

AGENDA
JACKSON MUNICIPAL REGIONAL PLANNING COMMISSION
CITY HALL – GEORGE A. SMITH MEETING ROOM
FIRST FLOOR – 109 EAST MAIN STREET – SUITE 107
DECEMBER 1, 2021 – 3:00 P.M.

- I. CALL TO ORDER/DETERMINATION OF QUORUM
- II. APPROVAL OF MINUTES FOR THE NOVEMBER 3, 2021 MEETING
- III. SUBDIVISION
 - 1. Consideration of a preliminary plat for Providence, comprising 27 lots and 3 common areas, on 22.63± acres, in a RS (Single Family Residential) District, submitted by Superior Development, LLC on behalf of Michele Billings
 - 2. Consideration of a final plat for Westhaven Subdivision Section 3, comprising 16 lots on 7.44± acres, in a RS (Single Family Residential) District, submitted by Surveying Services, Inc. on behalf of McAlexander Family Partners
- IV. DESIGN REVIEW
 - 1. Consideration of a design review application for Marco's Pizza, proposed to be located at 1683 South Highland Avenue on 1.49± acres, in a B-5 (Highway Business) District, submitted by Kelly Richardson Investments, LLC on behalf of Matthews Winifred Garey Trust
- V. OTHER BUSINESS
 - 1. Any other business properly presented.
- VI. ADJOURN

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

Members Present: Jerry Day, Chair
Wayne Arnold, Vice Chair
Charles Adams
Mandy White
Pat Ross
Janna Hellums
Chris Edwards
Councilwoman Marda Wallace

Members Absent: Mayor Scott Conger

Staff Present: Stan Pilant, Director of Planning

Others Present: Tom Wolf

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

The minutes of the October 6, 2021 meeting were presented and a motion to approve the minutes was made by Charles Adams, seconded by Wayne Arnold. The motion passed unanimously.

Afterwards, Councilwoman Marda Wallace requested to include a history portion of the final plat for Wyndchase Section 19 in the October 6, 2021 meeting minutes.

Consideration of a Plan of Service, proposed annexation and zoning for an area referred to as “Havner”, submitted by Charles Havner, comprising 1.5 acres, more or less, located at 2832 and 2836 Old Medina Road. The proposed zoning for the area is SC-1 (Planned Unit Commercial Development) District. -- Mr. Pilant presented the annexation 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 this annexation to join the city limits and prepare both lots for future development.

The Planning Staff recommended approval of the annexation, plan of service and zoning classification of SC-1 (Planned Unit Commercial Development) District.

A motion was made by Wayne Arnold, seconded by Charles Adams to recommend approval of the annexation, plan of service and zoning classification, as recommended by the staff. Motion passed unanimously.

Consideration of a final plat for Jackson Creek Sections 2-B and 3, comprising 16 lots and 1 common area on 8.06± acres, in a RS-1 (Single Family Residential) District, submitted by Surveying Services, Inc. on behalf of DMC/ Winberry -- 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.

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 \$4,800.
- 2) The developer provides to the Jackson Energy Authority a water system development fee in the amount of \$3,200.
- 3) All inspections and testing will need to be completed prior to recording the final plat.

Mr. Pilant stated that a street performance security will not be provided because the road is already completed.

Tom Wolf, City Engineer, discussed his opinion on the street performance security for Jackson Creek.

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

Consideration of a final plat for Old Humboldt Road Subdivision, comprising 30 lots on 9.51± acres, in a RG-2 (General Residential) District, submitted by Surveying Services, Inc. on behalf of MRP Development, 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.

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 \$9,000.
- 2) The developer provides to the Jackson Energy Authority a water system development fee in the amount of \$6,000.
- 3) The developer pays a street light installation fee in an amount determined by Jackson Energy Authority.
- 4) The developer provides to the City of Jackson a street performance security in the amount of \$34,800.
- 5) All inspections and testing will need to be completed prior to recording the final plat.

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

Consideration of a final plat for Palmer Woods Sections 5-B and 6-A, comprising 17 lots on 4.67± acres, in a RS-1 (Single Family Residential) District, submitted by Surveying Services, Inc. on behalf of VFW 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.

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 \$5,100.
- 2) The developer provides to the Jackson Energy Authority a water system development fee in the amount of \$3,400.

- 3) The developer pays a street light installation fee in an amount determined by Jackson Energy Authority.
- 4) The developer provides to the City of Jackson a street performance security in the amount of \$16,800.
- 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 Wayne Arnold to approve the final plat, with the contingencies recommended by the staff. Motion passed unanimously.

Consideration of a site plan for a multi-use commercial development, proposed to be located at the southwest corner of Ridgecrest Road Extended and Dr. F.E. Wright Drive on 10.91± acres in a SC-1 (Planned Unit Commercial Development) District, submitted by Brandon Buchanan on behalf of BC North Partners -- Mr. Pilant presented the preliminary site plan for the multi-use commercial development. Using a location map, he explained the location of the site and the components of the site plan.

The staff recommended approval of the preliminary site plan. (See Site Plan Staff Report.)

A motion was made by Wayne Arnold, seconded by Mandy White to approve the proposed multi-use commercial development preliminary site plan, as recommended by the staff. Motion passed unanimously.

Consideration of a site plan for Wow Wash, proposed to be located at the 101 block of West University Parkway on 1.22± acres in a SC-1 (Planned Unit Commercial Development) District, submitted by Brandon Buchanan on behalf of Parkway Partners -- Mr. Pilant presented the preliminary site plan for Wow Wash. Using a location map, he explained the location of the site and the components of the site plan.

The staff recommended approval of the preliminary site plan. (See Site Plan Staff Report.)

A motion was made by Charles Adams, seconded by Wayne Arnold to approve the proposed Wow Wash preliminary site plan, as recommended by the staff. Motion passed unanimously.

Afterwards, Mandy White questioned if there could be a way to make sure the timer on the wash bay operates correctly if it is ever broken.

Mr. Pilant clarified that the wash bay operating appropriately is a part of the applicants zoning approval to be in compliance.

There being no further business, the meeting was adjourned.



