

**AGENDA**  
**JACKSON MUNICIPAL REGIONAL PLANNING COMMISSION**  
**CITY HALL – GEORGE A. SMITH MEETING ROOM**  
**FIRST FLOOR – 109 EAST MAIN STREET – SUITE 107**  
**JANUARY 5, 2022 – 3:00 P.M.**

- I. CALL TO ORDER/DETERMINATION OF QUORUM
- II. APPROVAL OF MINUTES FOR THE DECEMBER 1, 2021 MEETING
- III. ANNEXATION
  - 1. Consideration of a Plan of Service, proposed annexation and zoning for an area referred to as “Tall Oaks-Freeman”, submitted by the City of Jackson, on behalf of Tall Oak Farms, LP and William D. Freeman and Rebecca H. Freeman Revocable Living Trust, comprising 236.99 acres, more or less, located at Fiberglass Road, Anglin Road, Lower Brownsville Road and State Route 223. The proposed zoning for Subareas 1 and 2 is I-2 (Light Industrial) District.
- IV. REZONING
  - 1. Consideration of a request to rezone property located East of Vallydale Drive and Lansbury Place from RS-1 (Single Family Residential) District to RS-2 (Single Family Residential) District, comprising 16.10 acres, more or less, submitted by McAlexander Engineering on behalf of Morford Properties
- V. DESIGN REVIEW
  - 1. Consideration of a design review application for Jackson Development, proposed to be located at 261 McCowat Street on 4± acres in a RG-1/C (General Residential/Conservation) District, submitted by Mickey Evans on behalf of Healthy Community, LLC
- VI. OTHER BUSINESS
  - 1. Any other business properly presented.
- VII. ADJOURN

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

**Members Present:** Jerry Day, Chair  
Wayne Arnold, Vice Chair  
Mandy White  
Chris Edwards  
Councilwoman Marda Wallace

**Members Absent:** Mayor Scott Conger  
Pat Ross  
Charles Adams  
Janna Hellums

**Staff Present:** Stan Pilant, Director of Planning

**Others Present:** Joel McAlexander  
Tom Wolf  
Hannah Mathis  
Elvis Hollis

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

The minutes of the November 3, 2021 meeting were presented and a motion to approve the minutes was made by Wayne Arnold, seconded by Mandy White. The motion passed unanimously.

**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 --** Mr. Pilant presented the preliminary 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 preliminary plat.

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

A motion was made by Wayne Arnold, seconded by Chris Edwards to approve the preliminary plat, recommended by the staff. Motion passed unanimously.

**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 --** 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) 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.

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 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) District, submitted by Kelly Richardson Investments, LLC on behalf of Matthews Winifred Garey Trust --** 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 to construct a restaurant.

The planning staff recommended 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.

A motion was made by Wayne Arnold, seconded by Mandy White to approve the proposed design review for Marco's Pizza, with the conditions recommended by the staff. Motion passed unanimously

There being no further business, the meeting was adjourned.







**PLAN OF SERVICE  
FOR THE ANNEXATION OF AN AREA REFERRED TO AS  
TALL OAKS-FREEMAN ANNEXATION AREAS**

Pursuant to the provisions of Section 6-51-102, as amended, of the Tennessee Code Annotated there is hereby proposed the following plan of service for the area described above, by the City of Jackson, Tennessee, more fully described as follows:

**SUBAREA 1:**

**BEGINNING** at an iron pin found with an identification cap stamped David Hall in the south margin of Lower Brownsville Road, 30 feet from the centerline, at the northwest corner of the Spartan Group, LLC property as described in Deed Book 591, Page 740 in the Register's Office of Madison County, Tennessee, being the northeast corner of the Tall Oak Farms, LP property as described in Deed Book 580, Page 982, of which is partially a portion of the tract herein described; runs thence with the Spartan Group, LLC's west line, and the west lines of the Fedex Freight, Inc. property as described in Deed Book 629, Page 411, south 03 degrees 32 minutes 58 seconds west 1285.00 +/- feet to an iron pin set at Fedex Freight, Inc.'s southwest corner; runs thence generally following a fence along Fedex Freight Inc.'s south line, south 85 degrees 28 minutes 52 seconds east 475.80 feet to a crosstie post; runs thence generally following a fence along Fedex Freight Inc.'s east line, north 03 degrees 49 minutes 00 seconds east 348.73 feet to an iron pin found with an identification cap stamped David Hall at the southwest corner of the Paladin Properties III, Inc. property as described in Deed Book 736, Page 1443; runs thence with the south line of Paladin Properties III, Inc., south 86 degrees 28 minutes 13 seconds east 208.36 feet to a point, said point being approximately 60 feet west of the northwest corner Lot 20 of the West Ridge, Section 1 Subdivision as recorded in Plat Book 2, Page 215; thence south 3 degrees 31 minutes 47 seconds west, 295.00 feet (parallel and 60 west of said subdivision) to a point; thence south 3 degrees 12 minutes 39 seconds west, 1529.50 feet (parallel and 60 west of said subdivision) to a point, said point being 60 feet due west of the southwest corner of the Rebecca H. Freeman, Trustee of the William D. Freeman and Rebecca H. Freeman Revocable Living Trust, William Michael Freeman and Patrick Leigh Freeman property as described in Deed Book 711, Page 611 and as shown on Madison County Tax Map 76-B, Group A, parcel 1.01; thence following a curve to the left with a radius of 60 feet, a distance of 94.15 +/- feet to a point; thence south 86 degrees 46 minutes 21 seconds east, 173 +/- feet to a point on the west margin of Anglin Lane, said point being 30 feet from the centerline; thence south with the west margin of Anglin Lane, 198 +/- feet to a point, said point being 60 feet from the northeast corner of Lot 1 of the William Freeman Subdivision as recorded in Plat Book 9, Page 116; thence north 88 degrees 42 minutes 17 seconds west, 187.97 feet to point; thence along a curve to the left having a radius of 60 feet, a distance of 94.15 +/- feet to a point 60 feet due west of the northwest corner of said Lot 1 of the William Freeman Subdivision; thence south 2 degrees 50 minutes 3 seconds west, 180.01 feet (parallel and 60 west of said subdivision) to a point on the north line of the John Englert tract as described in Deed Book 695, Page 912 and as shown on Madison County Tax Map 76, Parcel 40.00; thence north 86 degrees 9 minutes 59 seconds west, 698.77 feet to an iron pin at the southeast corner of the Tall Oak Farms, LP property as described in Deed Book 580, Page 982, and as shown on Madison County Tax Map 67, Parcel 4.00; thence north 86 degrees 9 minutes 59 seconds, 544.75 feet to a wood post on the east margin of Fiberglass Road (40 feet from



centerline); thence continuing 80 feet to an iron pin on the west margin of Fiberglass Road; thence north 86 degrees 9 minutes 59 seconds, 683.98 feet to an iron pin at the southwest corner of said Tall Oaks Farms LP tract; thence north 3 degrees 11 minutes 40 seconds east, 3289.30 feet to an iron pin on the south margin of Lower Brownsville Road; (30 feet from centerline); thence continuing 60 feet to a point on the north margin of Lower Brownsville Road; thence along the north margin, south 83 degrees 31 minutes 46 seconds east, 200.99 feet to a point; thence south 86 degrees 12 minutes 56 seconds east, 1124.38 feet to a point; thence south at a right angle of centerline of Lower Brownsville Road, 60 feet to the point of beginning and containing **135.7 +/- acres.**

