

**REPORT OF MEETING
BAXTER MUNICIPAL PLANNING COMMISSION
MARCH 31, 2022**

MEMBERS PRESENT

Jeff Herald
Robert Vinson
Danny Holmes
John Martin, Mayor
Greg Phillips
Richard Waller

MEMBERS ABSENT

Peggy Frazier Dyer

STAFF PRESENT

Tommy Lee, UCDD

OTHERS PRESENT

Bob Lane, Codes Enforcement Officer
Megan Reagan, Herald Citizen
John Ramsey
Chad Gilbert
Matt Davidson
Matt White
Tom Bennett

ITEM 1: CALL TO ORDER

Upon determining a quorum was present, the Baxter Municipal Planning Commission (PC) meeting was called to order by Chairman Richard Waller on Thursday March 31, 2022 at 5:00 P. M. at the Baxter City Hall.

ITEM 2: APPROVAL OF MARCH 3, 2022 MINUTES

After the meeting was called to order, Chairman Waller asked for approval of the minutes from the March 3, 2022 meeting. Danny Holmes made a motion to approve the minutes as presented and to dispense with the reading. Robert Vinson seconded and the motion passed with a vote of all ayes.

ITEM 3: CONSIDERATION OF PRELIMINARY SUBDIVISION PLAT FOR MULTI-FAMILY RESIDENTIAL USE FOR PROPERTY LOCATED ON NASHVILLE HIGHWAY (IRONCLAD LLC DIVISION)

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. Chad Gilbert, representing Ironclad LLC, stated that a homeowner's association will maintain the common areas and that all infrastructure had been installed with the exception of the surfacing for Baylor Court (proposed city street). Gilbert then presented a letter of credit to guarantee the surfacing. Staff Planner stated that the submitted letter of credit was sufficient and that the site plan for the proposed multi-family use had already been approved by the PC. Staff Planner stated that the plat would require lot size and setback variances from the Board of Zoning Appeals. After discussion, Jeff Herald made a motion to accept the letter of credit and to approve the submitted preliminary plat. Greg Phillips seconded and the motion passed with a vote of all ayes.

With no other business to discuss, Robert Vinson made a motion to adjourn. Danny Holmes seconded and the motion passed with a vote of all ayes. The next meeting of the Baxter Municipal Planning Commission will be held on April 7, 2022.

CTL

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, AND PARKS AS SHOWN TO THE PUBLIC OR PRIVATE USE NOTED. I (WE) FURTHER ACKNOWLEDGE THAT ANY CHANGE TO THIS SUBDIVISION CONSTITUTES A REBUNDITION AND REQUIRES THE APPROVAL OF THE PLANNING COMMISSION.

DATE _____ OWNER _____

CERTIFICATION OF EXISTING STREET

I HEREBY CERTIFY THAT THE STREET SHOWN ON THIS PLAT HAS THE STATUS OF AN ACCEPTED PUBLIC STREET REGARDLESS OF CURRENT CONDITION.

DATE _____ MAYOR OR STREET DEPT. REP. _____

CERTIFICATE OF APPROVAL OF 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 OFFICIAL 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 LEVEL OF ACCURACY REQUIRED BY THE BAXTER PLANNING COMMISSION. I FURTHER CERTIFY THAT THE DEGREE OF PRECISION (LINEAR AND ANGULAR) MEETS THE STANDARDS REQUIRED OF AN URBAN AND SUBDIVISION AS ESTABLISHED BY THE TENNESSEE BOARD OF EXAMINERS FOR LAND SURVEYORS. I ALSO HEREBY CERTIFY THAT THE MONUMENTS AND PINS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE BAXTER PLANNING COMMISSION.

DATE _____ SURVEYOR _____

CERTIFICATE OF 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.

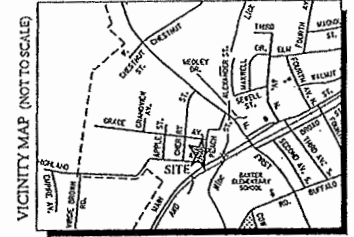
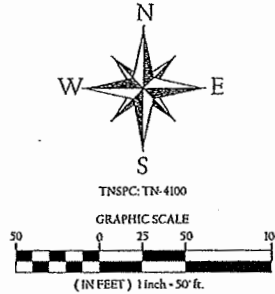
DATE _____ WATER DEPARTMENT _____

