

AGENDA
JACKSON MUNICIPAL REGIONAL PLANNING COMMISSION
CITY HALL – GEORGE A. SMITH MEETING ROOM
FIRST FLOOR – 109 EAST MAIN STREET – SUITE 107
APRIL 6, 2022 – 3:00 P.M.

- I. CALL TO ORDER/DETERMINATION OF QUORUM
- II. APPROVAL OF MINUTES FOR THE MARCH 2, 2022 MEETING
- III. REZONING (INNER REGION)
 - 1. Consideration of a request to rezone property located at 1320 block of Lower Brownsville Road from F-A-R (Forestry Agriculture Recreation) District to B-4 (Planned Shopping Center) District, comprising 10.00 acres, more or less, submitted by Quarter Sawn Properties, LLC
- IV. ANNEXATIONS
 - 1. Consideration of a Plan of Service, proposed annexation and zoning for an area referred to as “McLemore”, submitted by Surveying Services, Inc. comprising 66.94 acres, more or less, located at Jack Exum Lane. The proposed zoning is RS-1/F-H (Single Family Residential/Special Flood Hazard) District.
 - 2. Consideration of a Plan of Service, proposed annexation and zoning for an area referred to as “Ross”, submitted by John Ross, on behalf of Ross Family Partnership, comprising 71.6 acres, more or less, located at U.S. Highway 412 East. The proposed zoning is I-2 (Light Industrial) District.
- V. DESIGN REVIEWS
 - 1. Consideration of a design review application for the Care Center Redevelopment Project, proposed to be located at North Liberty Street, East Orleans Street and North Church Street on 1.5± acres in a RG-3 (General Residential) District, submitted by the Care Center of Jackson
 - 2. Consideration of a design review application for Starbucks, proposed to be located at 203 North Highland Avenue on 0.55± acres in a B-3 (Central Business) District, submitted by Healthy Community Partners
- VI. AMENDMENTS
 - 1. Consideration of amendments to the Major Road and Street Plan
 - 2. Consideration of amendments to the Comprehensive Civic Master Land Use Plan
- VII. OTHER BUSINESS
 - 1. Any other business properly presented
- VIII. ADJOURN

MINUTES
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.

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

Members Absent: Mayor Scott Conger

Staff Present: Stan Pilant, Director of Planning

Others Present: John Howard

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

The minutes of the February 2, 2022 meeting were presented and a motion to approve the minutes was made by Charles Adams, seconded by Councilwoman Marda Wallace. The motion passed unanimously.

Consideration of a request to close an alley between West Main Street, West Alley, West Lafayette Street and North Shannon Street -- 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 properties on both sides of the alley are owned by the same owner and the applicant is requesting to close the alley to consolidate the property.

The Planning Staff recommended approval of the request.

A motion was made by Wayne Arnold, seconded by Councilwoman Marda Wallace to recommend approval to the Jackson City Council of the request to close an alley between West Main Street, West Alley, West Lafayette Street and North Shannon Street, as recommended by the staff. Motion passed on a vote of 7 in favor, 1 abstain (Hellums).

Consideration of a 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 -- Mr. Pilant presented the preliminary site plan for Banner at Sterling Farms. Using a location map, he explained the location of the site and the components of the site plan.

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

A motion was made by Charles Adams, seconded by Pat Ross to approve the proposed preliminary site plan for Banner at Sterling Farms, as recommended by the staff. Motion passed unanimously.

Afterwards, John Howard was also present to represent the rezoning request.

Consideration of a 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 -- Mr. Pilant presented the preliminary site plan for Copper Creek Apartments. Using a location map, he explained the location of the site and the components of the site plan.

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

A motion was made by Mandy White, seconded by Charles Adams to approve the proposed preliminary site plan for Copper Creek Apartments, as recommended by the staff. Motion passed unanimously.

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-O (Wholesale and Warehouse) District, submitted by Ryan Gibbs -- 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 workshop.

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

A motion was made by Wayne Arnold, seconded by Charles Adams to approve the proposed design review for Gibbs Heating and Cooling, as recommended by the staff. Motion passed unanimously.

There being no further business, the meeting was adjourned.



MADISON COUNTY INNER REGION ZONING REPORT

APPLICANT	Quarter Sawn Properties, LLC
OWNER	Same
ADDRESS	Agent/Owner: 25 Windwood Drive Jackson, TN 38305
ACERAGE	Requested: 10.00 ± acres
TAX MAP REFERENCE	Map 68, Parcel 6.01
PRESENT USE	Vacant
PROPOSED USE	Commercial
PRESENT ZONING	F-A-R (Forestry Agriculture Recreation) District
PROPOSED ZONING	B-4 (Planned Shopping Center) District

LOCATION

The property is located at 1320 block of Lower Brownsville Road

CURRENT LAND USE

The property is generally bounded on the east by commercial, on the north by vacant/agricultural land, on the west by commercial, and on the south by I-40.

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 for future industrial or commercial development.

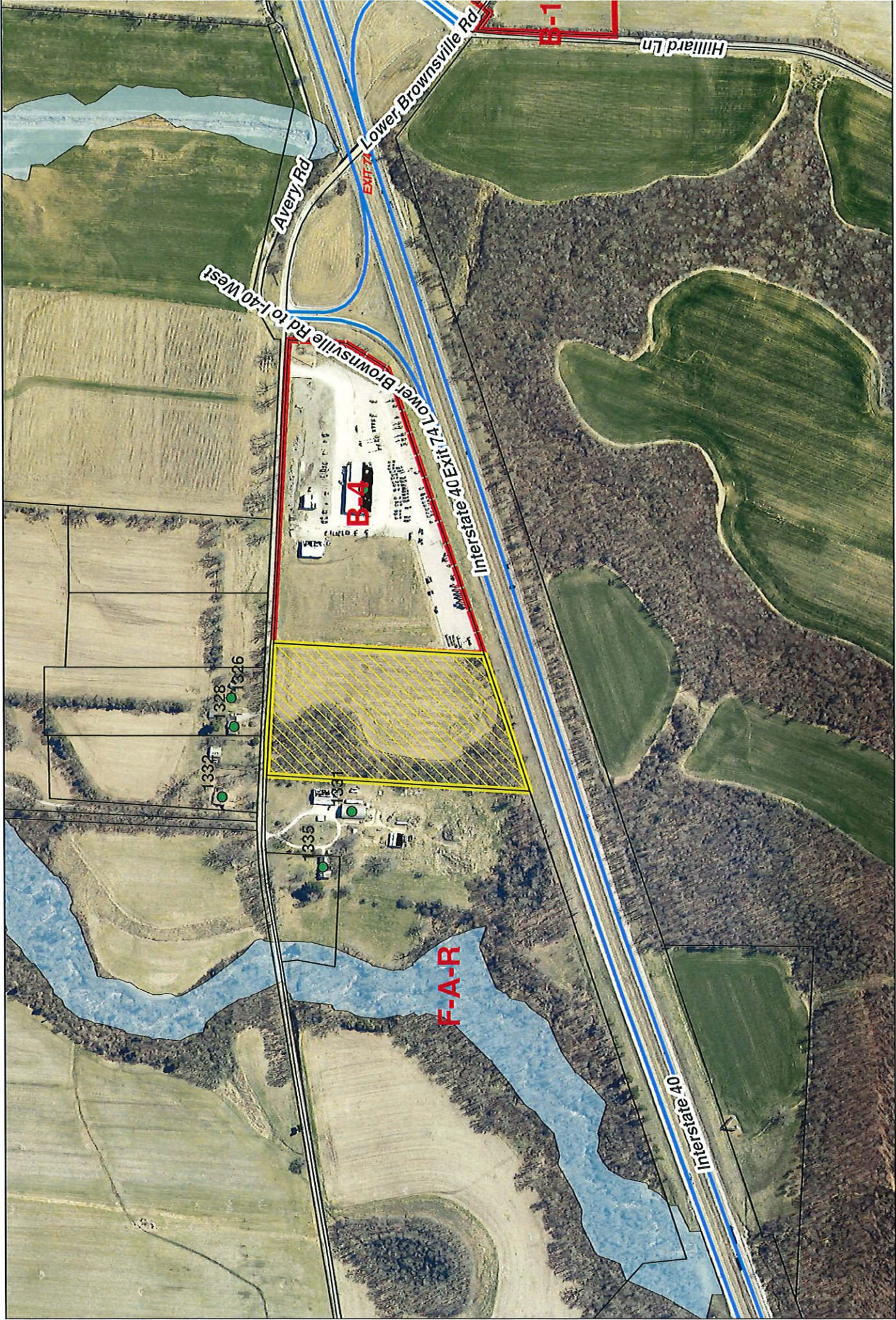
LAND USE PLAN

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 logical extension of an existing B-4 (Planned Shopping Center) District.

REZONING SITE LOCATION MAP
#1320 BLOCK OF LOWER BROWNSVILLE ROAD
FROM: F-A-R (FORESTRY-AGRICULTURE-RECREATION) TO: B-4 (PLANNED SHOPPING CENTER)



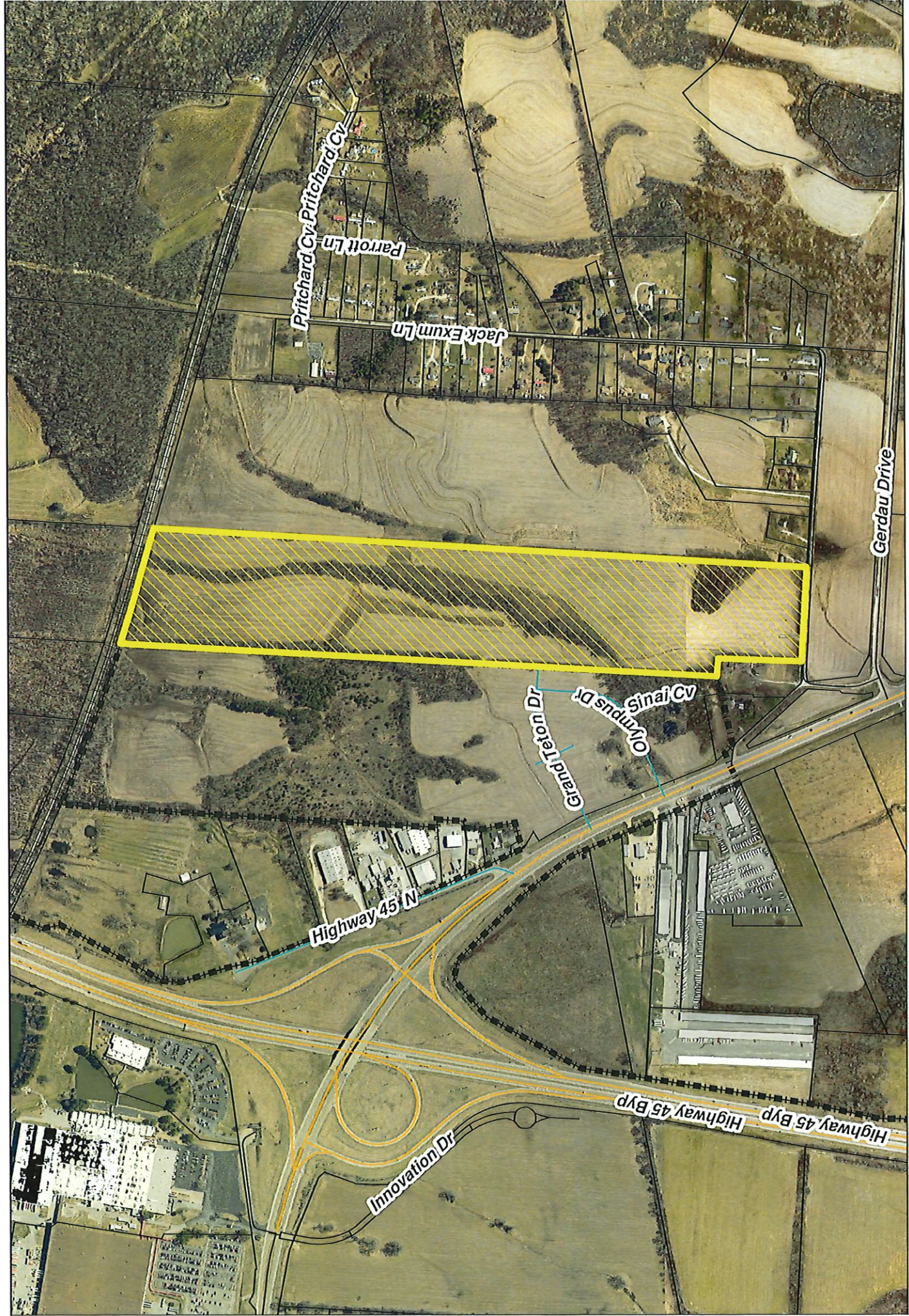
Statement of Justification:

For the parcel identified as 6.01 in the map below, we wish to have it rezoned to allow for future development as opportunities may arise. It is currently in row crop and may remain so for some time, but as Jackson expands there exists a potential for industrial or commercial development, as exemplified by the owner to the east, Snider Equipment, and the owner to the west, Sam T. Bryant Distillery.