## **SUBAREA 2:**

**BEGINNING** at an iron pin set (all iron pins set are 18 inch long, 1/2 inch rebar with an identification cap stamped Surveying Services) in the east margin of Highway 223, at Northwind Exempt Trust's northwest corner as described in Deed Book 755, Page 450 in the Register's Office of Madison County, Tennessee, being the southwest corner of the herein described tract, which is a portion of the Tall Oak Farms, LP property as described in Deed Book 580, Page 992; runs thence with the east margin of Highway 223, north 03 degrees 31 minutes 01 seconds east 176.36 feet; thence north 07 degrees 02 minutes 25 seconds east 572.84 feet to a concrete right of way marker found; thence north 14 degrees 13 minutes 23 seconds east 284.42 feet to a concrete right of way marker found; thence north 18 degrees 11 minutes 41 seconds east 293.68 feet to a concrete right of way marker found; thence north 19 degrees 11 minutes 02 seconds east 603.33 feet to a concrete right of way marker found; thence north 18 degrees 13 minutes 45 seconds east 600.08 feet to a concrete right of way marker found; thence north 19 degrees 11 minutes 02 seconds east 508.29 feet to the intersection of said east margin and the south margin of a TVA Transmission Line Easement as described in Deed Book 607, Page 224, being the northwest corner of the herein described tract; runs thence with the south margin of said TVA Transmission Line Easement, along a new line through the Tall Oak Farms, LP property, south 86 degrees 39 minutes 56 seconds east 1121.60 feet to the west line of the City of Jackson property as described in Deed Book 736, Page 735, being the northeast corner of the herein described tract; runs thence with the west line of said City of Jackson property, south 03 degrees 15 minutes 50 seconds west 31.71 feet to a corner post found at the northwest corner of the Williams Steel Company property as described in Deed Book 761, Page 884; runs thence with the west line of the Williams Steel Company property, south 04 degrees 26 minutes 24 seconds west 500.01 feet to an iron pin found at John Englert's northwest corner as described in Deed Book 695, Page 912; runs thence with Englert's west line, south 03 degrees 19 minutes 34 seconds west 2413.48 feet to an iron pin set in the north line of the aforementioned Northwind Exempt Trust property, being the southeast corner of the herein described tract; runs thence with the north line of said Northwind Exempt Trust property, north 87 degrees 10 minutes 16 seconds west 1736.89 feet to the Point of Beginning containing **101.29 acres.**

### **A. Police**

1. Patrolling, radio response to calls, and other routine police services using present personnel and equipment will be provided on the effective date of annexation.

2. As the area described above begins to develop and population increases, additional police personnel and patrol cars will be added, if needed, to maintain the present level of police service throughout the city, including the newly annexed area.

B. Fire

1. Fire protection will be provided by the Jackson Fire Department supported by the Madison County Volunteer Fire Department under an existing mutual aid agreement between said departments.
2. Fire protection for the area will be accomplished using present personnel and equipment on the effective date of annexation.

C. Water

1. Water is readily available for all parcels with access and connections fees applicable at time of service request. Service line for Subarea 2 will require a TDOT crossing permit install across SR 223; this typically requires a jack and bore construction method with approved casing pipe. If Fiberglass Rd remains in service, Subarea 1 may require a water main extension at \$25/LF per current policy.

D. Wastewater

1. Wastewater is readily available for all parcels with minimal developer installed infrastructure in addition to access and connection fees. A larger demand, i.e. greater than 0.5 MGD, may require additional improvements to our system and a more in depth review.

E. Electricity

1. JEA has Electric in the area and will serve the proposed annexation area as needed.

F. Gas

1. Gas is currently available for this area on SR-223, Lower Brownsville Rd., Fiberglass Rd. and Anglin Ln. JEA to install gas mains justified by load inside any development of this annexation area after final plans and/or plat approval. Gas services and cost to be determined at the time service is requested.

G. Refuse Collection

1. The refuse collection service now provided to the city will be extended to the Tall Oaks-Freeman Annexation Areas.

H. Streets

1. Once developed, routine maintenance on the same basis as in the present city will begin in the annexed area, if applicable, when funds from the state gasoline tax,



based on the annexed population, are received by the city (usually July 1 following the effective date of annexation).

2. If needed reconstruction and resurfacing of streets, reconstruction of curb and gutter, and other such major improvements will be accomplished under current city policy.
3. Appropriate street name signs will be installed as needed.

I. Inspection Services

1. All inspection services provided by the city (building, electrical, plumbing, gas, housing, fire, sanitation, etc.) will begin in the annexed area upon the effective date of annexation.

J. Planning and Zoning

1. The planning and zoning jurisdiction of the Jackson Municipal Regional Planning Commission presently includes the Tall Oaks-Freeman Annexation Areas and will continue to serve the area after the effective date of annexation.
2. Specific zoning for the annexed area will be adopted upon the effective date of annexation. The proposed zoning classification for the Tall Oaks-Freeman Annexation Areas is I-2 (Light Industrial) District.

K. Street Lights

1. Street lights will be installed in the area as it develops to a level determined to warrant such installation.

L. Recreation

1. The same standards and policies now used in the present city will be followed in expanding the recreational program and facilities in the enlarged city.

M. Telecommunications

1. Telecommunications services are currently offered at this location. No additional infrastructure will have to be added.

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MAYOR

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CITY RECORDER

**ORDINANCE # \_\_\_\_\_**

**AN ORDINANCE TO ANNEX CERTAIN TERRITORY  
AND TO INCORPORATE SAME WITHIN THE CORPORATE BOUNDARIES  
OF THE CITY OF JACKSON, TENNESSEE FOR AN AREA REFERRED TO AS  
TALL OAKS-FREEMAN**

WHEREAS, a public hearing before this body was held on the 1<sup>st</sup> day of February, 2022 and notice thereof published in the Jackson Sun on the 17<sup>th</sup> day of January 2022; and

WHEREAS, it now appears the prosperity of this city and of the territory herein described will be materially retarded and the safety and welfare of the inhabitants and property thereof endangered if such territory is not annexed; and

WHEREAS, the annexation of such territory is deemed necessary for the welfare of the residents and property owners thereof and of the city as a whole; and

WHEREAS, a plan of service for this area was adopted by Resolution on February 1, 2022 as required by Tennessee Code Annotated Section 6-51-103.