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO ADJUST THE COMMON INTERIOR LOT LINE SHOWN HEREON.
2. THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
3. FOR BOUNDARY AND/OR TOPOGRAPHIC ASPECTS OF THIS SURVEY, RTK GPS POSITIONAL DATA WAS OBSERVED ON FEBRUARY 23, 2022 UTILIZING A "TOPCON HYPER 1" DUAL FREQUENCY RECEIVER. THE GRID COORDINATES OF THE FIXED STATION SHOWN WERE DERIVED USING THE CLOSEST RTCM 30 CORS STATION REFERENCED TO NAD 83 (2011) (EPOCH 2010), GRID 12A. *POSITIONAL ACCURACY OF THE GPS VECTORS DOES NOT EXCEED: H 0.004, V 0.007
4. THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAYS, RESTRICTIONS AND/OR EXCEPTIONS WHICH MAY AFFECT SAID PROPERTY.
5. 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 A CURRENT TITLE SEARCH WILL REVEAL.
6. THIS PLAT DOES NOT PURPORT TO ADDRESS THE EXISTENCE, DETECTION OR DELINEATION OF ANY ENVIRONMENTAL PROBLEMS LOCATED WITHIN THE PERIMETER OF THE PROPERTY SHOWN HEREIN.
7. LOCATIONS OF UTILITIES ARE APPROXIMATE. CONTACT THE APPROPRIATE UTILITY FOR LOCATION OF UNDERGROUND SERVICES.
8. ACCORDING TO FEMA FLOOD RATE INSURANCE MAP 47141C0095D DATED 05-16-2002, NO PORTION OF THIS PROPERTY LIES WITHIN A FLOOD HAZARD AREA.

LEGEND

- 1/2" IRON REBAR (NEW)
- SEWER MANHOLE
- ⊕ WATER METER
- ⊕ WATER VALVE
- ⊕ FIRE HYDRANT
- ⊕ UTILITY POLE
- POWER LINE
- FENCE LINE
- TELEPHONE LINE
- WATER LINE
- SEWER LINE
- MINIMUM BUILDING SETBACK LINE
- M.B.S.L.
- R.O.P.C., TN. REGISTER'S OFFICE PUTNAM COUNTY, TN.
- ASPHALT SURFACE



PARCEL REFERENCE

BEING ALL OF PARCELS 2.00 & 3.00, AS SHOWN ON PUTNAM COUNTY TAX MAP 0560, GROUP C.

DEED REFERENCE

BEING THE SAME PROPERTY CONVEYED TO DENNIS CHAFFIN, OF RECORD IN RECORD BOOK XXX PAGE XXX, R.O.P.C., TN.

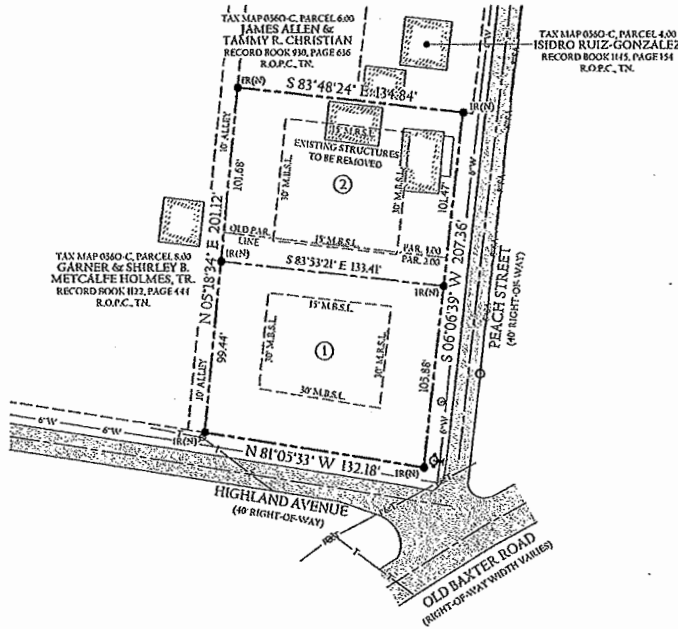
PLAT REFERENCE

BEING LOTS 7-9, BLOCK F, OF A PLAT ENTITLED 'HIGHLAND PARK ADDITION TO THE TOWN OF BAXTER', ON RECORD IN DEED BOOK 8, PAGE 267, R.O.P.C., TN.

