

AGENDA
JACKSON MUNICIPAL REGIONAL PLANNING COMMISSION
CITY HALL – GEORGE A. SMITH MEETING ROOM
FIRST FLOOR – 109 EAST MAIN STREET – SUITE 107
FEBRUARY 2, 2022 – 3:00 P.M.

- I. CALL TO ORDER/DETERMINATION OF QUORUM
- II. APPROVAL OF MINUTES FOR THE JANUARY 5, 2022 MEETING
- III. BOARD APPOINTMENT
 - 1. Appointment of a representative from the Planning Commission to the Board of Zoning Appeals
- IV. REZONINGS (CITY)
 - 1. Consideration of a request to rezone property located at the 1384 block of Ashport Road from RG-2 (General Residential) District & RS-2 (Single Family Residential) District to RG-3 (General Residential) District, comprising 13.76 acres, more or less, submitted by Joel McAlexander on behalf of Ashport Partners
 - 2. Consideration of a request to rezone property located at Herron Grove Road, Wiley Street and Southcreek Drive from SC-1/FH (Planned Commercial/Flood Hazard) District and RS-1/FH (Single Family Residential/Flood Hazard) District to B-5/FH (Hiway Business/Flood Hazard) District, comprising 10.63 acres, more or less, submitted by Michael Stansbury on behalf of Juricus Boyd
 - 3. Consideration of a request to rezone property located at 1405 Hollywood Drive from O-C (Office Center) District to SC-1 (Planned Commercial) District, comprising 1.08 acres, more or less, submitted by Superior Development on behalf of Lone Oak Holdings, LLC
- V. REZONINGS (INNER REGION)
 - 1. Consideration of a request to rezone property located at 4494 Highway 45 North from B-3 (Highway Business) District to FAR (Forestry Agriculture Recreation) District, comprising 2.1 acres, more or less, submitted by Christopher and Jenna King
 - 2. Consideration of a request to rezone property located at 1589 U.S. Highway 18 from FAR (Forestry-Agriculture-Recreation) District to I-3 (General Industrial) District, comprising 51.6 acres, more or less, submitted by John Melton

VI. STREET CLOSURES AND ABANDONMENTS

1. Consideration of a request to close a portion of South West Alley from Sycamore Street to Highway 45 Bypass
2. Consideration of a request to close and abandon the Northern end of Fiberglass Road from Lower Brownsville Road to a point 3,280 feet South

VII. DESIGN REVIEW

1. Consideration of a design review application for Solo West Townhouses, proposed to be located at 1421 Hollywood Drive on 2.3± acres in a SC-1 (Planned Commercial) District, submitted by Superior Development on behalf of Lone Oak Holdings, LLC

VIII. OTHER BUSINESS

1. Any other business properly presented.

IX. ADJOURN

MINUTES
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.

Members Present: Wayne Arnold, Vice Chair
Mandy White
Pat Ross
Chris Edwards
Councilwoman Marda Wallace

Members Absent: Mayor Scott Conger
Jerry Day, Chair
Charles Adams
Janna Hellums

Staff Present: Stan Pilant, Director of Planning

Others Present: Joel McAlexander
Rachel Tucker
Hannah Mathis
Hal Crocker
Chris Alexander

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

The minutes of the December 1, 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 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. -- 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 annexation request will be provided for an industrial prospect.

The Planning Staff recommended approval of the annexation, plan of service and zoning classification of I-2 (Light Industrial) District.

A motion was made by Councilwoman Marda Wallace, seconded by Pat Ross to recommend approval of the annexation, plan of service and zoning classification, as recommended by the staff. Motion passed unanimously.

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 -- Mr. Pilant presented the rezoning request to the Planning Commission. Using a location map, he explained the location of the site, surrounding uses in the area and that the applicants are requesting RS-2 to go to a 60 foot wide lot instead of 70 foot.

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

A motion was made by Mandy White, seconded by Chris Edwards to recommend approval of the rezoning request, as recommended by the staff. Motion passed unanimously.

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 -- 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 develop an additional phase within the Jackson Walk area.

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.

A motion was made by Chris Edwards, seconded by Pat Ross to approve the proposed design review for Jackson Development, as recommended by the staff. Motion passed unanimously

There being no further business, the meeting was adjourned.



CITY OF JACKSON ZONING REPORT

APPLICANT	Agent:	Joel McAlexander
OWNER		Ashport Partners
ADDRESS		PO Box 12555 Jackson, TN 38308
LOCATION	Property:	1384 Ashport Road
ACERAGE	Requested:	13.76 +/- acres
TAX MAP REFERENCE		Map 33 Parcel 26..00
PRESENT USE		Vacant Multi-Family & Single Family Residential
PROPOSED USE		Apartment Complex
PRESENT ZONING		RG-2 (General Residential) District & RS-2 (Single Family Residential) District
PROPOSED ZONING		RG-3 (General Residential) District

LOCATION

The property is located at the southwest quadrant corner of Ashport Road and Highway 45 North.

CURRENT LAND USE

The property is bounded on the north by vacant/agricultural, on the east commercial & single family residential, on the south by cultural & recreational and on the west by vacant single family residential.

UTILITIES

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

PETITIONER'S JUSTIFICATION

See attached Statement of Justification.

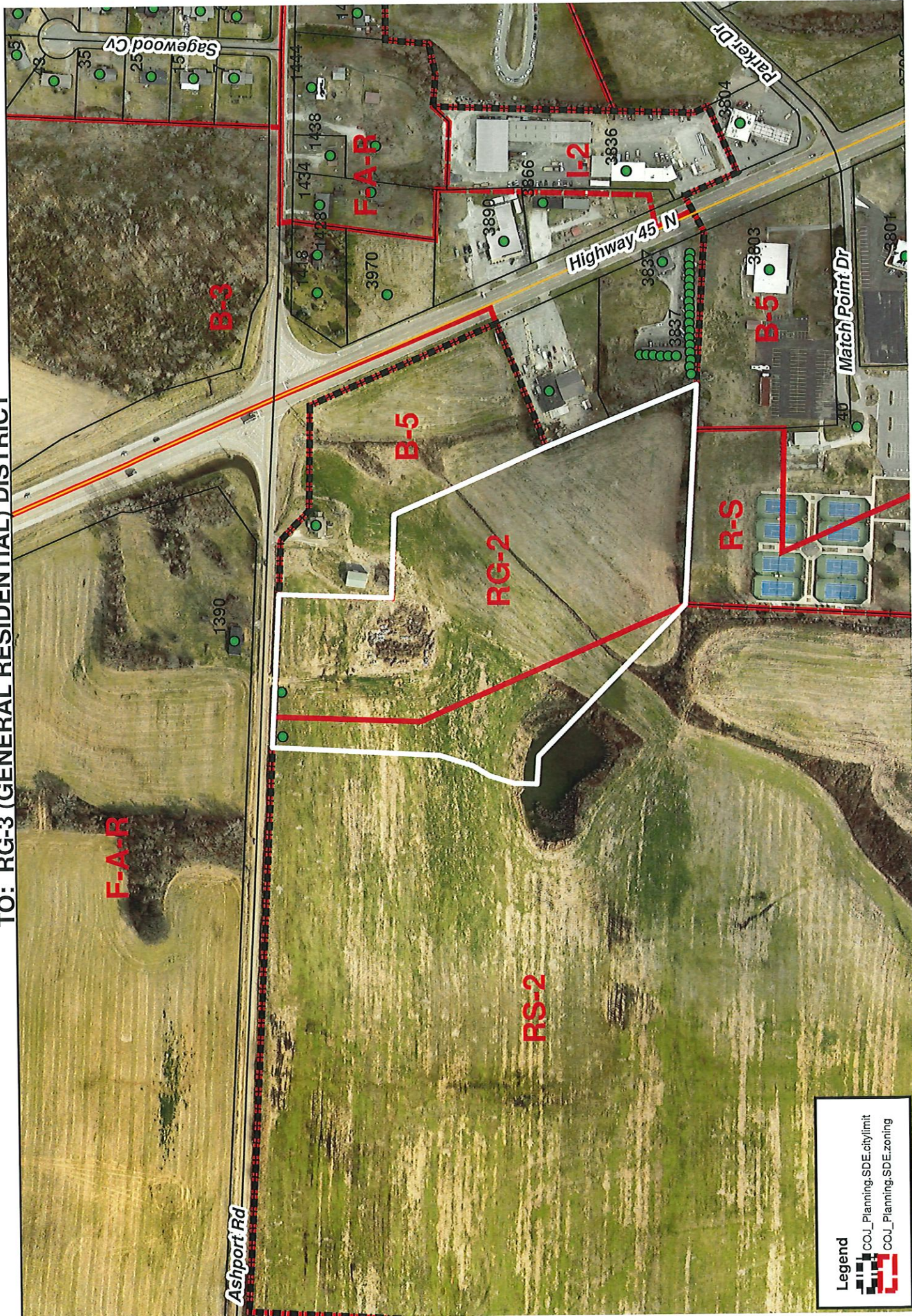
LAND USE PLAN

This property is currently depicted within the Comprehensive Civic Master Land Use Plan as an area deemed appropriate for multi-family & single family residential; therefore, an minor amendment to the Comprehensive Civic Master Land Use Plan will be necessary to change a small portion of the single family detached district to multi-family residential district.

REZONING STAFF RECOMMENDATION

The Planning Staff recommends approval since it represents a logical transition of the existing B-5 (Highway Business) District and the RS-2 (Single Family Residential) District to the west. A large portion of this area is already zoned for multifamily; however, the RG-3 gives the developer the ability to build three (3) story buildings instead of 2.5 story buildings.

