

**AGENDA  
CITY BOARD OF ZONING APPEALS  
JACKSON CITY HALL—101 EAST MAIN STREET—FIRST FLOOR  
GEORGE A. SMITH MEETING ROOM  
AUGUST 23, 2021 – 3:30 P.M.**

- I. CALL TO ORDER/DETERMINATION OF QUORUM
- II. APPROVAL OF MINUTES OF THE JULY 26, 2021 MEETING
- III. PUBLIC HEARINGS:
  - 1. Consideration of a special exception request by Josh LeFevre to approve the construction of an automobile tire retail, wholesale and distribution establishment on the property located at 37 Tyre Cove within the B-5 (Highway Business) District.
- IV. OTHER BUSINESS
- V. ADJOURNMENT

**MINUTES  
CITY BOARD OF ZONING APPEALS  
JACKSON CITY HALL—101 EAST MAIN STREET—FIRST FLOOR  
GEORGE A. SMITH MEETING ROOM  
JULY 26, 2021--3:30 P.M.**

**Members Present:** Mike Singleton  
Max Hart  
Pat Ross

**Staff Present:** Elvis Hollis, Senior Planner

The meeting was called to order upon Max Hart making a determination of a quorum.

The minutes of June 28, 2021 were unanimously approved on motion of Mike Singleton and seconded by Pat Ross.

Election of Officers: A motion was made by Pat Ross seconded by Mike Singleton to re-elect Mamie Hutcherson as Chairman. Motion passed unanimously. A motion was made by Pat Ross seconded by Mike Singleton to re-elect Tara Skinner as Vice-Chairman. Motion passed unanimously.

Consideration of a special exception request by LSC Properties for approval to expand the Hollywood Self-Service Storage Facility Type I located at 2024 Hollywood Drive onto the adjacent properties located at 2040 & 2050 Hollywood Drive within a B-5 (Highway Business) District. The Board of Zoning Appeals may permit as special exception a self-service storage facility type I, as regulated by the City of Jackson Zoning Ordinance Article VI, Section 21. As required by the ordinance, the applicants have submitted all the proper documentation for review. (See packet)

Mr. Hollis presented the request to the board. He stated that the property owners would like to expand the existing self-storage facility at this location. The property would contain approximately 8.17 acres or 355,901 square feet after being combined by a revised final plat. The applicants have submitted a preliminary site plan that shows five (5) proposed self-service storage type I units totaling 53,360 square feet. The total proposed building lot coverage would be 103,626 square feet or twenty-nine (29%) which would be in compliance with the forty percent (40%) maximum lot coverage requirement.

The zoning provisions governing self-service storage facilities:

**\*SECTION 21**

**C. TYPE I SPECIFIC PROVISIONS**

1. Interior driveways between mini-warehouses shall be a minimum of forty feet (40') in width.
2. Individual storage units shall not exceed 200 square feet.
3. Woven wire fencing is permitted.

4. Metal clad and vinyl siding is permitted.
5. Maximum lot coverage - 40 percent.

The site plan shows that all zoning requirements can be met. Therefore, the planning staff recommends approval of this request with the following conditions:

1. The proposed development must go through the site review process.
2. The interior driveways depicted on the site plan must be paved.
3. The site must be provided with a 20% minimum of green space.
4. The properties must be combined by final plat.

Mr. Jeff Gray, Project Manager for Hoyt Hayes Jr. Construction, attended the meeting to represent this appeal. Mr. Gray stated that he is okay with the conditions of approval from the planning staff. He also stated that it may not be possible to build the two proposed 3,200 square foot buildings because of the grade slope on the property.

Mr. Max Hart wanted to know if the planning staff had received any phone calls from the adjoining property owners. Mr. Hollis stated that he has not received any phone calls concerning this request.

The motion was made by Pat Ross and seconded by Mike Singleton to approve this request as recommended by the staff. Motion passed unanimously.

There being no further business, the meeting was adjourned.

