

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

- I. CALL TO ORDER/DETERMINATION OF QUORUM
- II. APPROVAL OF MINUTES FOR THE JANUARY 6, 2021 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. REZONING (COUNTY)
 - 1. Consideration of a request to rezone property located at 85 Mifflin Road from B-3 (Highway Business) District to F-R (Fringe Residential) District, comprising of 1.06 acres, more or less, submitted by Daniel and Teresa Bruntz.
- V. ALLEY CLOSURE
 - 1. Consideration of a staff initiated request to close an unnamed alley between Lane Avenue, Pine Street, Alice Street and Simms Street.
- VI. OTHER BUSINESS
 - 1. Any other business properly presented.
- VII. ADJOURN

MINUTES
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)

Members Present: Janna Hellums
Mandy White
Pat Ross
Chris Edwards
Wayne Arnold
Charles Adams
Councilwoman Marda Wallace

Members Absent: Mayor Scott Conger

Staff Present: Stan Pilant, Director of Planning

Others Present: Robert Murphy

The meeting was called to order upon Wayne Arnold determining that a quorum was present.

The minutes of the December 2, 2020 meeting were presented and a motion to approve the minutes was made by Charles Adams, seconded by Councilwoman Marda Wallace. The motion passed unanimously.

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. -- 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 applicant is requesting to rezone the property to develop a barbershop due to potentially losing his current location of business.

The Planning Staff recommended 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.

A motion was made by Councilwoman Marda Wallace, seconded by Mandy White to table to next month's meeting to give Mr. Murphy the chance to talk with Mr. Pilant about making possible changes to his request, as recommended by the staff. Motion passed unanimously.

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. -- 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 \$10,500.00 wastewater system development fee.

- 2) The developer provides to the Jackson Energy Authority a \$7,000.00 water system development fee.
- 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.

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

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. -- 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 \$3,483.00 wastewater system development fee.
- 2) The developer provides to the Jackson Energy Authority a \$2,000.00 water system development fee.
- 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.

A motion was made by Charles Adams, seconded by Pat Ross to approve the final plat, with the contingencies recommended by the staff. Motion passed unanimously.

There being no further business, the meeting was adjourned.



MADISON COUNTY INNER REGION ZONING REPORT

APPLICANT	Daniel and Teresa Bruntz
OWNERS	Daniel and Teresa Bruntz
ADDRESS	Applicant/Owners: 85 Mifflin Road Property: same
ACERAGE	Requested: 1.06 +/- acres
TAX MAP REFERENCE	Map 86 Parcel 77.01
PRESENT USE	Commercial
PROPOSED USE	Residential
PRESENT ZONING	B-3 (Highway Business) District
PROPOSED ZONING	F-R (Fringe Residential) District

LOCATION

The property is located on the west side of Mifflin Rd, south of the intersection of Chester St & Beech Bluff Rd, across from Holloway Dairy Rd as shown on the attached location map (See map).

CURRENT LAND USE

The property is generally bounded on the north by vacant open land; on the east by single family residential use; on the south by single family residential use; and on the west by vacant open land. The downzoning to residential use is compliant with the Civic Master Landuse Plan and no amendment will be necessary.

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.

REZONING STAFF RECOMMENDATION

The Planning Staff recommends approval of the rezoning request since it represents a downzoning and will allow the petitioners to use the property residentially which is the predominant land use in the area.