REZONING SITE LOCATION MAP
#1384 BLOCK OF ASHPORT ROAD
FROM: RG-2 (GENERAL RESIDENTIAL) DISTRICT & RS-2 (SINGLE FAMILY RESIDENTIAL) DISTRICT
TO: RG-3 (GENERAL RESIDENTIAL) DISTRICT





**RESOLUTION
TO AMEND
THE ONE JACKSON CIVIC MASTER PLAN
LAND USE PLAN**

WHEREAS, it is the function and duty of the Jackson Municipal Regional Planning Commission to adopt a plan for the future development of the planning region; and

WHEREAS, a Land Use Plan for Jackson, Tennessee prepared under the Urban Planning Assistance Program authorized by Section 701 of the Housing Act of 1965, as amended and was adopted by the Planning Commission in October 1965; and

WHEREAS, a Land Use Plan for Jackson, Tennessee prepared as part of the One Jackson Civic Master Plan was adopted by the Planning Commission on July 1, 2015, and subsequently amended on October 7, 2015; and

WHEREAS, an update is necessary to the land use plan to support the rezoning request for the Hamilton Farm; and

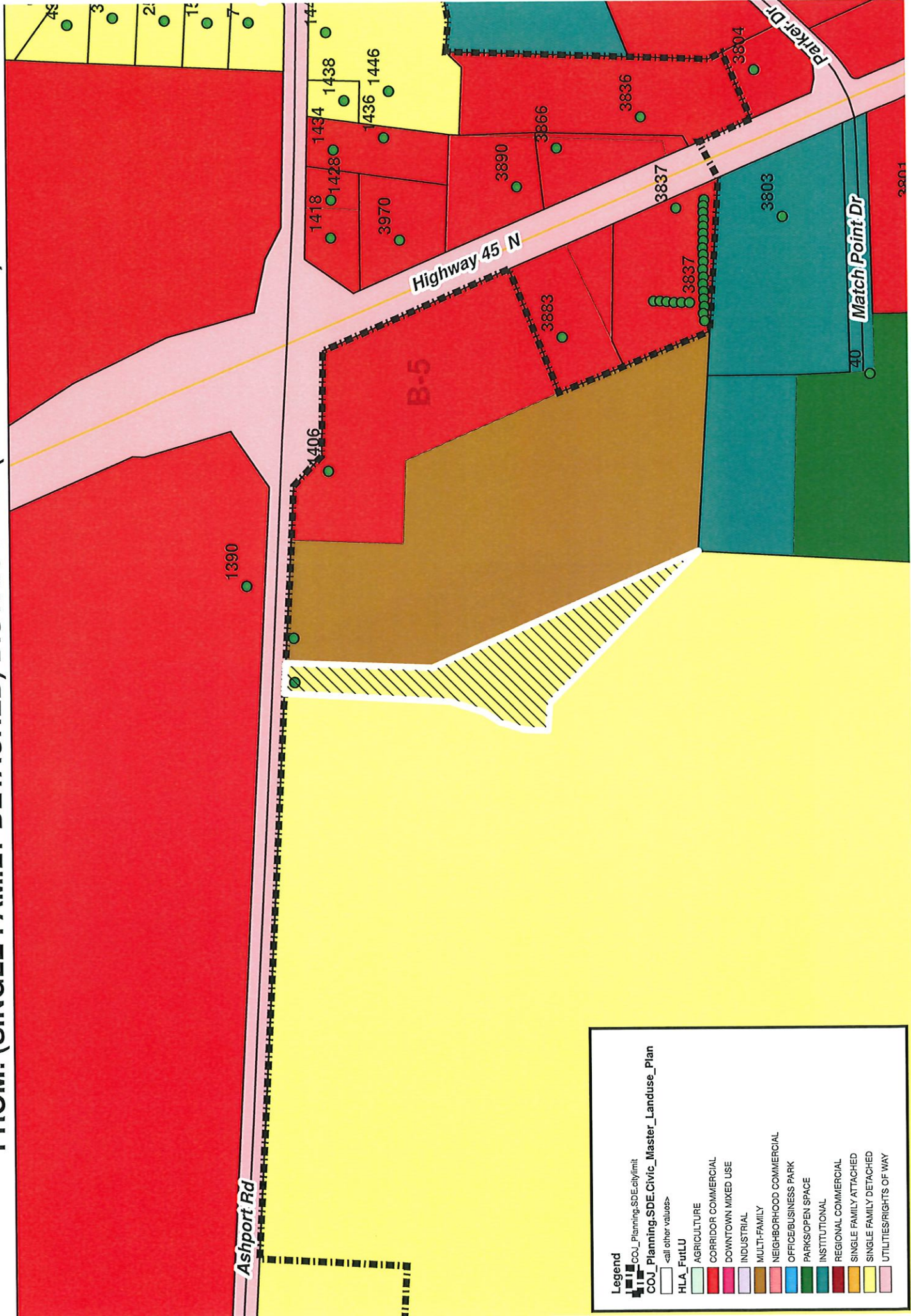
WHEREAS, the Jackson Municipal Regional Planning Commission has by the affirmative vote of the majority of the membership elected to amend the Land Use Plan contained within the One Jackson Civic Master Plan as identified on the attached map.

NOW, THEREFORE, BE IT RESOLVED that the One Jackson Civic Master Plan Land Use Plan is hereby adopted, on motion of _____ seconded by _____, foregoing motion passed unanimously this the 2nd day of February 2022.

Chairperson of the Jackson Municipal Regional Planning Commission

Secretary of the Jackson Municipal Regional Planning Commission

COMPREHENSIVE CIVIC MASTER LANDUSE PLAN AMENDMENT
#1384 BLOCK OF ASHPORT ROAD
FROM: (SINGLE FAMILY DETACHED) DISTRICT TO: (MULTI FAMILY) DISTRICT



Legend

- COJ_Planning.SDE.city/limit
- COJ_Planning.SDE.Civic_Master_Landuse_Plan
- HLA_FutLU
- <all other values>
- AGRICULTURE
- CORRIDOR COMMERCIAL
- DOWNTOWN MIXED USE
- INDUSTRIAL
- MULTI-FAMILY
- NEIGHBORHOOD COMMERCIAL
- OFFICE/BUSINESS PARK
- PARKS/OPEN SPACE
- INSTITUTIONAL
- REGIONAL COMMERCIAL
- SINGLE FAMILY ATTACHED
- SINGLE FAMILY DETACHED
- UTILITIES/RIGHTS OF WAY

McALEXANDER ENGINEERING

January 6, 2022

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 +/- 13.68 Acres"

In May of 2021, Ashport Partners purchased 106.32 acres at the southwest corner of the intersection N. Highland Avenue and Ashport Road. Ashport Partners subsequently requested the property be annexed and rezoned, including 5.76 acres of commercial along N. Highland, a 10.98 acre apartment site (RG-2), and the balance was zoned single-family residential (RS-2).

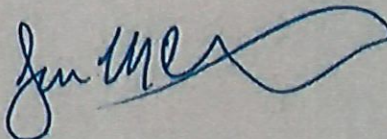
Ashport Partners currently has the apartment site under contract to an apartment development group, however they need enough property to construct approximately 250 units. After working with LRK (Looney Ricks Kiss) out of Memphis on an overall master development plan for the site, and to meet the parking, greenspace and storm water detention requirements, they need an additional +/- 2.7 acres west of and adjacent to the current apartment site rezoned to multi-family for a total of 13.68 acres.

Additionally, to achieve the 250 units and overall envisioned design, LRK and the development group would like the option of building 3-story buildings. As the current "RG-2" zoning allows for 2.5 story buildings, we would like to respectfully request that the entire 13.68 acre tract be rezoned from "RG-2" & "RS-2" to "RG-3".

The Jackson apartment market is currently at full market occupancy, and we feel like these additional apartments will help fill the need for future housing in Jackson.

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



CITY OF JACKSON ZONING REPORT

APPLICANT	Agent:	Michael Stansbury
OWNER		Juricus Boyd
ADDRESS		8335 Memphis Arlington Bartlett, TN 38133 4434 Society Road Arlington, TN 38002
LOCATION	Property:	Herron Grove Road, Wiley Street and Southcreek Drive
ACERAGE	Recommended Larger:	10.63 +/- acres
TAX MAP REFERENCE		Map 100-A Block "O" Parcels 2.00, 2.01, 2.04, 2.05, 36.00 & 36.01
PRESENT USE		Vacant Planned Commercial
PROPOSED USE		Mini-Storage Facility
PRESENT ZONING		SC-1/FH (Planned Commercial/Flood Hazard) District
PROPOSED ZONING		B-5/FH (Highway Business/Flood Hazard) District RS-1/FH (Single Family Res./Flood Hazard) District

LOCATION

The property is located south of Herron Grove Road, west of Wiley Street, north and east of Southcreek Drive and east of South Highland Avenue.

CURRENT LAND USE

The property is bounded on the north by vacant, single family & multi-family residential, on the east by single family residential, on the south by commercial and single family residential and on the west by commercial.

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 Corridor Commercial; therefore, an amendment to the Comprehensive Civic Master Land Use Plan is not necessary.

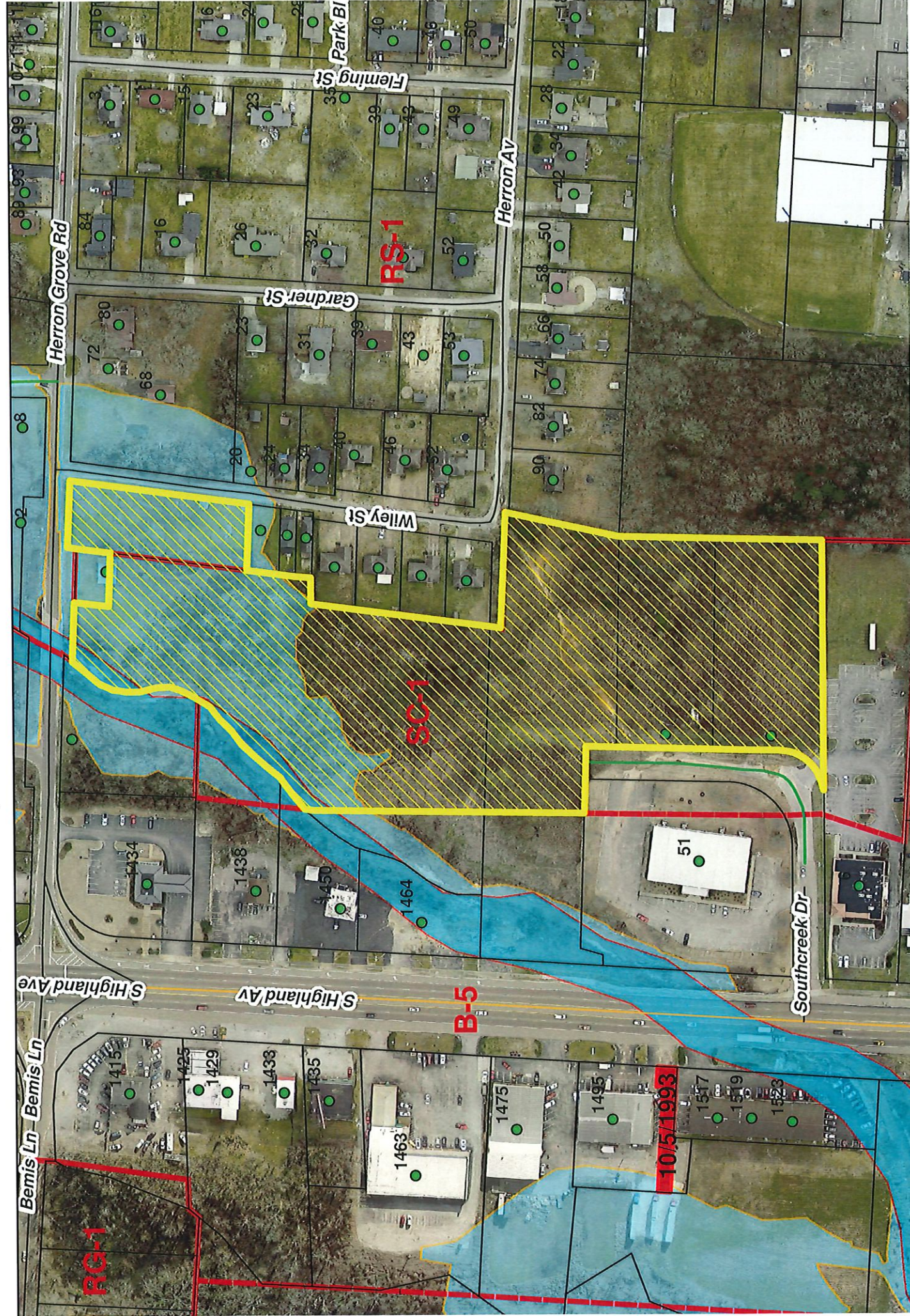
REZONING STAFF RECOMMENDATION

The Planning Staff recommends approval since it represents a logical extension of the surrounding B-5 (Highway Business) District and complies with the Comprehensive Civic Master Land Use Plan.