## **PLANNING STAFF REPORT**

The following is the staff report for appeals under review by the Board of Zoning Appeals at the August 23, 2021 meeting:

### **Josh LeFevre Construction**

Consideration of a special exception request by Josh LeFevre to approve the construction of an automobile tire retail, wholesale and distribution establishment on the property located at 37 Tyre Cove within the B-5 (Highway Business) District. As required by the ordinance, the applicants have submitted all the proper documentation for review. (See packet)

The property located at 37 Tyre Cove (Wendham Business Center Section II Lot 2) contains approximately 4.61 acres. The applicants have submitted a site plan that shows a proposed building containing 65,000 square feet. The building includes approximately 3,000 square feet of office space and the remaining space would be used for retail sales, service and the wholesale distribution of tires. The applicants are requesting BZA approval to use more than 5,000 square feet of space for the wholesale and distribution of tires.

In the B-5 District, Board of Zoning Appeals approval is required for wholesale and distribution establishments involving over 5,000 square feet of storage of wares to be wholesaled or distributed. The applicants appear to be able to meet the provisions of the City of Jackson Zoning Ordinance. Therefore, the planning staff would recommend approval of the wholesale and distribution establishment at this location, as proposed by the applicants.

Stan Pilant  
111 E. Main St.  
Suite 201  
Jackson, Tennessee 38301



Telephone: 731-425-8286  
Fax: 731-927-8781  
Email: [spilant@jacksontn.gov](mailto:spilant@jacksontn.gov)

## Board of Zoning Appeals Application

### REQUIREMENTS:

Along with this application, the following information must be submitted:

1. A letter describing and justifying the request. (Please write legible.)
2. If applicable, provide any other supporting documentation relevant to appeal such as site plans, photographs, architectural elevations, plats, topographic data, etc.
3. \$100.00 Filing Fee.

### Applicant Information

Name: Josh LeFevre Construction  
*First Last*

Address: 2772 N. Highland Ave.  
*Street Address*

Jackson TN 38305  
*City State ZIP Code*

Phone: 731-225-3979 Email: jklefevre@gmail.com  
*City State ZIP Code*

### Property

Address: 37 Tyre Cove  
*Address of Subject Property*

057 043 10105 000 2021 B-5/SC-1  
*Tax Map Number Parcel Number Block Number Zoning*

Type of request (please check the appropriate box):

- ☒ **Special Exception Request**
- ☐ **Variance Request**
- ☐ **Review of Action of Zoning Administrator**