SUBDIVISION STAFF REPORT Providence Preliminary Plat

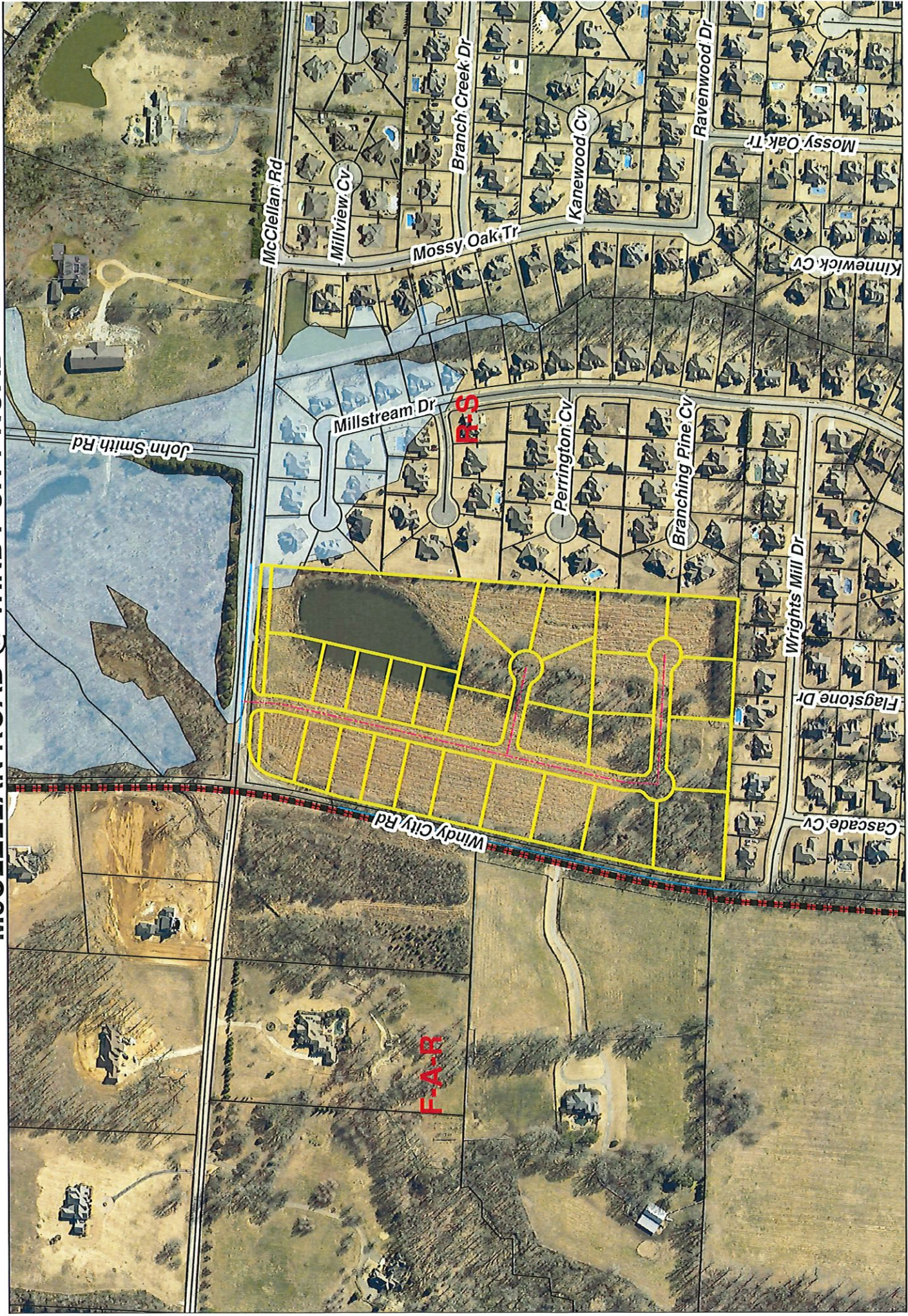
A preliminary plat has been submitted for Planning Commission review and approval for the above subdivision by the property owner, Superior Development/ Jason Lenard.

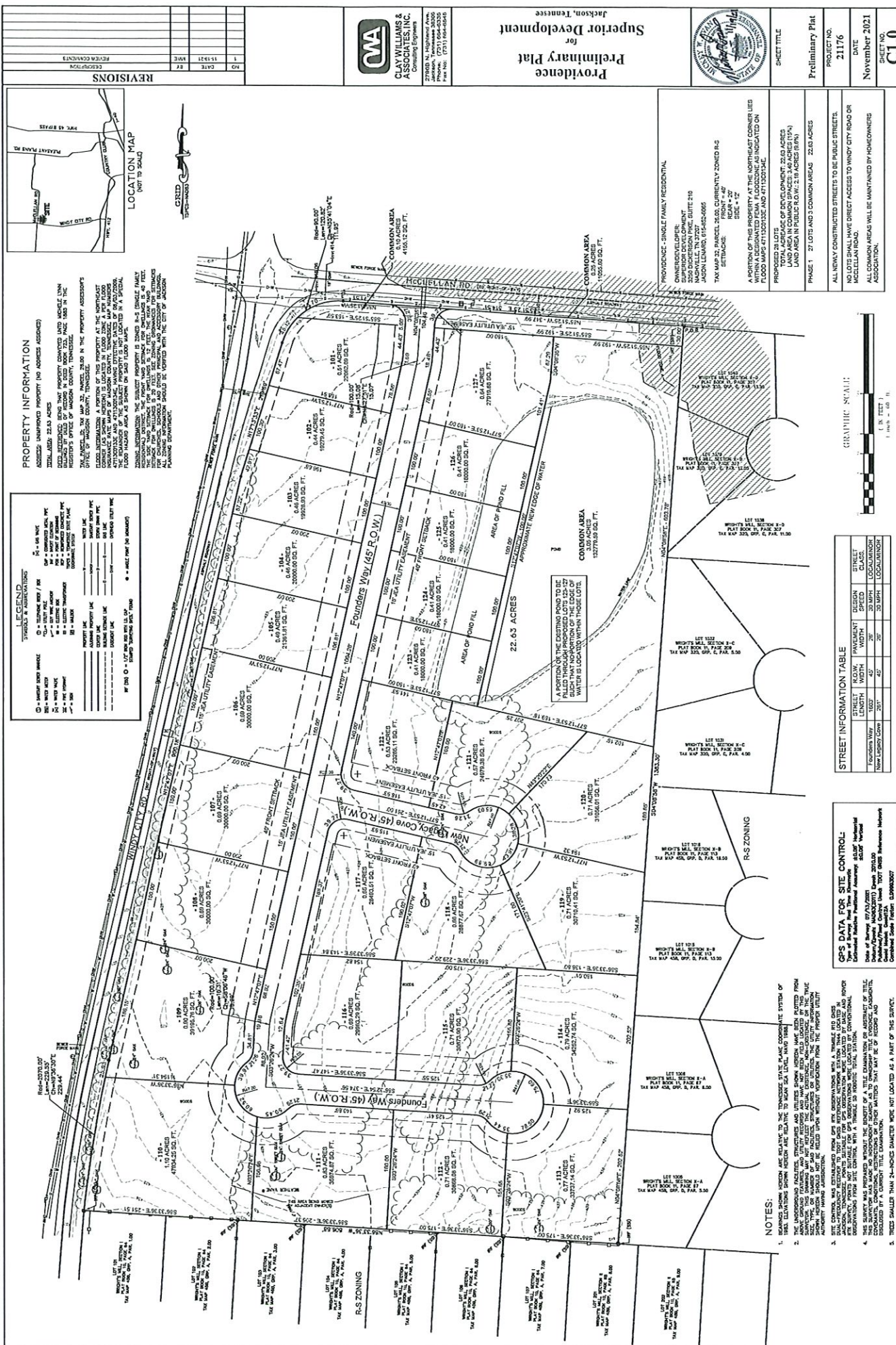
The owner has submitted a preliminary plat for the Providence Subdivision. This property is situated within the R-S (Single Family Residential) District. The subdivision contains a proposed 27 residential lots and 3 common areas on 22.63 acres. The lot sizes and widths meet all zoning requirements. The street pattern will consist of one major public access point off McClellan Road along with another cul-de-sac. Stormwater detention is provided by one detention basin within this development.