ZONED R-1

LOW DENSITY RESIDENTIAL DISTRICT
SETBACKS
FRONT - 30'
REAR - 30'
SIDE - 15' (ONE AND TWO STORY BUILDINGS)

WHITTENBURG
LAND SURVEYING
214 EAST STEVENS STREET
COOKEVILLE, TN 38501
931-526-9000



LOT 1 AREA = 13,622 SQ. FT. OR 0.31 ACRES+
LOT 2 AREA = 13,623 SQ. FT. OR 0.31 ACRES+
TOTAL AREA = 27,245 SQ. FT. OR 0.63 ACRES+

FINAL SUBDIVISION PLAT
**REDIVISION OF LOTS 7-9,
HIGHLAND PARK ADDITION TO THE
TOWN OF BAXTER**

20th CIVIL DISTRICT
PUTNAM COUNTY, TENNESSEE

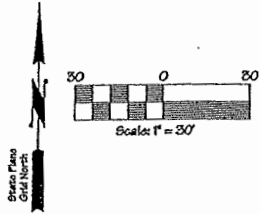
| | | |
|--|--------------------|-------------|
| DRAWN BY: _____ | TLD: _____ | ACRES: 0.63 |
| NUMBER OF LOTS: 2 | JOB NUMBER: 22-031 | |
| PARCEL #: MAP 0560-C, PAR. 2.00 & 3.00 | DATE: 02-28-2022 | |
| ADDRESS: 101 HIGHLAND AVENUE | SCALE: 1"=50' | |

OWNERS

DENNIS CHAFFIN
1589 HAWKINS CRAWFORD RD.
COOKEVILLE, TN 38501
931-265-0109

SURVEYOR

TAYLOR DILLGAY
WHITTENBURG LAND SURVEYING
214 EAST STEVENS STREET
COOKEVILLE, TN 38501
931-528-LAND



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: 0.03 feet
 (c) Date of survey: 16 NOVEMBER 2021
 (d) Datum/EPOCH: NAD83(2011) Epoch 2010.00
 (e) Publication/control used: IXT COGS Network
 (f) Good Model: G06059
 (g) Combined grid factor(s): 0.99999496

DAVID VERDON CRAWFORD
 Map 66-N Group E Parcel 2.02
 Book 516 Page 47
 Book 350 Page 369
 RB 675 Page 709

| LEGEND | |
|--------|-----------------|
| | POWER POLE |
| | WATER VALVE |
| | 1/2" PIPE (ext) |
| | FIRE HYDRANT |
| | OTHER |
| | MANHOLE |

Note: The point of beginning is a 1/2" pipe (ext) being located N 60°08'50" W 8.72 feet from a power pole.

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.

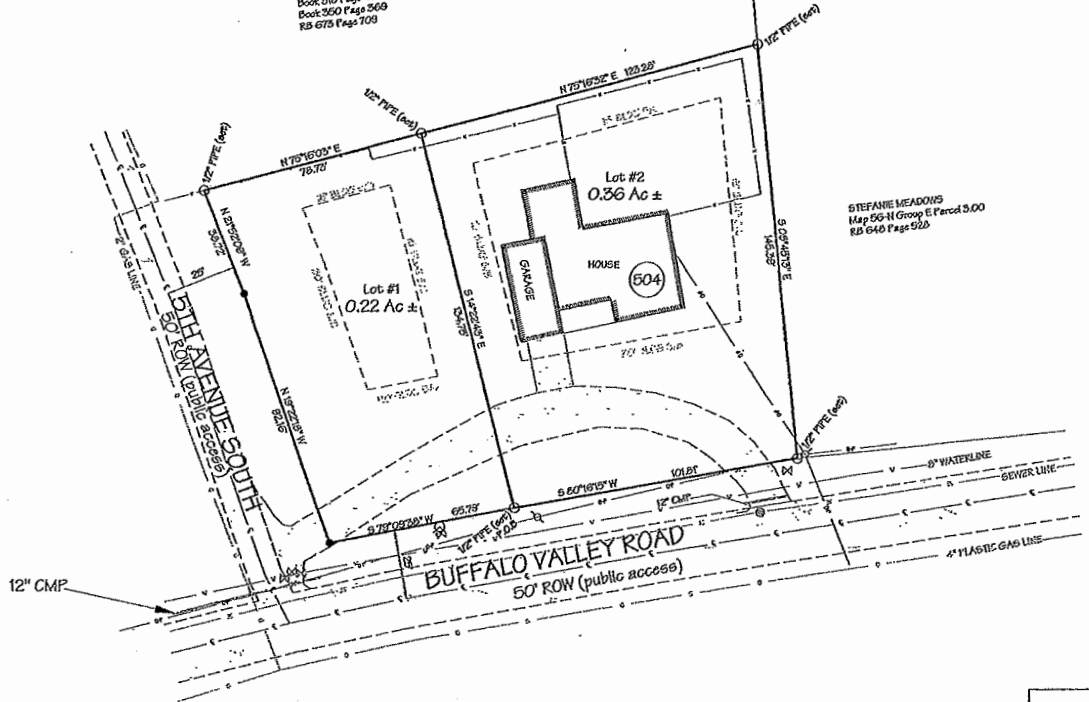
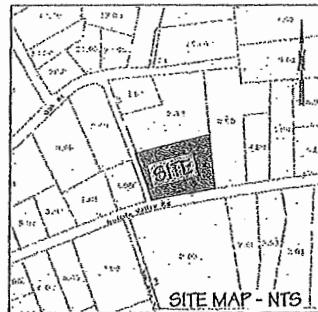
This is a boundary line survey. There is absolutely no certification made as to the existence or non-existence of the following: wetlands; easements or rights-of-way unless otherwise noted hereon; sub-surface utilities or streams; above ground utilities other than those which are clearly shown and labeled 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. Hurdlines, painted lines, roads, lakes, ponds, inlets 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: BJI FILE: 21-320d1



