

MEMORANDUM

TO: Baxter Municipal Planning Commission Members

FROM: Tommy Lee, Staff Planner

DATE: August 1, 2024

SUBJECT: August 7, 2024 Planning Commission Meeting

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The Baxter Municipal Planning Commission will hold its regularly scheduled meeting on Thursday August 7, 2024 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 6, 2024 minutes.
3. Consideration of request to rezone property located at 420 Main Street from R-1 (Low Density Residential) to C-1 (Central Business District) (Robinson Request)\*
4. Consideration of request to rezone property located at 125 Chestnut Street from R-1 (Low Density Residential) to R-3 (Super High Density Residential) (McCartney Request)
5. Consideration of preliminary subdivision plat for property located on Chestnut Street (McCartney Division)
6. Staff Report—Cunningham Adjustment.
7. Other business as necessary.
8. Adjourn.

CTL

**\*See Agenda Review**

Greg Phillips \_\_\_ Peggy Huddleston \_\_\_ Danny Holmes \_\_\_ Robert Vinson \_\_\_ Jeff Herald \_\_\_ Richard Waller \_\_\_

John Martin-Mayor \_\_\_ Bob Lane-Building Inspector \_\_\_

## **Agenda Review**

### **McCartney Division—Final**

Luke McCartney submitted a final subdivision plat for the purpose of subdividing 4.80 acres into fourteen (14) proposed new lots for property located on Chestnut Street. The lots would range in size from 0.19 acres (8,398 square feet) to 0.50 acres and all of the proposed new lots are currently vacant. The proposed new lots are zoned R-1 (Low Density Residential) but would have to be rezoned to R-3 (Super High Density Residential) to comply with the zoning ordinance. The proposed new lots are served by a proposed eight (8) inch water line, a proposed six (6) inch water line, a proposed fire hydrant, a proposed city street and would comply with all other requirements of both the zoning ordinance and the subdivision regulations.

### **Cunningham Adjustment—Final**

Alan Cunningham submitted a final lot line adjustment plat for the purpose of adjusting the common boundary line of two (2) existing parcels located on Nashville Highway. After the adjustment, Lot 1 would consist of 0.340 acres, an existing residential structure and an existing accessory structure. Lot 2 is larger than five (5) acres and is not subject to the jurisdiction of the PC. The proposed new lots would be served by an existing six (6) inch water line, an existing eight (8) inch sewer line and would comply with all requirements of both the zoning ordinance and the subdivision regulations.

**REPORT OF MEETING  
BAXTER MUNICIPAL PLANNING COMMISSION  
JUNE 6, 2024**

**MEMBERS PRESENT**

Peggy Huddleston  
Robert Vinson  
Richard Waller  
Greg Phillips  
Jeff Herald  
John Martin, Mayor

**MEMBERS ABSENT**

Danny Holmes

**STAFF PRESENT**

Tommy Lee, UCDD Planner

**OTHERS PRESENT**

Bob Lane, Building Inspector  
Matt White, Fire Chief  
Bavien Parker  
Emma Speck  
Tom Bennett, City Engineer  
John Ramsey, Public Works Director

**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 June 6, 2024 at 5:00 P. M. at the Baxter City Hall.

**ITEM 2: APPROVAL OF MAY 2, 2024 MINUTES**

After the meeting was called to order, Chairman Waller asked for approval of the minutes from the May 2, 2024 meeting. Jeff Herald made a motion to approve the minutes as presented and to dispense with the reading. Peggy Huddleston seconded and the motion passed with a vote of all ayes.

**ITEM 3: CONSIDERATION OF FINAL SUBDIVISION PLAT FOR PROPERTY LOCATED ON BUFFALO VALLEY ROAD AND 5TH AVENUE (WITTY INVESTOR DIVISION)**

Staff Planner submitted a final subdivision plat on behalf of Witty Investor Inc. for the purpose of subdividing 0.81 acres into three (3) proposed new lots for property located on Buffalo Valley Road. Lot 1 would consist of 0.29 acres and an existing residential structure. Lot 2 would consist of 0.28 acres and is currently vacant. Lot 3 would consist of 0.24 acres and an existing structure. Lot 3 would require a fifteen (15) foot lot width variance from the Board of Zoning Appeals. The proposed new lots are zoned R-1 (Low Density Residential), are served by an existing eight (8) inch water line, an existing two (2) inch water line, an existing sewer line and would comply with all other requirements of both the zoning ordinance and the subdivision regulations. After discussion, Jeff Herald made a motion to deny the submitted final subdivision plat due to the fact that the submitted plat was not in compliance with the zoning ordinance. Greg Phillips seconded and the motion passed with a vote of all ayes.

