

AGENDA
JACKSON MUNICIPAL REGIONAL PLANNING COMMISSION
CITY HALL – GEORGE A. SMITH MEETING ROOM
FIRST FLOOR – 109 EAST MAIN STREET – SUITE 107
MAY 4, 2022 – 3:00 P.M.

- I. CALL TO ORDER/DETERMINATION OF QUORUM
- II. ELECTION OF OFFICERS
- III. APPROVAL OF MINUTES FOR THE APRIL 6, 2022 MEETING
- IV. REZONINGS (CITY)
 - 1. Consideration of a request to rezone property located at 2949 Highway 45 Bypass from O-C (Office Center) District to SC-1 (Planned Commercial) District, comprising 6.7 acres, more or less, submitted by Alissa Maness on behalf of Wilbur Ledford Trustee
 - 2. Consideration of a request to rezone property located at Ashport Road (Shiloh Springs Subdivision) from R-S (Single Family Residential) District to RS-2 (Single Family Residential) District, comprising 26.61 acres, more or less, submitted by Surveying Services, Inc. on behalf of DMC/Winberry
- V. SUBDIVISION
 - 1. Consideration of a revised preliminary plat for Shiloh Springs Sections 7, 8, 9, 10 and 12, on 33.25± acres, submitted by Surveying Services, Inc. on behalf of DMC Winberry
- VI. ALLEY AND STREET CLOSURES
 - 1. Consideration of a request to close Jefferson Alley located between South Royal Street, Dr. Martin Luther King Jr. Drive and Short Street
 - 2. Consideration of a request to close an alley located between 118 McCowat Street and 317 North Highland Avenue and to close the remaining portion of White Street North located between 117 West Deaderick Street and 309 North Highland Avenue
- VII. DESIGN REVIEWS
 - 1. Consideration of a design review application for Mound City Redevelopment, proposed to be located at 215 and 217 Iselin Street, 108 Dempster Street and 108 and 130 Daugherty Street on .86± acres in a RG-2 (General Residential) District, submitted by Michael Miner

2. Consideration of a design review application for Fast Pace Health, proposed to be located at 2066 North Highland Avenue on .9± acres in a O-C (Office Center) District, submitted by Rick Morrow on behalf of Barry H. Thompson
3. Consideration of a design review application for Johnny Brown Residence, proposed to be located at 139 Hatton Street on .22± acres in a RG-1/C (General Residential/Conservation) District, submitted by Johnny Brown
4. Consideration of a design review application proposed to be located at 113 and 115 Gates Street on .18± acres in a RG-2 (General Residential) District, submitted by Timothy Wilson

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
APRIL 6, 2022—3:00 P.M.

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

Members Absent: Mayor Scott Conger
Chris Edwards
Pat Ross

Staff Present: Stan Pilant, Director of Planning

Others Present: Mark Taylor
Anthony Kirk
Hal Crocker
Elvia Trejo
Joel McAlexander

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

The minutes of the March 2, 2022 meeting were presented and a motion to approve the minutes was made by Wayne Arnold, seconded by Charles Adams. The motion passed unanimously.

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 -- 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 extend and adjoin the property to the existing B-4 District.

The Planning Staff recommended approval of the rezoning request since it represents a logical extension of an existing B-4 (Planned Shopping Center) District.

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

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/Flood Hazard) 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 RS-1/F-H (Single Family Residential/Flood Hazard) District.

A motion was made by Wayne Arnold, seconded by Charles Adams to recommend approval to the Jackson City Council of the annexation, plan of service and zoning classification, along with an amendment to the Comprehensive Civic Master Land Use Plan, as recommended by the staff. Motion passed unanimously.

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. -- 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 Mandy White, seconded by Councilwoman Marda Wallace to recommend approval to the Jackson City Council of the annexation, plan of service and zoning classification, as recommended by the staff. Motion passed unanimously.

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 -- 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 develop additional housing for family living and a Director's home.

After review, 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

A motion was made by Councilwoman Marda Wallace, seconded by Wayne Arnold to approve the proposed design review for Care Center Redevelopment Project, as recommended by the staff. Motion passed unanimously.

Mark Taylor, Vice Chairman of the Board of Directors for the Care Center of Jackson, was present to discuss that he and his team are currently in the process of redesigning their plans to accommodate the Planning Staff's recommendations. Mr. Taylor also added that while making the changes, there are no issues with making the accommodations.

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 -- 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 coffee shop.

After review, 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

A motion was made by Mandy White, seconded by Wayne Arnold to approve the proposed design review for Starbucks, as recommended by the staff. Motion passed on a vote of 5 in favor, 1 abstain (Hellums).

Afterwards, there was some discussion about the comparison of traffic numbers during peak times between the Union University Drive and North Highland locations from the traffic study.

There was also some discussion about sidewalk space from North Shannon Street into the main entrance and an alternate design considered for separate entrances instead of one entranceway into the proposed location.

Anthony Kirk, owner of Turntable Coffee Counter, was present to discuss his concern regarding the pedestrian friendly design for walkability.

Hal Crocker, Healthy Community Partners, was present to address the walkability environment and stated that he does not believe it will be restricted.

Mr. Kirk also expressed his concerns about the traffic study and its one-hour observation at an existing location during peak times, as well as the peak seasons for the West Tennessee Farmers Market. In conclusion, Mr. Kirk believes that the traffic study is insufficient due to the lack of data collected.

There was further discussion about Starbucks's impact on The Blacksmith Restaurant.

Mr. Crocker stated that the owner will retain a 25ft area and Starbucks will put in place an 18ft wide greenspace between their drive through and the adjoining property. He also stated that the design of the proposed Starbucks was submitted to The Blacksmith Restaurant for approval prior to the Planning Commission and there were not any concerns with the design.

Elvia Trejo, owner of ElleTre, was present and expressed her concerns about small local businesses coexisting with big corporations and the message it would send to small business owners.

Mandy White added that a big corporation coming into the downtown area of Jackson could be an opportunity for local business owners. She also believes that the two can coexist and complement each other.

Consideration of a design review application for Legacy Estate, proposed to be located near Highway 70 Bypass, between Phillips and Cartmell on 9.0± acres in a RG-2 (General Residential) District, submitted by Greg Hunt (Build Comm) -- 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 affordable single-family housing, in partnership with the Jackson Community Redevelopment Agency.

After review, the Planning Staff would recommend approval of the design review request since it is of good design and would be compatible with the house types in the area.

A motion was made by Wayne Arnold, seconded by Janna Hellums to approve the proposed design review for Care Center Redevelopment Project, as recommended by the staff. Motion passed on a vote of 5 in favor, 1 abstain (Adams).

Consideration of amendments to the Major Road and Street Plan and Landuse Plan -- Mr. Pilant presented the amendments to the board using a location map to explain the locations of the sites.

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 East University Parkway from Cooper Anderson to Old Medina Road.

Joel McAlexander was present and stated that he and Jack Holmes own a 23-acre tract that is located on the North side of Interstate 40. He discussed that conversations were made between the two regarding ways the land could be developed and concluded that it will be very difficult to develop. However, from a developer's standpoint, the tract of land could also be profitable.

After the discussion, a motion was made by Wayne Arnold, seconded by Mandy White to approve the amendments to the Major Road and Street Plan for East University Parkway, as recommended by the staff. Motion passed unanimously.

A motion was made by Councilwoman Marda Wallace to postpone amendments to the Major Road and Street Plan for Vann Drive, along with the Landuse Plan, until further review from the Planning Staff. Motion passed unanimously.

There being no further business, the meeting was adjourned.



CITY OF JACKSON ZONING REPORT

APPLICANT

Agent: Alissa Maness
Mickey Evans

OWNER

Wilbur Ledford Trustee

ADDRESS

Applicant: 1188 Ashport Road
Jackson, TN 38305

Owner: 1202 Woodlawn Shores Road
Sugar Tree, TN 38380

LOCATION

2949 Highway 45 Bypass

ACERAGE

6.7 +/- acres

TAX MAP REFERENCE

Map 44 G "A" Parcel 13.00

PRESENT USE

Office

PROPOSED USE

Construction of a gymnasium

PRESENT ZONING

O-C (Office Center) District

PROPOSED ZONING

SC-1 (Planned Commercial) District

LOCATION

The property is located at 2949 Highway 45 Bypass.

CURRENT LAND USE

The property is bounded on the north by commercial, on the east by Highway 45 Bypass, on the south by commercial and on the west by single family residential.

UTILITIES

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

PETITIONER'S JUSTIFICATION

See attached Statement of Justification.

LAND USE PLAN

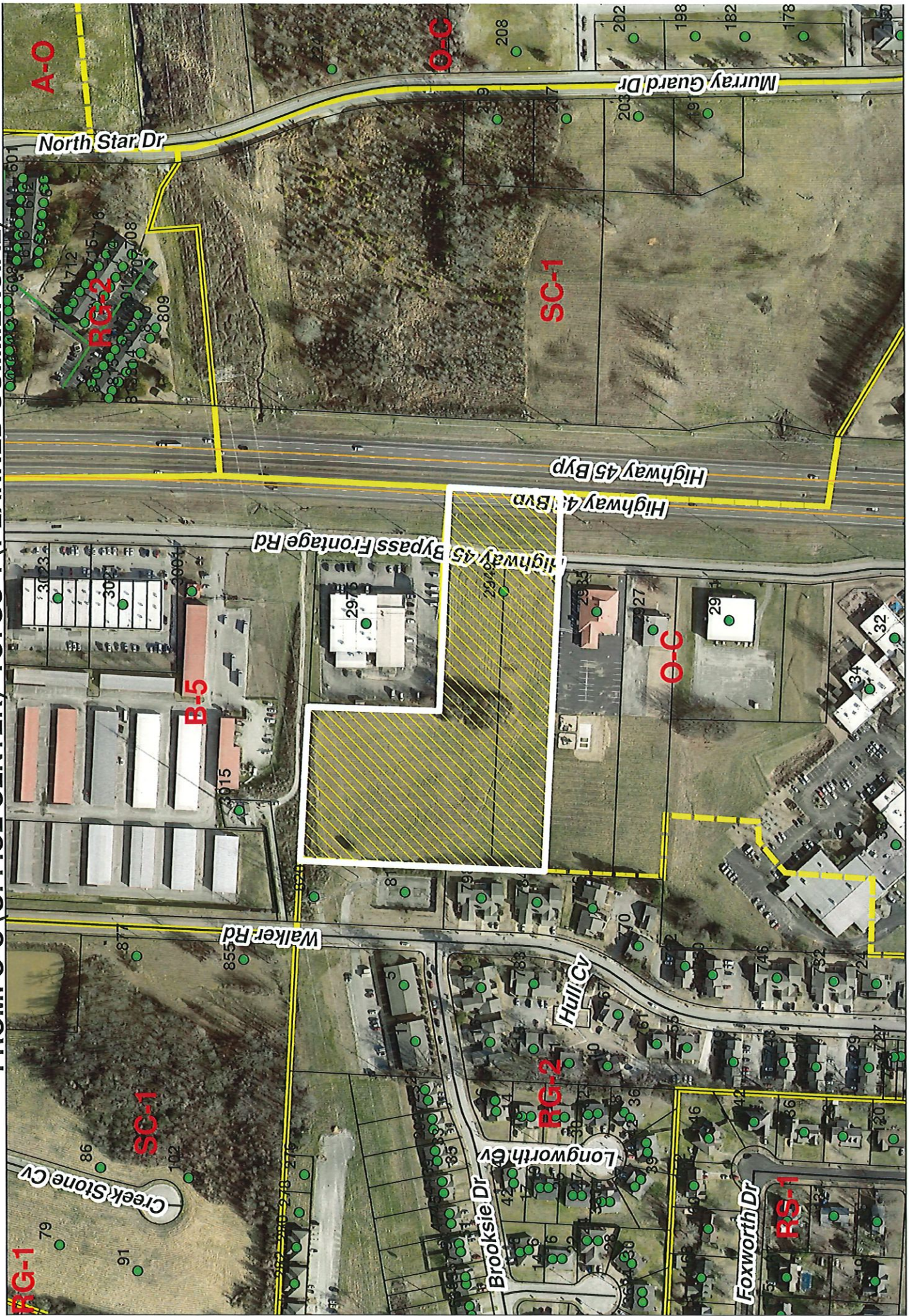
This property is currently depicted within the Comprehensive Civic Master Land Use Plan as an area deemed appropriate for corridor commercial; therefore, an amendment to the Comprehensive Civic Master Land Use Plan is not necessary.

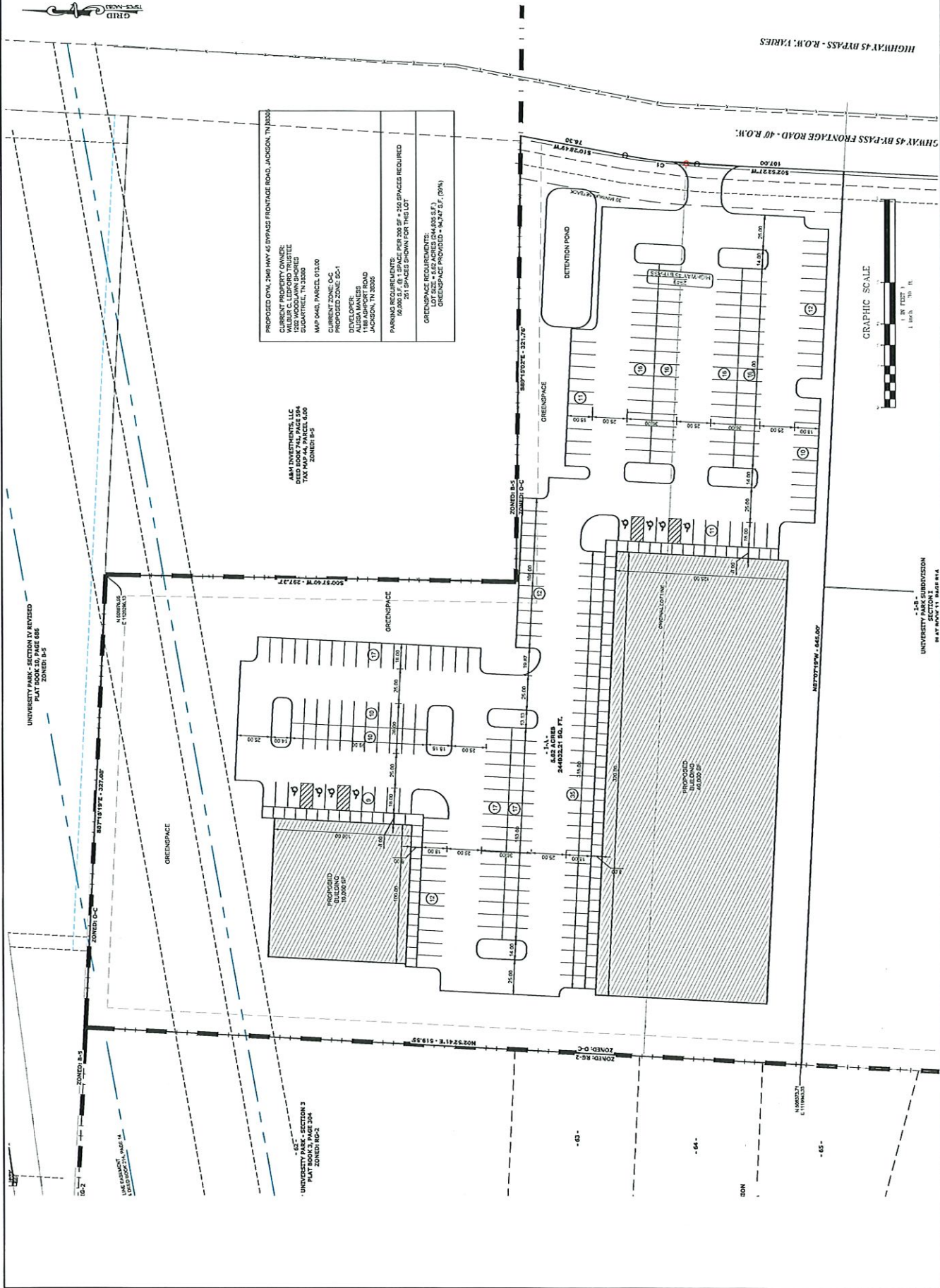
REZONING STAFF RECOMMENDATION

The Planning Staff recommends approval of the rezoning request since it represents a logical extension of an existing SC-1 (Planned Unit Commercial Development) District and is in compliance with the Comprehensive Civic Master Land Use Plan.