A portion of this property lies within the 1% annual chance floodplain. This portion is located in a commons area and will not be developed.

After the administrative review, the planning, engineering, and JEA engineering staffs recommend approval of the preliminary plat as submitted by the applicant.

SITE LOCATION MAP
PRELIMINARY PLAT - PROVIDENCE S/D
MCCLELLAN ROAD @ WINDY CITY ROAD





STREET INFORMATION TABLE					
	STREET LENGTH	R.O.W. WIDTH	PAVEMENT WIDTH	DESIGN SPEED	STREET CLASS.
Founders Way	1603'	45'	26'	30 MPH	LOCAL/MAJOR
New Legacy Cove	201'	45'	26'	30 MPH	LOCAL/MAJOR

GPS DATA FOR SITE CONTROL:
Type of Survey Road Time Kms/hrs
Estimated Real-Time Positional Accuracy ±0.05° Horizontal
±0.02° Vertical
Date of Survey 07/13/2007
Datum/Zone/Units NAD83/2011 Epoch 2010.00
Published/Used Control Points T007 Q855 Reference Network
Geoid Model Quasitar

3. SITE CONTROL WAS ESTABLISHED FROM GPS FIX OBSERVATIONS WITH A THURLEIGH 1000S GPS RECEIVER. THE GPS RECEIVER WAS LOCATED IN THE MIDDLE OF THE STUDY AREA AND WAS USED TO MONITOR THE LOCATION OF THE GPS FIX OBSERVATIONS. THE GPS FIX OBSERVATIONS WERE LOCATED IN THE MIDDLE OF THE STUDY AREA AND WERE USED TO MONITOR THE LOCATION OF THE GPS FIX OBSERVATIONS. THE GPS FIX OBSERVATIONS WERE LOCATED IN THE MIDDLE OF THE STUDY AREA AND WERE USED TO MONITOR THE LOCATION OF THE GPS FIX OBSERVATIONS.



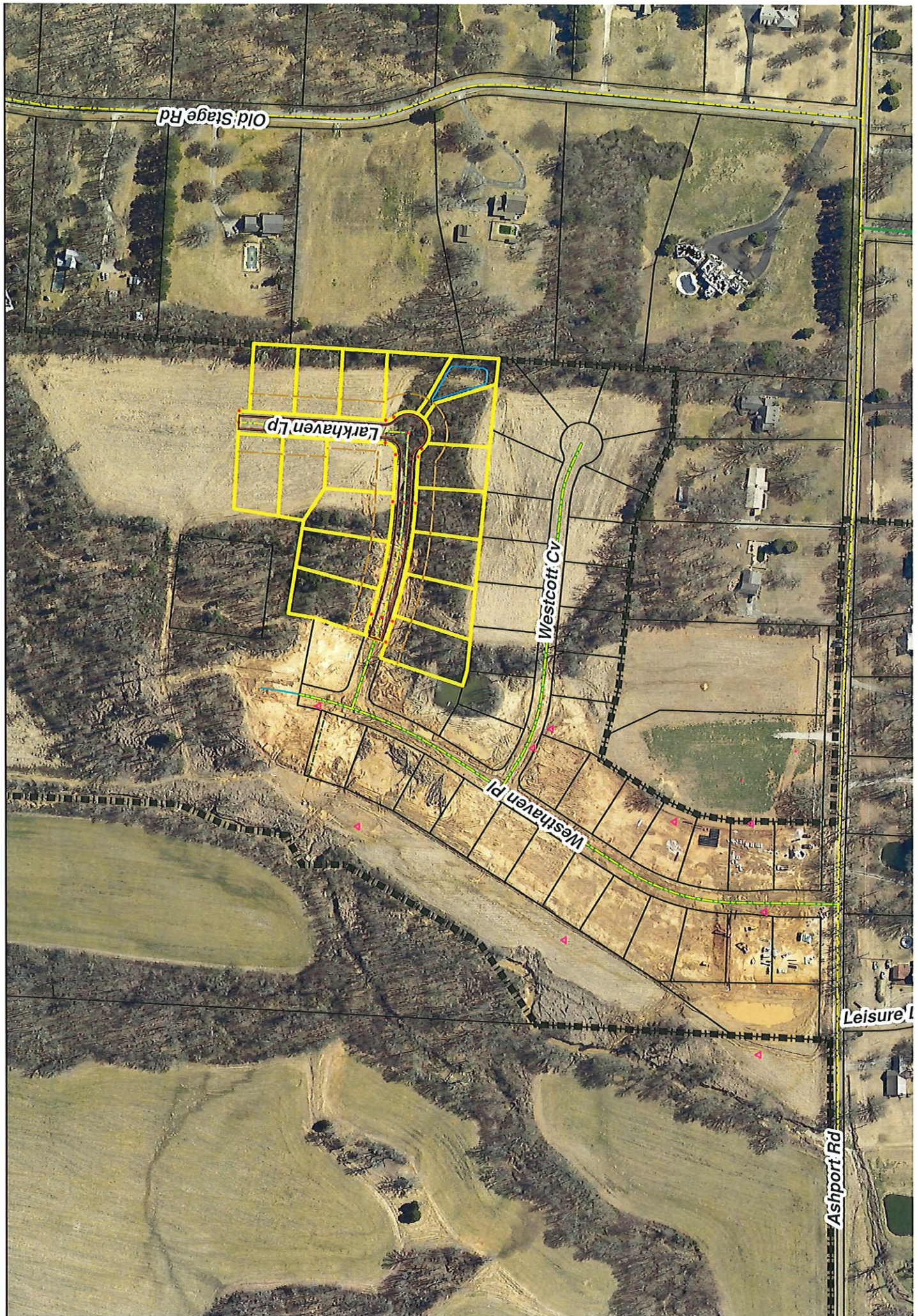
SUBDIVISION STAFF REPORT Westhaven Section 3 Final Plat

A final plat has been submitted for Planning Commission review and approval by the property owner, McAlexander Family Partners. The subdivision creates 16 new building lots by extending Larkhaven Loop, which is a private street.

