

MEMORANDUM

TO: Baxter Municipal Planning Commission Members

FROM: Tommy Lee, Staff Planner

DATE: July 5, 2022

SUBJECT: July 7, 2022 Planning Commission Meeting

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The Baxter Municipal Planning Commission will hold its regularly scheduled meeting on Thursday July 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 June 2, 2022 minutes.
3. Consideration of release of letter of credit for Baxter Flats development (Gilbert request).
4. Consideration of final subdivision plat for property located on Olan Maxwell Road (Meadows Division 1)\*
5. Consideration of preliminary subdivision plat for property located on Olan Maxwell Road (Meadows Division 2)\*
6. Consideration of final subdivision plat for property located on Peach Street (McHenry Division)\*
7. Consideration of final subdivision plat for property located on 4<sup>th</sup> Avenue South (Bryant Division)\*
8. Consideration of final subdivision plat for property located on 4<sup>th</sup> Avenue South (Gehring Division)\*
9. Consideration of preliminary subdivision plat for property located on Chestnut Street (Henry Division)\*
10. Consideration regarding a request the annexation of portion of a parcel located at 7823 Old Baxter Road (Jared Request)\*
11. Discussion regarding amending the Baxter Subdivision Regulations regarding road frontage requirements.
12. Other business as necessary.
13. 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**

### **Meadows Division 1—Final**

Donnie Meadows submitted a final subdivision plat for the purpose of subdividing 6.38 acres into four (4) proposed new lots for property located on Olan Maxwell Road. Lot 1 would consist of 2.30 acres, Lot 2 would consist of 0.71 acres, Lot 3 would consist of 0.68 acres, Lot 4 would consist of 2.69 acres and all of the proposed new lots are currently vacant. The proposed new lots would be served by an existing six (6) inch water line and an existing sewer line. The proposed new lots are currently zoned C-2 (General Commercial) but Lot 1 has been requested to be rezoned R-3 (Super High Density Residential).

### **Meadows Division 2—Preliminary**

Donnie Meadows submitted a final subdivision plat for the purpose of subdividing 2.30 acres into sixteen (16) proposed new lots for property located on Olan Maxwell Road. The proposed new lots would range in size from 0.086 acres (3,671 square feet) to 0.18 acres (which will be dedicated as common space) and all of the proposed new lots are currently vacant. The proposed new lots would be served by an proposed six (6) inch water line, a proposed sewer line, a proposed fire hydrant and two (2) proposed city streets (Laura Lane and Vera K Court). The proposed new lots are currently zoned C-2 (General Commercial) but Lot 1 has been requested to be rezoned R-3 (Super High Density Residential).

### **McHenry Division—Final**

Lynn McHenry submitted a final subdivision plat for the purpose of subdividing 0.69 acres into two (2) proposed new lots located on Grace Avenue and Peach Street. Lot 1 would consist of 9,890 square feet and is currently vacant. Lot 1 would require a 110 square foot lot size variance from the Board of Zoning Appeals (BZA). Lot 2 would consist of 0.46 acres and is currently vacant. Both of the proposed new lots are zoned R-1 (Low Density Residential) and are served by an existing six (6) inch water line, an existing sewer line and an existing fire hydrant. Both proposed new lots comply with all other requirements of the zoning ordinance and subdivision regulations.

### **Bryant Division—Final**

Kenneth Bryant submitted a final subdivision plat for the purpose of subdividing 3.75 acres into three (3) proposed new lots for property located on 4<sup>th</sup> Avenue South. Lot 1 would consist of 0.82 acres, Lot 2 would consist of 0.98 acres, Lot 3 would consist of 1.95 acres and all of the proposed new lots are currently vacant with the exception of Lot 3 which has an existing structure. The proposed new lots would be served by an existing six (6) inch water line, an existing eight (8) inch sewer line and an existing fire hydrant. The proposed new lots are currently zoned R-1 (Low Density Residential) and would comply with all requirement of the zoning ordinance and subdivision regulations.

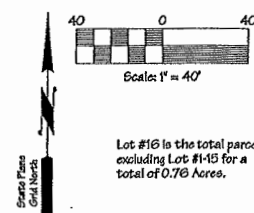
### **Gehring Division—Final**

Sherry Gehring submitted a final subdivision plat for the purpose of subdividing 0.80 acres into two (2) proposed new lots located on 4<sup>th</sup> Avenue South. Lot 1 would consist of 0.49 acres, an existing residential structure and an existing accessory structure. Lot 1 would require a seventy-five (75) foot road frontage variance from the PC. Lot 2 would consist of 0.31 acres, an existing

residential structure and an existing accessory structure. Both of the proposed new lots are zoned R-1 (Low Density Residential) and are served by an existing six (6) inch water line, an existing sewer line and an existing fire hydrant. Both proposed new lots comply with all other requirements of the zoning ordinance and subdivision regulations.

