

AGENDA
JACKSON MUNICIPAL REGIONAL PLANNING COMMISSION
CITY HALL – GEORGE A. SMITH MEETING ROOM
FIRST FLOOR – 109 EAST MAIN STREET – SUITE 107
MAY 5, 2021 – 3:00 P.M.

- I. CALL TO ORDER/DETERMINATION OF QUORUM
- II. APPROVAL OF MINUTES FOR THE APRIL 7, 2021 MEETING
- III. REZONING (CITY)
 1. Consideration of a request to rezone property located at the Southwest quadrant of Highway 70 East, Interstate 40 and Ridgcrest Road Extension from A-O (Agriculture/Open Land) District to SC-1 (Planned Unit Commercial Development) District, comprising 68.7 acres, more or less, submitted by Chris Alexander on behalf of JAP Family Ltd Partnership, and a staff recommended larger area.
- IV. TEXT AMENDMENT (Inner Region)
 1. Consideration of an amendment to the text of the Inner Region Zoning Resolution relative to Article V, Section 13; Uses Permitted on Appeal, adding item 3. Ground Mounted Solar Energy System (GSES) – as regulated by Article III, R.
- V. SUBDIVISIONS
 1. Consideration of a construction plat for Wyndstone Section 6-B, comprising 8 lots on 5.86± acres, in a RS-1 (Single Family Residential) District, submitted by Surveying Services, Inc. on behalf of Lee Godfrey.
 2. Consideration of a final plat for Bedford Farms Section 2, comprising 13 lots on 4.28± acres, in a R (Residential) District, submitted by Surveying Services, Inc. on behalf of Lee Godfrey.
- VI. SITE PLANS
 1. Consideration of a site plan and design review for Chick-fil-A, proposed to be located at the Southwest corner of North Highland Avenue and Tinker Hill Road on 1.42± in a SC-1 (Planned Unit Commercial Development) District, submitted by Jackson CFA Series, LLC on behalf of Old Hickory Mall Venture II, LLC.
 2. Consideration of a site plan for StayAPT Suites, proposed to be located at 86 Parkstone Place on 2.19± in a SC-1 (Planned Unit Commercial Development) District, submitted by Bowman Consulting on behalf of Reasons Development, LLC.

3. Consideration of a site plan for Hotel 1, proposed to be located at 2467 Christmasville Cove on 2.14± in a SC-1 (Planned Unit Commercial Development) District, submitted by Pickering Firm, Inc. on behalf of OB Land, LLC.
4. Consideration of a site plan for Hotel 2, proposed to be located at 2511 Christmasville Cove on 2.39± in a SC-1 (Planned Unit Commercial Development) District, submitted by Pickering Firm, Inc. on behalf of OB Land, LLC.

VII. DESIGN REVIEW

1. Consideration of a design review for Jackson Solar Microgrid, proposed to be located at Roosevelt Parkway on 34.27± acres, in a RG-1 (General Residential) District, submitted by Community Development Enterprises on behalf of David Hunt.
2. Consideration of a design review for Hall Residence, proposed to be located at 151 Union Avenue on 0.16± acres, in a RG-1 (General Residential) District, submitted by David and Elizabeth Hall.

VIII. OTHER BUSINESS

1. Any other business properly presented.

IX. ADJOURN

3. Consideration of a site plan for Hotel 1, proposed to be located at 2467 Christmasville Cove on 2.14± in a SC-1 (Planned Unit Commercial Development) District, submitted by Pickering Firm, Inc. on behalf of OB Land, LLC.
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MINUTES
JACKSON MUNICIPAL REGIONAL PLANNING COMMISSION
CITY HALL – GEORGE A. SMITH MEETING ROOM
FIRST FLOOR – 109 EAST MAIN STREET – SUITE 107
APRIL 7, 2021—3:00 P.M.

Members Present: Jerry Day, Chair
Pat Ross
Mandy White
Charles Adams
Councilwoman Marda Wallace

Members Absent: Mayor Scott Conger
Wayne Arnold
Janna Hellums
Chris Edwards

Staff Present: Stan Pilant, Director of Planning

Others Present: Brice Meeks
Nathan Grasfeder
John Beam
Tom Wolf
David Hunt
Chris Bowles
Patrick Smith

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

The minutes of the March 3, 2021 meeting were presented and a motion to approve the minutes was made by Pat Ross, seconded by Councilwoman Marda Wallace. The motion passed unanimously.

Consideration of an amendment to the text of the Inner Region Zoning Resolution relative to Article V, Section 13; Uses Permitted on Appeal, adding item 3. Ground Mounted Solar Energy System (GSES) – as regulated by Article III, R. -- Mr. Pilant presented the proposed text amendment to the planning commission and explained that the applicant is requesting to add standards to address solar farms in the future. Mr. Pilant also stated that the Madison County Board of Zoning Appeals has approved three hundred (300) feet as a standard buffer zone from existing residential homes.

Brice Meeks was present and expressed that setbacks should be considered from the property owners' property line and not from the resident's home. Mr. Meeks understood that because of the new standard put in place by the Madison County Board of Zoning Appeals, nothing could be done to his property that is currently affected. However, Mr. Meeks expressed that he believes residents in the future should have setbacks from their property line.

The staff recommended the staff's version of the Solar Farm Text Amendment since it was more in line with the current process and requirements (See Staff recommended Text Amendment).

A motion was made by Councilwoman Marda Wallace, seconded by Mandy White to table the proposed text amendment to allow the Planning Staff to review and provide more information on the buffer from residential homes. Motion passed unanimously.

Consideration of a design review application for Jackson Solar Microgrid, proposed to be located at Roosevelt Parkway on 34.27± acres, in a RG-1 (General Residential) District, submitted by Community Development Enterprises on behalf of David Hunt. -- 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 applicants are requesting a design review for a solar microgrid facility.

Chair Jerry Day questioned what the nearest residential facility in the area would be.

Mr. Pilant stated that the nearest residential facility from the solar panels to the property line is roughly 30ft to 35ft and roughly 60ft to 65ft from existing residential homes. The city has an urban environment, which makes the space tighter than it would be in the county. He also stated the buffer that will be put in place for this project is typical for what is seen in an urban environment.

Patrick Smith, Civil Site Engineer, and David Hunt, Landowner and Developer, was present. Mr. Smith stated that this project would be a solar co-op that will service the industrial area nearby to allow industrial plants to meet their green energy requirements.

Chair Jerry Day also questioned if the community had been informed about the project.

Mr. Pilant stated that the community has not been informed because it is a design review and does not require a public hearing. He also stated that in the city, it does not take an industrial class to construct these type of facilities.

There was some discussion about the concern of children in the community due to there being many kids in that area. Mr. Hunt stated that they have followed all procedures put in place for the design review. He also stated there would be an 8ft fence, cameras and security around the entire property.

Councilwoman Marda Wallace questioned the impact of storm water, the surrounding area and the residents.

Mr. Smith stated that TDEC approved the project. The plan is to put a box culvert over the wet weather conveyance and fill fifteen feet of material over the top. This will raise and level the property while allowing water to flow underneath continuously.

Mr. Pilant questioned Mr. Hunt for clarity on how tall the fence would be. In the submittal, Mr. Pilant stated there would be a 6ft fence in landscaping. For an approval, it is required to have an 8ft visual barrier. Mr. Hunt clarified that they will make the necessary changes to provide an 8ft fence.

There was further discussion on if there were plans to hold an informative meeting for the residents of the community about the project. Mr. Hunt stated that he had no problem informing the residents and plans on reaching out to the community to get feedback.

After review, the Planning Staff recommended approval of the design review application with the following conditions:

- 1) A decommissioning plan, along with a reclamation guaranty, be submitted and approved by Planning Staff prior to permitting; and
- 2) The slatted fence, buffer landscaping, and replacement trees must be maintained, and replaced when necessary, for the full life of the project.

A motion was made by Chair Jerry Day, seconded by Pat Ross to table the design review request to allow Mr. Hunt to inform the residents in the community, allow an opportunity for feedback from the community and to revise the submittal to an 8ft fence. Motion passed unanimously.

Consideration of a site plan for Jackson Storage, proposed to be located at 151 Campbell Oaks Drive on 2.79± acres in a SC-1 (Planned Unit Commercial Development) District, submitted by Michael Gilbert. -- Mr. Pilant presented the site plan for Jackson Storage. Using a location map, he explained the location of the site and the components of the site plan.

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

After a discussion, a motion was made by Mandy White, seconded by Councilwoman Marda Wallace to recommend approval of the proposed Jackson Storage site plan, as recommended by the staff. Motion passed unanimously.

There being no further business, the meeting was adjourned.



CITY OF JACKSON ZONING REPORT

APPLICANT	Agent:	Chris W. Alexander (HCB Development)
OWNER		JAP Family Ltd Partners
ADDRESS		605 South Royal Street Jackson, TN 38301
LOCATION	Property:	Southwest quadrant of U.S. Highway 70 & Interstate 40
ACERAGE	Requested:	68.7 +/- acres (Staff recommended larger area)
TAX MAP REFERENCE		Map 42 Parcel 66.00
PRESENT USE		Vacant Open Agriculture Land
PROPOSED USE		TAG Truck Center Sales/Service (90,000 square feet)
PRESENT ZONING		A-O (Agriculture/Open Land) District
PROPOSED ZONING		SC-1 (Planned Unit Commercial Development) District

LOCATION

The property is located in the southwest quadrant of Interstate 40, U. S. Highway 70 East @ Ridgecrest Road Extended.

CURRENT LAND USE

The property is generally bounded on the north by the Interstate, on the east by vacant open land, commercial & a single family residential home, on the south by vacant open agriculture land and on the west by vacant open agriculture land.

UTILITIES

JEA electric, water, gas & sewer can be made available to the site via JEA policies and procedures.

PETITIONER'S JUSTIFICATION

See attached Statement of Justification.

LAND USE PLAN

This property is currently depicted within the Comprehensive Civic Master Land Use Plan as an area deemed appropriate for Corridor Commercial; therefore, an amendment to the Comprehensive Civic Master Land Use Plan is not necessary.

REZONING STAFF RECOMMENDATION

The Planning Staff recommends approval since it represents a logical extension of the surrounding SC-1 (Planned Unit Commercial Development) District and is compliance with the Comprehensive Civic Master Land Use Plan.

Rezoning Application

Statement of Justification

Date: April 1st, 2021

Property Owner: JAP Family Limited Partnership

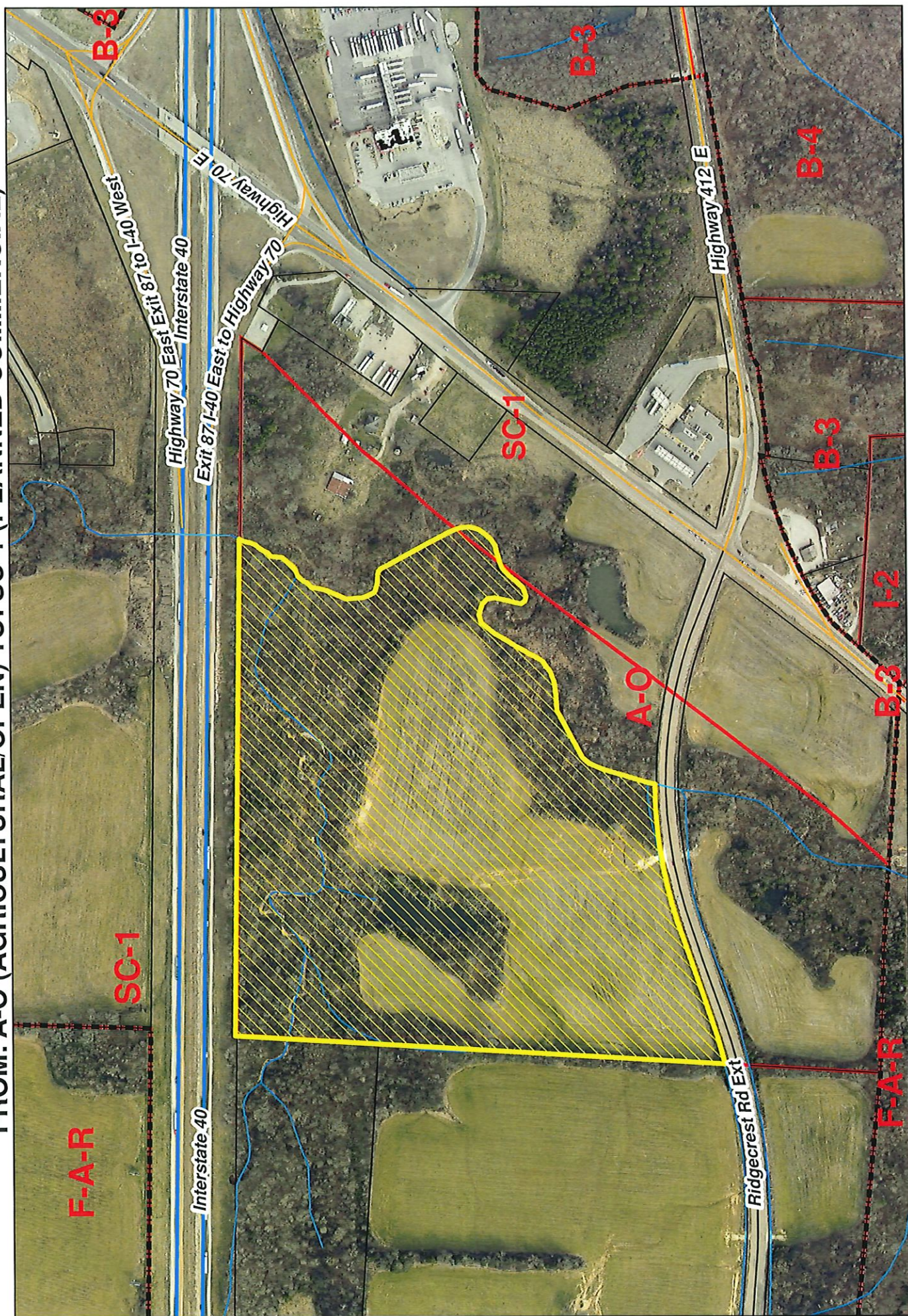
Location of Property to be Rezoned:

Hwy 70 East 2049, Jackson TN 38305 – Portion of Tract 1 – Approximately 40 Acres

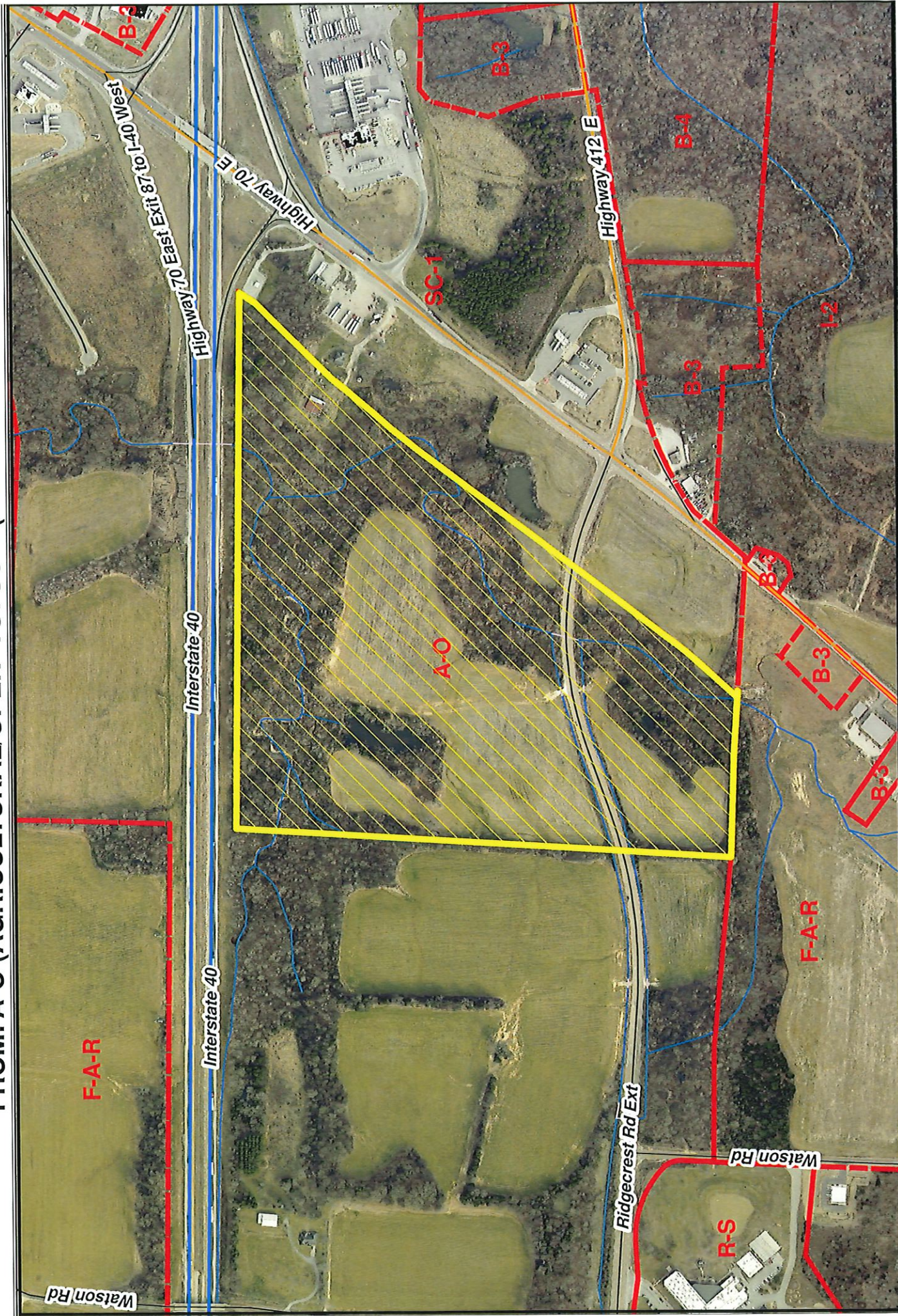
JAP Family Limited Partnership has under contract the sale of land described above and noted on the attached survey to TAG Real Estate Holdings, LLC. The applicant is requesting reclassification from the Agricultural (A-O) district to Commercial (SC-1) district.

The buyer is an entity of TAG Truck Center which is currently located at 112 E.L. Morgan Drive, Jackson TN 38305. www.tntxtruck.com TAG is looking to expand its current operations and relocate to this property where it can build a larger facility and have good visibility from Interstate 40. The plans are for an approximately 90,000 square foot TAG Truck Center that will offer truck and trailer sales along with a parts and service department. The investment in this facility could be approximately \$12 million.