### Applicant Signature

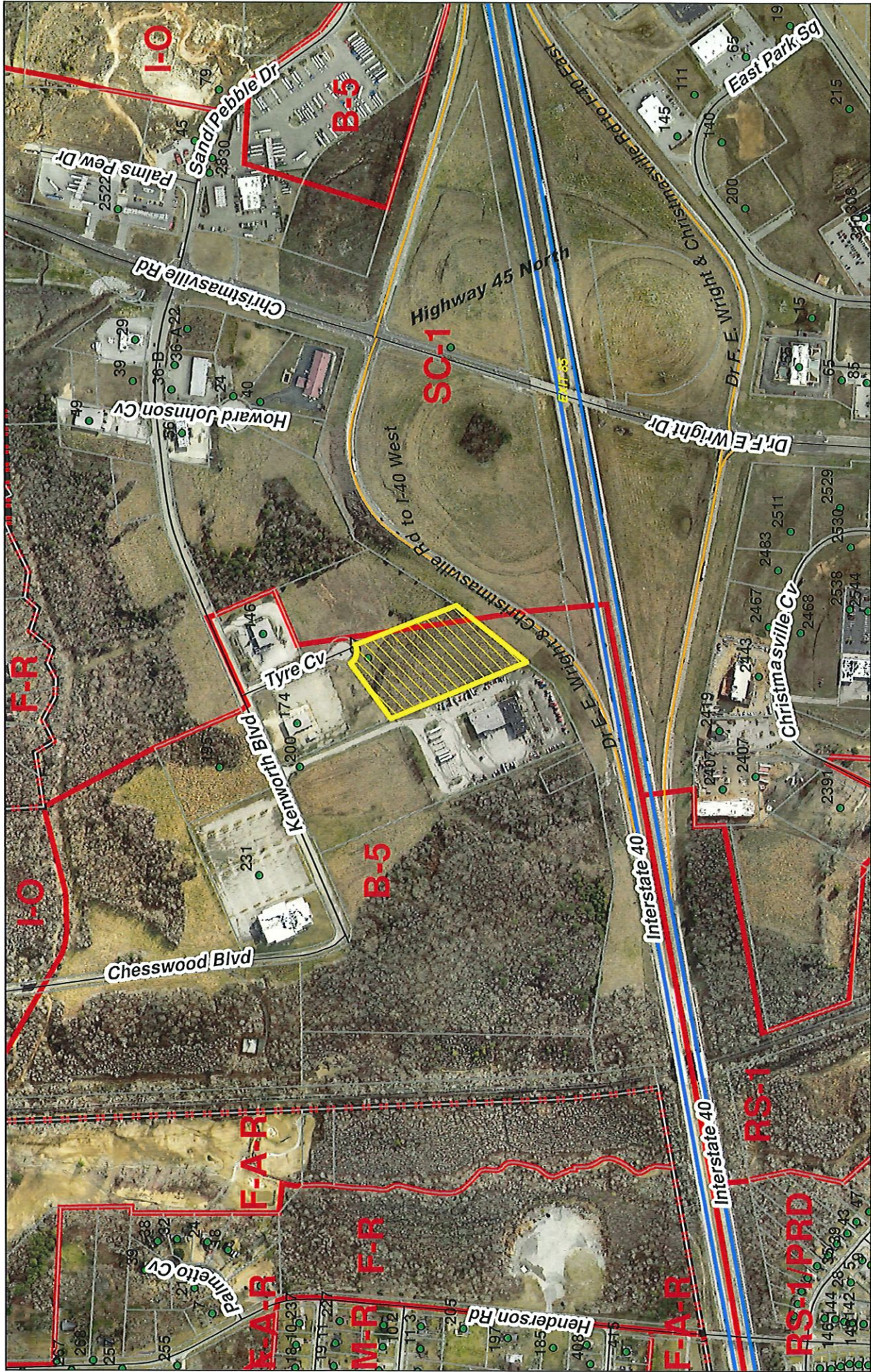
NOTE: A PRE-APPLICATION CONFERENCE WITH ELVIS HOLLIS IS REQUIRED BEFORE SUBMITTAL OF THIS APPLICATION. TO MAKE AN APPOINTMENT PLEASE CALL 731-425-8283 OR EMAIL AT [ehollis@jacksontn.gov](mailto:ehollis@jacksontn.gov)

Signature: 

Initial of Planning Staff: E.H.

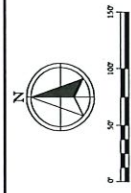
Date Application Accepted: 7/27/2021

**CITY B.Z.A. SITE LOCATION MAP**  
**SPECIAL EXCEPTION REQUEST - TIRE RETAIL, WHOLESALE**  
**& DISTRIBUTION IN A B-5 (HIGHWAY BUSINESS) DISTRICT**  
**37 TYRE COVE**



# 37 TYRE COVE JACKSON, TN

DEVELOPMENT SUMMARY	D-1/20-1
CURRENT ZONING	D-1/20-1
CURRENT USE	VACANT
PROPOSED USE	WAREHOUSING
LOT SIZE	41.48 AC
ZONING REQUIREMENTS	(SEWER AVAILABLE) 10,000 SQ. FT.
MINIMUM LOT SIZE	75
MINIMUM LOT WIDTH	40% (BUILDING)
MAXIMUM LOT COVERAGE	40% (BUILDING)
PROPOSED LOT COVERAGE	1.49 AC (32.4% BUILDING ONLY)
MINIMUM GREEN SPACE REQUIRED	20% (82 AC)
GREEN SPACE PROVIDED	1.52 AC (34.1%)
MINIMUM SETBACKS	50
FRONT YARD	10 FT
REAR YARD	10 FT
SIDE YARD	10 FT
SETBACK IS INCREASED TO 25 IF BUILDING IS	
SETBACK FROM FRONT FACE OF BUILDING	
MAXIMUM BUILDING HEIGHT	10 STORES
PARKING	1 SPACE PER 2,000 SQ. FT.
REQUIRED SPACES	10 SPACES PER 2,000 SQ. FT.
PROVIDED SPACES	40 TOTAL SPACES

