

MEMORANDUM

TO: Baxter Municipal Planning Commission Members

FROM: Tommy Lee, Staff Planner

DATE: August 29, 2024

SUBJECT: September 5, 2024 Planning Commission Meeting

The Baxter Municipal Planning Commission will hold its regularly scheduled meeting on Thursday September 5, 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 August 7, 2024 minutes.
3. Consideration of preliminary subdivision plat for property located on Chestnut Street.
(McCartney Division)
4. Other business as necessary.
5. Adjourn.

CTL

***See Agenda Review**

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

Danny Holmes-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.

**REPORT OF MEETING
BAXTER MUNICIPAL PLANNING COMMISSION
AUGUST 7, 2024**

MEMBERS PRESENT

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

MEMBERS ABSENT

None

STAFF PRESENT

Tommy Lee, UCDD Planner

OTHERS PRESENT

Bob Lane, Building Inspector
Matt White, Fire Chief
Shawn McClain
Allie Wilson
Luke McCartney
John Ramsey, Public Works Director
Skip Bartlett

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 Wednesday August 7, 2024 at 5:00 P. M. at the Baxter City Hall.

ITEM 2: APPROVAL OF JUNE 6, 2024 MINUTES

After the meeting was called to order, Chairman Waller asked for approval of the minutes from the June 6, 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 REQUEST TO REZONE PROPERTY LOCATED AT 420 MAIN STREET FROM R-1 (LOW DENSITY RESIDENTIAL) TO C-1 (CENTRAL BUSINESS DISTRICT) (ROBINSON REQUEST)

Staff Planner presented a request on behalf of Jeremy Robinson to rezone property located at 420 Main Street from R-1 (Low Density Residential) to C-1 (Central Business District). Staff Planner stated that the purpose of the rezoning request is to establish a dentist's office. After discussion, Jeff Herald made a motion to recommend to the city council that the property located at 420 Main Street be rezoned from R-1 (Low Density Residential) to C-1 (Central Business District). Peggy Huddleston seconded and the motion passed with a vote of all ayes.

ITEM 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)

Staff Planner presented a request on behalf of Luke McCartney to rezone property located at 125 Chestnut Street from R-1 (Low Density Residential) to R-3 (Super High Density Residential). Staff Planner stated that the purpose of the rezoning request is to be able to create more residential lots from an existing parcel. McCartney stated that the intention is to subdivide the property into approximately fourteen (14) lots and build single-family residential structures on each lot. Staff Planner stated that while the intention of McCarthy is to build single-family homes, once rezoned any use that is permitted and conforming in the R-3 zone can be established. After discussion, Jeff Herald made a motion to recommend to the city council that the property located at 125 Chestnut Street be rezoned from R-1 (Low Density Residential) to R-3

(Super High Density Residential). Peggy Huddleston seconded and the motion passed with a vote of five (5) ayes (Herald, Huddleston, Phillips, Vinson and Martin) to one (1) nay (Waller) with no abstentions.

ITEM 5: CONSIDERATION OF PRELIMINARY SUBDIVISION PLAT FOR PROPERTY LOCATED ON CHESTNUT STREET (MCCARTNEY DIVISION)

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. During discussion, it was determined that the width of the road and an additional fire hydrant would need to be added to the plat. Also, the width of the cul-de-sac would need to be amended. McCartney withdrew his plat from consideration.

ITEM 6: STAFF REPORT

Staff Planner presented a report for one (1) subdivision plat that had been administratively approved since the last planning commission meeting. The administratively approved subdivision plat is as follows:

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.

With no other business to discuss, Robert Vinson made a motion to adjourn. Jeff Herald seconded and the motion passed with a vote of all ayes. The next meeting of the Baxter Municipal Planning Commission will be held on September 5, 2024.

CTL

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, 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 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.