REZONING SITE LOCATION MAP
2949 HIGHWAY 45 BY-PASS

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







**CLAY WILLIAMS &
ASSOCIATES, INC.**

Consulting Engineers

April 7, 2022

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

**Re: *Arrow Athletics – Alissa Maness
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 gymnasium along with future development. The subject property is on Tax Map 044B, Parcel 013.00 and consists of 5.62 acres. It lies at 2949 Highway 45 Bypass.

Sincerely,

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

Mickey Evans, P.E.
Civil Engineering Manager



CITY OF JACKSON ZONING REPORT

APPLICANT

Agent: Surveying Services, Inc.
Ryan Richardson

OWNER

DMC/Winberry

ADDRESS

Applicant 41 Heritage Square
Jackson, TN 38305

Owner 58 Wilmington Cove
Jackson, TN 38305

LOCATION

Property: Ashport Road (Shiloh Springs S/D)

ACERAGE

Requested: 26.61 +/- acres

TAX MAP REFERENCE

Map 33 Parcel 2.04

PRESENT USE

Agriculture and Open Land

PROPOSED USE

Continued single-family residential
development

PRESENT ZONING

RS-1 (Single Family Residential) District

PROPOSED ZONING

RS-2 (Single Family Residential) District

LOCATION

The property is located on Ashport Road (Shiloh Springs Subdivision)

CURRENT LAND USE

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

UTILITIES

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

PETITIONER'S JUSTIFICATION

See attached Statement of Justification.

LAND USE PLAN

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

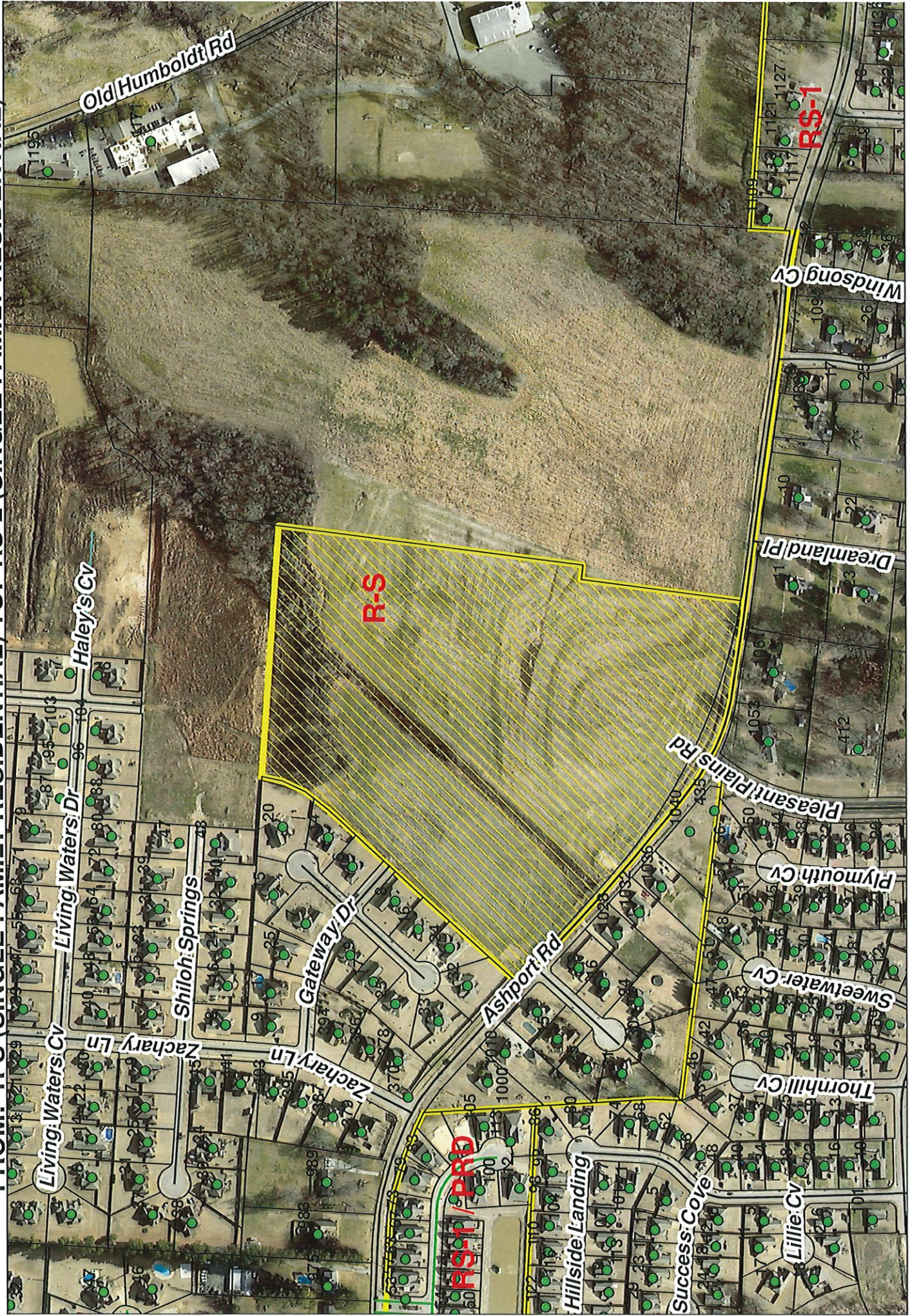
REZONING STAFF RECOMMENDATION

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

REZONING SITE LOCATION MAP

ASHPORT ROAD (SHILOH SPRINGS S/D)

FROM: R-S (SINGLE FAMILY RESIDENTIAL) TO: RS-2 (SINGLE FAMILY RESIDENTIAL)



SURVEYING SERVICES, INC.

BRYAN 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

RYAN L. RICHARDSON
R.L.S. 3053

R. BRUCE RICHARDSON
R.L.S. 1420

RICHARD N. BROWN
R.L.S. 1778

March 28, 2022

To Whom It May Concern:

We are requesting the 25.71 acre DMC/Winberry property located on Ashport Road, as shown on the attached Plat of Property and described in the attached property description, be rezoned from "RS" to "RS-2". This property is a portion of the Shiloh Springs Development as shown on the attached Revised Preliminary Plat. This request is being made to accommodate smaller lot sizes to provide more affordable housing to the area.

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

Sincerely,


Ryan L. Richardson, R.L.S. 3053
Surveying Services, Inc.
41 Heritage Square
Jackson, Tennessee 38305



SUBDIVISION STAFF REPORT

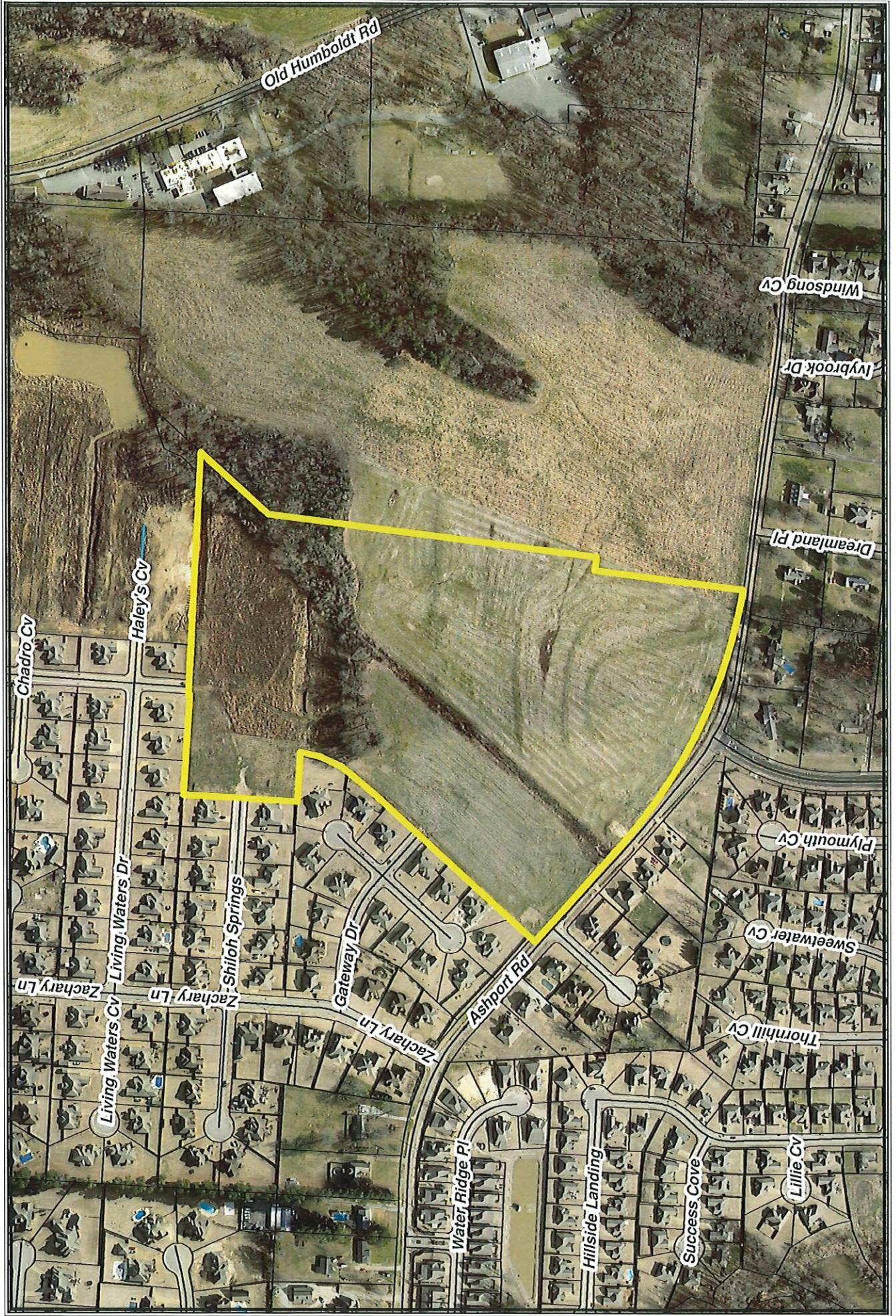
Shiloh Springs Sections 7, 8 , 9, 10 & 12 Revised Preliminary Plat

A preliminary plat has been submitted for Planning Commission review and approval for the above subdivision by the property owner, Jerry Winberry.

The owner has submitted a revised preliminary plat for the Shiloh Springs Subdivision. This property is situated within the R-S (Single Family Residential) District. According to the original preliminary plat, the subdivision contained 281 lots on 148.6 acres. According to the revised preliminary plat, the subdivision contains 261 lots and 1 common area on 103.3 acres. The developer sold a portion of the land to the Jackson Madison County School System. The developer wants to rezone sections 7 through 12 to the RS-2 (Single Family Residential) District. The developer wants to use these sections as a transition between the Shiloh Springs Subdivision and the future school. The RS District has a minimum lot size requirement of 15,000 square feet. The RS-2 District has a minimum lot size requirement of 5,000 square feet. The lot sizes and widths shown on the revised preliminary plat meet all zoning requirements. The street pattern will consist of two major public access point off Ashport Road along with numerous cul-de-sacs. The subdivision also has connectivity to Northpointe Subdivision to the north. Stormwater detention is provided by one detention basin within this development.

After the administrative review, the planning, engineering, and JEA engineering staffs recommend approval of the preliminary plat as submitted, contingent upon sections 7 through 12 being rezoned to the RS-2 District.

SITE LOCATION MAP
REVISED SCHEMATIC PLAT - SHILOH SPRINGS 7-10 & 12



REVISED PRELIMINARY PLAT

SHILOH SPRINGS

SECTIONS 7, 8, 9, 10 & 12

APPROVED FOR RECORDATION BY THE CLERK OF THE SUPERIOR COURT OF JACKSON COUNTY, MISSOURI, ON 05/05/2017 AT 10:00 AM. THE CLERK'S OFFICE IS LOCATED AT 100 N. 1ST ST., JACKSON, MO. 64501.

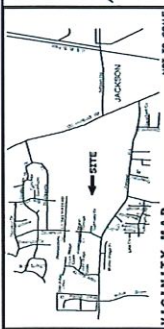
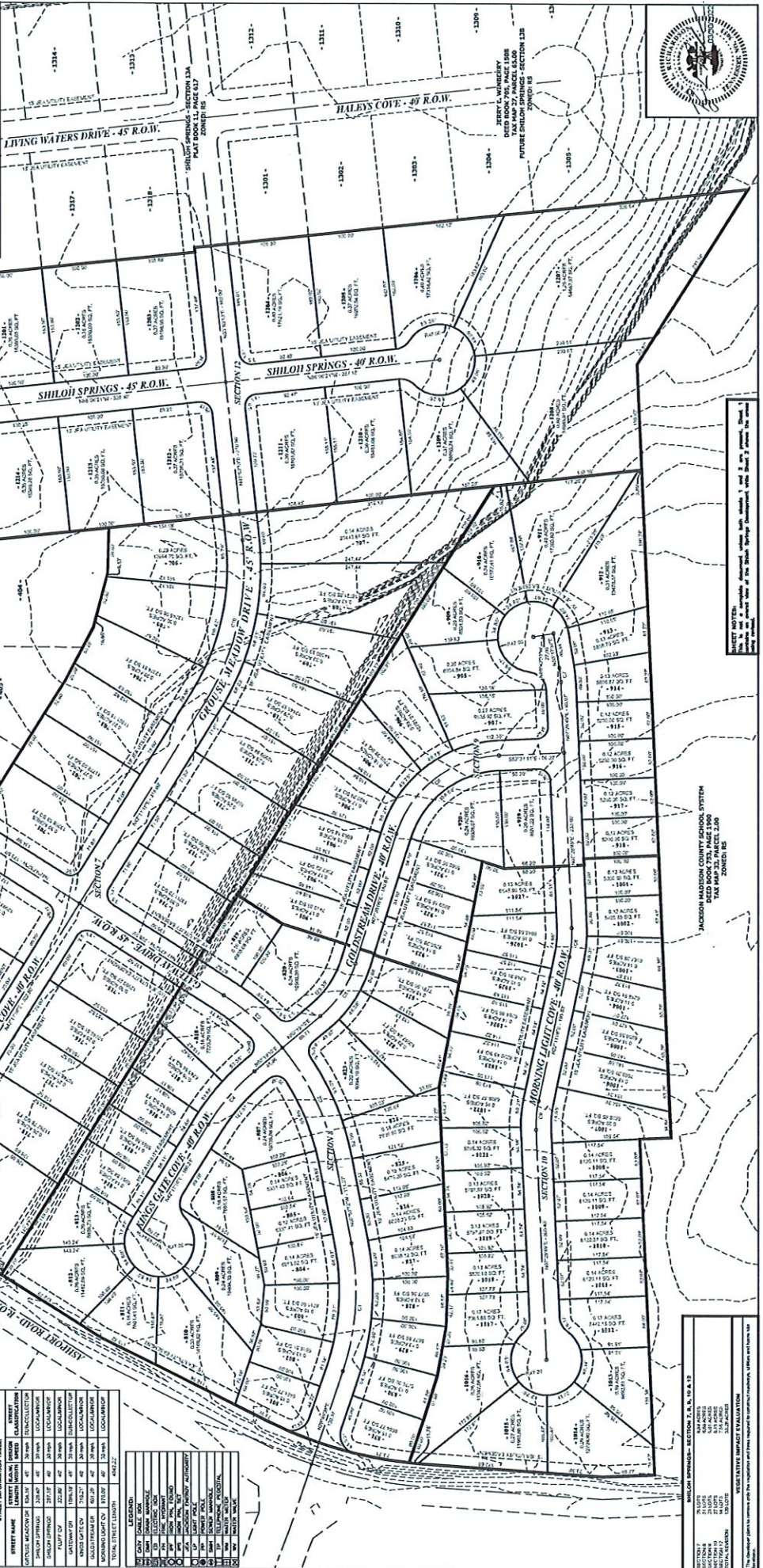
DATE: 05/05/2017
 TIME: 10:00 AM
 BY: [Signature]
 FOR: [Signature]

