

AGENDA
JACKSON MUNICIPAL REGIONAL PLANNING COMMISSION
CITY HALL – GEORGE A. SMITH MEETING ROOM
FIRST FLOOR – 109 EAST MAIN STREET – SUITE 107
JANUARY 6, 2021 – 3:00 P.M.
(VIRTUAL MEETING)

- I. CALL TO ORDER/DETERMINATION OF QUORUM
- II. APPROVAL OF MINUTES FOR THE DECEMBER 2, 2020 MEETING
- III. REZONING (CITY)
 - 1. Consideration of a request to rezone property located at #1750 Block of North Royal Street from RG-1 (General Residential) District to B-2 (Neighborhood Business) District, comprising 9.58 acres, more or less, submitted by Robert Murphy.
- IV. SUBDIVISION
 - 1. Consideration of a final plat for Centennial Place Sections 6 and 7, comprising 35 lots and 3 common areas on 7.57± acres, in a RS-1/PRD (Single Family Residential/Planned Residential) District, submitted by Surveying Services, Inc. on behalf of Zeko Properties, LLC.
 - 1. Consideration of a final plat for The Grove at Matthews Creek Section 4, comprising 10 lots on 7.03± acres, in a R-S (Single Family Residential) District, submitted by Surveying Services, Inc. on behalf of The Grove Partners.
- V. OTHER BUSINESS
 - 1. Any other business properly presented.
- VI. ADJOURN

MINUTES
JACKSON MUNICIPAL REGIONAL PLANNING COMMISSION
CITY HALL – GEORGE A. SMITH MEETING ROOM
FIRST FLOOR – 109 EAST MAIN STREET – SUITE 107
DECEMBER 2, 2020—3:00 P.M.
(VIRTUAL MEETING)

Members Present: Jerry Day, Chair
Janna Hellums
Mandy White
Pat Ross
Wayne Arnold
Councilwoman Marda Wallace

Members Absent: Mayor Scott Conger
Chris Edwards

Staff Present: Stan Pilant, Director of Planning

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|------------------------|-----------------|--------------------|
| Others Present: | Don Johnson | Shane McAlexander |
| | Bardo Brantley | Conor Goodson |
| | Gina Brown | Michael Baute |
| | Chris Carothers | Christopher Bowles |
| | Tara Pratt | Brian Clark |
| | Robert Johnson | Elizabeth Johnson |
| | John Nanney | Rowland Fisher |

The meeting was called to order upon Chair Jerry Day determining that a quorum was present.

The minutes of the October 7, 2020 meeting were presented and a motion to approve the minutes was made by Councilwoman Marda Wallace, seconded by Mandy White. The motion passed unanimously.

Consideration of a request to rezone property located at Gerdau Drive and Highway 45 North from F-A-R (Forestry-Agriculture-Recreation) District, B-4 (Planned Shopping Center) District and F-R (Fringe Residential) District to B-3 (Highway Business) District, comprising 100 acres, more or less. -- Mr. Pilant presented the rezoning request to the Planning Commission. Using a location map, he explained the location of the site, surrounding uses in the area and that the applicants are requesting to rezone the property.

The Planning Staff recommended approval of the rezoning request and to amend the Civic Master Plan to reflect the area as corridor commercial instead of agriculture and regional commercial.

A motion was made by Wayne Arnold, seconded by Councilwoman Marda Wallace to recommend approval of the rezoning request to the Madison County Commission, as recommended by the staff. Motion passed unanimously.

Consideration of a request to rezone property located West of Smith Lane, North and South of Womack Lane and South of Denmark Jackson Road from F-A-R/FH (Forestry-Agriculture-Recreation/Special Flood Hazard) District to I-2/FH (Manufacturing and Warehousing/Forestry-Agriculture-Recreation) District, comprising 942.5 acres, more or less. -- Mr. Pilant presented the rezoning request to the Planning Commission.

Using a location map, he explained the location of the site, surrounding uses in the area and that the applicants are requesting to establish a solar farm in the area.

John Nanney, JEA, was present to address JEA's involvement to the Planning Commission in support of the request.