2/17/22

NOTICE OF PROPOSED ANNEXATION - MCLEMORE AREA
JACK EXUM ROAD



**PLAN OF SERVICE
FOR THE ANNEXATION OF AN AREA REFERRED TO AS
McLEMORE ANNEXATION AREA**

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:

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. The area being annexed contains no existing houses. Water is currently available along Highland Ave. approximately 1,100 feet west along Exum Rd. Existing JEA policy regarding connection, access and extension fees apply at the time of request of service.

D. Wastewater

1. The area being annexed contains no existing houses. Wastewater is currently available along the railroad approximately 1,500 feet west of property's NW corner with potential future access provided by adjacent Summit development. Any development requiring extension of wastewater is to be

done at developer's cost. Existing JEA policy regarding connection, access and extension fees apply at the time of request of service.

E. Electricity

1. Electric has existing facilities on North Highland Avenue as well as Passmore Lane that can be extended to serve this area. The extension will be along State and County road right of way, by use of poles and overhead conductor. There will be no fees to extend electric to the area once annexed, however as it develops, any associated customer fees will be calculated at that time.

F. Gas

1. Gas is available for this area on Jack Exum Ln. JEA to install gas main justified by load inside any development or subdivision of this annexation area after final plat approved. 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 McLemore Annexation Area.

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 McLemore Annexation Area 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 McLemore Annexation Area is RS-1/F-H (Single Family Residential/Flood Hazard) 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 has existing transport fiber optic cable at the Passmore Lane / Highway 45 Bypass interchange. Fiber Optic cable will be extended to serve the proposed annexation area following JEA Electric routes, utilizing poles along State and County road right of way. There will be no fees associated with the cost to extend the fiber optic cable, however customer drop cost will be charged as noted in board approved rates.

MAYOR

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
McLEMORE**

WHEREAS, a public hearing before this body was held on the 3rd day of May, 2022 and notice thereof published in the Jackson Sun on the 18th day of April 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 May 3, 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:

BEGINNING at an iron pin set at the southeast corner of Raymond Epperson, (Deed Book 746, Page 774) said point being in the north right of way of Exum Road, which is 25 feet each side of centerline, said point also being the southwest corner of the tract herein described; runs thence north 03 degrees 51 minutes 19 seconds east, generally following a fence, 510.95 feet to a chain link fence post; said point being the northeast corner of aforementioned Epperson; runs thence north 81 degrees 09 minutes 14 seconds west, generally following a fence, 112.75 feet to a chain link fence post; runs thence with the west line of "The Summit", Zeko Properties, LLC, (Deed Book 754, Page 1429) generally following a fence the following calls; north 02 degrees 53 minutes 17 seconds east, 315.16 feet; north 01 degrees 53 minutes 32 seconds east, 367.85 feet; north 04 degrees 08 minutes 20 seconds east, 469.56 feet; north 05 degrees 23 minutes 59 seconds east, 266.58 feet; north 03 degrees 57 minutes 15 seconds east, 1378.52 feet;

north 02 degrees 55 minutes 10 seconds east, 210.24 feet; north 01 degrees 01 minutes 58 seconds east, 611.77 feet; and north 00 degrees 16 minutes 00 seconds east, 131.13 feet to an iron pin set at the northwest corner of the tract herein described; said point being in the south right of way of the West Tennessee Railroad, which is 50 feet each side of centerline; runs thence with said railroad right of way the following calls; south 72 degrees 44 minutes 56 seconds east, 211.55 feet; south 73 degrees 41 minutes 44 seconds east, 314.75 feet; and south 73 degrees 51 minutes 53 seconds east, 222.71 feet to an iron pin set at the northeast corner of the tract herein described; runs thence with the east line of said tract, which is the west line of Martha Clanton and Helen New, (Deed Book 671, Page 587) generally following the meanders of an old fence the following calls; south 03 degrees 19 minutes 27 seconds west, 248.66 feet; south 03 degrees 37 minutes 56 seconds west, 213.91 feet; south 03 degrees 23 minutes 51 seconds west, 356.02 feet; south 03 degrees 19 minutes 55 seconds west, 325.26 feet; south 03 degrees 21 minutes 45 seconds west, 318.25 feet; south 03 degrees 14 minutes 00 seconds west, 283.08 feet; south 03 degrees 14 minutes 39 seconds west, 611.21 feet; south 03 degrees 08 minutes 29 seconds west, 430.68; south 03 degrees 24 minutes 34 seconds west, 456.75 feet; south 03 degrees 14 minutes 14 seconds west, 190.83 feet; south 04 degrees 34 minutes 11 seconds west, 353.67 feet; and south 04 degrees 12 minutes 39 seconds west, 313.10 feet to an iron pin set at the southeast corner of the tract herein described, said point being in the aforementioned north right of way of Exum Road; runs thence with *said* north right of way of Exum Road north 86 degrees 35 minutes 48 seconds west, 596.57 feet to the point of beginning; containing within these calls **66.94** acres of land as surveyed by Richard N. Brown, R.L.S. 1778, Surveying Services, Inc., 41 Heritage Square, Jackson, Tennessee 38305 (731-664-0807). The tract described above being the property conveyed from Billie Frances McGuire (formerly known as Billie Francis McLemore) unto McLemore Investments, LLC as described in Deed Book 760 on Page 1955 in the Register's Office of Madison County, Tennessee and shown on Tax Map 27, as Parcel 30.00 in the Assessor's Office of Madison County, Tennessee.

SECTION 2. This Ordinance shall become effective fourteen (14) days after its passage, the public welfare requiring it.

MAYOR

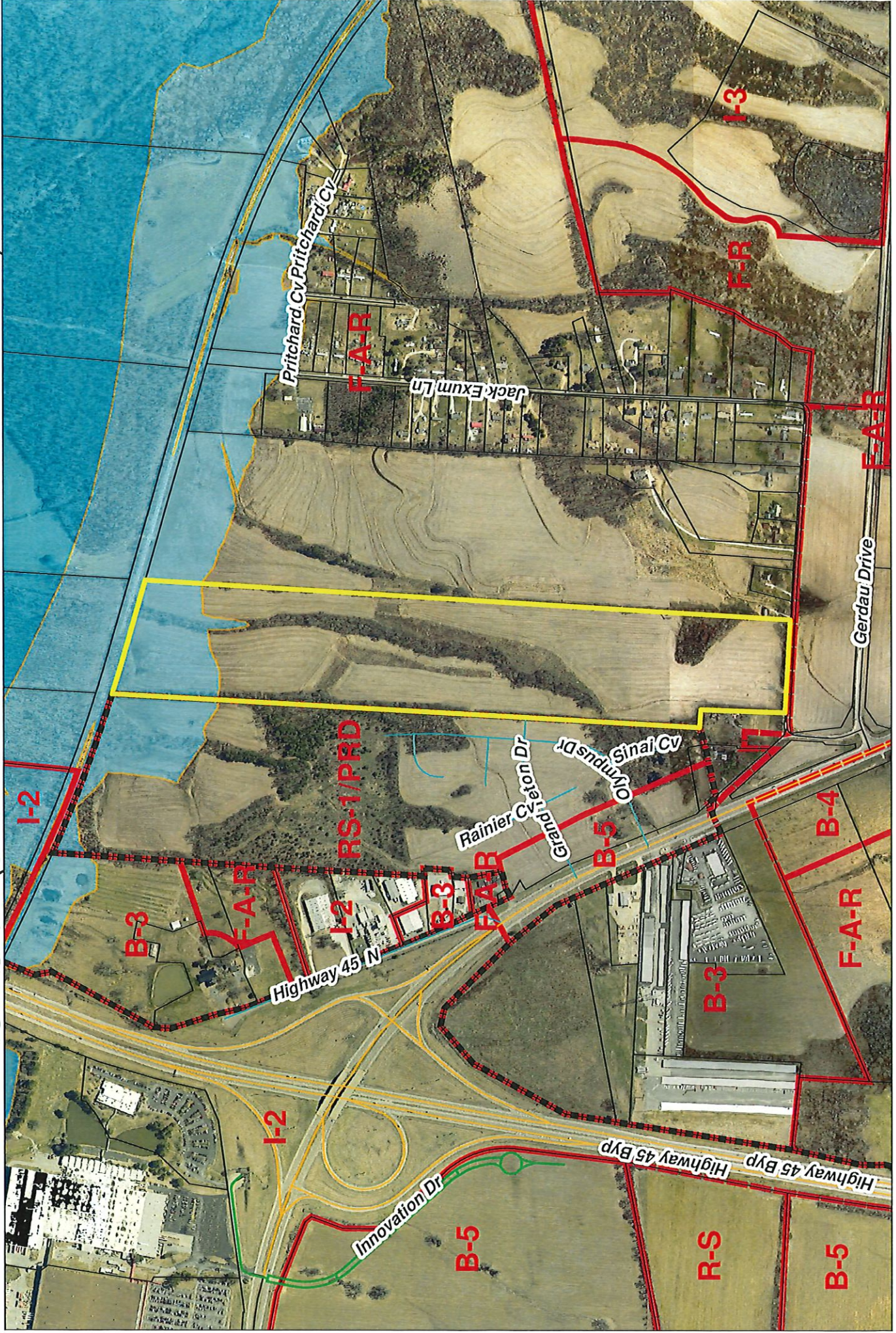
First Reading: _____

Second Reading: _____

Effective Date: _____

PROPOSED ZONING - McLEMORE ANNEXATION AREA
JACK EXUM LANE

FROM: F-A-R/FH (FORESTRY-AGRICULTURE-RECREATION/FLOOD HAZARD)
TO: RS-1/FH (SINGLE FAMILY RESIDENTIAL/FLOOD HAZARD)



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-A-R/F-H (Forestry Agriculture Recreational/Flood Hazard) District to a city zoning classification of RS-1/F-H (Single Family Residential/Flood Hazard) District for an annexation area referred to as "McLemore", comprising 66.94 acres more or less, generally located at Jack Exum Lane, and being more fully described as follows:

Beginning at an iron pin set at the southeast corner of Raymond Epperson, (Deed Book 746, Page 774) said point being in the north right of way of Exum Road, which is 25 feet each side of centerline, said point also being the southwest corner of the tract herein described; runs thence north 03 degrees 51 minutes 19 seconds east, generally following a fence, 510.95 feet to a chain link fence post; said point being the northeast corner of aforementioned Epperson; runs thence north 81 degrees 09 minutes 14 seconds west, generally following a fence, 112.75 feet to a chain link fence post; runs thence with the west line of "The Summit", Zeko Properties, LLC, (Deed Book 754, Page 1429) generally following a fence the following calls; north 02 degrees 53 minutes 17 seconds east, 315.16 feet; north 01 degrees 53 minutes 32 seconds east, 367.85 feet; north 04 degrees 08 minutes 20 seconds east, 469.56 feet; north 05 degrees 23 minutes 59 seconds east, 266.58 feet; north 03 degrees 57 minutes 15 seconds east, 1378.52 feet; north 02 degrees 55 minutes 10 seconds east, 210.24 feet; north 01 degrees 01 minutes 58 seconds east, 611.77 feet; and north 00 degrees 16 minutes 00 seconds east, 131.13 feet to an iron pin set at the northwest corner of the tract herein described; said point being in the south right of way of the West Tennessee Railroad, which is 50 feet each side of centerline; runs thence with said railroad right of way the following calls; south 72 degrees 44 minutes 56 seconds east, 211.55 feet; south 73 degrees 41 minutes 44 seconds east, 314.75 feet; and south 73 degrees 51 minutes 53 seconds east, 222.71 feet to an iron pin set at the northeast corner of the tract herein described; runs thence with the east line of said tract, which is the west line of Martha Clanton and Helen New, (Deed Book 671, Page 587) generally following the meanders of an old fence the following calls; south 03 degrees 19 minutes 27 seconds west, 248.66 feet; south 03 degrees 37 minutes 56 seconds west, 213.91 feet; south 03 degrees 23 minutes 51 seconds west, 356.02 feet; south 03 degrees 19 minutes 55 seconds west, 325.26 feet; south 03 degrees 21 minutes 45 seconds west, 318.25 feet; south 03 degrees 14 minutes 00 seconds west, 283.08 feet; south 03 degrees 14 minutes 39 seconds west, 611.21 feet; south 03 degrees 08 minutes 29 seconds west, 430.68; south 03 degrees 24 minutes 34 seconds west, 456.75 feet; south 03 degrees 14 minutes 14 seconds west, 190.83 feet; south 04 degrees 34 minutes 11 seconds west, 353.67 feet; and south 04 degrees 12 minutes 39 seconds west, 313.10 feet to an iron pin set at the southeast corner of the tract herein described, said point being in the aforementioned north right of way of Exum Road; runs thence with *said* north right of way of Exum Road north 86 degrees 35 minutes 48 seconds west, 596.57 feet to the point of beginning; containing within these calls 66.94

acres of land as surveyed by Richard N. Brown, R.L.S. 1778, Surveying Services, Inc., 41 Heritage Square, Jackson, Tennessee 38305 (731-664-0807).

The tract described above being the property conveyed from Billie Frances McGuire (formerly known as Billie Francis McLemore) unto McLemore Investments, LLC as described in Deed Book 760 on Page 1955 in the Register's Office of Madison County, Tennessee and shown on Tax Map 27, as Parcel 30.00 in the Assessor's Office of Madison County, Tennessee.

SECTION II. This Ordinance becomes effective 14 days after its adoption, the public welfare requiring it.

MAYOR

INTRODUCED: _____

ADOPTED: _____



**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; and

WHEREAS, an update is necessary to the land use plan to support the rezoning of property located at Jack Exum Road to depict this property as appropriate for residential development; 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 amend, on motion of _____ seconded by _____, foregoing motion passed unanimously this the 6th day of April, 2022.

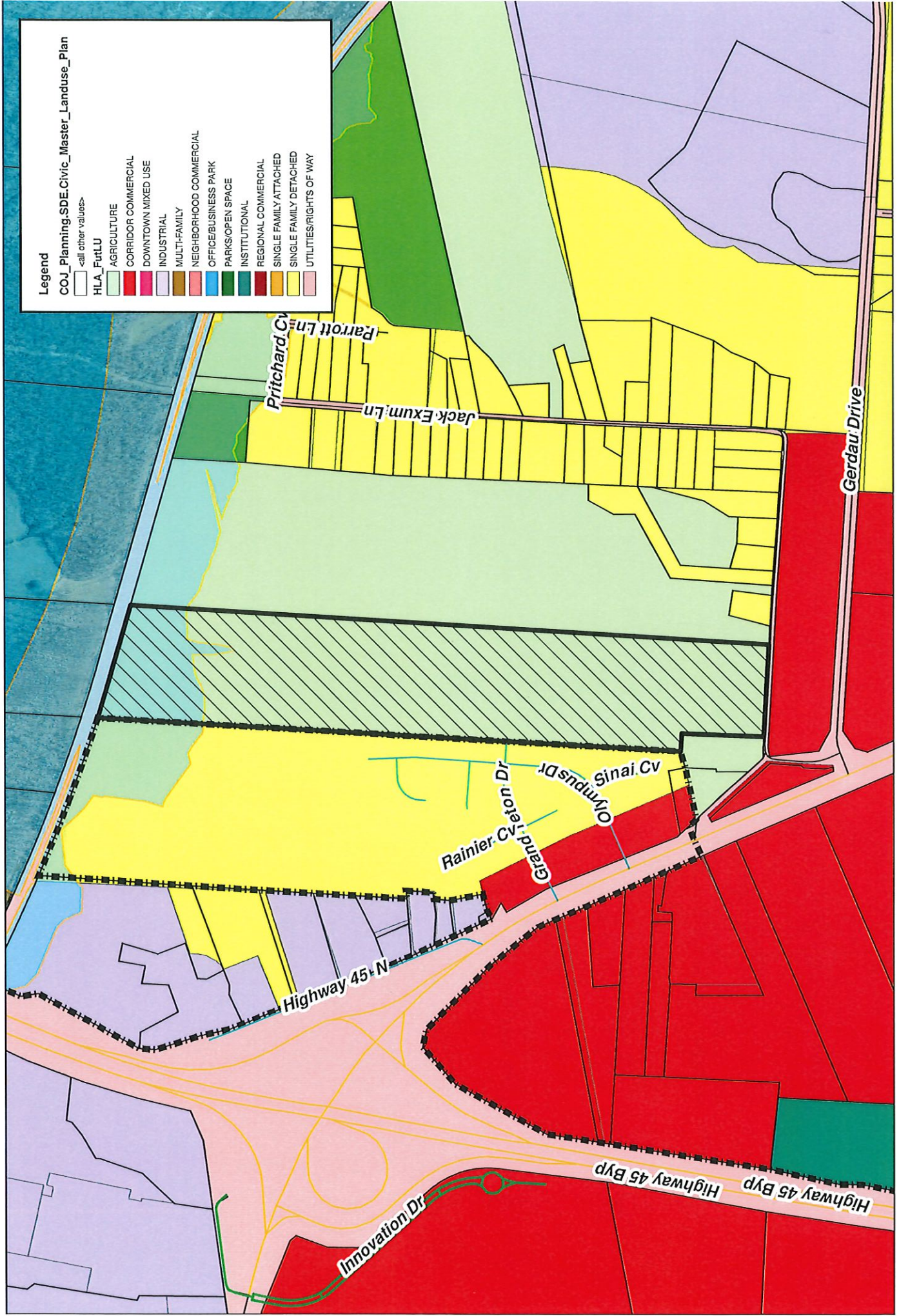
Chairperson of the Jackson Municipal Regional Planning Commission

Secretary of the Jackson Municipal Regional Planning Commission

COMPREHENSIVE CIVIC MASTER LANDUSE PLAN AMENDMENT

JACK EXUM ROAD - McLEMORE ANNEXATION

FROM: AGRICULTURE TO: SINGLE FAMILY DETACHED



SURVEYING SERVICES, INC.

R. BRUCE RICHARDSON
R.L.S. 1420

RYAN L. RICHARDSON
R.L.S. 3053

BRYAN J. BATTE
R.L.S. 2190

41 Heritage Square
Jackson, Tennessee 38305
731-664-0807 * FAX 668-3586

DAVID EVANS, P.E. 6244
R.L.S. 171

RICHARD N. BROWN
R.L.S. 1778

JUSTIN A. PARRISH
R.L.S. 3009

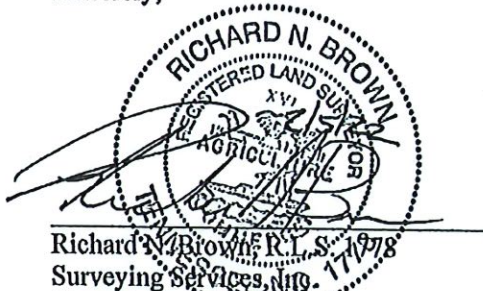
February 5, 2022

To Whom It May Concern:

We are requesting the 66.94 acre McLemore Investments, LLC property located on Exum Road, as shown on the attached Boundary Plat prepared for Zeko Properties, LLC, and as described in the attached property description, be annexed into the City of Jackson and rezoned from "F-A-R" to "RS-1". The property is shown on Tax Map 027, as Parcel 030.00 in the Assessor's Office of Madison County, Tennessee. This request is being made allow for a proposed residential development on the property.

If you have any questions concerning this information, please do not hesitate to call.

Sincerely,


Richard N. Brown, R.L.S. 1778
Surveying Services, Inc.
41 Heritage Square
Jackson, Tennessee 38305

NOTICE OF PROPOSED ANNEXATION - ROSS AREA U. S. HIGHWAY 412 EAST



**PLAN OF SERVICE
FOR THE ANNEXATION OF AN AREA REFERRED TO AS
ROSS ANNEXATION AREA**

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:

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. The area being annexed contains no existing houses. A 12-in water main is available along the north side of Highway 412. Existing JEA policy regarding connection and access fees apply at the time of request of service.

D. Wastewater

1. The area being annexed contains no existing houses. A wastewater lift station is available along the north side of Highway 412. Existing JEA policy regarding connection and access fees apply at the time of request of service.

E. Electricity

1. JEA has electric service approximately 500' west of the proposed annexation. JEA will extend three phase electric along Highway 412 E once annexed at no

charge to the City. Any fees associated with extending facilities into the development will be calculated according to JEA's policy and procedures.

F. Gas

1. Gas is available for this area on Hwy 412 E. JEA to install gas main justified by load inside any development or subdivision of this annexation area after final plat approved. 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 McLemore Annexation Area.

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 Ross Annexation Area and will continue to serve the area after the effective date of annexation.
1. Specific zoning for the annexed area will be adopted upon the effective date of annexation. The proposed zoning classification for the Ross Annexation Area 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 has existing fiber optic cable and underground conduit extending the length of the proposed annexation area along US-412 E. There will be no fees associated with the cost to extend the fiber optic cable, however customer drop cost will be charged as noted in board approved rates.

MAYOR

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 ROSS**

WHEREAS, a public hearing before this body was held on the 3rd day of May, 2022 and notice thereof published in the Jackson Sun on the 18th day of April 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 May 3, 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:

SECTION 2. This Ordinance shall become effective fourteen (14) days after its passage, the public welfare requiring it.