PROPERTY INFORMATION

OWNER: [Name]
 ADDRESS: [Address]
 CITY: [City]
 STATE: [State]
 ZIP: [ZIP]

PROJECT INFORMATION

PROJECT NAME: [Name]
 PROJECT ADDRESS: [Address]
 PROJECT CITY: [City]
 PROJECT STATE: [State]
 PROJECT ZIP: [ZIP]



VICINITY MAP

DATE: [Date]

REVISIONS:

NO.	DATE	DESCRIPTION
1	05/05/2017	INITIAL PLAT
2	05/05/2017	REVISED PLAT

LEGEND

SYMBOL	DESCRIPTION
[Symbol]	1/4 SECTION
[Symbol]	1/2 SECTION
[Symbol]	3/4 SECTION
[Symbol]	SECTION
[Symbol]	1/4 ACRES
[Symbol]	1/2 ACRES
[Symbol]	3/4 ACRES
[Symbol]	ACRES
[Symbol]	1/4 ACRES
[Symbol]	1/2 ACRES
[Symbol]	3/4 ACRES
[Symbol]	ACRES

VEGETATIVE IMPACT EVALUATION

VEGETATIVE IMPACT	VEGETATIVE IMPACT EVALUATION
1/4 SECTION	1/4 SECTION
1/2 SECTION	1/2 SECTION
3/4 SECTION	3/4 SECTION
SECTION	SECTION

SHILOH SPRINGS - SECTION 7, 8, 9, 10 & 12

SECTION	ACRES
SECTION 7	11.00
SECTION 8	11.00
SECTION 9	11.00
SECTION 10	11.00
SECTION 12	11.00

VEGETATIVE IMPACT EVALUATION

VEGETATIVE IMPACT	VEGETATIVE IMPACT EVALUATION
1/4 SECTION	1/4 SECTION
1/2 SECTION	1/2 SECTION
3/4 SECTION	3/4 SECTION
SECTION	SECTION

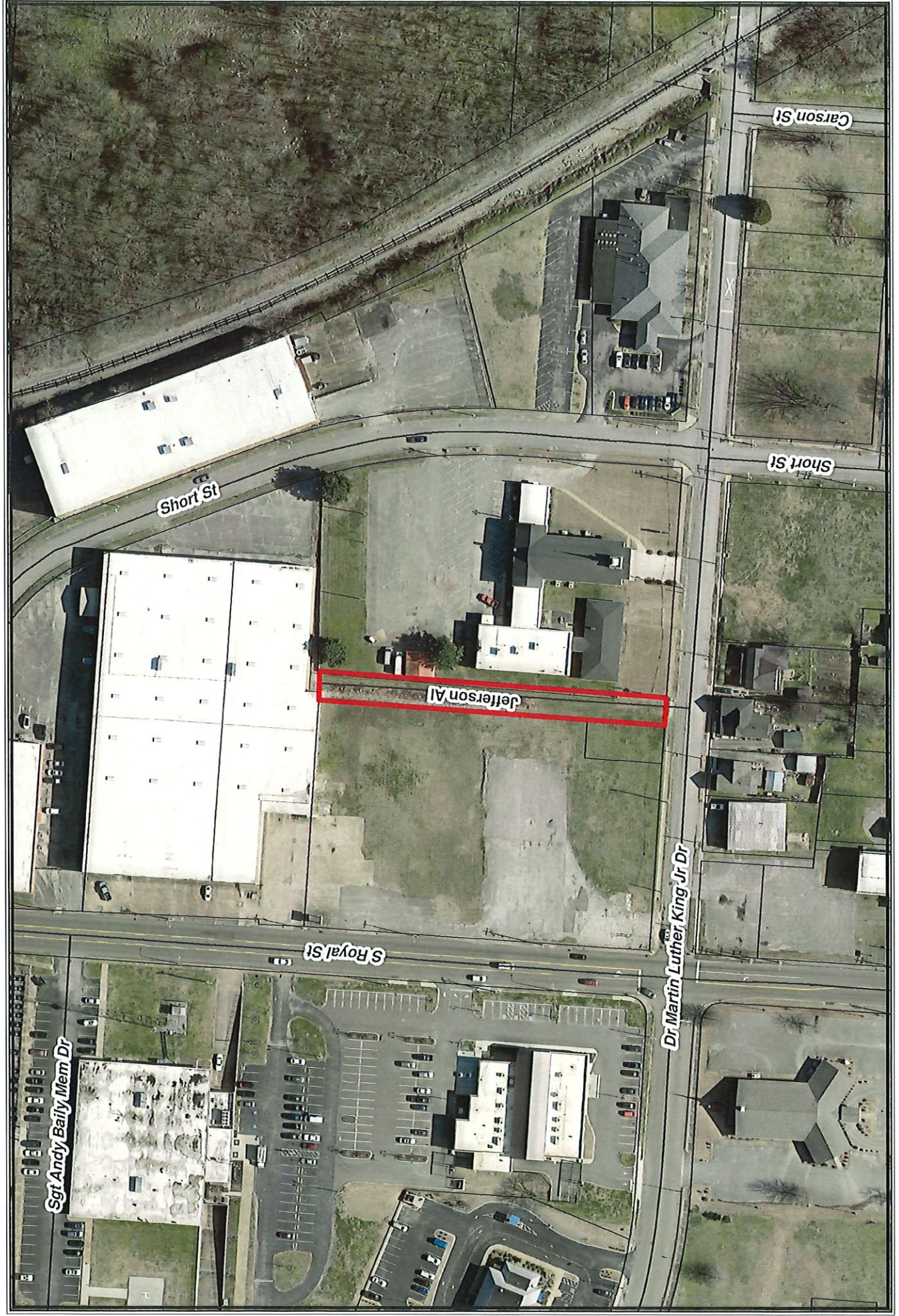
SHILOH SPRINGS - SECTION 7, 8, 9, 10 & 12

SECTION	ACRES
SECTION 7	11.00
SECTION 8	11.00
SECTION 9	11.00
SECTION 10	11.00
SECTION 12	11.00

VEGETATIVE IMPACT EVALUATION

VEGETATIVE IMPACT	VEGETATIVE IMPACT EVALUATION
1/4 SECTION	1/4 SECTION
1/2 SECTION	1/2 SECTION
3/4 SECTION	3/4 SECTION
SECTION	SECTION

NOTICE OF PROPOSED ALLEY CLOSURE - JEFFERSON ALLEY
LOCATED BETWEEN SOUTH ROYAL ST, DR. MARTIN LUTHER KING JR. DR AND SHORT STREET



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



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.

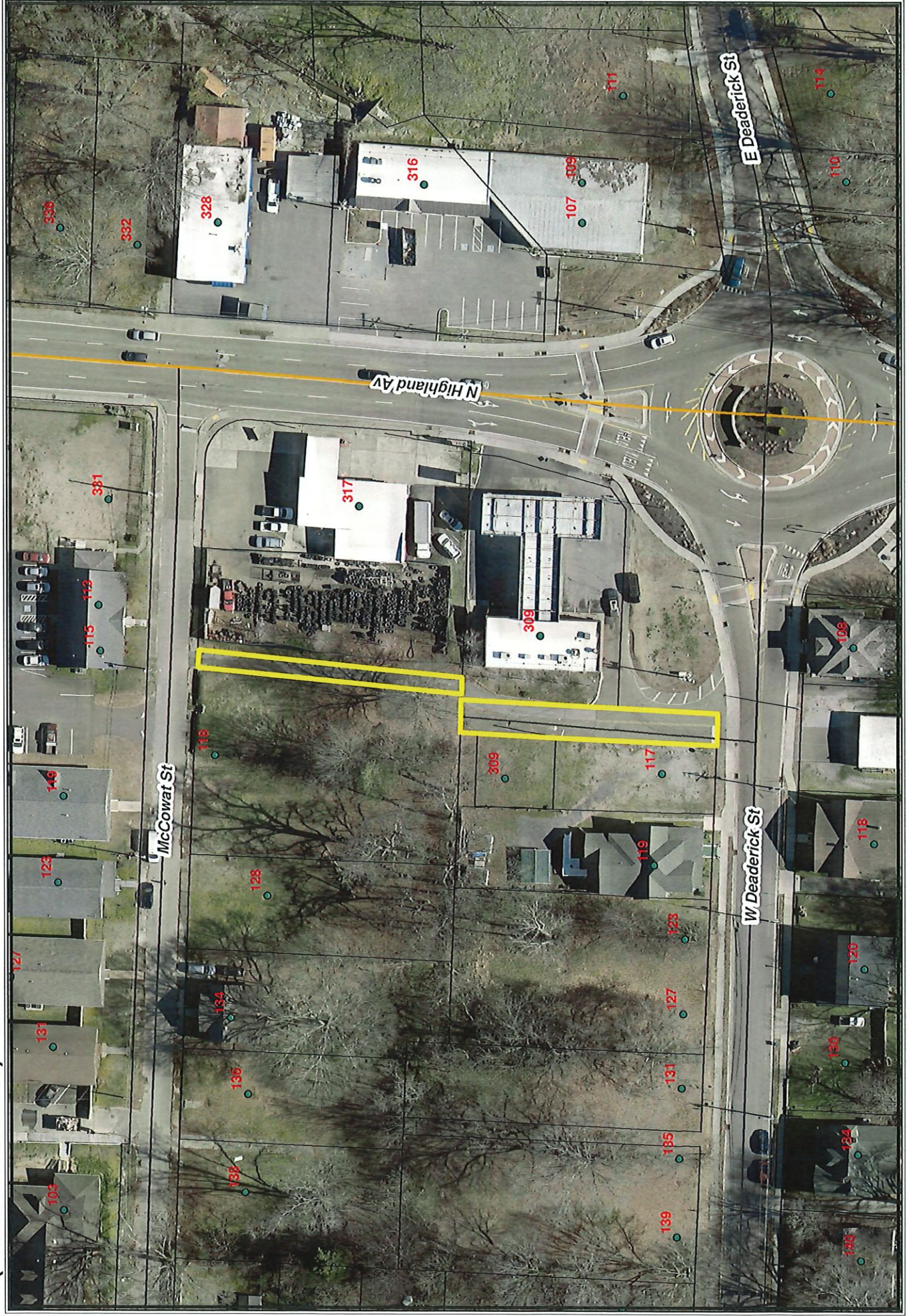
Signature of Property Owner

Address

Michael Hart

First Baptist Church

**NOTICE OF PROPOSED ALLEY CLOSURE & REMAINING PORTION OF WHITE STREET
(ALLEY) SOUTH BETWEEN #118 MCCOWAT STREET & #317 N. HIGHLAND AVENUE
(WHITE STREET) - NORTH BETWEEN #117 W. DEADERICK STREET & #309 N. HIGHLAND AVE.**



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



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

Juanni Gore

118 Mc Cowat
319 North Highland
Mc Cowat.

Lynda Glavin

Walter Slep

309 White St JK 38301

A. Balcer

309 N. Highland Ave

Rae Fuller

119 W. Deadrick St. 38301

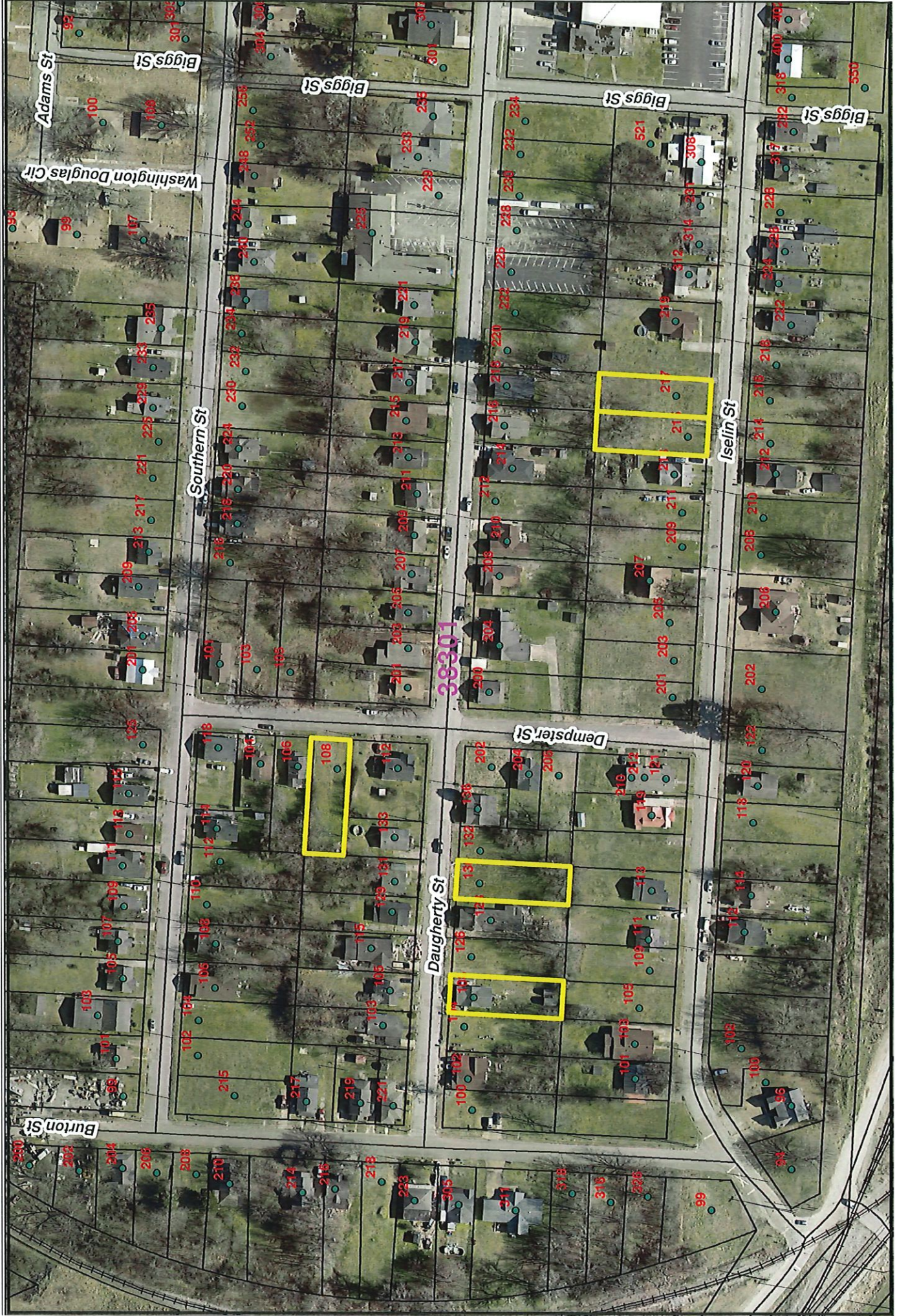


DESIGN REVIEW STAFF REPORT MOUND CITY REDEVELOPMENT

The Planning Staff would recommend approval of the design review request since it is of compatible design and will provide needed affordable housing for veterans and seniors.

SITE LOCATION MAP - DESIGN REVIEW
MOUND CITY REDEVELOPMENT

215 & 217 ISELIN STREET, 108 & 130 DAUGHERTY STREET & 108 DEMPSTER STREET





Mound City Redevelopment, LLC

"Dedicated to improving Communities in the City of Jackson"

April 7, 2022

Jackson Municipal Regional Planning Commission
C/O City of Jackson Planning Department
111 East Main St, Suite 201
Jackson, Tennessee, 38301

To the Members of the Planning Commission,

First of all, thank you for your time and consideration. Mound City Redevelopment, LLC (MCR) is submitting this application for design review for our project in the Mound City Community of Jackson. Our Business Plan is attached for the 15 properties that the Community Redevelopment Agency (CRA) voted to transfer to MCR. We are submitting three designs and are requesting approval for each. These designs will benefit the citizens of Jackson (especially those seniors 60 years of age or older) who are struggling to find affordable, energy-efficient, and accessible housing.

Our first and second designs are for single-family residential units. The first design is for a two-bedroom, two-bathroom unit, the second design is for a three-bedroom, two-bathroom unit. Our third design is for a duplex with two, one-bedroom, one-and-a-half bathroom units.