Conor Goodson, Silicon Ranch, was also present to address the Planning Commission in support of the request and explained the utilization of the solar farm.

The Planning Staff recommended approval of the rezoning request since the adjoining property is zoned industrial, which makes this rezoning an extension of the industrial zoning.

A motion was made by Wayne Arnold, seconded by Councilwoman Marda Wallace to recommend approval of the rezoning request to the Madison County Commission, as recommended by the staff. Motion passed unanimously.

Consideration of a final plat for Kingston Creek Section 1, comprising 37 lots and 1 common area on 10.96± acres, in a RS-2 (Single Family Residential) District. -- Mr. Pilant presented the final plat to the planning commission. Using a location map, he explained the location of the site, surrounding uses in the area and the components of the final plat.

The planning staff recommended approval of the final plat contingent upon the following:

- 1) The developer provides to the Jackson Energy Authority a \$11,100.00 wastewater system development fee.
- 2) The developer provides to the Jackson Energy Authority a \$7,400.00 water system development fee.
- 3) The developer pays a street light installation fee in an amount determined by Jackson Energy Authority.
- 4) The developer provides to the City of Jackson a street performance security in the amount of \$25,200.00.
- 5) The developer provides to the City of Jackson a sidewalk performance security in the amount of \$43,701.30.
- 6) All inspections and testing will need to be completed prior to recording the final plat.

A motion was made by Councilwoman Marda Wallace, seconded by Mandy White to approve the final plat, with the contingencies recommended by the staff. Motion passed unanimously.

Consideration of a request to barricade an unnamed north/south alley between East College Street, East Lafayette Street, North Liberty Street & North Highland Avenue for the purpose of closing it to vehicular traffic. -- Mr. Pilant presented the proposed street barricade to the Planning Commission and explained the reason for the request. Using a location map, Pilant presented the location of the barricade. He then stated that the alley would remain a public way and would continue to be a way for pedestrians, but will not be open to vehicular traffic.

A motion was made by Wayne Arnold, seconded by Janna Hellums to recommend approval of the barricade request to the Jackson City Council as presented by the planning staff. Motion passed unanimously.

Consideration of a design review request for property located at 1600 Park Ridge Drive for a 128-unit apartment complex -- Mr. Pilant presented the design review request to the planning commission. Using a location map, he explained the location of the site and that the applicant is requesting design review for an apartment complex they are proposing to construct on the lots.

Wayne Arnold suggested the consideration of providing a crosswalk for residents due to pedestrian traffic and families with young children in the area.

Pilant stated that if the crosswalk could be signalized and safe, then it will be looked at further.

Bardo Brantley was present to address the Planning Commission in support of the request.

A motion was made by Councilwoman Marda Wallace, seconded by Wayne Arnold to approve the design review for a 128-unit apartment complex at 1600 Park Ridge Drive, as recommended by the staff. Motion passed unanimously.

Consideration of a site plan for Vision's Living Jackson Apartment Complex proposed to be located at 1600 Park Ridge Drive in a RG-3 (General Residential) District -- Mr. Pilant presented the site plan for Vision's Living Jackson Apartment Complex. Using a location map, he explained the location of the site and the components of the site plan.

Bardo Brantley was present to address the Planning Commission in support of the site plan.

The staff recommended approval of this site plan as submitted. (See Site Plan Staff Report.)

A motion was made by Pat Ross, seconded by Councilwoman Marda Wallace to approve the site plan for Vision's Living Jackson Apartment Complex, as recommended by the staff. Motion passed unanimously.

There being no further business, the meeting was adjourned.



CITY OF JACKSON ZONING REPORT

APPLICANT

Agent: Robert Murphy

OWNER

Robert Murphy

ADDRESS

108 Southern Street
Jackson, TN 38301

LOCATION

Property: #1750 block of North Royal Street

ACERAGE

Requested: 9.58 +/- acres

TAX MAP REFERENCE

Map 65 Parcel 9.00

PRESENT USE

Vacant Open Land

PROPOSED USE

Neighborhood Commercial

PRESENT ZONING

RG-1 (General Residential) District

PROPOSED ZONING

B-2 (Neighborhood Business) District

LOCATION

The property is located on the west side of the #1750 block of North Royal Street, North of North Parkway and adjacent to the east side of the northern section of Muse Park.