REZONING SITE LOCATION MAP - ORIGINAL REQUEST
S.W. QUADRANT OF HIGHWAY 70 EAST, INTERSTATE 40 & RIDGECREST RD EXT.
FROM: A-O (AGRICULTURAL/OPEN) TO: SC-1 (PLANNED COMMERCIAL)



REZONING SITE LOCATION MAP - STAFF RECOMMENDED LARGER AREA
S.W. QUADRANT OF HIGHWAY 70 EAST, INTERSTATE 40 & RIDGECREST RD EXT.
FROM: A-O (AGRICULTURAL/OPEN TO: SC-1 (PLANNED COMMERCIAL



Applicant's Text Amendment

(Staff comments in red)

Solar Farm (changed name to clarify types of solar facilities, added definitions)

This section applies to: (i) all Solar Farms installed and constructed after February 1, 2021; (ii) any Solar Farm in existence prior to February 1, 2021 where more than eighty percent (80%) of the solar panels on the Solar Farm are replaced during a (12) month period; and (iii) any expansion of an existing photovoltaic (PV) energy generation system to bring it within the definition of a Solar Farm. (removed, not legal to make new standards retroactive, board would regulate expansions)

Solar Farms shall be subject to the following standards:

- I. Solar Farms shall be enclosed by perimeter fencing to restrict unauthorized access at a height of eight (8) feet.
- II. A Solar Farm shall have a visual buffer of natural vegetation, plantings, earth berms, and/or fencing that minimizes impacts of the solar energy system on the visual character of the community. A visual buffer shall be a minimum of eight (8) feet tall. This can be achieved by either the required perimeter fencing being constructed as a board-to-board privacy fence, the construction of an earth berm, the existence of natural vegetation, or by vegetative plantings being placed beyond the perimeter fence to grow to a density and height of (8) feet within two (2) years of completion of construction of the Solar Farm. All visual buffers shall be in place prior to the commencement of solar energy generation at the Solar Farm. A vegetative buffer, whether planted or naturally-existing shall be a minimum of eight (8) feet in depth. (took out 2 year growth provision, 8 foot height required at planting, added that a combination of buffer types can be utilized, increased buffer depth to 10 feet, added evergreen statement for continuous visual buffer)
- III. Solar Farms shall adhere to the setback, height, and coverage requirements of the district. (included variance statement)
- IV. Solar panel structures containing PV cells shall be setback a minimum of five-hundred (500) feet from residentially zoned properties. (changed to board established 300 feet and added 100 feet from public right-of-ways, changed residentially zoned properties to existing residential uses)

- V. Solar Farms must be located on lots of no less than 100 acres in size. (removed to allow smaller facilities)
- VI. Solar Farms must not create increased noise levels that are discernible to nearby residential uses. Inverts located on the Solar Farm shall either be placed within enclosures or turned off at dusk.
- VII. Solar Farms shall be positioned in such way that glint or glare does not affect adjacent properties or roadways.
- VIII. All electrical interconnection and distribution lines within the Solar Farm shall be underground.
- IX. A Solar Farm shall be maintained in good condition and free of all hazards, including but not limited to, faulty wiring, loose fastenings, being in an unsafe condition or detrimental to public health, safety or general welfare. In the event of a violation of any of the foregoing provisions, the Madison County Code Enforcement shall give written notice specifying the violation to the owner or operator to conform. Maintenance shall include, but not limited to, painting, structural repairs, maintenance of landscaping and grasses, and integrity of security measures. Solar Farm site access shall be maintained to a level acceptable to the Madison County Fire Chief. The owner or operator shall be responsible for the cost of maintaining the Solar Farm and any access road(s), unless accepted as a public way.
- X. Solar Farms which become inactive for a period exceeding one (1) year shall be removed at the owner's or operators' expense and the site shall be returned to its natural state. This includes the obligation to dismantle and remove from the Solar Farm site all electrical generation equipment, cables, panels, foundations, buildings and ancillary equipment. The owner and/or operator shall restore and reclaim the site to its pre-project topography and topsoil quality. And agreement between the operator and the landowner for removal to a lesser extent than what is required in this section shall require prior approval by the board. The restoration activities must be complete within eighteen (18) months from the date the Solar Farm ceases to produce electricity. The owner and operator shall be jointly and severally liable for the obligations and expenses under this section. Madison County shall be entitled to a lien on the real property on which the Solar Farm is constructed in order to ensure performance of the owner and/or operators' duties and obligations hereunder.

- XI. The applicant shall submit to the board a detailed decommissioning plan describing manner in which the applicant anticipated decommissioning the Solar Farm following discontinuation of operation, including the recycling and/or disposal of solar panels in an environmentally safe and responsible manner. The plan shall include a detailed description of the manner in which the applicant proposes to ensure financial ability to fulfill the decommissioning and restoration required hereunder. The board may from time to time request the owner and/or operator to submit a report describing any updates to the decommissioning plan, including a financial analysis of the owner/operators; ability to fulfill its financial obligations hereunder. The board may, in its sole discretion, require reasonable financial assurances from the owner/operator. This may include, but not be limited to: posting a decommissioning bond or other reasonable methods of guaranteeing performance to cover the decommissioning expense, such as establishing an escrow account with the Madison County Trustee into which the owner/operator will deposit sufficient funds on a monthly, bi-annual, or annual basis during the operation of the Solar Farm for the purpose of offsetting the expense of decommissioning the Solar Farm in the event of default. The owner and operator shall be jointly and severally liable for the obligations and expenses under this section. Madison County shall be entitled to a lien on the real property on which the Solar Farm is constructed in order to ensure performance of the owner and/or operators' duties and obligations hereunder. (cleaned up this section to make it clearer and to align it with the established approval process)

Staff Recommended Text Amendment
(revised)

R. Solar Energy System (SES)

1. Definitions

Solar Energy System (SES) means a device or structural design feature that provides for the collection of solar energy for electricity generation, consumption, or transmission, or for thermal applications. For purposes of the section, SES refers only to (1) photovoltaic SESs that convert solar energy directly into electricity through a semiconductor device or (2) solar thermal systems that use collectors to convert the sun's rays into useful forms of energy for water heating, space heating, or space cooling. *SES includes all components of the electricity generating facility (inverters, transformers, switchgear, substations, communications infrastructure and other ancillary or related equipment), but does include transmission lines or generation tie lines connecting the SES to a utility-owned substation.*

Integrated Solar Energy System means a SES where solar materials are incorporated into building materials, such that the two are reasonably indistinguishable, or where solar materials are used in place of traditional building components, such that the SES is structurally an integral part of a house, building, or other structure. An Integrated SES may be incorporated into, among other things, a building facade, skylight, shingles, canopy, light, or parking meter.

Rooftop Solar Energy System means a SES that is structurally mounted to the roof of a house, building, or other structure and does not qualify as an Integrated SES.

Ground Mounted Solar Energy System (GSES) means a SES that is structurally mounted to the ground and does not qualify as an Integrated SES. For purposes of the section, any solar canopy that does not qualify as an Integrated SES shall be considered a Ground Mounted SES, regardless of where it is mounted. *For the purposes of this section, only Ground Mounted Solar Energy Systems are regulated as a Use Permitted on Appeal.*

2. Standards

- a. A GSES facility shall be enclosed by perimeter fencing to restrict unauthorized access at a height of six (6) feet.
- b. A GSES facility shall have a visual buffer of natural vegetation, plantings, earth berms, and/or fencing that minimizes impacts of the solar energy system on the visual character of the community. A visual buffer shall be a minimum of eight (8) feet tall. This can be achieved by either the required perimeter fencing being constructed as a board-to-board privacy fence, the construction of an earth berm, the existence of natural vegetation, vegetative plantings being placed beyond the perimeter fence at a density and height of (8) feet, or combination thereof. All visual buffers shall be in place prior to the commencement of solar energy generation at the GSES facility. A vegetative buffer, whether planted or naturally-existing shall be a minimum of ten (10) feet in depth. The vegetative buffer must provide a continuous visual buffer throughout the year through the use of evergreen

varieties of a sufficient size, type, number, and spacing. *The visual buffer must be located so as screen a GSES from adjacent residential structures and right-of-ways as necessary to minimize visual impacts.*

- c. *A GSES facility must adhere to the setback and height requirements of the district; however, the lot coverage requirement of the district does not apply. The board will establish the lot coverage allowed through its review of the site location, proposed site plan, and the surrounding land uses.*
- d. Within a GSES facility, structures containing PV cells shall be setback a minimum of three-hundred (300) feet from existing residential *structures* and one hundred (100) feet from public right-of-ways.
- e. A GSES facility must not create increased noise levels that are discernible to nearby residential uses.
- f. *A GSES facility must utilize technology or be positioned in such way that glint or glare does not affect adjacent properties or roadways.*
- g. All electrical interconnection and distribution lines within the GSES facility shall be underground.
- h. A GSES facility shall be free of all hazards, including but not limited to, faulty wiring, loose fastenings, being in an unsafe condition or detrimental to public health, safety or general welfare.
- i. A GSES facility which becomes continuously inactive for a period exceeding one (1) year shall be removed at the owner's or operators' expense and the site shall be returned to its natural state. This includes the obligation to dismantle and remove from the GSES site all electrical generation equipment, cables, panels, foundations, buildings and ancillary equipment. The owner and/or operator shall restore and reclaim the site to its pre-project topography and topsoil quality. An agreement between the operator and the landowner for removal to a lesser extent than what is required in this section shall require prior approval by the board. The restoration activities must be complete within eighteen (18) months from the date the GSES facility ceases to produce electricity. *Periods of construction, not including initial construction, or maintenance are not deemed a period of inactivity if less than one (1) year in duration. Periods of construction or maintenance lasting longer than one (1) year require prior approval and documentation.*
- j. The applicant shall submit to the board a detailed decommissioning plan describing the applicant anticipated decommissioning of the GSES facility following discontinuation of operation, including the recycling and/or disposal of solar panels in an environmentally safe and responsible manner. The plan shall include a detailed description of the manner in which the applicant proposes to ensure financial ability to fulfill the decommissioning and restoration required hereunder. The board may from time to time request the owner and/or operator to submit a report describing any updates to the decommissioning plan, including a financial analysis of the owner/operator's ability to fulfill the financial obligations hereunder. The board shall require reasonable financial assurances from the owner/operator to insure that the decommissioning plan is performed to the satisfaction of Madison County.

The Planning Staff shall review and approve the methodology for determining the amount of the financial assurance. The Planning Staff shall review and approve the type of financial assurance proposed to cover the decommissioning expense in the event of default. Once approved, the financial assurance shall be provided prior to the issuance of a permit for construction of the GSES facility. If the owner/operator fails to provide the Planning Staff the methodology and/or acceptable financial assurance, the Madison County Building Commissioner shall not issue a permit for construction of the GSES facility until this requirement is fulfilled to the satisfaction of the Planning Staff.

COUNTY	CONTACT INFO	ZONING	SOLAR SPECIFIC	PERMITTED DISTRICTS	SETBACKS	LOT COVERAGE	LANDSCAPING	FENCING
BENTON	731.584.6011	NO						
CARROLL	731.986.1956	NO						
CHESTER	731.989.5672	NO						
CROCKETT	731.696.5460	YES	NO	FAR; Use permitted on appeal	Solar farms shall adhere to the setback, height, and coverage requirements of the district; 500' from residentially zoned properties and residentially used structures		Adequate screening shall be provided, accomplished by required fencing being constructed as board-to-board privacy fence or by vegetative screening	8.5'
DECATUR	731.852.2131	NO						
DYER	731.287.0775	YES	YES	FAR, R-1, R-2	Solar farms shall adhere to the setback, height and coverage requirements of the district; 100' from residentially zoned properties (FAR, R-1 and R-2) Solar photovoltaic facilities shall comply with minimum setbacks of the zoning district, provided that Board of Appeals may specify a wider setback where warranted by conditions of drainage or visibility			8.5'
FAYETTE	901.465.5202	YES	YES	I-L; I-H	75%			
GIBSON	731.855.7663	YES	NO	A-1	50' Front (county, state and federal highways), 30' Front (all other roads); 20' Side (for a single story structure, 5 for each additional story); 35' Rear (principal structure), 15' Rear (accessory structures)		Evergreen buffer at planting 4' minimum height, minimum 6' maturity height, trees or shrubs no less than 10 feet apart	6'
HARDEMAN	731.658.5412	YES	YES	FAR; Contingent on site plan approval	100' setback around all property lines, measured from the exterior of the fencing			
HARDIN	731.925.9078	YES	NO	I-1; I-2	50' Front; 20' Side (40' adjoining commercial zones; 100' adjoining residential and agricultural zones)	85%		
HAYWOOD	731.968.0122	YES	YES	I-2; Use permitted on appeal in I-1 and FAR	Solar farms shall adhere to setback, height and coverage requirements of the district; Solar farm structures must be set back a minimum of 500' from residential structures			
HENDERSON	731.968.2856	NO						
HENRY	731.642.5212	NO						
LAKE	731.253.7382	YES	YES	FAR, Contingent on site plan approval	Solar farms shall adhere to the setback, height and coverage requirements of the district; Minimum 250' setback from residential structures	30%		8.5'
LAUDERDALE	731.635.3500	YES			Unable to acquire zoning ordinance			
MADISON								
MCNAIRY	731.645.3472	NO						
OBION	731.885.9611	NO						
SHELBY	901.636.6619	YES	YES	Permitted in CA, EMP, WD and IH; Special exception in all other districts	Setback at least 110% the height of the panel array, as measured from grade to highest point on the array			
TIPTON	901.476.0200	YES	YES	Special Exception in I-1	100' Front (arterial roads), 75' Front (all other roads); 20' Side (50' abut residential); 30' Rear (50' abut residential)			
WEAKLEY	731.364.5413	YES			Unable to acquire zoning ordinance			



SUBDIVISION STAFF REPORT

Wyndstone Section 6-B Construction Plat

A construction plat has been submitted for Planning Commission review and approval for the above subdivision by the property owner, Lee Godfrey.

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

- 1) The developer signs the Subdivision Contract.
- 2) The developer signs the City Development Permit.
- 3) The developer pays the \$88.00 City Development Permit fee.
- 4) The developer submits a copy of the TDEC Notice of Coverage permit.
- 5) The developer makes all necessary changes based on the subdivision review comments.

SITE LOCATION MAP
CONSTRUCTION PLAT - WYNDSTONE SECTION 6-B HADEN COVE



[illegible][illegible]



SUBDIVISION STAFF REPORT

Bedford Farms Creek Section 2 Final Plat

A final plat has been submitted for Planning Commission review and approval by the property owner, H & T Development, LLC. The subdivision creates 13 new building lots by adding Pecan Ridge Drive, which is a public street.

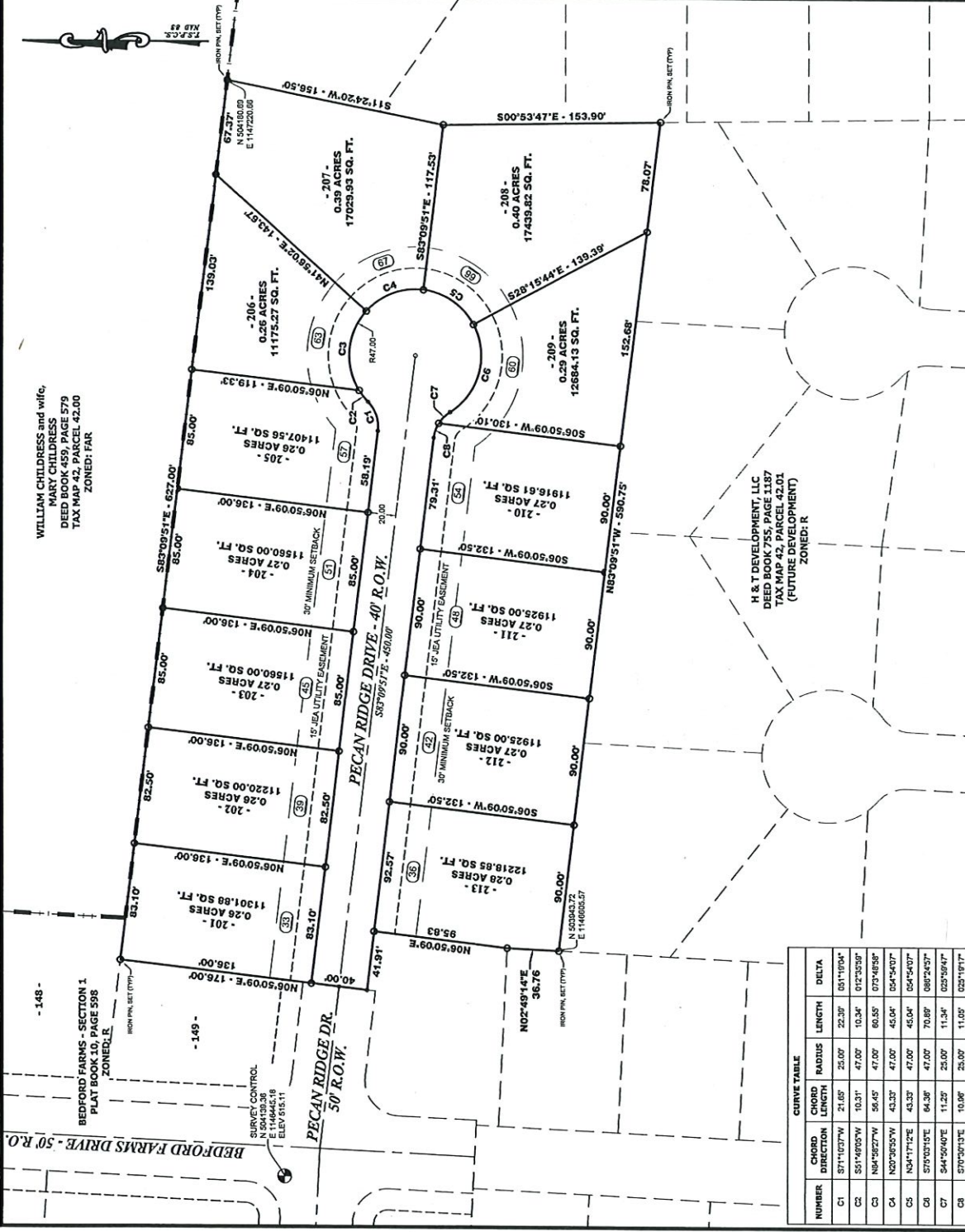
After the administrative review, the planning, engineering, and JEA engineering staffs recommend approval of the final plat with the following conditions:

- 1) The developer provides to the Jackson Energy Authority a wastewater system development fee in the amount of \$3,900.00.
- 2) The developer provides to the Jackson Energy Authority a water system development fee in the amount of \$2,600.00.
- 3) The developer provides to the City of Jackson a street performance security in the amount of \$9,900.00.
- 4) All inspections and testing will need to be completed prior to recording the final plat.

SITE LOCATION MAP
FINAL PLAT - BEDFORD FARMS SECTION 2
PECAN RIDGE DRIVE



CERTIFICATE OF OWNERSHIP AND DEDICATION
I, the undersigned, being duly qualified, do hereby certify that the property shown and described herein as evidenced in Deed Book 755, Page 1187, in the Register's Office of Madison County, Tennessee, and that I am the owner of said property.



CERTIFICATE OF ACCURACY OF SURVEY
I hereby certify by placing my seal and signature on this plat that it was prepared in accordance with the specifications and requirements of the Jackson Municipal Regional Planning Commission and that the same have been reviewed by the Planning Commission and approved for recording in the minutes of the Planning Commission and that this plat is hereby approved for recording in the office of the Register of Deeds for Madison County, Tennessee.