To start the initiative, MCR has plans to build on properties that we currently own to establish "proof of concept". Our "proof of concept" will show the City of Jackson and its residents that improvements are taking place in the underserved communities of Jackson. The properties listed in the application include the following:

Property Address	Parcel Number	Type	Bedrooms/Bath
215 Iselin St.	87F D 010.00	Single Family	3/2
217 Iselin St.	87F D 009.00	Single Family	2/2
108 Dempster St.	87G C 012.00	Duplex	1/1.5
130 Daugherty St.	87G D 018.00	Duplex	1/1.5

In an interview with the Jackson Housing Authority, these types of units are in great demand throughout the City and will ease the housing crisis for the targeted demographic group (seniors aged 60 and older).

We also understand that this process is the final step in having the CRA release the 15 properties scheduled to be transferred to MCR and the completion of this project within the proposed timeline shown in the attached Business Plan.

Thank you in advance for the favorable outcome that will benefit our great City.

Michael D. Miner
Lieutenant Colonel (Retired), U.S. Army
Chief Executive Officer
Mound City Redevelopment, LLC

Attachment (1): Mound City Redevelopment Business Plan

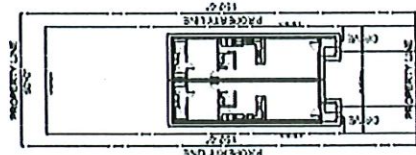
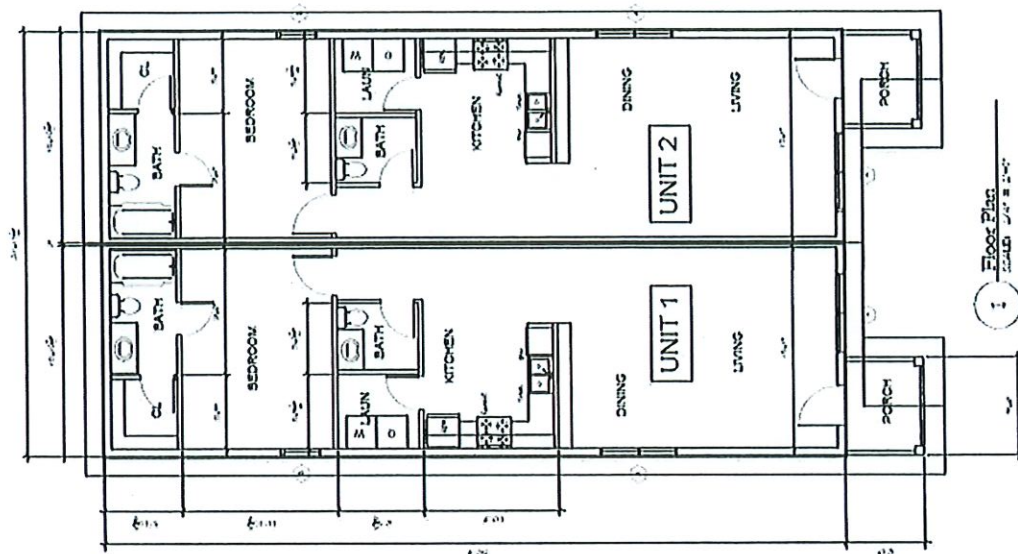
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MCR
Duplex
108 DEMPSTER
Jackson TN

Hunt Properties
Jackson, TN

Floor Plan

A1



GENERAL NOTES

1. The first step in the process of identifying a problem is to define the problem.	2. The second step is to identify the causes of the problem.	3. The third step is to identify the effects of the problem.	4. The fourth step is to identify the stakeholders involved in the problem.	5. The fifth step is to identify the resources available to solve the problem.	6. The sixth step is to identify the constraints on the solution.	7. The seventh step is to identify the potential solutions.	8. The eighth step is to evaluate the potential solutions.	9. The ninth step is to select the best solution.	10. The tenth step is to implement the solution.	11. The eleventh step is to monitor the solution.	12. The twelfth step is to evaluate the solution.
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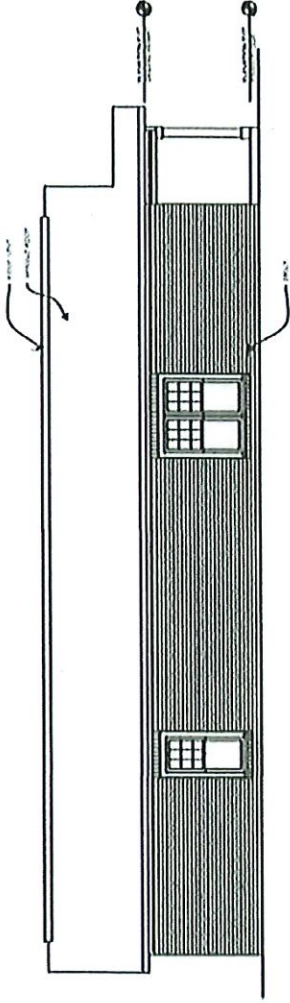
SYMBOLS LEGEND



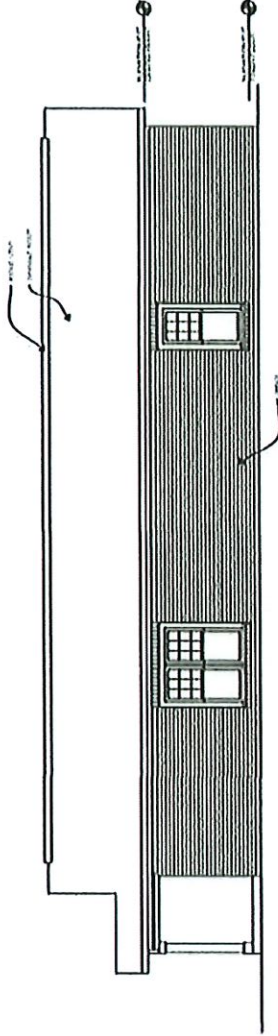
UNIT :-	
CONDITIONED S.F. -	532
FRONT PORCH -	17
TOTAL UNDER ROOF -	549

UNIT 2 -	
CONDITIONED SQ. FT. -	392
FRONT PORCH -	13
<u>TOTAL UNDER ROOF -</u>	<u>525</u>

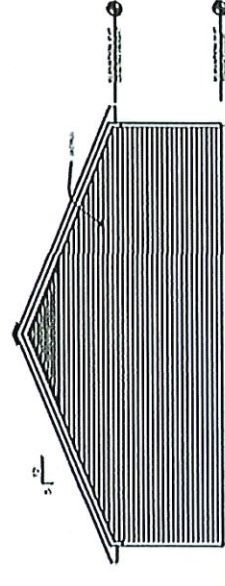
5 Front Elevation



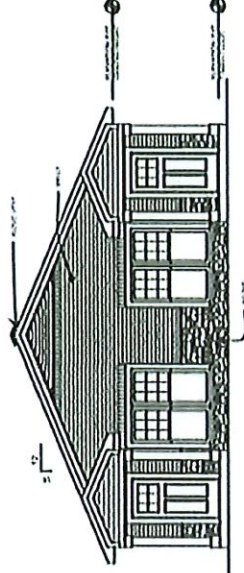
4 Left Side Elevation
SCALE: 1/8" = 1'-0"



5 Right Side Elevation
SCALE: 1/8" = 1'-0"



2 Rear Elevation
SCALE: 1/8" = 1'-0"



1 Front Elevation
SCALE: 1/8" = 1'-0"

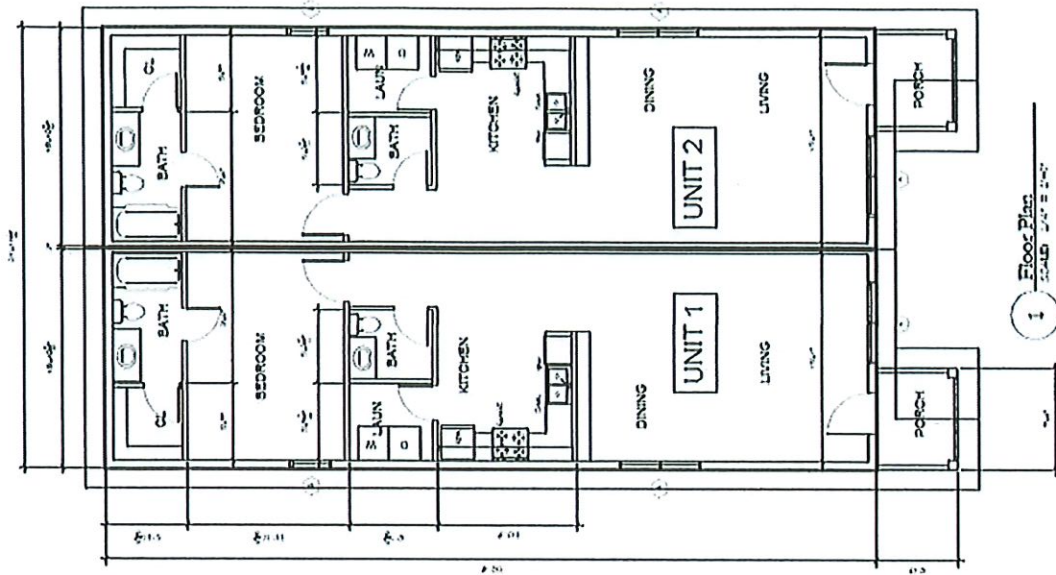
UPA
Plans

MCR
Duplex
130 DAUGHTERY
JACKSON, TN

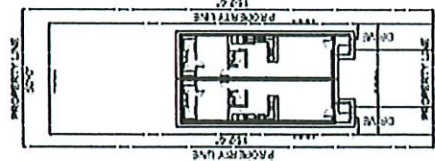
Hunt Properties
Jackson, TN

Floor Plan

A1



1 Floor Plan
SCALE 1/4" = 1'-0"



2 Site Plan
SCALE 1/4" = 1'-0"

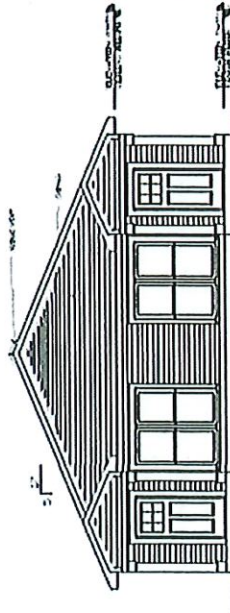
GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. ALL FINISHES ARE TO BE DETERMINED BY THE OWNER.
3. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
4. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES AND CONNECTIONS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS AND WASTE.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING THE SITE TO ITS ORIGINAL CONDITION.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE.

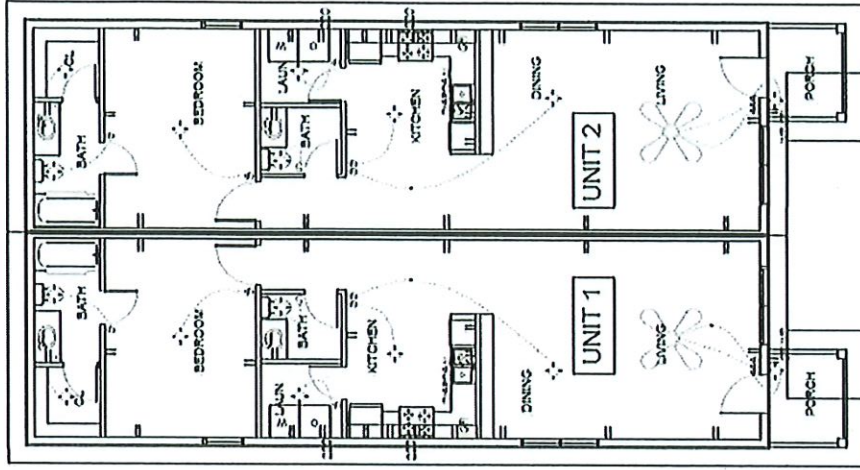
SYMBOLS LEGEND

- 1. EXTERIOR WALL
- 2. INTERIOR WALL
- 3. WINDOW
- 4. DOOR
- 5. CLOSET
- 6. BATH
- 7. KITCHEN
- 8. LIVING
- 9. BEDROOM
- 10. PORCH
- 11. DRIVE
- 12. PROPERTY LINE
- 13. EASEMENT
- 14. UTILITY
- 15. FENCE
- 16. LANDSCAPE
- 17. SIGN
- 18. LIGHT
- 19. AIR CONDITIONING
- 20. HEATING
- 21. WATER
- 22. SEWER
- 23. GAS
- 24. ELECTRIC
- 25. TELEPHONE
- 26. CABLE
- 27. SATELLITE
- 28. FIBER OPTIC
- 29. RAILROAD
- 30. HIGHWAY
- 31. BRIDGE
- 32. TUNNEL
- 33. CANAL
- 34. LAKE
- 35. RIVER
- 36. OCEAN
- 37. MOUNTAIN
- 38. HILL
- 39. VALLEY
- 40. PLAIN
- 41. DESERT
- 42. TUNDRA
- 43. SAVANNAH
- 44. JUNGLE
- 45. FOREST
- 46. PARK
- 47. GARDEN
- 48. YARD
- 49. LAWN
- 50. WALKWAY
- 51. DRIVEWAY
- 52. PARKING
- 53. LOADING
- 54. UNLOADING
- 55. STORAGE
- 56. OFFICE
- 57. LABORATORY
- 58. WORKSHOP
- 59. GARAGE
- 60. PORCH
- 61. PATIO
- 62. DECK
- 63. BALCONY
- 64. TERRACE
- 65. STAIRS
- 66. ELEVATOR
- 67. ESCALATOR
- 68. RAMP
- 69. CURB
- 70. GUTTER
- 71. DRAIN
- 72. SINK
- 73. TUB
- 74. SHOWER
- 75. TOILET
- 76. SINK
- 77. STOVE
- 78. REFRIG
- 79. DISHWASHER
- 80. SINK
- 81. CUPB
- 82. CUPD
- 83. CUPF
- 84. CUPG
- 85. CUPH
- 86. CUPI
- 87. CUPJ
- 88. CUPK
- 89. CURL
- 90. CURL
- 91. CURL
- 92. CURL
- 93. CURL
- 94. CURL
- 95. CURL
- 96. CURL
- 97. CURL
- 98. CURL
- 99. CURL
- 100. CURL

UNIT 1 -	CONDITIONED SQ. FT. - 952
FRONT PORCH -	43
TOTAL UNDER ROOF -	995
UNIT 2 -	CONDITIONED SQ. FT. - 952
FRONT PORCH -	43
TOTAL UNDER ROOF -	995



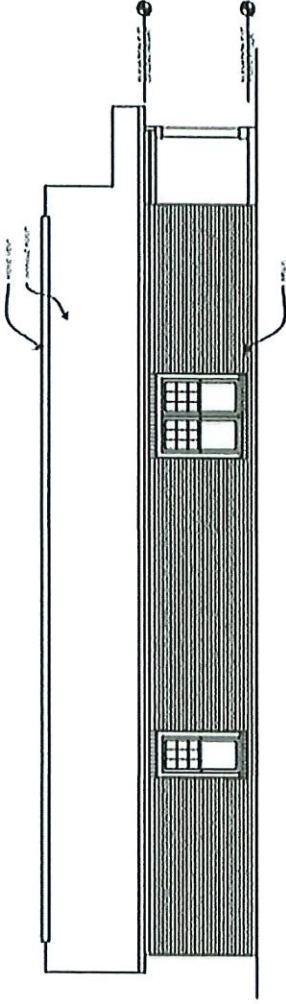
1 Front Elevation
SCALE 1/4" = 1'-0"



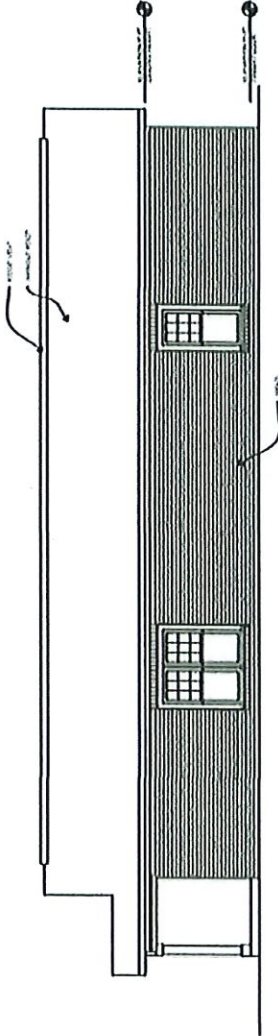
SYMBOLS LEGEND

- ● 15 AMP OUTLET
- × 20 AMP OUTLET
- + 30 AMP OUTLET
- ○ 15 AMP SWITCH
- ○ 20 AMP SWITCH
- ○ 30 AMP SWITCH
- ○ 15 AMP LIGHT
- ○ 20 AMP LIGHT
- ○ 30 AMP LIGHT