**Henry Division—Preliminary**

Bryan Henry submitted a final subdivision plat for the purpose of subdividing 4.80 acres into nine (9) proposed new lots for property located on Chestnut Street. The proposed new lots would range in size from 0.27 acres to 0.65 acres and all of the proposed new lots are currently vacant. The proposed new lots would be served by an proposed six (6) inch water line, a proposed sewer line, a proposed fire hydrant and a proposed city street (Lowe Farms Lane). The proposed new lots are currently zoned R-1 (Low Density Residential) and would comply with all requirement of the zoning ordinance and subdivision regulations.



Lot #16 is the total parcel excluding Lot #15 for a total of 0.76 Acres.

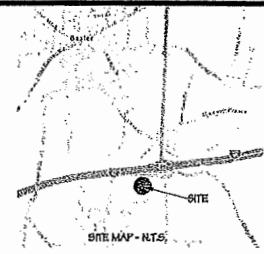
INTERSTATE 40 (Eastbound)

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2839.00'	276.50'	N 65° 42' 37" E	276.50'

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

We hereby certify that we are the owners of the property shown and described hereon and that we hereby adopt this plan of subdivision with our free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks and other open spaces to public or private use as noted. Furthermore, we hereby certify that the subdivision plat shown hereon is not prohibited under any current deed restrictions or covenants on the property.

Date \_\_\_\_\_ Owner \_\_\_\_\_  
 \_\_\_\_\_ Owner \_\_\_\_\_



**SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION**

According to the FEMA FIRM # 47141C0265D,  
 Dated: 05/16/2007,  
 Check One:  
 \_\_\_ X \_\_\_ No areas of the subject property depicted on this plat are in a SFHA  
 \_\_\_ \_\_\_ All of the subject property depicted on this plat is in a SFHA  
 \_\_\_ \_\_\_ Shaded area(s) of the subject property depicted on this plat are in a SFHA

**GPS CERTIFICATION:**

I, Christopher M. Vick, hereby certify that this map was drawn under my supervision from an actual GPS survey made under my supervision and the following information was used to perform the survey:  
 (a) Type of Survey: Real Time Kinematic  
 (b) Positional Accuracy: 0.025 feet  
 (c) Date of survey: 19 July 2016  
 (d) Datum/EPOCH: NAD83(2011) Epoch 2010.00  
 (e) Published Flood-control used: TPOI COVE Network  
 (f) Grids Model: GCSNAD83  
 (g) Combined grid factor(s): 0.99999498

Note A: The intention of the lot line between units is along the strip between the units. Therefore the property lines which bisect the strip between attached units will not encroach upon the walls of the respective units regardless of any conflicts with the bearing and/or distance shown hereon. Each unit will own the concrete lying the patio but not the brick on the adjacent unit.

MARY LOUISE CHARLES & BETTY SUE TROTT  
 Map 63 Parcel 130.00  
 Book 410 Page 33

Note: Every document of record reviewed and considered as a part of this survey is noted hereon. This survey is 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 that a current accurate title search will reveal.

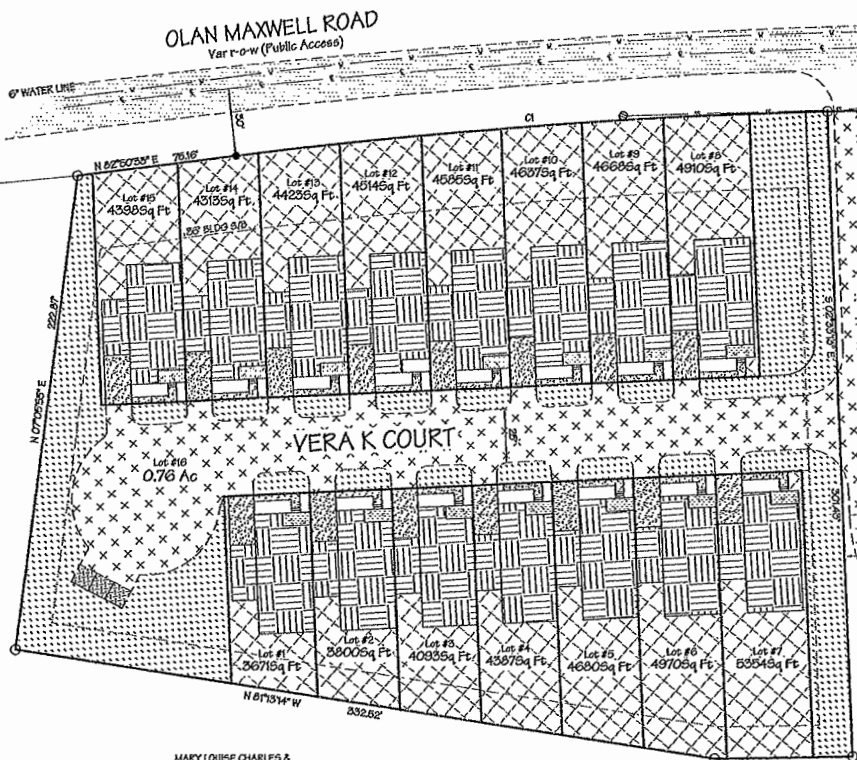
This is a boundary line survey. There is absolutely no certification made as to the existence or non-existence of the following: wetlands, easements or rights-of-way unless otherwise noted hereon; sub-surface utilities or streams; above ground utilities other than those which are clearly shown and labeled as such hereon; buildings, structures, ponds, lakes or streams other than those which are clearly shown and labeled as such hereon; flood areas or designated flood zones unless otherwise noted; or any and all other land features that could be deemed topographic.