**ITEM 4: ELECTION OF PLANNING COMMISSION SECRETARY**

Mayor John Martin announced that Danny Holmes had resigned from the PC. Staff Planner opened the floor for nominations for the office of Secretary. Greg Phillips nominated Jeff Herald for the office of Secretary. Richard Waller made a motion that the nominations cease and that Herald be elected by acclamation. Mayor John Martin seconded and the motion passed with a vote of all ayes.

With no other business to discuss, Jeff Herald made a motion to adjourn. Robert Vinson seconded and the motion passed with a vote of all ayes. The next meeting of the Baxter Municipal Planning Commission will be held on July 11, 2024.

CTL

# City of Baxter Re-zoning Application

Application must be completed in its entirety. A non-refundable fee of \$50.00 must be submitted with application.

## GENERAL INFORMATION:

Name of applicant ROBINSON JEREMY WAYNE  
(last) (first) (middle)

Applicant's Interest in Property:  Owner  Lessor  
 Prospective Purchaser  Option Holder

ph.  
(931) 260-2114

Other: (State Relationship) \_\_\_\_\_

If interest in property is other than owner, please list owner(s) name:  
\_\_\_\_\_

## NATURE AND CHARACTER OF APPLICATION:

### Planning Commission

Requested Action:  Property Re-zoning

## PROPERTY LOCATION:

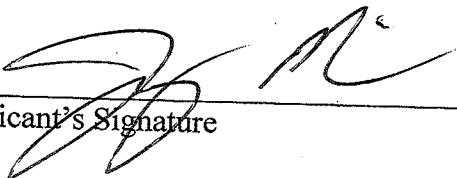
Address: 420 Main St.

Parcel Information: 056KC 003.00 000  
District Map Ctl Gp Parcel No. SI

Present Zoning Classification RES. Proposed Zoning Classification COMM

Description of Intended Use of Property: DENTAL OFFICE  
CURRENT CABIN WOULD BE SHORT-TERM RENTAL

Reasons for Request: CONSTRUCTION OF DENTAL OFFICE

  
Applicant's Signature

6-28-24  
Date

**REVIEW AND ADMINISTRATION:**

Meeting Date Set For: \_\_\_\_\_

Recommendations from Other Agencies, Boards or Departments:

\_\_\_\_\_  
\_\_\_\_\_

Application Reviewed by Building Inspector  
Comments and Action:

Date \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Application Reviewed by Planning Staff  
Comments and Action:

Date \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

**DISPOSITION**

Publication Date of Hearing \_\_\_\_\_ (Attach newspaper notice)

Public Hearing Commentary \_\_\_\_\_

\_\_\_\_\_

**ACTION BY PLANNING COMMISSION:**

\_\_\_\_\_  
\_\_\_\_\_

**ACTION BY BOARD OF MAYOR AND ALDERMEN:**

\_\_\_\_\_  
\_\_\_\_\_

# City of Baxter Application for Zoning

Application must be completed in its entirety. A non-refundable fee of \$50.00 must be submitted with application.

## GENERAL INFORMATION:

Name of applicant\* McCartney Luke W  
(last) (first) (middle)

Applicant's Interest in Property:  Owner  Lessor  
 Prospective Purchaser  Option Holder

Other: (State Relationship) \_\_\_\_\_

If interest in property is other than owner, please list owner(s) name:  
\_\_\_\_\_

## NATURE AND CHARACTER OF APPLICATION:

### Planning Commission

Requested Action:  Property Rezoning

### PROPERTY LOCATION:

Address: 125 Chestnut St

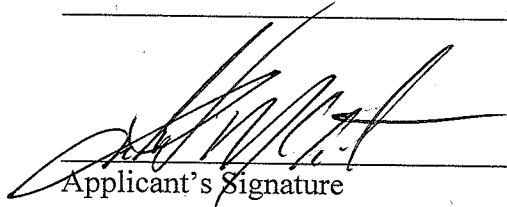
### Parcel Information:

District Map Ctl Gp Parcel No. SI

Present Zoning Classification R1 Proposed Zoning Classification R3

Description of Intended Use of Property: Multi family housing

Reasons for Request: Currently zoned R1 single family

  
Applicant's Signature

7/24/24  
Date

**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 (AS NOTED) (A) (WE) FURTHER ACKNOWLEDGE THAT ANY CHANGE TO THIS SUBDIVISION CONSTITUTES A RESUBDIVISION AND REQUIRES THE APPROVAL OF THE PLANNING COMMISSION.

DATE \_\_\_\_\_ OWNER \_\_\_\_\_

**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 SUBURBAN 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 APPROVAL OF SEWAGE COLLECTION FACILITIES**

I HEREBY CERTIFY THAT (1) PUBLIC SEWAGE COLLECTION FACILITIES ARE INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO TOWN OF BAXTER'S SPECIFICATIONS; OR (2) A FINANCIAL GUARANTEE ACCEPTABLE TO THE BAXTER PLANNING COMMISSION IN THE AMOUNT OF \$\_\_\_\_\_ HAS BEEN POSTED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN THE CASE OF DEFAULT.

DATE \_\_\_\_\_ SEWER DEPARTMENT / CITY ENGINEER \_\_\_\_\_

**CERTIFICATE OF APPROVAL OF WATER LINES**

I HEREBY CERTIFY THAT (1) WATER LINES AND FIRE HYDRANTS, IF NECESSARY, ARE INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO SPECIFICATIONS OF THE BAXTER PLANNING COMMISSION (OR \_\_\_\_\_) OR (2) A FINANCIAL GUARANTEE ACCEPTABLE TO THE BAXTER PLANNING COMMISSION IN THE AMOUNT OF \$\_\_\_\_\_ HAS BEEN POSTED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN THE CASE OF DEFAULT.

DATE \_\_\_\_\_ WATER DEPARTMENT / CITY ENGINEER \_\_\_\_\_

**CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE SYSTEMS**

I HEREBY CERTIFY THAT (1) STREETS, DRAINAGE SYSTEMS (EASEMENTS, CULVERTS, ETC.) AND OTHER IMPROVEMENTS (CURBS, SIDEWALKS, ETC.) AS REQUIRED BY THE BAXTER PLANNING COMMISSION ARE INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO REQUIRED SPECIFICATIONS; OR (2) A FINANCIAL GUARANTEE ACCEPTABLE TO THE BAXTER PLANNING COMMISSION IN THE AMOUNT OF \$\_\_\_\_\_ HAS BEEN POSTED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN THE CASE OF DEFAULT.

DATE \_\_\_\_\_ BAXTER 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 \_\_\_\_\_

**LEGEND**

- (IR(O)) IRON REBAR (OLD)
- (IR(N)) 1/2" IRON REBAR (NEW)
- (IP(O)) IRON PIPE (OLD)
- (NMP) NON-MONUMENTED POINT
- (MFP) METAL FENCE POST
- (SM) SEWER MANHOLE
- (WV) WATER VALVE
- (FH) FIRE HYDRANT
- (T) TREE
- (UP) UTILITY POLE
- (P) POWER LINE
- (F) FENCE LINE
- (TEL) TELEPHONE LINE
- (W) WATER LINE
- (S) SEWER LINE
- (MBSL) MINIMUM BUILDING SETBACK LINE
- (R) REGISTER'S OFFICE PUTNAM COUNTY, TN.
- (CA) CONCRETE AREA
- (AS) ASPHALT SURFACE