CERTIFICATE OF OWNERSHIP, DEDICATION AND COMPLIANCE WITH DEED RESTRICTIONS OR COVENANTS

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restrictions, lines, and describe all streets, alleys, walks, and parks as shown to the public or private use noted. I (we) further acknowledge that any change to this subdivision constitutes a re-subdivision and requires the approval of the Planning Commission. Furthermore, I hereby certify that the Subdivision Plat shown hereon is not prohibited under any current deed restrictions or covenants on the property.

Date Signed _____ Owner's Signature _____

Date Signed _____ Owner's Signature _____

CERTIFICATE OF ACCURACY AND PRECISION

I hereby certify that the plan shown and described hereon is a true and correct survey to the level of accuracy required by the Baxter Planning Commission. I further certify that the degree of precision (linear and angular) meets the standards required by the Tennessee Board of Land Surveyors. The survey was established by the Tennessee Board of Land Surveyors in accordance with the standards and rules of practice and has been placed as shown hereon, to the specifications of the Tennessee Board of Land Surveyors.

Date Signed 11/16/21
 Surveyor's Seal: CHRISTOPHER M. VICK, SURVEYOR, TENNESSEE, No. 1234

SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION

According to the FEMA FIRM # 4714C0120D,
 Dated: 5/16/07

Check One:
 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

CERTIFICATION OF EXISTING STREET

I hereby certify that the street shown on this plat has the status of an accepted public street regardless of current condition.

Date Signed _____ Director of Public Works _____

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 Planning Commission with the exception of such variances, if any, as are noted in the Official 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 Signed _____ Director of Planning _____

Date Signed _____ Secretary, Baxter Planning Commission _____

**20TH CIVIL DISTRICT
 FINAL PLAT
 FOR THE
 ROSE SERVICE PROPERTY**

PRESENTED TO
 BAXTER PLANNING COMMISSION

| | |
|----------------------------------|---|
| DEVELOPER: ROSE SERVICE | SURVEYOR: CHRISTOPHER M. VICK |
| ADDRESS: 1136 N. FRANKLIN AVE | ADDRESS: 2772 Hidden Cove Road |
| COOKEVILLE TN 38501 | COOKEVILLE, TN, 38506 |
| TELEPHONE: 931-260-2199 | TELEPHONE: 931-372-1286 |
| ENGINEER: _____ | OWNER: ROSE SERVICE |
| ADDRESS: _____ | ADDRESS: 604 BUFFALO VALLEY ROAD |
| TELEPHONE: _____ | COOKEVILLE TN 38501 |
| | TELEPHONE: 931-260-2199 |
| ACREAGE SUBDIVIDED: 0.58 LOTS: 2 | TAX MAP: 56-N GRP. E PARCEL NO: 2.01 |
| DEED BOOK REFERENCE: 1080 PG 337 | SCALE: 1"=30'-0" DATE: 16 NOVEMBER 2021 |