

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

- I. CALL TO ORDER/DETERMINATION OF QUORUM
- II. APPROVAL OF MINUTES FOR THE FEBRUARY 2, 2022 MEETING
- III. ALLEY CLOSURE
 - 1. Consideration of a request to close an alley between West Main Street, West Alley, West Lafayette Street and North Shannon Street
- IV. SITE PLANS
 - 1. Consideration of a preliminary site plan for Banner at Sterling Farms, proposed to be located at 3170 block of Highway 45 Bypass Frontage Road on 20.24± acres in a SC-1 (Planned Unit Commercial Development) District, submitted by Banner Properties on behalf of Smith Farms Estate
 - 2. Consideration of a preliminary site plan for Copper Creek Apartments, proposed to be located at Creek Stone Cove on 6.59± acres in a SC-1 (Planned Unit Commercial Development) District, submitted by Buchanan Realty Group on behalf of Realty Investors Group, LLC
- V. DESIGN REVIEW
 - 1. Consideration of a design review application for Gibbs Heating and Cooling, proposed to be located at 209 Gill Street on 0.2± acres in an I-0 (Wholesale and Warehouse) District, submitted by Ryan Gibbs
- 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
FEBRUARY 2, 2022—3:00 P.M.

Members Present: Jerry Day, Chair
Wayne Arnold, Vice Chair
Mandy White
Pat Ross
Charles Adams
Janna Hellums

Members Absent: Mayor Scott Conger
Chris Edwards
Councilwoman Marda Wallace

Staff Present: Stan Pilant, Director of Planning

Others Present: Joel McAlexander
Michael Stansbury
Bob Englert
Corey Berard
Bart Walls

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

The minutes of the January 5, 2022 meeting were presented and a motion to approve the minutes was made by Wayne Arnold, seconded by Janna Hellums. The motion passed unanimously.

Board Appointment: A motion was made by Chair Jerry Day, seconded by Wayne Arnold to appoint Janna Hellums to the Jackson Board of Zoning Appeals, as a representative from the Planning Commission. Motion passed unanimously.

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 -- 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 to possibly develop (3) story apartment complexes.

The Planning Staff recommended 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.

A motion was made by Wayne Arnold, seconded by Charles Adams to recommend approval to the Jackson City Council of the rezoning request and to amend the One Jackson Civic Master Plan Land Use Plan, as recommended by the staff. Motion passed unanimously.

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 -- 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 to develop a mini storage facility.

The Planning Staff recommended 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.

A motion was made by Charles Adams, seconded by Wayne Arnold to recommend approval to the Jackson City Council of the rezoning request, as recommended by the staff. Motion passed unanimously.

Afterwards, Mr. Pilant informed the commission that the applicant will go before the Jackson Board of Zoning Appeals due to the use not being permitted outright. A buffer will be put in place for the homes on Wiley Street, as well as appropriately handling the flood plain associated with the development.

Michael Stansbury was also present to represent the rezoning request.

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 -- 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 to construct a multifamily development.

The Planning Staff recommended 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.

A motion was made by Mandy White, seconded by Pat Ross to recommend approval to the Jackson City Council of the rezoning request, as recommended by the staff. Motion passed unanimously.

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 -- 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 to build a single-family home.

The Planning Staff recommended 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.

A motion was made by Wayne Arnold, seconded by Charles Adams to recommend approval to the Madison County Commission of the rezoning request, as recommended by the staff. Motion passed unanimously.

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 -- 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 applicant is requesting to make oak staves for their sawmill operations company.

The Planning Staff recommended approval of the staff supported larger area since the adjacent tracts are already devoted to industrial use. This allows an end to the nonconforming status of the properties and establishes a zoning district that matches how the properties are currently being used.

A motion was made by Wayne Arnold, seconded by Charles Adams to recommend approval to the Madison County Commission of the rezoning request, as recommended by the staff. Motion passed unanimously.

Consideration of a request to close a portion of South West Alley from Sycamore Street to Highway 45 Bypass -- Mr. Pilant presented the proposed alley closure to the Planning Commission. Using a location map, Pilant presented the location of the alley. He stated that the alley is currently being used as a private loading area for the surrounding businesses and does not serve much purpose to the public.

The Planning Staff recommended approval of the request since it will be used as a private purpose.

A motion was made by Pat Ross, seconded by Wayne Arnold to recommend approval to the Jackson City Council of the request to close a portion of South West Alley from Sycamore Street to Highway 45 Bypass, as recommended by the staff. Motion passed unanimously.

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 -- Mr. Pilant presented the proposed closure and abandonment requested by Madison County to the Planning Commission. Using a location map, Pilant presented the location of the Northern end of Fiberglass Road. He stated that this request will accommodate the Industrial Park and its development by the City and County.

Bob Englert, nearby property owner, was present and questioned the route that Williams Steel will deliver their products.

Mandy White explained that Fiberglass Road would temporarily be a dead end. However, the road will be rerouted towards State Route 223.

Afterwards, Corey Berard, nearby property owner, was also present to express his concern towards signage and truck traffic on Anglin Road due to the narrowness of the road.

Bart Walls, Madison County Highway Department, stated that Madison County does not have a Resolution that precludes truck traffic on any county road because they are considered as public roads. Therefore, putting weight limits on the county roads have become unsuccessful.

After the discussion, the Planning Staff recommended approval of the request.

A motion was made by Pat Ross, seconded by Wayne Arnold to recommend approval to the Madison County Commission to close and abandon the Northern end of Fiberglass Road from Lower Brownsville Road to a point 3,280 feet South, as recommended by the staff. Motion passed on a vote of 5 in favor, 1 abstain (White).

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 -- 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 townhomes that will consist of 6 buildings with 4 units per building for a total of 24 units.

After review, the Planning Staff recommended approval of the design review request.

A motion was made by Wayne Arnold, seconded by Charles Adams to approve the proposed design review for Solo West Townhouses, as recommended by the staff. Motion passed unanimously.

There being no further business, the meeting was adjourned.

NOTICE OF PROPOSED ALLEY CLOSURE

ALLEY I.D. # 78-P-14

BETWEEN W MAIN STREET, WEST ALLEY, W LAFAYETTE ST & N SHANNON STREET





City of JACKSON
Connect Here™
PLANNING DEPARTMENT

Telephone: 731-425-8286
Fax: 731-425-8281
Email: spilant@cityofjackson.net

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

Joe B Warren
Estate
Janna Warren
Hellums
Co Executor

201 West Main
109 N Shannon
Jackson TN 38301

Jamie Ann Kelly

This image shows a blank sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible on each side of the central vertical fold. The paper appears to be from a notebook or a standard ruled sheet of paper.