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

- 1) The developer provides to the Jackson Energy Authority a wastewater system development fee in the amount of \$4,800.
- 2) The developer provides to the Jackson Energy Authority a water system development fee in the amount of \$3,200.
- 3) The developer provides to the City of Jackson a street performance security in the amount of \$17,300.
- 4) All inspections and testing will need to be completed prior to recording the final plat.

SITE LOCATION MAP
FINAL PLAT - WESTHAVEN SECTION 3



CURVE TABLE					CURVE TABLE					LINE TABLE		
NUMBER	CHORD DIRECTION	RADIUS	LENGTH	DELTA	NUMBER	CHORD DIRECTION	RADIUS	LENGTH	DELTA	NUMBER	CHORD DIRECTION	DISTANCE
C1	N75°10'35"W	57.52	975.07	53°24'15"	C8	S59°55'36"E	17.01	47.87	17.17	L1	S58°45'56"E	40.64
C2	N78°44'00"W	104.45	975.95	50°22'29"	C10	S83°13'04"E	15.54	25.97	20.88	L2	S33°45'59"E	43.33
										L3	S71°23'28"E	46.47

C3	C4	C5	C6	C7	C11	C12	C13	C14	C15	C16	C17	C18	C19	C20	C21	C22	C23	C24	C25	C26	C27	C28	C29	C30	C31	C32	C33	C34	C35	C36	C37	C38	C39	C40	C41	C42	C43	C44	C45	C46	C47	C48	C49	C50	C51	C52	C53	C54	C55	C56	C57	C58	C59	C60	C61	C62	C63	C64	C65	C66	C67	C68	C69	C70	C71	C72	C73	C74	C75	C76	C77	C78	C79	C80	C81	C82	C83	C84	C85	C86	C87	C88	C89	C90	C91	C92	C93	C94	C95	C96	C97	C98	C99	C100	C101	C102	C103	C104	C105	C106	C107	C108	C109	C110	C111	C112	C113	C114	C115	C116	C117	C118	C119	C120	C121	C122	C123	C124	C125	C126	C127	C128	C129	C130	C131	C132	C133	C134	C135	C136	C137	C138	C139	C140	C141	C142	C143	C144	C145	C146	C147	C148	C149	C150	C151	C152	C153	C154	C155	C156	C157	C158	C159	C160	C161	C162	C163	C164	C165	C166	C167	C168	C169	C170	C171	C172	C173	C174	C175	C176	C177	C178	C179	C180	C181	C182	C183	C184	C185	C186	C187	C188	C189	C190	C191	C192	C193	C194	C195	C196	C197	C198	C199	C200	C201	C202	C203	C204	C205	C206	C207	C208	C209	C210	C211	C212	C213	C214	C215	C216	C217	C218	C219	C220	C221	C222	C223	C224	C225	C226	C227	C228	C229	C230	C231	C232	C233	C234	C235	C236	C237	C238	C239	C240	C241	C242	C243	C244	C245	C246	C247	C248	C249	C250	C251	C252	C253	C254	C255	C256	C257	C258	C259	C260	C261	C262	C263	C264	C265	C266	C267	C268	C269	C270	C271	C272	C273	C274	C275	C276	C277	C278	C279	C280	C281	C282	C283	C284	C285	C286	C287	C288	C289	C290	C291	C292	C293	C294	C295	C296	C297	C298	C299	C300	C301	C302	C303	C304	C305	C306	C307	C308	C309	C310	C311	C312	C313	C314	C315	C316	C317	C318	C319	C320	C321	C322	C323	C324	C325	C326	C327	C328	C329	C330	C331	C332	C333	C334	C335	C336	C337	C338	C339	C340	C341	C342	C343	C344	C345	C346	C347	C348	C349	C350	C351	C352	C353	C354	C355	C356	C357	C358	C359	C360	C361	C362	C363	C364	C365	C366	C367	C368	C369	C370	C371	C372	C373	C374	C375	C376	C377	C378	C379	C380	C381	C382	C383	C384	C385	C386	C387	C388	C389	C390	C391	C392	C393	C394	C395	C396	C397	C398	C399	C400	C401	C402	C403	C404	C405	C406	C407	C408	C409	C410	C411	C412	C413	C414	C415	C416	C417	C418	C419	C420	C421	C422	C423	C424	C425	C426	C427	C428	C429	C430	C431	C432	C433	C434	C435	C436	C437	C438	C439	C440	C441	C442	C443	C444	C445	C446	C447	C448	C449	C450	C451	C452	C453	C454	C455	C456	C457	C458	C459	C460	C461	C462	C463	C464	C465	C466	C467	C468	C469	C470	C471	C472	C473	C474	C475	C476	C477	C478	C479	C480	C481	C482	C483	C484	C485	C486	C487	C488	C489	C490	C491	C492	C493	C494	C495	C496	C497	C498	C499	C500	C501	C502	C503	C504	C505	C506	C507	C508	C509	C510	C511	C512	C513	C514	C515	C516	C517	C518	C519	C520	C521	C522	C523	C524	C525	C526	C527	C528	C529	C530	C531	C532	C533	C534	C535	C536	C537	C538	C539	C540	C541	C542	C543	C544	C545	C546	C547	C548	C549	C550	C551	C552	C553	C554	C555	C556	C557	C558	C559	C560	C561	C562	C563	C564	C565	C566	C567	C568	C569	C570	C571	C572	C573	C574	C575	C576	C577	C578	C579	C580	C581	C582	C583	C584	C585	C586	C587	C588	C589	C590	C591	C592	C593	C594	C595	C596	C597	C598	C599	C600	C601	C602	C603	C604	C605	C606	C607	C608	C609	C610	C611	C612	C613	C614	C615	C616	C617	C618	C619	C620	C621	C622	C623	C624	C625	C626	C627	C628	C629	C630	C631	C632	C633	C634	C635	C636	C637	C638	C639	C640	C641	C642	C643	C644	C645	C646	C647	C648	C649	C650	C651	C652	C653	C654	C655	C656	C657	C658	C659	C660	C661	C662	C663	C664	C665	C666	C667	C668	C669	C670	C671	C672	C673	C674	C675	C676	C677	C678	C679	C680	C681	C682	C683	C684	C685	C686	C687	C688	C689	C690	C691	C692	C693	C694	C695	C696	C697	C698	C699	C700	C701	C702	C703	C704	C705	C706	C707	C708	C709	C710	C711	C712	C713	C714	C715	C716	C717	C718	C719	C720	C721	C722	C723	C724	C725	C726	C727	C728	C729	C730	C731	C732	C733	C734	C735	C736	C737	C738	C739	C740	C741	C742	C743	C744	C745	C746	C747	C748	C749	C750	C751	C752	C753	C754	C755	C756	C757	C758	C759	C760	C761	C762	C763	C764	C765	C766	C767	C768	C769	C770	C771	C772	C773	C774	C775	C776	C777	C778	C779	C780	C781	C782	C783	C784	C785	C786	C787	C788	C789	C790	C791	C792	C793	C794	C795	C796	C797	C798	C799	C800	C801	C802	C803	C804	C805	C806	C807	C808	C809	C810	C811	C812	C813	C814	C815	C816	C817	C818	C819	C820	C821	C822	C823	C824	C825	C826	C827	C828	C829	C830	C831	C832	C833	C834	C835	C836	C837	C838	C839	C840	C841	C842	C843	C844	C845	C846	C847	C848	C849	C850	C851	C852	C853	C854	C855	C856	C857	C858	C859	C860	C861	C862	C863	C864	C865	C866	C867	C868	C869	C870	C871	C872	C873	C874	C875	C876	C877	C878	C879	C880	C881	C882	C883	C884	C885	C886	C887	C888	C889	C890	C891	C892	C893	C894	C895	C896	C897	C898	C899	C900	C901	C902	C903	C904	C905	C906	C907	C908	C909	C910	C911	C912	C913	C914	C915	C916	C917	C918	C919	C920	C921	C922	C923	C924	C925	C926	C927	C928	C929	C930	C931	C932	C933	C934	C935	C936	C937	C938	C939	C940	C941	C942	C943	C944	C945	C946	C947	C948	C949	C950	C951	C952	C953	C954	C955	C956	C957	C958	C959	C960	C961	C962	C963	C964	C965	C966	C967	C968	C969	C970	C971	C972	C973	C974	C975	C976	C977	C978	C979	C980	C981	C982	C983	C984	C985	C986	C987	C988	C989	C990	C991	C992	C993	C994	C995	C996	C997	C998	C999	C1000	C1001	C1002	C1003	C1004	C1005	C1006	C1007	C1008	C1009	C1010	C1011	C1012	C1013	C1014	C1015	C1016	C1017	C1018	C1019	C1020	C10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EN PLACE