FINAL PLAT
BEDFORD FARMS
SECTION 2
OWNER INFORMATION: H & T DEVELOPMENT, LLC
ZONING INFORMATION: ZONED: R (RESIDENTIAL) DISTRICT
STREET INFORMATION TABLE:
CURVE TABLE:
NOTES:
BENCHMARK NOTE:
VICTORY DRIVE



SITE PLAN STAFF REPORT Chic-Fil-A

A preliminary site plan has been submitted for Chic-fil-A, which will be located at North Highland and Tinker Hill. The property is zoned SC-1 (Planned Unit Commercial Development) District, which allows restaurants, subject to site plan approval by the Planning Commission.

The site plan shows that there will be one building with a 4,759sq. ft. footprint located on a 1.42-acre lot. The building will comply with yard, lot coverage, and height requirements.

The preliminary site plan shows that proposed greenspace will exceed the requirement of 20%. However, a Landscaping plan will be required with the full site submittal.

The site plan shows that there will be 52 parking spaces. All parking spaces and aisle widths will comply with the Zoning Ordinance parking requirements.

The Engineering department will need a Stormwater Detention Analysis report for a 2,5, and 10 year storm showing no-net increase in stormwater runoff for the site. The capacity of the area detention pond should be shown to control the volume of stormwater runoff from a 2-year, 5-year and a 10-year frequency 24-hour duration storm. Please include summary of findings in front section of the report and if pond capacity does or does not exceed a 100-year storm. Also, the Engineering had the following comments on the provided traffic study.

- Re-timing the traffic signal at the intersection of N. Highland Avenue and Tinker Hill Road, to be based on actual observed traffic volumes after Chick-fil-a is fully operational rather than predicted traffic volumes.
- Re-timing of the intersections of N. Highland Avenue and N. Parkway and of N. Highland Avenue and Old Hickory Boulevard is not required as the needed timing changes can be accommodated within in the existing cycle lengths dictated by coordination patterns within the signal group.
- Re-striping the eastbound approach to the N. Highland Avenue and Tinker Hill Boulevard intersection to provide continuous left-turn storage from subject intersection to the beginning of the westbound left-turn lane into the Mall driveway thus eliminating the separately defined left-turn lane into the Highland Place shopping center.
- No geometric changes to the subject intersection are recommended.
- No changes to the traffic signal phasing arrangement are recommended.

It is the Staff's opinion that there are no other issues that need to be addressed by the Planning Commission for a preliminary review.

The staff recommends that the Planning Commission approve the site plan for Chic-fil-A.



Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998

GBC DESIGN, INC.
565 White Pond Dr.
Akron, OH 44320-1123
Phone 330-896-0223
Fax 330-896-9782

LISCOTTI DEVELOPMENT

CHICK-FIL-A
N HIGHLAND & TINKER HILL FSU
JACKSON, TN

FSU# 04941

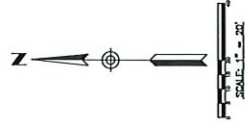
REVISION SCHEDULE

UDC PRODUCT # 832780
 PARTITION 10H
 UNIT 1 32921
 DRAWN BY BAW
 Information contained on this drawing and its related files
 are accurate and/or assumed correct to the extent possible from
 information provided by the customer.

SHEET 1
 SKETCH PLAN H

SHEET NUMBER

1 OF 1



PARKING SUMMARY PROPOSED CONDITIONS

REQUIREMENTS: 3 SPACES PER 1,000 S.F. PLUS INTR. AREA

4,794 S.F. (BUILDING) + 700 S.F. (PATIO)

/ 1,000 S.F. X 6 SPACES = 27.4 = 28 SPACES

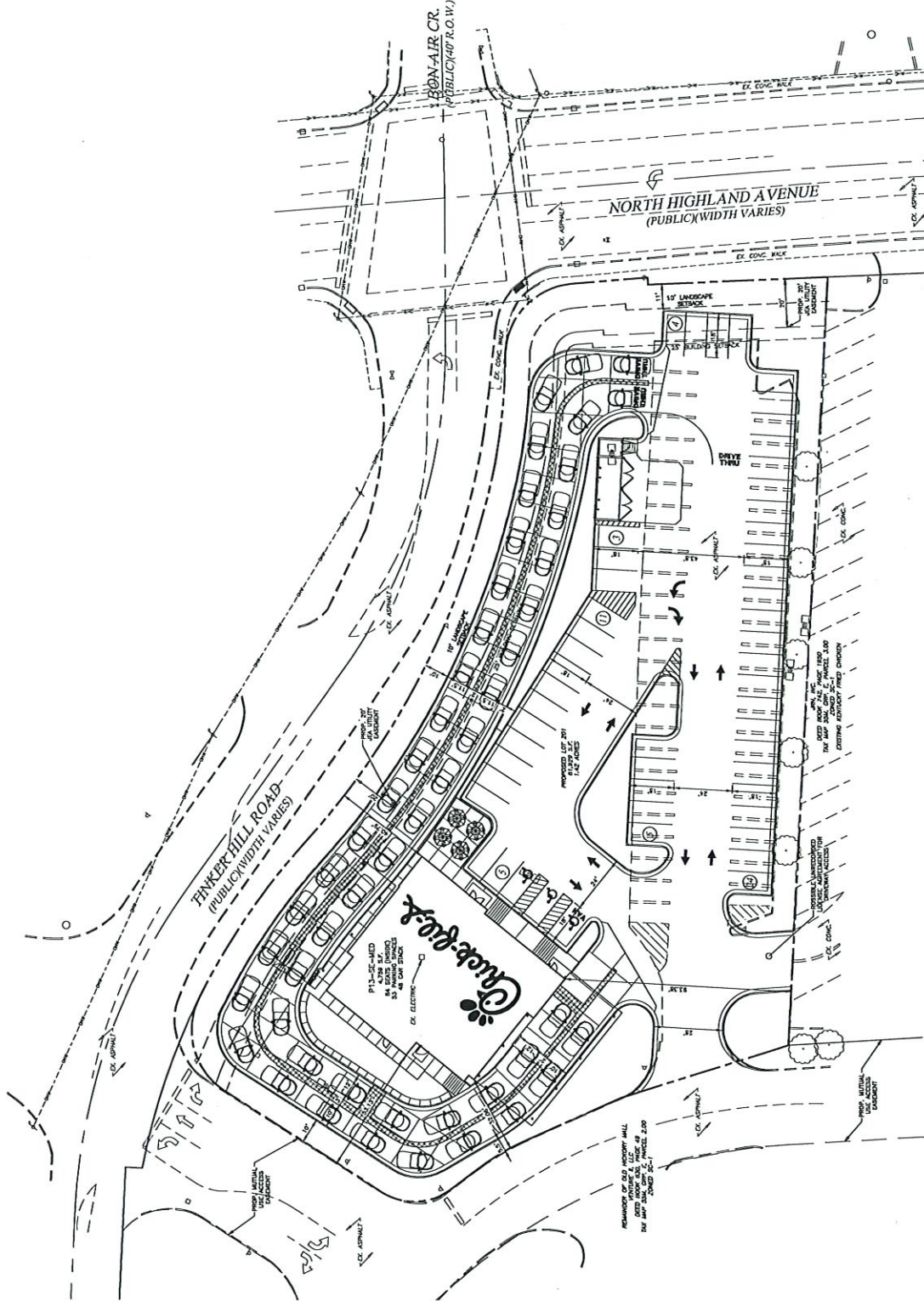
PARKING SPACES PROVIDED (CYA PARCEL):

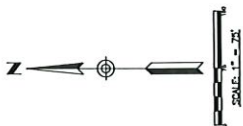
REGULAR SPACES = 48

ACCESSIBLE SPACES = 3

TOTAL = 51

PROPOSED CFA SITE AREA:	51,929	S.F.
REQUIRED PERVIOUS AREA:	12,385	S.F. (20%)
PROVIDED PERVIOUS AREA:	16,820	S.F. (27.2%)





Chick-fil-A

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998

GBC DESIGN, INC.
565 White Pond Dr.
Akron, OH 44320-1128
Phone: 800-896-0238
Fax: 800-896-9782

LISCOTTI DEVELOPMENT

CHICK-FIL-A
N HIGHLAND & TINKER HILL FSU
JACKSON, TN

FSU# 04941

BRECKENRIDGE SCHOOL

2016-2017

DESCRIPTION

PROJECT #	337180
DESCRIPTION	
DATE	3/1/77
DESIGNED BY	DAW

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DATE: 3/1/77

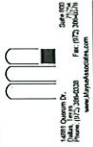
AERIAL MAP

AERIAL MAP

SHEET NUMBER
1 OF 1



Chick-fil-A
5200 Burlington Road
Atlanta, GA 30350
P: (404) 765-8000
MANSE & ASSOCIATES, INC.
ARCHITECTS • PLANNERS • INTERIORS



5/20/2021 2:24:30 PM

CHICK-FIL-A
Jackson
N. Highland Ave.
Jackson, TN 38305

FSR#04941

REVISIONS
DATE DESCRIPTION

CONSULTANT PROJECT #
PROJECT FOR
DATE
SHEET #
SHEET TOTAL

A-303

PLANNING

ATTACHED CANOPY SCHEDULE

Mark	Description	Count	Overall	Material	Notes
CL-1	Canopy	1	10' x 12'	Aluminum	
CL-2	Canopy	1	10' x 12'	Aluminum	
CL-3	Canopy	1	10' x 12'	Aluminum	
CL-4	Canopy	1	10' x 12'	Aluminum	
CL-5	Canopy	1	10' x 12'	Aluminum	
CL-6	Canopy	1	10' x 12'	Aluminum	
CL-7	Canopy	1	10' x 12'	Aluminum	
CL-8	Canopy	1	10' x 12'	Aluminum	
CL-9	Canopy	1	10' x 12'	Aluminum	
CL-10	Canopy	1	10' x 12'	Aluminum	
CL-11	Canopy	1	10' x 12'	Aluminum	
CL-12	Canopy	1	10' x 12'	Aluminum	
CL-13	Canopy	1	10' x 12'	Aluminum	
CL-14	Canopy	1	10' x 12'	Aluminum	
CL-15	Canopy	1	10' x 12'	Aluminum	
CL-16	Canopy	1	10' x 12'	Aluminum	
CL-17	Canopy	1	10' x 12'	Aluminum	
CL-18	Canopy	1	10' x 12'	Aluminum	
CL-19	Canopy	1	10' x 12'	Aluminum	
CL-20	Canopy	1	10' x 12'	Aluminum	

FINISH SCHEDULE - EXTERIOR

MARK	DESCRIPTION	MANUFACTURER	MODEL NAME	COLOR	NOTE
CL-1	CHICK-FIL-A SIGNAGE	CHICK-FIL-A	CHICK-FIL-A	RED/WHITE	
CL-2	CHICK-FIL-A SIGNAGE	CHICK-FIL-A	CHICK-FIL-A	RED/WHITE	
CL-3	CHICK-FIL-A SIGNAGE	CHICK-FIL-A	CHICK-FIL-A	RED/WHITE	
CL-4	CHICK-FIL-A SIGNAGE	CHICK-FIL-A	CHICK-FIL-A	RED/WHITE	
CL-5	CHICK-FIL-A SIGNAGE	CHICK-FIL-A	CHICK-FIL-A	RED/WHITE	
CL-6	CHICK-FIL-A SIGNAGE	CHICK-FIL-A	CHICK-FIL-A	RED/WHITE	
CL-7	CHICK-FIL-A SIGNAGE	CHICK-FIL-A	CHICK-FIL-A	RED/WHITE	
CL-8	CHICK-FIL-A SIGNAGE	CHICK-FIL-A	CHICK-FIL-A	RED/WHITE	
CL-9	CHICK-FIL-A SIGNAGE	CHICK-FIL-A	CHICK-FIL-A	RED/WHITE	
CL-10	CHICK-FIL-A SIGNAGE	CHICK-FIL-A	CHICK-FIL-A	RED/WHITE	
CL-11	CHICK-FIL-A SIGNAGE	CHICK-FIL-A	CHICK-FIL-A	RED/WHITE	
CL-12	CHICK-FIL-A SIGNAGE	CHICK-FIL-A	CHICK-FIL-A	RED/WHITE	
CL-13	CHICK-FIL-A SIGNAGE	CHICK-FIL-A	CHICK-FIL-A	RED/WHITE	
CL-14	CHICK-FIL-A SIGNAGE	CHICK-FIL-A	CHICK-FIL-A	RED/WHITE	
CL-15	CHICK-FIL-A SIGNAGE	CHICK-FIL-A	CHICK-FIL-A	RED/WHITE	
CL-16	CHICK-FIL-A SIGNAGE	CHICK-FIL-A	CHICK-FIL-A	RED/WHITE	
CL-17	CHICK-FIL-A SIGNAGE	CHICK-FIL-A	CHICK-FIL-A	RED/WHITE	
CL-18	CHICK-FIL-A SIGNAGE	CHICK-FIL-A	CHICK-FIL-A	RED/WHITE	
CL-19	CHICK-FIL-A SIGNAGE	CHICK-FIL-A	CHICK-FIL-A	RED/WHITE	
CL-20	CHICK-FIL-A SIGNAGE	CHICK-FIL-A	CHICK-FIL-A	RED/WHITE	

CANOPY NOTES:

- BUILDING MOUNTED CANOPIES
- COLUMN MOUNTED CANOPIES

8" THICK CANOPY STRUCTURE, FINISH & DECOR TO MATCH BUILDING

12" THICK CANOPY STRUCTURE, FINISH & DECOR TO MATCH BUILDING

FINISH OF DECOR TO BE (C-2)

EXPANSION JOINT, MATCH EXTERIOR COLOR

CARD READER BY VISION - RE. ELEC

CLIPPER - (C-1)

DOWNPOUT - (C-2)

SEE A3.1A.203

COO-FIL-BOR - RE. ELEC

LIGHT FIXTURE - RE. ELEC

ET CABINET - (C-1)

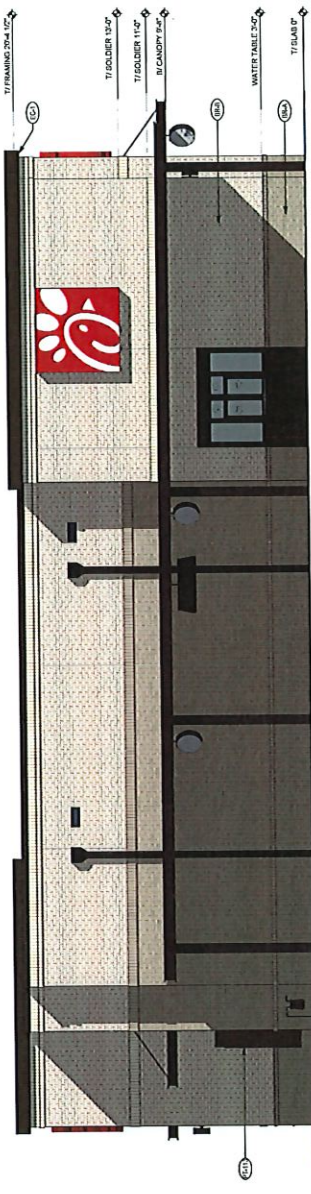
RE. ELEC

UPP - (C-1)

RE. ELEC



EXTERIOR ELEVATION
10' x 12'



EXTERIOR ELEVATION
10' x 12'



Chick-fil-A
Chick-fil-A Road
Atlanta, Georgia 30340-2988
P: (404) 765-8000

MAYSE & ASSOCIATES, INC.

Architects • Planners • Construction Management



14801 Quorum Dr.
Suite 100
Atlanta, GA 30340
P: (404) 765-8000
www.mayseassociates.com

3/25/2021 2:24:14 PM

CHICK-FIL-A

Jackson

N. Highland Ave.
Jackson, TN 38305

FSR#04941

NO. DATE DESCRIPTION

REL. DATE DESCRIPTION

CONTRACT #

DATE

BY

FOR

REVISIONS

EXT. RENDERINGS

DATE

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SITE PLAN STAFF REPORT

Stayapt Suites

A preliminary site plan has been submitted for Stayapt Suites, which will be located near East Park Square and Bankcorpsouth Parkway, at 86 Parkstone Place. The property is zoned SC-1 (Planned Unit Commercial Development) District, which allows hotels, subject to site plan approval by the Planning Commission.

The site plan shows that there will be one building with 19,853 sq. ft. located on a 2.19-acre lot. The building will comply with yard, lot coverage, and height requirements.

The preliminary site plan appears to show that proposed greenspace will exceed the requirement of 20%. However, a landscaping plan will be required with the full submittal.

The site plan shows that there will be 94 parking spaces. All parking spaces and aisle widths will comply with the Zoning Ordinance parking requirements. If there are to be any bar or conference areas, additional parking may be required.

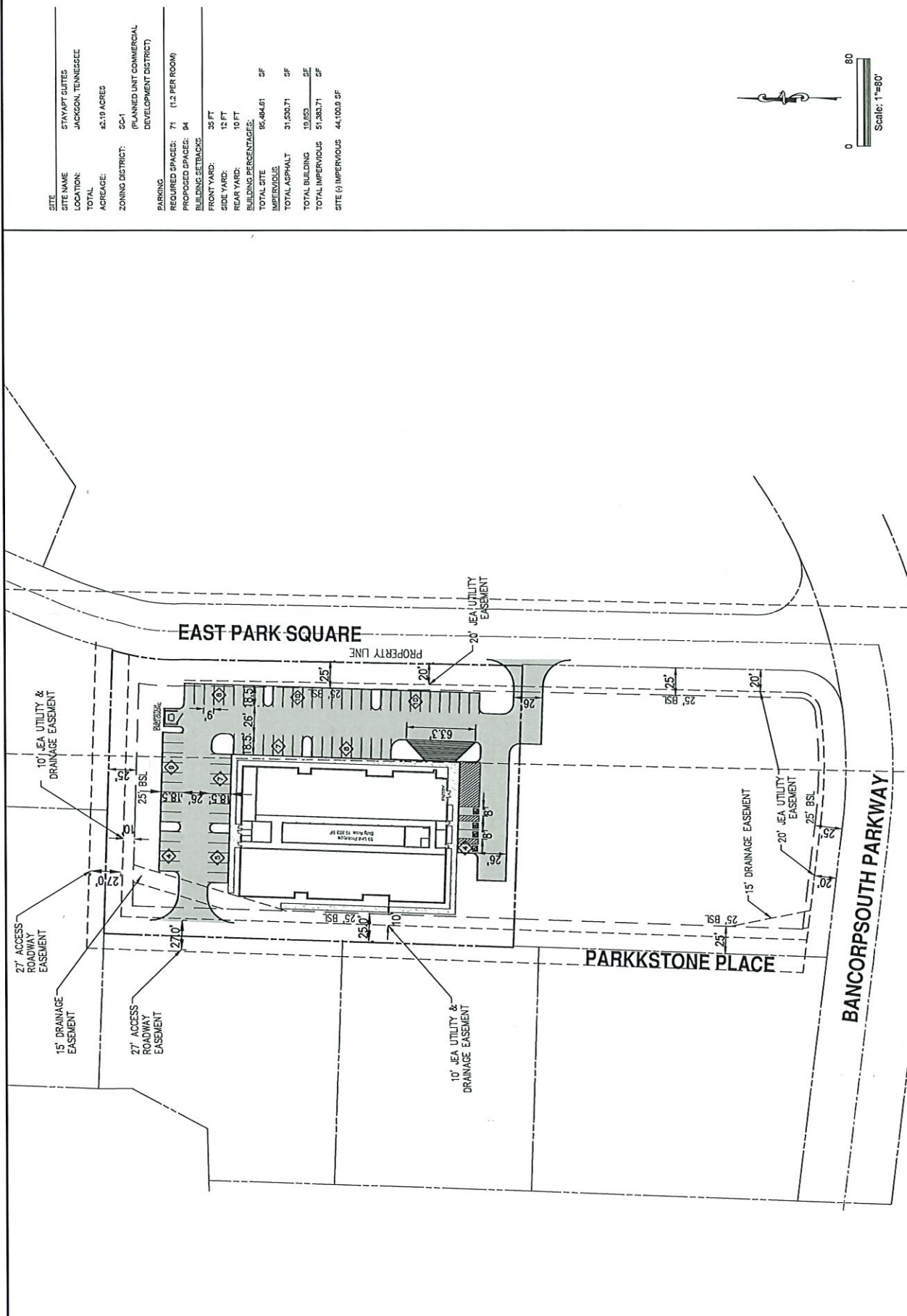
The Engineering department will need a Stormwater Detention Analysis report for a 2, 5, and 10 year storm showing no-net increase in stormwater runoff for the site. The capacity of the area detention pond should be shown to control the volume of stormwater runoff from a 2-year, 5-year and a 10-year frequency 24-hour duration storm. Please include summary of findings in front section of the report and if pond capacity does or does not exceed a 100-year storm.

