

**REPORT OF MEETING
BAXTER MUNICIPAL PLANNING COMMISSION
AUGUST 6, 2026**

MEMBERS PRESENT

Danny Holmes, Mayor
Jeff Herald
Donna Jones
Robert Vinson
Sue Swartzentrover
Greg Phillips
Richard Waller

MEMBERS ABSENT

None

STAFF PRESENT

Tommy Lee, UCDD Staff Planner

OTHERS PRESENT

Evan Meyers
John Ramsey, Public Works Director
Bob Lane, Building Inspector
Tom Bennett, City Engineer
Clarence Smith
Jacob Myers

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 August 6, 2026 at 5:00 P. M. at the Baxter City Hall.

ITEM 2: APPROVAL OF MAY 7, 2026 MINUTES

After the meeting was called to order, Chairman Waller asked for approval of the minutes from the May 7, 2026 meeting. Jeff Herald made a motion to approve the minutes as submitted and to dispense with the reading. Robert Vinson seconded and the motion passed with a vote of all ayes.

ITEM 3: CONSIDERATION OF REQUEST TO REZONE MULTIPLE PARCELS LOCATED AT 430, 436, 438 AND 448 PHILLIPS STREET FROM R-1 (LOW DENSITY RESIDENTIAL) TO R-2 (HIGH DENSITY RESIDENTIAL) (SMITH REQUEST)

Staff Planner presented a request on behalf of Clarence Smith to rezone multiple parcels located at 430, 436, 438 and 448 Phillips Street from R-1 (Low Density Residential) to R-2 (High Density Residential). Smith stated that the purpose of the rezoning request is to establish three (3) lots and construct duplexes on two (2) of those lots. After discussion, Robert Vinson made a motion to recommend to the city council that the multiple parcels located at 430, 436, 438 and 448 Phillips Street from R-1 (Low Density Residential) to R-2 (High Density Residential). Greg Phillips seconded and the motion passed with a vote of all ayes.

ITEM 4: CONSIDERATION OF PRELIMINARY SUBDIVISION PLAT FOR PROPERTY LOCATED ON NASHVILLE HIGHWAY (OMOUMI DIVISION)

Jacob Maples presented a preliminary subdivision plat on behalf of Mike Omoumi for the purpose of subdividing 10.960 acres into twenty-six (26) proposed new lots for property located on Nashville Highway. The proposed lots would range in size from 0.230 acres (10,018 square feet) to 1.743 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, a proposed six (6) inch water line, a proposed sewer line, an existing fire hydrant, a proposed fire hydrant and a proposed city street (Myers Landing Drive). The proposed new lots are currently zoned R-1 (Low Density Residential). Staff Planner stated that two (2) of the proposed new lots must have their road frontage increased to fifty (50) feet and that a cluster mailbox must be shown. Public Works Director John Ramsey stated that two (2) more fire hydrants must be added and that several sewer easements must also be obtained. City Engineer Tom Bennett stated that there is approximately a 700-foot gap between the

existing sewer line and the proposed sewer line. Bennett also expressed concerns about a drop in elevation, the required sewer easements and the existing right-of-way owned by the State of Tennessee shown across lots 1,7,8 and 14. Bennett also stated that a conceptual layout of water lines, sewer lines and streets should be submitted to the public works department. Staff Planner that the developer should also consult with Fire Chief Matt White regarding the location of fire hydrants and also submit plans for street lights and sidewalks. After discussion, Maples withdrew the plat from consideration.

ITEM 5: STAFF REPORT

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

Lee Adjustment—Final

Connie Lee submitted a final lot line adjustment for the purpose of adjusting the common boundary line of two (2) existing lots located on 3rd Avenue North. After the adjustment, Lot 1 would consist of 0.80 acres and two (2) existing structures. Lot 2 would consist of 0.84 acres and two (2) existing structures. The proposed new lots are zoned R-2 (High Density Residential), are served by an existing two (2) inch water line, an existing eight (8) inch sewer line and would comply with all requirements of the zoning ordinance and the subdivision regulations.