~~1-6-21~~

1-6-21

Daniel + Teresa Bruntz are requesting
A Rezoning of A 1 acre property

Address 85 MIFFLIN Rd Jackson Tn

Tax Map # 86 Parcel # 77.01 to

A How Residence, AND Rezone to

Residential For occupancy

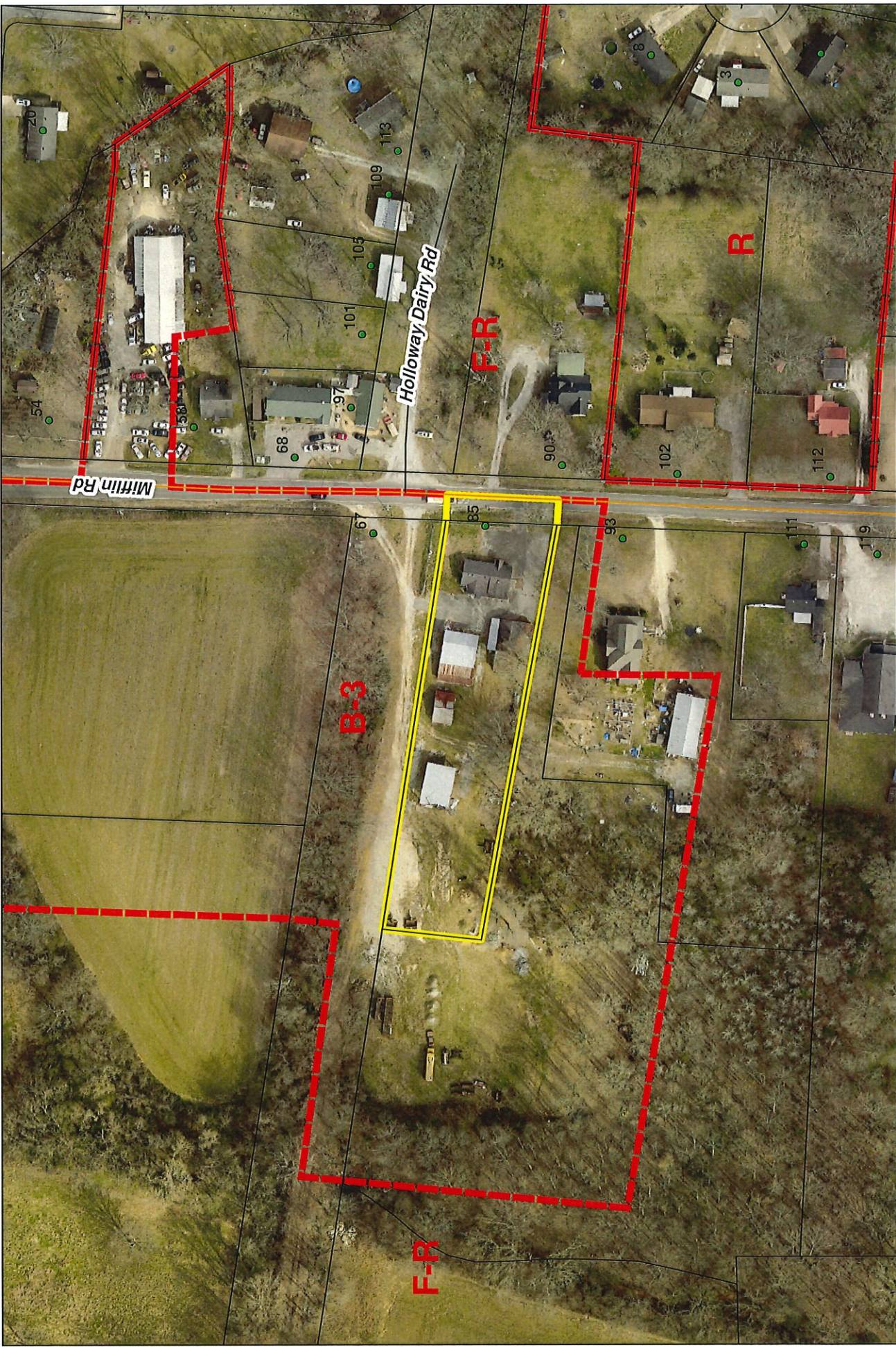
Thank you



Daniel Bruntz

Teresa Bruntz
Teresa Bruntz

REZONING SITE LOCATION MAP
85 MIFFLIN ROAD
FROM; B-3 (HIGHWAY BUSINESS) DISTRICT TO: F-R (FRINGE RESIDENTIAL) DISTRICT





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:

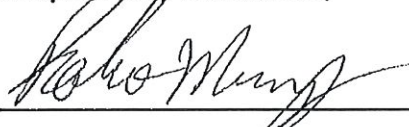
Currently the applicant/owner of subject property rents a commercial space to operate a barbershop/salon business on North Royal Street, which is currently owned by a church. The church's future plans may involve using this rental space for other uses. This would cause the neighborhood to lose accessibility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