REZONING SITE LOCATION MAP

HERRON GROVE ROAD, WILEY STREET & SOUTHCREEK DRIVE

**FROM: SC-1/FH (PLANNED COMMERCIAL/FLOOD HAZARD)DISTRICT & RS-1/FH (SINGLE FAMILY RESIDENTIAL/FLOOD HAZARD) DISTRICT
HERRON GROVE ROAD, WILL STREET & COOTHAMER DRIVE
TO: B-5/FH (HIGHWAY BUSINESS/FLOOD HAZARD) DISTRICT**

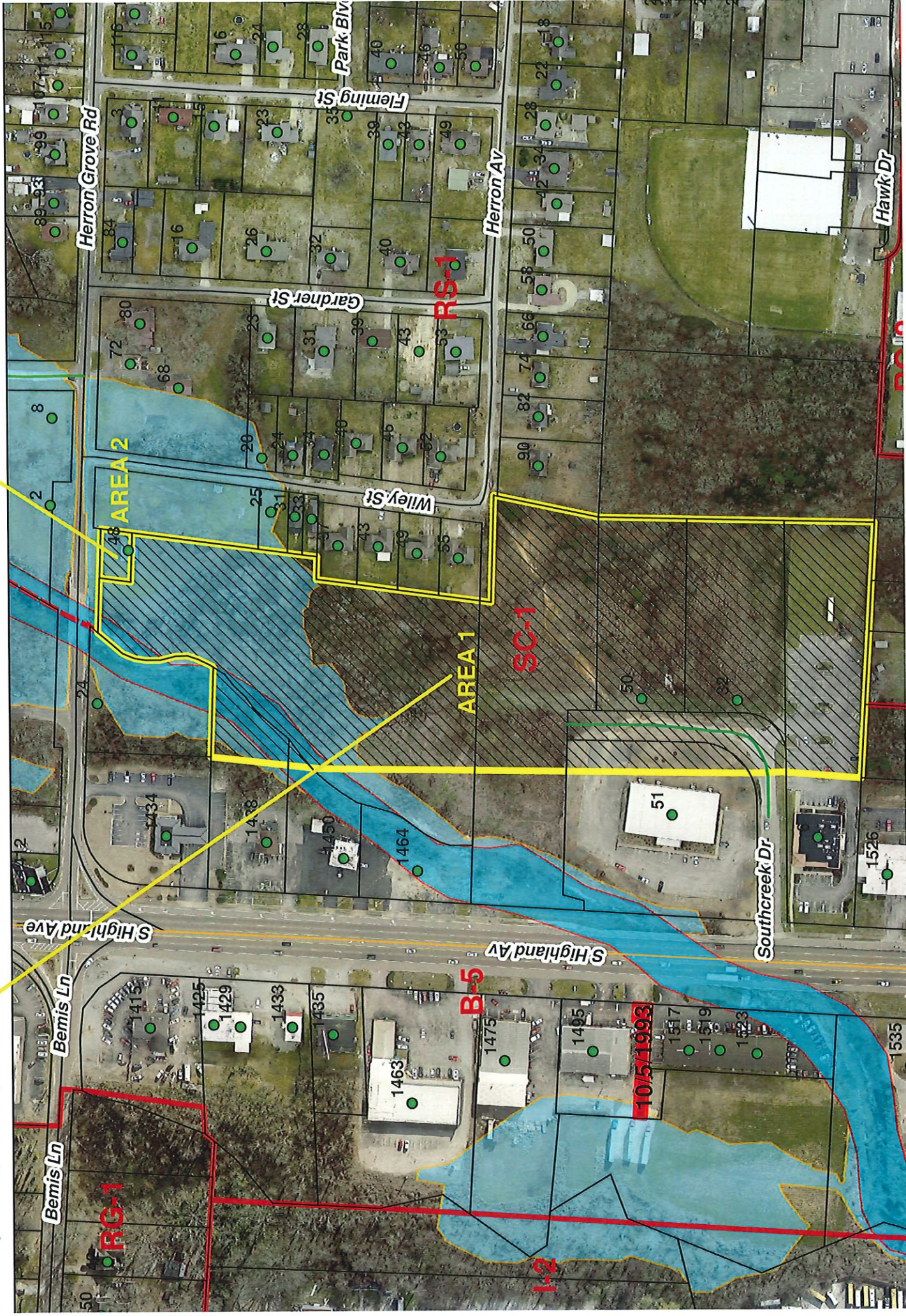


REZONING SITE LOCATION - STAFF RECOMMENDED LARGER AREA

HERRON GROVE ROAD, WILEY STREET & SOUTHCREEK DRIVE

FROM: SC-1/FH (PLANNED COMMERCIAL/FLOOD HAZARD) DISTRICT

TO: (AREA 1) B-5/FH (HIGHWAY BUSINESS/FLOOD HAZARD) DIST. & (AREA 2) RS-1/FH (SINGLE FAMILY RESIDENTIAL/FLOOD HAZARD) DIST.



Statement of Justification

The properties on Herron Grove Road, Wiley Street and Southcreek Drive are seeking to be rezoned in order to install self storage units to benefit the City of Jackson, Madison County, and the corresponding citizens.

Juricus



CITY OF JACKSON ZONING REPORT

APPLICANT	Agent:	Superior Development
OWNER		Lone Oak Holdings, LLC
ADDRESS		3250 Dickerson Pike, Suite 210 Nashville, TN 37207 1029 Campbell Street Jackson, TN 38301
LOCATION	Property:	1405 Hollywood Drive
ACERAGE	Requested:	1.08 +/- acres
TAX MAP REFERENCE		Map 66-N Block "A" Parcel 4.00
PRESENT USE		Vacant Office Center District
PROPOSED USE		Multifamily Development
PRESENT ZONING		O-C (General Residential) District
PROPOSED ZONING		SC-1 (General Residential) District

LOCATION

The property is located at 1405 Hollywood Drive.

CURRENT LAND USE

The property is bounded on the north by vacant commercial, on the east by a church, on the south by office/professional and on the west by 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 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 SC-1 (Planned Unit Commercial Development) District and complies with the Comprehensive Civic Master Land Use Plan. It also consolidates the property owner's tract under one zoning scheme to accommodate his plan to build apartments.

1405 HOLLYWOOD DRIVE

FROM: O-C (OFFICE CENTER) DISTRICT TO: SC-1 (PLANNED COMMERCIAL) DISTRICT





**CLAY WILLIAMS &
ASSOCIATES, INC.**
Consulting Engineers

January 7, 2022

Mr. Stan Pilant
City of Jackson, Planning Department
111 East Main St. – Suite 201
Jackson, TN 38301

***Re: Hollywood Development – Superior Development
Rezoning Request
Statement of Justification***

Dear Mr. Pilant:

On behalf of Superior Development, we request that the subject property be rezoned from O-C to SC-1 for the purpose of constructing a multifamily development. The subject property is on Tax Map 66N, Parcel 004.00 and consists of 0.95 acres. It lies at 1405 Hollywood Drive.

Sincerely,

***Clay Williams & Associates, Inc.
Consulting Engineers***

Mickey Evans, P.E.
Civil Engineering Manager



MADISON COUNTY INNER REGION ZONING REPORT

APPLICANT	Christopher and Jenna King
OWNER	Same
ADDRESS	Agent/Owner: 4506 Highway 45 North Jackson, TN 38305
ACERAGE	Requested: 2.1± acres
TAX MAP REFERENCE	Map 27
PRESENT USE	Vacant
PROPOSED USE	Residential
PRESENT ZONING	B-3 (Highway Business) District
PROPOSED ZONING	FAR (Forestry Agriculture Recreation) District

LOCATION

The property is located at 4494 Highway 45 North

CURRENT LAND USE

The property is generally bounded on the east by residential, on the north by residential, on the west by utilities and right-of-way, and on the south by commercial.

UTILITIES

All utilities are available or can be made available to the site via JEA policies and procedures.

PETITIONER'S JUSTIFICATION

The applicant is requesting this rezoning to allow his son-in-law to build a house.

LAND USE PLAN

This property is currently depicted within the Comprehensive Land Use Plan as an area deemed appropriate for industrial, therefore, an amendment to the plan to depict this property as appropriate for residential is required.