NOW, THEREFORE, be it ordained by the Council of the City of Jackson, Tennessee:

SECTION 1. In accordance with TCA Sections 6-51-102 through 6-51-113, there is hereby annexed to the City of Jackson, Tennessee, and incorporated within the corporate boundaries thereof, the following described territory adjoining the present corporate boundaries:

Embracing that certain part of Madison County, Tennessee, being more particularly described, as follows:

**SUBAREA 1:**

**BEGINNING** at an iron pin found with an identification cap stamped David Hall in the south margin of Lower Brownsville Road, 30 feet from the centerline, at the northwest corner of the Spartan Group, LLC property as described in Deed Book 591, Page 740 in the Register's Office of Madison County, Tennessee, being the northeast corner of the Tall Oak Farms, LP property as described in Deed Book 580, Page 982, of which is partially a portion of the tract herein described; runs thence with the Spartan Group, LLC's west line, and the west lines of the Fedex Freight, Inc. property as described in Deed Book 629, Page 411, south 03 degrees 32 minutes 58 seconds west 1285.00 +/- feet to an iron pin set at Fedex Freight, Inc.'s southwest corner; runs thence generally following a fence along Fedex Freight Inc.'s south line, south 85 degrees 28 minutes 52 seconds east 475.80 feet to a crosstie post; runs thence generally following a fence along Fedex Freight Inc.'s east



line, north 03 degrees 49 minutes 00 seconds east 348.73 feet to an iron pin found with an identification cap stamped David Hall at the southwest corner of the Paladin Properties III, Inc. property as described in Deed Book 736, Page 1443; runs thence with the south line of Paladin Properties III, Inc., south 86 degrees 28 minutes 13 seconds east 208.36 feet to a point, said point being approximately 60 feet west of the northwest corner Lot 20 of the West Ridge, Section 1 Subdivision as recorded in Plat Book 2, Page 215; thence south 3 degrees 31 minutes 47 seconds west, 295.00 feet (parallel and 60 west of said subdivision) to a point; thence south 3 degrees 12 minutes 39 seconds west, 1529.50 feet (parallel and 60 west of said subdivision) to a point, said point being 60 feet due west of the southwest corner of the Rebecca H. Freeman, Trustee of the William D. Freeman and Rebecca H. Freeman Revocable Living Trust, William Michael Freeman and Patrick Leigh Freeman property as described in Deed Book 711, Page 611 and as shown on Madison County Tax Map 76-B, Group A, parcel 1.01; thence following a curve to the left with a radius of 60 feet, a distance of 94.15 +/- feet to a point; thence south 86 degrees 46 minutes 21 seconds east, 173 +/- feet to a point on the west margin of Anglin Lane, said point being 30 feet from the centerline; thence south with the west margin of Anglin Lane, 198 +/- feet to a point, said point being 60 feet from the northeast corner of Lot 1 of the William Freeman Subdivision as recorded in Plat Book 9, Page 116; thence north 88 degrees 42 minutes 17 seconds west, 187.97 feet to point; thence along a curve to the left having a radius of 60 feet, a distance of 94.15 +/- feet to a point 60 feet due west of the northwest corner of said Lot 1 of the William Freeman Subdivision; thence south 2 degrees 50 minutes 3 seconds west, 180.01 feet (parallel and 60 west of said subdivision) to a point on the north line of the John Englert tract as described in Deed Book 695, Page 912 and as shown on Madison County Tax Map 76, Parcel 40.00; thence north 86 degrees 9 minutes 59 seconds west, 698.77 feet to an iron pin at the southeast corner of the Tall Oak Farms, LP property as described in Deed Book 580, Page 982, and as shown on Madison County Tax Map 67, Parcel 4.00; thence north 86 degrees 9 minutes 59 seconds, 544.75 feet to a wood post on the east margin of Fiberglass Road (40 feet from centerline); thence continuing 80 feet to an iron pin on the west margin of Fiberglass Road; thence north 86 degrees 9 minutes 59 seconds, 683.98 feet to an iron pin at the southwest corner of said Tall Oaks Farms LP tract; thence north 3 degrees 11 minutes 40 seconds east, 3289.30 feet to an iron pin on the south margin of Lower Brownsville Road; (30 feet from centerline); thence continuing 60 feet to a point on the north margin of Lower Brownsville Road; thence along the north margin, south 83 degrees 31 minutes 46 seconds east, 200.99 feet to a point; thence south 86 degrees 12 minutes 56 seconds east, 1124.38 feet to a point; thence south at a right angle of centerline of Lower Brownsville Road, 60 feet to the point of beginning and containing **135.7 +/- acres.**

## **SUBAREA 2:**

**BEGINNING** at an iron pin set (all iron pins set are 18 inch long, 1/2 inch rebar with an identification cap stamped Surveying Services) in the east margin of Highway 223, at Northwind Exempt Trust's northwest corner as described in Deed Book 755, Page 450 in the Register's Office of Madison County, Tennessee, being the southwest corner of the herein described tract, which is a portion of the Tall Oak Farms, LP property as described in Deed Book 580, Page 992; runs thence with the east margin of Highway 223, north 03 degrees 31 minutes 01 seconds east 176.36 feet; thence north 07 degrees 02 minutes 25 seconds east 572.84 feet to a concrete right of way marker found; thence north 14 degrees 13 minutes 23 seconds east 284.42 feet to a concrete right of way marker found; thence north 18 degrees 11 minutes 41 seconds east 293.68 feet to a concrete right of way marker found; thence north 19 degrees 11 minutes 02 seconds east 603.33 feet to a concrete



right of way marker found; thence north 18 degrees 13 minutes 45 seconds east 600.08 feet to a concrete right of way marker found; thence north 19 degrees 11 minutes 02 seconds east 508.29 feet to the intersection of said east margin and the south margin of a TVA Transmission Line Easement as described in Deed Book 607, Page 224, being the northwest corner of the herein described tract; runs thence with the south margin of said TVA Transmission Line Easement, along a new line through the Tall Oak Farms, LP property, south 86 degrees 39 minutes 56 seconds east 1121.60 feet to the west line of the City of Jackson property as described in Deed Book 736, Page 735, being the northeast corner of the herein described tract; runs thence with the west line of said City of Jackson property, south 03 degrees 15 minutes 50 seconds west 31.71 feet to a corner post found at the northwest corner of the Williams Steel Company property as described in Deed Book 761, Page 884; runs thence with the west line of the Williams Steel Company property, south 04 degrees 26 minutes 24 seconds west 500.01 feet to an iron pin found at John Englert's northwest corner as described in Deed Book 695, Page 912; runs thence with Englert's west line, south 03 degrees 19 minutes 34 seconds west 2413.48 feet to an iron pin set in the north line of the aforementioned Northwind Exempt Trust property, being the southeast corner of the herein described tract; runs thence with the north line of said Northwind Exempt Trust property, north 87 degrees 10 minutes 16 seconds west 1736.89 feet to the Point of Beginning containing **101.29 acres.**

SECTION 2. This Ordinance shall become effective thirty (30) days after its passage, the public welfare requiring it.