It is the Staff's opinion that there are no other issues that need to be addressed by the Planning Commission for a preliminary review.

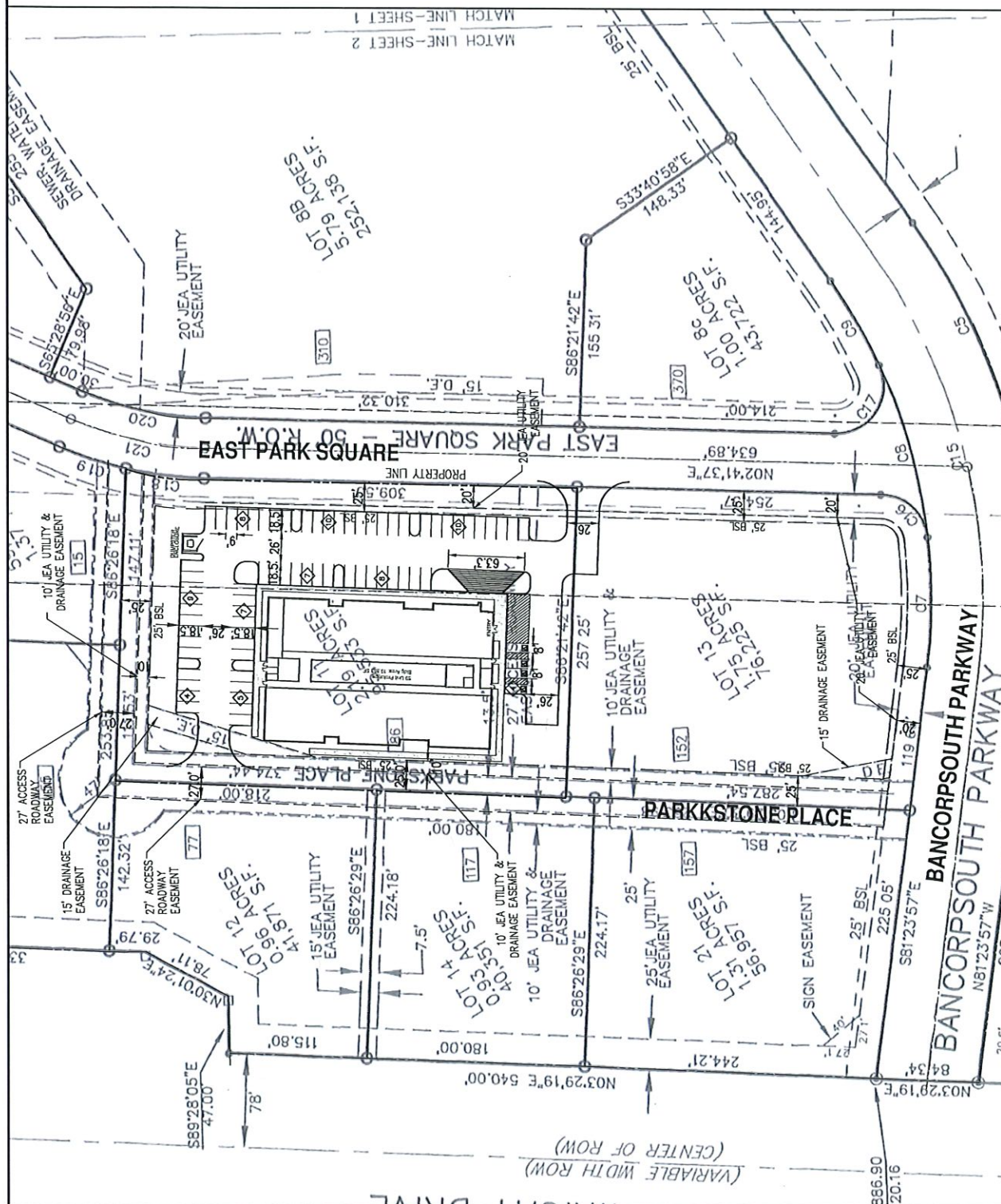
The staff recommends that the Planning Commission approve the site plan for Stayapt Suites.

SITE PLAN LOCATION MAP
PROPOSED STAYAPT SUITES (LOCATED IN SC-1 - PLANNED COMMERCIAL DISTRICT)
#86 PARKSTONE PLACE





SITE	SITE NAME	STAYAPT SUITES
LOCATION:	JACKSON, TENNESSEE	
TOTAL ACREAGE:	12.19 ACRES	
ZONING DISTRICT:	SC-1	
	(PLANNED UNIT COMMERCIAL DEVELOPMENT DISTRICT)	
PARKING		
REQUIRED SPACES:	71	(1.2 PER ROOM)
PROPOSED SPACES:	94	
BUILDING SETBACKS		
FRONT YARD:	35 FT	
SIDE YARD:	15 FT	
REAR YARD:	10 FT	
BUILDING PERCENTAGES:		
TOTAL SITE	98.46.61	5F
INTERPOLVIS		
TOTAL ASPHALT	31,536.71	5F
TOTAL BUILDING	19,853	5F
TOTAL INTERPOLVIS	51,382.71	5F
SITE (C) INTERPOLVIS	44,190.0	5F

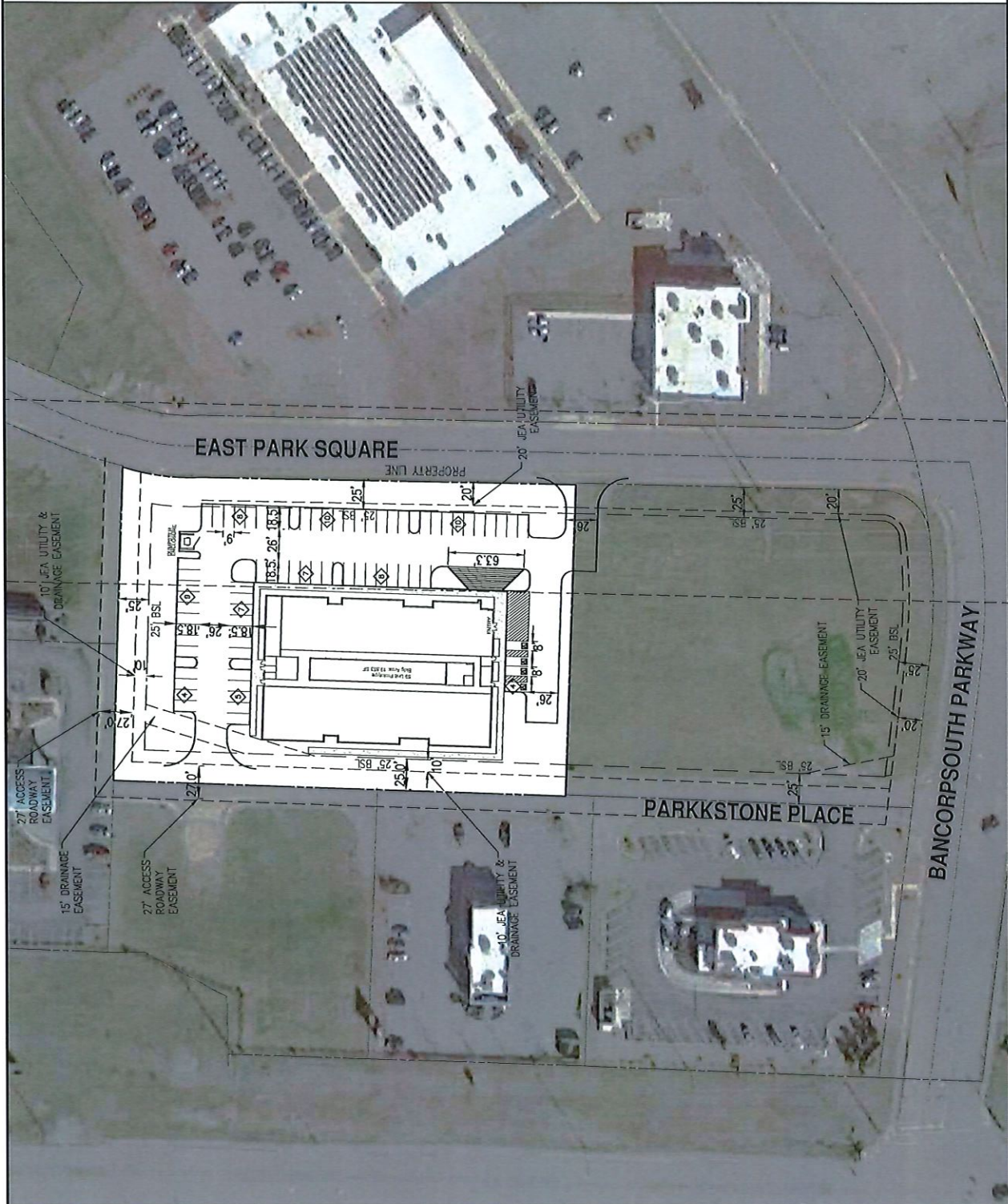
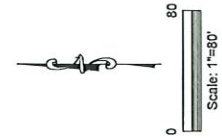


29.6' 275 0.0'

SITE	STAYVANT LUTES, JACKSON, TENNESSEE	71	(1.2 PER ROOM)
LOCATION:		84	
TOTAL			
ACREAGE:	±2.19 ACRES		
ZONING DISTRICT:	5C-1		
	(PLANNED UNIT COMMERCIAL DEVELOPMENT DISTRICT)		
PARKING:			
REQUIRED SPACES:			
PROPOSED SPACES:			
BUILDING SETBACKS			
FRONT YARD:	35 FT		
SIDE YARD:	12 FT		
REAR YARD:	10 FT		
BUILDING PERCENTAGES:			
TOTAL SITE	95,644.01	5F	
IMPERVIOUS			
TOTAL ASPHALT	31,030.71	5F	
TOTAL BUILDING	19,653	5F	
TOTAL IMPERVIOUS	51,383.71	5F	
SITE (% IMPERVIOUS)	44,100.9	5F	



SITE:	STAYAPT SLUITS
SITE NAME	JACKSON, TENNESSEE
LOCATION:	
TOTAL	
ACREAGE:	\$2.10 ACRES
ZONING DISTRICT:	SC-1 (PLANNED UNIT COMMERCIAL DEVELOPMENT DISTRICT)
PARKING	
REQUIRED SPACES:	71 (1.2 PER ROOM)
PROPOSED SPACES:	84
BUILDING SETBACKS:	
FRONT YARD:	35 FT
SIDE YARD:	12 FT
REAR YARD:	10 FT
BUILDING PERCENTAGES:	
TOTAL SITE	92,404.61 SF
IMPERVIOUS:	
TOTAL ASPHALT	31,530.71 SF
TOTAL BUILDING	19,803 SF
TOTAL IMPERVIOUS	51,333.71 SF
SITE (4) IMPERVIOUS	44,103.9 SF





SITE PLAN STAFF REPORT

Hotel 1

A preliminary site plan has been submitted for Hotel 1, which will be located at 2467 Christmasville Road. The property is zoned SC-1 (Planned Unit Commercial Development) District, which allows hotels, subject to site plan approval by the Planning Commission.

The site plan shows that there will be one building with 15,331 sq. ft. located on a 2.14-acre lot. The building will comply with yard, lot coverage, and height requirements.

The preliminary site plan shows that proposed greenspace will exceed the requirement of 20%. It appears the provided landscaping plan is adequate.

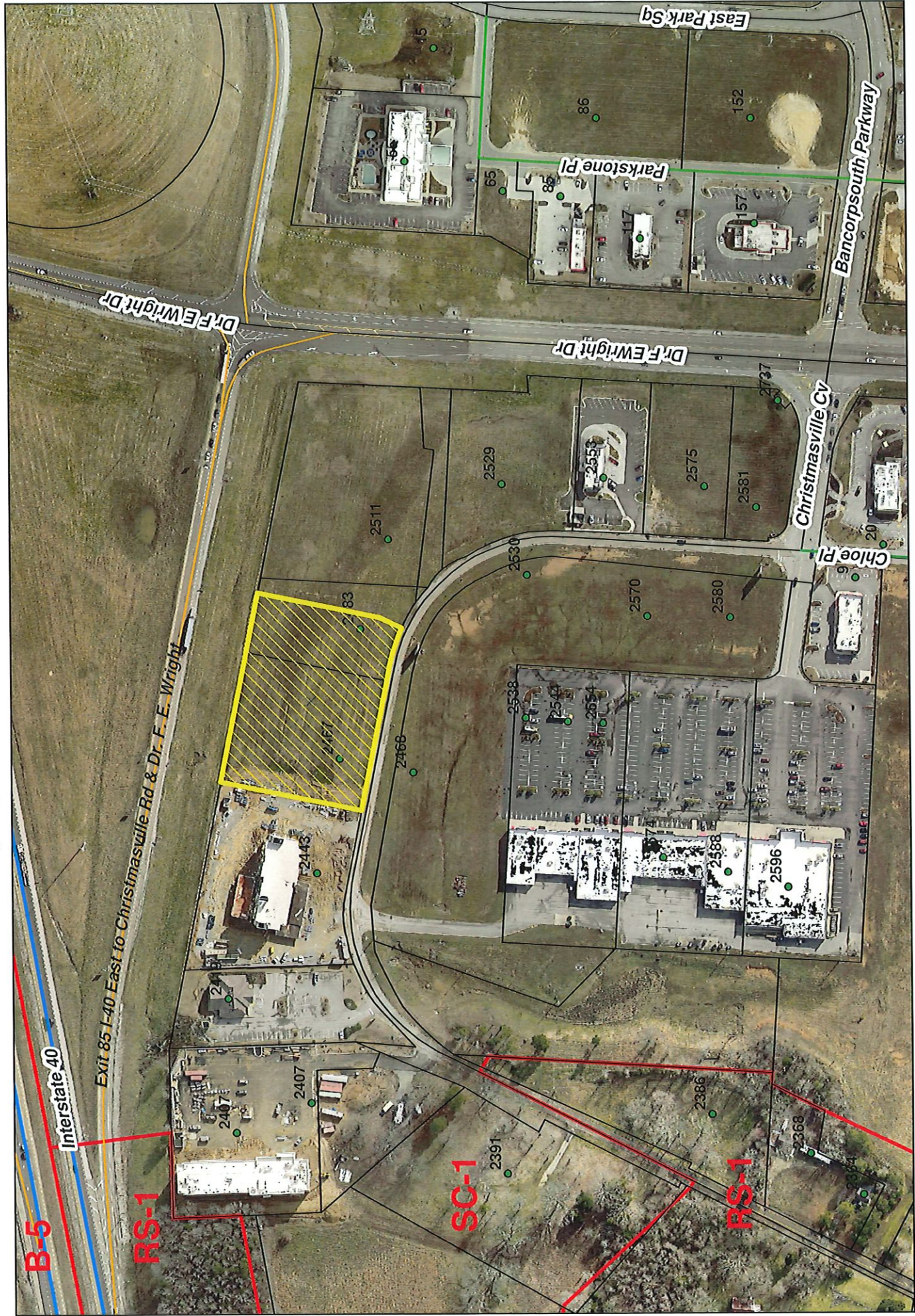
The site plan shows that there will be 114 parking spaces. All parking spaces and aisle widths will comply with the Zoning Ordinance parking requirements. If there are to be any bar or conference areas, additional parking will be required.

The Engineering department will need a Stormwater Detention Analysis report for a 2, 5, and 10 year storm showing no-net increase in stormwater runoff for the site. The capacity of the area detention pond should be shown to control the volume of stormwater runoff from a 2-year, 5-year and a 10-year frequency 24-hour duration storm. Please include summary of findings in front section of the report and if pond capacity does or does not exceed a 100-year storm.

It is the Staff's opinion that there are no other issues that need to be addressed by the Planning Commission for a preliminary review.

The staff recommends that the Planning Commission approve the site plan for Hotel 1.