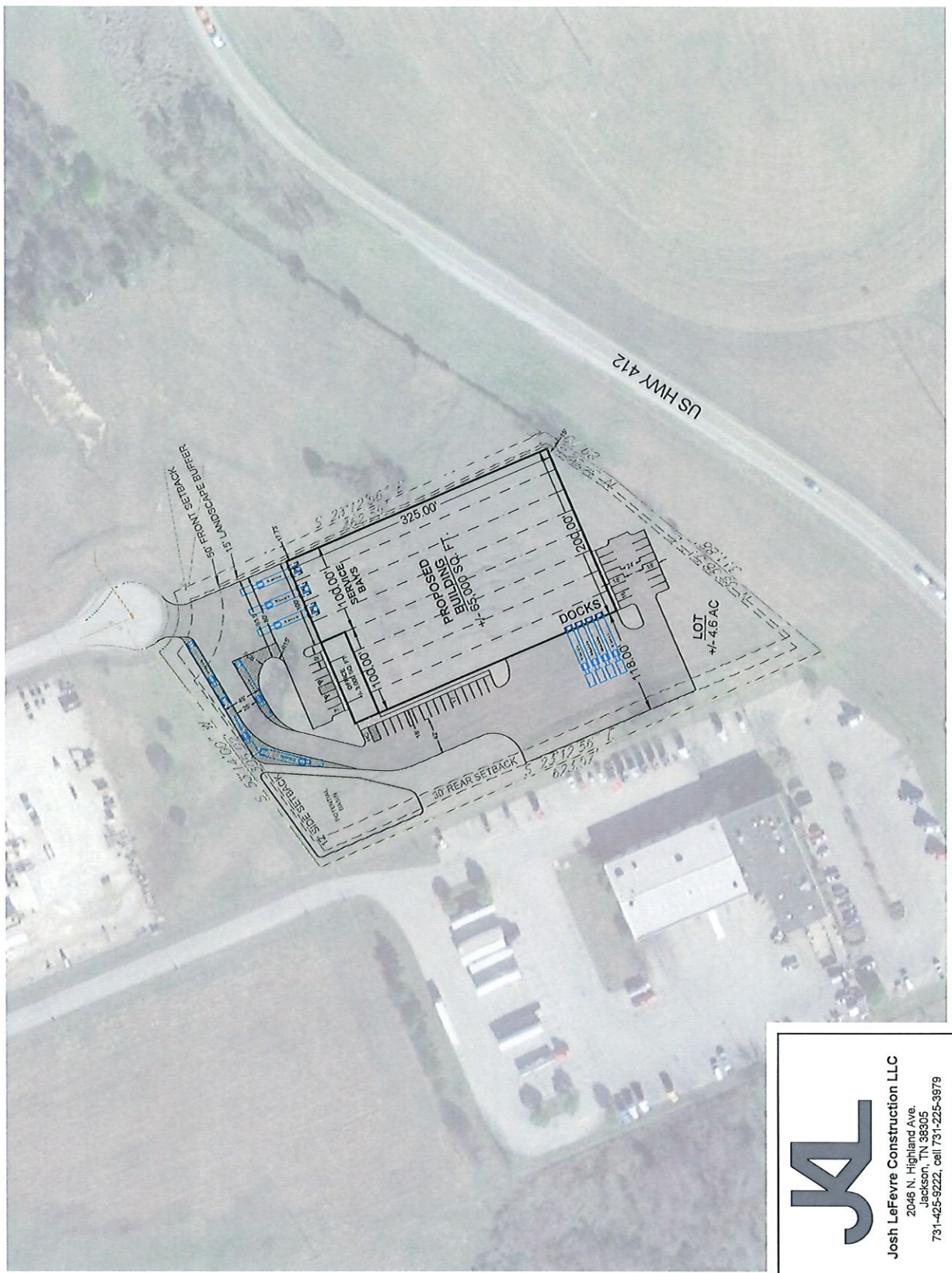


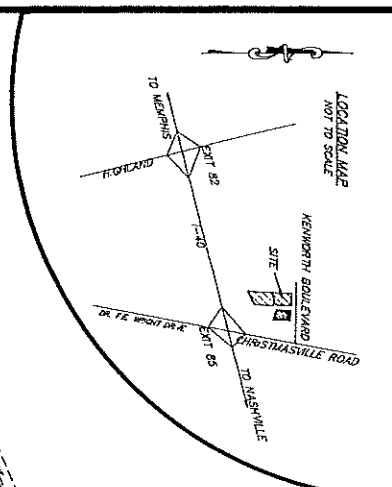


**ARNOLD CONSULTING  
ENGINEERING SERVICES, INC.**  
 P.O. BOX 1338  
 BOWLING GREEN, KY 42101  
 PHONE (270) 780-9445



**Josh LeFevre Construction LLC**  
 2046 N. Highland Ave.  
 Jackson, TN 38305  
 731-425-9222, cell 731-225-3879





**CERTIFICATE OF APPROVAL OF WATER AND/OR SANITARY SCHEMATIC SYSTEM**  
 I hereby certify that the water and/or sanitary sewer system or systems herein proposed for installation, fully meet the requirements of the Jackson Utility Division.

Date 8-28 19 98

*[Signature]*  
 Jackson Utility Division

**CERTIFICATE OF APPROVAL FOR RECORDS**  
 I hereby certify that the subdivision plat shown herein has been found to comply with the subdivision regulations for Jackson, Tennessee, pending minutes of the Planning Commission and that it has been approved for recording in the office of the County Register.

Date 9-3 19 98

*[Signature]*  
 Jackson County Register

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
 I hereby certify that I am the owner of the property shown and described herein as received in Deed Book 559, Page 184, in the office of the Register of Jackson County, Tennessee, and that I have duly recorded the same in the office of the County Register, and that I have duly established the minimum building restriction lines, and dedicate all streets, alleys, walk, parks, and other spaces to public use or to private use as noted.