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.



SITE PLAN STAFF REPORT Banner at Sterling Farms

A preliminary site plan has been submitted for Banner at Sterling Farms, which will be located on Sterling Farms Drive, as depicted. This property connects to the Highway 45 Bypass Frontage Road. The property is zoned SC-1 (Planned Unit Commercial Development) District, which allows apartment complexes, subject to site plan approval by the Planning Commission. At the preliminary stage, the review is limited to only the fundamental aspects of the site, such as setbacks, lot coverage, number of parking spaces, driveway access points, buffering, and green space. A more detailed review will be conducted during the site plan review process for permitting. Therefore, there could be additional requirements or modifications needed once the final site plan is submitted.

The site plan shows that there will be ten (10) apartment buildings will be located on a 20.24 acre lot. All the apartment buildings will be three (3) stories in height. There will be a total of two hundred forty (240) apartment units. All the buildings will comply with yard, lot coverage, and height requirements.

Due to number of dwelling units exceeding a size threshold of 100, a traffic study will be required prior to approval.

A Vegetative Impact Study will not be required on this site. It appears that the remaining greenspace on the proposed site plan will meet or exceed the requirement of 20%.

It is suggested that a photometric plan should be included for the full site review, showing that no candlelight from security lights will bleed over onto the neighboring residential zone.

The site plan shows that there will be 460 parking spaces. It appears that all parking spaces and aisle widths will comply with the Zoning Ordinance parking requirements.

The Engineering department will need a Stormwater Detention Analysis report for a 2,5, and 10 year storm showing no-net increase in stormwater runoff for the site. The capacity of detention pond should be shown to control the volume of stormwater runoff from a 2-year, 5-year and a 10-year frequency 24-hour duration storm.

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

The staff recommends that the Planning Commission approve the site plan for Banner at Sterling Farms.

SITE LOCATION MAP
BANNER AT STERLING FARMS
#3170 BLOCK OF HIGHWAY 45 BY-PASS FRONTAGE ROAD



CONCEPT MASTER PLAN	
Project Description	
Drawn By: MUM	Checked By: DEC
Date: 02/04/2022	File: 000210031014.00
File Name: TFL Master Plan.dwg	