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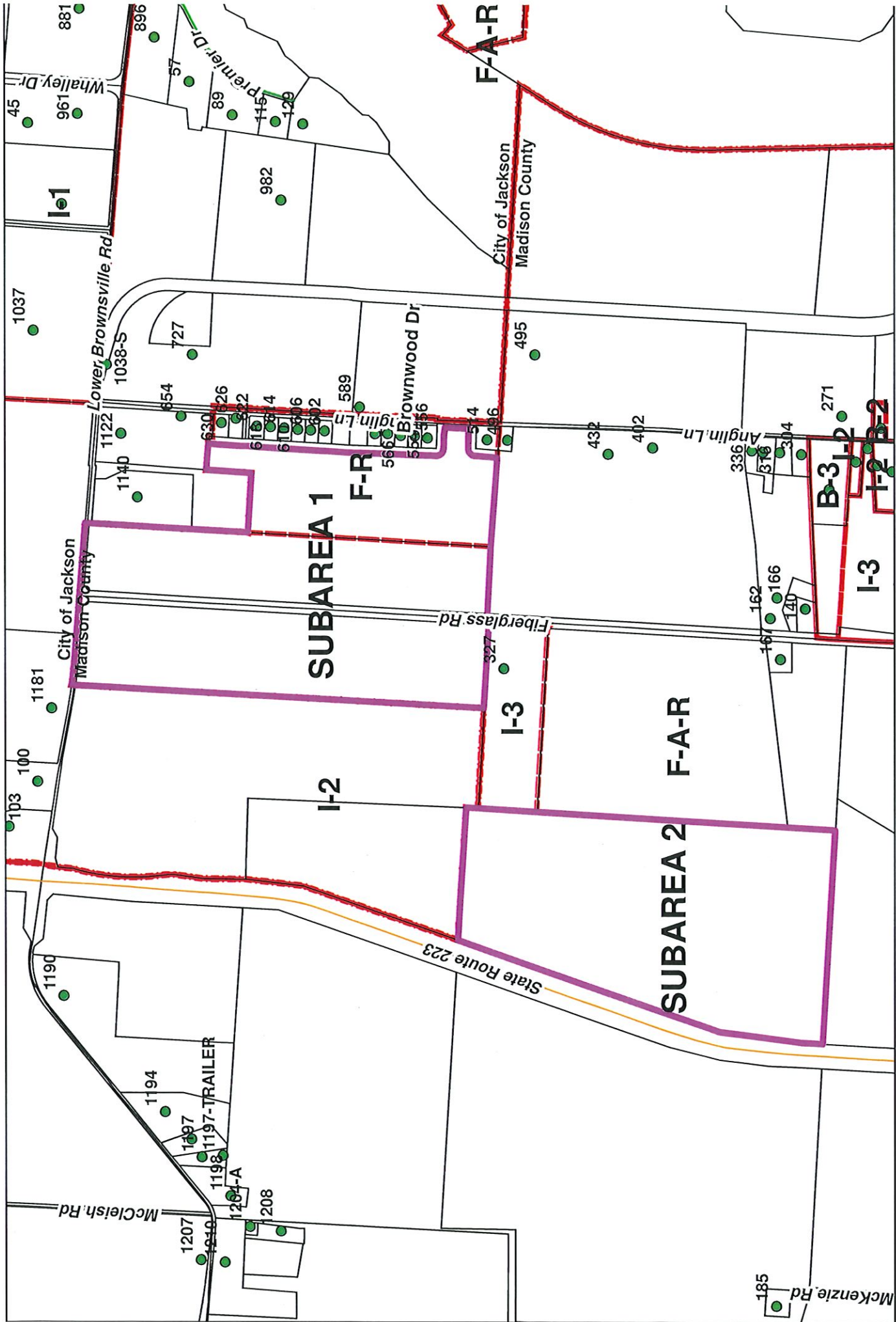
MAYOR

First Reading: \_\_\_\_\_

Second Reading: \_\_\_\_\_

Effective Date: \_\_\_\_\_

**PROPOSED ZONING - TALL OAKS FARM-FREEMAN ANNEXATION AREAS**  
**SUBAREA 1 FROM: F-A-R & F-R TO: I-2 ; SUBAREA 2 FROM: F-A-R TO: I-2**





**ORDINANCE # \_\_\_\_\_**

**AN ORDINANCE TO AMEND THE OFFICIAL MAP OF THE  
CITY OF JACKSON**

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JACKSON; THAT

SECTION I (A). The Official Zoning Ordinance of the City of Jackson and the Zoning Map, which is part thereof, is hereby amended by changing from a county zoning classification of F-R/F-A-R (Fringe Residential/Forestry Agriculture Recreational) District to a city zoning classification of I-2 (Light Industrial) District for an annexation area referred to as "Tall Oaks-Freeman Subarea 1", comprising 135.7 acres more or less, generally located at Fiberglass Road, Anglin Road and Lower Brownsville Road, and being more fully described as follows:

**SUBAREA 1:**

**BEGINNING** at an iron pin found with an identification cap stamped David Hall in the south margin of Lower Brownsville Road, 30 feet from the centerline, at the northwest corner of the Spartan Group, LLC property as described in Deed Book 591, Page 740 in the Register's Office of Madison County, Tennessee, being the northeast corner of the Tall Oak Farms, LP property as described in Deed Book 580, Page 982, of which is partially a portion of the tract herein described; runs thence with the Spartan Group, LLC's west line, and the west lines of the Fedex Freight, Inc. property as described in Deed Book 629, Page 411, south 03 degrees 32 minutes 58 seconds west 1285.00 +/- feet to an iron pin set at Fedex Freight, Inc.'s southwest corner; runs thence generally following a fence along Fedex Freight Inc.'s south line, south 85 degrees 28 minutes 52 seconds east 475.80 feet to a crosstie post; runs thence generally following a fence along Fedex Freight Inc.'s east line, north 03 degrees 49 minutes 00 seconds east 348.73 feet to an iron pin found with an identification cap stamped David Hall at the southwest corner of the Paladin Properties III, Inc. property as described in Deed Book 736, Page 1443; runs thence with the south line of Paladin Properties III, Inc., south 86 degrees 28 minutes 13 seconds east 208.36 feet to a point, said point being approximately 60 feet west of the northwest corner Lot 20 of the West Ridge, Section 1 Subdivision as recorded in Plat Book 2, Page 215; thence south 3 degrees 31 minutes 47 seconds west, 295.00 feet (parallel and 60 west of said subdivision) to a point; thence south 3 degrees 12 minutes 39 seconds west, 1529.50 feet (parallel and 60 west of said subdivision) to a point, said point being 60 feet due west of the southwest corner of the Rebecca H. Freeman, Trustee of the William D. Freeman and Rebecca H. Freeman Revocable Living Trust, William Michael Freeman and Patrick Leigh Freeman property as described in Deed Book 711, Page 611 and as shown on Madison County Tax Map 76-B, Group A, parcel 1.01; thence following a curve to the left with a radius of 60 feet, a distance of 94.15 +/- feet to a point; thence south 86 degrees 46 minutes 21 seconds east, 173 +/- feet to a point on the west margin of Anglin Lane, said point being 30 feet from the centerline; thence south with the west margin of Anglin Lane, 198 +/- feet to a point, said point being 60 feet from the northeast corner of Lot 1 of the William Freeman Subdivision as recorded in Plat Book 9, Page 116; thence north 88 degrees 42 minutes 17 seconds west, 187.97 feet to point; thence along a curve to the left having a radius of 60 feet, a distance of