UTILITY EASEMENT

WATER UTILITY EASEMENT

40' WINDMILL

18374.16 SQ. FT.
0.44 ACRES

17461.58 SQ. FT.
0.37 ACRES

15044.48 SQ. FT.
0.34 ACRES

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OWNER INFORMATION:

JACKSON CEMENT PITTINGS
P.O. BOX 12555
JACKSON, TN 38308
TAX MAP 28, PARCEL 16.00
DEED BOOK 741, PAGE 577

ZONING INFORMATION:
ZONED: R0 (SINGLE FAMILY RESIDENTIAL)

SETBACKS:	40 FEET MINIMUM
FRONT:	10 FEET MINIMUM
REAR:	20 FEET MINIMUM

vicinity map

NOT TO SCALE

JACKSON

SE 4th

SE 10th

SE 12th

SE 14th

SE 16th

SE 18th

SE 20th

SE 22nd

SE 24th

SE 26th

SE 28th

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SE 686th</

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described herein as evidenced in Deed Book 741, Page 577, in the Register's Office of Madison County, Tennessee, and that I (we) hereby stipulate this plan of subdivision with my (our) free consent, and that this plat conforms with all of the provisions of the act for public roads, utilities, and other facilities shown herein to be public use or to private use or to public use and private use, and that I (we) hereby dedicate the same to the use of the State of Tennessee for the Subdivision and Land Development Regulations of the Jackson Municipal Regional Planning Commission.

Date

McAleander Family Partners

ACKNOWLEDGEMENT OF OWNER(S) SIGNATURE

State of Tennessee
County of Madison

Personally appeared before me, the undersigned, a Notary Public, in and for the

State and County mentioned, _____ with whom I am personally acquainted, and who, upon oath, acknowledged such person to be the owner/developer, _____, and that s/he was at such time/felicitously associated the foregoing instrument for the purpose therein stated, by signing his/her name as owner/developer.

Witness my hand at office, this _____ day of _____

My Commission Expires: _____

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby declare that the water system has been installed or proposed to be installed in accordance with the minimum requirements of the Jackson Energy Authority and hereby recommended approval of the final plan.

Notary Public

CERTIFICATE OF APPROVAL OF SANITARY SEWERAGE SYSTEMS

I hereby concur that the sanitary sewerage system has been installed or proposed to be installed in accordance with the provisions and requirements of the Jackson Energy Authority and hereby recommend approval of the final plan.

Date _____ Jackson Energy Authority _____

Date	Jessie Enay Authority
<p>CERTIFICATE OF APPROVAL OF STREET NAMES AND ADDRESSES</p> <p>herby concur that the street names and addresses depicted on this final plat have been reviewed and approved by the D11 Administrative Office.</p>	
Date	E-911 Administrative Office

CERTIFICATE OF RECOGNITION OF PRIVATE STREETS

I hereby recognize that the streets, drainage improvements, and/or rights-of-way depicted on this plat are private streets, drainage improvements, and/or rights-of-way, and that the subdivision plat was submitted to the County of Tennessee for recording in accordance with the provisions of the Tennessee Subdivision Law, Chapter 129, Tennessee Code Annotated, and that the future maintenance shall be the responsibility of the subdivision developer and/or the future property owners or Home Owners Association in accord with the required maintenance agreement recorded in the office of the Registrar of Deeds for Davidson County, Tennessee.