SITE LOCATION MAP
SITE PLAN - HOTEL #1
#2467 CHRISTMASVILLE COVE



PROJECT #	20120.00
DATE	APRIL 8, 2021
DRAWN BY	KAR
CHECKED BY	CAC
DATE	
CHECKED BY	CAC

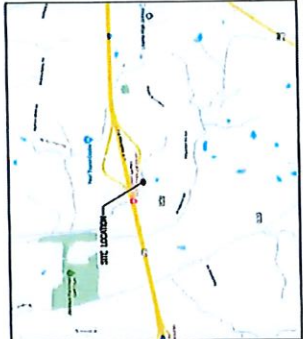
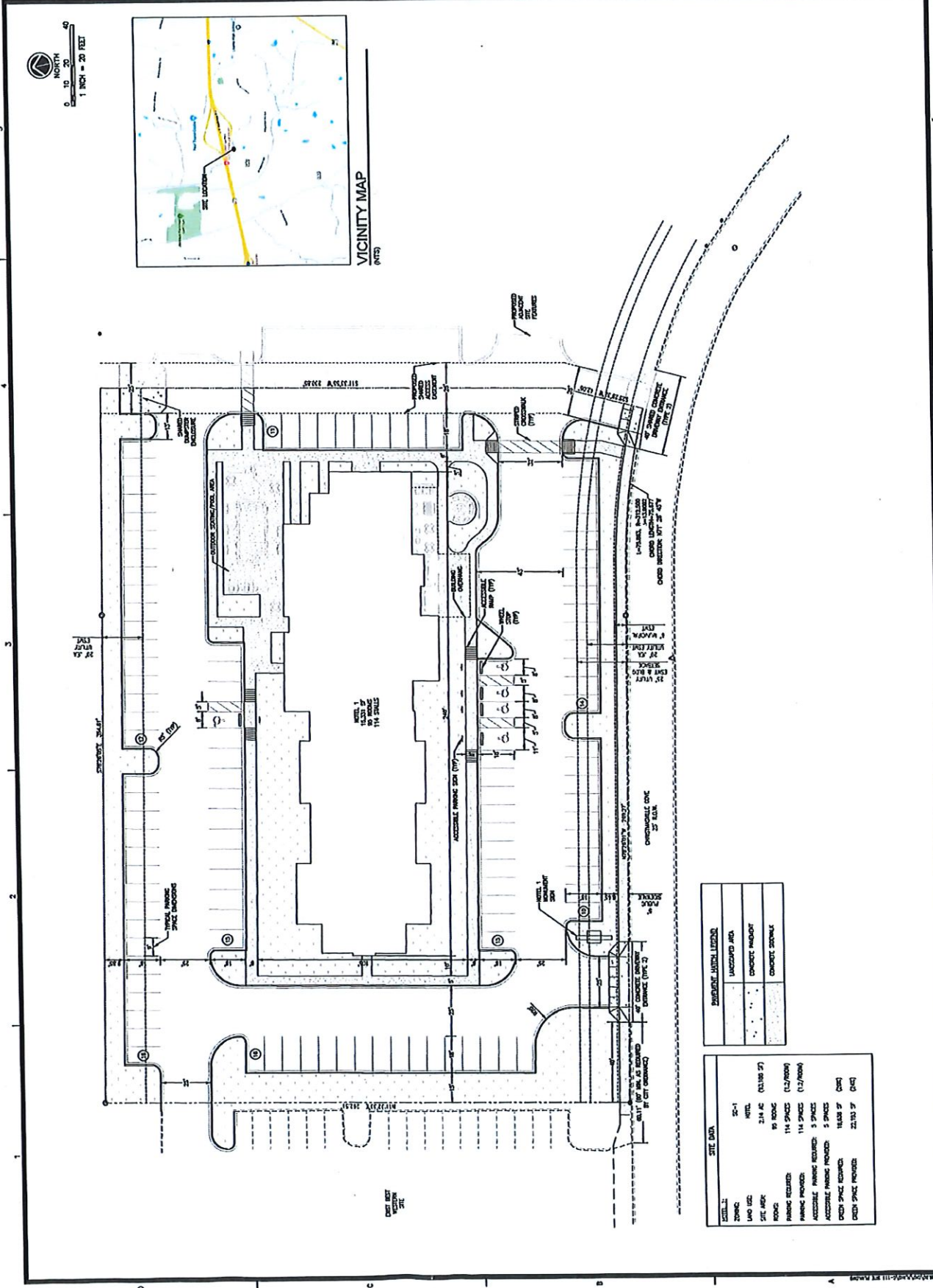


Pickering Firm, Inc.
1313 Highway 100, Suite 200
Jackson, TN 38305
931.351.1313

CHRISTMASVILLE COVE HOTEL 1 2511 CHRISTMASVILLE COVE JACKSON, TN 38305



SHEET NUMBER
C-111
DESCRIPTION
SITE PLAN



PERMANENT LANDSCAPE	
UNOCCUPIED AREA	
CONCRETE PAVEMENT	
CONCRETE SIDEWALK	

SITE DATA	
LOT AREA	25.11 AC
LAND USE	RESIDENTIAL
PERMITS	114 SPACES
ACCESSIBLE PARKING REQUIRED	5 SPACES
GREEN SPACE REQUIRED	18,000 SF
GREEN SPACE PROVIDED	22,100 SF



SITE PLAN STAFF REPORT

Hotel 2

A preliminary site plan has been submitted for Hotel 2, which will be located at 2511 Christmasville Road. The property is zoned SC-1 (Planned Unit Commercial Development) District, which allows hotels, subject to site plan approval by the Planning Commission.

The site plan shows that there will be one building with 19,768 sq. ft. located on a 2.39-acre lot. The building will comply with yard, lot coverage, and height requirements.

The preliminary site plan shows that proposed greenspace will exceed the requirement of 20%. It appears the provided landscaping plan is adequate.

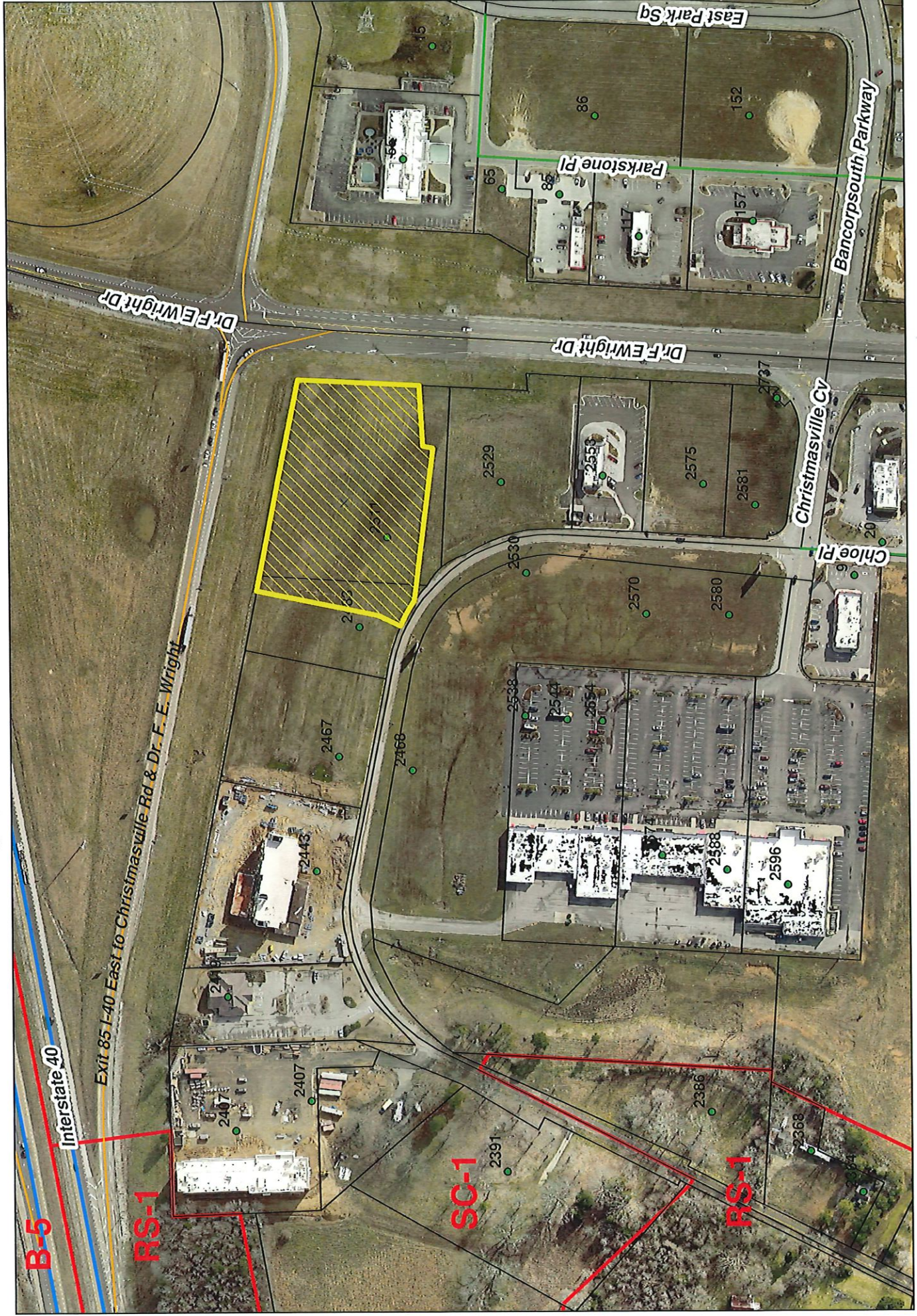
The site plan shows that there will be 128 parking spaces. All parking spaces and aisle widths will comply with the Zoning Ordinance parking requirements. If there are to be any bar or conference areas, additional parking will be required.

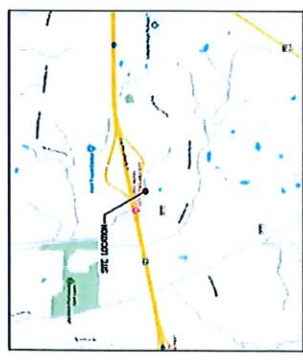
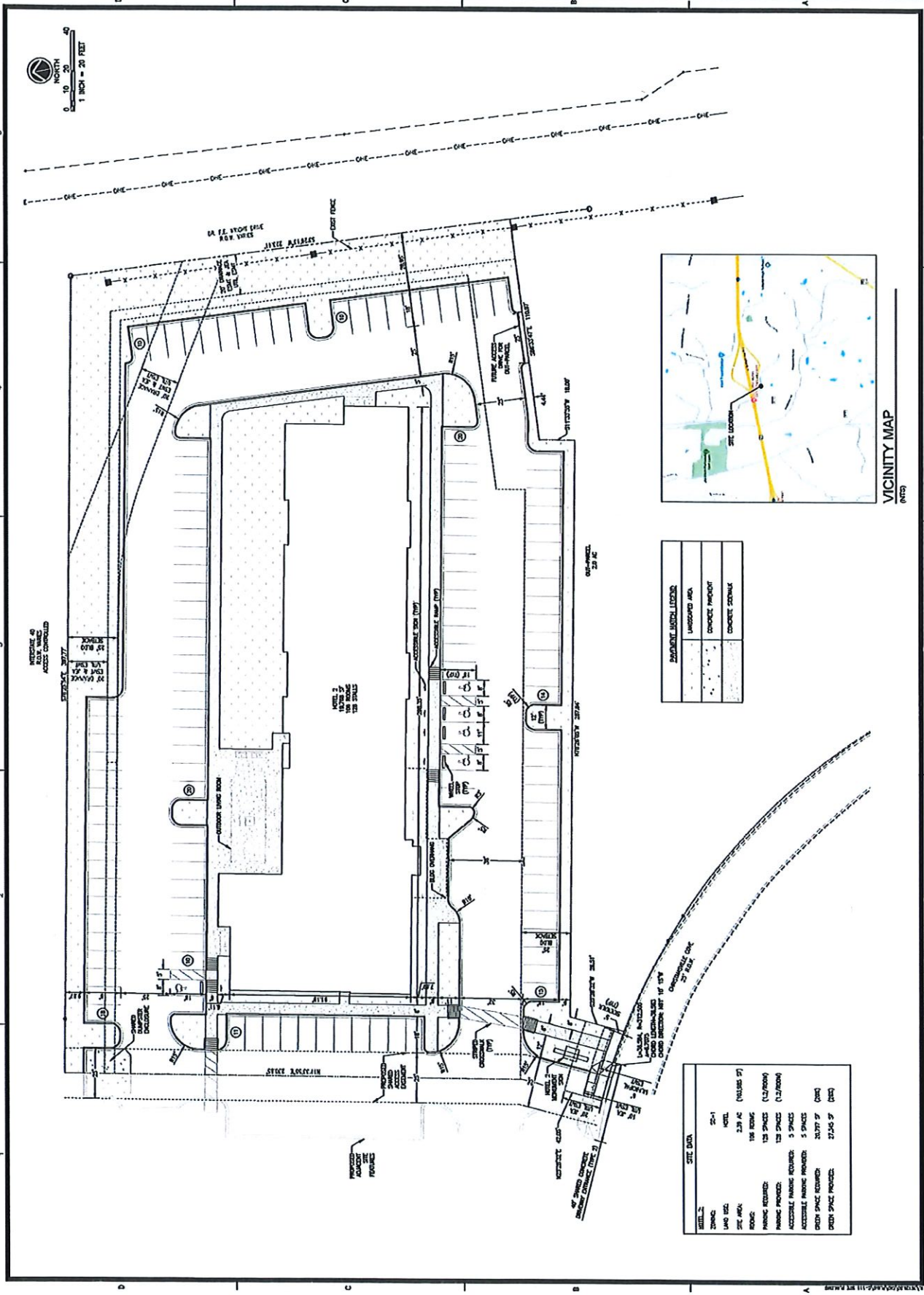
The Engineering department will need a Stormwater Detention Analysis report for a 2, 5, and 10 year storm showing no-net increase in stormwater runoff for the site. The capacity of the area detention pond should be shown to control the volume of stormwater runoff from a 2-year, 5-year and a 10-year frequency 24-hour duration storm. Please include summary of findings in front section of the report and if pond capacity does or does not exceed a 100-year storm.

It is the Staff's opinion that there are no other issues that need to be addressed by the Planning Commission for a preliminary review.

The staff recommends that the Planning Commission approve the site plan for Hotel 2.

SITE LOCATION MAP
SITE PLAN - HOTEL #2
#2511 CHRISTMASVILLE COVE





VEGETATION	STREET LIGHTING
VEGETATION	STREET LIGHTING
VEGETATION	STREET LIGHTING
VEGETATION	STREET LIGHTING
VEGETATION	STREET LIGHTING

VEGETATION	STREET LIGHTING
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VEGETATION	STREET LIGHTING

REVISONS:

PROJECT #: 21-403

DATE: APR 2021

DRAWN BY: DT DESIGN

DESIGNED: DT DESIGN

CHECKED BY:

**CHRISTMASVILLE COVE
HOTEL 2
JACKSON, TN**

SCALE: _____

L1.1

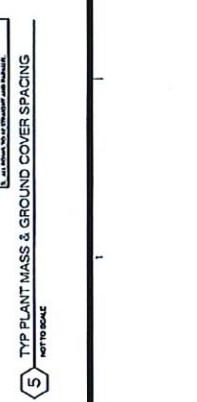
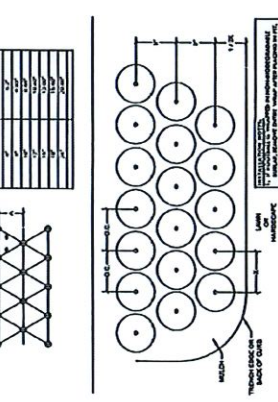
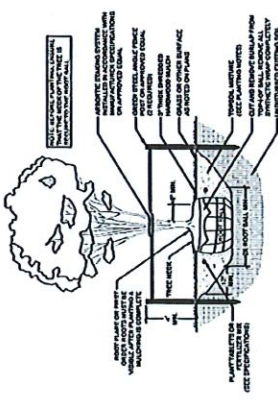
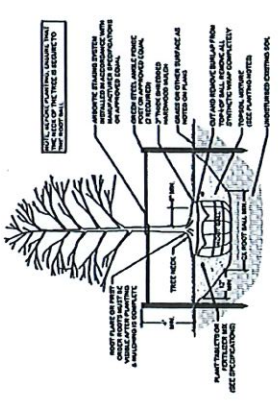
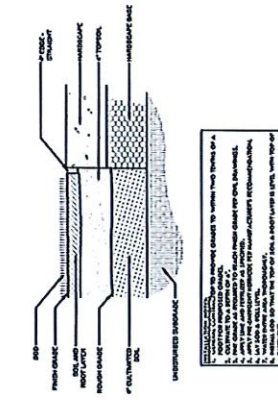
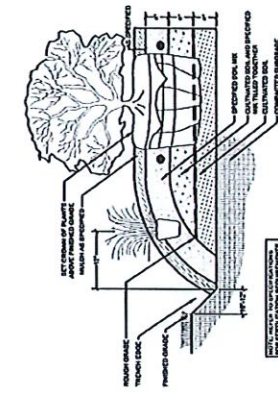
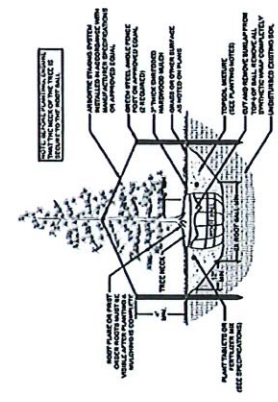
DESCRIPTION:
LANDSCAPE NOTES AND
DETAILS



PLANT SCHEDULE									
ITEM NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL	REMARKS			
1	Excavation and backfill	100	cu yd	1.50	150.00	Excavation and backfill			
2	Concrete foundation	100	sq ft	1.50	150.00	Concrete foundation			
3	Reinforcing steel	100	lb	1.50	150.00	Reinforcing steel			
4	Formwork	100	sq ft	1.50	150.00	Formwork			
5	Gravel	100	cu yd	1.50	150.00	Gravel			
6	Asphalt	100	sq ft	1.50	150.00	Asphalt			
7	Paint	100	gal	1.50	150.00	Paint			
8	Plumbing	100	hr	1.50	150.00	Plumbing			
9	Electric	100	hr	1.50	150.00	Electric			
10	Roofing	100	sq ft	1.50	150.00	Roofing			
11	Landscaping	100	hr	1.50	150.00	Landscaping			
12	Final inspection	100	hr	1.50	150.00	Final inspection			
13	Permit fees	100	hr	1.50	150.00	Permit fees			
14	Insurance	100	hr	1.50	150.00	Insurance			
15	Contingency	100	hr	1.50	150.00	Contingency			
16	Subtotal	100	hr	1.50	150.00	Subtotal			
17	Tax	100	hr	1.50	150.00	Tax			
18	Total	100	hr	1.50	150.00	Total			
19	Notes	100	hr	1.50	150.00	Notes			
20	Remarks	100	hr	1.50	150.00	Remarks			
21	Drawings	100	hr	1.50	150.00	Drawings			
22	Specifications	100	hr	1.50	150.00	Specifications			
23	Contract	100	hr	1.50	150.00	Contract			
24	Agreement	100	hr	1.50	150.00	Agreement			
25	Conditions	100	hr	1.50	150.00	Conditions			
26	Terms	100	hr	1.50	150.00	Terms			
27	Provisions	100	hr	1.50	150.00	Provisions			
28	Articles	100	hr	1.50	150.00	Articles			
29	Sections	100	hr	1.50	150.00	Sections			
30	Chapters	100	hr	1.50	150.00	Chapters			
31	Parts	100	hr	1.50	150.00	Parts			
32	Sections	100	hr	1.50	150.00	Sections			
33	Articles	100	hr	1.50	150.00	Articles			
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45	Articles	100	hr	1.50	150.00	Articles			
46	Chapters	100	hr	1.50	150.00	Chapters			
47	Parts	100	hr	1.50	150.00	Parts			
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50	Chapters	100	hr	1.50	150.00	Chapters			
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54	Chapters	100	hr	1.50	150.00	Chapters			
55	Parts	100	hr	1.50	150.00	Parts			
56	Sections	100	hr	1.50	150.00	Sections			
57	Articles	100	hr	1.50	150.00	Articles			
58	Chapters	100	hr	1.50	150.00	Chapters			
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62	Chapters	100	hr	1.50	150.00	Chapters			
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79	Parts	100	hr	1.50	150.00	Parts			
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81	Articles	100	hr	1.50	150.00	Articles			
82	Chapters	100	hr	1.50	150.00	Chapters			
83	Parts	100	hr	1.50	150.00	Parts			
84	Sections	100	hr	1.50	150.00	Sections			
85	Articles	100	hr	1.50	150.00	Articles			
86	Chapters	100	hr	1.50	150.00	Chapters			
87	Parts	100	hr	1.50	150.00	Parts			
88	Sections	100	hr	1.50	150.00	Sections			
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90	Chapters	100	hr	1.50	150.00	Chapters			
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93	Articles	100	hr	1.50	150.00	Articles			
94	Chapters	100	hr	1.50	150.00	Chapters			
95	Parts	100	hr	1.50	150.00	Parts			
96	Sections	100	hr	1.50	150.00	Sections			
97	Articles	100	hr	1.50	150.00	Articles			
98	Chapters	100	hr	1.50	150.00	Chapters			
99	Parts	100	hr	1.50	150.00	Parts			
100	Sections	100	hr	1.50	150.00	Sections			