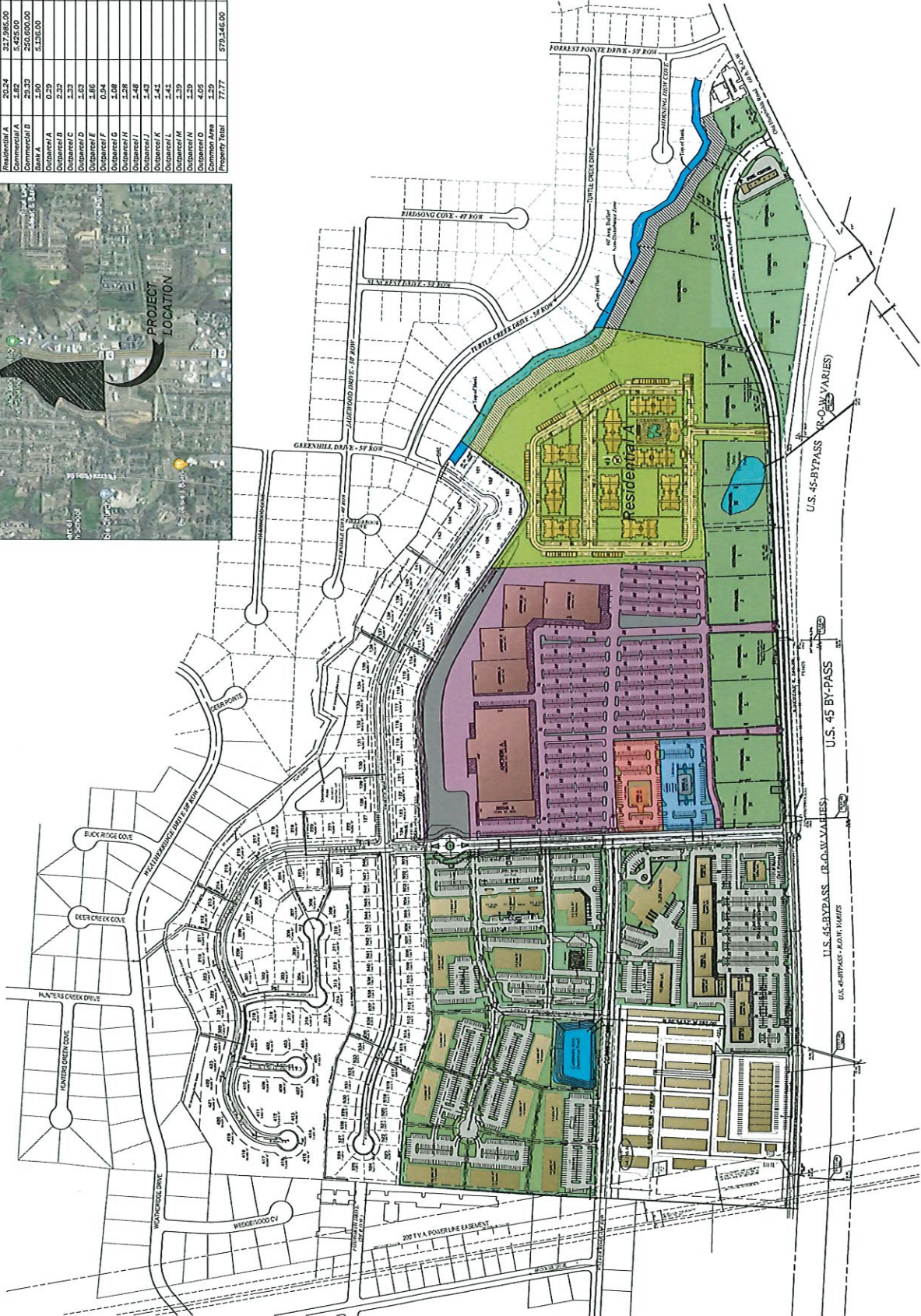
STERLING FARMS

HIGHWAY 45 BYPASS FRONTAGE ROAD
JACKSON, MADISON COUNTY, TENNESSEE



Master Plan Site Data

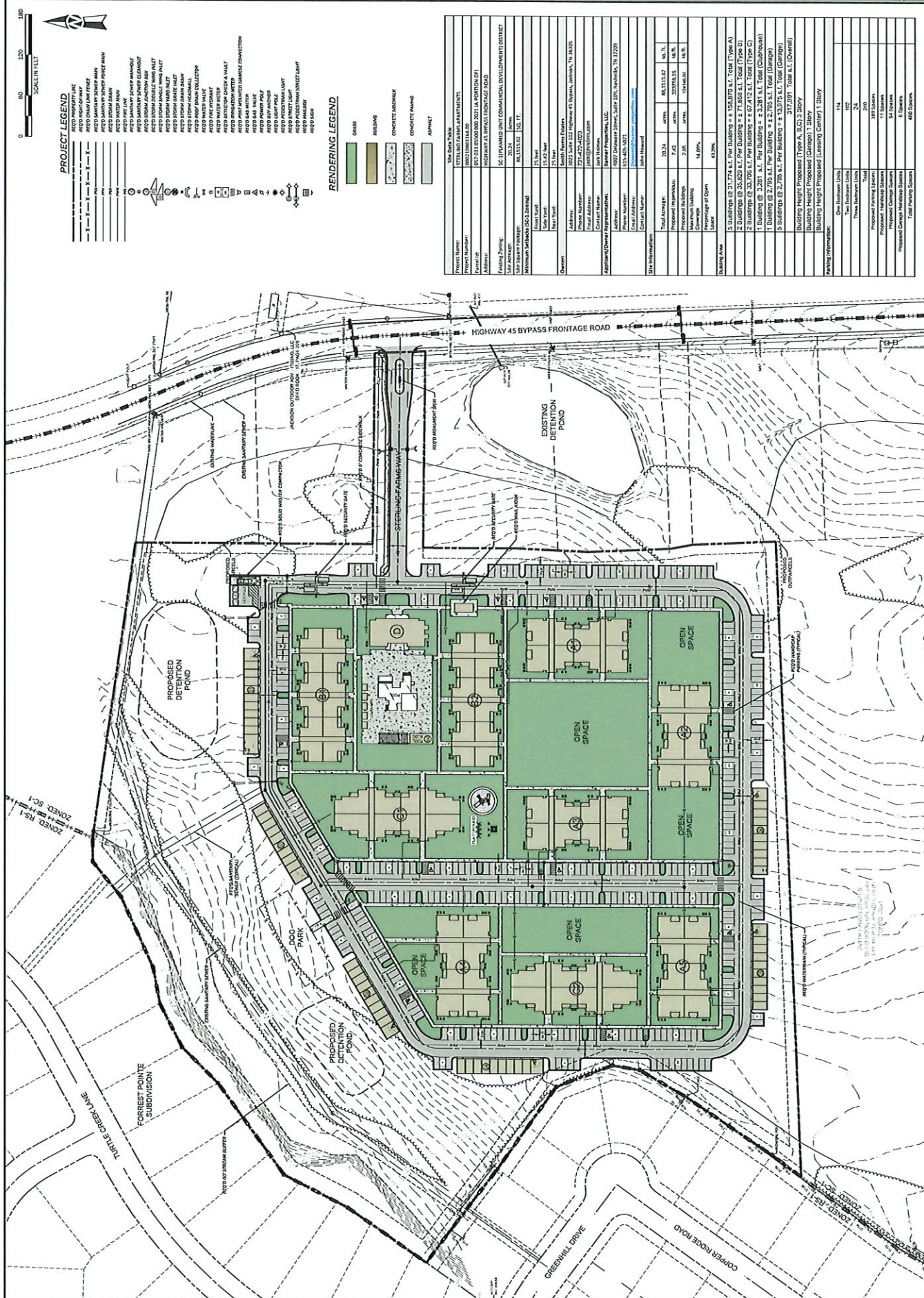
Parcel Designation	Parcel Size (acres)	Building Square Foot	Parking Provided
Residential A	20.24	317,986.00	460
Commercial A	2.53	1,000.00	10
Commercial B	20.33	243,000.00	1300
Bank A	1.00	6,530.00	05
Outparcel A	0.29		
Outparcel B	2.32		
Outparcel C	1.23		
Outparcel D	1.63		
Outparcel E	1.86		
Outparcel F	1.41		
Outparcel G	1.68		
Outparcel H	1.28		
Outparcel I	1.48		
Outparcel J	1.43		
Outparcel K	1.41		
Outparcel L	1.41		
Outparcel M	1.29		
Outparcel N	1.11		
Outparcel O	4.05		
Common Area	1.29		
Property Total	77.77	570,346.00	1,579