94.15 +/- feet to a point 60 feet due west of the northwest corner of said Lot 1 of the William Freeman Subdivision; thence south 2 degrees 50 minutes 3 seconds west, 180.01 feet (parallel and 60 west of said subdivision) to a point on the north line of the John Englert tract as described in Deed Book 695, Page 912 and as shown on Madison County Tax Map 76, Parcel 40.00; thence north 86 degrees 9 minutes 59 seconds west, 698.77 feet to an iron pin at the southeast corner of the Tall Oak Farms, LP property as described in Deed Book 580, Page 982, and as shown on Madison County Tax Map 67, Parcel 4.00; thence north 86 degrees 9 minutes 59 seconds, 544.75 feet to a wood post on the east margin of Fiberglass Road (40 feet from centerline); thence continuing 80 feet to an iron pin on the west margin of Fiberglass Road; thence north 86 degrees 9 minutes 59 seconds, 683.98 feet to an iron pin at the southwest corner of said Tall Oaks Farms LP tract; thence north 3 degrees 11 minutes 40 seconds east, 3289.30 feet to an iron pin on the south margin of Lower Brownsville Road; (30 feet from centerline); thence continuing 60 feet to a point on the north margin of Lower Brownsville Road; thence along the north margin, south 83 degrees 31 minutes 46 seconds east, 200.99 feet to a point; thence south 86 degrees 12 minutes 56 seconds east, 1124.38 feet to a point; thence south at a right angle of centerline of Lower Brownsville Road, 60 feet to the point of beginning and containing **135.7 +/- acres** more or less.

SECTION I (B). The Official Zoning Ordinance of the City of Jackson and the Zoning Map, which is part thereof, is hereby amended by changing from a county zoning classification of F-A-R (Forestry Agriculture Recreational) District to a city zoning classification of I-2 (Light Industrial) District for an annexation area referred to as "Tall Oaks-Freeman Subarea 2", comprising 101.29 acres more or less, generally located at State Route 223 between Lower Brownsville Road and US Highway 70 West, and being more fully described as follows:

#### **SUBAREA 2:**

**BEGINNING** at an iron pin set (all iron pins set are 18 inch long, 1/2 inch rebar with an identification cap stamped Surveying Services) in the east margin of Highway 223, at Northwind Exempt Trust's northwest corner as described in Deed Book 755, Page 450 in the Register's Office of Madison County, Tennessee, being the southwest corner of the herein described tract, which is a portion of the Tall Oak Farms, LP property as described in Deed Book 580, Page 992; runs thence with the east margin of Highway 223, north 03 degrees 31 minutes 01 seconds east 176.36 feet; thence north 07 degrees 02 minutes 25 seconds east 572.84 feet to a concrete right of way marker found; thence north 14 degrees 13 minutes 23 seconds east 284.42 feet to a concrete right of way marker found; thence north 18 degrees 11 minutes 41 seconds east 293.68 feet to a concrete right of way marker found; thence north 19 degrees 11 minutes 02 seconds east 603.33 feet to a concrete right of way marker found; thence north 18 degrees 13 minutes 45 seconds east 600.08 feet to a concrete right of way marker found; thence north 19 degrees 11 minutes 02 seconds east 508.29 feet to the intersection of said east margin and the south margin of a TVA Transmission Line Easement as described in Deed Book 607, Page 224, being the northwest corner of the herein described tract; runs thence with the south margin of said TVA Transmission Line Easement, along a new line through the Tall Oak Farms, LP property, south 86 degrees 39 minutes 56 seconds east 1121.60 feet to the west line of the City of Jackson property as described in Deed Book

736, Page 735, being the northeast corner of the herein described tract; runs thence with the west line of said City of Jackson property, south 03 degrees 15 minutes 50 seconds west 31.71 feet to a corner post found at the northwest corner of the Williams Steel Company property as described in Deed Book 761, Page 884; runs thence with the west line of the Williams Steel Company property, south 04 degrees 26 minutes 24 seconds west 500.01 feet to an iron pin found at John Englert's northwest corner as described in Deed Book 695, Page 912; runs thence with Englert's west line, south 03 degrees 19 minutes 34 seconds west 2413.48 feet to an iron pin set in the north line of the aforementioned Northwind Exempt Trust property, being the southeast corner of the herein described tract; runs thence with the north line of said Northwind Exempt Trust property, north 87 degrees 10 minutes 16 seconds west 1736.89 feet to the Point of Beginning containing **101.29 acres** more or less.

SECTION II. This Ordinance becomes effective 30 days after its adoption, the public welfare requiring it.

\_\_\_\_\_  
MAYOR

INTRODUCED: \_\_\_\_\_

ADOPTED: \_\_\_\_\_





# CITY OF JACKSON ZONING REPORT

**APPLICANT**

Agent: Joel McAlexander

**OWNER**

Same

**ADDRESS**

PO Box 12555  
Jackson, TN 38308

**LOCATION**

Property: East of Vallydale Drive and Lansbury Place

**ACERAGE**

Requested: 16.10 +/- acres

**TAX MAP REFERENCE**

Map 65 Parcel 6.00

**PRESENT USE**

Agriculture and Open Land

**PROPOSED USE**

Continued single-family residential development

**PRESENT ZONING**

RS-1 (Single Family Residential) District

**PROPOSED ZONING**

RS-2 (Single Family Residential) District

**LOCATION**

The property is located East of Valleydale Drive and Lansbury Place

**CURRENT LAND USE**

The property is bounded on the north by open/vacant land and single family residential, on the east by single family residential, on the south by commercial and on the west by single family residential.

**UTILITIES**

JEA electric, water, gas & sewer is available to the site.

**PETITIONER'S JUSTIFICATION**

See attached Statement of Justification.

