

**REPORT OF MEETING
BAXTER MUNICIPAL PLANNING COMMISSION
MAY 2, 2024**

MEMBERS PRESENT

Peggy Huddleston
Robert Vinson
Danny Holmes
Greg Phillips
Jeff Herald
John Martin, Mayor

STAFF PRESENT

Tommy Lee, UCDD by phone

OTHERS PRESENT

Bob Lane, Building Inspector
Marcia Lee, Stonecom

MEMBERS ABSENT

Richard Waller

ITEM 1: CALL TO ORDER

Upon determining a quorum was present, the Baxter Municipal Planning Commission (PC) meeting was called to order by Vice-Chairman Robert Vinson on Thursday May 2, 2024 at 5:00 P. M. at the Baxter City Hall.

ITEM 2: APPROVAL OF APRIL 4, 2024 MINUTES

After the meeting was called to order, Vice-Chairman Vinson asked for approval of the minutes from the April 4, 2024 meeting. Danny Holmes made a motion to approve the minutes as presented and to dispense with the reading. Greg Phillips seconded and the motion passed with a vote of all ayes.

ITEM 3: PUBLIC HEARING AND CONSIDERATION OF SUBDIVISION REGULATIONS AMENDMENT TO ADD REQUIREMENTS FOR THE INSTALLATION OF STREET LIGHTS.

At the March 7, 2024 meeting, Building Inspector Bob Lane addressed the PC and stated that they should review existing standards for the installation of street lights. Lane stated that if the street lights were not on wooden poles that all costs associated with the street light construction should be assumed by the developer. Lane also stated that before final plat approval, the street lights should be inspected by the City of Baxter and the presiding utility district. After discussion, Chairman Waller requested that the Staff Planner schedule a public hearing on May 2, 2023 to receive comments on this issue. At the May 2, 2024 meeting, Vice-Chairman Robert Vinson closed the PC meeting and opened a public hearing to receive comments regarding the installation of public street lights. There was no public comment and thus Vice-Chairman Vinson closed the public hearing and reopened the PC meeting. Lane stated that the purpose of the amendment would be to make sure that all costs associated with public street lights not installed on wooden poles would be assumed by the developer. After discussion concluded, Staff Planner requested that Lane submit language for the proposed amendment that would be reviewed at the June 6, 2024 meeting.

With no other business to discuss, Peggy Huddleston 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 June 6, 2024.

CTL

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THE PLAN OF SUBDIVISION SHOWN HEREON, INCLUDING THE DEDICATION OF ALL STREETS, ALLEYS, VALES, AND PARKS AS SHOWN TO THE PUBLIC OR PRIVATE USE NOTED I (WE) HEREBY CONSTITUTE A RESUBDIVISION AND 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. THE SURVEY WAS CONDUCTED USING THE FOLLOWING PRECISION (LINEAR AND ANGULAR) MEETS THE STANDARDS REQUIRED OF AN URBAN AND SUBDIVISION AS ESTABLISHED BY THE TENNESSEE BOARD OF EXAMINERS FOR LAND SURVEYORS. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE STANDARDS AND RULES OF PRACTICE AS ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS. 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 _____

CERTIFICATION OF EXISTING STREET

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

DATE _____ MAYOR OR STREET DEPT. REP. _____

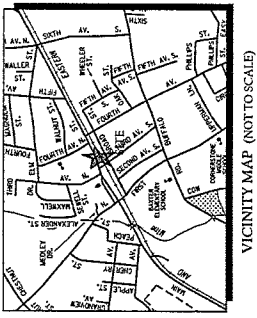
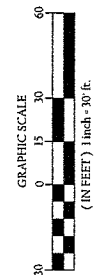
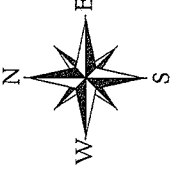
CERTIFICATE OF APPROVAL OF RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE BAXTER PLANNING COMMISSION REGULATIONS OF THE BAXTER MUNICIPAL PLANNING COMMISSION WITH THE EXCEPTION OF SUCH MATTERS AS MAY BE SET FORTH IN THE COMMENTS AND 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 _____

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 32°26' W	8.50'



PARCEL REFERENCE

BEING ALL OF PARCEL 900 & 1000, AS SHOWN ON PUTNAM COUNTY TAX MAP 058N, GROUP 'C'.

DEED REFERENCE

BEING THE SAME PROPERTY CONVEYED TO LIVEWELL MEDICAL CLINIC & SPA LLP, OF RECORD IN RECORD BOOK 147 PAGE 38, R.O.P.C., TN.