CURRENT LAND USE

The property is generally bounded on the north by single family residential and vacant open land; on the east by residential and neighborhood commercial; on the south by office and vacant open land; and on the west by Public Park..

UTILITIES

JEA water and gas can be made available to the site via JEA policies and procedures, Electric utility service can be made available through the SWEMC, and septic service can be reviewed by the Madison County Health Department.

PETITIONER'S JUSTIFICATION

See attached Statement of Justification.

LAND USE PLAN

This property is currently depicted within the Comprehensive Land Use Plan as an area deemed appropriate

for Single Family Detached; therefore, an amendment to the plan is necessary to depict the area as appropriate for Neighborhood Commercial uses.

REZONING STAFF RECOMMENDATION

The Planning Staff recommends denial of the rezoning request since it runs counter to the Comprehensive Land Use Plan and is situated in an area largely devoted to residential uses.

**Statement of Justification
Rezoning Request**

Property Location:

Parcel ID: 057 065 00900 000

Description of proposed use:

Currently the applicant/owner of subject property rents a commercial space to operate a barbershop/salon business on North Royal Street, which is currently owned by a church. The church's future plans may involve using this rental space for other uses. This would cause the neighborhood to lose accessibility to a needed service in the community, as many of the applicant's clientele walk to the barbershop/salon for services.

Applicant proposes to rezone a tract of land that he owns (see legal description, maps) from RG-1 (general residential) to B-2 (neighborhood business) in order to permit development of an approximate 2,400 square ft. neighborhood business, i.e. salon/barbershop as mentioned above, to offer continued accessibility to needed amenities for the neighboring community. This project would also create jobs for the community.

Current Land Use:

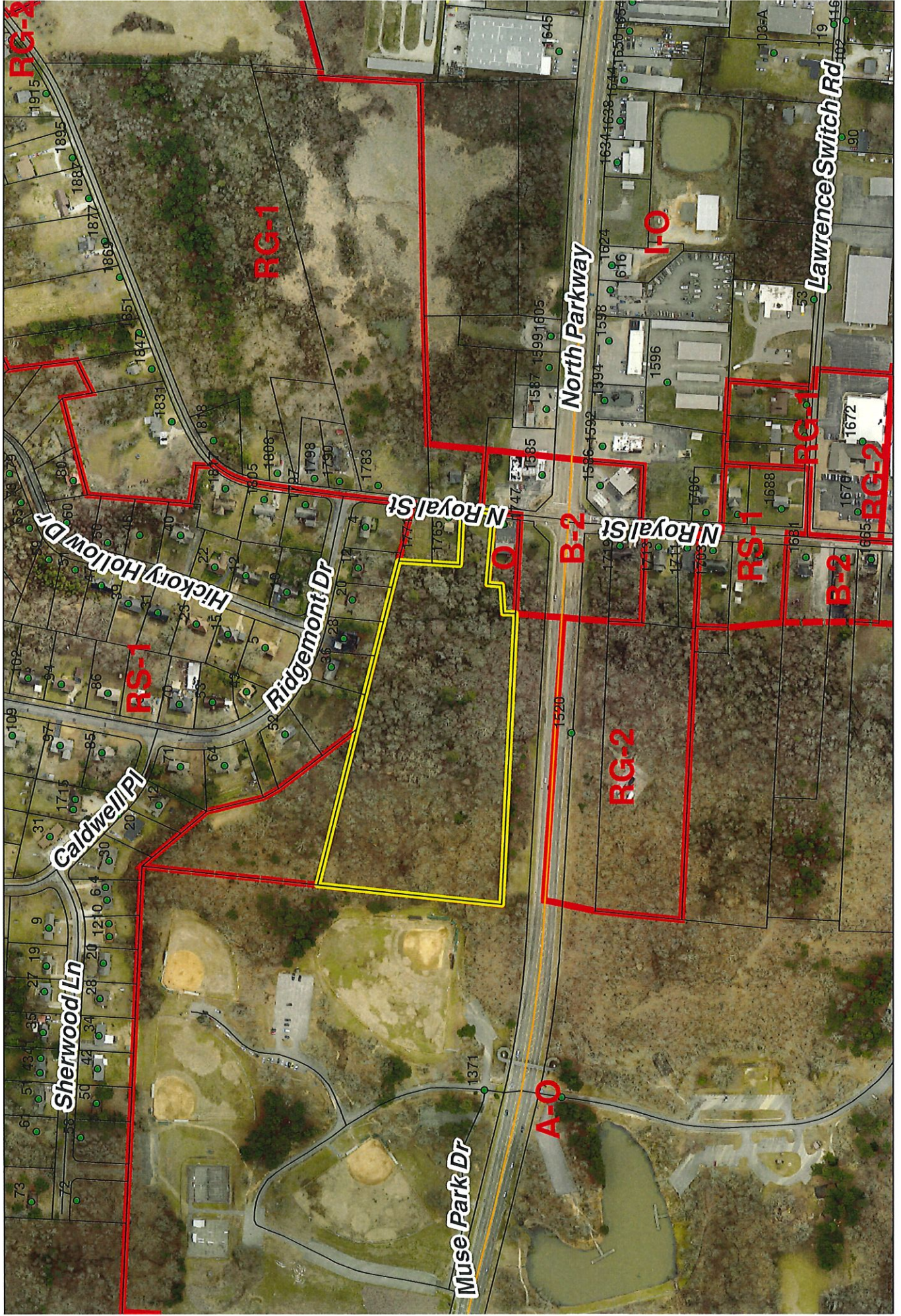
The property is bound on the east by commercial, on the west by city park and school, on the south by a mix of residential and commercial, and on the north by residential.