MAYOR

First Reading: _____

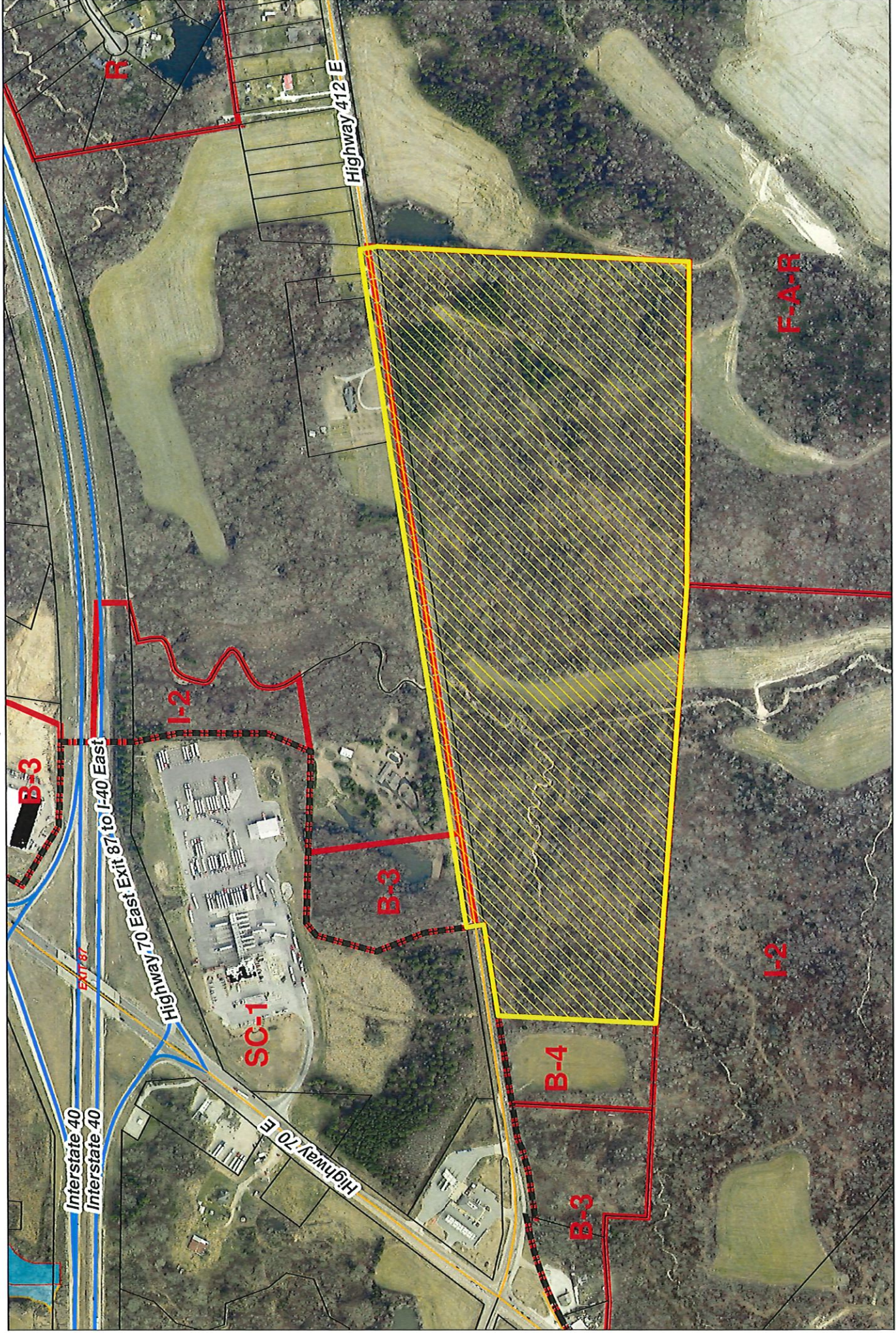
Second Reading: _____

Effective Date: _____

PROPOSED ZONING - ROSS ANNEXATION AREA

U. S. HIGHWAY 412 EAST

FROM: F-A-R (FORESTRY-AGRICULTURE-RECREATION) B-3 (HIGHWAY BUSINESS & B-4 (PLANNED SHOPPING CENTER
TO: I-2 (LIGHT INDUSTRIAL)



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-A-R/B-3/B-4 (Forestry Agriculture Recreational/Highway Business/Planned Shopping Center) District to a city zoning classification of I-2 (Light Industrial) District for an annexation area referred to as "Ross", comprising 71.6 acres more or less, generally located at U.S Highway 412 East, and being more fully described as follows:

Lying in the Sixth Civil District, Madison County, Tennessee and being part of a larger tract of land belonging to Ross Family Partnership as recorded in Deed Book 725, Page 305, Register's Office of Madison County, Tennessee and further described as follows:

Beginning at a 5/8" iron rod stamped T.W.R.A. Boundary in the South right of way of U.S. Highway 412 (State Route 20) at the Northeast corner of Tennessee Wildlife Resource Foundation, Inc. as recorded in Deed Book 767, Page 431, Register's Office of Madison County, Tennessee and the Northwest corner of the herein described tract; thence, from the point of beginning and with the South right of way of U.S. Highway 412 (State Route 20), North 81 degrees 05 minutes 56 seconds East, 375 +/- feet to a point; the north at a right angle with the centerline of U. S Highway 412 East, 80 feet to a point on the north margin of U. S. Highway 412 East, said point also being the southwest corner of the Walter C. Hammer tract (AKA #73 U. S. Highway 412 East); thence along the north margin of U. S. Highway 412 East, North 81 degrees 05 minutes 56 seconds East 2,800 +/- feet to a point; thence south at a right angle with the centerline of U. S. Highway 412 East, 80 feet to 1/2" Rebar stamped Surveying Services at the Northern most Northwest corner of Morgan Holding Company, LLC as recorded in Deed Book 761, Page 910, Register's Office of Madison County, Tennessee; thence, with lines of Morgan Holding Company, LLC and generally with a fence, the following calls: South 06 degrees 07 minutes 19 seconds West 1275.03 feet to a 1/2" Rebar stamped Surveying Services; thence North 87 degrees 43 minutes 49 seconds West 1222.54 feet to a large oak tree at a fence corner at the Northwest corner of Morgan Holding Company, LLC; thence, on a new line through Ross Family Partnership, North 87 degrees 15 minutes 29 seconds West 1778.62 feet to at a 5/8" iron rod stamped T.W.R.A. Boundary at the Southeast corner of Tennessee Wildlife Resource Foundation, Inc.; thence, with the East line of Tennessee Wildlife Resource Foundation, Inc., North 02 degrees 47 minutes 56 seconds East, 694.14 feet to the point of beginning, containing 71.6 +/- Acres.

SECTION II. This Ordinance becomes effective 14 days after its adoption, the public welfare requiring it.

MAYOR

INTRODUCED: _____

ADOPTED: _____

March 4, 2022

I, John Ross, Partner of Ross Family Partnership, request 66.96 +/- acres to be annexed into the City of Jackson and request said property to be rezoned from Madison County Zoning B-4 to I-2 City of Jackson upon annex.



John Ross, Partner
Ross Family Partnership



**DESIGN REVIEW STAFF REPORT
CARE CENTER LIBERTY STREET HOMES**

The Planning Staff would recommend approval of the design review request with the following stipulations:

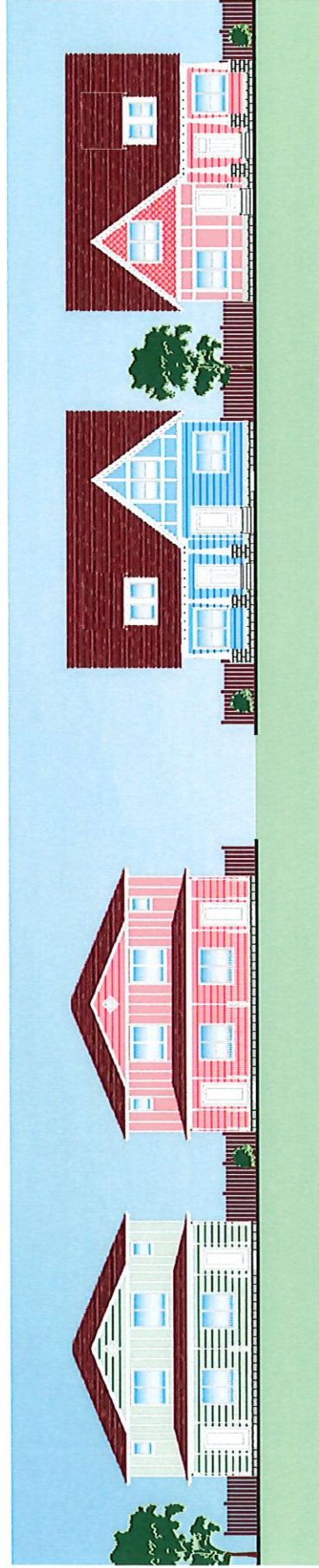
- 1) Recommend the Alternate elevations only
- 2) Recommend that one door be front facing and the other be side facing

SITE LOCATION MAP
DESIGN REVIEW - CARE CENTER REDEVELOPMENT PROJECT
N. LIBERTY STREET, E. ORLEANS STREET & N. CHURCH STREET