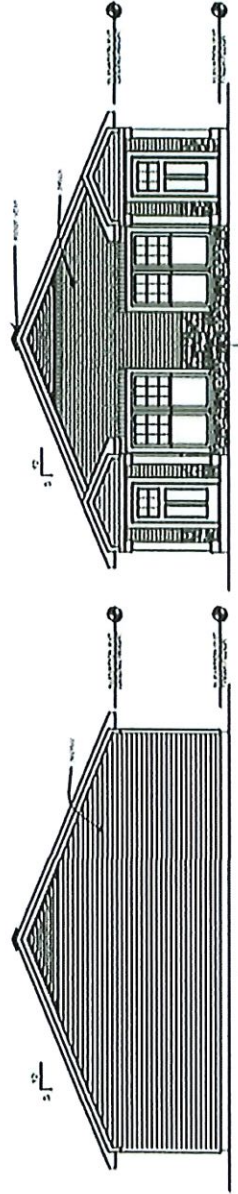
1 Lighting / Power Plan
 130 DAUGHTERY JACKSON, TN



2 Left Side Elevation
SCALE 1/4" = 1'-0"



3 Right Side Elevation
SCALE 1/4" = 1'-0"



1 Front Elevation
SCALE 1/4" = 1'-0"

2 Rear Elevation
SCALE 1/4" = 1'-0"

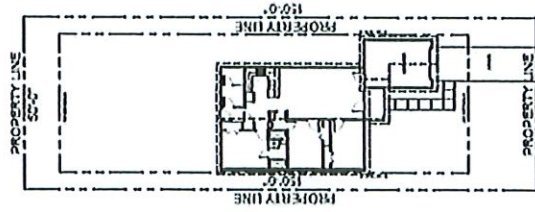
JPA
Plans

MCR House
215 ISELIN STREET
Jackson, TN

Hunt Properties
Jackson, TN

Site Plan, Floor Plan,
& Front Elevation

Sheet
A1

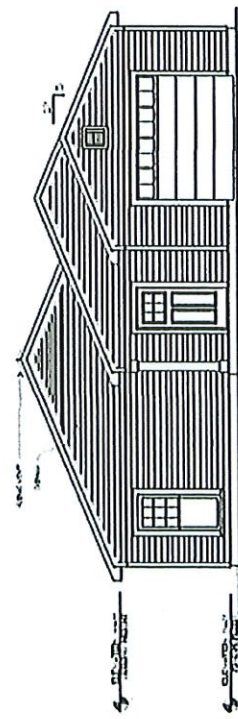


3 Site Plan
SCALE 1/4" = 1'-0"

GENERAL NOTES

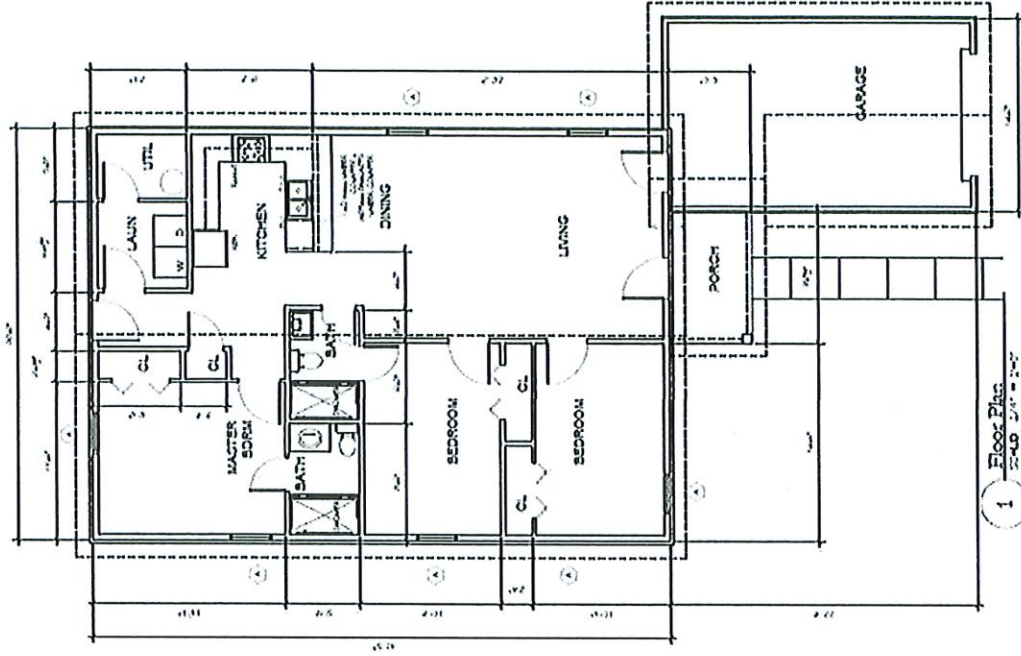
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO THE CENTER OF THE WALL UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO THE CENTER OF THE DOOR UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO THE CENTER OF THE WINDOW UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ARE TO THE CENTER OF THE PORCH UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS ARE TO THE CENTER OF THE GARAGE UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS ARE TO THE CENTER OF THE UTILITY UNLESS OTHERWISE NOTED.
8. ALL DIMENSIONS ARE TO THE CENTER OF THE BATH UNLESS OTHERWISE NOTED.
9. ALL DIMENSIONS ARE TO THE CENTER OF THE BEDROOM UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS ARE TO THE CENTER OF THE LIVING UNLESS OTHERWISE NOTED.
11. ALL DIMENSIONS ARE TO THE CENTER OF THE DINING UNLESS OTHERWISE NOTED.
12. ALL DIMENSIONS ARE TO THE CENTER OF THE KITCHEN UNLESS OTHERWISE NOTED.
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14. ALL DIMENSIONS ARE TO THE CENTER OF THE UTILITY UNLESS OTHERWISE NOTED.
15. ALL DIMENSIONS ARE TO THE CENTER OF THE BATH UNLESS OTHERWISE NOTED.
16. ALL DIMENSIONS ARE TO THE CENTER OF THE BEDROOM UNLESS OTHERWISE NOTED.
17. ALL DIMENSIONS ARE TO THE CENTER OF THE LIVING UNLESS OTHERWISE NOTED.
18. ALL DIMENSIONS ARE TO THE CENTER OF THE DINING UNLESS OTHERWISE NOTED.
19. ALL DIMENSIONS ARE TO THE CENTER OF THE KITCHEN UNLESS OTHERWISE NOTED.
20. ALL DIMENSIONS ARE TO THE CENTER OF THE LAUN UNLESS OTHERWISE NOTED.

SYMBOLS LEGEND



2 Front Elevation
SCALE 1/4" = 1'-0"

CONDITIONED SQ. FT. - 1,250
FRONT PORCH - 5
GARAGE - 312
TOTAL UNDER ROOF - 1,662



1 Floor Plan
SCALE 1/4" = 1'-0"

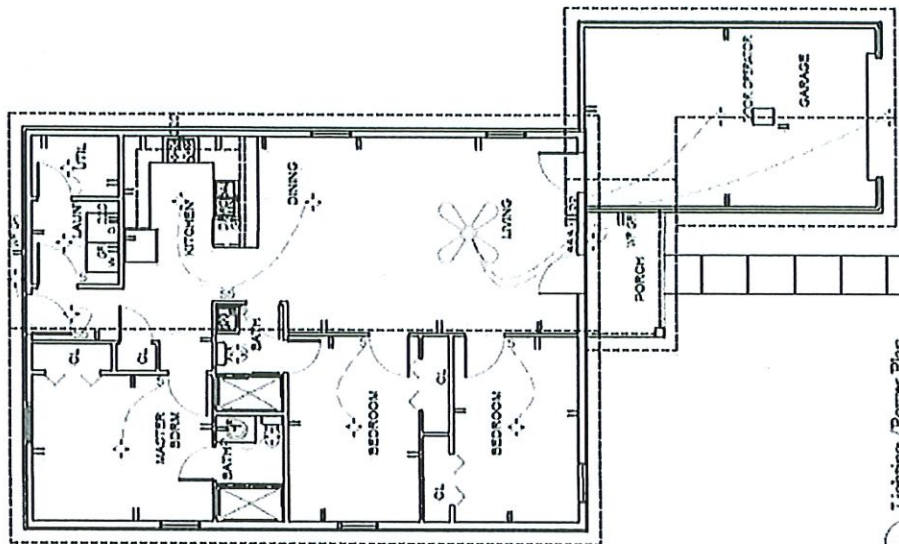
JPA
Plans

MCR House
215 ISELIN STREET
JACKSON, TN

Hunt Properties
Jackson, TN

Lighting and Power
Location Plan

A4



SYMBOLS LEGEND

- = LIGHTING
- ⊗ = POWER
- ⊕ = SWITCH
- ⊖ = DIMMER
- ⊙ = FAN

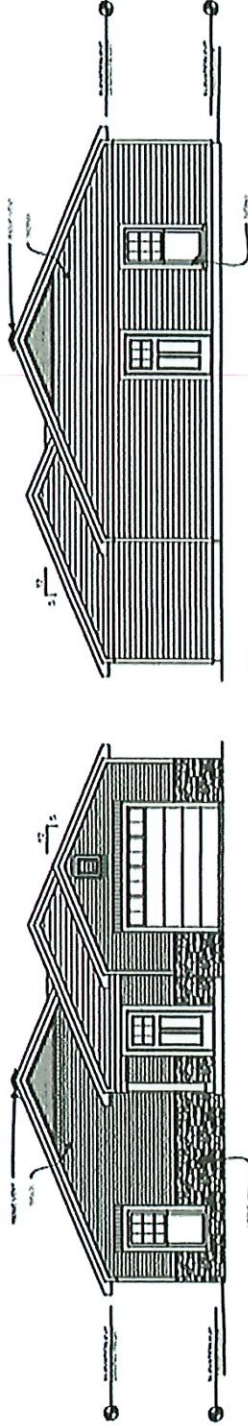
1 Lighting / Power Plan
3/24/05 1/4" = 1'-0"

MCR House
2115 ISELIN STREET
JACKSON, TN

Hunt Properties
JACKSON, TN

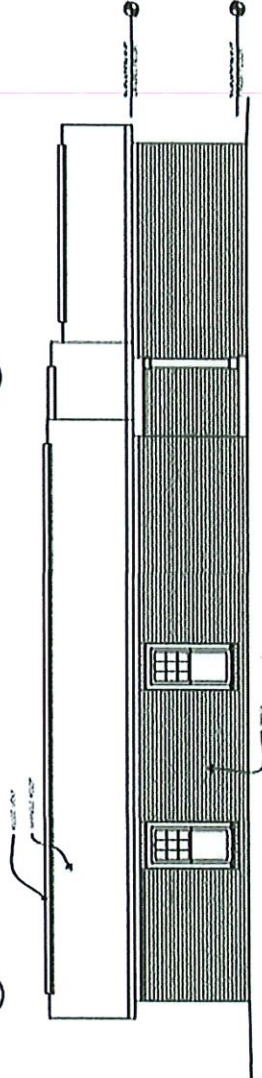
Elevations

A2

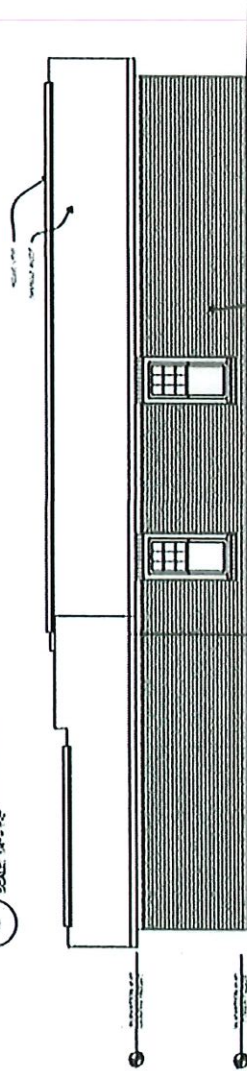


4 Rear Elevation
SCALE 1/4" = 1'-0"

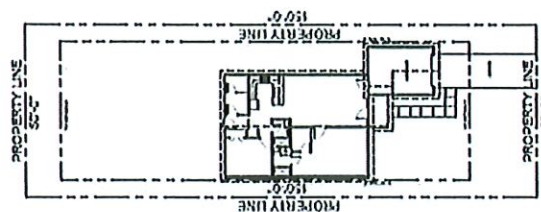
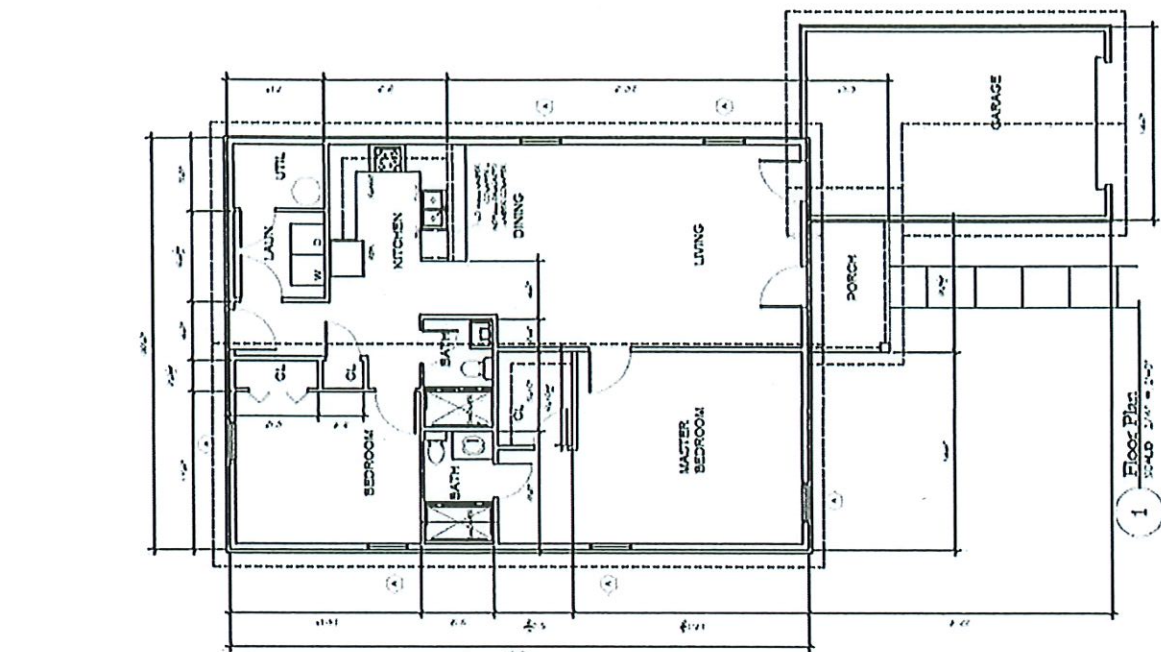
5 Front Elevation
SCALE 1/4" = 1'-0"



2 Left Side Elevation
SCALE 1/4" = 1'-0"



1 Right Side Elevation
SCALE 1/4" = 1'-0"



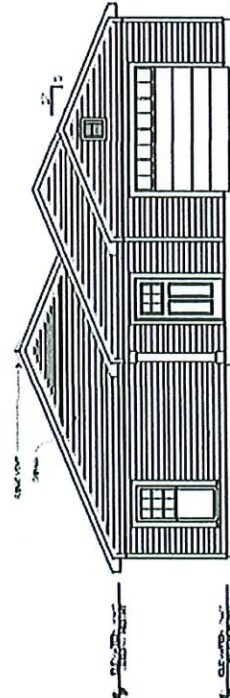
Site Plan	Map
2	3

GENERAL NOTES

1	1. The first step in the process of the scientific method is to ask a question.
2	2. The second step is to do background research.
3	3. The third step is to form a hypothesis.
4	4. The fourth step is to test the hypothesis by conducting an experiment.
5	5. The fifth step is to analyze the data and draw a conclusion.
6	6. The sixth step is to communicate the results of the experiment.
7	7. The seventh step is to repeat the experiment to verify the results.
8	8. The eighth step is to publish the results of the experiment.
9	9. The ninth step is to have the results of the experiment reviewed by other scientists.
10	10. The tenth step is to use the results of the experiment to develop a theory.