**GENERAL NOTES**

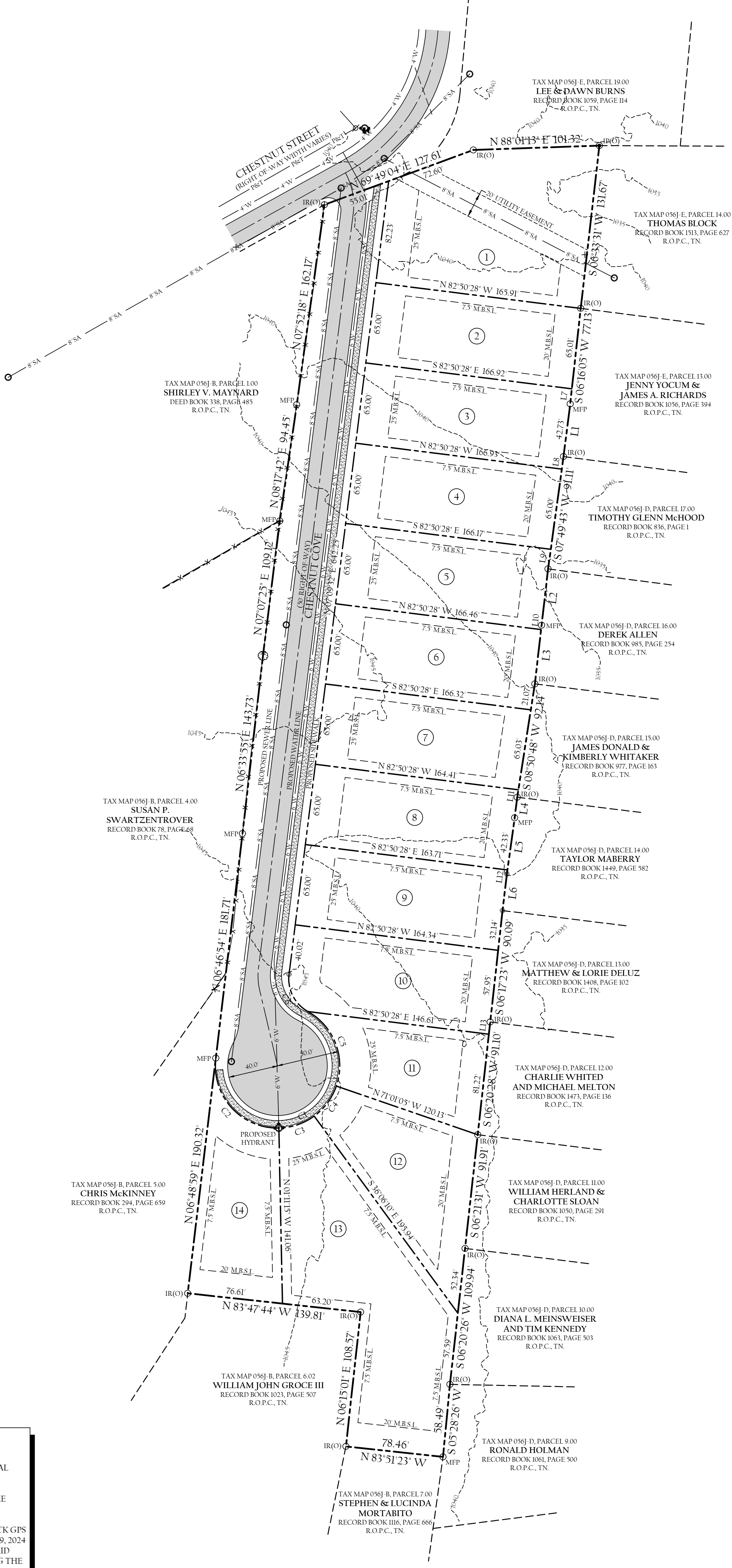
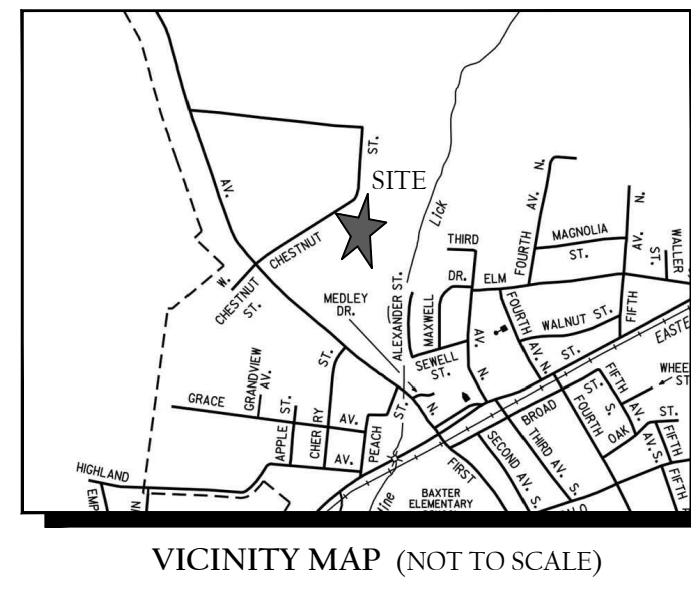
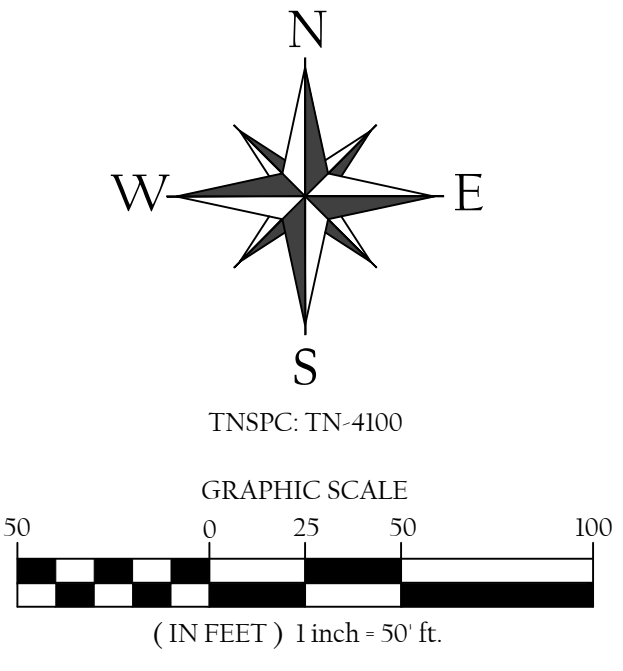
- THE PURPOSE OF THIS PLAT IS TO CREATE FOURTEEN (14) RESIDENTIAL LOTS.
- THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- FOR BOUNDARY AND/OR TOPOGRAPHIC ASPECTS OF THIS SURVEY, RTK GPS POSITIONAL DATA WAS OBSERVED BETWEEN JUNE 28, 2024 AND JULY 9, 2024 UTILIZING A TOPCON HIPER V DUAL FREQUENCY RECEIVER. THE GRID COORDINATES OF THE FIXED STATION SHOWN WERE DERIVED USING THE CLOSEST RTCM 3.0 CORS STATION REFERENCED TO NAD 83 (2011) (EPOCH 2010), GEOID 12A. \*POSITIONAL ACCURACY OF THE GPS VECTORS DOES NOT EXCEED: H:0.005', V:0.005'
- THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAYS, 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 A CURRENT TITLE SEARCH WILL REVEAL.
- 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.
- LOCATIONS OF UTILITIES ARE APPROXIMATE. CONTACT THE APPROPRIATE UTILITY FOR LOCATION OF UNDERGROUND SERVICES.
- ACCORDING TO FEMA FLOOD RATE INSURANCE MAP 4714C0095D DATED 05-16-2007, NO PORTION OF THIS PROPERTY LIES WITHIN A FLOOD HAZARD AREA.