Date	Jackson Municipal Regional Planning Commission
Date	City of Jackson Engineering Department

CERTIFICATE OF FINAL PLAN APPROVAL FOR RECORDING

I hereby certify that the final subdivision plat shown hereon has been reviewed by all

Date	Jackson Municipal Regional Planning Commission
CERTIFICATE OF ACCURACY OF SURVEY	
BY _____ COUNTY CLERK	



11/12/21

Date

CERTIFICATE.
 being fully that this is a Category 1 Survey and that the ratio of precisions of the
 unmodulated survey is 1:10,000, all 100m bars. This survey is compliant with

FINAL PLAT
WESTHAVEN SUBDIVISION

5554	CITY OF JACKSON, MADISON COUNTY, TENNESSEE
	TAX MAP 28, PARCEL 18.00 - DEED BOOK 741, PAGE 577
	SECTION 2 - 10 LOTS - 7.44 ACRES
	ZONING: R8 (SINGLE FAMILY RESIDENTIAL) DISTRICT

 SURVEYING SERVICES, INC. JACKSON, TENNESSEE 411 HUNTER DRIVE (731) 664-0907	DRAWN BY: RYAN L. RICHARDSON DATE: 10/29/2021
	SCALE: 1"=60' DWG. NO: 2017-004-WHS
	0'  150'

McALEXANDER FAMILY PARTNERS

DEED BOOK 743, PAGE 577
TAX MAP 23, PARCEL 16.00
ZONED: RS
(FUTURE DEVELOPMENT)

[illegible]

15' DRAINAGE EAS
N04 04'24"E - 1
CHES
SQ. FT.
17016.20 S
0.33 AC
- 304
20' SIDE S
129.73
100.00'
40' MINIMUM SETB
(70)
- 300 -
0.35 ACRES
15250.00 SQ. FT.
100.00'
58'W - 550.05'
& MONA MILLER
P. 689, PAGE 1461
NFP, EAF
199, PARCEL 18

Aerial photograph showing several land parcels outlined in white. The parcels are labeled with their acreage and dimensions. A dashed line runs diagonally across the upper portion of the map.

Parcel Description	Dimensions
0.36 ACRES 15471.84 SQ. FT.	503'29.25"W x 312'-0.36 ACRES
0.37 ACRES 16017.24 SQ. FT.	503'29.25"W x 311'-0.37 ACRES
COMMON AREA 0.26 ACRES 11421.49 SQ. FT.	517'07"10"E x 56'67"

RANGE EASTING 18N, TOWNSHIP 5E, RANGE 25E

NOTES:
This survey was prepared without benefit of title. No liability is assumed by the undersigned for loss relating to any matter that might be discovered in contrast or to the search of the property.
All dead book references shown herein are recorded in the Register's Office of Madison County, Tennessee.

At Ten pins set are 1/2" rubber with an identification cap stamped Surveying Services.
This property is not located in a Special Flood Hazard Area per Flood Insurance Rate Map No. 4711300135E, Effective Date August 3, 2009.
The Maintenance Agreement and/or Restrictive Covenants for the property shown hereon are recorded in Trust Deed Book _____ Page _____

LEGEND:

○	ENDPOINT OF LINE
○ IPF	IRON PIN, FOUND
○	
○ IPS	IRON PIN, SET



**DESIGN REVIEW STAFF REPORT
MARCO'S PIZZA
1683 South Highland Avenue**

David Kelly, Kelly Richardson Investments, LLC is requesting design review to construct a restaurant on South Highland Avenue.

The planning staff recommends approval of the design review request with the following conditions:

- 1) The preliminary site plan does not show required green space. Applicant must revise preliminary site plan to show that the green space can be met.
- 2) The queuing lane for the drive through does not meet requirements. Applicant must revise preliminary site plan to show that proper queuing length.
- 3) The six (6) parking spaces that are inside the right-of-way should be eliminated and replaced with green space.
- 4) This is a preliminary site plan. Therefore, there will be revisions and modifications necessary to meet requirements, including but not limited to landscaping and storm water detention, when a final site plan is submitted for permitting.
- 5) All signage must be approved prior to permitting.

MARKO'S PIZZA
JACKSON TENNESSEE



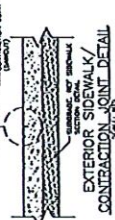
CARLSON
CONSULTING
ENGINEERS, INC.



- [illegible]