Note: The plat drawn hereon is subject to regulatory authority and is subject to change according to physical evidence. (i.e., boundaries, painted lines, roads, lakes, ponds, indicia of ownership, etc.)

Note: This property may be subject to utility ingress/egress and/or right-of-ways.

I hereby certify that this is a category II & IV survey and that the ratio of precision of the unadjusted survey is at minimum 1/7500 as shown hereon and has been performed in compliance with current Tennessee Minimum Standards of Practice.

Drawn by: CDM File No: 15-2394 Lot 1 subd



JMD INVESTMENTS  
 Lots #2 & 280 Exchange  
 Map 63 Parcel 129.00  
 RB 1344 Page 27D  
 Zoned C-2

JMD INVESTMENTS  
 Map 63 Parcel 129.00  
 RB 1344 Page 27D  
 Containing Greater than 5 Acres  
 Zoned C-2

**CERTIFICATION OF PROPERTY ADDRESS**

I hereby certify that the subdivision as shown hereon and properties therein have been assigned addresses as per the Putnam County Street Naming and Property Numbering System, and that hereafter properties shall be addressed as shown hereon.

Date \_\_\_\_\_ Director Putnam County E-911 \_\_\_\_\_

**CERTIFICATE FOR EXISTING WATER LINES AND/OR OTHER UTILITIES**

I hereby certify that the water lines, sewer lines and/or other utilities shown hereon are in place.

Date \_\_\_\_\_ Water Department \_\_\_\_\_

**CERTIFICATE OF APPROVAL FOR RECORDING**

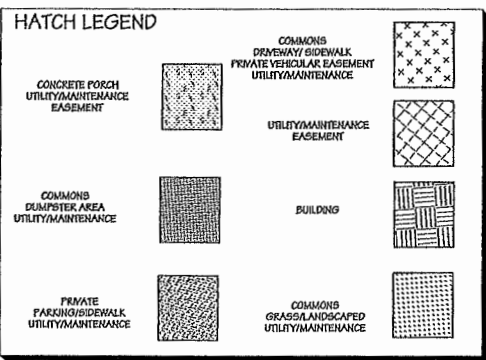
I hereby certify that the Subdivision Plat shown hereon has been found to comply with the Subdivision Regulations of the Baxter Municipal Planning Commission with the exception of such variances, if any, as are noted in the Minutes of the Baxter Planning Commission, and that said plat has been approved for recording in the office of the Register of Deeds of Putnam County, Tennessee.

Date \_\_\_\_\_ Secretary, Baxter Municipal Planning Commission \_\_\_\_\_

**CERTIFICATE OF ACCURACY AND PRECISION**

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Baxter Planning Commission. I further certify that the degree of precision (bear and angular) meets the standards required of an Urban and Suburban as established by the Tennessee Board of Examiners for Land Surveyors. I also certify that the monuments and pins have been placed as shown hereon, to the specifications of the Baxter Planning Commission.

Date \_\_\_\_\_ Licensed Surveyor \_\_\_\_\_



ZONED C-2  
 GENERAL COMMERCIAL DISTRICT  
 SETBACKS  
 FRONT - 35'  
 SIDE - 15'  
 REAR - 15'

LEGEND  
 ● 1/2" PIPE (cut)  
 ○ ROAD  
 ⊙ MANHOLE

Christopher M. Vick, RLS #2164  
 VICK SURVEYING, LLC  
 2772 Hidden Cove Road, Cookeville, TN 931-372-1286

16TH CIVIL DISTRICT  
 PRELIMINARY PLAT  
 FOR  
**LOT #1 OF 280 EXCHANGE**  
 PRESENTED TO  
 BAXTER MUNICIPAL PLANNING COMMISSION

DEVELOPER: <b>DONNY MEADOWS</b>	SURVEYOR: <b>CHRISTOPHER M. VICK</b>
ADDRESS: <b>135 SOUTH MADISON AVENUE</b>	ADDRESS: <b>2772 Hidden Cove Road</b>
<b>COOKEVILLE, TN 38501</b>	<b>COOKEVILLE, TN 38506</b>
TELEPHONE: <b>931-525-6090</b>	TELEPHONE: <b>931-372-1286</b>
ENGINEER: <b>BOB VICK</b>	OWNER: <b>JMD INVESTMENTS LLC</b>
ADDRESS: <b>P.O. BOX 2244</b>	ADDRESS: <b>124 SOUTH DIXIE AVENUE</b>
<b>COOKEVILLE, TN 38502</b>	<b>COOKEVILLE, TN 38501</b>
TELEPHONE: <b>931-310-6291</b>	TELEPHONE: <b>931-525-6090</b>

ACREAGE SUBDIVIDED: **2.30** LOTS: **16** TAX MAP: **63** PARCEL NO: **129.00**  
 DEED BOOK REFERENCE: **RB 885 PAGE 142** SCALE: **1"=100'-0"** DATE: **19 JULY 2016**