SYMBOLS LEGEND

1. *What is the purpose of the study?*
 2. *What are the research objectives?*
 3. *What is the research methodology?*
 4. *What are the results of the study?*
 5. *What are the conclusions of the study?*
 6. *What are the limitations of the study?*
 7. *What are the future research directions?*
 8. *What are the contributions of the study?*
 9. *What are the implications of the study?*
 10. *What are the key findings of the study?*
 11. *What are the main results of the study?*
 12. *What are the primary outcomes of the study?*
 13. *What are the secondary outcomes of the study?*
 14. *What are the tertiary outcomes of the study?*
 15. *What are the quaternary outcomes of the study?*
 16. *What are the quinary outcomes of the study?*
 17. *What are the senary outcomes of the study?*
 18. *What are the septenary outcomes of the study?*
 19. *What are the octenary outcomes of the study?*
 20. *What are the nonary outcomes of the study?*
 21. *What are the decenary outcomes of the study?*
 22. *What are the undecenary outcomes of the study?*
 23. *What are the duodecenary outcomes of the study?*
 24. *What are the tredecenary outcomes of the study?*
 25. *What are the quattuordecenary outcomes of the study?*
 26. *What are the quindecenary outcomes of the study?*
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 28. *What are the septendecenary outcomes of the study?*
 29. *What are the octodecenary outcomes of the study?*
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 99. *What are the octovigintigintigintigintigintigintigintenary outcomes of the study?*
 100. *What are the nonavigintigintigintigintigintigintigintenary outcomes of the study?*



2 Front Elevation
SCALE 1/4" = 1'-0"

CONDITIONED CO. FT. - 1,260
FRONT PORCH - 57
GARAGE - 312
TOTAL UNDER ROOF - 1,629

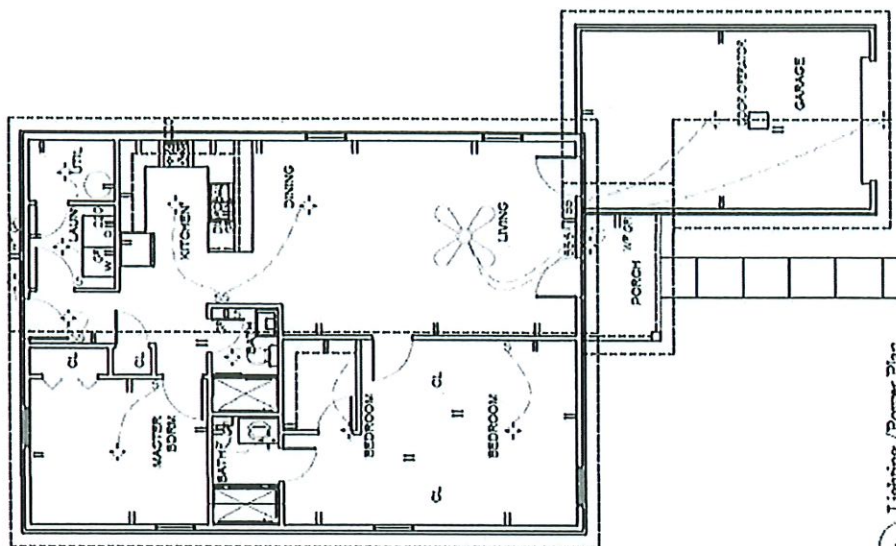
JPA
Plans

MCR
House
217 ISELIN STREET
Jackson, TN

Hunt Properties
Jackson, TN

Lighting and Power
Location Plan

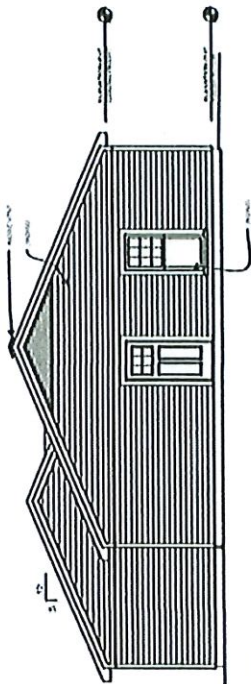
A4



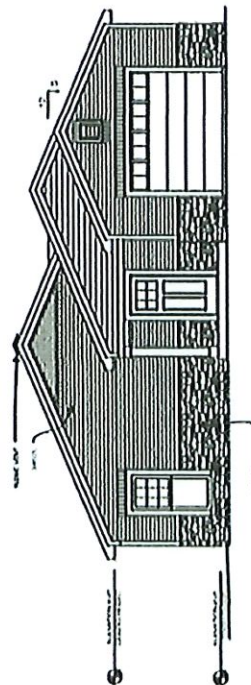
SYMBOLS LEGEND

- ● LIGHTING
- ○ POWER
- ○ SWITCH
- ○ OUTLET
- ○ DIMMER
- ○ FAN

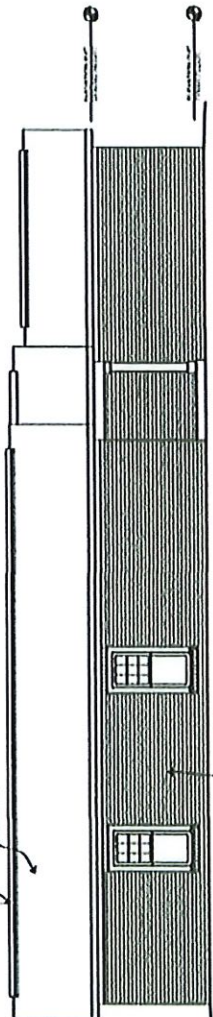
1 Lighting / Power Plan
Scale: 1/8" = 1'-0"



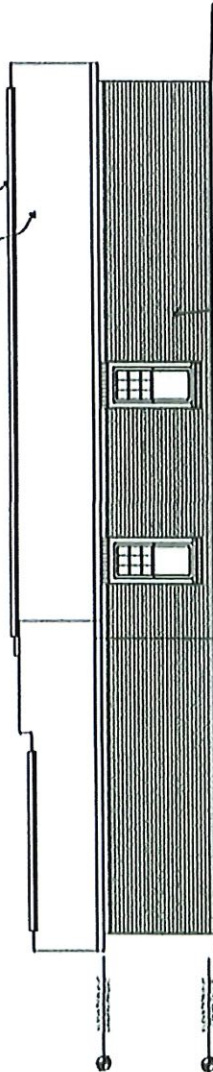
4 Rear Elevation
SCALE 1/4" = 1'-0"



3 Front Elevation
SCALE 1/4" = 1'-0"



2 Left Side Elevation
SCALE 1/4" = 1'-0"



1 Right Side Elevation
SCALE 1/4" = 1'-0"



DESIGN REVIEW STAFF REPORT FAST PACE HEALTH

The Planning Staff would recommend approval of the design review request since it represents a good and compatible design. However, since this request only represents part of the property, the balance of the property will need to go through the design review process and a traffic study will be required at that time.

SITE LOCATION MAP - DESIGN REVIEW
FAST PACE HEALTH - #2066 NORTH HIGHLAND AVENUE



PROJECT SUMMARY

The proposed project is the development of a Fast Pace Health Urgent Care Clinic located at the corner of North Highland and Bon Air Circle on a vacant lot. Fast Pace Health was originally founded in Collinwood TN with a single clinic and now operates over 170 urgent care clinics throughout the Southeast in the states of Tennessee, Mississippi, Louisiana, Kentucky and Indiana. The all brick construction building will contain 3,726 square feet with parapet walls and a TPO flat membrane roof. The site plan provides for 25 parking spaces with ingress/egress from both North Highland and Bon Air Circle. The nearest urgent care clinic to this location is 2 miles to the north on Old Humboldt Rd. The total lot area is approximately 1.1 acres and will allow for the future development of an additional building.

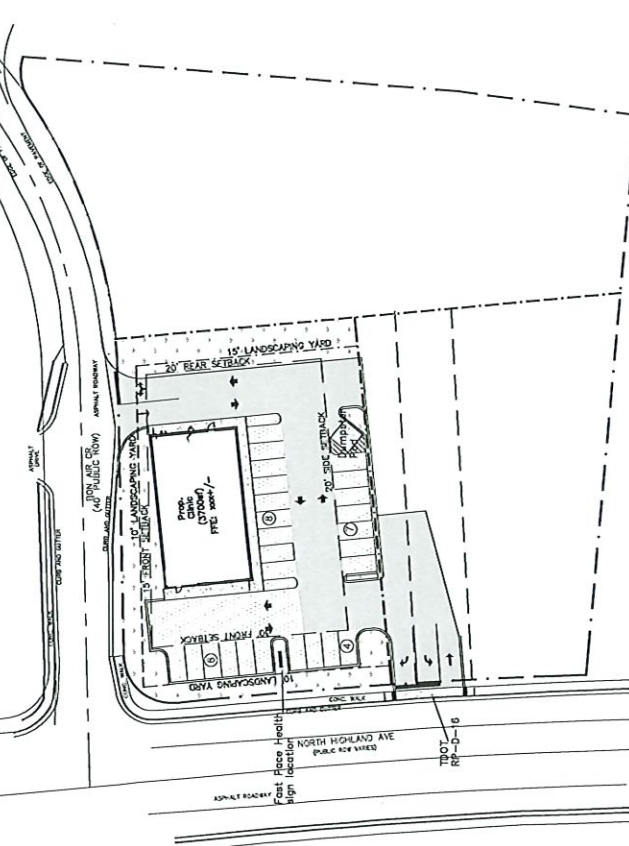
GENERAL CONSTRUCTION NOTES

1. EXISTING UTILITIES SHALL BE MAINTAINED UNLESS SHOWN TO BE DISCONTINUED. ANY DISCONTINUATION OF UTILITIES SHALL BE APPROVED BY THE CITY ENGINEER AND THE UTILITY OWNERS PRIOR TO CONSTRUCTION. THE LOCATION OF EXISTING UTILITIES SHALL BE MAINTAINED AND THE LOCATION OF EXISTING UTILITIES SHALL BE MAINTAINED WITHIN THE PROPERTY LINES.
2. VERIFY SITE CONDITIONS PRIOR TO CONSTRUCTION. NOTIFY THE CITY ENGINEER AND THE UTILITY OWNERS PRIOR TO CONSTRUCTION. THE LOCATION OF EXISTING UTILITIES SHALL BE MAINTAINED AND THE LOCATION OF EXISTING UTILITIES SHALL BE MAINTAINED WITHIN THE PROPERTY LINES.
3. CONSTRUCTION SHALL MAINTAIN ACCESS TO ALL PROPERTIES.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PROPERTIES.
5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PROPERTIES.
6. ANY EXISTING ASPHALT DRIVEWAYS, DRIVEWAYS AND WALLS, CONCRETE CURBS, AND DRIVEWAYS SHALL BE MAINTAINED AND THE LOCATION OF EXISTING UTILITIES SHALL BE MAINTAINED WITHIN THE PROPERTY LINES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ANY DRIVEWAYS REQUIRED BY THE CITY ENGINEER AND THE UTILITY OWNERS PRIOR TO CONSTRUCTION. THE LOCATION OF EXISTING UTILITIES SHALL BE MAINTAINED AND THE LOCATION OF EXISTING UTILITIES SHALL BE MAINTAINED WITHIN THE PROPERTY LINES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ANY DRIVEWAYS REQUIRED BY THE CITY ENGINEER AND THE UTILITY OWNERS PRIOR TO CONSTRUCTION. THE LOCATION OF EXISTING UTILITIES SHALL BE MAINTAINED AND THE LOCATION OF EXISTING UTILITIES SHALL BE MAINTAINED WITHIN THE PROPERTY LINES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ANY DRIVEWAYS REQUIRED BY THE CITY ENGINEER AND THE UTILITY OWNERS PRIOR TO CONSTRUCTION. THE LOCATION OF EXISTING UTILITIES SHALL BE MAINTAINED AND THE LOCATION OF EXISTING UTILITIES SHALL BE MAINTAINED WITHIN THE PROPERTY LINES.
10. ALL FILL SOILS SHALL BE COMPACTED TO A MINIMUM OF 95% PROCTOR DENSITY (ASTM D-1557) AND THE LOCATION OF EXISTING UTILITIES SHALL BE MAINTAINED AND THE LOCATION OF EXISTING UTILITIES SHALL BE MAINTAINED WITHIN THE PROPERTY LINES.
11. ALL NEWLY CUT OR FILLED AREAS LACKING ADEQUATE VEGETATION, SHALL BE SEEDING, MULCHED, FERTILIZED AND OR SOAKED AS REQUIRED TO EFFECTIVELY CONTROL SOIL EROSION.
12. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE AND NOT NECESSARILY ACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ANY DRIVEWAYS REQUIRED BY THE CITY ENGINEER AND THE UTILITY OWNERS PRIOR TO CONSTRUCTION. THE LOCATION OF EXISTING UTILITIES SHALL BE MAINTAINED AND THE LOCATION OF EXISTING UTILITIES SHALL BE MAINTAINED WITHIN THE PROPERTY LINES.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ANY DRIVEWAYS REQUIRED BY THE CITY ENGINEER AND THE UTILITY OWNERS PRIOR TO CONSTRUCTION. THE LOCATION OF EXISTING UTILITIES SHALL BE MAINTAINED AND THE LOCATION OF EXISTING UTILITIES SHALL BE MAINTAINED WITHIN THE PROPERTY LINES.
14. EXISTING SITE CONDITIONS AND TOPOGRAPHY SHOWN ON THIS PLAN ARE TAKEN FROM A FIELD SURVEY. EXISTING SITE CONDITIONS AND TOPOGRAPHY SHOWN ON THIS PLAN ARE TAKEN FROM A FIELD SURVEY.

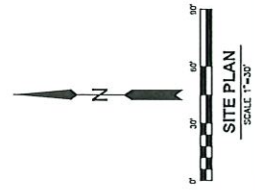
A MINIMUM OF 20% GREENSPACE.
25840.00 S.F. X .20 = 5,168.00 S.F. REQUIRED GREENSPACE AREA
PROVIDED GREENSPACE AREA= 7,074.88 S.F.



GREEN SPACE AREA



LIGHT DUTY PAVEMENT
HEAVY DUTY PAVEMENT



OWNER/DEVELOPER: HILL
10000 HILL ROAD
JACKSON, TN 39201
TEL: 661-222-4444
FAX: 661-222-4444
WWW.HILL.COM

DESIGNER: M.B. CIVIL ENGINEERING, LLC
10000 HILL ROAD
JACKSON, TN 39201
TEL: 661-222-4444
FAX: 661-222-4444
WWW.MBCIVIL.COM

DATE: APRIL 6, 2022
PROJECT: NORTH HIGHLAND CONCEPT
JACKSON, TN
SCALE: 1"=20'



THE SITE AS SHOWN ON THESE CONSTRUCTION DRAWINGS IS INTENDED TO ACHIEVE SPECIFIC ENGINEERING DESIGN CRITERIA AND OBJECTIVES. IT IS THE RESPONSIBILITY OF THE USER OF THESE CONSTRUCTION DRAWINGS TO VERIFY THE ACCURACY OF THE SITE SHOWN ON THESE CONSTRUCTION DRAWINGS IS IN TOTAL ACCORDANCE WITH THE DESIGN AS NOTED, DESCRIBED, AND ILLUSTRATED. THE USER OF THESE CONSTRUCTION DRAWINGS SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE SITE AS SHOWN ON THESE CONSTRUCTION DRAWINGS.