SITE ANALYSIS TABLE									
SUB-ROUTING	1980-81	1981-82	1982-83	1983-84	1984-85	1985-86	1986-87	1987-88	1988-89
ROUTING	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95	1995-96	1996-97	1997-98
ROUTING	1998-99	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08
ROUTING	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17
ROUTING	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
ROUTING	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
ROUTING	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44
ROUTING	2044-45	2045-46	2046-47	2047-48	2048-49	2049-50	2050-51	2051-52	2052-53
ROUTING	2053-54	2054-55	2055-56	2056-57	2057-58	2058-59	2059-60	2060-61	2061-62
ROUTING	2062-63	2063-64	2064-65	2065-66	2066-67	2067-68	2068-69	2069-70	2070-71
ROUTING	2071-72	2072-73	2073-74	2074-75	2075-76	2076-77	2077-78	2078-79	2079-80
ROUTING	2080-81	2081-82	2082-83	2083-84	2084-85	2085-86	2086-87	2087-88	2088-89
ROUTING	2089-90	2090-91	2091-92	2092-93	2093-94	2094-95	2095-96	2096-97	2097-98
ROUTING	2098-99	2099-00	2100-01	2101-02	2102-03	2103-04	2104-05	2105-06	2106-07
ROUTING	2107-08	2108-09	2109-10	2110-11	2111-12	2112-13	2113-14	2114-15	2115-16
ROUTING	2116-17	2117-18	2118-19	2119-20	2120-21	2121-22	2122-23	2123-24	2124-25
ROUTING	2125-26	2126-27	2127-28	2128-29	2129-30	2130-31	2131-32	2132-33	2133-34
ROUTING	2134-35	2135-36	2136-37	2137-38	2138-39	2139-40	2140-41	2141-42	2142-43
ROUTING	2143-44	2144-45	2145-46	2146-47	2147-48	2148-49	2149-50	2150-51	2151-52
ROUTING	2152-53	2153-54	2154-55	2155-56	2156-57	2157-58	2158-59	2159-60	2160-61
ROUTING	2161-62	2162-63	2163-64	2164-65	2165-66	2166-67	2167-68	2168-69	2169-70
ROUTING	2170-71	2171-72	2172-73	2173-74	2174-75	2175-76	2176-77	2177-78	2178-79
ROUTING	2179-80	2180-81	2181-82	2182-83	2183-84	2184-85	2185-86	2186-87	2187-88
ROUTING	2188-89	2189-90	2190-91	2191-92	2192-93	2193-94	2194-95	2195-96	2196-97
ROUTING	2197-98	2198-99	2199-00	2200-01	2201-02	2202-03	2203-04	2204-05	2205-06
ROUTING	2206-07	2207-08	2208-09	2209-10	2210-11	2211-12	2212-13	2213-14	2214-15
ROUTING	2215-16	2216-17	2217-18	2218-19	2219-20	2220-21	2221-22	2222-23	2223-24
ROUTING	2224-25	2225-26	2226-27	2227-28	2228-29	2229-30	2230-31	2231-32	2232-33
ROUTING	2233-34	2234-35	2235-36	2236-37	2237-38	2238-39	2239-40	2240-41	2241-42
ROUTING	2242-43	2243-44	2244-45	2245-46	2246-47	2247-48	2248-49	2249-50	2250-51
ROUTING	2251-52	2252-53	2253-54	2254-55	2255-56	2256-57	2257-58	2258-59	2259-60
ROUTING	2260-61	2261-62	2262-63	2263-64	2264-65	2265-66	2266-67	2267-68	2268-69
ROUTING	2269-70	2270-71	2271-72	2272-73	2273-74	2274-75	2275-76	2276-77	2277-78
ROUTING	2278-79	2279-80	2280-81	2281-82	2282-83	2283-84	2284-85	2285-86	2286-87
ROUTING	2287-88	2288-89	2289-90	2290-91	2291-92	2292-93	2293-94	2294-95	2295-96
ROUTING	2296-97	2297-98	2298-99	2299-00	2300-01	2301-02	2302-03	2303-04	2304-05
ROUTING	2305-06	2306-07	2307-08	2308-09	2309-10	2310-11	2311-12	2312-13	2313-14
ROUTING	2314-15	2315-16	2316-17	2317-18	2318-19	2319-20	2320-21	2321-22	2322-23
ROUTING	2323-24	2324-25	2325-26	2326-27	2327-28	2328-29	2329-30	2330-31	2331-32
ROUTING	2332-33	2333-34	2334-35	2335-36	2336-37	2337-38	2338-39	2339-40	2340-41
ROUTING	2341-42	2342-43	2343-44	2344-45	2345-46	2346-47	2347-48	2348-49	2349-50
ROUTING	2350-51	2351-52	2352-53	2353-54	2354-55	2355-56	2356-57	2357-58	2358-59
ROUTING	2359-60	2360-61	2361-62	2362-63	2363-64	2364-65	2365-66	2366-67	2367-68
ROUTING	2368-69	2369-70	2370-71	2371-72	2372-73	2373-74	2374-75	2375-76	2376-77
ROUTING	2377-78	2378-79	2379-80	2380-81	2381-82	2382-83	2383-84	2384-85	2385-86
ROUTING	2386-87	2387-88	2388-89	2389-90	2390-91	2391-92	2392-93	2393-94	2394-95
ROUTING	2395-96	2396-97	2397-98	2398-99	2399-00	2400-01	2401-02	2402-03	2403-04
ROUTING	2404-05	2405-06	2406-07	2407-08	2408-09	2409-10	2410-11	2411-12	2412-13
ROUTING	2413-14	2414-15	2415-16	2416-17	2417-18	2418-19	2419-20	2420-21	2421-22
ROUTING	2422-23	2423-24	2424-25	2425-26	2426-27	2427-28	2428-29	2429-30	2430-31
ROUTING	2431-32	2432-33	2433-34	2434-35	2435-36	2436-37	2437-38	2438-39	2439-40
ROUTING	2440-41	2441-42	2442-43	2443-44	2444-45	2445-46	2446-47	2447-48	2448-49
ROUTING	2449-50	2450-51	2451-52	2452-53	2453-54	2454-55	2455-56	2456-57	2457-58
ROUTING	2458-59	2459-60	2460-61	2461-62	2462-63	2463-64	2464-65	2465-66	2466-67
ROUTING	2467-68	2468-69	2469-70	2470-71	2471-72	2472-73	2473-74	2474-75	2475-76
ROUTING	2476-77	2477-78	2478-79	2479-80	2480-81	2481-82	2482-83	2483-84	2484-85
ROUTING	2485-86	2486-87	2487-88	2488-89	2489-90	2490-91	2491-92	2492-93	2493-94
ROUTING	2494-95	2495-96	2496-97	2497-98	2498-99	2499-00	2500-01	2501-02	2502-03
ROUTING	2503-04	2504-05	2505-06	2506-07	2507-08	2508-09	2509-10	2510-11	2511-12
ROUTING	2512-13	2513-14	2514-15	2515-16	2516-17	2517-18	2518-19	2519-20	2520-21
ROUTING	2521-22	2522-23	2523-24	2524-25	2525-26	2526-27	2527-28	2528-29	2529-30
ROUTING	2530-31	2531-32	2532-33	2533-34	2534-35	2535-36	2536-37	2537-38	2538-39
ROUTING	2539-40	2540-41	2541-42	2542-43	2543-44	2544-45	2545-46	2546-47	2547-48
ROUTING	2548-49	2549-50	2550-51	2551-52	2552-53	2553-54	2554-55	2555-56	2556-57
ROUTING	2557-58	2558-59	2559-60	2560-61	2561-62	2562-63	2563-64	2564-65	2565-66
ROUTING	2566-67	2567-68	2568-69	2569-70	2570-71	2571-72	2572-73	2573-74	2574-75
ROUTING	2575-76	2576-77	2577-78	2578-79	2579-80	2580-81	2581-82	2582-83	2583-84
ROUTING	2584-85	2585-86	2586-87	2587-88	2588-89	2589-90	2590-91	2591-92	2592-93
ROUTING	2593-94	2594-95	2595-96	2596-97	2597-98	2598-99	2599-00	2600-01	2601-02
ROUTING	2602-03	2603-04	2604-05	2605-06	2606-07	2607-08	2608-09	2609-10	2610-11
ROUTING	2611-12	2612-13	2613-14	2614-15	2615-16	2616-17	2617-18	2618-19	2619-20
ROUTING	2620-21	2621-22	2622-23	2623-24	2624-25	2625-26	2626-27	2627-28	2628-29
ROUTING	2629-30	2630-31	2631-32	2632-33	2633-34	2634-35	2635-36	2636-37	2637-38
ROUTING	2638-39	2639-40	2640-41	2641-42	2642-43	2643-44	2644-45	2645-46	2646-47
ROUTING	2647-48	2648-49	2649-50	2650-51	2651-52	2652-53	2653-54	2654-55	2655-56
ROUTING	2656-57	2657-58	2658-59	2659-60	2660-61	2661-62	2662-63	2663-64	2664-65
ROUTING	2665-66	2666-67	2667-68	2668-69	2669-70	2670-71	2671-72	2672-73	2673-74
ROUTING	2674-75	2675-76	2676-77	2677-78	2678-79	2679-80	2680-81	2681-82	2682-83
ROUTING	2683-84	2684-85	2685-86	2686-87	2687-88	2688-89	2689-90	2690-91	2691-92
ROUTING	2692-93	2693-94	2694-95	2695-96	2696-97	2697-98	2698-99	2699-00	2700-01
ROUTING	2701-02	2702-03	2703-04	2704-05	2705-06	2706-07	2707-08	2708-09	2709-10
ROUTING	2710-11	2711-12	2712-13	2713-14	2714-15	2715-16	2716-17	2717-18	2718-19
ROUTING	2719-20	2720-21	2721-22	2722-23	2723-24	2724-25	2725-26	2726-27	2727-28
ROUTING	2728-29	2729-30	2730-31	2731-32	2732-33	2733-34	2734-35	2735-36	2736-37
ROUTING	2737-38	2738-39	2739-40	2740-41	2741-42	2742-43	2743-44	2744-45	2745-46
ROUTING	2746-47	2747-48	2748-49	2749-50	2750-51	2751-52	2752-53	2753-54	2754-55
ROUTING	2755-56	2756-57	2757-58	2758-59	2759-60	2760-61	2761-62	2762-63	2763-64
ROUTING	2764-65	2765-66	2766-67	2767-68	2768-69	2769-70	2770-71	2771-72	2772-73
ROUTING	2773-74	2774-75	2775-76	2776-77	2777-78	2778-79	2779-80	2780-81	2781-82
ROUTING	2782-83	2783-84	2784-85	2785-86	2786-87	2787-88	2788-89	2789-90	2790-91
ROUTING	2791-92	2792-93	2793-94	2794-95	2795-96	2796-97	2797-98	2798-99	2799-00
ROUTING	2800-01	2801-02	2802-03	2803-04	2804-05	2805-06	2806-07	2807-08	2808-09
ROUTING	2809-10	2810-11	2811-12	2812-13	2813-14	2814-15	2815-16	2816-17	2817-18
ROUTING	2818-19	2819-20	2820-21	2821-22	2822-23	2823-24	2824-25	2825-26	2826-27
ROUTING	2827-28	2828-29	2829-30	2830-31	2831-32	2832-33	2833-34	2834-35	2835-36
ROUTING	2836-37	2837-38	2838-39	2839-40	2840-41	2841-42	2842-43	2843-44	2844-45
ROUTING	2845-46	2846-47	2847-48	2848-49	2849-50	2850-51	2851-52	2852-53	2853-54
ROUTING	2854-55	2855-56	2856-57	2857-58	2858-59	2859-60	2860-61	2861-62	2862-63
ROUTING	2863-64	2864-65	2865-66	2866-67	2867-68	2868-69	2869-70	2870-71	2871-72
ROUTING	2872-73	2873-74	2874-75	2875-76	2876-77	2877-78	2878-79	2879-80	2880-81
ROUTING	2881-82	2882-83	2883-84	2884-85	2885-86	2886-87	2887-88	2888-89	2889-90
ROUTING	2890-91	2891-92	2892-93	2893-94	2894-95	2895-96	2896-97	2897-98	2898-99
ROUTING	2899-00	2900-01	2901-02	2902-03	2903-04	2904-05	2905-06	2906-07	2907-08
ROUTING	2908-09	2909-10	2910-11	2911-12	2912-13	2913-14	2914-15	2915-16	