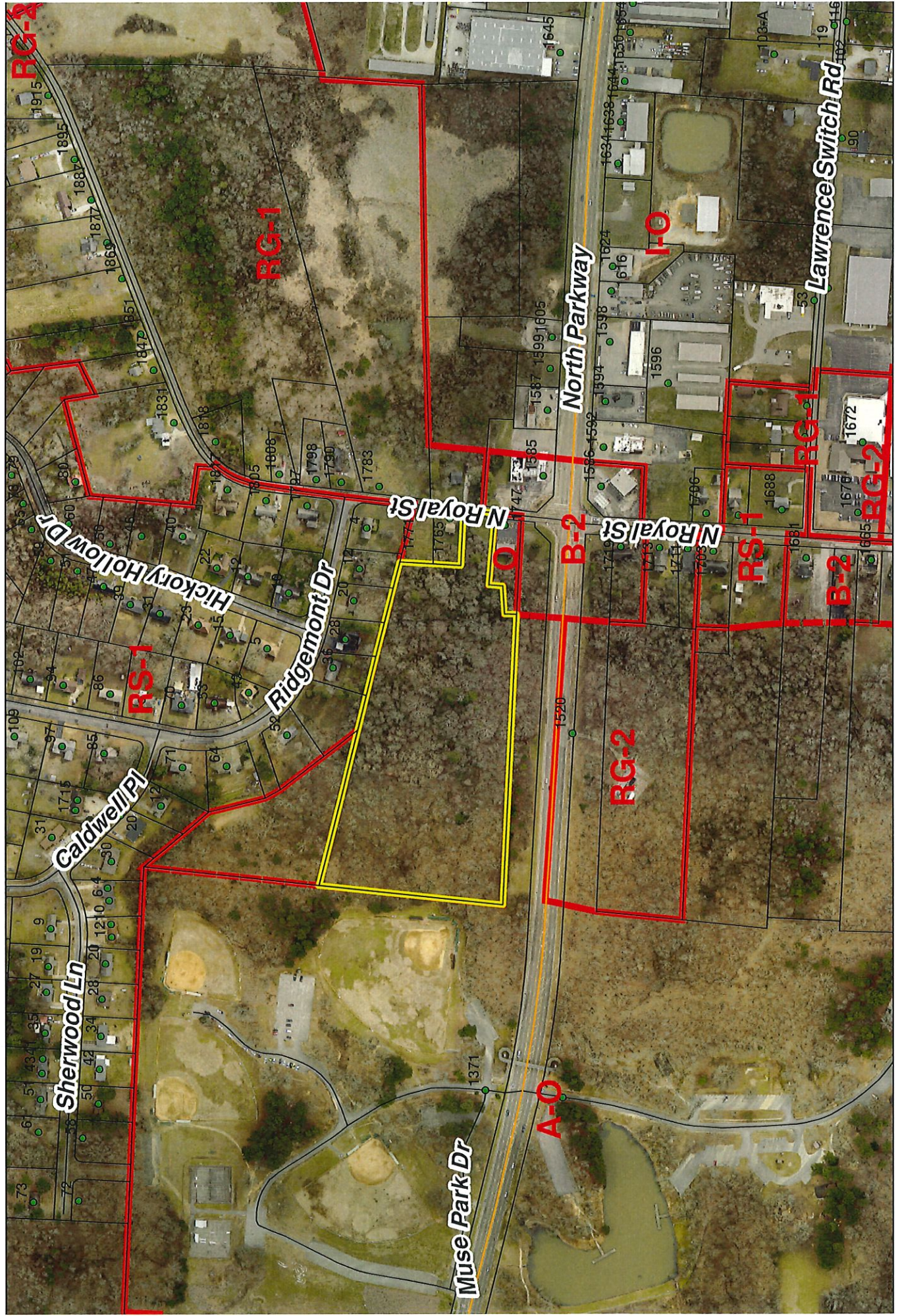
The property is bound on the east by commercial, on the west by city park and school, on the south by a mix of residential and commercial, and on the north by residential.

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)



NOTICE OF PROPOSED ALLEY CLOSURE
UNNAMED ALLEY BETWEEN LANE AVE, PINE ST, ALICE ST & SIMMS ST (I.D. # 78-B-12)