**LAND USE PLAN**

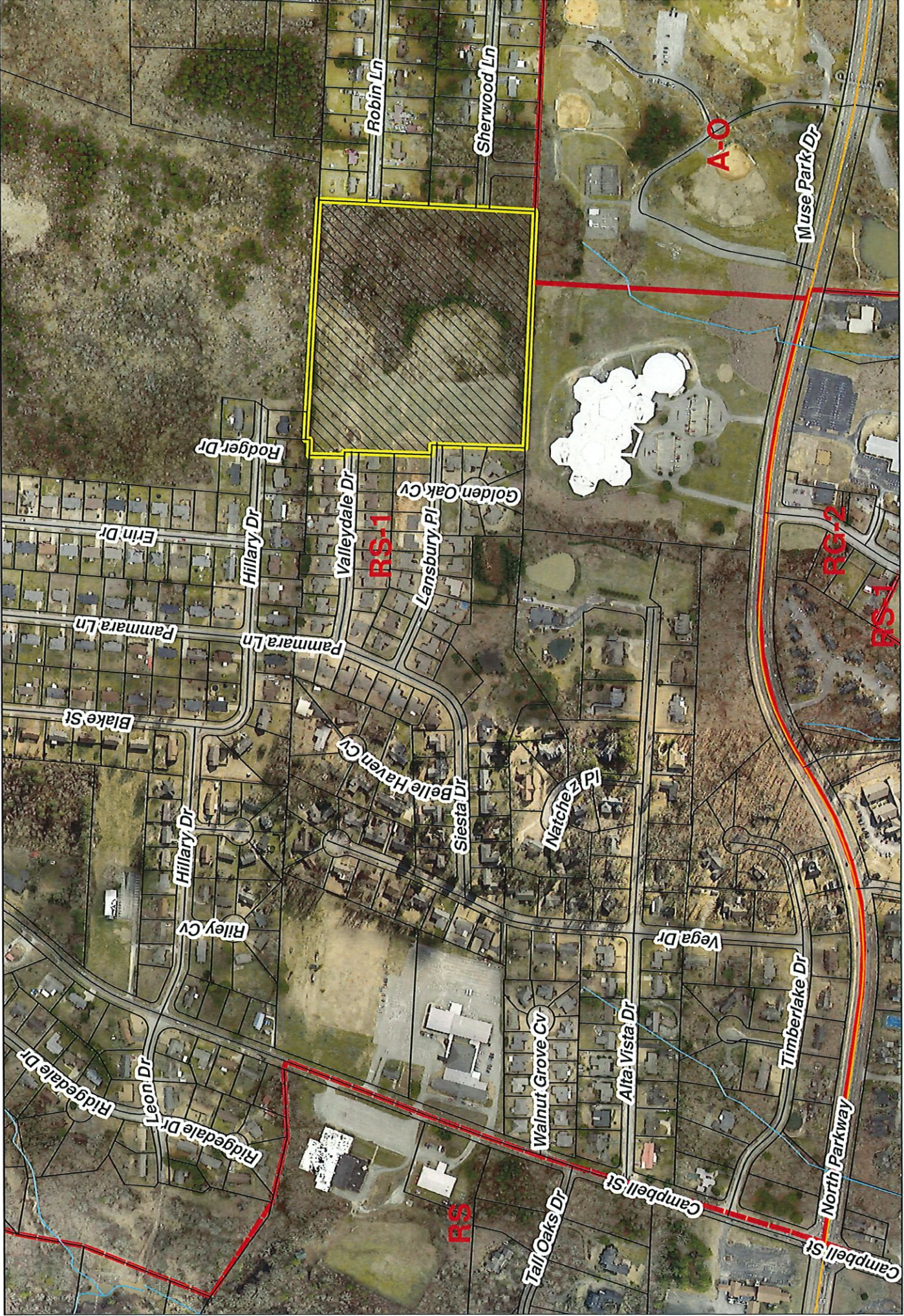
This property is currently depicted within the Comprehensive Civic Master Land Use Plan as an area deemed appropriate for single family residential; therefore, an amendment to the Comprehensive Civic Master Land Use Plan is not necessary.

**REZONING STAFF RECOMMENDATION**

The Planning Staff recommends approval since it does not change the single family character of the area and allows for a more efficient use of the land.



REZONING SITE LOCATION MAP  
EAST OF VALLEYDALE DRIVE & LANDSBURY PLACE  
FROM: RS-1 TO: RS-2





ENGINEERING - PLANNING - DEVELOPMENT  
**McALEXANDER  
ENGINEERING**

December 1, 2021

City of Jackson Planning Dept.  
c/o Derek Benson  
111 E. Main St., Suite 201  
Jackson, TN 38301

Dear Mr. Benson:

**RE: "Justification for REZONING on +/- 16.10 Acres"**

The proposed tract to be rezoned consists of 16.10 acres currently zoned "RS-1", single-family residential district. McAlexander Engineering is requesting on behalf of Morford Properties that this property be rezoned "RS-2 for continued single-family residential development. This extension of the current subdivision to be rezoned will be similar in nature to the existing sections, with the exception of lot width.

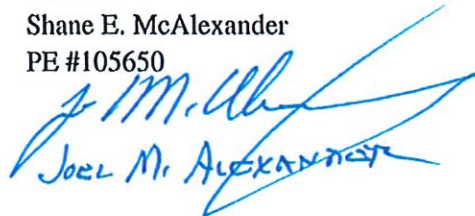
We developed Sections VII & VIII in 2005. Today we are experiencing significant increases in infrastructure costs and feel like this would be the best alternative to provide affordable homes in this area. Again, based on the location and surrounding uses, we feel this development with slightly narrower lots (60 ft. lot width as opposed to 70 ft.) will integrate well with the existing uses and surrounding neighborhoods. Therefore, we respectfully request said tract be rezoned "RS-2, for single-family residential use.

Thank you for your consideration. Please feel free to call my office at (731) 668-2945 should you have any questions or need additional information.

Sincerely,



Shane E. McAlexander  
PE #105650



Joel M. Alexander





## **DESIGN REVIEW STAFF REPORT JACKSON DEVELOPMENT**

The Planning Staff would recommend approval of the design review request since it is of good design and incorporates the design elements established in other phases of Jackson Walk Development.



SITE LOCATION MAP  
DESIGN REVIEW - JACKSON DEVELOPMENT  
#261 McCOWAT STREET







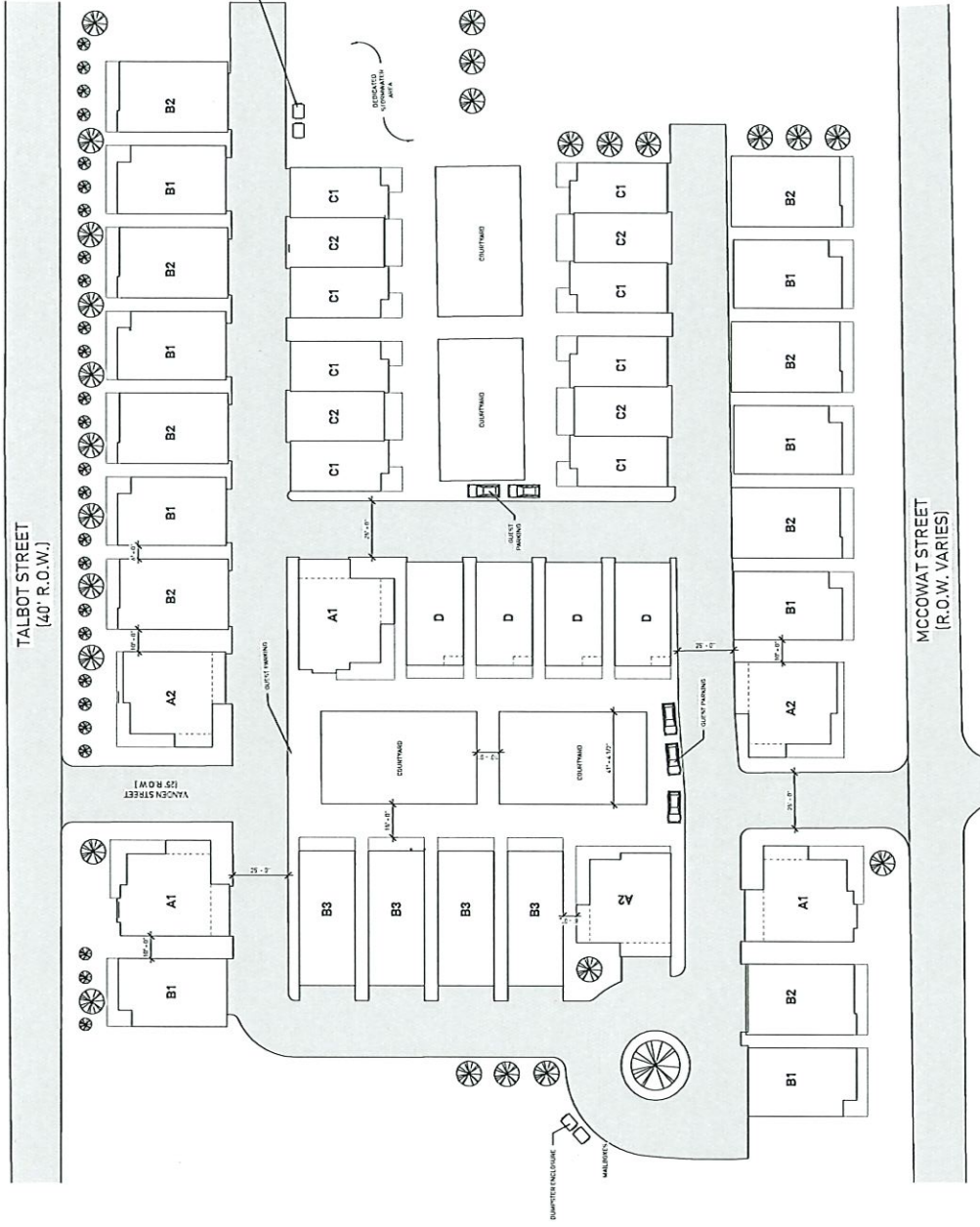
PRELIMINARY -  
 NOT FOR  
 CONSTRUCTION