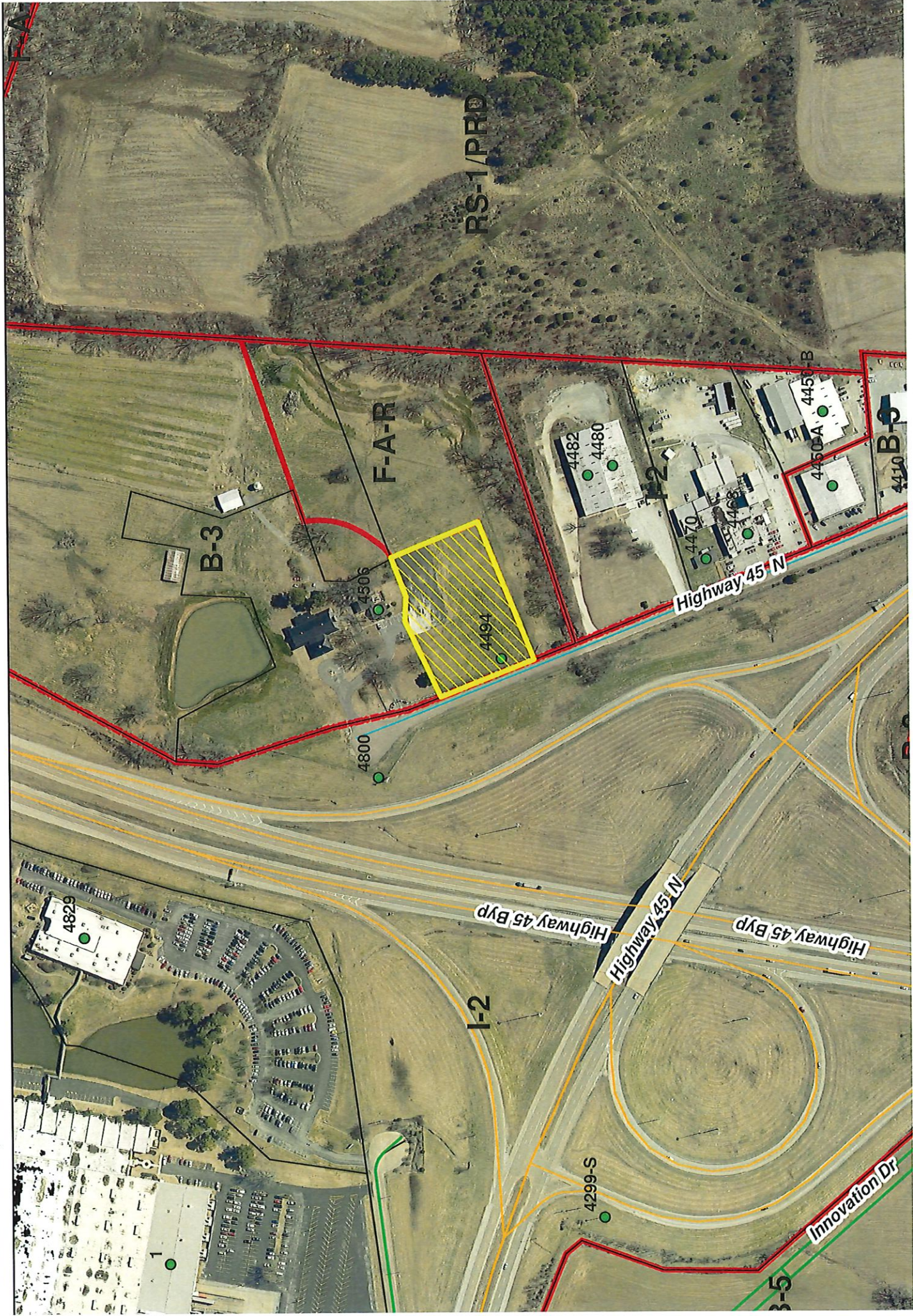
REZONING STAFF RECOMMENDATION

The Planning Staff recommends approval of the rezoning request since it represents a downzoning from the existing commercial zoning to residential. This is necessary in the county since the B-3 district prohibits residential uses.

REZONING SITE LOCATION MAP

#4494 HIGHWAY 45 NORTH

FROM: B-3 (HIGHWAY BUSINESS) DISTRICT TO: F-A-R (FORESTRY-AGRICULTURE-RECREATION) DISTRICT



1/31/22

I would like to rezone the
property at 4494 Hwy 45 N
to residential so I can
build a house on it.



Chris King



MADISON COUNTY INNER REGION ZONING REPORT

APPLICANT	John Melton
OWNER	Same
ADDRESS	Applicant/Owner: PO Box 194, Medon, TN 38356 Same Property: 1535 and 1589 U.S. Highway 18
ACERAGE	Requested: 97.5 ± acres Outer Region – 45.9 ± acres Inner Region – 51.6 ± acres
TAX MAP REFERENCE	Map 142 Parcels 32, 36, 36.01, 36.02 & 36.10
PRESENT USE	Light Industrial
PROPOSED USE	Light Industrial
PRESENT ZONING	FAR (Forestry-Agriculture-Residential) District
PROPOSED ZONING	M-1 (Light Industrial) District I-3 (General Industrial) District

LOCATION

The property is located at #1535-#1589 U. S. Highway 18 in Madison County, Tennessee.

CURRENT LAND USE

The property is bounded on the north by open land and single family residential, the south by open agricultural land, the east by open agricultural & single family residential land and west by open undeveloped and single family residential along a State Highway.

UTILITIES

Electric utility service can be made available through the SWEMC, and water and gas service can be made available through JEA.

PETITIONER'S JUSTIFICATION

See attached Statement of Justification.

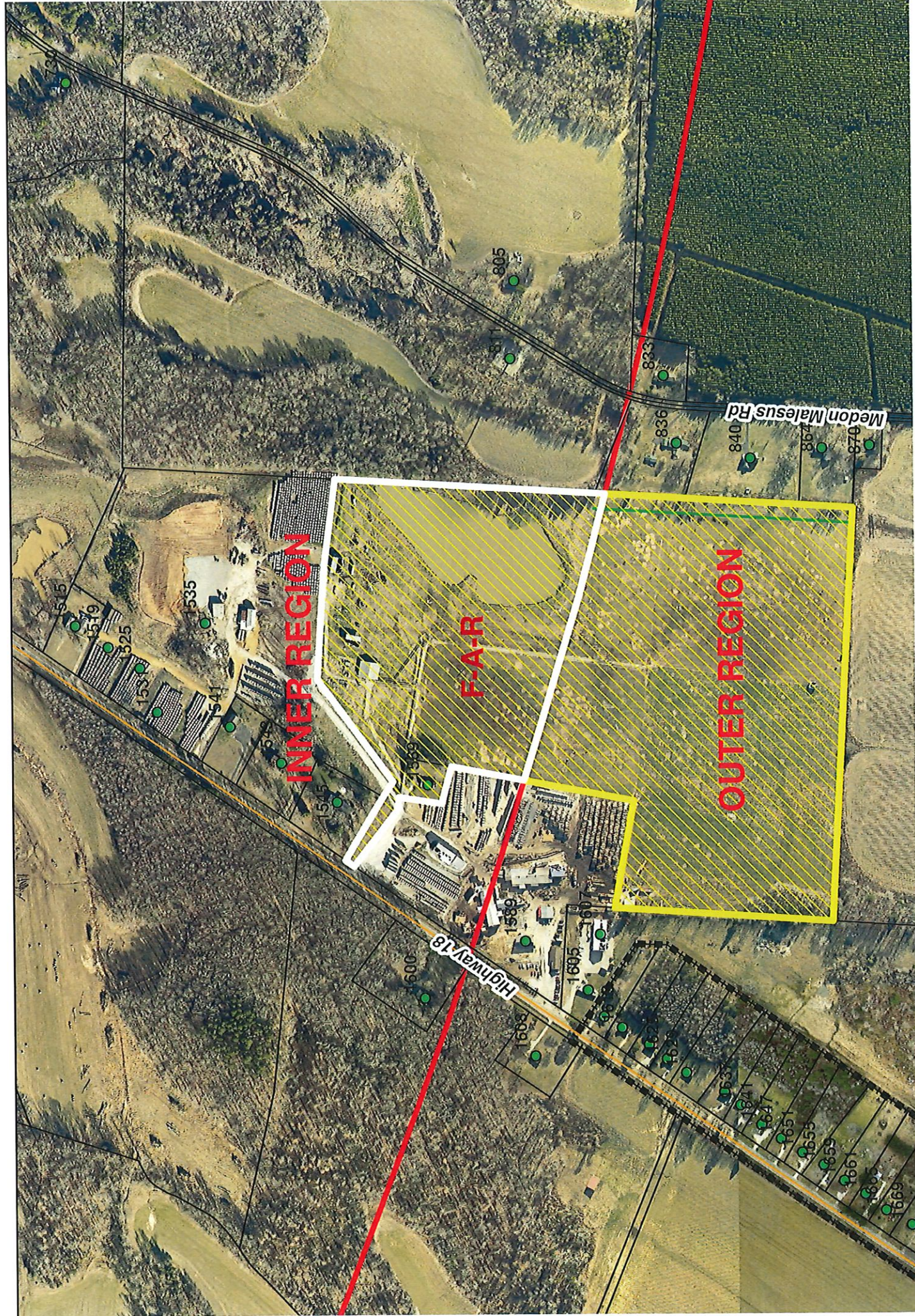
REZONING STAFF RECOMMENDATION

The Planning Staff would recommend approval of the staff supported larger area since the adjacent tracts are already devoted to industrial use. This will allow us to end the nonconforming status of the properties and establish a zoning district that matches how the properties are currently being used.