North Liberty Care Center Redevelopment Project

May 5, 2021



General Notes

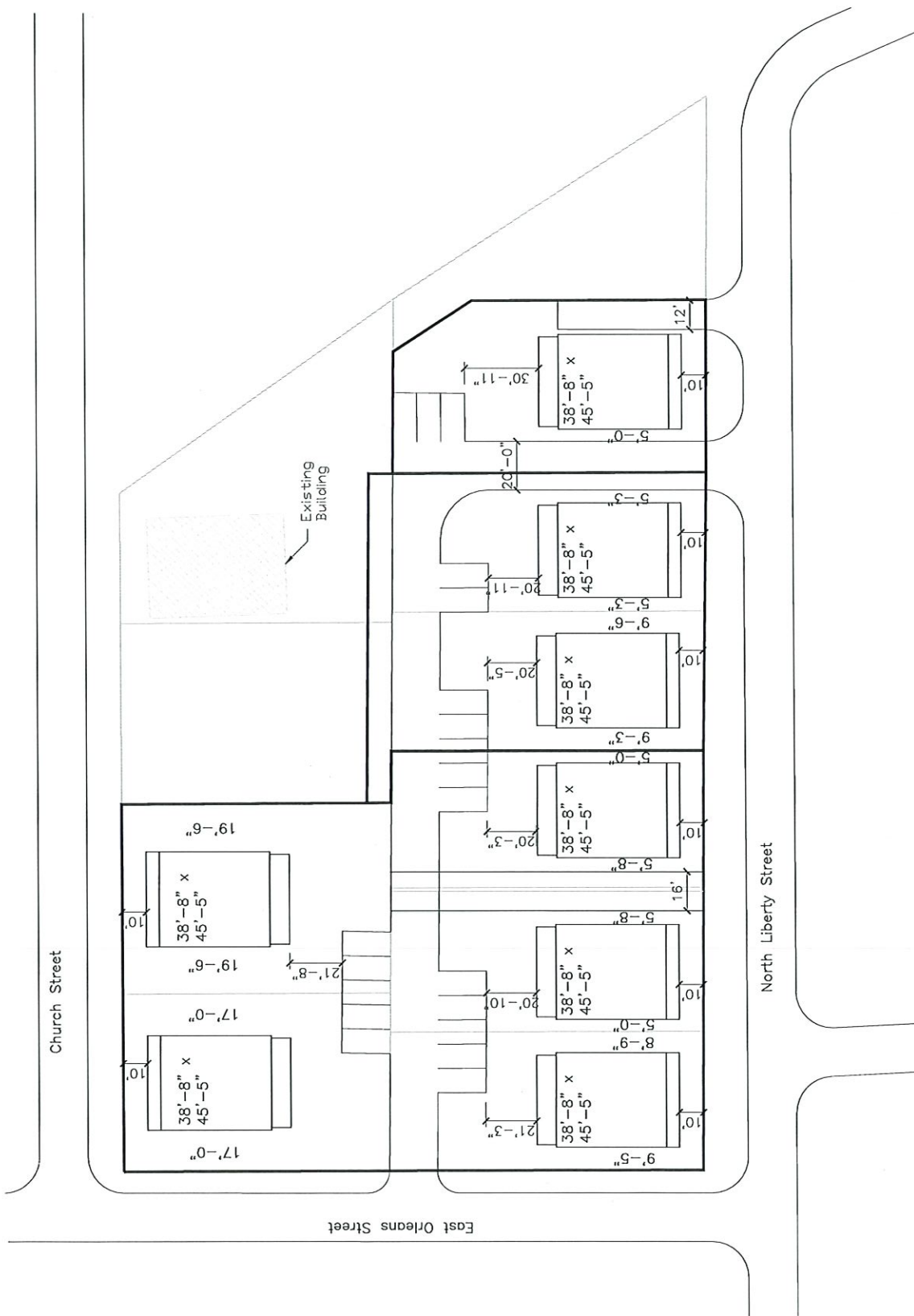
Date	Revision/Issue

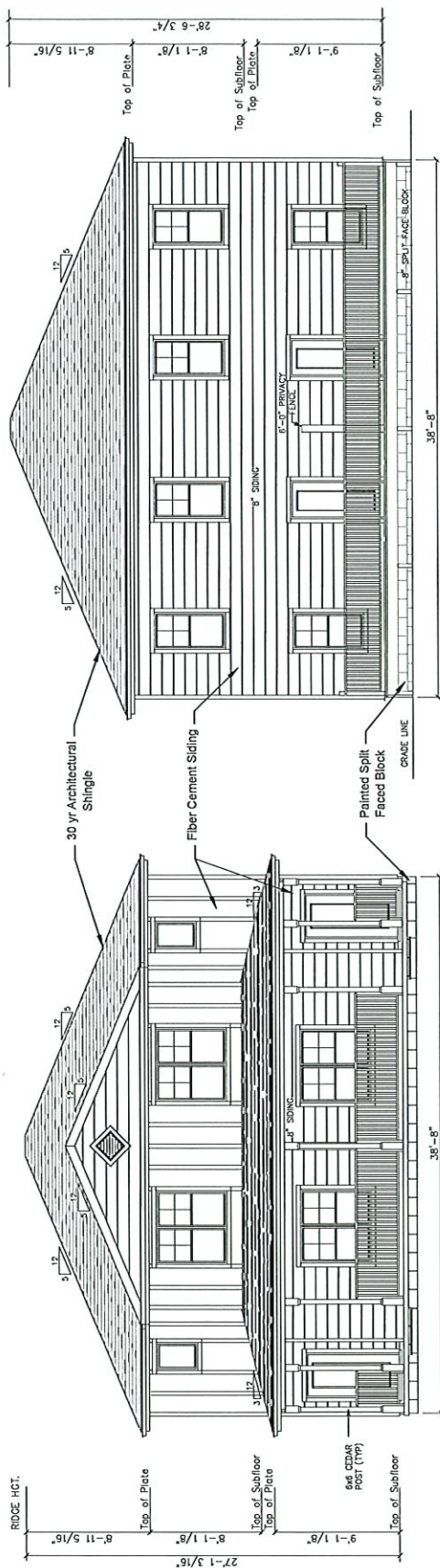
ROCKER CONSTRUCTION
COMPANY, INC.
805 SOUTH PARK STREET JACKSON, TN 38301
PHONE: (731) 437-9225 FAX: (731) 437-4443

Client Name
Care Center
Redevelopment
North Liberty St
Jackson TN

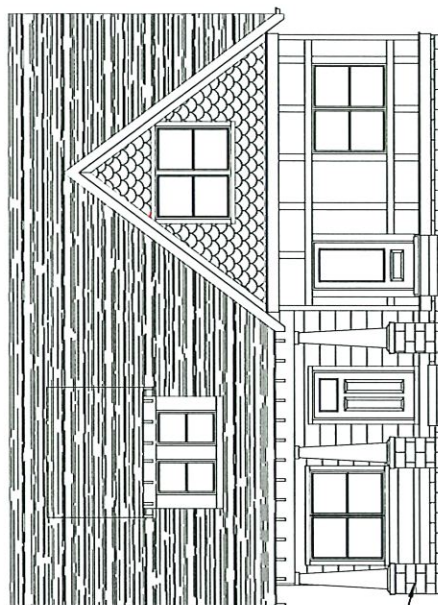
Client Name
Care Center
Date
11/16/21
Scale
1/16" = 1'-0"

00

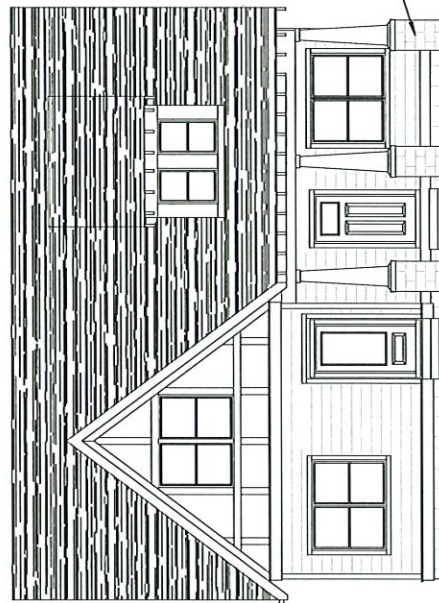




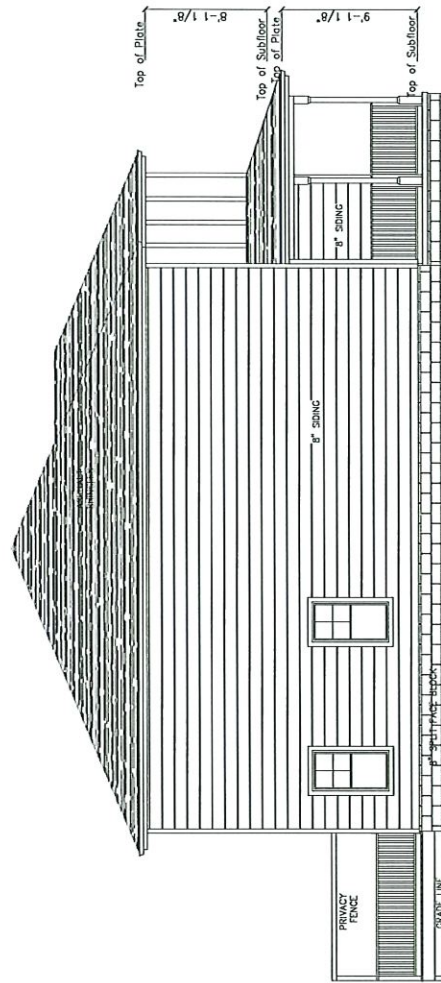
REAR ELEVATION



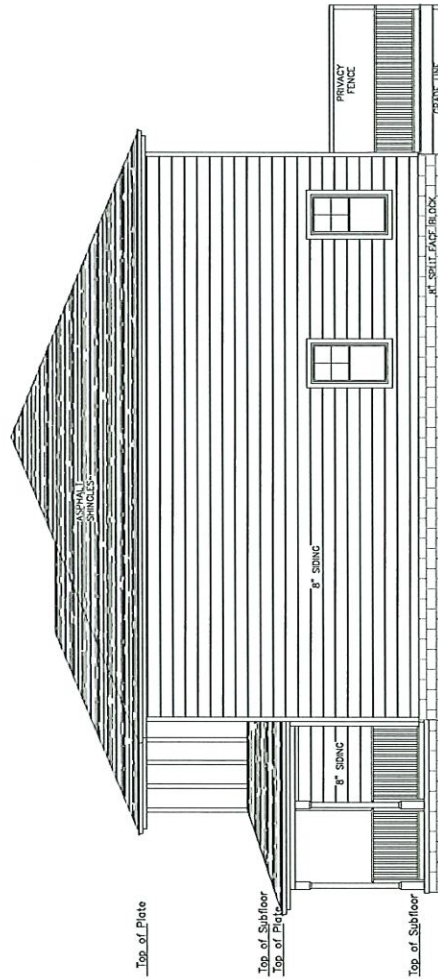
ALTERNATE ELEVATION 2



ALTERNATE ELEVATION 1



LEFT ELEVATION



RIGHT ELEVATION

General Notes

Date Revision/Issue

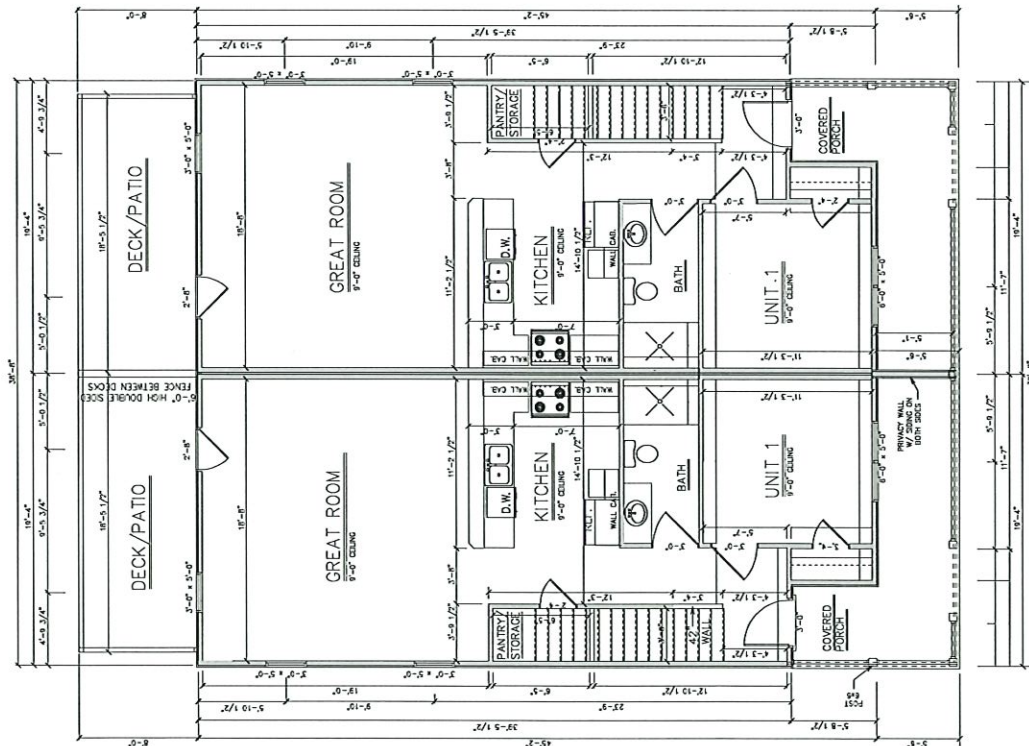
ROCKER CONSTRUCTION
COMPANY, INC.
85 SOUTH POPE STREET PHONE: (71) 437-4228
JACKSON, TN 38301 FAX: (71) 437-4443

Left - Right
Elevations
North Liberty St
Jackson TN

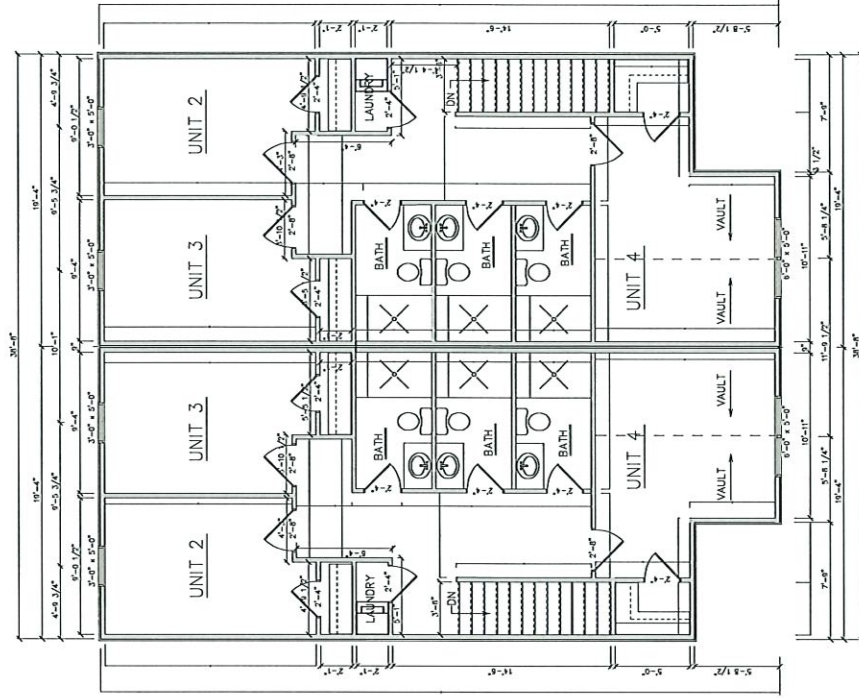
Project Name
Elevations
Date 12/16/21
Scale 1/8" = 1'-0"