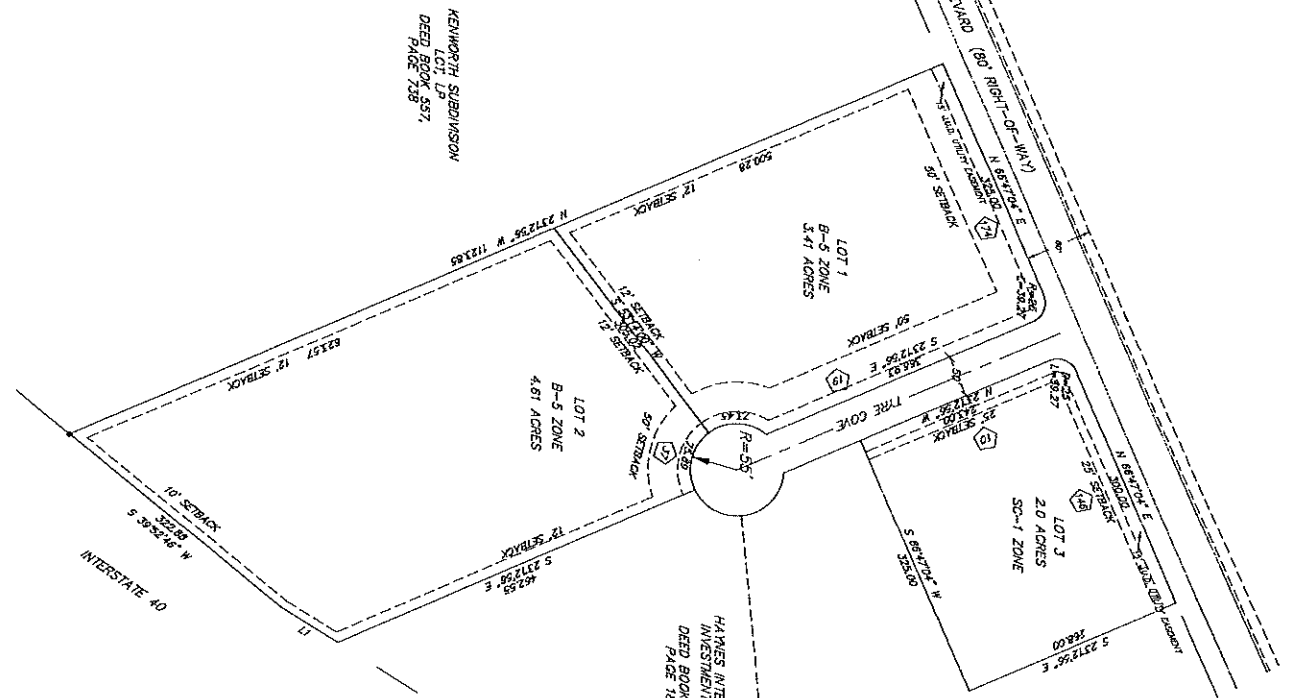
Date 9-3 19 98

*[Signature]*  
 OWNER

**ACKNOWLEDGMENT OF OWNER'S SIGNATURE**  
 State of Tennessee  
 County of Jackson  
 I, the undersigned, being the undersigned, NOTARY PUBLIC in and for the County of Jackson, Tennessee, do hereby acknowledge that the person named hereafter with whom I am personally acquainted and who acknowledged that he executed the foregoing and attached instrument for the purpose of dedicating the same to the use of the City of Jackson in Jackson County, Tennessee, this 9th day of September, 1998.

NOTARY PUBLIC  
 My Commission Expires 10-15-00

NOTARY PUBLIC  
 My Commission Expires 10-15-00



IRON PIN SET AT ALL PROPERTY CORNERS  
 OWNER: LYNN HAYNES  
 4002 BROWNVILLE HIGHWAY  
 JACKSON, TENNESSEE

THIS PROPERTY DOES NOT LIE IN A FLOOD DESIGNATED 100 YEAR FLOOD ZONE

ADDRESS NUMBER

State of Tennessee, County of Madison  
 I, the undersigned, being the undersigned, NOTARY PUBLIC in and for the County of Madison, Tennessee, do hereby acknowledge that the person named hereafter with whom I am personally acquainted and who acknowledged that he executed the foregoing and attached instrument for the purpose of dedicating the same to the use of the City of Jackson in Jackson County, Tennessee, this 8th day of September, 1998.

Date 8/28 19 98

*[Signature]*  
 NOTARY PUBLIC