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	216.40'	82.92'	N 63°10'18" E	247°58'32"
C2	50.00'	85.82'	75.67'	N 41°00'52" W	98°20'47"
C3	50.00'	30.47'	30.00'	S 71°21'17" W	34°54'55"
C4	50.00'	30.47'	30.00'	S 46°26'22" W	34°54'55"
C5	50.00'	69.64'	64.14'	S 20°53'03" E	79°47'56"
C6	30.00'	35.59'	33.54'	N 26°49'44" W	67°58'32"

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 07°13'54" W	42.73'
L2	S 06°36'13" W	45.54'
L3	S 06°31'58" W	47.45'
L4	S 07°01'34" W	16.63'
L5	S 07°54'35" W	45.58'
L6	S 06°48'54" W	29.62'
L7	S 06°16'05" W	12.13'
L8	S 07°49'43" W	10.15'
L9	S 07°49'43" W	15.96'
L10	S 06°31'58" W	3.51'
L11	S 08°50'48" W	6.07'
L12	S 07°54'35" W	3.25'
L13	S 06°20'28" W	9.89'



**LOT TABLE**

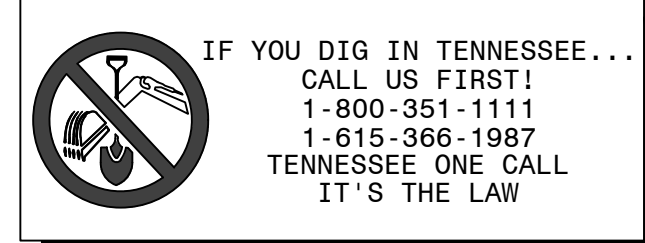
NO.	SQ. FEET	ACRES
1	18,835	0.43
2	10,817	0.25
3	10,858	0.25
4	10,826	0.25
5	10,802	0.25
6	10,834	0.25
7	10,749	0.25
8	10,666	0.24
9	10,655	0.24
10	11,038	0.25
11	8,398	0.19
12	11,211	0.26
13	21,674	0.50
14	9,870	0.23

**TOTAL AREA = 4.80 ACRES±**

**PARCEL REFERENCE**  
BEING ALL OF PARCEL 6.00, AS SHOWN ON PUTNAM COUNTY TAX MAP 056J, GROUP 'B'.

**DEED REFERENCE**  
BEING THE SAME PROPERTY CONVEYED TO LUKE & ELISHA McCARTNEY, OF RECORD IN RECORD BOOK 1524 PAGE 536, R.O.P.C., TN.

**PROPOSED ZONING: R-3**  
HIGH DENSITY RESIDENTIAL DISTRICT  
SETBACKS:  
FRONT - 25'  
REAR - 20'  
SIDE - 7.5'



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

PRELIMINARY SUBDIVISION PLAT  
**THE MEADOWS AT CHESTNUT**  
20th CIVIL DISTRICT,  
PUTNAM COUNTY, TENNESSEE

DRAWN BY: \_\_\_\_\_ TLD \_\_\_\_\_ ACRES: 4.80  
NUMBER OF LOTS: 14 JOB NUMBER: 24-204  
PARCEL #: TAX MAP 056J-B, PARCEL 6.00 DATE: 07-24-2024  
ADDRESS: 125 CHESTNUT STREET SCALE: 1"=50'

**OWNERS**  
LUKE & ELISHA McCARTNEY  
125 CHESTNUT STREET  
BAXTER, TN, 38544  
501-804-1327

**SURVEYOR**  
TAYLOR DILLEHAY  
WHITTENBURG LAND SURVEYING  
214 EAST STEVENS STREET  
COOKEVILLE, TN 38501  
931-526-9000



CERTIFICATE OF OWNERSHIP AND DEDICATION

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, ESTABLISHED THE MINIMUM BUILDING RESTRICTIONS LINES, AND DEDICATED ALL STREET, 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 RESUBDIVISION AND REQUIRES THE APPROVAL OF THE PLANNING COMMISSION.

DATE \_\_\_\_\_ OWNER \_\_\_\_\_  
 DATE \_\_\_\_\_ OWNER \_\_\_\_\_

CERTIFICATE OF ACCURACY AND PRECISION

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON TRUE AND CORRECT SURVEY TO THE 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 \_\_\_\_\_ REGISTERED ENGINEER OR SURVEYOR \_\_\_\_\_  
 RLS #2171

CERTIFICATION OF EXISTING WATER LINES AND/OR UTILITIES

I HEREBY CERTIFY THAT THE WATER LINES, SEWER LINES AND/OR OTHER UTILITIES SHOWN HEREON ARE IN PLACE.

DATE \_\_\_\_\_ WATER DEPARTMENT \_\_\_\_\_

CERTIFICATION OF EXISTING STREET(S)

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

DATE \_\_\_\_\_ MAYOR OR STREET DEPT. REPRESENTATIVE \_\_\_\_\_

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 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 \_\_\_\_\_