JACKSON DEVELOPMENT  
 TALBOT AND MCCOWAT STREETS  
 JACKSON, TN 38301  
 RA PROJECT #2110

ARCHITECTURAL  
 SITE PLAN

A100  
 SCHEMATIC  
 DESIGN  
 12/02/2021

1 ARCHITECTURAL SITE PLAN  
 20' x 10'



UNIT TYPE LEGEND

A1	QUAD 1 FAMILY, GROSS 2,000 SF UNIT FOR TYP. 410 UNITS
A2	QUAD 1 FAMILY, GROSS 2,000 SF UNIT FOR TYP. 410 UNITS
B1	ESTIMATED, GROSS 1,000 SF UNIT IN UNITS
B2	ESTIMATED, GROSS 1,000 SF UNIT IN UNITS
B3	ESTIMATED, GROSS 1,000 SF UNIT IN UNITS
C1	ESTIMATED, GROSS 1,000 SF UNIT IN UNITS
C2	ESTIMATED, GROSS 1,000 SF UNIT IN UNITS
D	ESTIMATED, GROSS 1,000 SF UNIT IN UNITS
TOTAL = 410 UNITS	



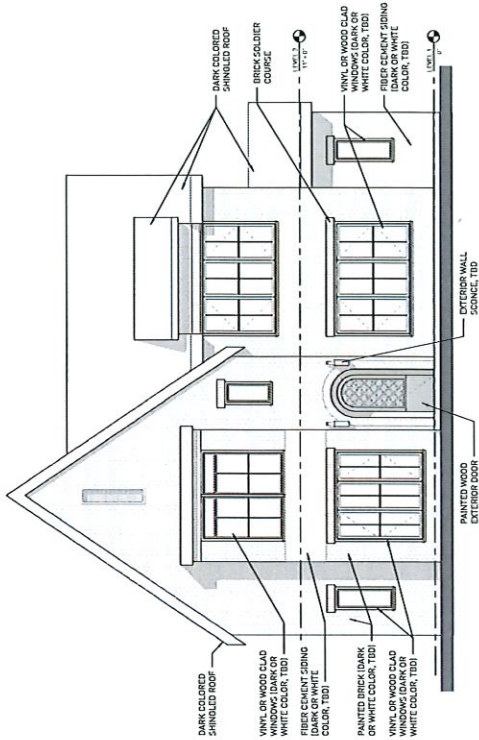
PRELIMINARY -  
NOT FOR  
CONSTRUCTION

JACKSON DEVELOPMENT  
RA PROJECT #2110  
TALBOT AND MCCOWAT STREETS  
JACKSON, TN 38301

UNIT TYPE A

S101

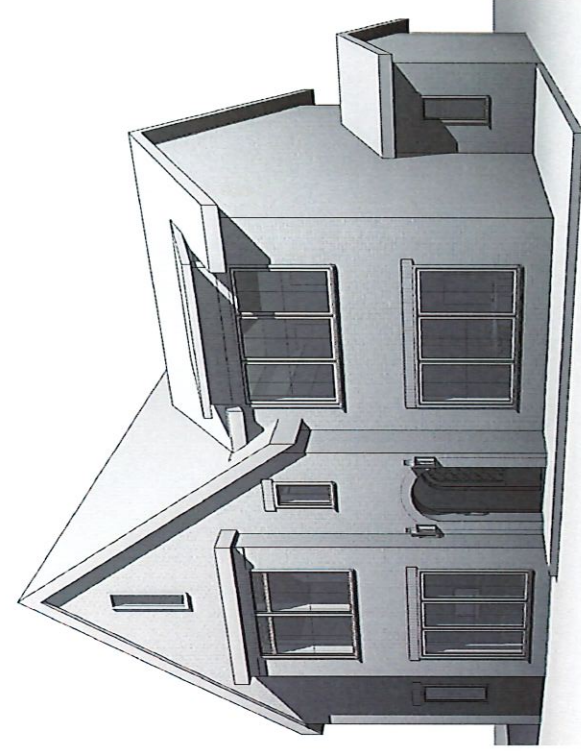
SCHEMATIC  
DESIGN  
12/02/2021



2 A2 NORTH ELEVATION  
1/4" = 1'-0"



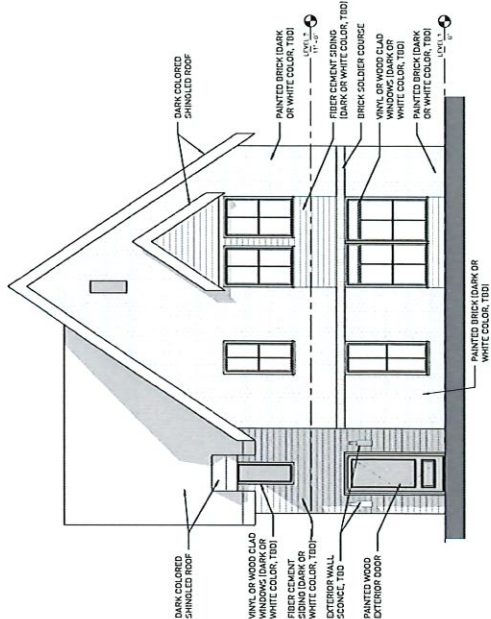
3 A1 NORTH ELEVATION  
1/4" = 1'-0"



