy Lee, Staff Planner

DATE: April 29, 2022

SUBJECT: May 5, 2022 Planning Commission Meeting

The Baxter Municipal Planning Commission will hold a special called meeting on Thursday May 5, 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 April 7, 2022 minutes.
3. Consideration of preliminary plat for a mixed-use development located on Baxter Road (Ironclad LLC Division)*
4. Consideration of request to rezone a portion of Map 63, Parcel 134.00 (see exhibit) from R-3 (Super High Density Residential) to C-2 (General Commercial) (Ironclad LLC request).
5. Consideration of annexation request for property located at 5284 Buffalo Valley Road (Wheeler Request).
6. Consideration of rezoning request for property located at 1835 Coon Hunt Road from C-2 (General Commercial) to R-3 (Super High Density Residential) (Parks Request).
7. Other business as necessary.
8. 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 Division—Preliminary

Ironclad LLC submitted a preliminary subdivision plat for the purpose of subdividing 9.85 acres into seven (7) proposed new lots for property located on Baxter Road. The proposed new lots would vary in size from 0.88 acres to 2.91 acres and all of the proposed new lots are currently vacant. The proposed new lots would be served by a proposed six (6) inch water line, a proposed eight (8) inch sewer line and five (5) proposed new city streets (Caroline Way, Graham Way, Maxwell Loop, Cooper Way and Davidson Way). The proposed new lots are currently zoned R-3 (Super High Density Residential) but have been requested to be rezoned C-2 (General Commercial).

CERTIFICATE OF OWNERSHIP AND DEED STATE

THIS IS TO CERTIFY THAT THE PARTIES WHO ARE SET FORTH IN THE FOREGOING INSTRUMENT HAVE BEEN IDENTIFIED BY THE SURVEYOR AS THE OWNERS OF THE PROPERTY DESCRIBED IN SAID INSTRUMENT AND THAT SAID INSTRUMENT IS A TRUE AND CORRECT COPY OF THE ORIGINAL INSTRUMENT AS FILED IN THE PUBLIC RECORDS OF PUTNAM COUNTY, TENNESSEE.

DATE: 05/21/2021

CERTIFICATE OF APPROVAL OF INSTRUMENTS

I, THE SURVEYOR, HAVE REVIEWED THE INSTRUMENTS SET FORTH IN THE FOREGOING INSTRUMENT AND HAVE FOUND THEM TO BE TRUE AND CORRECT COPIES OF THE ORIGINAL INSTRUMENTS AS FILED IN THE PUBLIC RECORDS OF PUTNAM COUNTY, TENNESSEE.

DATE: 05/21/2021

CERTIFICATE OF ACCURACY AND PRECISION

THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE PROPERTY IS ACCURATELY DESCRIBED IN THE FOREGOING INSTRUMENT AND THAT THE INSTRUMENT IS A TRUE AND CORRECT COPY OF THE ORIGINAL INSTRUMENT AS FILED IN THE PUBLIC RECORDS OF PUTNAM COUNTY, TENNESSEE.

DATE: 05/21/2021

CERTIFICATE OF APPROVAL OF A REEVE AND BARNES SYSTEM

I, THE SURVEYOR, HAVE REVIEWED THE INSTRUMENTS SET FORTH IN THE FOREGOING INSTRUMENT AND HAVE FOUND THEM TO BE TRUE AND CORRECT COPIES OF THE ORIGINAL INSTRUMENTS AS FILED IN THE PUBLIC RECORDS OF PUTNAM COUNTY, TENNESSEE.

DATE: 05/21/2021

CERTIFICATE OF APPROVAL OF NEW AGE COLLECTION FACILITIES

I, THE SURVEYOR, HAVE REVIEWED THE INSTRUMENTS SET FORTH IN THE FOREGOING INSTRUMENT AND HAVE FOUND THEM TO BE TRUE AND CORRECT COPIES OF THE ORIGINAL INSTRUMENTS AS FILED IN THE PUBLIC RECORDS OF PUTNAM COUNTY, TENNESSEE.

DATE: 05/21/2021

CERTIFICATE OF APPROVAL OF RECORDING

I, THE SURVEYOR, HAVE REVIEWED THE INSTRUMENTS SET FORTH IN THE FOREGOING INSTRUMENT AND HAVE FOUND THEM TO BE TRUE AND CORRECT COPIES OF THE ORIGINAL INSTRUMENTS AS FILED IN THE PUBLIC RECORDS OF PUTNAM COUNTY, TENNESSEE.