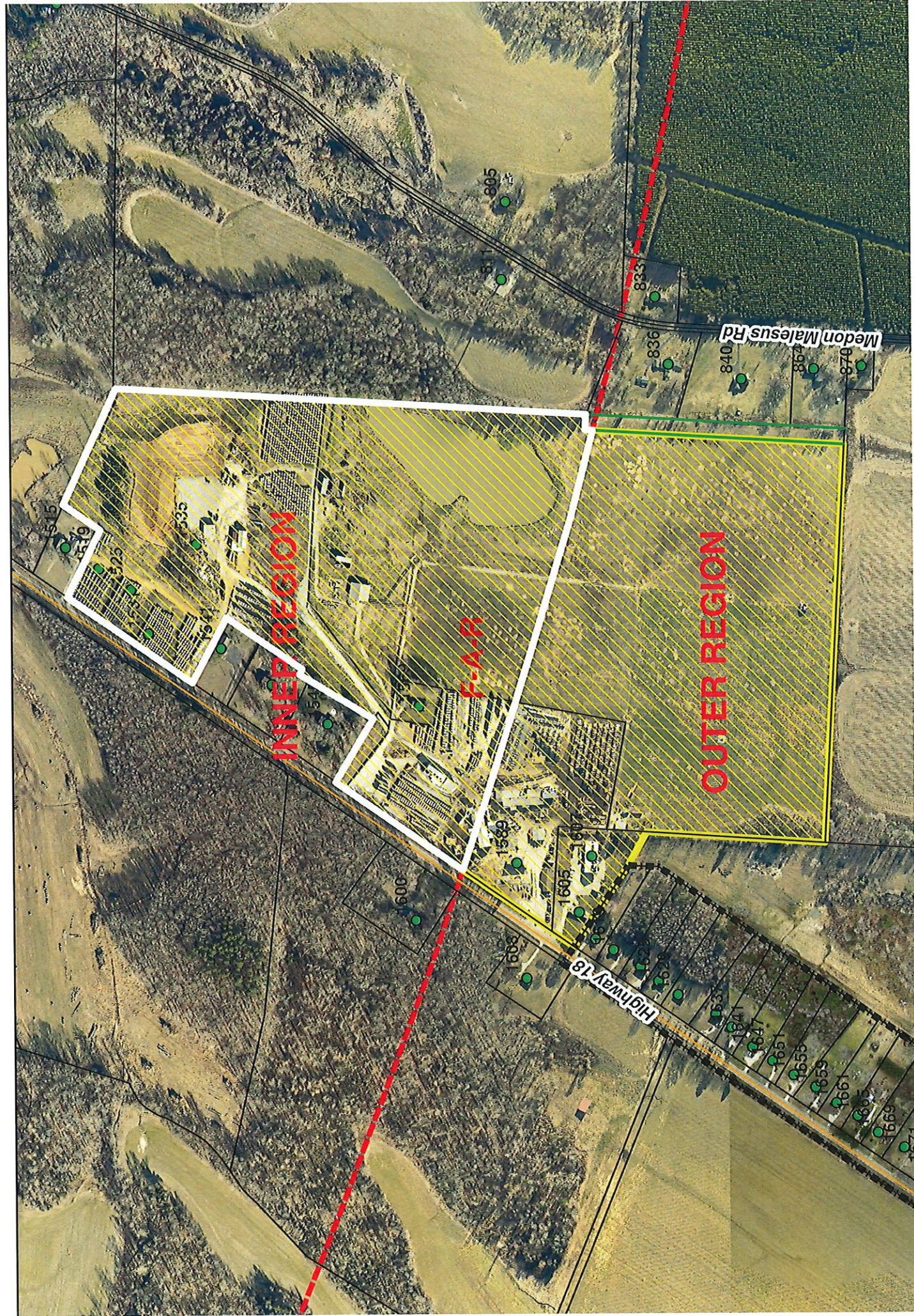
REZONING SITE LOCATION - ORIGINAL REQUEST (INNER REGION)

#1589 U. S. HIGHWAY 18

FROM: F-A-R (FORESTRY-AGRICULTURE-RECREATION) DISTRICT TO: I-3 (GENERAL INDUSTRIAL) DISTRICT



FROM: F-A-R (FORESTRY-AGRICULTURE-RECREATION) DISTRICT TO: I-3 (GENERAL INDUSTRIAL) DISTRICT



LAND PURCHASE/REZONING

OF

MAP 142, PARCELS 036.00 AND
036.01

ROBINSON STAVE
— TENNESSEE
(RSTN)



ROBINSON
STAVE



CUMBERLAND
COOPERAGE

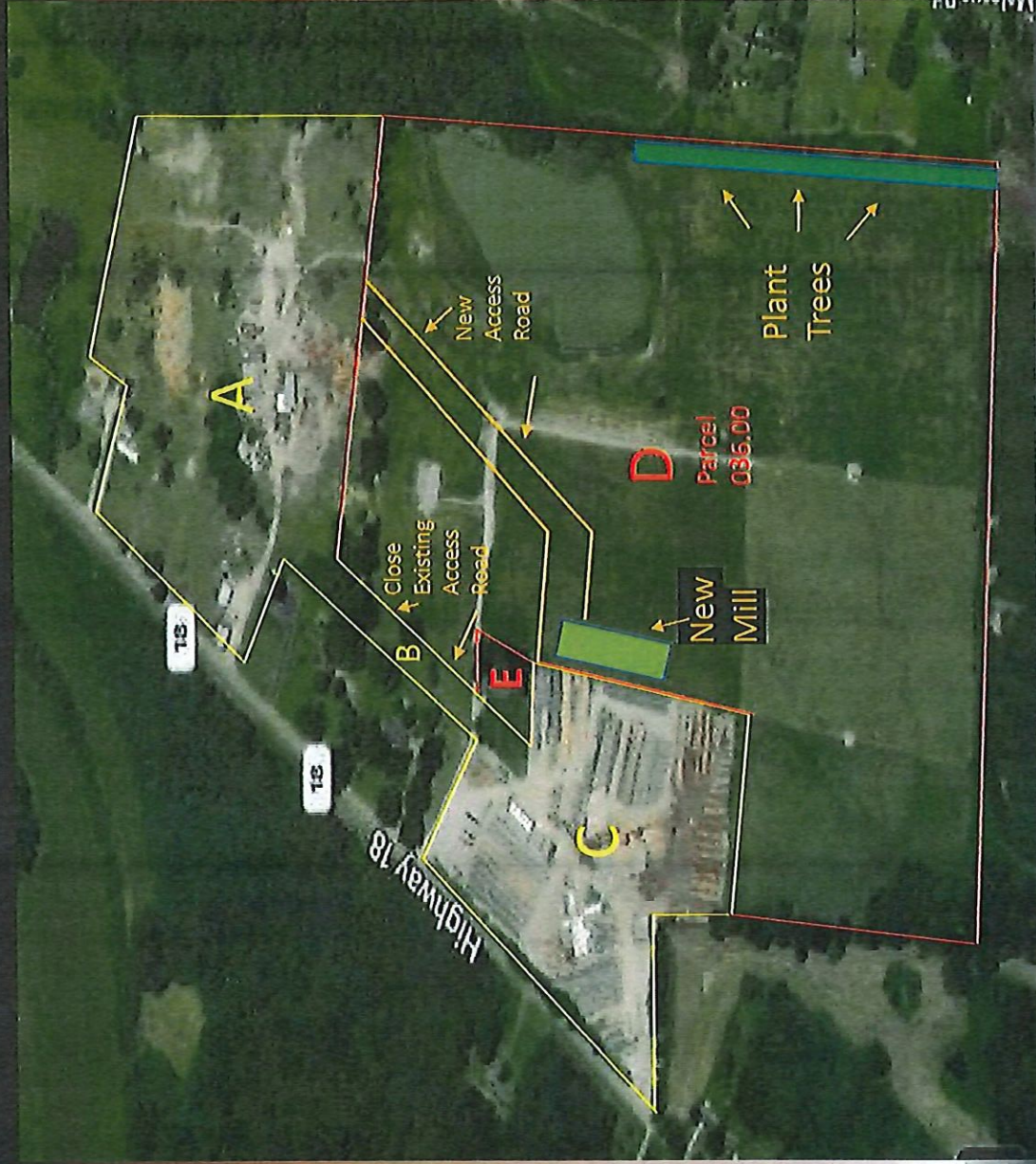


RSTN Property and
Existing Operation
= A, B and C.

Land Under Contract =
E & D

Tract E – Map 142,
Parcel 036.01

Tract D – Map 142,
Parcel 036.00



REZONING MAP 142, PARCELS 036.00 AND 036.01 BENEFITS MADISON COUNTY, RSTN, AND ITS NEIGHBORS:

- Keeps operations at current Madison County location, which employees 71 individuals
- Increases taxes paid in Madison County when rezoned from Agricultural
- Centralizes operations at current property site, which reduces impacts to neighbors
- Creates opportunities for improved stormwater management (environmental benefits)



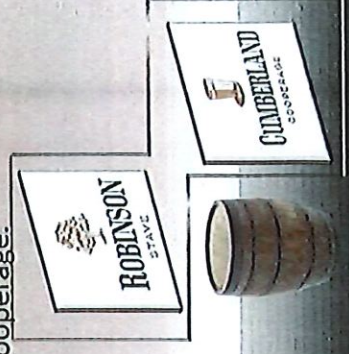
BACKGROUND ON ROBINSON STAVE AND SAZERAC

Robinson Stave is part of Sazerac, a family-owned, privately held business with operations in nine states, including Louisiana, Kentucky, Virginia, Tennessee, Maine, New Hampshire, Maryland, Indiana, and California; and five countries outside of the U.S., including the United Kingdom, Ireland, France, Australia and Canada. Together, Robinson Stave and Sazerac employ over 3,400 people in the U.S.

Robinson Stave's operations include Cumberland Cooperage which performs with superior craftsmanship the highly specialized art of barrel-making. The company provides barrels that store Sazerac's award-winning bourbons at distilleries such as Buffalo Trace Distillery in Frankfort, KY, and Barton 1792 Distillery in Bardstown, KY. Robinson Stave uses white oak logs from the Appalachian region of the United States and saws them into staves (lengths of wood to form the sides of barrels). The staves are converted by Cumberland Cooperage into the much sought-after barrels.

The Robinson family started sawing staves in 1938 in Kentucky. Twenty years later C.B. Robinson built a small stave mill in southeast Kentucky. The family built the first stave mill erected in Laurel County, KY in the early 1970s. In 1993, they built their first cooperage in East Bernstadt, KY; in 2004 Robinson Stave acquired White Oak Stave in Medon, TN; and in 2016 they built a mill in Blue Ridge, GA. In 2017, the state-of-the-art Cumberland Cooperage was erected in East Bernstadt, KY, with production starting in 2018. As the demand for bourbon has grown, Robinson Stave and Cumberland Cooperage has grown in tandem.