DXU
ARCHITECTS

CITY REVIEW
PROJECT NUMBER 22-002
WMA BY: DATE
APPROVED BY: ISSUE
12/15/2021
10/12/2021

EXTERIOR ELEVATIONS

A4-10

[illegible]

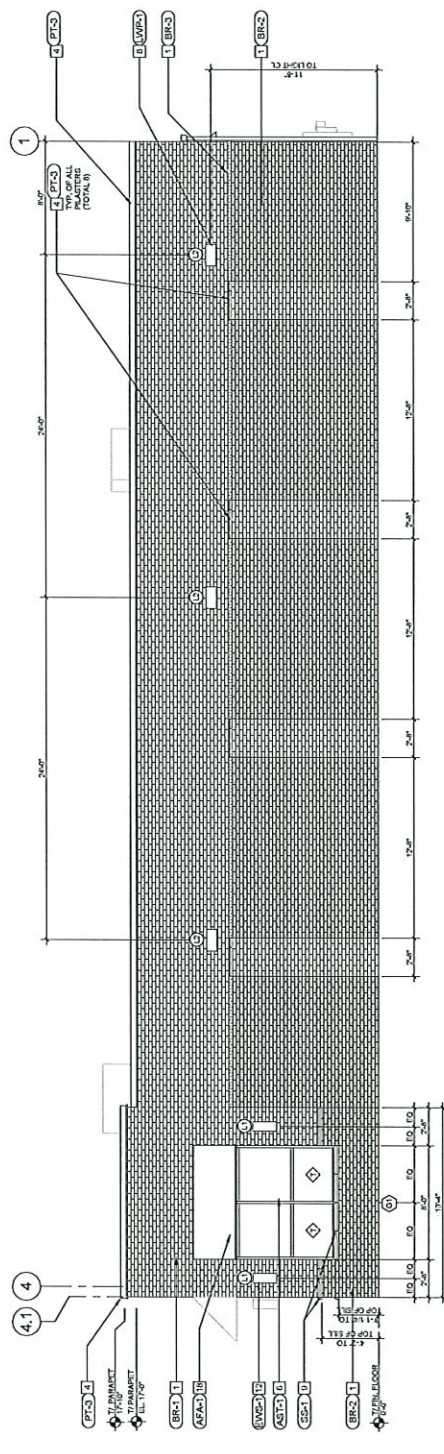
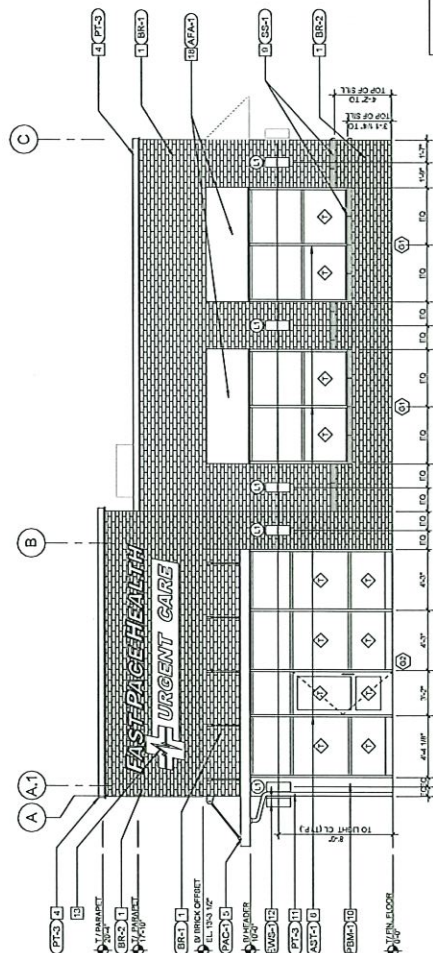
KEYNOTE LEGEND-EXTERIOR FINISHES

[illegible]

STOREFRONT SCHEDULE

STOREFRONT SCHEDULE					
	MARK	LENGTH	HEIGHT	MANUF.	MODEL DESCRIPTION QTY
01	8' x 11' 6"	8' x 11' 6"	WALLS R	HERAN DO-001	Z-PAC [®] HERALD HIGH IN ALUMINUM FRAME, FINISH: POLYURETHANE COLORED BLACK ANODIZED LIPS 1
02	8' x 5' 6"	8' x 5' 6"	WALLS R	HERAN DO-001	Z-PAC [®] HERALD HIGH IN ALUMINUM FRAME, FINISH: POLYURETHANE COLORED BLACK ANODIZED LIPS 1
03	8' x 11' 6"	8' x 11' 6"	PANEL R	HERAN DO-001	Z-PAC [®] HERALD HIGH IN ALUMINUM FRAME, FINISH: POLYURETHANE COLORED BLACK ANODIZED LIPS 1

2 FRONT ELEVATION



1 SIDE ELEVATION 1



KEYNOTE LEGEND - ELEVATIONS

- [illegible]

KEYNOTE LEGEND-EXTERIOR FINISHES

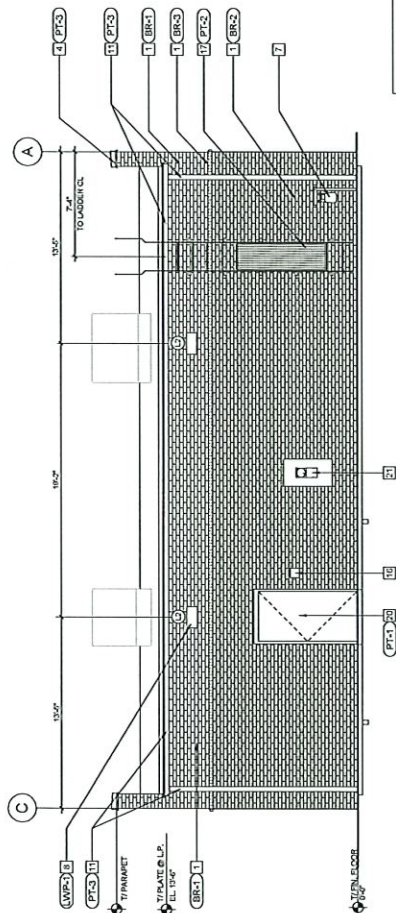
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STOREFRONT SCHEDULE

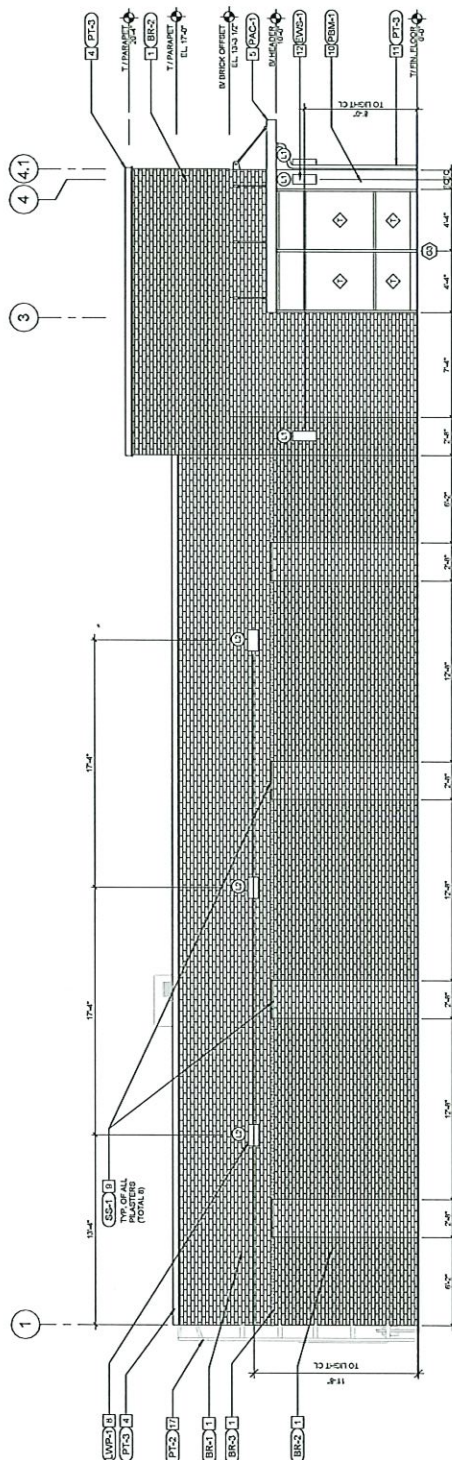
MARK	LENGTH	HEIGHT	MANUF	MODEL	DESCRIPTION	QTY
G1	8 1/2"	6-10.34"	KAWNEER	TRIPAN VO 4511	274X107 THERMALLY THICK IN ALUMINUM FRAME, WE INDICATE CENTER GLAZING, COLOR BLACK ANGLEZED #29	3
G2	11 1/2"	9x11.50"	KAWNEER	TRIPAN VO 4511	274X107 THERMALLY THICK IN ALUMINUM FRAME, WE INDICATE CENTER GLAZING, COLOR BLACK ANGLEZED #29	1
G3	8 1/2"	6-10.34"	KAWNEER	TRIPAN VO 4511	274X107 THERMALLY THICK IN ALUMINUM FRAME, WE INDICATE CENTER GLAZING, COLOR BLACK ANGLEZED #29	1

 - TEMPERED GLASS

1	REAR ELEVATION
---	----------------

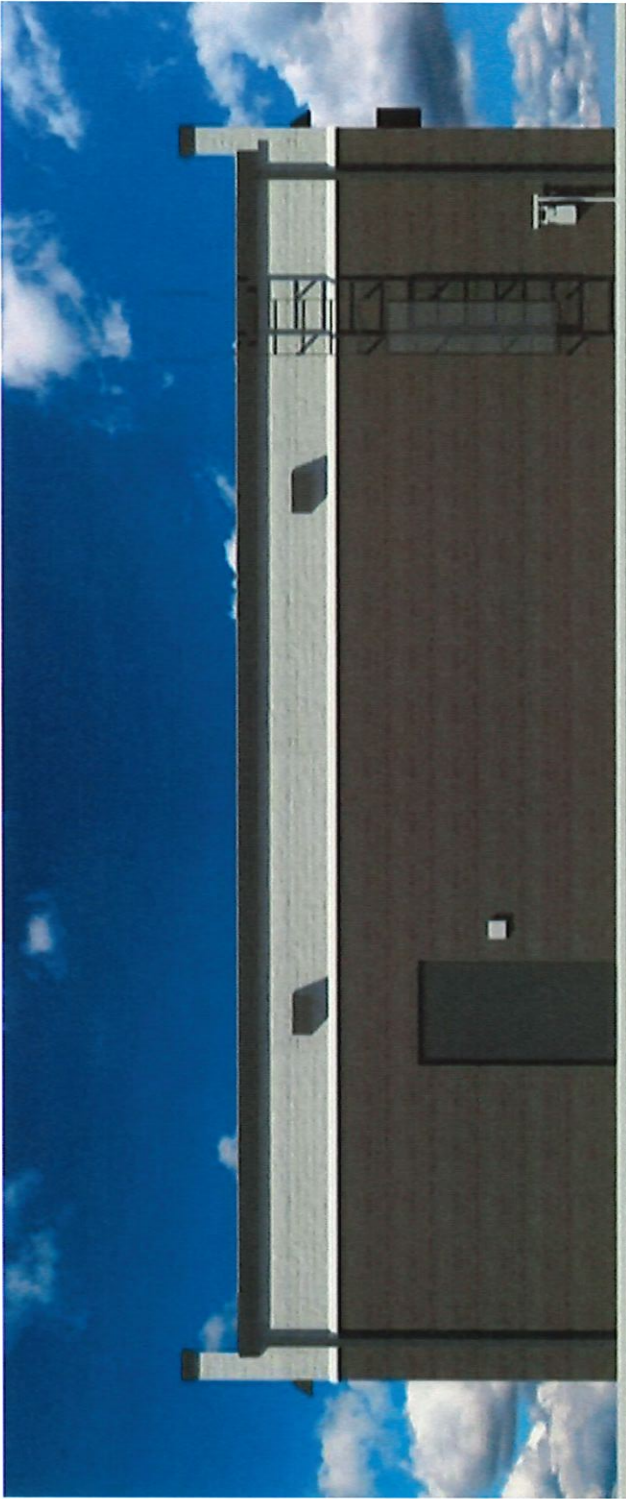


2 SIDE ELEVATION

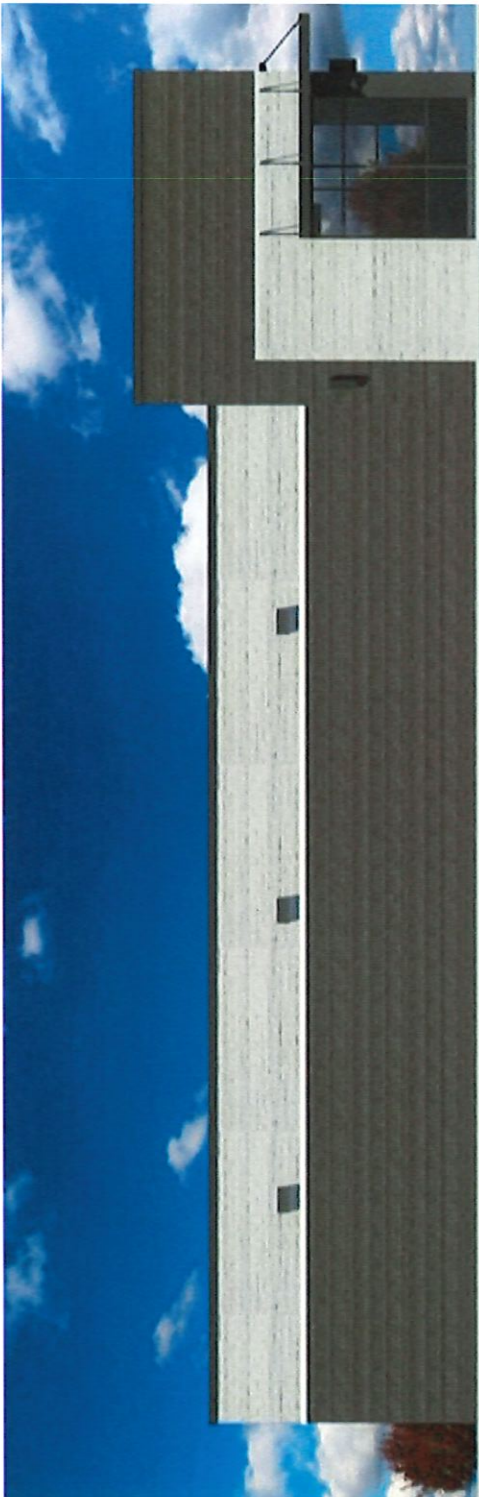














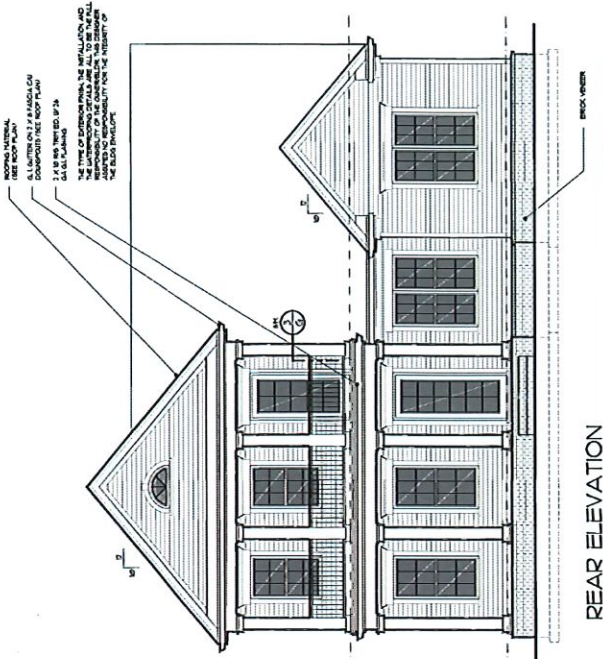
DESIGN REVIEW STAFF REPORT JOHNNY BROWN RESIDENCE

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

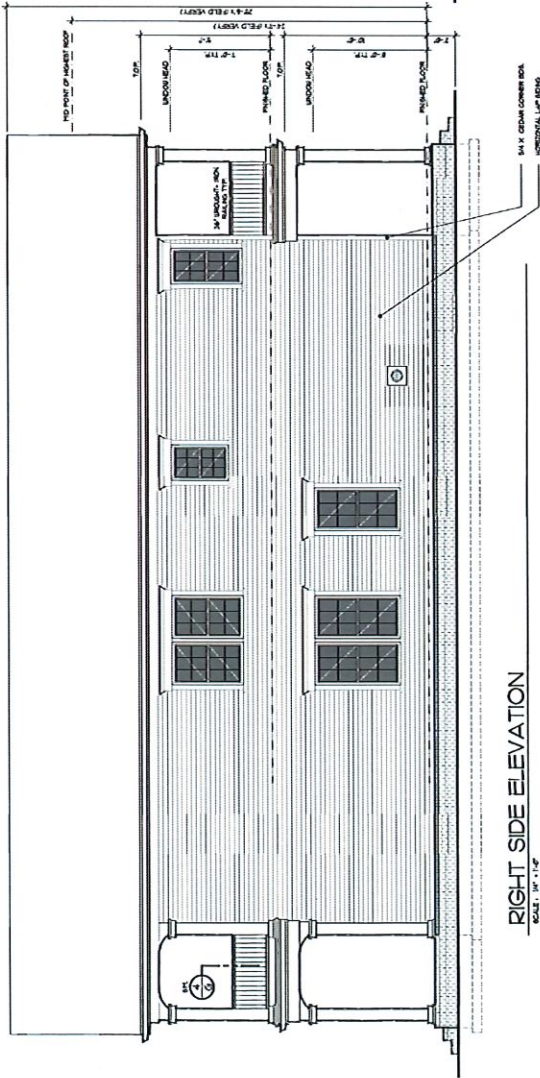
- 1) a site plan will need to be submitted for approval prior to the permitting; and
- 2) the exterior siding must be hardie board.