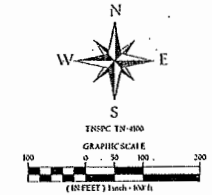
DATE: 05/21/2021

LINE TABLE

LINE	BEARING	DISTANCE
L1	N89°24'44"W	11.26
L2	N17°31'11"W	9.649
L3	S81°30'31"W	4.892
L4	S45°41'41"W	19.96
L5	N1°08'39"W	31.55
L6	N81°34'53"E	21.19
L7	S47°14'49"E	11.02
L8	S09°14'48"E	62.05
L9	N64°48'49"W	49.02
L10	N72°14'48"W	18.27
L11	S43°35'35"W	47.92
L12	N66°29'35"W	20.72
L13	S43°35'35"W	12.02
L14	N2°28'33"E	14.02
L15	S44°30'35"W	28.68
L16	S43°35'35"W	12.02
L17	N1°08'39"W	4.45
L18	N2°28'33"E	11.87
L19	S43°35'35"W	12.02
L20	S43°35'35"W	12.02
L21	S43°35'35"W	12.02
L22	S43°35'35"W	12.02
L23	S43°35'35"W	12.02
L24	S43°35'35"W	12.02

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	107.00	23.71	23.71	S0°11'00"W	180°00'
C2	107.00	41.68	41.68	S2°21'11"W	180°00'
C3	107.00	59.65	59.65	S2°31'22"W	180°00'
C4	107.00	77.62	77.62	S2°41'33"W	180°00'
C5	107.00	95.59	95.59	S2°51'44"W	180°00'
C6	107.00	113.56	113.56	S3°01'55"W	180°00'
C7	107.00	131.53	131.53	S3°12'06"W	180°00'
C8	107.00	149.50	149.50	S3°22'17"W	180°00'
C9	107.00	167.47	167.47	S3°32'28"W	180°00'
C10	107.00	185.44	185.44	S3°42'39"W	180°00'
C11	107.00	203.41	203.41	S3°52'50"W	180°00'
C12	107.00	221.38	221.38	S4°03'01"W	180°00'
C13	107.00	239.35	239.35	S4°13'12"W	180°00'
C14	107.00	257.32	257.32	S4°23'23"W	180°00'
C15	107.00	275.29	275.29	S4°33'34"W	180°00'
C16	107.00	293.26	293.26	S4°43'45"W	180°00'
C17	107.00	311.23	311.23	S4°53'56"W	180°00'
C18	107.00	329.20	329.20	S5°04'07"W	180°00'
C19	107.00	347.17	347.17	S5°14'18"W	180°00'
C20	107.00	365.14	365.14	S5°24'29"W	180°00'
C21	107.00	383.11	383.11	S5°34'40"W	180°00'
C22	107.00	401.08	401.08	S5°44'51"W	180°00'
C23	107.00	419.05	419.05	S5°55'02"W	180°00'
C24	107.00	437.02	437.02	S6°05'13"W	180°00'
C25	107.00	454.99	454.99	S6°15'24"W	180°00'
C26	107.00	472.96	472.96	S6°25'35"W	180°00'
C27	107.00	490.93	490.93	S6°35'46"W	180°00'
C28	107.00	508.90	508.90	S6°45'57"W	180°00'
C29	107.00	526.87	526.87	S6°56'08"W	180°00'
C30	107.00	544.84	544.84	S7°06'19"W	180°00'



PARCEL REFERENCE

GENERAL OF PARCEL 3140 AS SHOWN ON PUTNAM COUNTY TAX MAP 61

DEED REFERENCE

BEING THE SAME PROPERTY CONVEYED TO IRONCLAD BAXTER SIXTY LLC AS RECORDED IN RECORD BOOK 157 PAGE 29, 30, 31, TN

ZONED R-3

MULTI-FAMILY RESIDENTIAL DISTRICT

FRONT - 40' ARTERIAL IN MINOR REAR - 10' SIDE - 10'