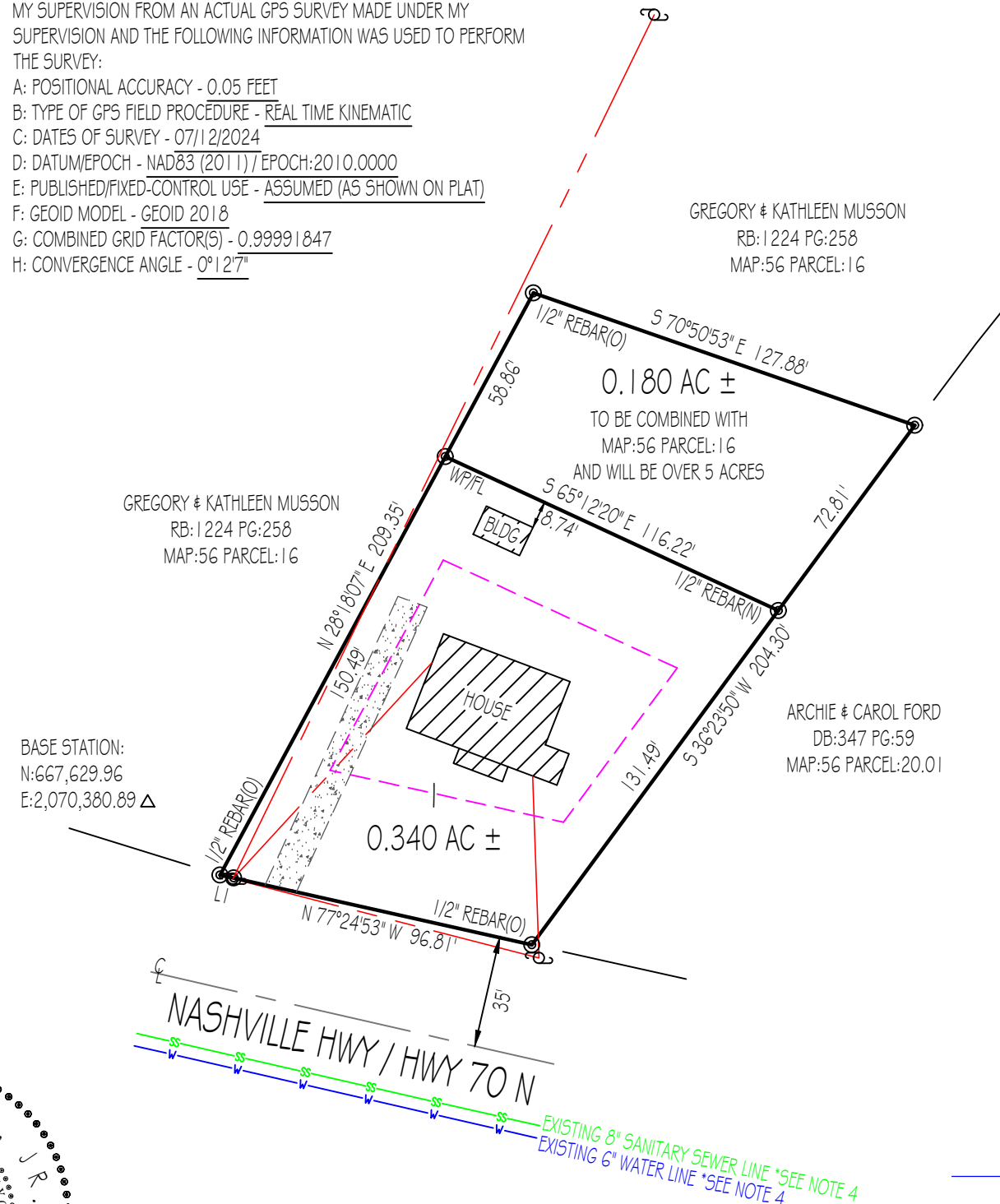


GPS CERTIFICATION:

I, ALLEN MAPLES, JR., HEREBY CERTIFY THAT THIS PLAT 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: POSITIONAL ACCURACY - 0.05 FEET
- B: TYPE OF GPS FIELD PROCEDURE - REAL TIME KINEMATIC
- C: DATES OF SURVEY - 07/12/2024
- D: DATUM/EPOCH - NAD83 (2011) / EPOCH:2010.0000
- E: PUBLISHED/FIXED-CONTROL USE - ASSUMED (AS SHOWN ON PLAT)
- F: GEOID MODEL - GEOID 2018
- G: COMBINED GRID FACTOR(S) - 0.99991847
- H: CONVERGENCE ANGLE - 0°12'7"