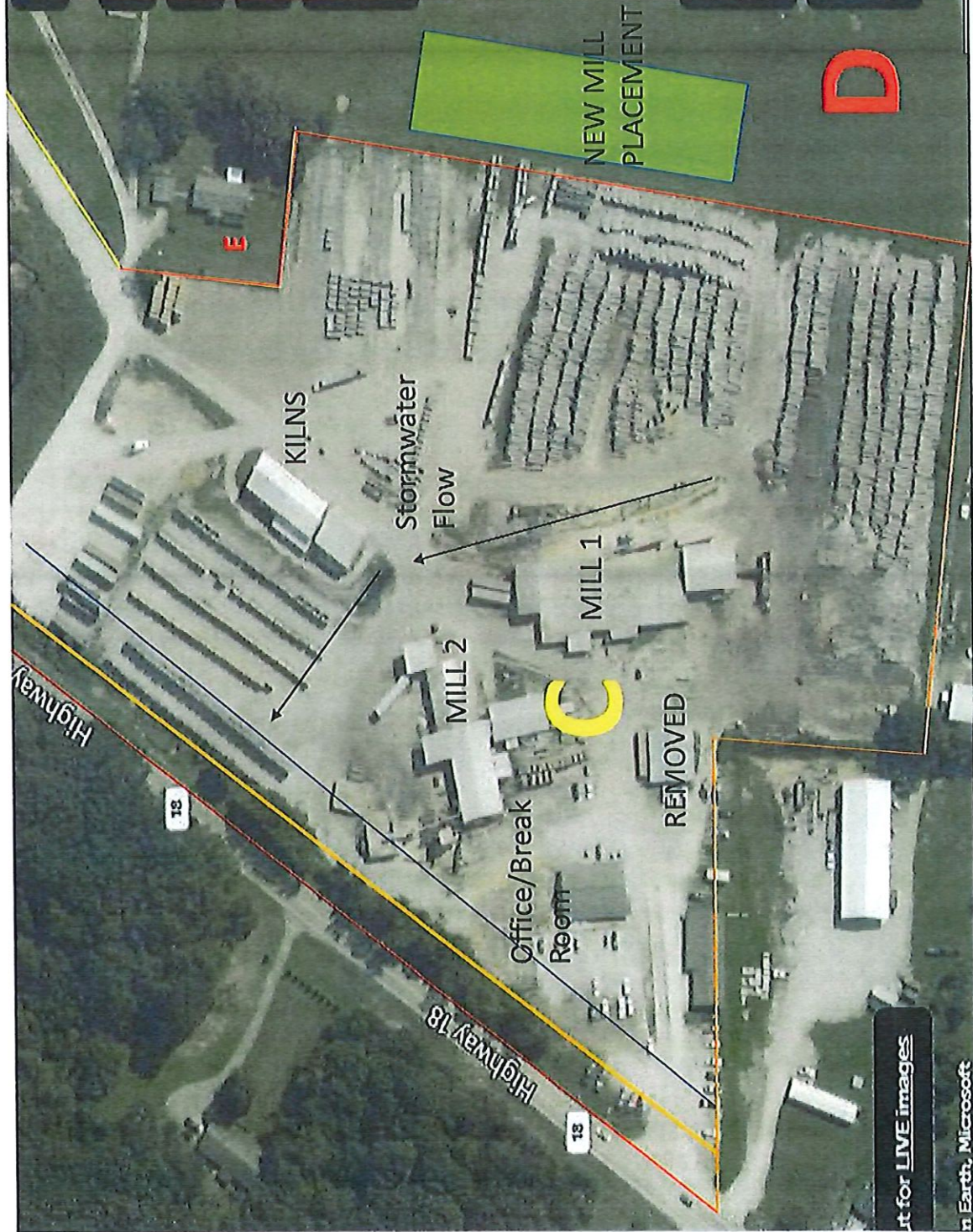
Medon is a strategic location to source white oak logs and produce staves to support the demand from Cumberland Cooperage.



AREA "C"

Current RSTN Operations

- Current Property Line
- County's expansion of Highway 18 (50ft from Center Line).



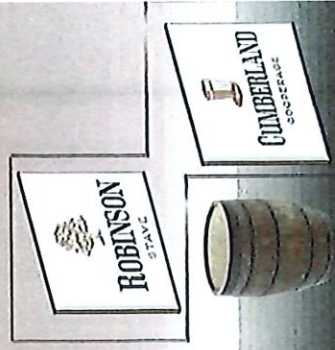
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AREA "B"

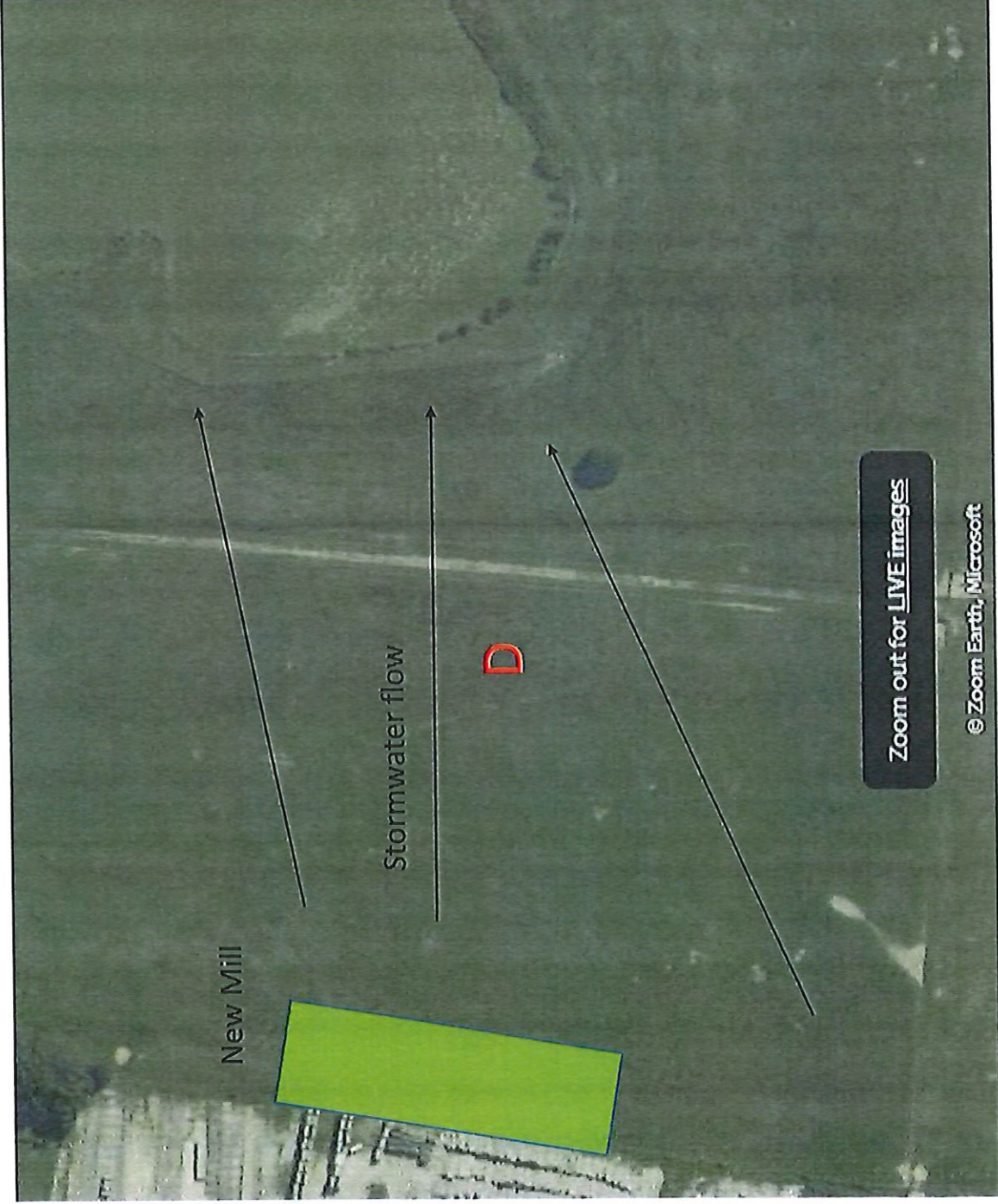
Current RSTN Operation

- 1 & 2 = our neighbors' houses.
- Existing access road to be redirected away from neighbors' backyards if re-zoning approved = Benefit to homeowners



AREA "D" — PROPOSED LOCATION OF NEW MILL

- Acquiring/ rezoning Area D creates positive stormwater management opportunities
- Maintaining vegetated areas on D and using the existing pond on D will:
 - Minimize potential pollutants leaving the facility (pollution prevention)
 - Promote stormwater infiltration versus discharge through stormwater conveyances
 - Reduce strain on downstream county sewers and receiving water bodies



ADDITIONAL BACKGROUND & BENEFITS

58+ acres of land are under contract behind current Robinson Stave Tennessee mill. This property would allow us to build our new mill directly behind our existing mill instead of 1) on the Northeast corner of our currently owned property or 2) on alternative locations outside of the county. Also, without more acreage, the future expansion of Highway 18 will reduce RSTN's operational footprint, negatively affecting the ability to expand in Madison County because the Highway 18 expansion will disturb parking, stave storage, and waste trailer placement.

Benefits for Madison County, Neighbors, and RSTN:

- Keep operations at current Madison County location (71 employees)
- Increase taxes paid in Madison County when change from Agricultural
- Centralize operations at current property site, which reduces neighbor impacts
 - Reduce traffic flow behind Northeast neighbors (1 and 2 on map)
 - Reduce noise and dust
 - Create additional privacy for Southeast neighbors with landscape buffer
- Create opportunities for improved stormwater management (environmental benefits)



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



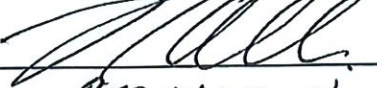
Telephone: 731-425-8286
Fax: 731-927-8781
Email: spilant@jacksontn.gov

**PETITION
FOR A REQUEST TO CLOSE/ABANDON
A STREET/ALLEY**

We, the property owners shown below, own property that adjoin the requested street/alley closure/abandonment request. We hereby formally request that the City of Jackson close and abandon the street/alley as described on the attached application.

Signature of Property Owner

Address

1. 
RUSS ALLISON

221/215 Sycamore Street
Jackson, TN 38301

NOTE: Each property owner whose property adjoins the requested street/alley to be closed/abandoned will be notified by mail of the date, time and place of the public hearing. Signatures must be legible.

**A RESOLUTION
TO CLOSE AND ABANDON
A PORTION OF FIBERGLASS ROAD**

BE IT RESOLVED BY THE COUNTY COMMISSION OF MADISON COUNTY,
TENNESSEE, DULY ASSEMBLED IN REGULAR SESSION ON MONDAY, FEBRUARY
22, 2022 BEGINNING AT 8:30 AM, A QUORUM BEING PRESENT:

SECTION I. That the Northern end of Fiberglass Road from Lower Brownsville Road to
a point 3,280 feet South is hereby closed and abandoned, and being more particularly described
as follows:

Beginning at a point of intersection on the south margin of Lower Brownsville Road and the
west margin of Fiberglass Road;

Thence South 3 degrees 11 minutes 40 seconds West, 3,280 feet to an iron pin at the northeast
corner of the Williams Steel tract as recorded in Deed Book 761, Page 884 and as shown on
Madison County Tax Map 76, parcel 40.01;

Thence east at a right angle, 80 feet to a point on the east margin of Fiberglass Road;

Thence North 3 degrees 11 minutes 40 seconds West, 3,280 feet to a point of intersection with
the south margin of Lower Brownsville Road;

Thence west at a right angle, 80 feet to the point of beginning and containing 6.02 acres more or
less.

SECTION II. That this resolution takes effect from and after its adoption, the public
welfare requiring it.