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IT'S THE LAW

WHITTENBURG
LAND SURVEYING
314 EAST STEVENS STREET
COOKSVILLE, TN 37031
931-526-9000

PRELIMINARY SUBDIVISION PLAT
MAXWELL BRANCH, PHI
104-CIVIL DISTRICT,
PUTNAM COUNTY, TENNESSEE

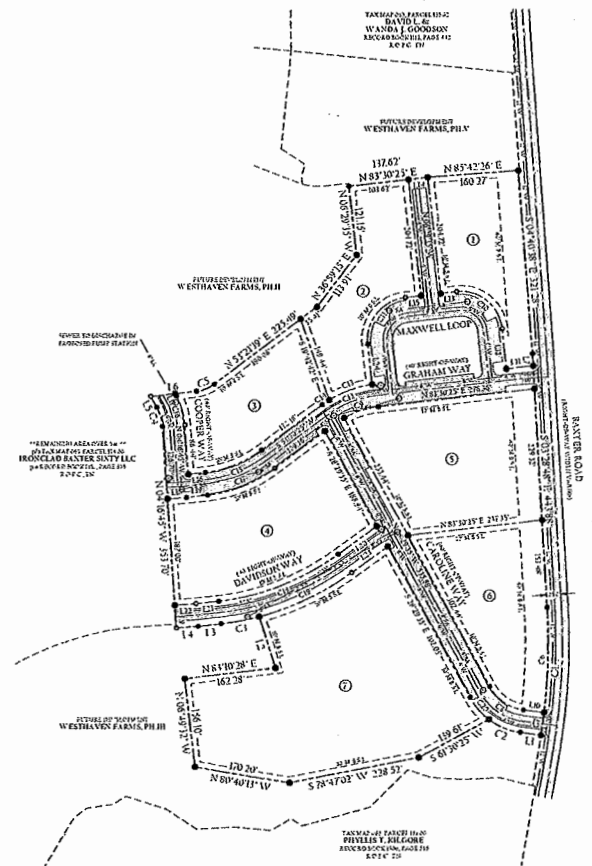
DRAWN BY	TED	ACRES	9.85
NUMBER OF LOTS	7	JOB NUMBER	12388
PARCEL #	26-3140-0001 PARCEL 3140	DATE	05/21/2021
ADDRESS	BAXTER ROAD	CITY	COOKSVILLE, TN 37031

OWNERS
IRONCLAD BAXTER SIXTY LLC
67 NORTH WASHINGTON AVE
COOKSVILLE, TN 37031
931-264-8400

SURVEYOR
TAYLOR DUFFHAY
WHITTENBURG LAND SURVEYING
314 EAST STEVENS STREET
COOKSVILLE, TN 37031
931-526-9000

GENERAL NOTES

- THE PURPOSE OF THIS PLAT IS TO CREATE THREE (3) COMMERCIAL LOTS AND FOUR (4) RESIDENTIAL LOTS.
- THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY, 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 CURRENT TITLE SEARCHES WILL REVEAL.
- THIS PLAT DOES NOT PURPORT TO ADDRESS THE EXISTENCE, LOCATION OR RELIABILITY OF ANY ENVIRONMENTAL PROBLEMS LOCATED WITHIN THE PERIMETER OF THE PROPERTY SHOWN HEREIN.
- LOCATIONS OF UTILITIES ARE APPROXIMATE. CONTACT THE APPROPRIATE UTILITY FOR LOCATIONS OF UNDERGROUND SERVICES.
- ACCORDING TO FEMA FLOOD RISK ASSESSMENT MAP 79-10004 DATED 10/16/2013, PORTION OF THIS PROPERTY IS WITHIN A FLOOD HAZARD AREA.



LOT 1 AREA - 40,040 SQ. FT. OR 0.92 ACRES;
LOT 2 AREA - 40,082 SQ. FT. OR 0.92 ACRES;
LOT 3 AREA - 38,282 SQ. FT. OR 0.88 ACRES;
LOT 4 AREA - 63,449 SQ. FT. OR 1.50 ACRES;
LOT 5 AREA - 66,047 SQ. FT. OR 1.52 ACRES;
LOT 6 AREA - 52,200 SQ. FT. OR 1.20 ACRES;
LOT 7 AREA - 126,780 SQ. FT. OR 2.91 ACRES;
TOTAL AREA = 428,880 SQ. FT. OR 9.85 ACRES