ZONED CBD

CENTRAL BUSINESS DISTRICT

SETBACKS: NONE

REAR Y: 30' (ADJOINS RESIDENTIAL DIST.)

SIDE: NONE

WHITTENBURG LAND SURVEYING

214 EAST STEVENS STREET
COOKESVILLE, TN 38501
931-528-9000

FINAL SUBDIVISION PLAT
LIVEWELL MEDICAL CLINIC & SPA LLP DIVISION
20th CIVIL DISTRICT,
PUTNAM COUNTY, TENNESSEE

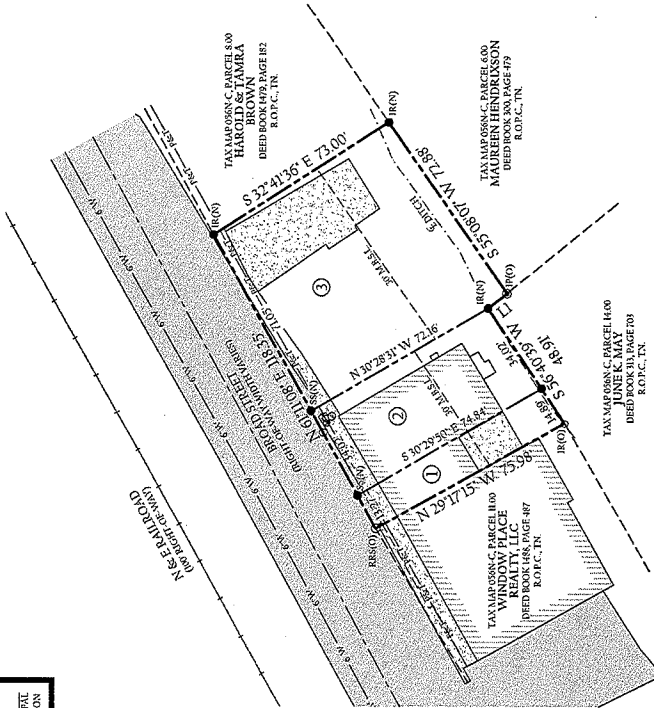
DRAWN BY: TBD ACRES: 0.21
NUMBER OF LOTS: 3 JOBS NUMBER: 24768
PARCEL: MAY 09/8N-C PARCEL 900 & 1000 DATE: 05-11-2024
ADDRESS: 214 EAST STEVENS STREET
SCALE: 1"=30'

OWNERS

LIVEWELL
MEDICAL CLINIC & SPA LLP
117 WEST COMMERCIAL AVE
MONTEREY, TN 38574
931-510-2207

SURVEYOR

TAYLOR DILLEHAY
WHITTENBURG LAND SURVEYING
214 EAST STEVENS STREET
COOKESVILLE, TN 38501
931-528-9000



LEGEND

- (8500) RAILROAD SPIKE (OLD)
- (8500) 12" IRON REBAR (NEW)
- (8500) SURVEY SPIKE (NEW)
- (8500) 12" IRON REBAR (OLD)
- (8500) WATER METER
- UTILITY POLE
- W — WATER LINE
- P — POWER LINE
- T — TELEPHONE LINE
- MBSLL — MINIMUM BUILDING SETBACK LINE
- REGISTER'S OFFICE PUTNAM COUNTY, TN
- CONCRETE AREA
- ASPHALT SURFACE

GENERAL NOTES

- THE PURPOSE OF THIS PLAT IS TO CREATE THREE (3) 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 ON MAY 10, 2024 UTILIZING A TOPCON HYPER V DUAL FREQUENCY RECEIVER. THE GRID COORDINATES OF THE FIXED STATION SHOWN WERE DERIVED USING THE CLOSEST RTCM 3.0 CORRS STATION REFERENCED TO NAD 83 (2011) (EPOCH 2010). GEOID IZA POSITIONAL ACCURACY OF THE GPS VECTORS DOES NOT EXCEED: 11.0044, V 0.0066
- 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 REMEDIATION OF HAZARDOUS MATERIALS LOCATED WITHIN THE PERIMETER OF THE PROPERTY SHOWN HEREON.
- LOCATIONS OF UTILITIES ARE APPROXIMATE. CONTACT THE APPROPRIATE UTILITY FOR LOCATION OF UNDERGROUND SERVICES.
- ACCORDING TO FEMA FLOOD RATE INSURANCE MAP #740C0095D DATED 05-16-2007, NO PORTION OF THIS PROPERTY LIES WITHIN A FLOOD HAZARD AREA.