On motion of Commissioner _____, seconded by
Commissioner _____, foregoing resolution was adopted by a vote of _____ to
_____, by the County Commission of Madison County, Tennessee, this 22nd day of February
2022.

NOTICE OF PROPOSED ROAD CLOSURE & ABANDONMENT
NORTHERN END OF FIBERGLASS ROAD
FROM LOWER BROWNSVILLE ROAD TO A POINT 3,280 FEET SOUTH





**DESIGN REVIEW STAFF REPORT
SOLO WEST TOWNHOUSES – 2.3 +/- ACRES**

The Planning Staff would recommend approval of the design review request since it represents a good design and would serve as a good transition from the commercial uses to the north.

[illegible]

**CLAY WILLIAMS &
ASSOCIATES, INC.**
Consulting Engineers

2706D N. Highland Ave.
Jackson, Tennessee 38306
Phone: (731) 664-8338

Solo West
Preliminary
for
Superior Development
Jackson, Tennessee

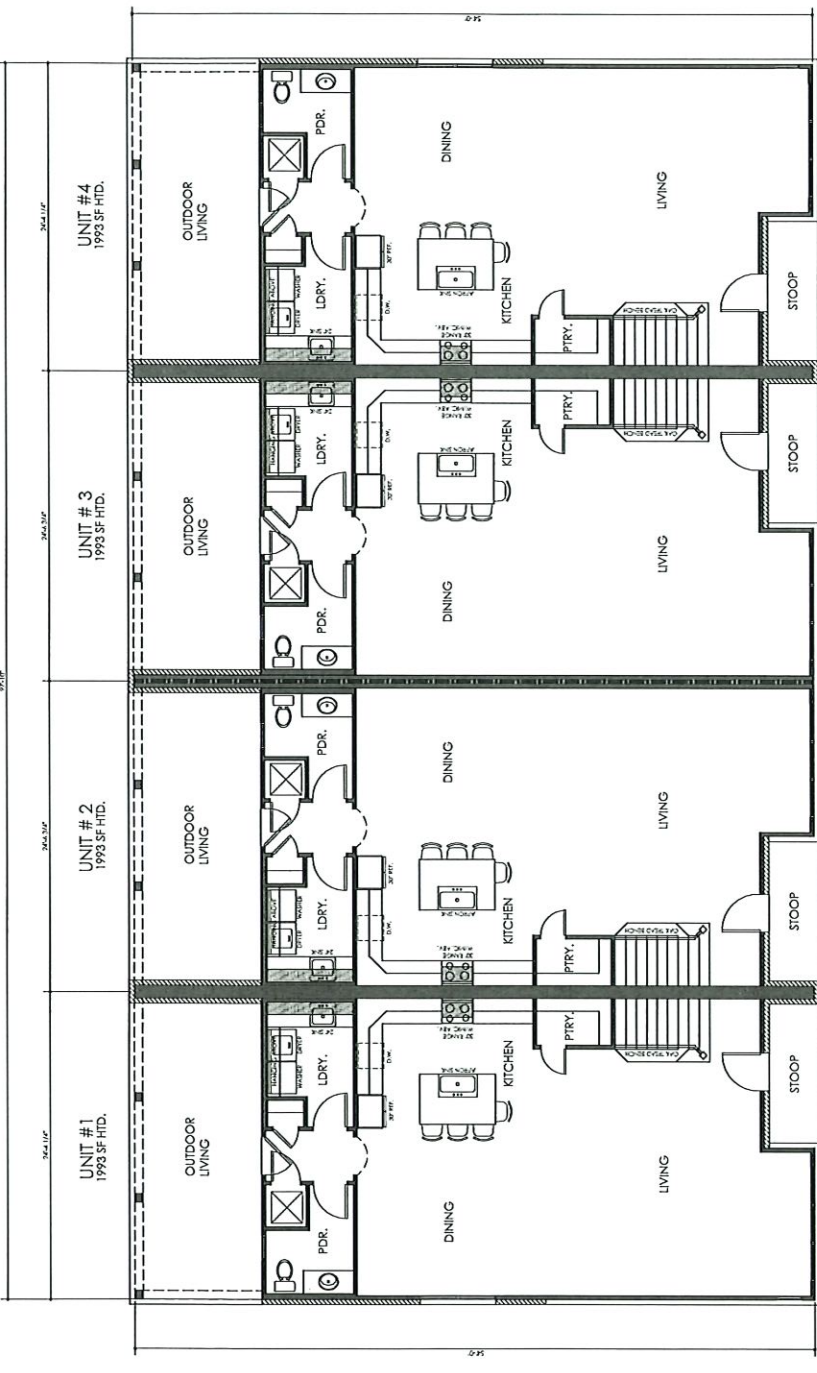
SHEET TITLE	PROJECT NO.	DATE	SHEET NO.
Schematic Site Plan	21212	January 2022	1.0

- GENERAL FLOOR PLAN NOTE:
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 3. ALL FINISHES SHALL BE AS NOTED.
 4. INTERIOR WALLS SHALL BE 5/8" THICK CONCRETE BLOCK WITH 1/2" GYPSUM BOARD AND FINISH AS NOTED.
 5. INTERIOR WALLS SHALL BE 5/8" THICK CONCRETE BLOCK WITH 1/2" GYPSUM BOARD AND FINISH AS NOTED.
 6. INTERIOR WALLS SHALL BE 5/8" THICK CONCRETE BLOCK WITH 1/2" GYPSUM BOARD AND FINISH AS NOTED.
 7. ALL CEILING SHALL BE 5/8" THICK CONCRETE BLOCK WITH 1/2" GYPSUM BOARD AND FINISH AS NOTED.
 8. ALL CEILING SHALL BE 5/8" THICK CONCRETE BLOCK WITH 1/2" GYPSUM BOARD AND FINISH AS NOTED.
 9. ALL CEILING SHALL BE 5/8" THICK CONCRETE BLOCK WITH 1/2" GYPSUM BOARD AND FINISH AS NOTED.
 10. ALL CEILING SHALL BE 5/8" THICK CONCRETE BLOCK WITH 1/2" GYPSUM BOARD AND FINISH AS NOTED.
 11. ALL CEILING SHALL BE 5/8" THICK CONCRETE BLOCK WITH 1/2" GYPSUM BOARD AND FINISH AS NOTED.
 12. ALL CEILING SHALL BE 5/8" THICK CONCRETE BLOCK WITH 1/2" GYPSUM BOARD AND FINISH AS NOTED.
 13. ALL CEILING SHALL BE 5/8" THICK CONCRETE BLOCK WITH 1/2" GYPSUM BOARD AND FINISH AS NOTED.
 14. ALL CEILING SHALL BE 5/8" THICK CONCRETE BLOCK WITH 1/2" GYPSUM BOARD AND FINISH AS NOTED.
 15. ALL CEILING SHALL BE 5/8" THICK CONCRETE BLOCK WITH 1/2" GYPSUM BOARD AND FINISH AS NOTED.
 16. ALL CEILING SHALL BE 5/8" THICK CONCRETE BLOCK WITH 1/2" GYPSUM BOARD AND FINISH AS NOTED.
 17. ALL CEILING SHALL BE 5/8" THICK CONCRETE BLOCK WITH 1/2" GYPSUM BOARD AND FINISH AS NOTED.
 18. ALL CEILING SHALL BE 5/8" THICK CONCRETE BLOCK WITH 1/2" GYPSUM BOARD AND FINISH AS NOTED.

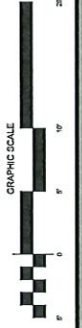
PRELIMINARY DESIGN
NOT FOR CONSTRUCTION

SQUARE FOOTAGE

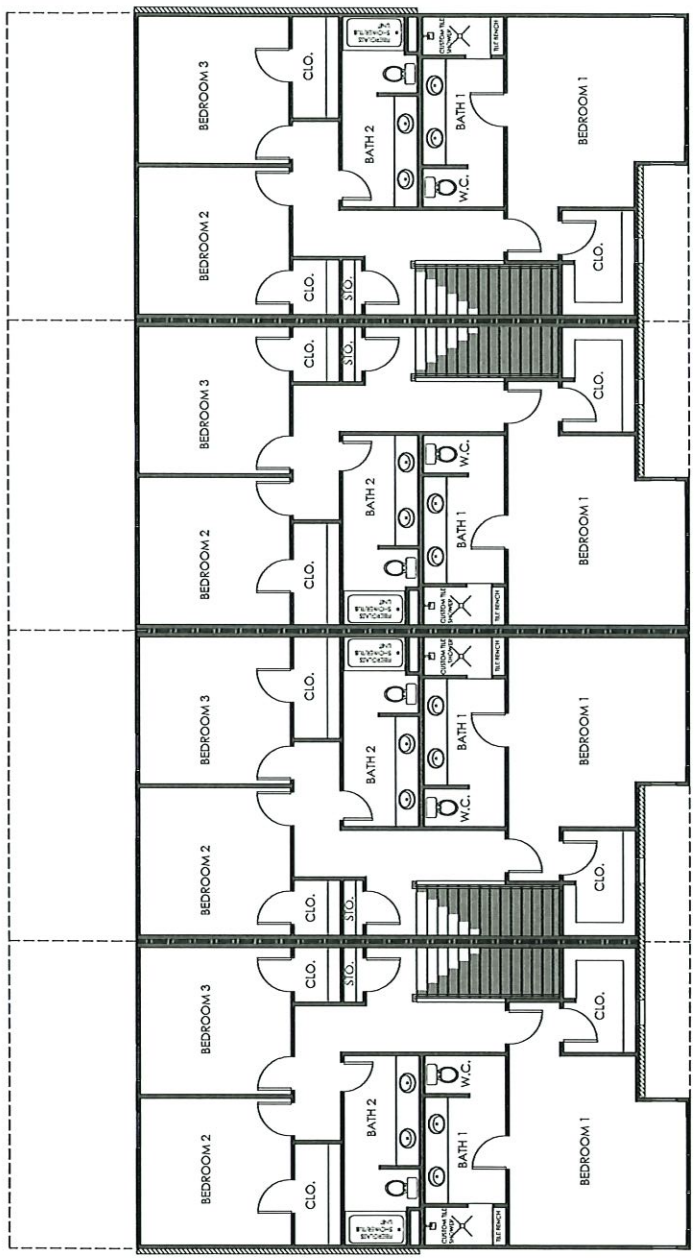
1ST FLOOR OVERALL HTD.	4088 SF
2ND FLOOR OVERALL HTD.	3884 SF
TOTAL HEATED	7972 SF
STOOPS	194 SF
OUTDOOR LIVING	978 SF
TOTAL UN-HEATED	1174 SF
TOTAL UNDER ROOF	9146 SF