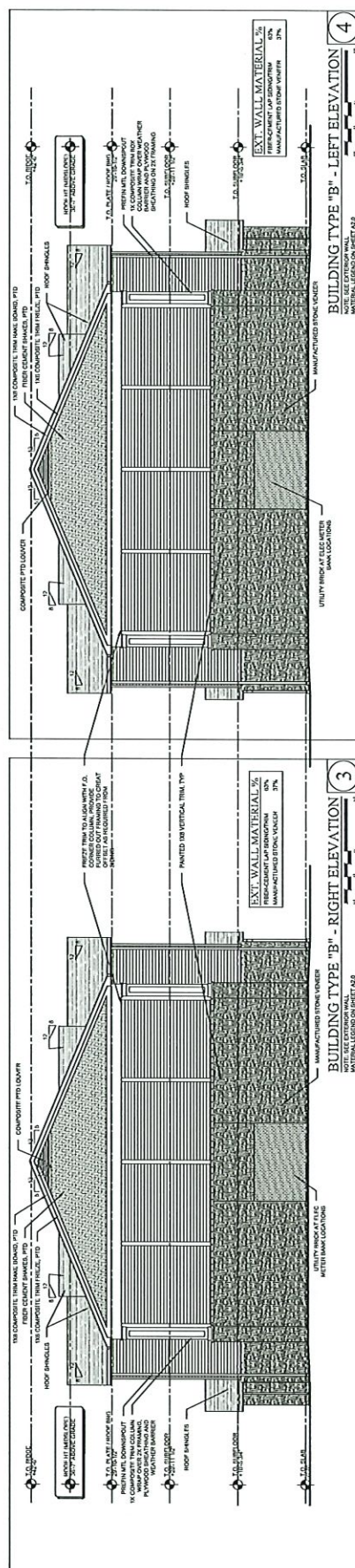
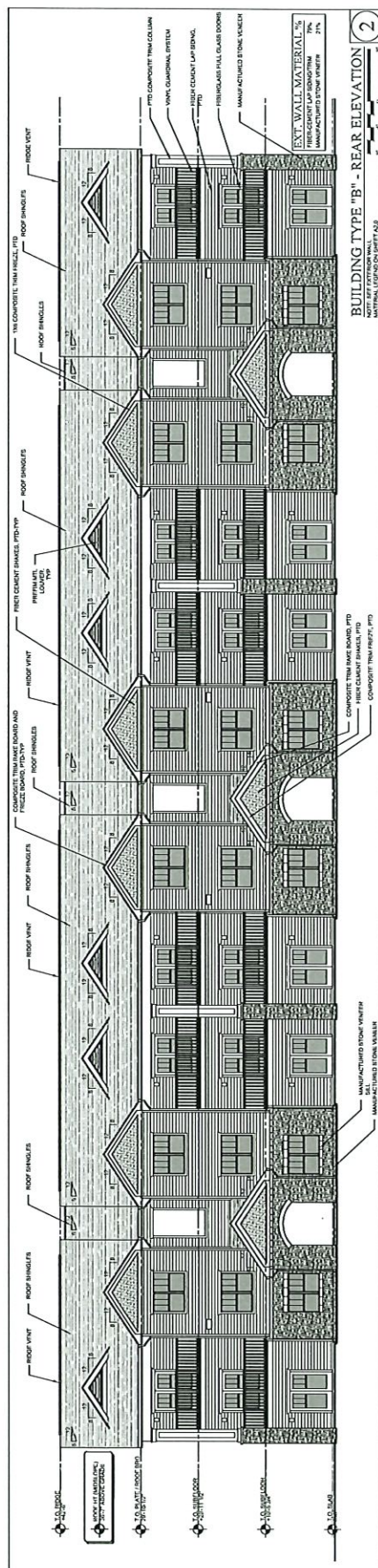
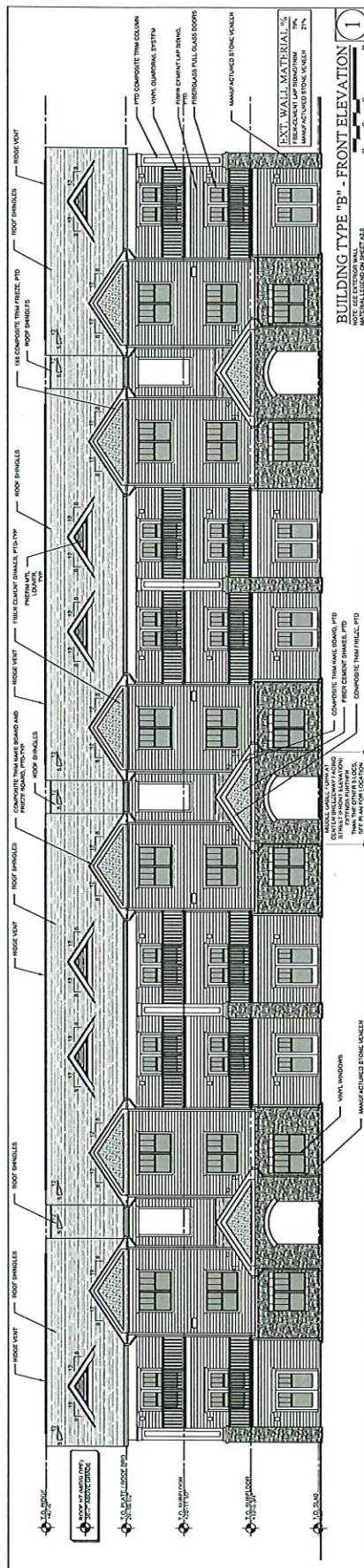


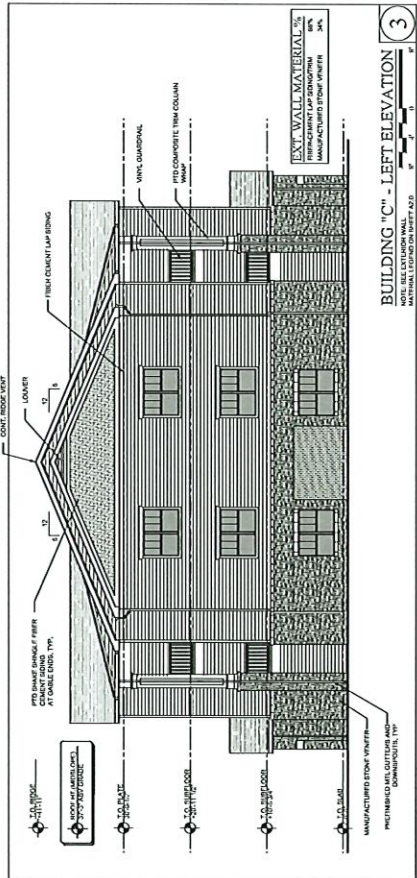
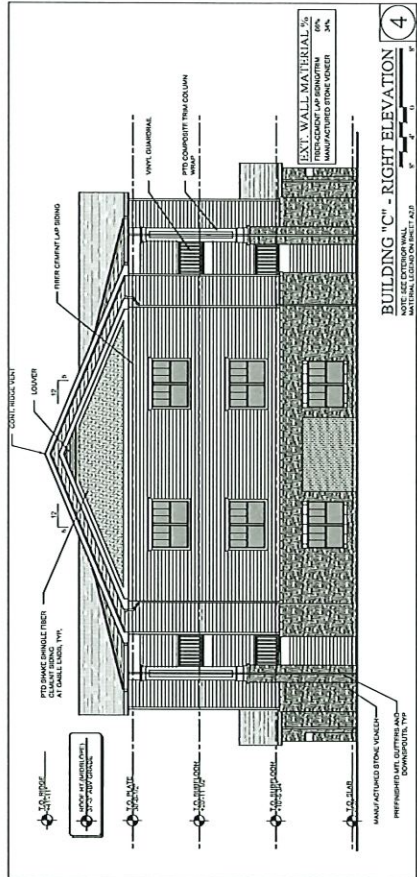
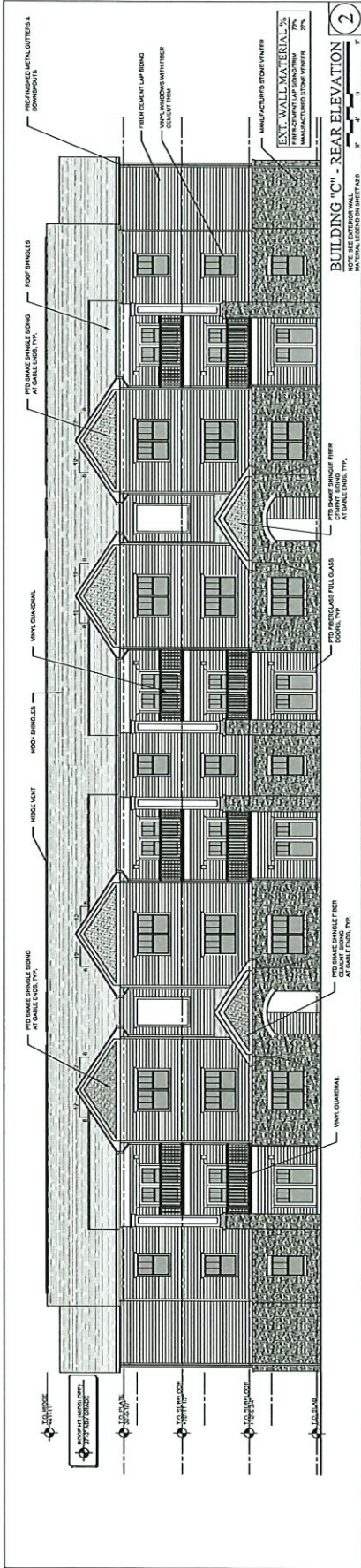
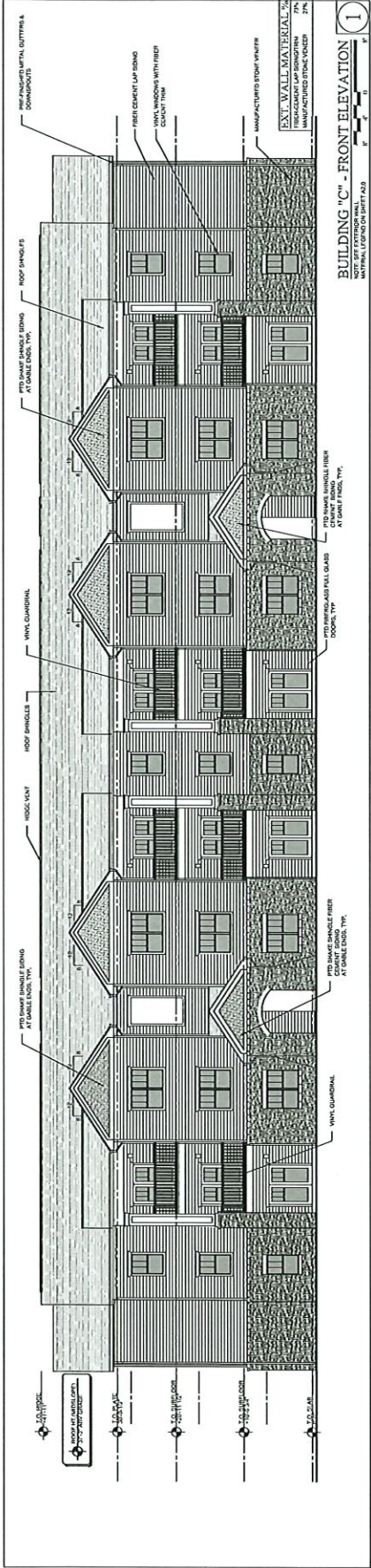
**BANNER AT STERLING FARMS
CONCEPT PLAN
BANNER PROPERTIES, LLC
HIGHWAY 45 BYPASS FRONTAGE ROAD
JACKSON, MADISON COUNTY, TENNESSEE**