1. ALL WORK AND MATERIAL SHALL BE DONE WITH ALL CITY/STATE REGULATIONS AND CODES AND QUALITY STANDARDS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
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20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.



SECTION DETAIL
EXTERIOR SIDEWALK/
CONTRACTION JOINT DETAIL



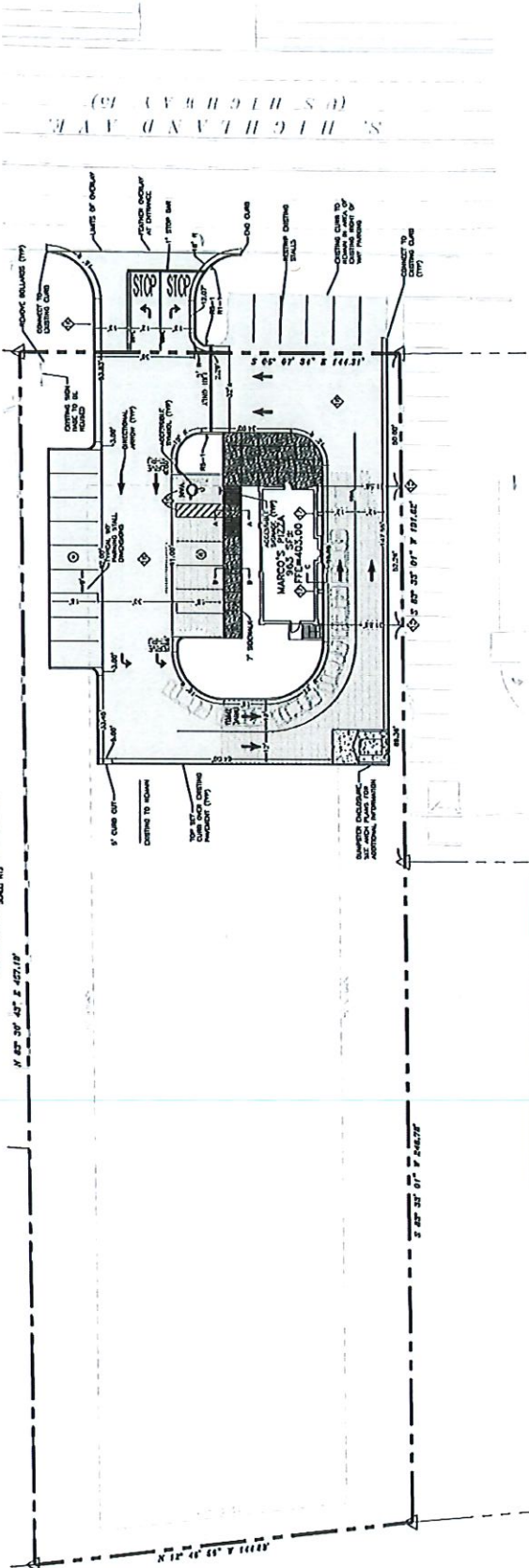
SIDEWALK SECTION A-A



SECTION C-C



SECTION B-B
10" CURB AGAINST B:III RING



NOTICE TO CONTRACTOR



Know what's below.
Call before you dig.