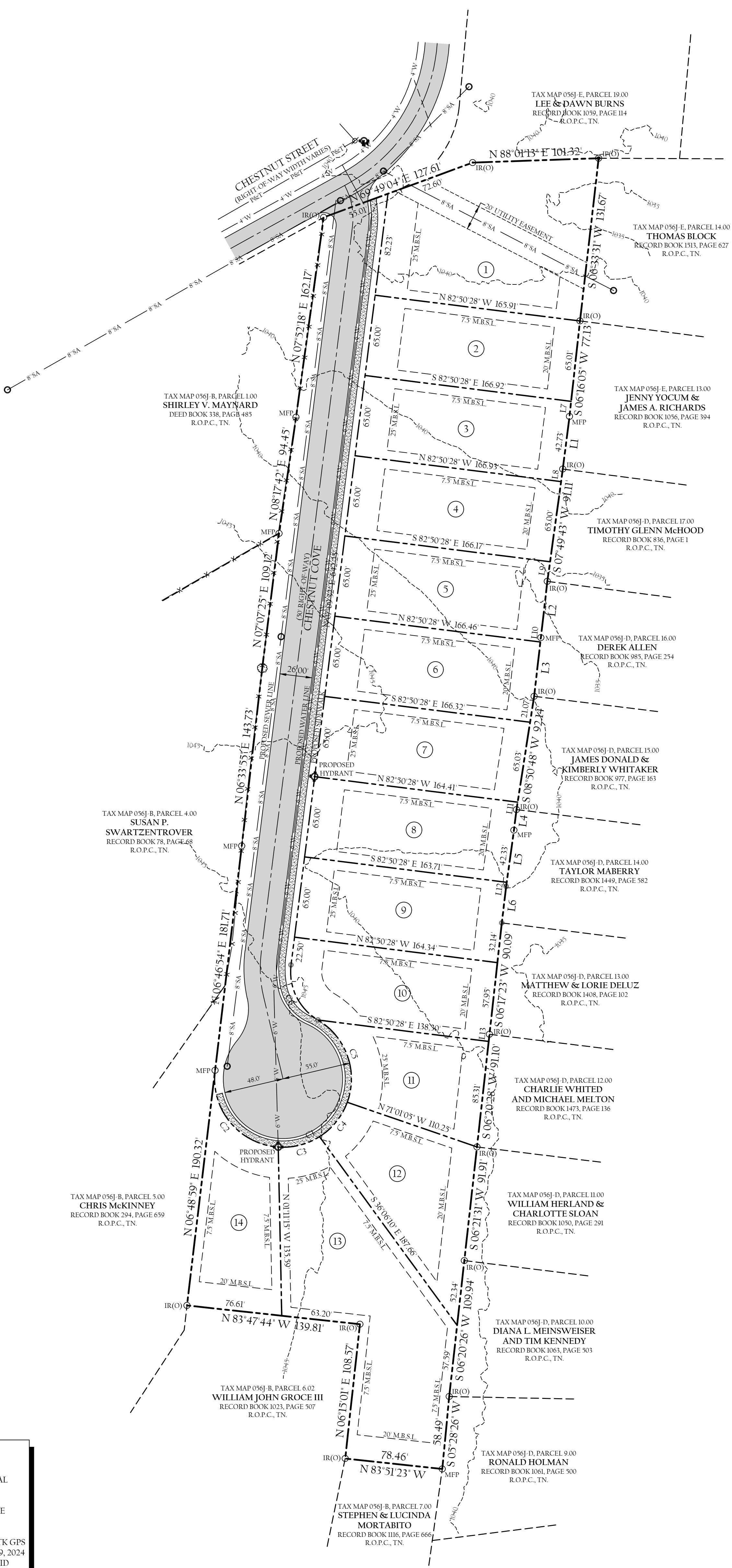
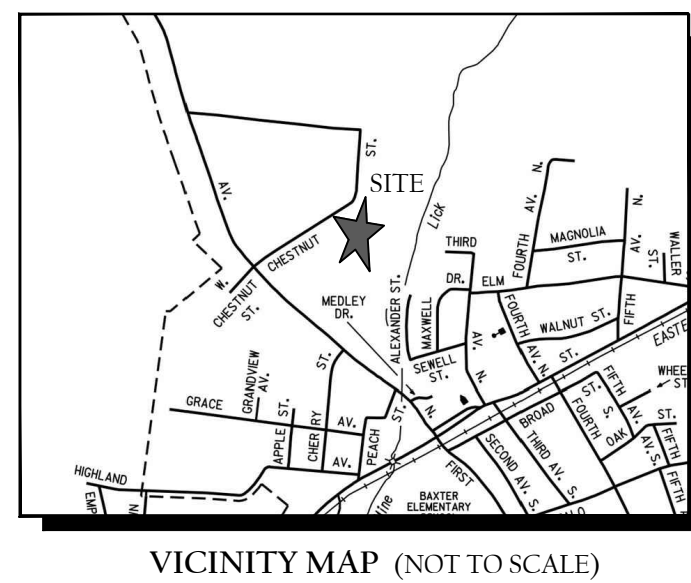
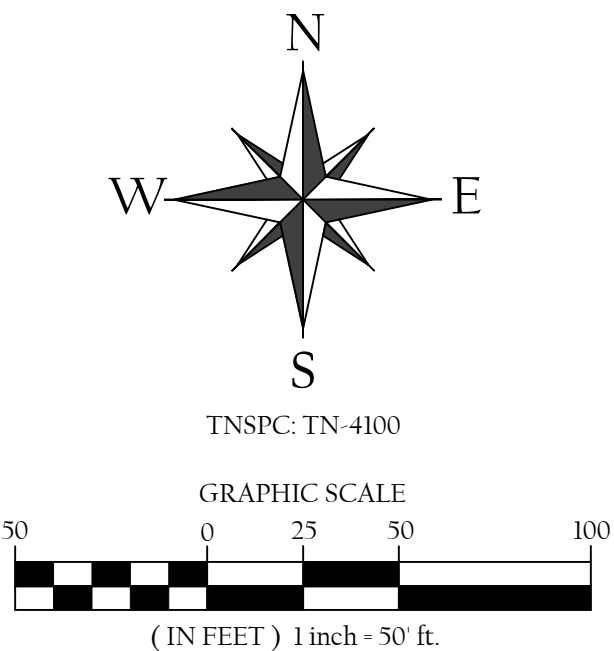
DATE _____ SECRETARY, BAXTER MUNICIPAL PLANNING COMMISSION _____