LANDSCAPE NOTES

1. The following information was obtained from the records of the Federal Bureau of Investigation, Department of Justice, and the Central Intelligence Agency, regarding the activities of the following individuals:
2. [REDACTED]
3. [REDACTED]
4. [REDACTED]
5. [REDACTED]
6. [REDACTED]
7. [REDACTED]
8. [REDACTED]
9. [REDACTED]
10. [REDACTED]
11. [REDACTED]
12. [REDACTED]
13. [REDACTED]
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41. [REDACTED]
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43. [REDACTED]
44. [REDACTED]
45. [REDACTED]
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47. [REDACTED]
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91. [REDACTED]
92. [REDACTED]
93. [REDACTED]
94. [REDACTED]
95. [REDACTED]
96. [REDACTED]
97. [REDACTED]
98. [REDACTED]
99. [REDACTED]
100. [REDACTED]



PROJECT #:	21493
DATE:	APR 2021
DRAWN BY:	DT DESIGN
DESIGNED:	DT DESIGN
CHECKED BY:	

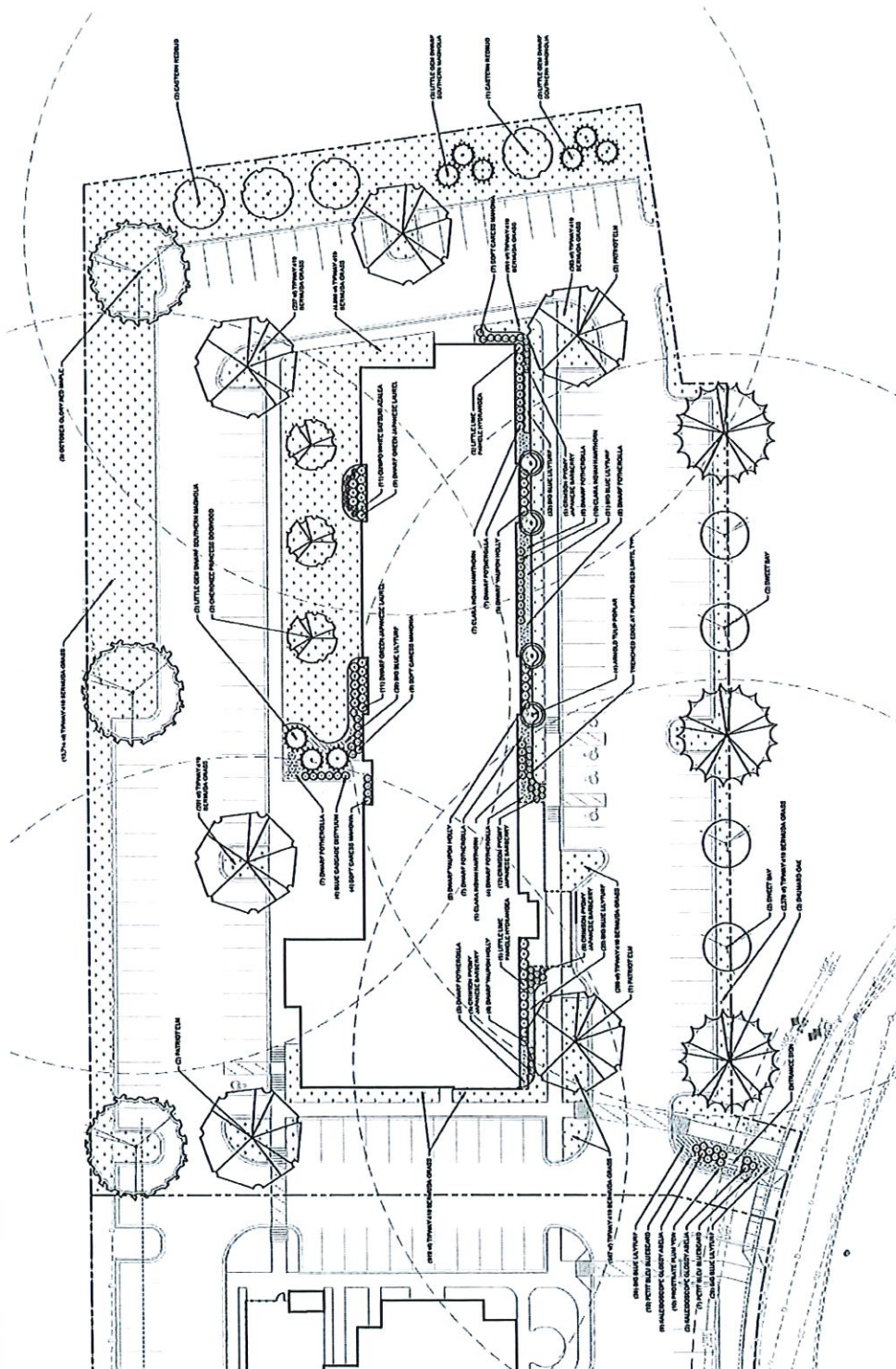
**CHRISTMASVILLE COVE
HOTEL 2
JACKSON, TN**

PRELIMINARY - NOT
FOR CONSTRUCTION

SHEET NUMBER:

L1.0

DESCRIPTION	LANDSCAPE PLAN
1.00	1.00
2.00	2.00
3.00	3.00
4.00	4.00
5.00	5.00
6.00	6.00
7.00	7.00
8.00	8.00
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91.00	91.00
92.00	92.00
93.00	93.00
94.00	94.00
95.00	95.00
96.00	96.00
97.00	97.00
98.00	98.00
99.00	99.00
100.00	100.00



AND

CIRCLES WITH A RADIUS OF 150 TO INDICATE PARKING LOT TREE REQUIREMENT IS MET

LANDSCAPE REQUIREMENTS*

TOTAL TREES REQUIRED: 36 (2.39 ACRES X 15 MIN. TREES PER ACRE)

TOTAL TREES PROVIDED: 36

TOTAL CANOPY TREES REQUIRED- 12 @ 30 ACRES X 5 MIN. CANOPY TREES PER ACRE

TOTAL CANOPY TREES PROVIDED: 12

NOTES: CLOSING REQUIRED. \$50.00 + C.A. 17.50 A.C.B. 5.75 SUBLINE DED. A.C.B.

TOTAL SHRUBS REQUIRED: 180 @ 1 GAL. (255 ACRES @ 15 SHRUBS)
TOTAL SHRUBS PROVIDED: 47 @ 1 GAL. + 170 @ 3 GAL. (12 CREDIT)

TOTAL SHRUB CREDITS PROVIDED: 367

ALL NEW LANDSCAPE AREAS SHALL BE IRRIGATED

[illegible]

SEE SHEET L1.1, LANDSCAPE NOTES AND DETAILS, FOR PLANT SCHEDULE AND ADDITIONAL INFORMATION



**DESIGN REVIEW STAFF REPORT
JACKSON SOLAR MICROGRID
NORTH OF ROOSEVELT PARKWAY**

Community Development Enterprises is requesting design review for a solar microgrid facility to be located on Roosevelt Parkway.

After review, the Planning Staff recommends approval of the design review application with following conditions:

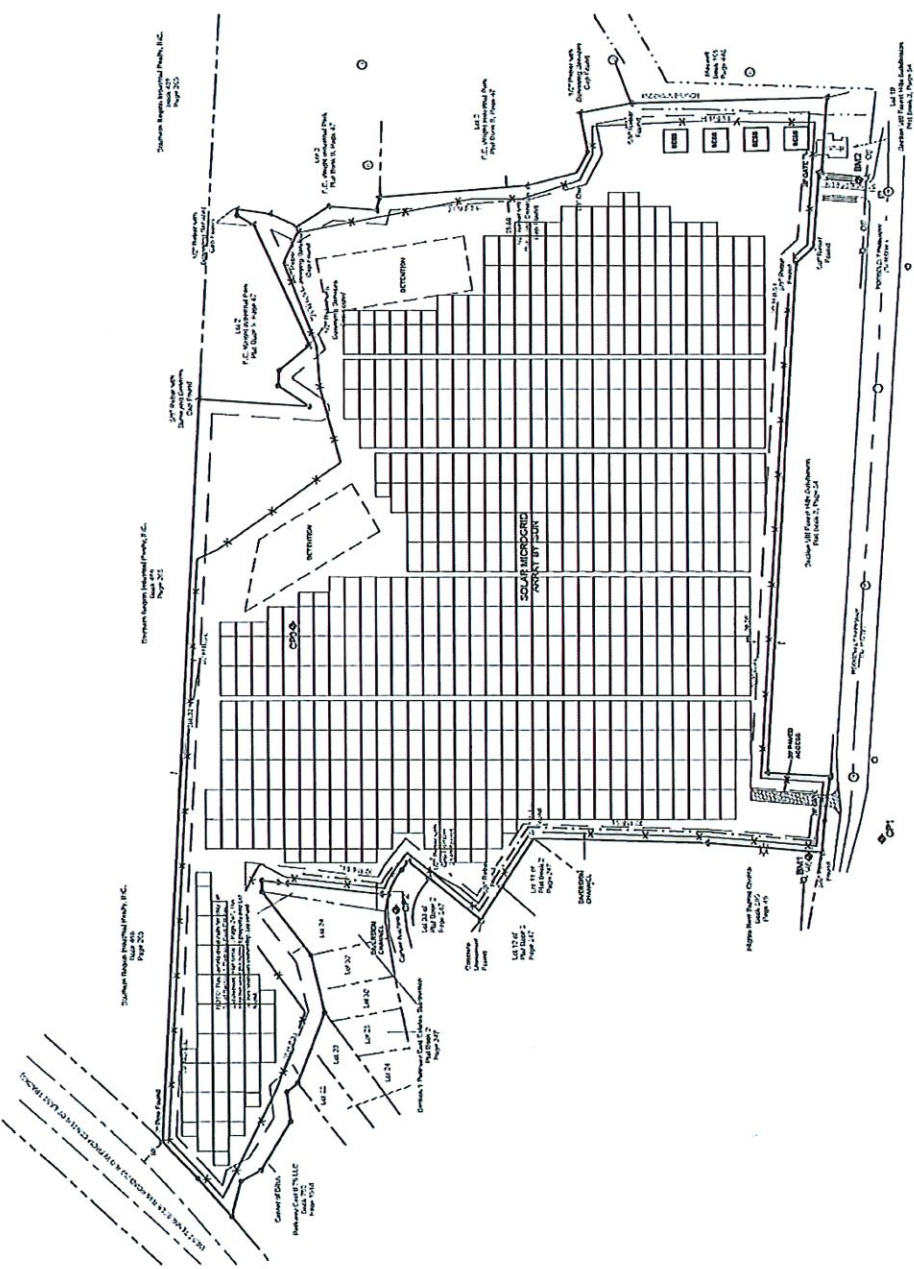
- 1) A decommissioning plan, along with a reclamation guaranty, be submitted and approved by Planning Staff prior to permitting; and
- 2) The slatted fence, buffer landscaping, and replacement trees must be maintained, and replaced when necessary, for the full life of the project.

SITE LOCATION MAP
JACKSON SOLAR MICROGRID SITE PLAN - ROOSEVELT PARKWAY



[illegible]

1. A 10' WIDE UNSATURATED BUFFER SHALL BE MAINTAINED AROUND THE PERIMETER OF THE SITE.
2. A 10' WIDE BUFFER OF POLYESTER FIBROUS MAT SHALL BE MAINTAINED IN ALL AREAS WHERE THE SOIL IS NOT SATURATED.
3. AN IMPEDIMENTARY SOLAR PANEL SHALL BE 17' IN HEIGHT, BE MAINTAINED AT A 90 DEGREE ANGLE.
4. HAZARDOUS MATERIALS OF POTENTIAL CONTAMINATION SHALL BE CONFINED AT THE SOURCE AND NOT ALLOWED TO COME OUT OF THE SITE TO BE STORED OR DISPOSED OF AT ANY OTHER TIME.
5. SEE BLM SURVEY INFORMATION FOR SOLAR PANEL DETAILS.
6. A SLOTTED DRAINAGE CHANNEL SHALL BE MAINTAINED ALONG THE WESTERN PROPERTY LINE TO DRAIN OFF SITE WATER AROUND THE SITE.
7. A SLOTTED DRAINAGE CHANNEL SHALL BE MAINTAINED ALONG THE EASTERN PROPERTY LINE TO DRAIN OFF SITE WATER.



Jackson Solar Microgrid

January 26, 2021

Landscaping Requirements for

Hunt-Jackson Site

A. Existing Conditions of the 34-acre site:

1. Existing soils - This site had three major soils types, Collins silt, Feliciana silt, and Lexington silt loam.

a. Collins silt series consists of very deep, moderately well drained, moderately permeable soils. They formed in silty alluvium on flood plains of streams in the Southern Mississippi Valley Silty Uplands Major Land Resources Area. Slopes range from 0 – 2 percent.

b. Feliciana silt loam consists of very deep, well drained, moderately permeable soil in the Southern Mississippi Valley Loess Major Land Resources Area (MLRA 134). They formed in Peoria loess deposits more than 48 inches in thickness that overly terraces and uplands of the Southern Coastal Plain. Slopes range from 0 to 40 percent.

c. Lexington silt loam consists of very deep, well drained soils on level to moderately steep uplands. The soil formed in a mantle of loess about 2 to 3 feet thick and in the underlying loamy and sandy marine sediments. Slopes ranges from 0 to 30 percent.

2. Existing vegetation:

a. Existing trees are not ancient in nature. The existing vegetation is recent growth since the land has been cleared and farmed. A 1947 aerial photo shows the majority of the tract in cultivation. As recent as 1980, the heart of the property was still being cultivated. Within the last 10 years, a forest fire consumed the property from the middle over to the eastern boundary.

b. This Site does not show any evidence of past logging. New growth has been established through natural reseeding.

c. Ground cover that has taken over in the open area recently is the invasive weed, kudzu. The rest of the area is native ground cover of briars, ivy and other natural to the area.

3. Significant trees:

a. The accompanying map shows an estimate of the prevalent trees in each area.

b. Trees withing 50 feet of the property line that met the criteria of significant were located and shown on the map.

B. Site Utilization:

1. This Site will be used as a Solar Microgrid. The intended use for this site is to be full utilization of the entire property. The site will be graded to a gentle rolling grade with slopes that do not entice erosion.
2. The project Site will be covered with stone or rock over a membrane to allow for infiltration. No vegetative or tree planting will be undertaken on the site to establish new growth.
3. There is a proposed expansion of the facility to the tract to the north.

C. Vegetative Impact:

1. Solar Panels cannot be blocked by shadows caused by obstructions such as trees. Trees that are currently within 50 feet of the property line can reach heights of 70 to 100 feet. The most critical areas would be to the south and along the western and eastern boundaries. Due to the use and the fixtures on the site, vegetation and weedy plants would be a hindrance to the utilization.

- a. All existing vegetation and tree will be removed from this site.

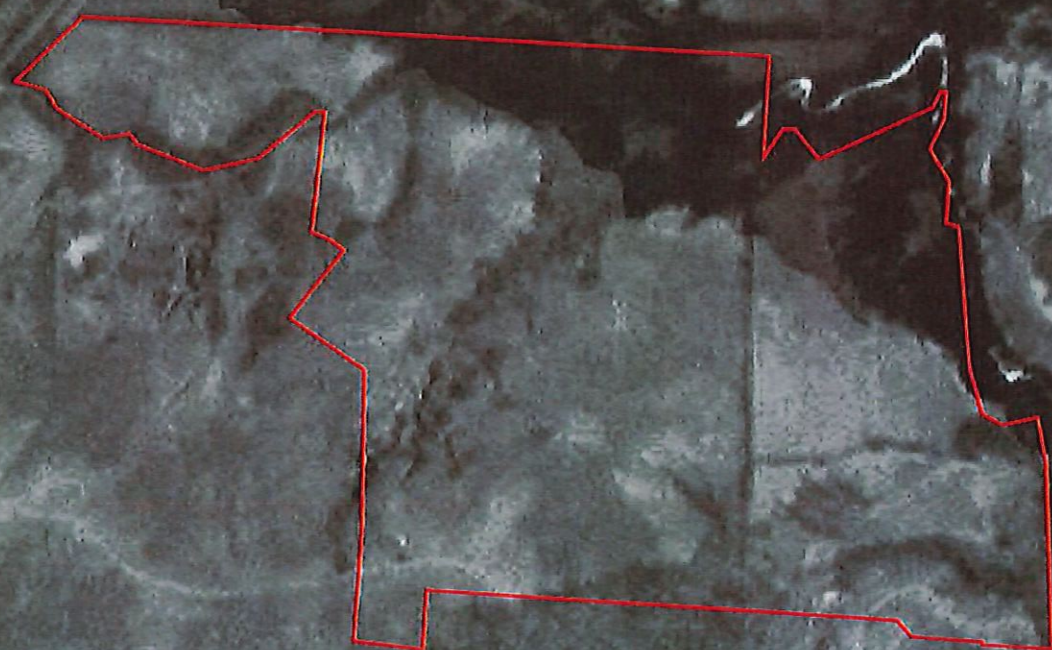
D. Proposed Replacement:

1. The proposed replacement would be evergreen shrubs or short evergreen trees placed in front of a chain link fence with mesh. This will provide an effective visual screen and secure the site. Some canopy trees will be placed along Roosevelt and near the battery storage buildings.