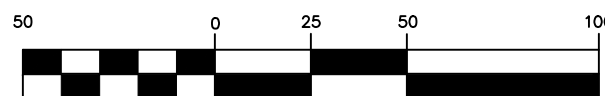
LINE	BEARING	DISTANCE
L1	N 77°16'56" W	4.46'



BASE STATION:  
 N:667,629.96  
 E:2,070,380.89 Δ

NASHVILLE HWY / HWY 70 N  
 EXISTING 8" SANITARY SEWER LINE \*SEE NOTE 4  
 EXISTING 6" WATER LINE \*SEE NOTE 4

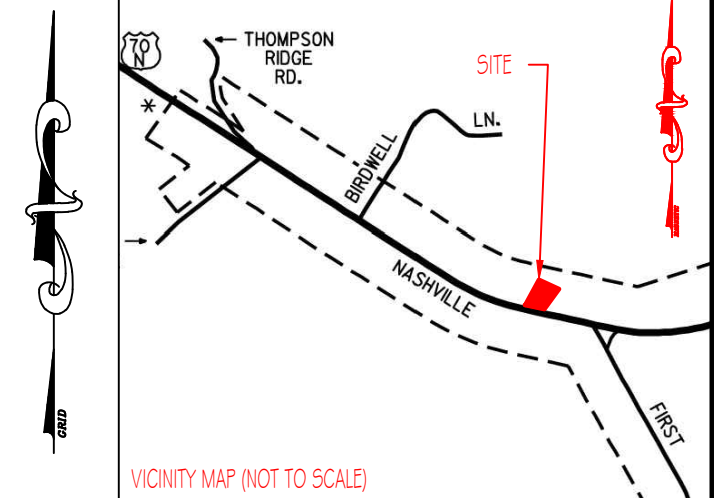
GRAPHIC SCALE



( IN FEET )  
 1 inch = 50 ft.

LEGEND

- (N) (NEW)
- (O) (OLD)
- ℄ CENTERLINE
- ⊕ POWER POLE
- FL FENCE LINE
- WP WOOD POST
- W — WATER LINE
- SS — SANITARY SEWER



NOTES:

1. THIS SURVEY WAS CONDUCTED FROM THE CURRENT DEED OF RECORD AND IS SUBJECT TO ANY INFORMATION WHICH A TITLE SEARCH WOULD REVEAL.
2. THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAYS, AND/OR LEASES WHICH COULD AFFECT THE PROPERTY.
3. THIS PROPERTY IS NOT IN A FLOOD ZONE, TO THE BEST OF MY KNOWLEDGE, ACCORDING TO FIRM MAP #47141C0095D, EFFECTIVE MAY 16, 2007.
4. INFORMATION FROM UTILITY COMPANY WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED TO CONTACT THE UTILITY COMPANY OR DIAL 811.
3. BEING A PORTION OF LOT 1 OF ALAN R. & SARAH B. CUNNINGHAM DIVISION, RECORDED IN PLAT BOOK: J, PAGE: 103A.
4. PROPERTY IS LOCATED IN ZONE R-1 WITHIN BAXTER CITY LIMITS AND IS SUBJECT TO ALL ZONING REGULATIONS FOR ZONES R-1.
5. MINIMUM BUILDING SETBACKS ARE AS FOLLOWS:  
 FRONT: 40'  
 SIDE: 15'  
 REAR: 30'

FINAL PLAT FOR RE-DIVISION OF LOT 1 OF ALAN R. & SARAH B. CUNNINGHAM DIVISION (PB:J PG:103A) PRESENTED TO CITY OF BAXTER PLANNING COMMISSION	
OWNER: ALAN CUNNINGHAM	SURVEYOR: ALLEN MAPLES LAND SURVEYING
ADDRESS: 7981 NASHVILLE HWY	ADDRESS: 38 MAYBERRY STREET
BAXTER, TN 38544	SPARTA, TN 38583
TELEPHONE:(707)616-6254	TELEPHONE: (931) 837-5446
P/O RB:1177 PG:578	TAX MAP:56 PARCEL:16.01
DATE: 07/18/2024	20TH C.D. - PUTNAM COUNTY, TN
SCALE: 1"=50'	ACREAGE SUBDIVIDED: 0.340 AC ±
DRAWING #24-236 A3	NUMBER OF LOTS: 1