ITEM 6: OTHER BUSINESS AS NECESSARY

Chairman Richard Waller requested that Staff Planner present sidewalk regulations for the PC to review at the next meeting.

With no other business to discuss, Mayor Danny Holmes 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 September 3, 2026.

CTL

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) INTEND TO USE THIS PLAN OF AUTOMOBILE WITH MY (OUR) PARKING LOT, STAIRWELL, THE STORM DRAIN BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS AND PARKS AS SHOWN TO THE PUBLIC OR TO CREATE ONE (NOTED I (WE) FURTHER ACKNOWLEDGE THAT ANY CHANGE TO THIS SUBDIVISION CENTERLINE IS A REVISIONS AND REQUIRES THE APPROVAL OF THE PLANNING COMMISSION

DATE _____ CLOSURE _____

LIBRARY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED
HEREON IS A TRUE AND CORRECT SURVEY TO THE LEVEL OF
ACCURACY AS QUOTED BY THE BANNER PLANNING
COMMISSION. I FURTHER CERTIFY THAT THE DEGREE OF
FACSIMILE REPRODUCTION OF THIS PLAN SHALL BE
SUFFICIENT TO REPRODUCE ALL INFORMATION AS ESTABLISHED
BY THE ORIGINAL RECORD OF EXAMINER'S FIELD
SURVEY. I ALSO HEREBY CERTIFY THAT THE
MEASUREMENTS AND DIMENSIONS ARE SHOWN AS SHOWN
HEREON TO THIS SPECIFICATION OF THE BANNER
PLANNING COMMISSION.

DATE _____ SURVEYOR _____

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

DATE _____ SEWER DEPARTMENT / CITY ENGINEER _____

I HEREBY CERTIFY THAT (1) A TAP LINE AND SIDE
HYDRANT, IF NECESSARY, ARE INSTALLED IN AN
ACCEPTABLE MANNER AND ACCORDING TO
SPECIFICATIONS OF THE BUREAU OF SANITATION
COMMISSION, (2) OR (3) A GUARANTEED
QUANTITY ACCEPTABLE TO THIS WATER PLANTING
COMMISSION IN THE AMOUNT OF \$_____ HAS BEEN
POSTED TO ASSURE COMPLETION OF ALL REQUIRED
IMPROVEMENTS IN THE CASE OF DEFAULT.

DATE _____ WATER PLANTING COMMISSION

I HEREBY CERTIFY THAT (1) STREETS, DRAINAGE SYSTEMS (SEWER, GUTTERS, ETC.) AND OTHER IMPROVEMENTS (CURBS, SIDEWALKS, ETC.) ARE REQUIRED BY THE BAKTER PLANNING COMMISSION AS ESTABLISHED IN AN ACCEPTABLE MANNER, AND ACCORDING TO A REASONABLE SPECIFICATION, OR (2) A FINANCIAL GUARANTEE IS ACCEPTABLE TO THE BAKTER PLANNING COMMISSION IN THE AMOUNT OF \$_____. HAS BEEN POSTED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN THE CASE OF DEFAULT.