CURVE TABLE

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|--------|------------|--------------|---------------|-------------|
| C1 | 55.00' | 236.52' | 92.05' | N 63°55'51" E | 246°23'15" |
| C2 | 55.00' | 89.41' | 79.89' | N 39°26'56" W | 93°08'48" |
| C3 | 55.00' | 34.81' | 34.23' | S 75°30'30" W | 36°15'40" |
| C4 | 55.00' | 36.13' | 35.48' | S 38°53'59" W | 37°38'02" |
| C5 | 55.00' | 76.17' | 70.22' | S 19°35'24" E | 79°20'45" |
| C6 | 45.00' | 52.17' | 49.30' | N 26°03'07" W | 66°25'19" |

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 | 5.80 |



LEGEND

- (IR(0)) IRON REBAR (OLD)
- (IR(N)) 1/2" IRON REBAR (NEW)
- (IP(0)) IRON PIPE (OLD)
- (NM) 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
- (TL) TELEPHONE LINE
- (W) WATER LINE
- (S) SEWER LINE
- (MBSL) MINIMUM BUILDING SETBACK LINE
- (R) REGISTER'S OFFICE
- (P) PUTNAM COUNTY, TN.
- (C) CONCRETE AREA
- (A) 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 0.003', 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.

LOT TABLE

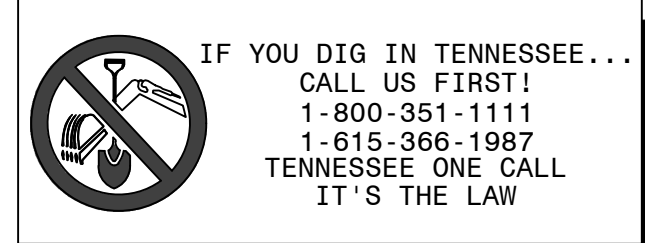
| NO. | SQ. FEET | ACRES |
|-----|----------|-------|
| 1 | 18,835 | 0.43 |
| 2 | 10,817 | 0.25 |
| 3 | 10,858 | 0.25 |
| 4 | 10,826 | 0.25 |
| 5 | 10,802 | 0.25 |
| 6 | 10,834 | 0.25 |
| 7 | 10,749 | 0.25 |
| 8 | 10,666 | 0.24 |
| 9 | 10,655 | 0.24 |
| 10 | 10,195 | 0.23 |
| 11 | 8,317 | 0.19 |
| 12 | 10,905 | 0.25 |
| 13 | 21,448 | 0.49 |
| 14 | 9,695 | 0.22 |

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: 08-14-2024
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
931-528-LAND