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



PRELIMINARY DESIGN
NOT FOR CONSTRUCTION



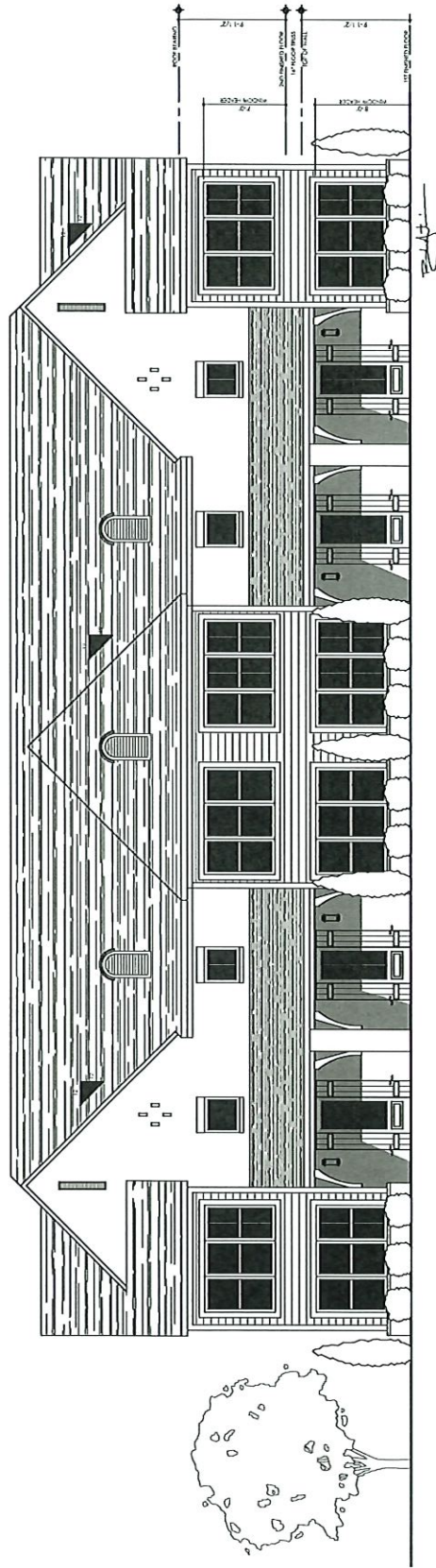
1 SECOND FLOOR PLAN
1/4" = 1'-0"

SQUARE FOOTAGE

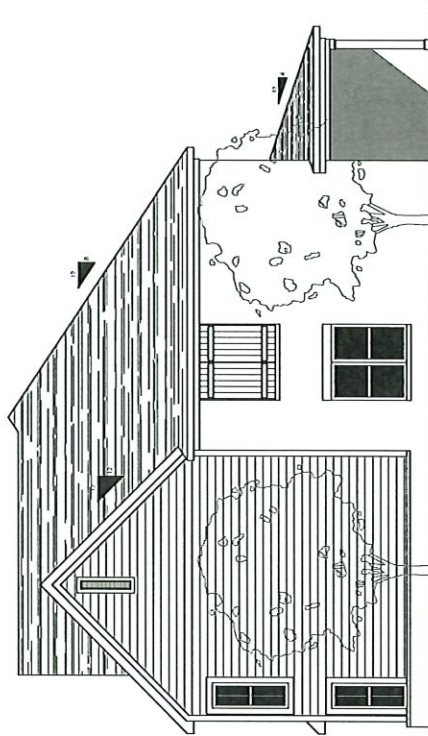
1ST FLOOR OVERALL LTD.	4088 SF
2ND FLOOR OVERALL LTD.	3884 SF
TOTAL HEATED	7972 SF
STOOPS	196 SF
OUTDOOR LIVING	978 SF
TOTAL UN-HEATED	1174 SF
TOTAL UNDER ROOF	9146 SF



PRELIMINARY DESIGN
NOT FOR CONSTRUCTION

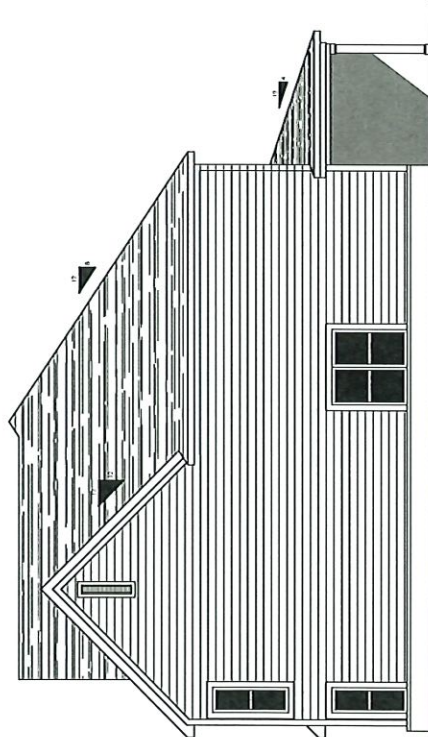


FRONT ELEVATION
1/4" = 1'-0"



SIDING NOTE
BRICK AND SIDING AS SHOWN
FOR UNIT 24 ONLY.

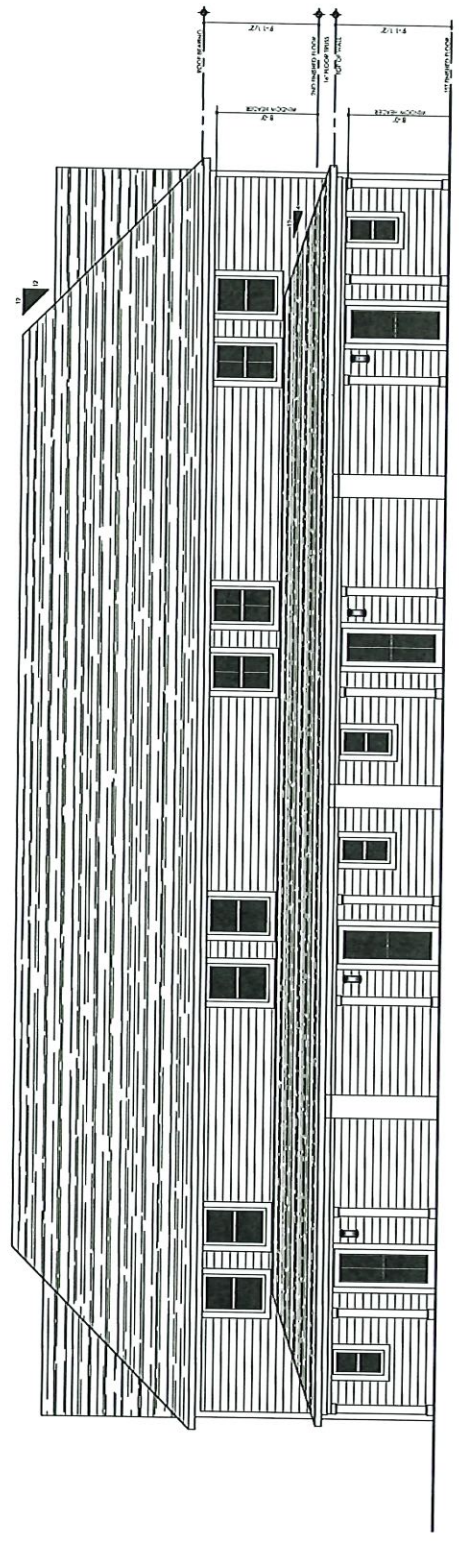
RIGHT ELEVATION "UNIT 24 ONLY"
1/4" = 1'-0"



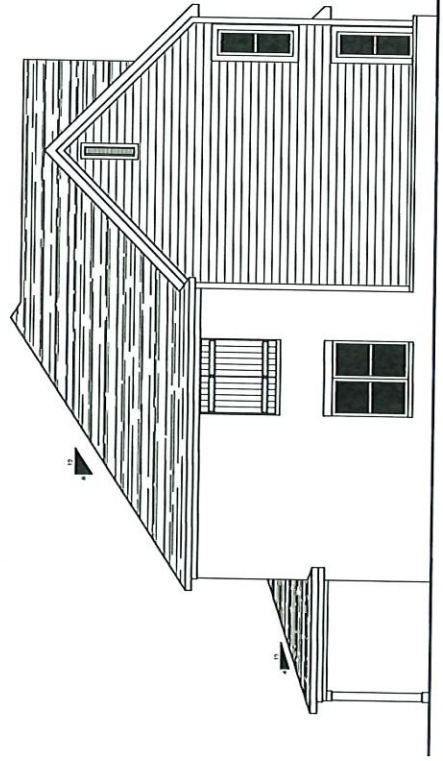
SIDING NOTE
BRICK AND SIDING AS SHOWN
FOR ALL UNITS EXCEPT UNIT 24

RIGHT ELEVATION
1/4" = 1'-0"

PRELIMINARY DESIGN
NOT FOR CONSTRUCTION

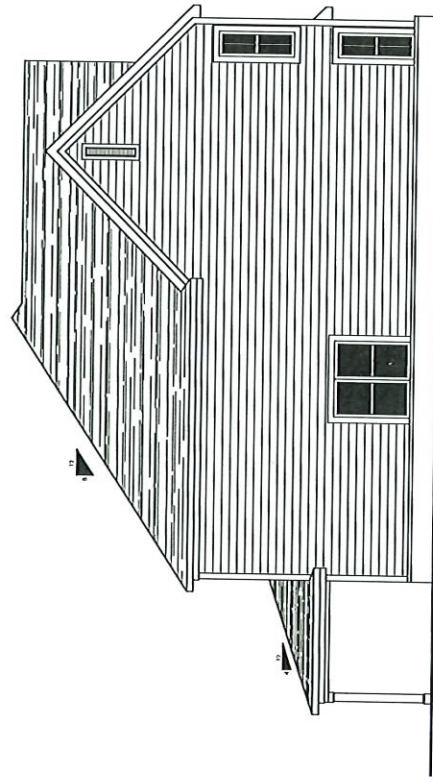


1
Rear Elevation
1/8" = 1'-0"



2
Left Elevation
1/8" = 1'-0"

SIDING NOTE
BRICK AND SIDING AS SHOWN
FOR UNITS 1 AND 5 ONLY. ALL
OTHERS SEE OPTION "B"



2
Left Elevation Option "B"
1/8" = 1'-0"

SIDING NOTE
USE THIS SIDING COMBINATION
FOR ALL UNITS EXCEPT 1 AND 5