05

MAIN FLOOR PLAN



SECOND FLOOR PLAN



General Notes

ROCKER CONSTRUCTION
 COMPANY, INC.
 808 SOUTH BOWLING GREEN
 JACKSON, TN 38201
 Phone: (731) 427-8330
 Fax: (731) 427-4443

Floor Plan
 North Liberty St
 Jackson, TN

Floor Plan
 05/04/21
 1/8" = 1'-0"

06



DESIGN REVIEW STAFF REPORT STARBUCKS

The Planning Staff would recommend approval of the design review request since it is:

- 1) Similar in design to the commercial buildings in Jackson Walk
- 2) Pedestrian friendly design
- 3) Traffic Study confirms that the traffic flow will function well and will not negatively affect the intersection at Lafayette and Highland

SITE LOCATION MAP
DESIGN REVIEW - PROPOSED STARBUCKS
203 NORTH HIGHLAND AVENUE



SWC OF NORTH
HIGHLAND AVE. & WEST
LAFAYETTE ST.
PREPARED FOR
HENRY TURLEY CO
JACKSON
TENNESSEE

SITE LAYOUT PLAN

JOHA PROJECT	115393000	DATE	02/07/2022	SCALE AS SHOWN	DESIGNED BY	LS	CHECKED BY	ZLH	JP
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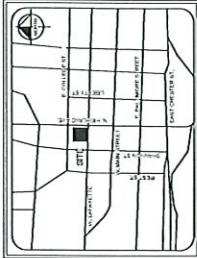
Kimley»Horn

WOMEN'S JOURNAL

CN	

SW

314



VICINITY MAP

GENERAL NOTES

- [illegible]

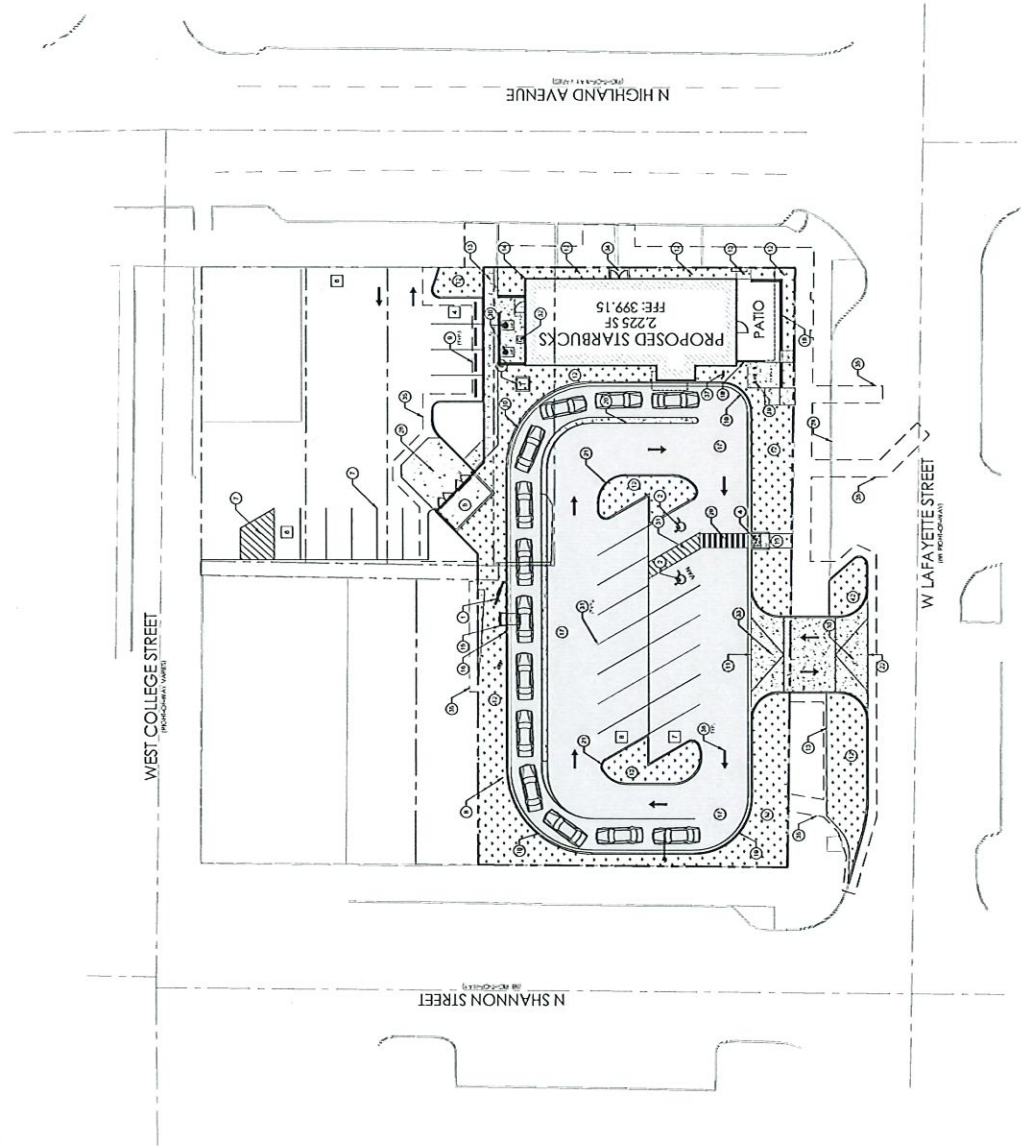
SITE DATA TABLE

[illegible]

LEGEND

PROPOSED BUILDING
 PROPOSED HEAVY DUTY ASPHALT PAVEMENT
 PROPOSED HEAVY DUTY CONCRETE PAVEMENT
 PROPOSED CONCRETE SIDEWALK
 PROPOSED LANDSCAPE AREA
 PARKING COUNT
 PROPERTY LINE
 SAWCUT LINE
 SAWCUT OVERHANG
 ADA ACCESSIBLE ROUTE

KEYNOTE INDEX

[illegible]

**NOT FOR
CONSTRUCTION**



Call before you dig.