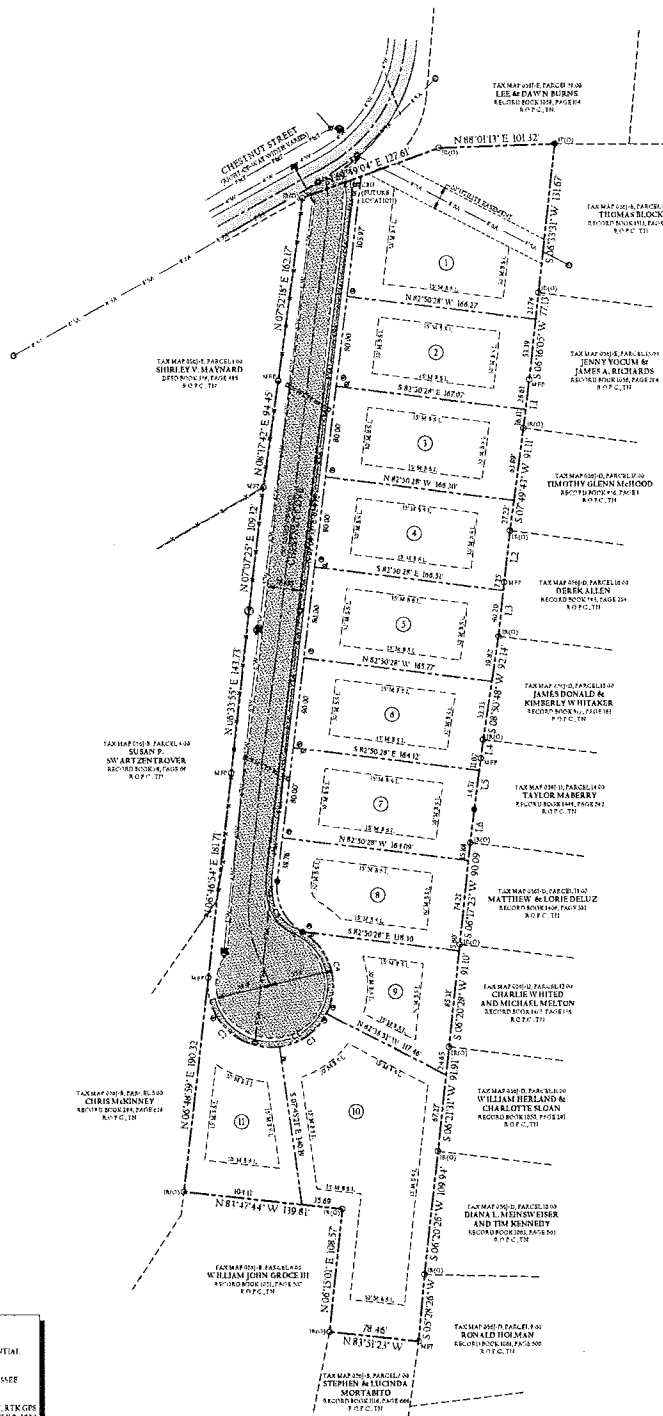
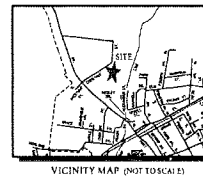
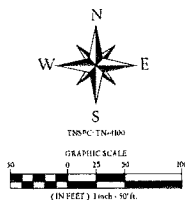
DATE _____ BAKTER STREET DEPT. SEC _____

HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE
 ORIGINAL AS SUBMITTED TO THE SECRETARY OF THE BANK OF NORTH CAROLINA
 IN CONNECTION WITH THE DEPOSIT OF SUCH
 VOUCHERS, AS REQUIRED BY THE OFFICIAL
 REGULATIONS OF THE BANK OF NORTH CAROLINA, AND
 THAT SAID PLAT HAS BEEN ATTACHED FOR RECORDING IN
 THE OFFICE OF THE REGISTER OF DEEDS OF SAID
 COUNTY, TO WIT:

DATE _____ SECRETARY, BANK OF NORTH CAROLINA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	35.00'	236.52'	92.05'	N 63°53'30" E	346°23'15"
C2	55.00'	100.69'	80.20'	S 45°16'34" E	104°52'10"
C3	35.00'	52.69'	50.70'	N 54°54'54" E	54°53'10"
C4	35.00'	83.14'	75.43'	N 15°57'10" W	86°36'36"
C5	45.00'	51.17'	48.40'	N 20°07'10" W	66°25'30"