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SITE PLAN STAFF REPORT Copper Creek Apartments

A preliminary site plan has been submitted for Copper Creek Apartments, which will be located on Creekstone Cove. The property is zoned SC-1 (Planned Unit Commercial Development) District, which allows apartment complexes, subject to site plan approval by the Planning Commission. At the preliminary stage, the review is limited to only the fundamental aspects of the site, such as setbacks, lot coverage, number of parking spaces, driveway access points, buffering, and green space. A more detailed review will be conducted during the site plan review process for permitting. Therefore, there could be additional requirements or modifications needed once the final site plan is submitted.

The site plan shows that there will be six (6) apartment buildings will be located on a 6.59+/- acre lot. All the apartment buildings will be three (3) stories in height. There will be a total of one hundred forty four (144) apartment units. All the buildings will comply with yard, lot coverage, and height requirements.

Due to number of dwelling units exceeding a size threshold of 100, a traffic study will be required prior to approval.

A Vegetative Impact Study will not be required on this site. It appears that the remaining greenspace on the proposed site plan will meet or exceed the requirement of 20%.

A preliminary photometric plan was submitted for review and it depicts that no candlelight from security lights will bleed over onto the neighboring residential zone.

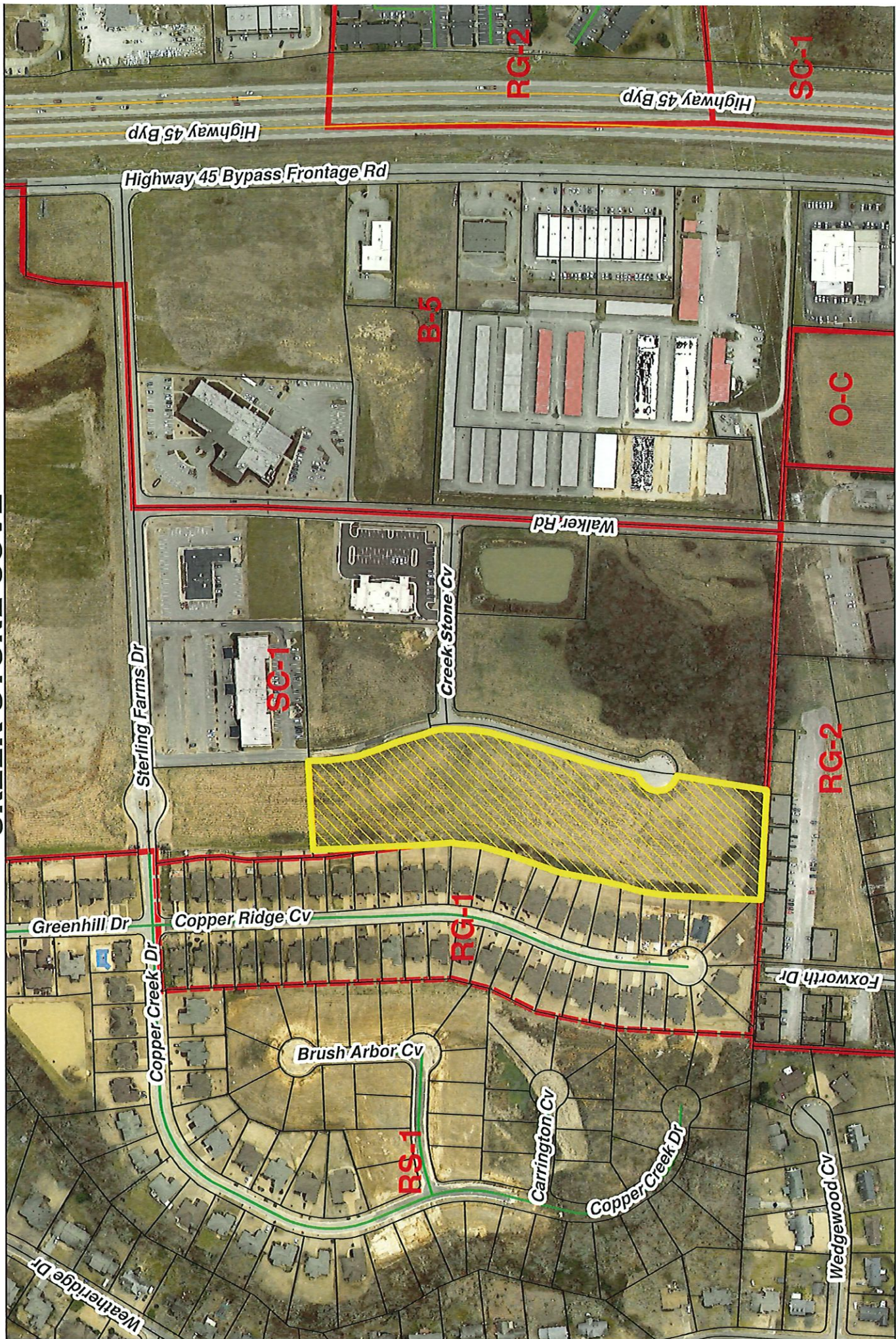
The site plan shows that there will be 229 parking spaces. It appears that all parking spaces and aisle widths will comply with the Zoning Ordinance parking requirements.