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EXTERIOR CONCEPT PACKAGE

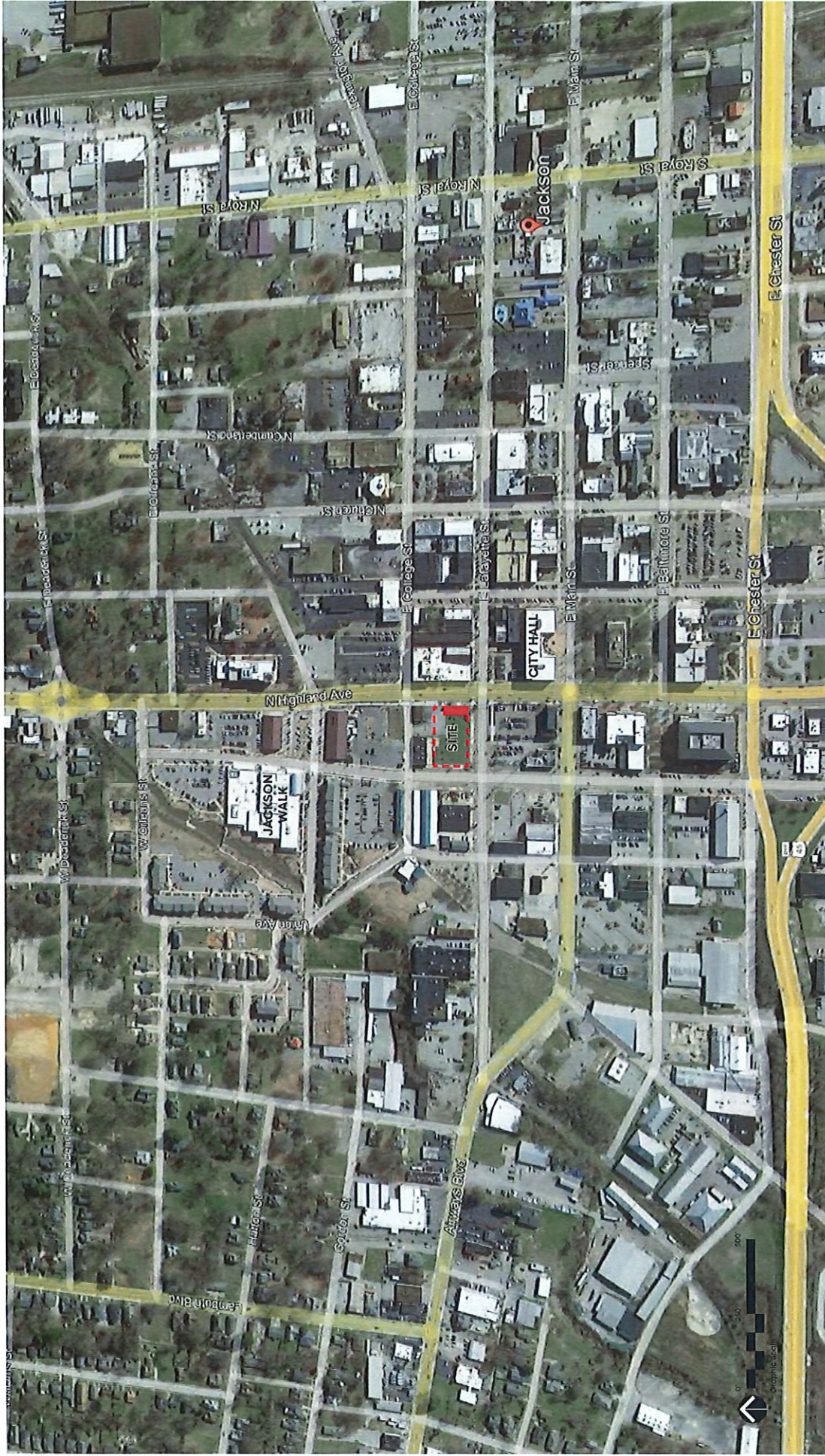
Starbucks

Jackson, TN

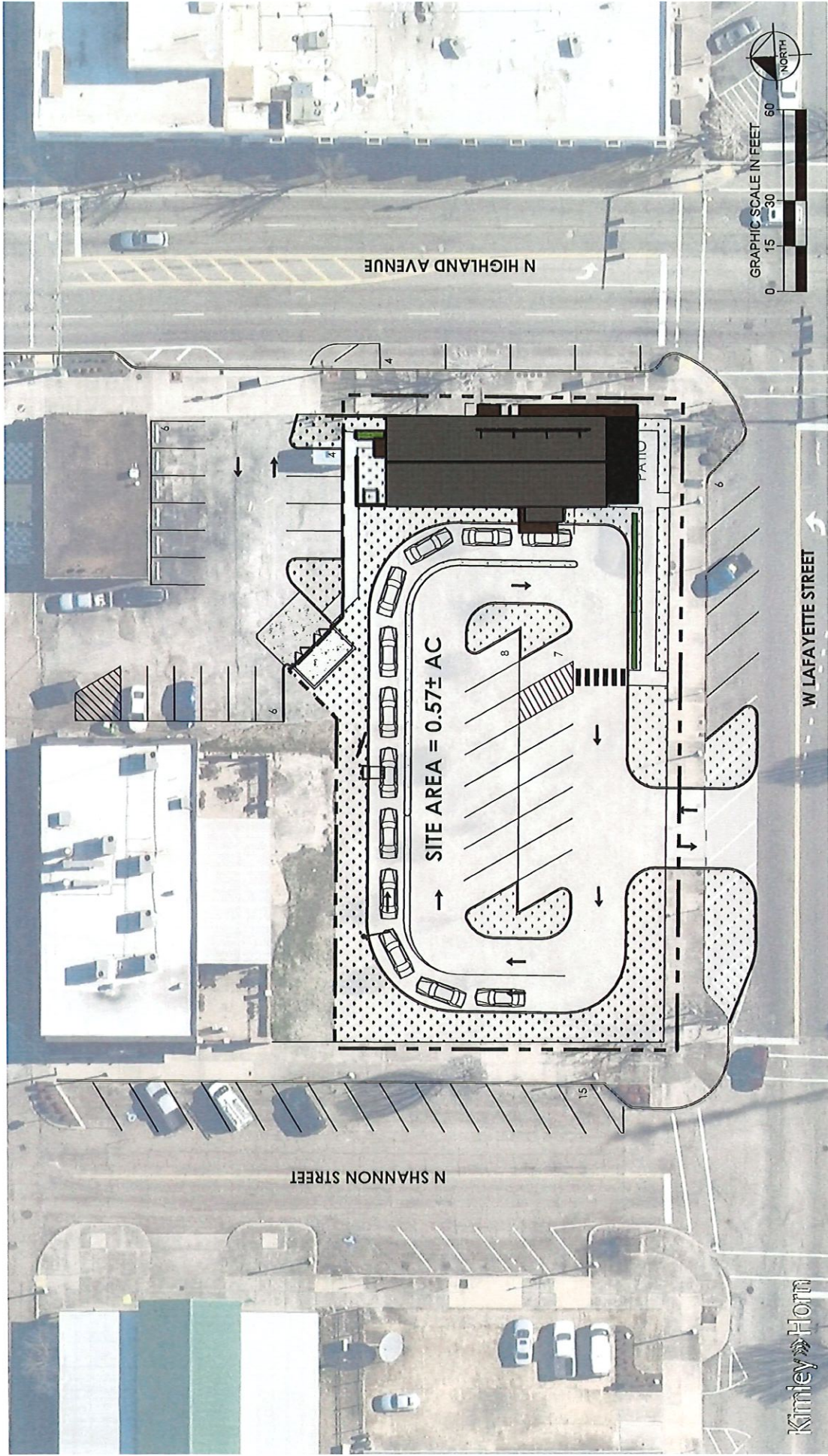


Henry Turley
COMPANY

December 8, 2021



Site Aerial - Downtown Jackson



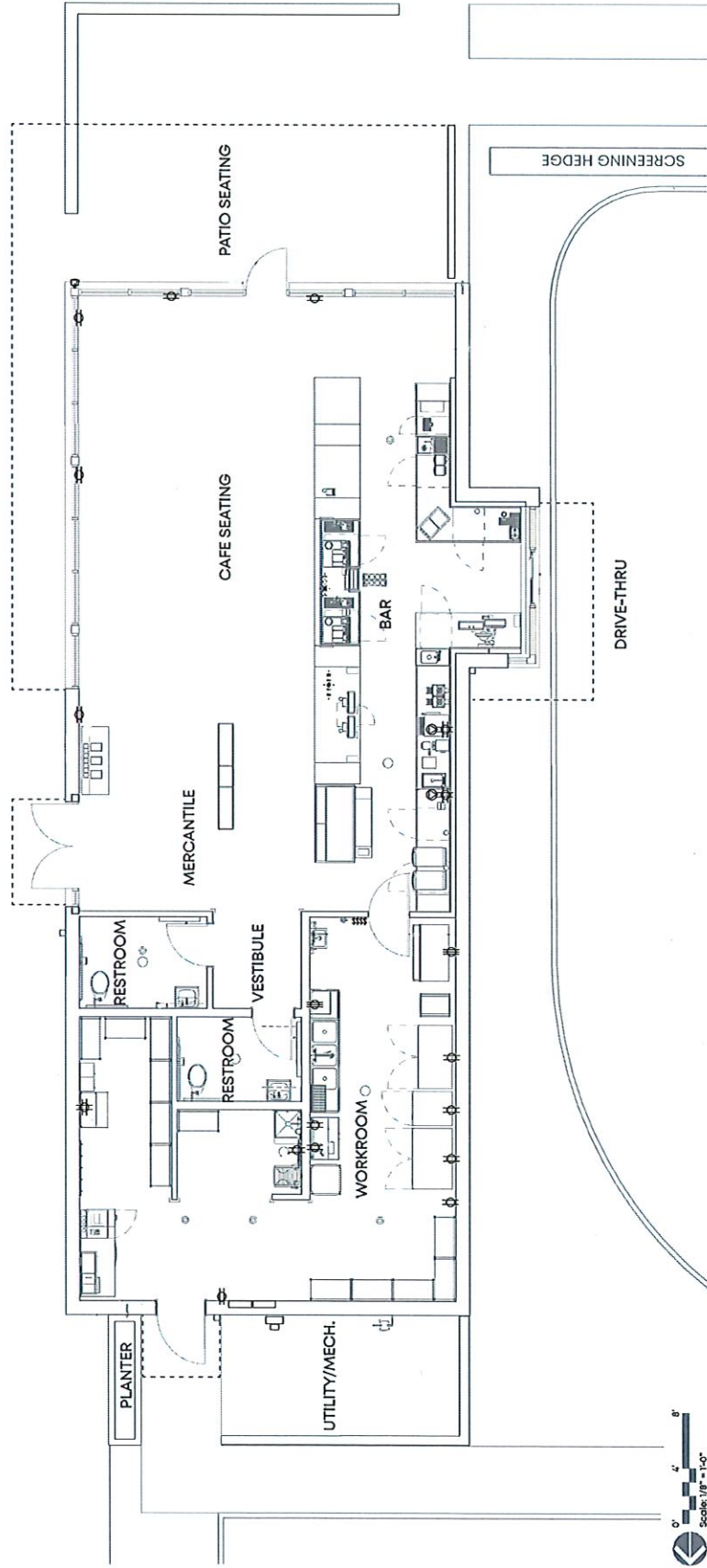
Henry Turley
COMPANY

Site Plan

Starbucks
Jackson, TN | 12.07.21
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LRK

HIGHLAND AVE.



LAFAYETTE ST.



Starbucks

Jackson, TN | 12.07.21

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Starbucks Floor Plan

Henry Turley
COMPANY





Starbucks

Jackson, TN | 12.07.21

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Southeast Corner - Highland and Lafayette

Henry Turley
COMPANY

LRK

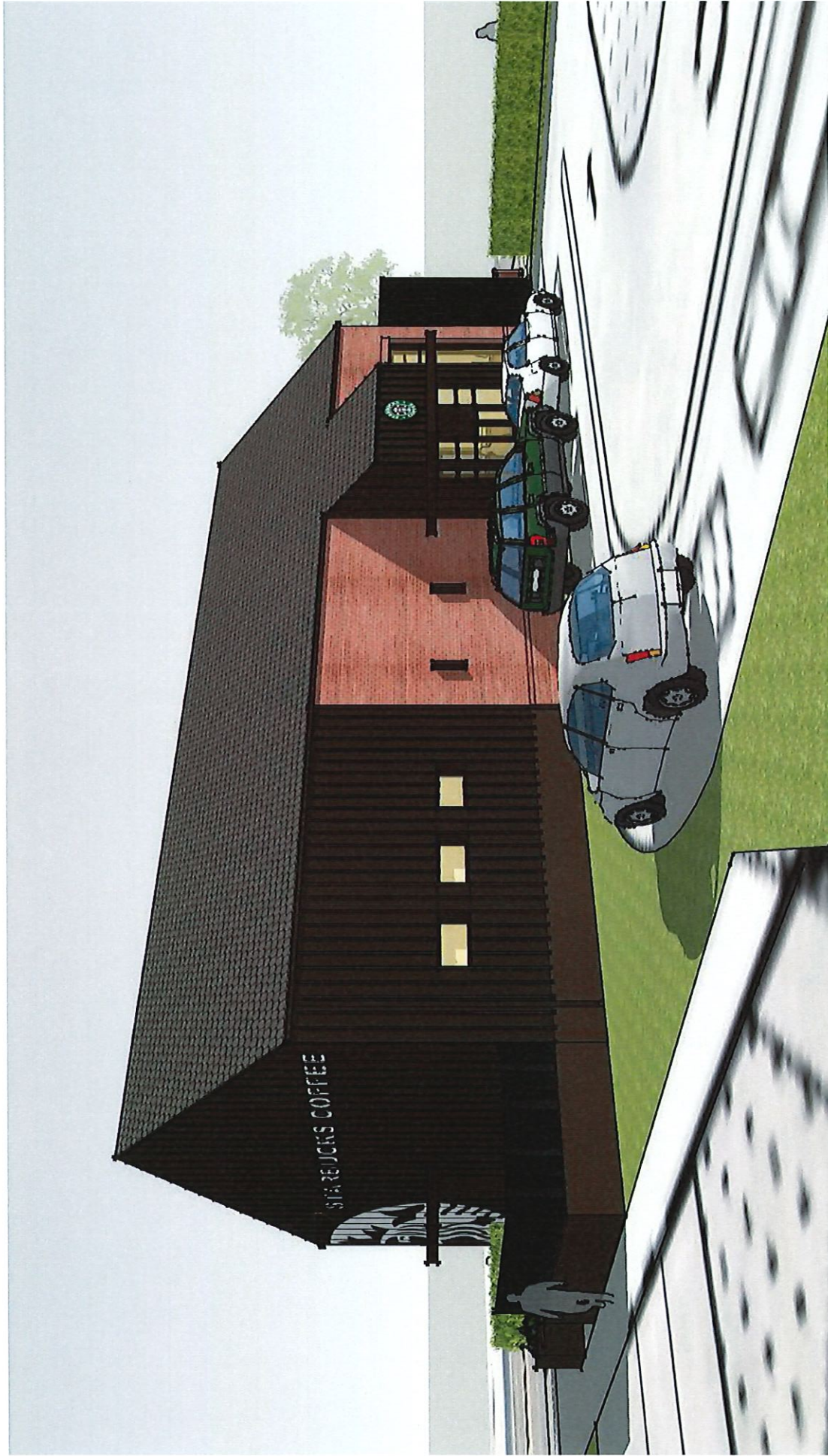


Henry Turley
COMPANY

Northeast Corner - Highland

Starbucks
Jackson, TN | 12.07.21
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LRK



Henry Turley
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Northwest Corner - Drive-thru

Starbucks
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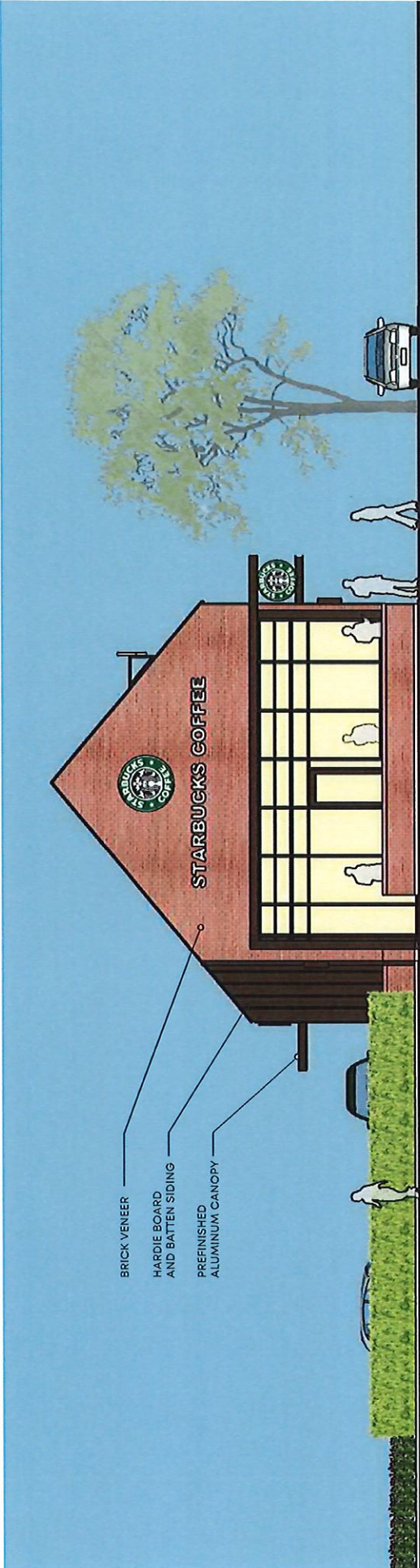