LINE	BEARING	DISTANCE
L1	S 07°15'4" W	42.73
L2	S 04°16'11" W	43.54
L3	S 06°31'58" W	47.45
L4	S 07°03'34" W	36.61
L5	S 07°54'35" W	45.58
L6	S 06°48'54" W	20.63



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- THE PURPOSE OF THIS PLAN IS TO CREATE FOURTEEN (14) RESIDENTIAL LOTS**
- 3. THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE**
- 4. FOR BOUNDARY AND/OR TOPOGRAPHIC ASPECTS OF THIS SURVEY, ATRK GPS POSITIONAL DATA WAS OBTAINED FROM JUNE 8, 2014 AND JULY 19, 2014 BY THE FOLLOWING INSTRUMENTS:**
- SOUTHERN CROSS STATIONING RECEIVER, THE GRID COORDINATES OF THE FIXED STATIONS SHOWN WERE USED (PUBLISHED) USING THE FOLLOWING INFORMATION REFERENCED TO NAD 83 (1983) EPOCH 2000, GROUND DATA:**
- * NORTH COAST, LOCAST OF THE GPS VECTORS DO NOT EXCEED 6 INCHES.**
- 5. THIS SURVEY IS SUBJECT TO ANY CHANGES, FACILITIES OR WAY, RESTRICTIONS AND/OR EXCEPTIONS WHICH MAY AFFECT SAID PROPERTY.**
- 6. THIS SURVEY WAS AS PREPARED FROM THE CURRENT DEED OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE AND IS SUBJECT TO AN ATTEMPT OF FACTS A CURRENT TITLE SEARCH WILL REVEAL.**
- 7. THIS PLAN DOES NOT PURPORT TO ADDRESS THE EXISTENCE, DETECTION OR ELIMINATION OF ENVIRONMENTAL PROBLEMS LOCATED WITHIN THE PERMETER OF THE PROPERTY SHOWN HEREIN.**
- 8. LOCATIONS OF UTILITIES ARE APPROXIMATE. CONTACT THE APPROPRIATE UTILITY FOR LOCATION OF UNDERGROUND SERVICES.**
- 9. ACCORDING TO PEEMA FLOOD LINE INSURANCE MAP #74-00092 DATED 05-16-2007, NO PORTION OF THIS PROPERTY LIES WITHIN A FLOOD HAZARD AREA.**

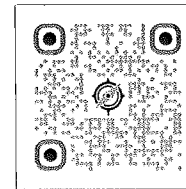
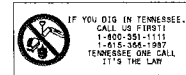
NO.	SQ. FEET	ACRES
1	22,779	0.52
2	23,348	0.53
3	23,340	0.53
4	23,297	0.53
5	23,323	0.53
6	23,179	0.53
7	23,109	0.53
8	22,865	0.53
9	20,051	0.46
10	27,968	0.64
11	22,328	0.51

TOTAL AREA = 4.80 ACRES.

BEING ALL OF PARCEL 600, AS SHOWN ON
PUTNAM COUNTY TAX MAP 0501 GROUP 'B'

BEING THE SAME PROPERTY CONVEYED TO
LUKE & ELISHA MCCARTNEY, OF RECORD IN
RECORD BOOK 152-4 PAGE 316, R.O.P.C. IN

LOW DENSITY RESIDENTIAL DISTRICT
SETBACKS
FRONT - 10'
REAR - 30'
SIDE - 15'



10th CIVIL DISTRICT,
PUTNAM COUNTY, TENNESSEE

DRAWN BY:	TID	ACRES:
NUMBER OF PLOTS:	11	JOB NUMBER:
PARCEL # TAX MAP 050-1-8, PARCEL 600		DATE:
ADDRESS:	135 CHESTNUT STREET	SCALE:

LUKE & ELISIA McCARTNEY
125 CHESTNUT STREET
BAXTER, TN 38544
901-804-1127

TAYLOR DUFFEY
WHITTENBURG LAND SURVEYING
214 EAST STEVENS STREET
COOKEVILLE, TN 38501