Respectfully submitted,



11/17/20

REZONING SITE LOCATION MAP
#1750 BLOCK OF NORTH ROYAL STREET
FROM: RG-1 (GENERAL RESIDENTIAL) TO: B-2 (NEIGHBORHOOD BUSINESS)





SUBDIVISION STAFF REPORT

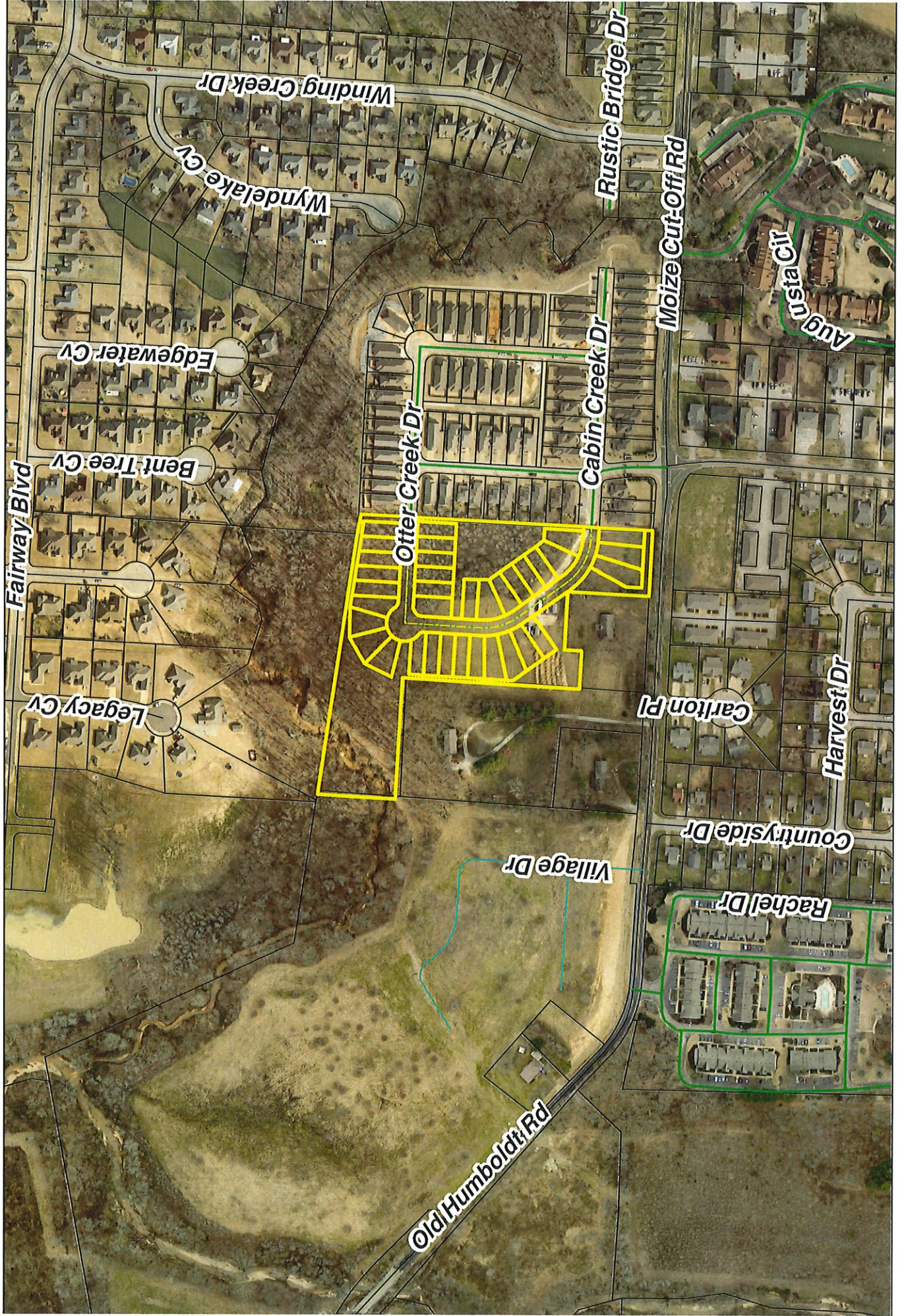
Centennial Place Sections 6 & 7 Final Plat

A final plat has been submitted for Planning Commission review and approval by the property owner, Zeko Properties, LLC. The subdivision creates 35 new building lots by extending Otter Creek Drive and Cabin Creek Drive, which are private streets.

After the administrative review, the planning, engineering, and JEA engineering staffs recommend approval of the final plat with the following conditions:

- 1) The developer provides to the Jackson Energy Authority a wastewater system development fee in the amount of \$10,500.00.
- 2) The developer provides to the Jackson Energy Authority a water system development fee in the amount of \$7,000.00.
- 3) The developer provides to the City of Jackson a street performance security in the amount of \$16,500.00.
- 4) All inspections and testing will need to be completed prior to recording the final plat.

SITE LOCATION MAP
CABIN CREEK DRIVE & OTTER CREEK DRIVE
FINAL PLAT - CENTENNIAL PLACE SECTIONS 6 & 7





SUBDIVISION STAFF REPORT

The Grove at Matthews Creek Section 4 Final Plat

A final plat has been submitted for Planning Commission review and approval by the property owner, The Grove Partners. The subdivision creates 10 new building lots by completing the extension of Buckingham Cove, which is a private street.

After the administrative review, the planning, engineering, and JEA engineering staffs recommend approval of the final plat with the following conditions:

- 1) The developer provides to the Jackson Energy Authority a wastewater system development fee in the amount of \$3,483.00.
- 2) The developer provides to the Jackson Energy Authority a water system development fee in the amount of \$2,000.00.
- 3) The developer provides to the City of Jackson a street performance security in the amount of \$9,900.00.
- 4) The developer provides to the City of Jackson a sidewalk performance security in the amount of \$22,331.50
- 5) All inspections and testing will need to be completed prior to recording the final plat.

SITE LOCATION MAP
BUCKINGHAM COVE
FINAL PLAT - THE GROVE AT MATTHEWS CREEK SECTION 4