Respectfully,



Larry Smith, PE





[illegible][illegible][illegible][illegible]

TEST #	SPECIES	GRADE (mm)
17	BLACK CHERMIT	17
18	ASH	18
19	ASH	19
20	ASH	20
21	BLACK CHERMIT	21
22	ASH	22
23	BLACK CHERMIT	23
24	ASH	24
25	BLACK CHERMIT	25
26	ASH	26
27	BLACK CHERMIT	27
28	ASH	28
29	BLACK CHERMIT	29
30	ASH	30
31	BLACK CHERMIT	31
32	ASH	32
33	BLACK CHERMIT	33
34	ASH	34
35	BLACK CHERMIT	35
36	ASH	36
37	BLACK CHERMIT	37
38	ASH	38
39	BLACK CHERMIT	39
40	ASH	40
41	BLACK CHERMIT	41
42	ASH	42
43	BLACK CHERMIT	43
44	ASH	44
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89	BLACK CHERMIT	89
90	ASH	90
91	BLACK CHERMIT	91
92	ASH	92
93	BLACK CHERMIT	93
94	ASH	94
95	BLACK CHERMIT	95
96	ASH	96
97	BLACK CHERMIT	97
98	ASH	98
99	BLACK CHERMIT	99
100	ASH	100

Left bank with a steep bank

Right bank with a steep bank

Left bank with a steep bank

Right bank with a steep bank

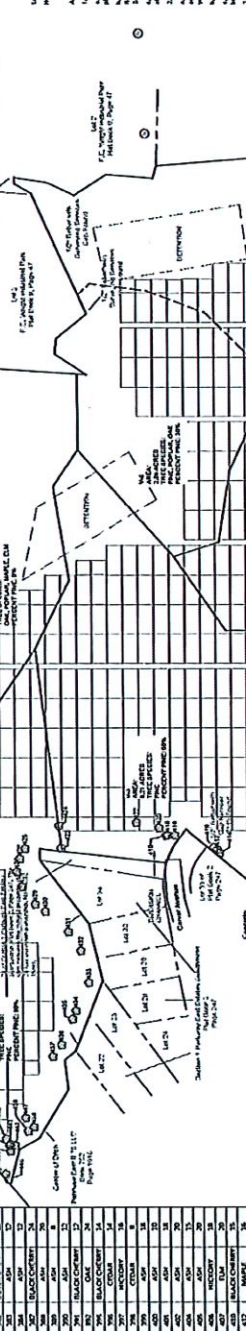
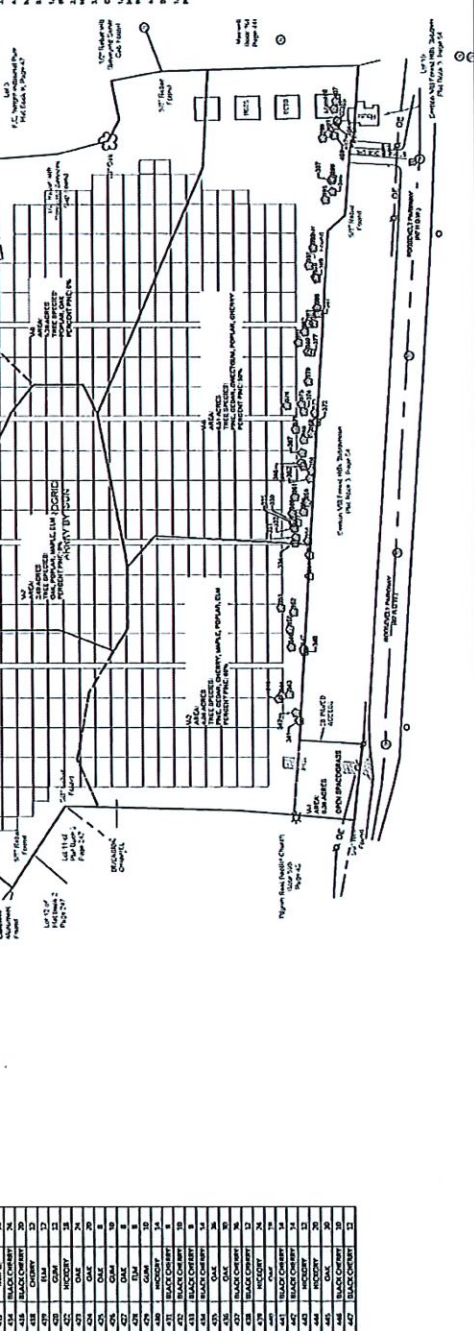
River

[illegible]

WATERGATE NET ENDOWMENT TOTAL AREA 55.25 ACRES, 32.5 ACRES BANC									
ROW	ROW TYPE	ROW AREA (AC)	ROW SAMPLING	ROW USE	TOTAL (AC)	WATERGATE TOTAL	WATERGATE BANC	ROW AREA (AC)	ROW TYPE
1	ROW	0	0	0	0	0	0	0	ROW
2	ROW	0	0	0	0	0	0	0	ROW
3	ROW	0	0	0	0	0	0	0	ROW
4	ROW	0	0	0	0	0	0	0	ROW
5	ROW	0	0	0	0	0	0	0	ROW
6	ROW	0	0	0	0	0	0	0	ROW
7	ROW	0	0	0	0	0	0	0	ROW
8	ROW	0	0	0	0	0	0	0	ROW
9	ROW	0	0	0	0	0	0	0	ROW
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37	ROW	0	0	0	0	0	0	0	ROW
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40	ROW	0	0	0	0	0	0	0	ROW
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98	ROW	0	0	0	0	0	0	0	ROW
99	ROW	0	0	0	0	0	0	0	ROW
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Submitted: Eugene MacKenzie-Hart / NRC
 Date: 10/20/2005
 Page: 10/20

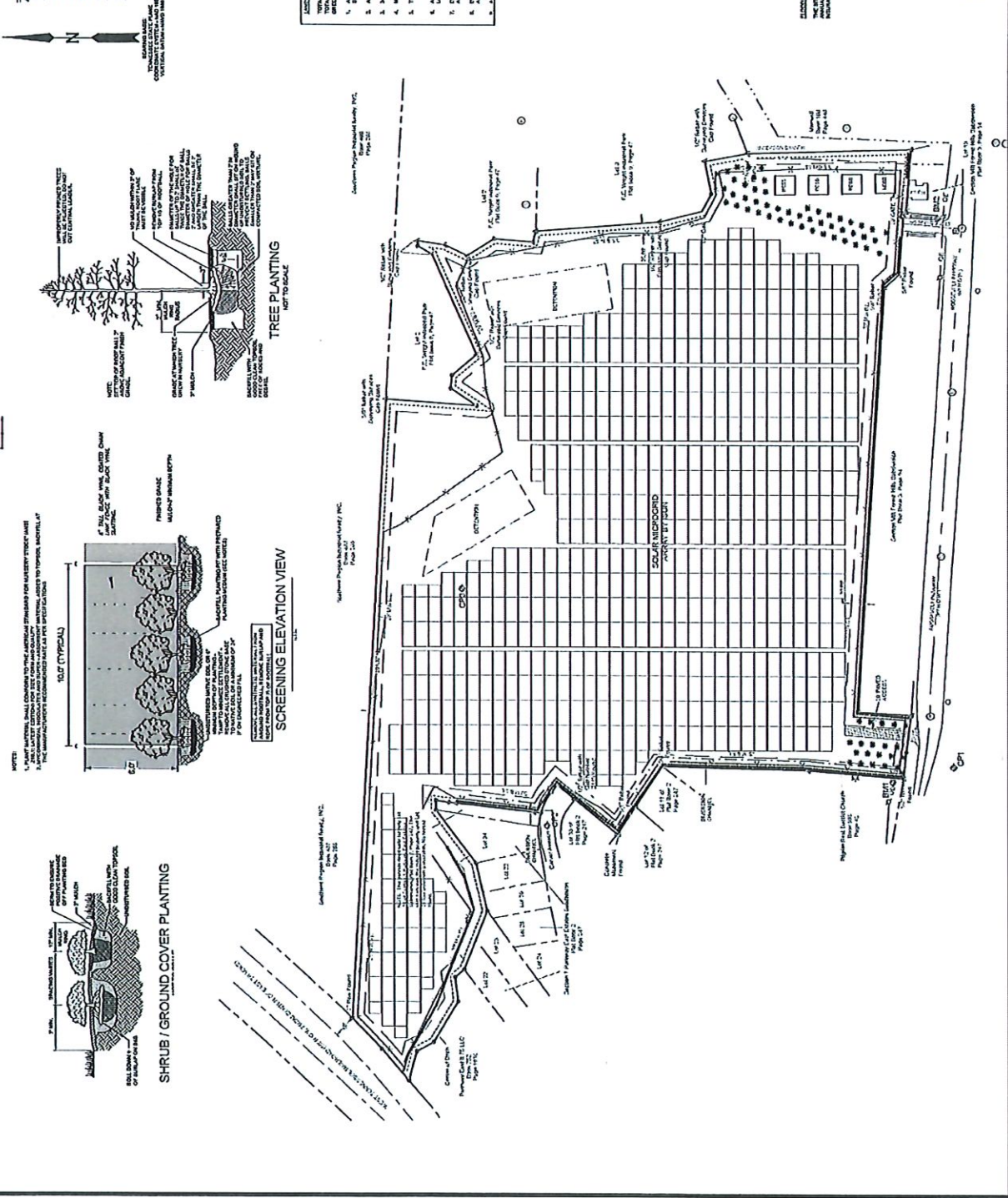
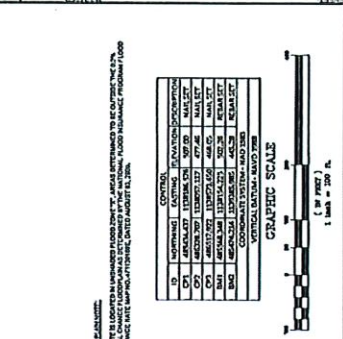
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CO	25	BLACK CHERRY	35
CR	9	OAK	9
CU	10	ASH	10
DO	25	ASH	25
EM	30	ASH	30
FR	7	BLACK CHERRY	7
GO	34	OAK	34
HA	25	EM	25
HO	10	ASH	10
IC	15	CHERRY	15
MC	37	ICE	37
MO	37	MO	37
NA	24	OAK	24
NO	37	OAK	37
PA	25	OAK	25
PE	25	BLACK CHERRY	25
PO	10	ASH	10
PP	27	POPULAR	27
RA	25	CEM	25
RD	30	CEM	30

[illegible][illegible]

C-201	LANDSCAPING	L.L. Smith and Associates, Inc.	LAND DEVELOPMENT & CONSTRUCTION DIVISION SPECIALTY SERVICES — 2007 COLUMBIA BLVD., FRY AVE. INTERSECTION FARMINGTON, CT 06030-1918	DATE RECEIVED: 01/26/2011
				PROJECT # 201004
				PLAN# 181R 100
				CHECKED BY: W.B.
				SHEET 1 OF 1

[illegible]

Journal of Management Inquiry 23(4)





Monday March 22nd, 2021

Att: Community Development Enterprises
1104 Whitehall Street, Jackson, NT 38301

Dear Denny,

As per request:

1. Glare Analysis ; No glare will be reflected to nearby homes since the solar panels are a five-degree tilt.
2. EMP/EMI -- There is no EMP or EMI of any significance, particularly that the services are quite far away from any public or residential location
3. Hazardous Materials -- There are no materials which produce fumes coming off the panels, inverters, or transformers.
4. Decommission Plan -- Together with NRI, each of our respective components would be able to be removed at the end of the lifespan of the facility. They would then be taken to recycling facilities. This would apply for solar panels, inverters, transformers, batteries, etc., each done by the respective provider, as part of a definitive contract.

Best regards,


Sass Peress
Chief Innovation and Experience Officer
iSun, Inc.

iSun Energy
400 Avenue D, Suite 10, Watbury, Vermont, 05495
1-866-666-iSun (4786)
www.isunenergy.com



Sass Peress
Chief Innovation and Experience Officer
M: [514-909-5047](tel:514-909-5047) | E: sass@isunenergy.com



**DESIGN REVIEW STAFF REPORT
HALL RESIDENCE
151 UNION AVENUE**

David and Elizabeth Hall are requesting design review to construct a single-family custom home located on Union Avenue.

The planning staff recommends approval of the design review request and will present the request in more detail at the meeting.

SITE LOCATION MAP
DESIGN REVIEW - THE HALL RESIDENCE
151 UNION AVENUE



PL 02/21/12
Drawn By: ABO
Checked By: PLS
Date Drawn: 04/05/12

Professional Land Services
LAND SURVEYING - MAPPING - PLANNING
110 Miller Avenue
Jackson, Tennessee 38305
Phone: (731) 668-7171 Fax: (731) 668-0775



Healthy Community, LLC
FOR

Revised Final Plat
Sections 2, 5, 6, & 7
Jackson Walk (formerly CityWalk)
City of Jackson
Madison County, Tennessee

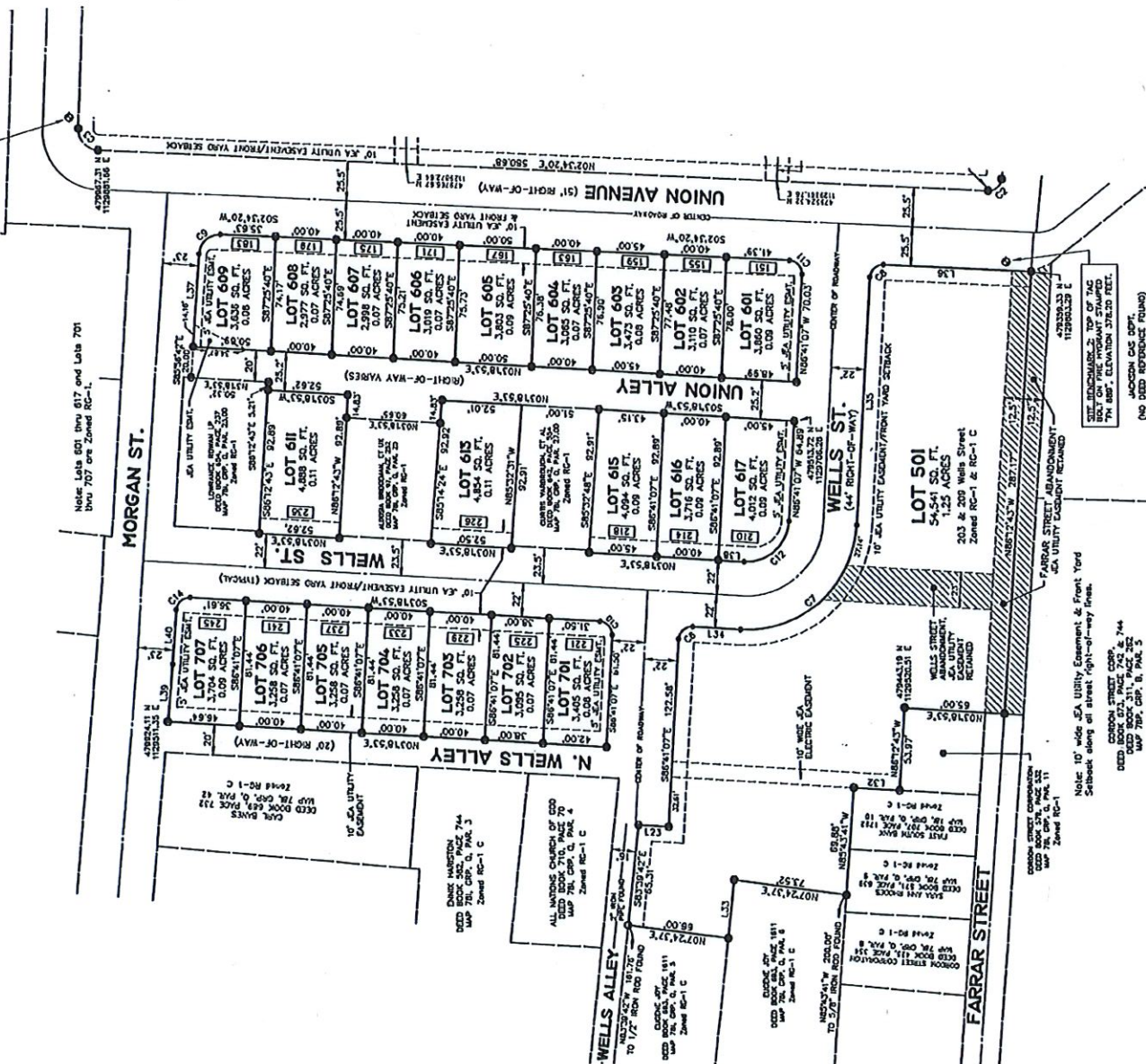
Job #: 12025
DWG File #: 12025
Scale: 1"=50'
SHT. 3 of 3



- LEGEND**
- - 1/2-INCH IRON ROD WITH ALUMINUM IDENTIFICATION
 - - CAP STAMPED "PLS INC JACKSON TN" SET
 - - 1/2-INCH IRON ROD FOUND
 - - ANGLE POINT (NO MONUMENT SET)
 - 1234 - STREET ADDRESS NUMBER
 - _____ PROPERTY LINE
 - _____ ADJOINING PROPERTY LINE
 - _____ CENTER LINE OF ROADWAY

LINE	BEARING	DISTANCE
133	S89°23'42"E	28.47
134	S89°23'42"E	28.47
135	S89°23'42"E	28.47
136	S89°23'42"E	28.47
137	S89°23'42"E	28.47
138	S89°23'42"E	28.47
139	S89°23'42"E	28.47
140	S89°23'42"E	28.47