Henry Turley
COMPANY

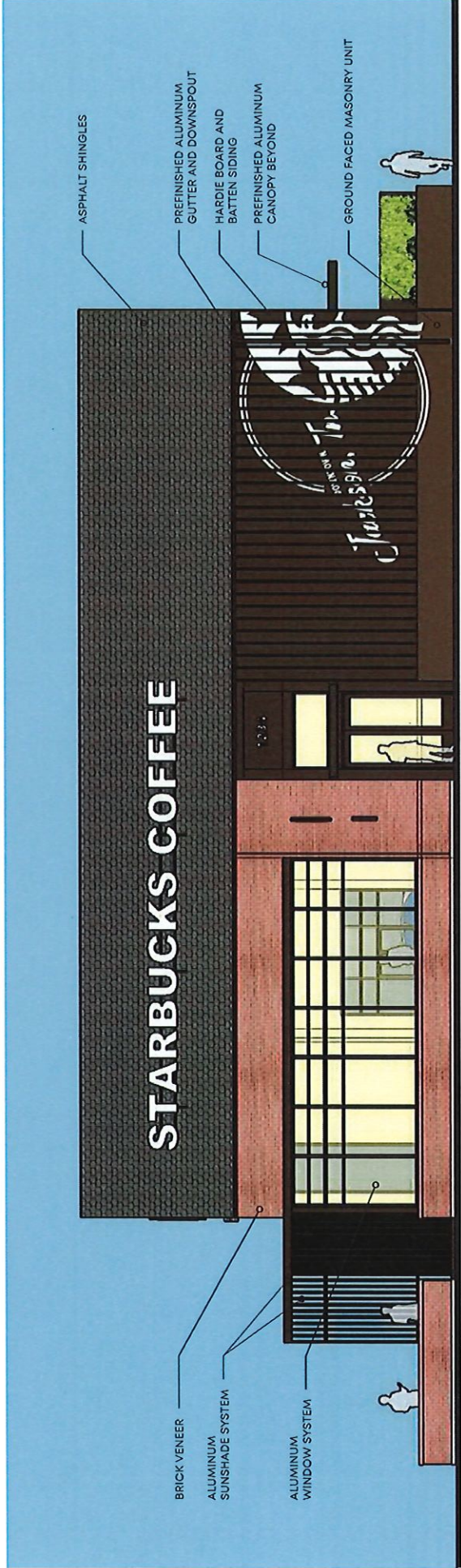
Southwest Corner - Patio on Lafayette

Starbucks
Jackson, TN | 12.07.21
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BRICK VENEER
HARDIE BOARD
AND BATTEN SIDING
PREFINISHED
ALUMINUM CANOPY



ASPHALT SHINGLES
PREFINISHED ALUMINUM
GUTTER AND DOWNSPOUT
HARDIE BOARD AND
BATTEN SIDING
PREFINISHED ALUMINUM
CANOPY BEYOND
GROUND FACED MASONRY UNIT

STARBUCKS COFFEE

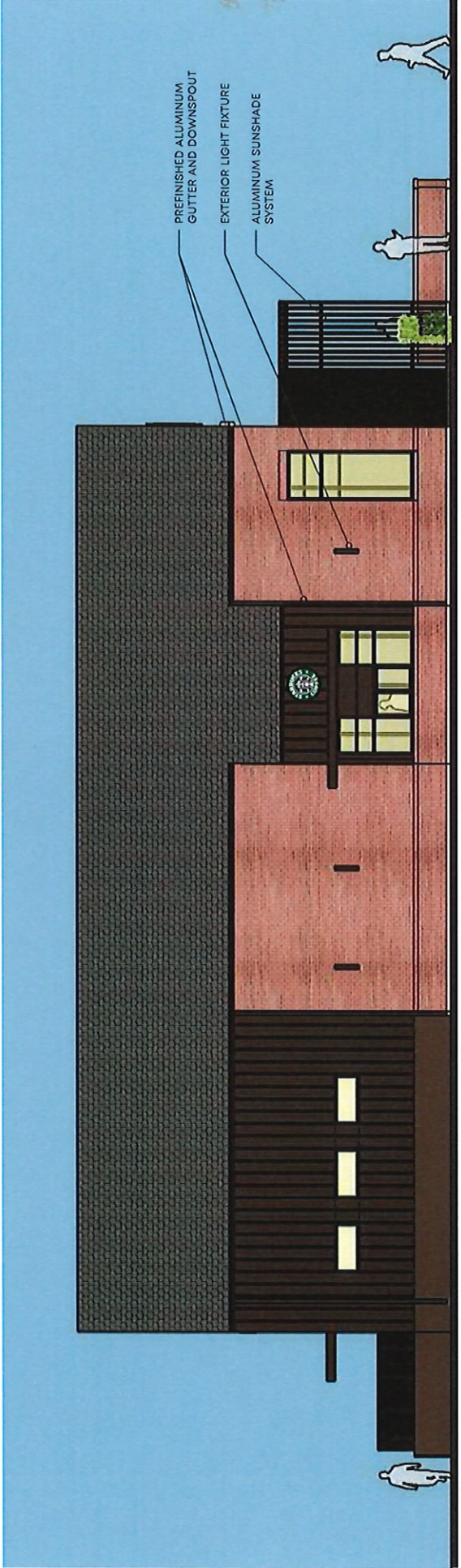
BRICK VENEER
ALUMINUM
SUNSHADE SYSTEM
ALUMINUM
WINDOW SYSTEM

Starbucks
Jackson, TN | 12.07.21
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Henry Turley
COMPANY

Elevations - Lafayette St. and Highland Ave.
SCALE: 1/8" = 1'-0"

LRK



Henry Turley
COMPANY

Elevations - Rear and Drive - Thru Side
SCALE: 1/8" = 1'-0"

Starbucks
Jackson, TN | 12.07.21
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LRK



UPDATE OF THE MAJOR ROAD AND STREET PLAN MAP

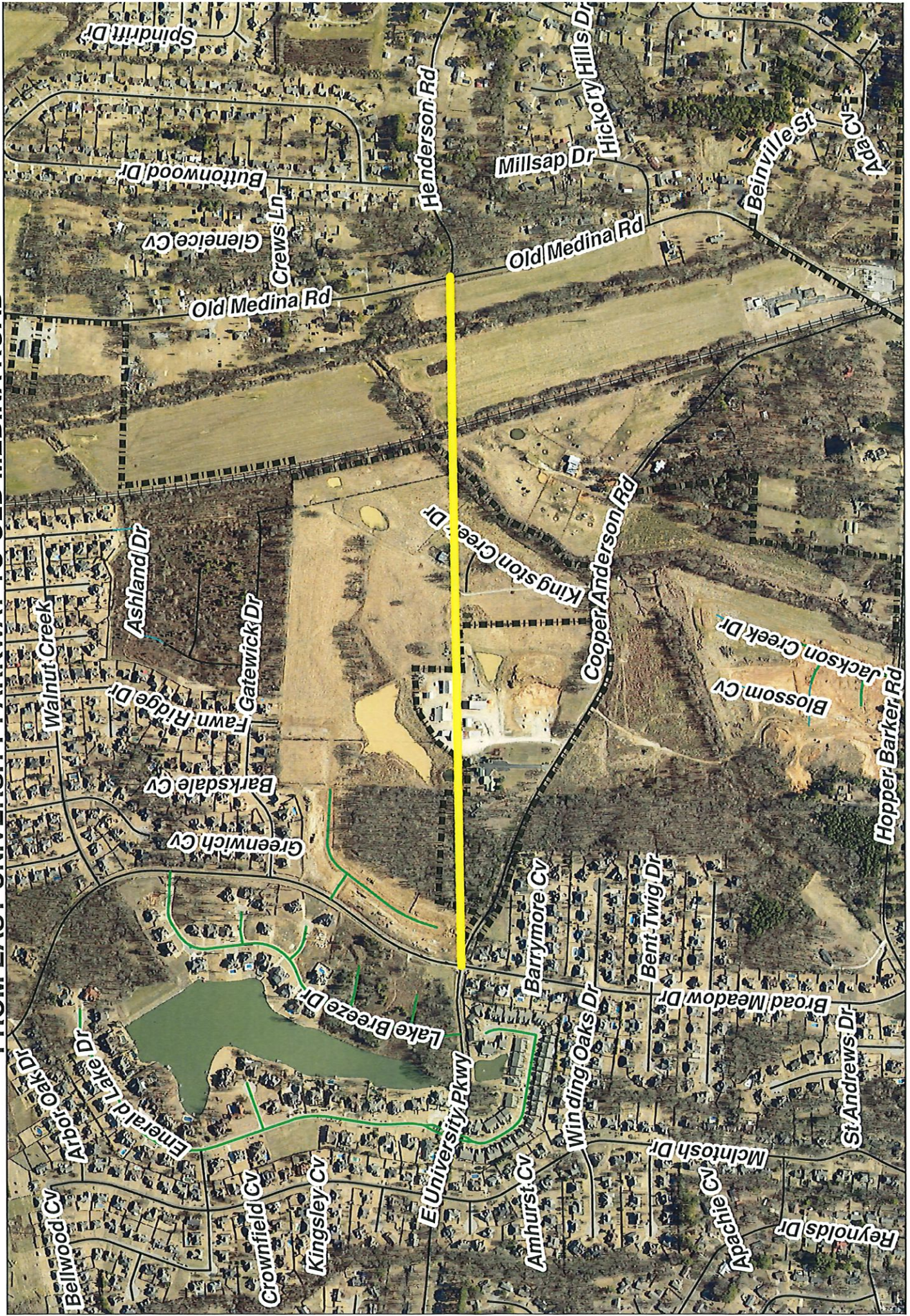
The Major Road and Street Plan for Jackson and Madison County is periodically reviewed to ensure it continues to accurately reflect current plans and conditions. Through this process, a two recommended updates were identified:

1. Vann Drive: Revise the map to eliminate the future extension of Vann Drive from North Highland to Old Medina Road.
2. E. University Parkway: Revise the map to eliminate the future extension of E. University Parkway from Cooper Anderson to Old Medina Road.

If approved, the revised plan will also be recorded with Madison County so it may have full effect through the applicable subdivision regulations. Staff will present a larger scale map at the meeting to facilitate review and discussion.

This aerial map illustrates the proposed I-40 West extension project. The new extension is highlighted in yellow, starting from the existing I-40 East segment (marked with a red line) near the intersection of N Highland Ave and MCO Rd, and extending westward through the area. The map shows the corridor passing through residential and commercial areas, with numerous local roads labeled. Key roads include N Highland Ave, MCO Rd, Ridgecrest Rd, and others. The existing I-40 East segment is shown in blue, and the proposed extension is shown in yellow. The map also shows the surrounding landscape, including trees and buildings.

MAJOR ROAD & STREET PLAN AMENDMENT
REMOVE PROPOSED ARTERIAL ROUTE
FROM EAST UNIVERSITY PARKWAY TO OLD MEDINA ROAD





**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 reflect the current development patterns; 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 6th day of April 2022.

Chairperson of the Jackson Municipal Regional Planning Commission

Secretary of the Jackson Municipal Regional Planning Commission

COMPREHENSIVE CIVIC MASTER LANDUSE PLAN AMENDMENT
N.E. QUAD OF HIGHLAND, I-40, MCO & BENT OAKS DRIVE
FROM: REGIONAL COMMERCIAL TO: SINGLE FAMILY DETACHED