**CERTIFICATE OF ACCEPTANCE OF SURVEY**  
 I hereby certify that the plan shown and described herein is a true and correct copy of the original plan as shown to me by the owner, and that the same has been approved by the Planning Commission and that the requirements of the subdivision regulations for the subdivision, Tennessee Planning Regulations, have been met.

Date 8/28 19 98

*[Signature]*  
 Jackson County Register

**CERTIFICATE OF APPROVAL OF STREETS AND STORM DRAINAGE**  
 I hereby certify that a construction bond in the amount of \$100,000.00 has been filed with the City of Jackson, Tennessee, to secure the completion of all required improvements. Following satisfactory completion of all construction items, the street and drainage improvements shall be dedicated to the City of Jackson, Tennessee, in accordance with the existing policy of the Planning Authority relative to street acceptance.

Date 9-3 19 98

*[Signature]*  
 Jackson County Register

**CERTIFICATE OF APPROVAL OF STREETS AND STORM DRAINAGE**  
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Date 9-5 19 98

*[Signature]*  
 Jackson County Register

**WENDHAM BUSINESS CENTER**  
 SECTION II  
 CITY OF JACKSON, TENNESSEE  
 MADISON COUNTY, TENNESSEE

**REA**

**REASONS ENGINEERING & ASSOCIATES, INC.**  
 3825 EAST END DRIVE HUMBOLDT, TENNESSEE 38243  
 HUMBOLDT (901) 784-6674 JACKSON (901) 423-1607

APPROVED BY: <u>GP</u>	DATE: <u>August 21, 1998</u>	SCALE: <u>1"=100'</u>	JOB NUMBER: <u>141003</u>	FILENAME: <u>141003</u>	DRAWING NUMBER: <u>141003</u>
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