The Engineering department will need a Stormwater Detention Analysis report for a 2,5, and 10 year storm showing no-net increase in stormwater runoff for the site. The capacity of detention pond should be shown to control the volume of stormwater runoff from a 2-year, 5-year and a 10-year frequency 24-hour duration storm.

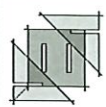
It is the Staff's opinion that there are no other issues that need to be addressed by the Planning Commission for a preliminary review.

The staff recommends that the Planning Commission approve the site plan for Copper Creek Apartments.

SITE LOCATION MAP
COPPER CREEK APARTMENTS
CREEK STONE COVE



NOTES: ELEVATIONS, SECTIONS AND DETAILS FOR THIS PROJECT ARE TO BE USED AS INDICATED. ALL SECTIONS AND DETAILS ARE TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC). ELEVATIONS AND SECTIONS ARE TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC).



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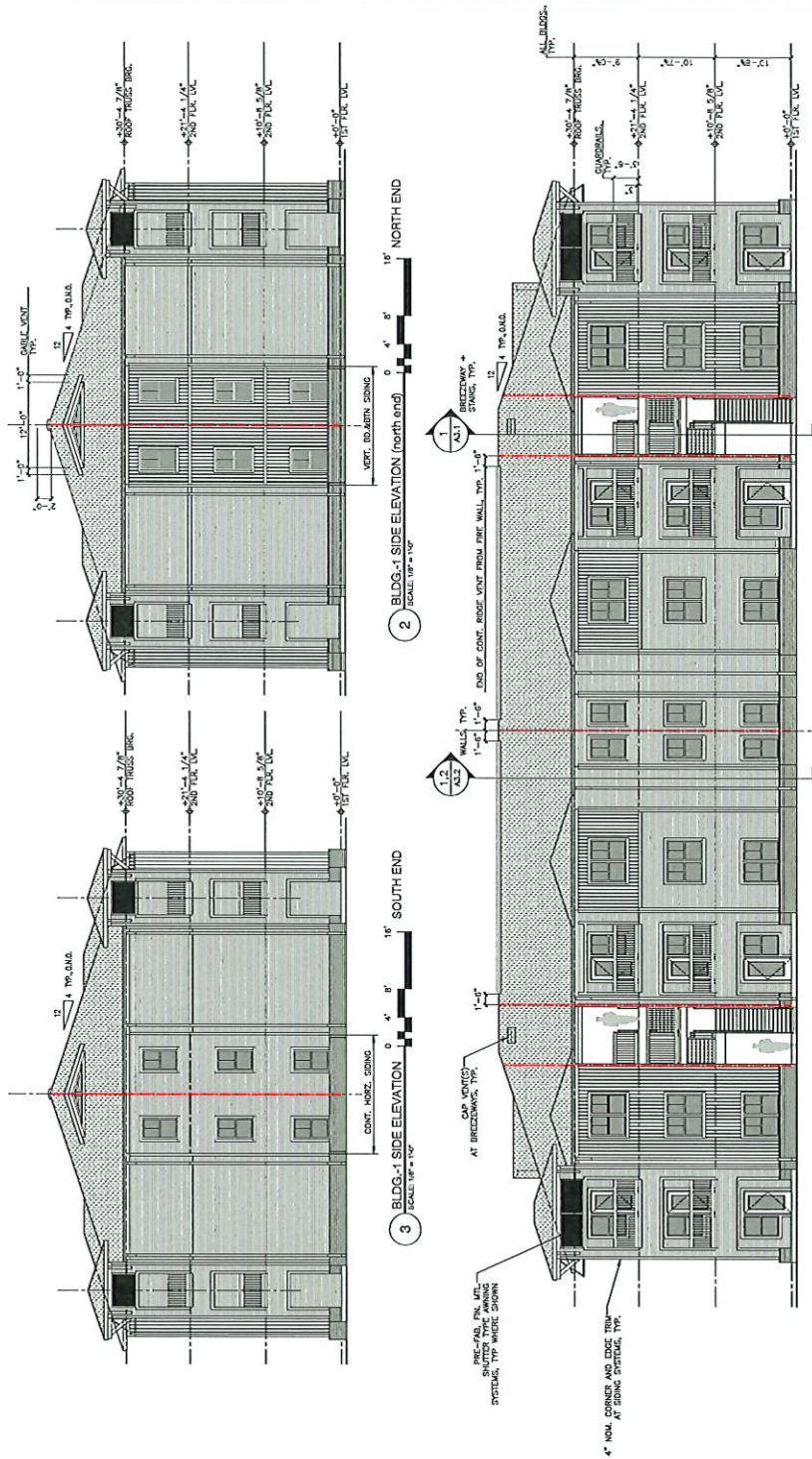
BLC LLC