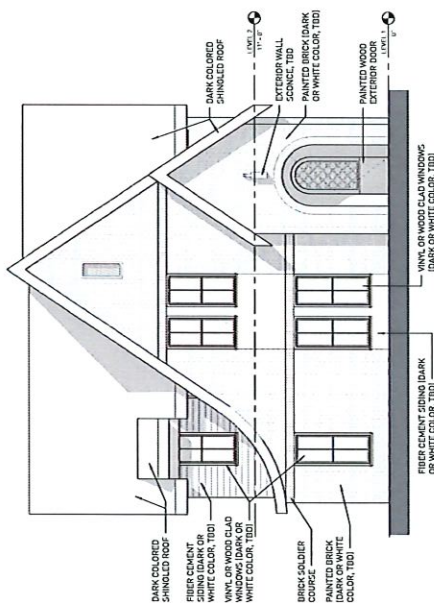
1 UNIT A2

4 UNIT A1

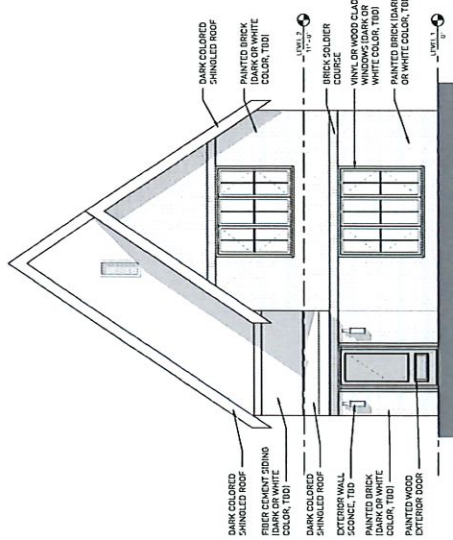




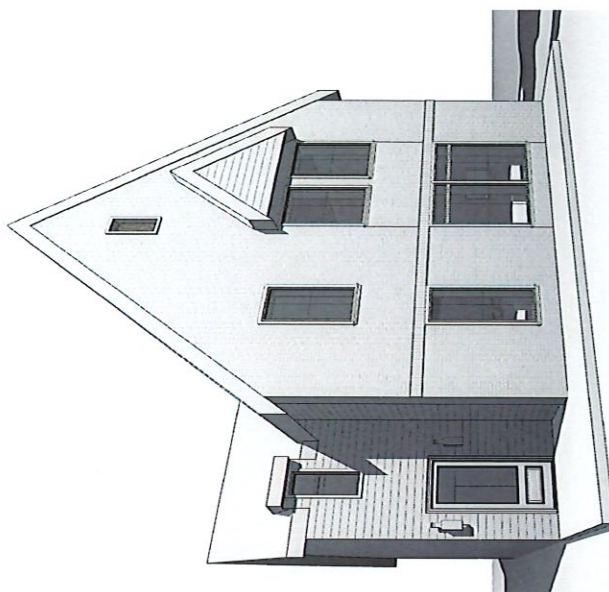
1 B1 NORTH ELEVATION  
1/4" = 1'-0"



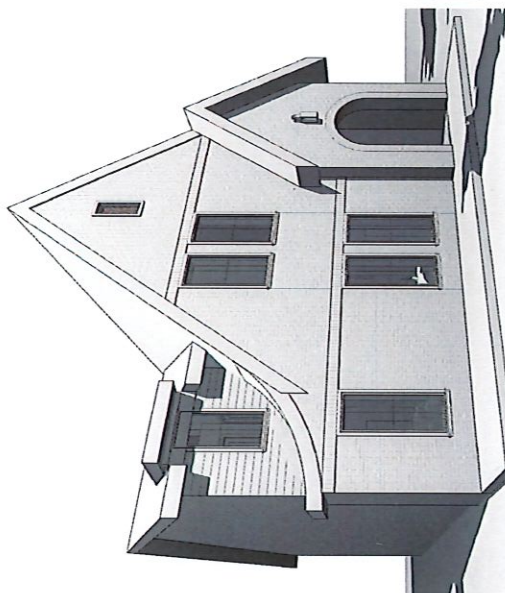
2 B2 NORTH ELEVATION  
1/4" = 1'-0"



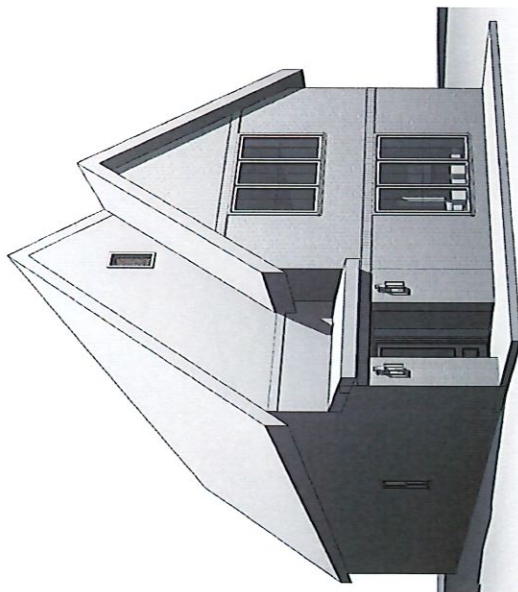
5 B3 EAST ELEVATION



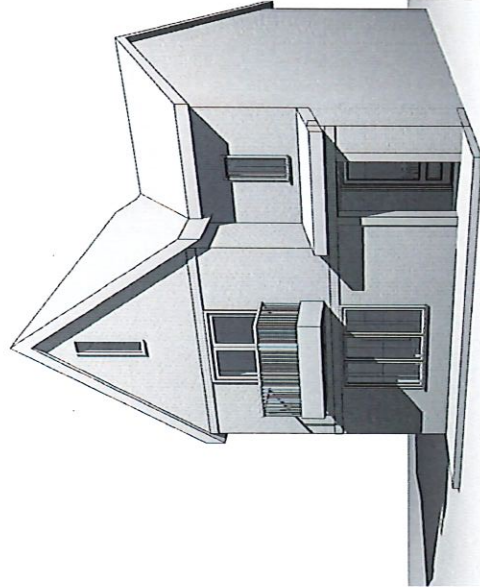
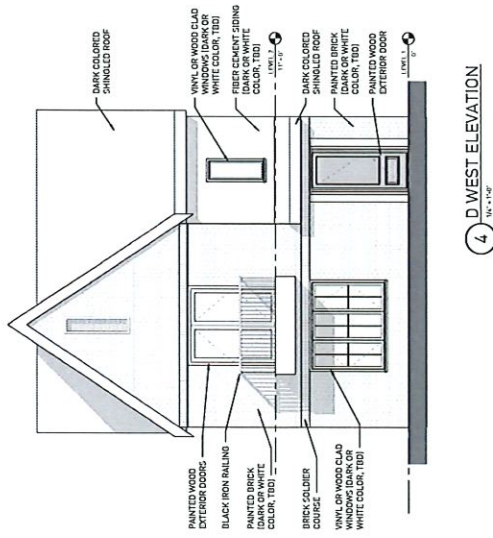
UNIT B1



UNIT B2



UNIT B3



UNIT C

UNIT D