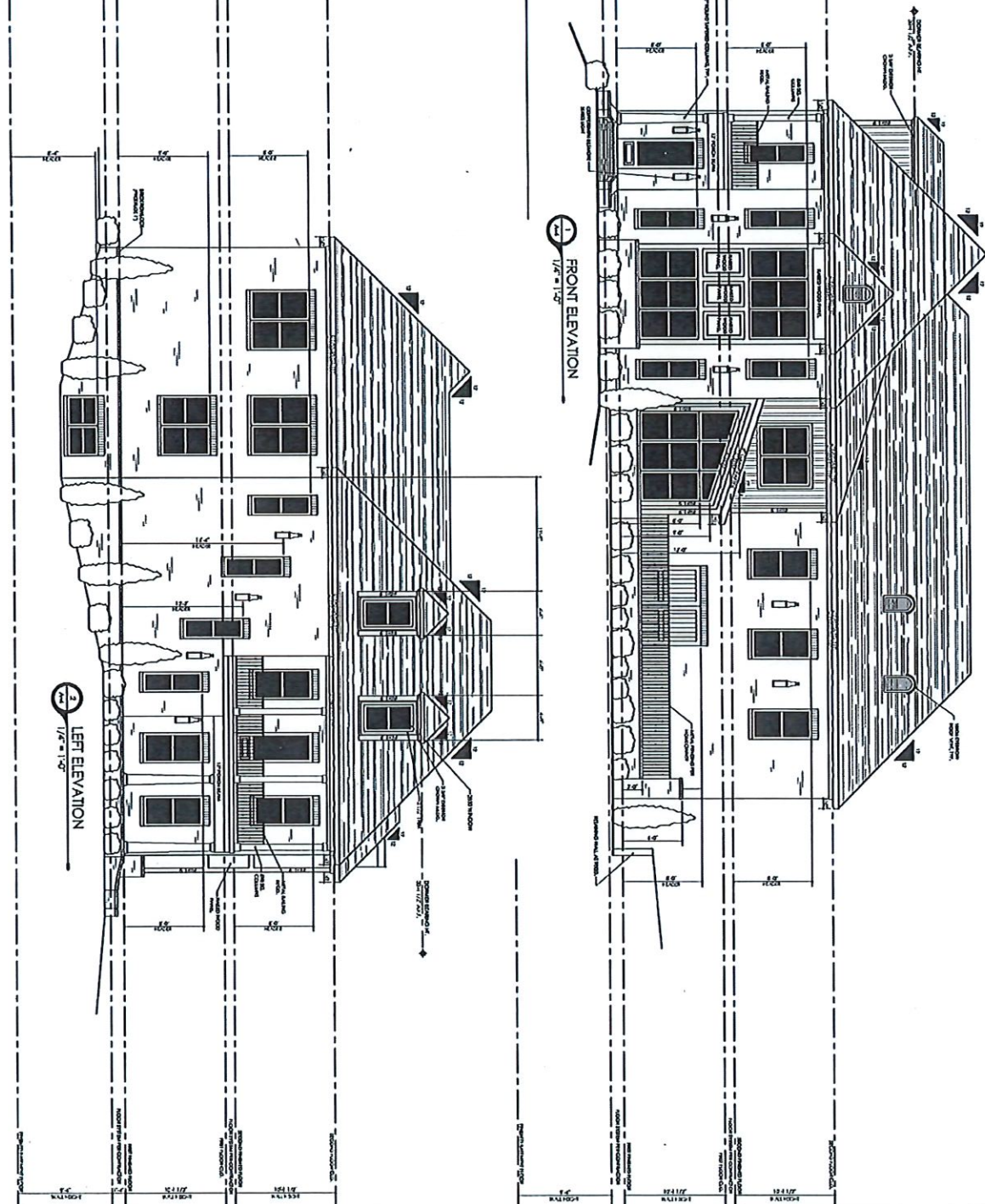
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	13.33	6.50	S41°13'37"E	12.02	90°00'00"
C2	113.10	72.00	S41°13'37"E	101.82	90°00'00"
C3	13.33	6.50	S41°13'37"E	12.02	90°00'00"
C4	13.33	6.50	S41°13'37"E	12.02	90°00'00"
C5	13.33	6.50	S41°13'37"E	12.02	90°00'00"
C6	13.33	6.50	S41°13'37"E	12.02	90°00'00"
C7	13.33	6.50	S41°13'37"E	12.02	90°00'00"
C8	13.33	6.50	S41°13'37"E	12.02	90°00'00"
C9	13.33	6.50	S41°13'37"E	12.02	90°00'00"
C10	13.33	6.50	S41°13'37"E	12.02	90°00'00"
C11	13.33	6.50	S41°13'37"E	12.02	90°00'00"
C12	13.33	6.50	S41°13'37"E	12.02	90°00'00"
C13	13.33	6.50	S41°13'37"E	12.02	90°00'00"
C14	13.33	6.50	S41°13'37"E	12.02	90°00'00"
C15	13.33	6.50	S41°13'37"E	12.02	90°00'00"
C16	13.33	6.50	S41°13'37"E	12.02	90°00'00"
C17	13.33	6.50	S41°13'37"E	12.02	90°00'00"
C18	13.33	6.50	S41°13'37"E	12.02	90°00'00"
C19	13.33	6.50	S41°13'37"E	12.02	90°00'00"
C20	13.33	6.50	S41°13'37"E	12.02	90°00'00"



Zone 1-0

Zone 1-0

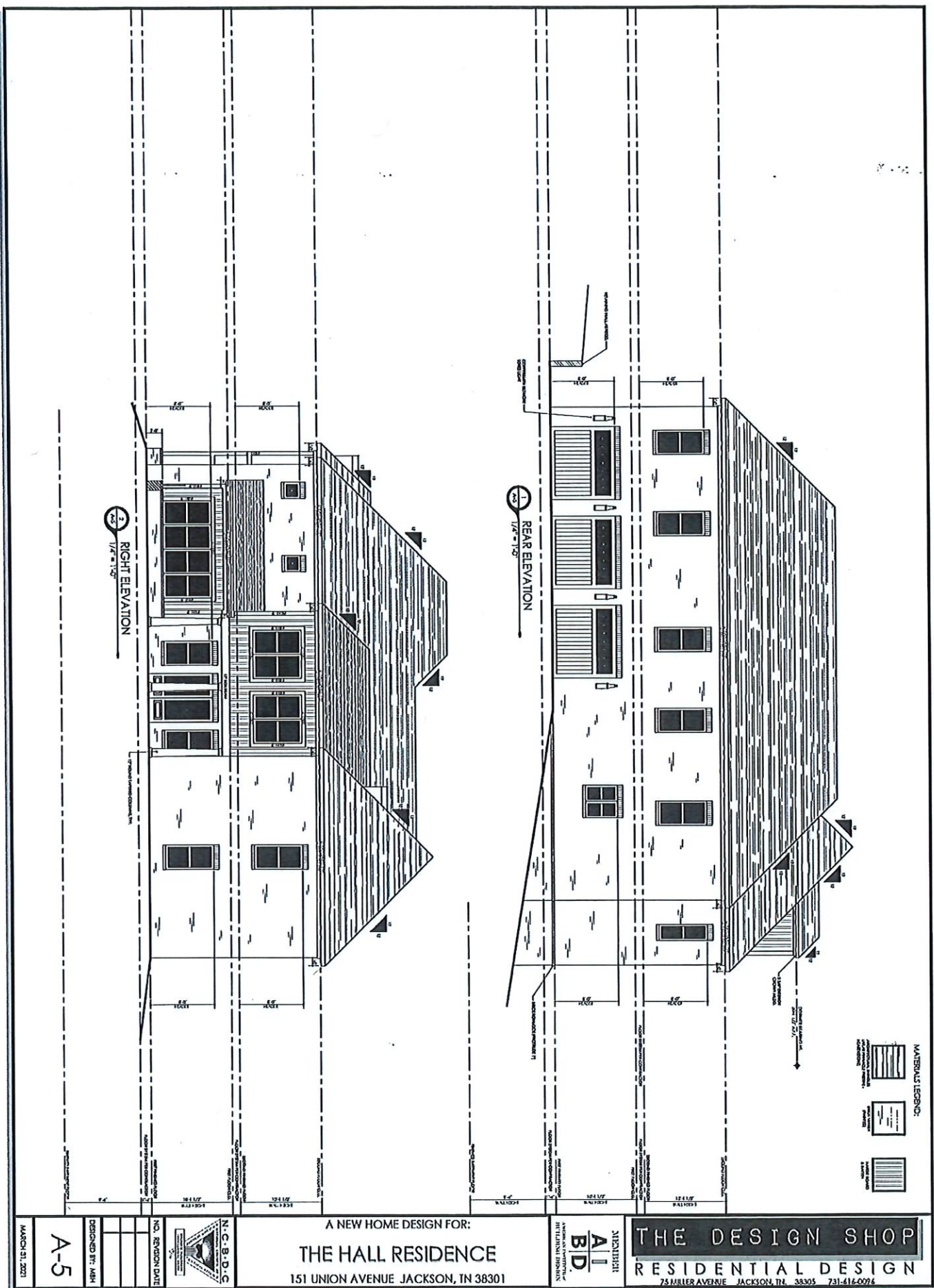


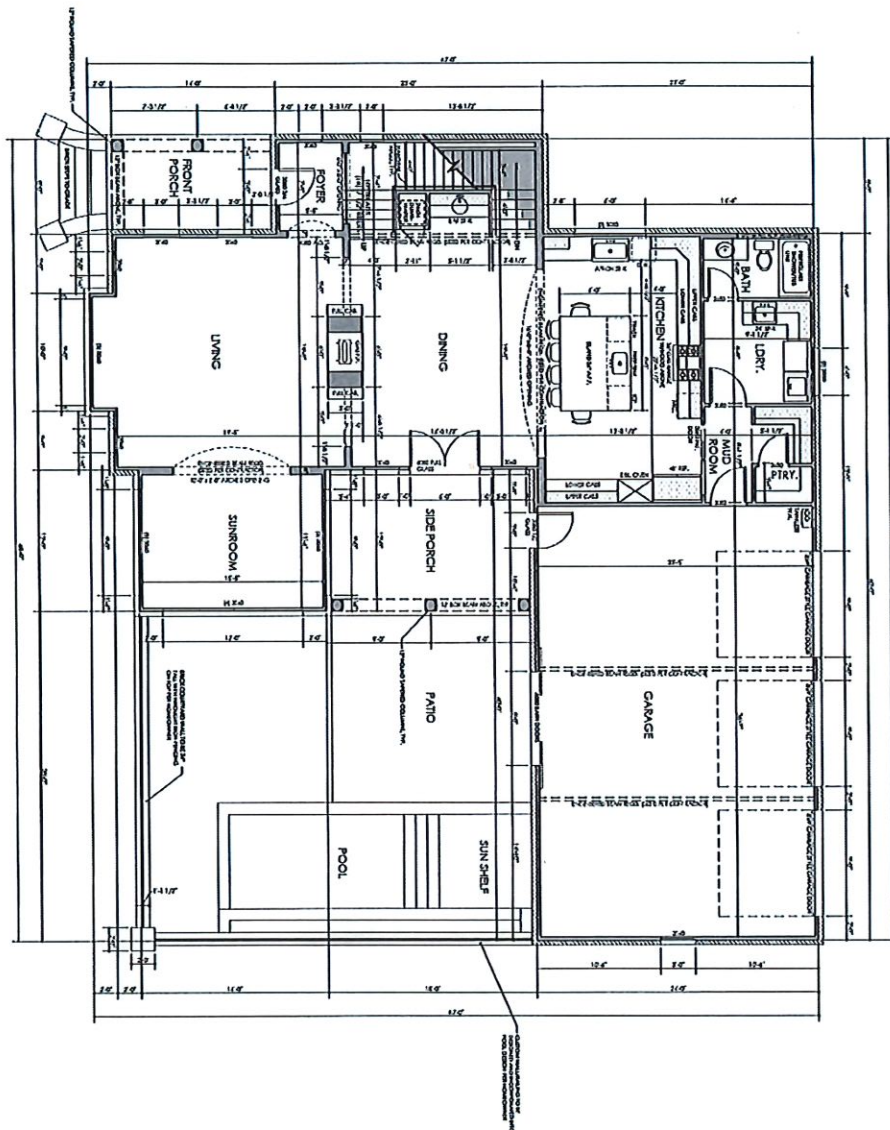


MATERIALS LEGEND:

	Siding
	Brick
	Stone
	Concrete

A-4 <small>MARCH 31, 2001</small>	NCB.D.C. <small>DESIGNED BY: ASH</small>	A NEW HOME DESIGN FOR: THE HALL RESIDENCE 151 UNION AVENUE JACKSON, TN 38301	ALL BD <small>ARCHITECTURAL DESIGN</small>	THE DESIGN SHOP RESIDENTIAL DESIGN <small>75 MILLER AVENUE JACKSON, TN 38305 731-616-0076</small>
	<small>NO. REVISION DATE</small>			
	<small>REVISION</small>			
	<small>DATE</small>			





1
1/8" = 1'-0"
MAIN FLOOR PLAN



- GENERAL NOTES:**
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL DIMENSIONS ARE TO THE CENTER OF THE WALL UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO THE CENTER OF THE DOOR UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO THE CENTER OF THE WINDOW UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS ARE TO THE CENTER OF THE STAIR UNLESS OTHERWISE NOTED.
 6. ALL DIMENSIONS ARE TO THE CENTER OF THE PORCH UNLESS OTHERWISE NOTED.
 7. ALL DIMENSIONS ARE TO THE CENTER OF THE PATIO UNLESS OTHERWISE NOTED.
 8. ALL DIMENSIONS ARE TO THE CENTER OF THE POOL UNLESS OTHERWISE NOTED.
 9. ALL DIMENSIONS ARE TO THE CENTER OF THE GARAGE UNLESS OTHERWISE NOTED.
 10. ALL DIMENSIONS ARE TO THE CENTER OF THE SUN-DECK UNLESS OTHERWISE NOTED.
 11. ALL DIMENSIONS ARE TO THE CENTER OF THE SIDE PORCH UNLESS OTHERWISE NOTED.
 12. ALL DIMENSIONS ARE TO THE CENTER OF THE FRONT PORCH UNLESS OTHERWISE NOTED.
 13. ALL DIMENSIONS ARE TO THE CENTER OF THE REAR PORCH UNLESS OTHERWISE NOTED.
 14. ALL DIMENSIONS ARE TO THE CENTER OF THE REAR PATIO UNLESS OTHERWISE NOTED.
 15. ALL DIMENSIONS ARE TO THE CENTER OF THE REAR POOL UNLESS OTHERWISE NOTED.
 16. ALL DIMENSIONS ARE TO THE CENTER OF THE REAR GARAGE UNLESS OTHERWISE NOTED.
 17. ALL DIMENSIONS ARE TO THE CENTER OF THE REAR SUN-DECK UNLESS OTHERWISE NOTED.
 18. ALL DIMENSIONS ARE TO THE CENTER OF THE REAR SIDE PORCH UNLESS OTHERWISE NOTED.
 19. ALL DIMENSIONS ARE TO THE CENTER OF THE REAR FRONT PORCH UNLESS OTHERWISE NOTED.
 20. ALL DIMENSIONS ARE TO THE CENTER OF THE REAR REAR PORCH UNLESS OTHERWISE NOTED.

SQUARE FOOTAGE		NO.	REVISION DATE
LOWER FLOOR	1132 SF		
MAIN FLOOR	1470 SF		
UPPER FLOOR	2095 SF		
TOTAL HEATED	5217 SF		
TOTAL UNHEATED	1441 SF		
TOTAL UNDER ROOF	6658 SF		
TOTAL POOL/COURTYARD	7520 SF		
TOTAL FOOTAGE	7520 SF		

DESIGNED BY: MSH
A-2
MARCH 31, 2021

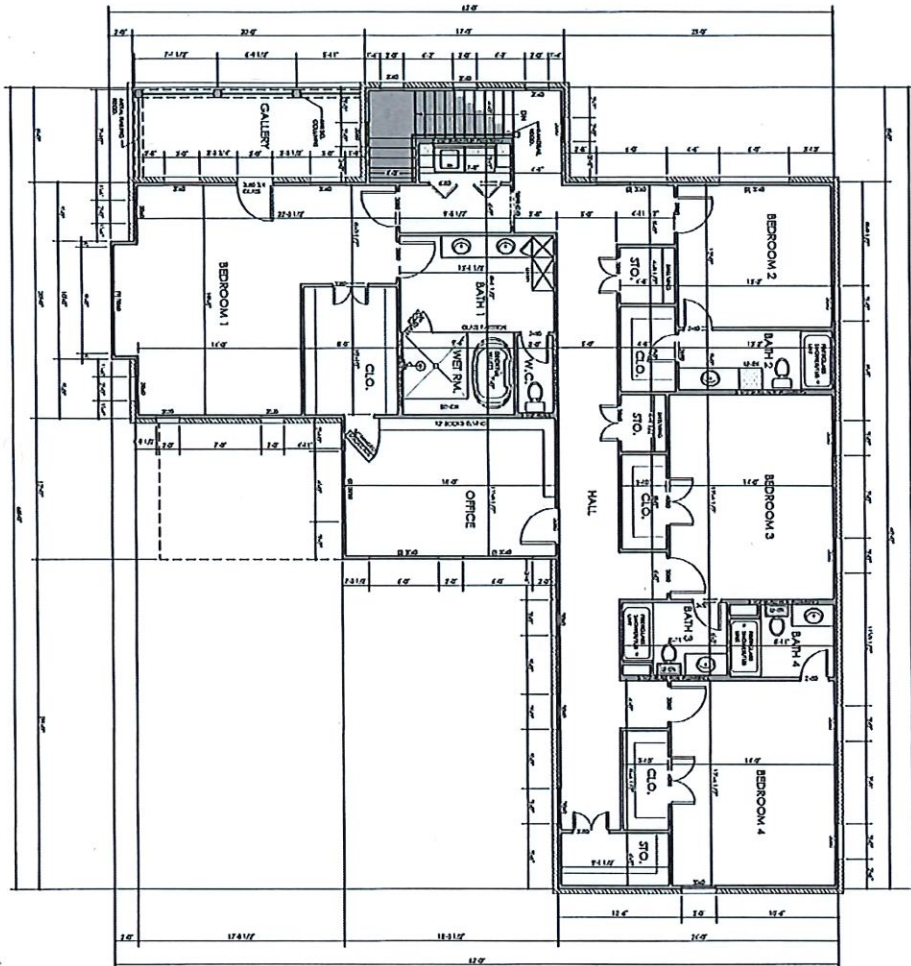


A NEW HOME DESIGN FOR:
THE HALL RESIDENCE
151 UNION AVENUE JACKSON, TN 38301

MEMBER
A I B D
AMERICAN INSTITUTE OF BUILDING DESIGNERS
INTERNATIONAL THRESHOLD

THE DESIGN SHOP
RESIDENTIAL DESIGN
75 MILLER AVENUE JACKSON, TN 38305 731-616-0076

UPPER FLOOR PLAN
1/4" = 1'-0"



- GENERAL NOTES:**
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 2. ALL WALLS ARE 1/2" THICK UNLESS NOTED OTHERWISE.
 3. ALL FLOORS ARE 1/2" THICK UNLESS NOTED OTHERWISE.
 4. ALL CEILING ARE 1/2" THICK UNLESS NOTED OTHERWISE.
 5. ALL ROOF ARE 1/2" THICK UNLESS NOTED OTHERWISE.
 6. ALL STAIRS ARE 1/2" THICK UNLESS NOTED OTHERWISE.
 7. ALL DOORS ARE 1/2" THICK UNLESS NOTED OTHERWISE.
 8. ALL WINDOWS ARE 1/2" THICK UNLESS NOTED OTHERWISE.
 9. ALL CLOSETS ARE 1/2" THICK UNLESS NOTED OTHERWISE.
 10. ALL BATHS ARE 1/2" THICK UNLESS NOTED OTHERWISE.
 11. ALL KITCHENS ARE 1/2" THICK UNLESS NOTED OTHERWISE.
 12. ALL LIVING AREAS ARE 1/2" THICK UNLESS NOTED OTHERWISE.
 13. ALL DINING AREAS ARE 1/2" THICK UNLESS NOTED OTHERWISE.
 14. ALL OFFICES ARE 1/2" THICK UNLESS NOTED OTHERWISE.
 15. ALL GALLERIES ARE 1/2" THICK UNLESS NOTED OTHERWISE.



A NEW HOME DESIGN FOR:

THE HALL RESIDENCE

151 UNION AVENUE JACKSON, TN 38301

MEASUREMENT

A I

BD

ARCHITECTURAL DESIGN

THE DESIGN SHOP

RESIDENTIAL DESIGN

75 MILLER AVENUE JACKSON, TN 38305 731-616-0076

A-3

MARCH 15, 2021

DESIGNED BY: MSH

NO. REVISION DATE

N.C.B.D.C.

ARCHITECT