Copper Creek Apartments
Jackson, Tennessee 38305

28 January 2022
Issue for Permit,
Const.

VBA 2122
Bldg. 1 Elevations

sheet
A2.1





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BLC LLC

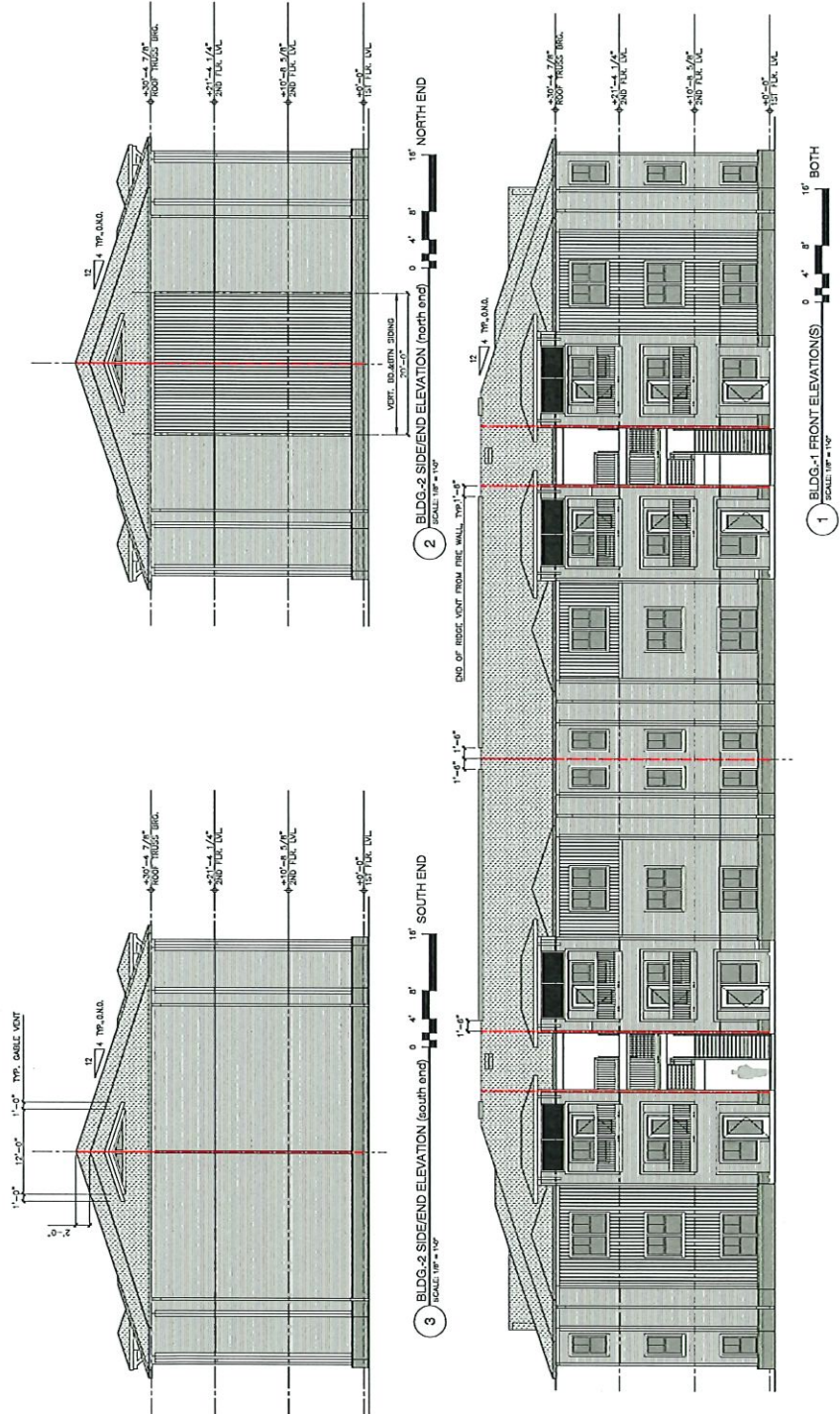
Copper Creek Apartments
Creek Stone Cove
Jackson, Tennessee 38305

18 January 2022
Issue for Permit,
Const.

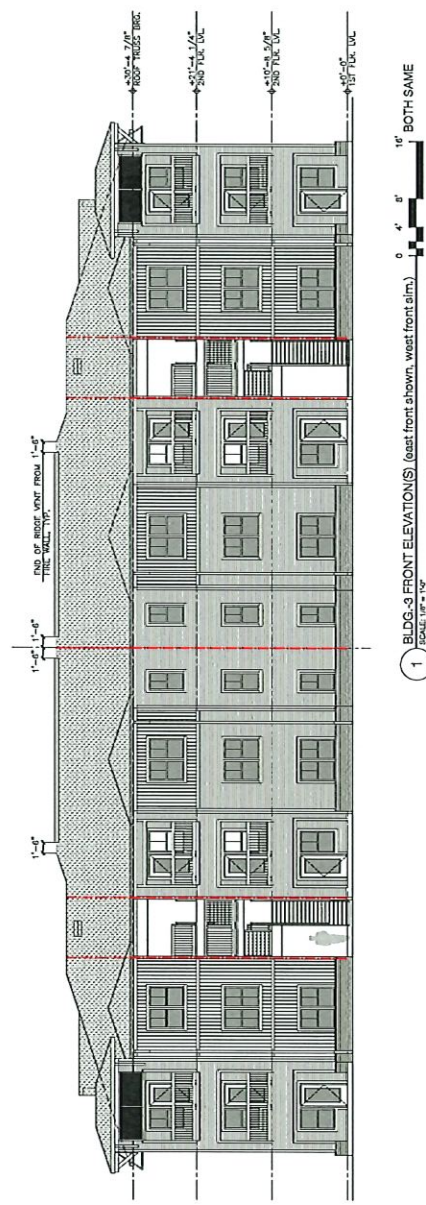
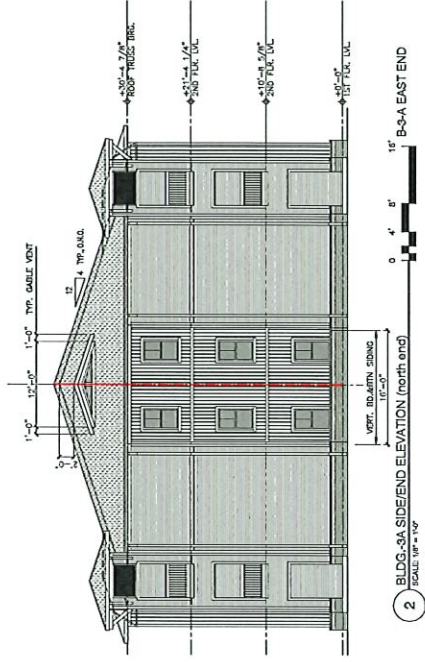
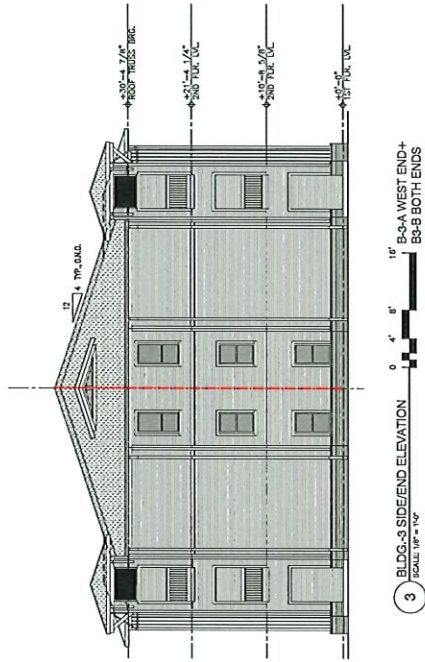
BA 2122

Bldg. 2 Elevations

Sheet A2.2

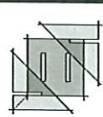


NOTE: THESE ELEVATIONS ARE FOR GENERAL REFERENCE ONLY. ALL ELEVATIONS AND DETAILS REFER TO OTHER SECTIONS UNLESS OTHERWISE NOTED. SCALE SAME UNLESS OTHERWISE NOTED.



 <p>Victor C. Buehler Architect 400 Oakridge Park, Ste. 201 Jackson, Tennessee 38305 731.355.1234 www.vcbuehler.com</p>	 <p>BLC LLC</p>	<p>Copper Creek Apartments Creek Stone Cove Jackson, Tennessee 38305</p>	<p>23 January 2022 Issue for Permit, Const.</p>	<p>VBA 2122 Bldg. 3 Elevations</p>	<p>Sheet A2.3</p>

NOTE: THESE ELEVATIONS ARE NOT NECESSARILY SHOWN IN ALL SETTINGS AND SHOULD REFER TO OTHER DRAWINGS WHERE SCALE, ORIENTATION, AND UNLESS OTHERWISE NOTED.



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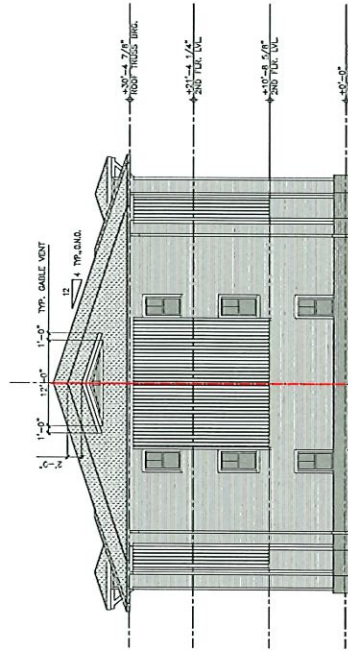
BLC LLC

Copper Creek Apartments
Creek Stone Cove
Jackson, Tennessee 38305

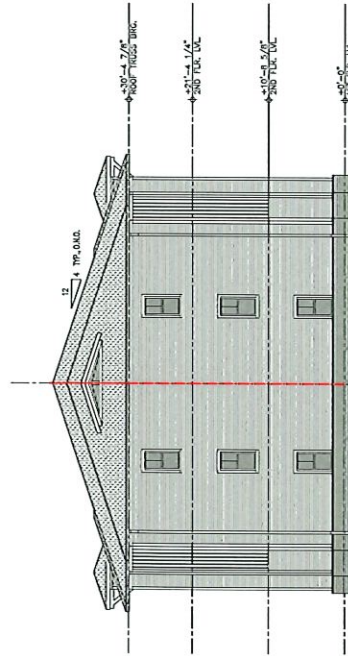
28 January 2022
Issue for Permit,
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VBA 2122
Bldg. 4 Elevations

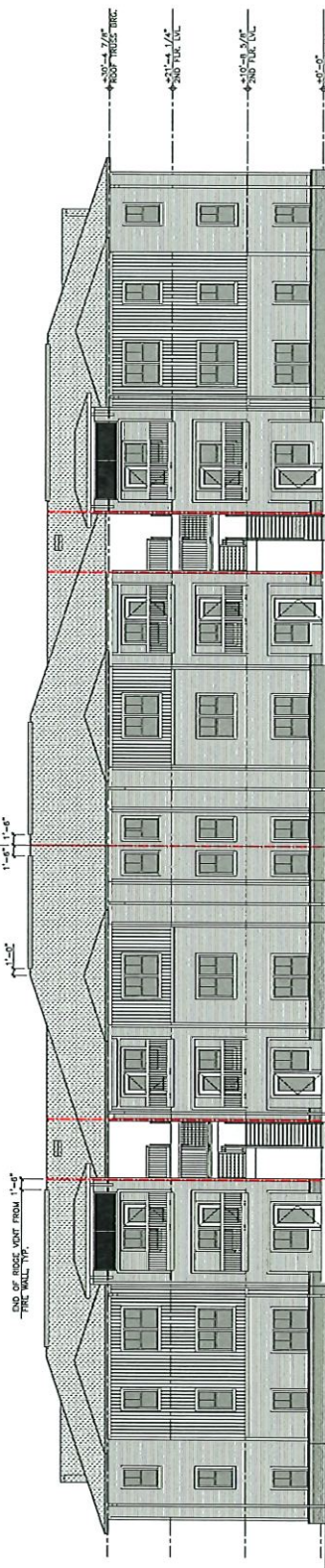
Sheet
A2.4



2 BLDG. 4 SIDE/END ELEVATION (south end) B-4-S SOUTH FRONT
SCALE: 1/8" = 1'-0"



3 BLDG. 4 SIDE/END ELEVATION (east end) B-4-E EAST FRONT
SCALE: 1/8" = 1'-0"



1 BLDG. 4 FRONT ELEVATION(S) (west front shown, west front elev.) B-4-W WEST FRONT
SCALE: 1/8" = 1'-0"



DESIGN REVIEW STAFF REPORT GIBBS HEATING AND COOLING BUILDING

The Planning Staff would recommend approval of the design review request since it is a compatible design, similar to other existing buildings in the area.

SITE LOCATION MAP
DESIGN REVIEW - GIBBS HEATING & COOLING
209 GILL STREET



30' Length

12' Eaves

50' Gable End