An aerial photograph of a residential neighborhood with property lines and lot numbers overlaid. The streets shown are Johnson St, Wells Aly, Farrar St, Morgan St, Weir St, Hatton St, Lambuth Blvd, and Gordon St. A yellow rectangle highlights a specific lot, which is lot 135. Other lot numbers visible include 404, 135, 208, 204, 300, 218, 306, 312, 324, 322, 307, 111, 114, 219, 213, 211, 205, 203, 215, 22, 223, 227, 235, 237, 245, 244, 252, 255, 200, 204, 206, 142, 136, 128, 127, 125, 123, 135, 153, 304, 303, 309, 313, 317, 323, 216, 214, 213, 212, 211, 210, 209, 208, 207, 206, 205, 204, 203, 202, 201, 200, 199, 198, 197, 196, 195, 194, 193, 192, 191, 190, 189, 188, 187, 186, 185, 184, 183, 182, 181, 180, 179, 178, 177, 176, 175, 174, 173, 172, 171, 170, 169, 168, 167, 166, 165, 164, 163, 162, 161, 160, 159, 158, 157, 156, 155, 154, 153, 152, 151, 150, 149, 148, 147, 146, 145, 144, 143, 142, 141, 140, 139, 138, 137, 136, 135, 134, 133, 132, 131, 130, 129, 128, 127, 126, 125, 124, 123, 122, 121, 120, 119, 118, 117, 116, 115, 114, 113, 112, 111, 110, 109, 108, 107, 106, 105, 104, 103, 102, 101, 100, 99, 98, 97, 96, 95, 94, 93, 92, 91, 90, 89, 88, 87, 86, 85, 84, 83, 82, 81, 80, 79, 78, 77, 76, 75, 74, 73, 72, 71, 70, 69, 68, 67, 66, 65, 64, 63, 62, 61, 60, 59, 58, 57, 56, 55, 54, 53, 52, 51, 50, 49, 48, 47, 46, 45, 44, 43, 42, 41, 40, 39, 38, 37, 36, 35, 34, 33, 32, 31, 30, 29, 28, 27, 26, 25, 24, 23, 22, 21, 20, 19, 18, 17, 16, 15, 14, 13, 12, 11, 10, 9, 8, 7, 6, 5, 4, 3, 2, 1. The highlighted lot is lot 135.

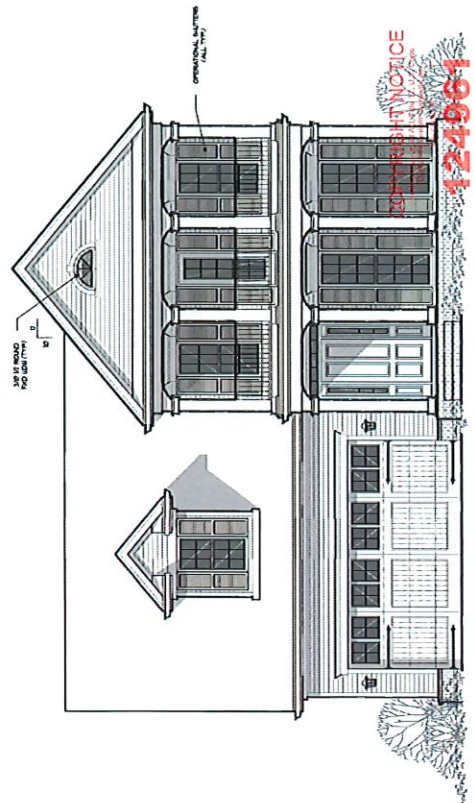




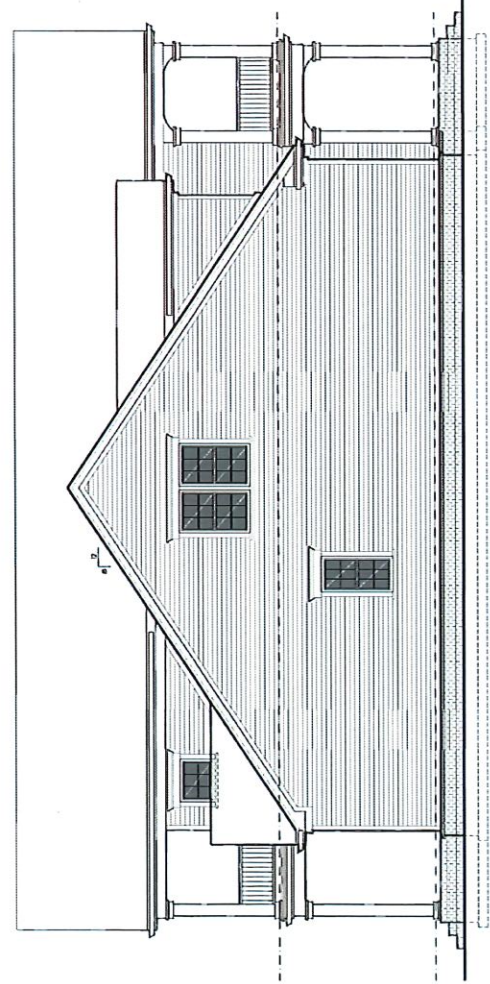
REAR ELEVATION
SCALE: 1/4" = 1'-0"



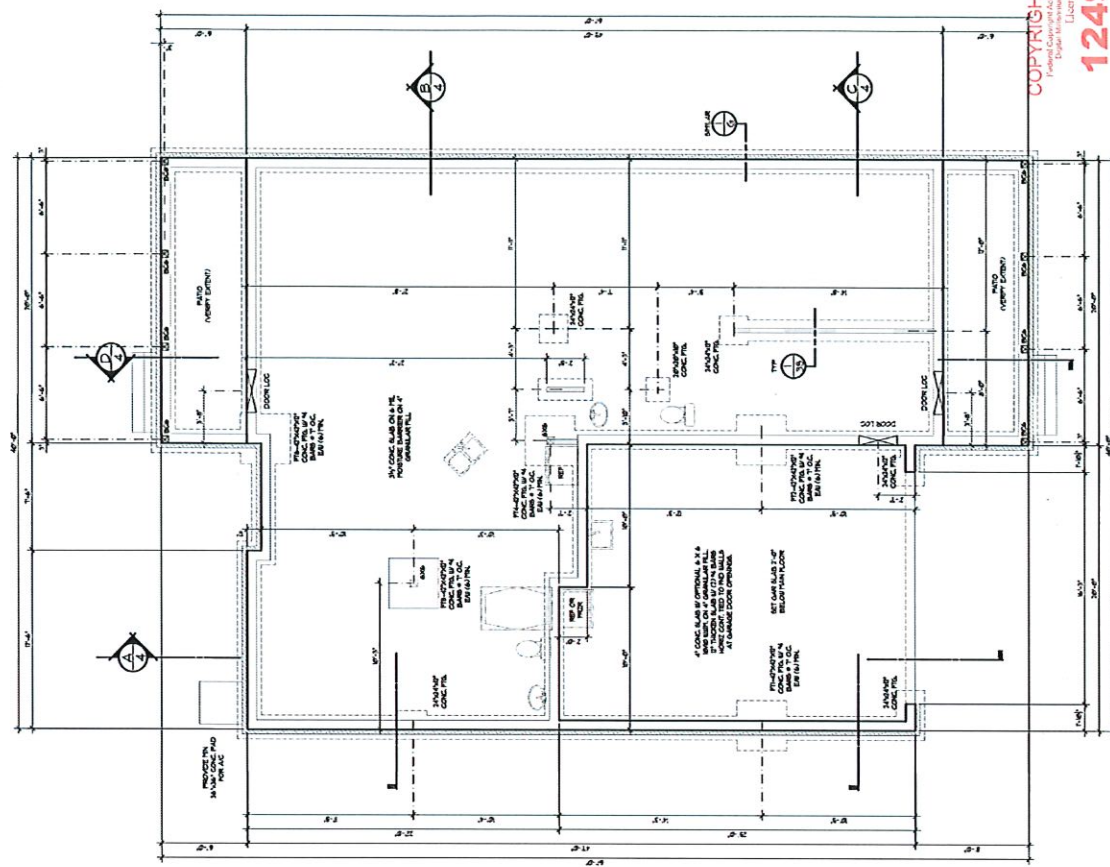
RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

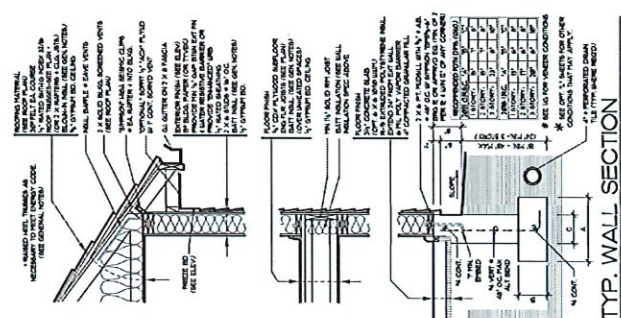
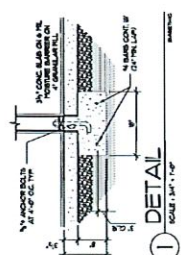


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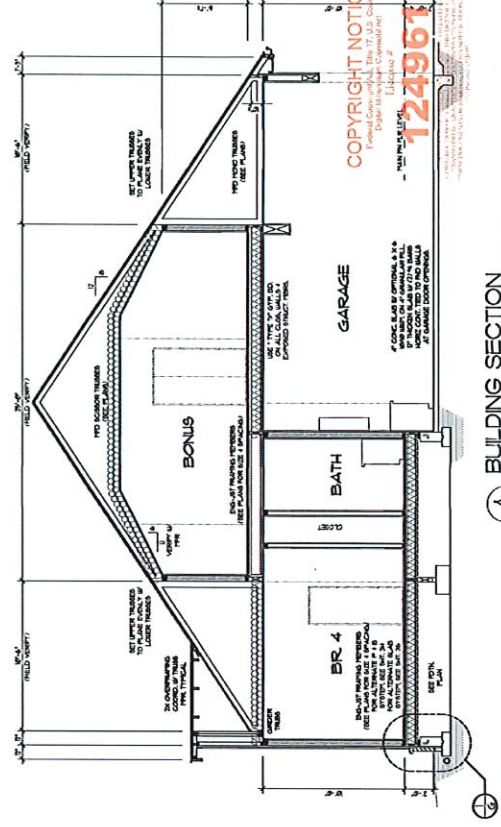
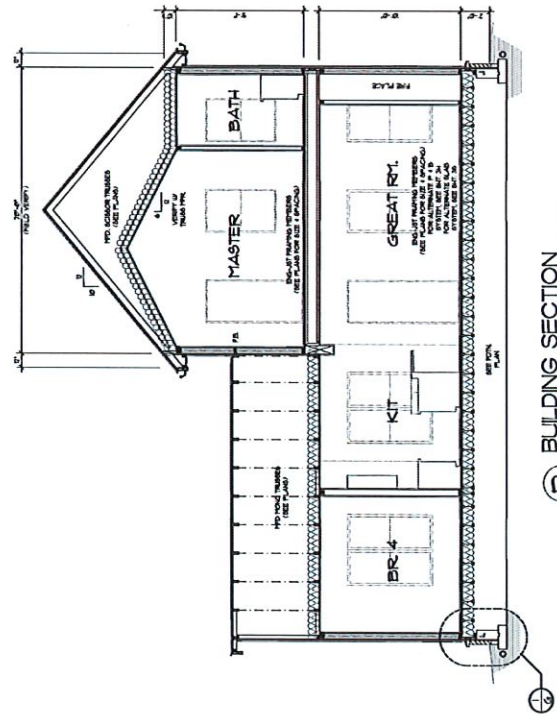
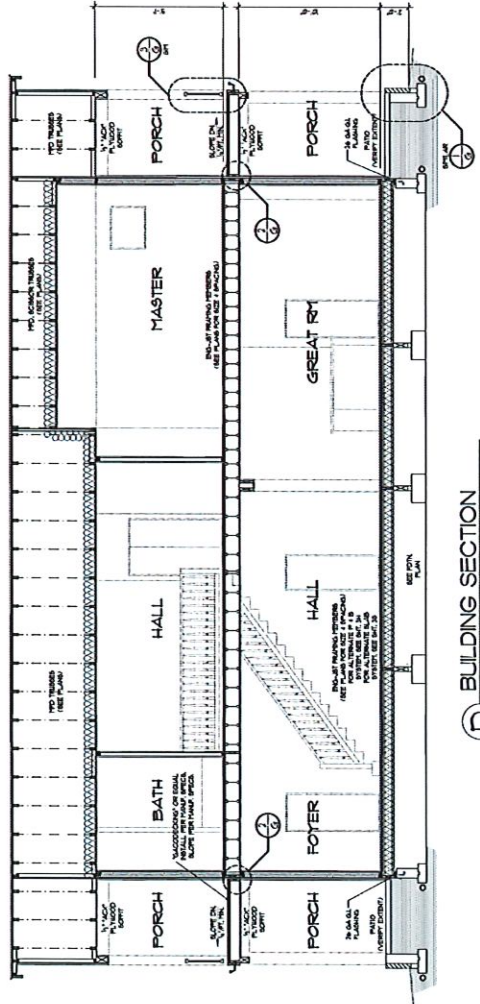
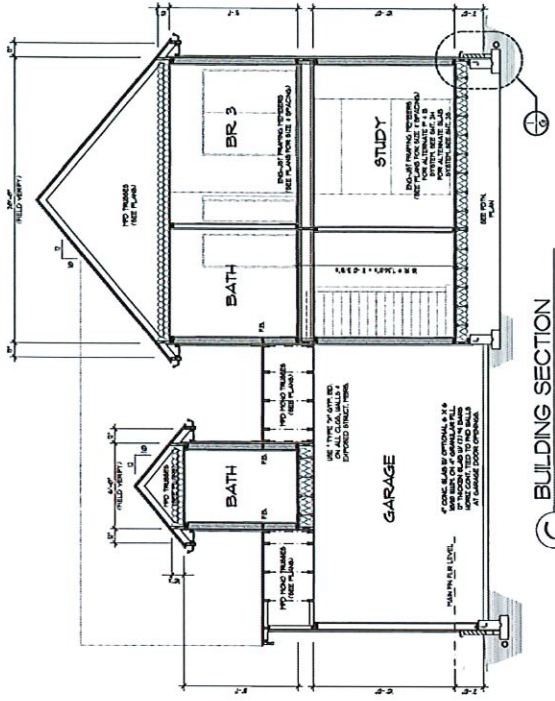
"The 1990s have been a period of rapid change and growth for the U.S. economy, and the U.S. has been a major force in the world economy. The U.S. has been a major force in the world economy, and the U.S. has been a major force in the world economy."

IF LATERAL ENGINEERING IS REQUIRED, REFER TO ENGINEERING SHEETS FOR LATERAL SPECIFICATIONS

FOUNDATION PLAN



TYP. WALL SECTION





DESIGN REVIEW STAFF REPORT 113 & 115 GATES STREET

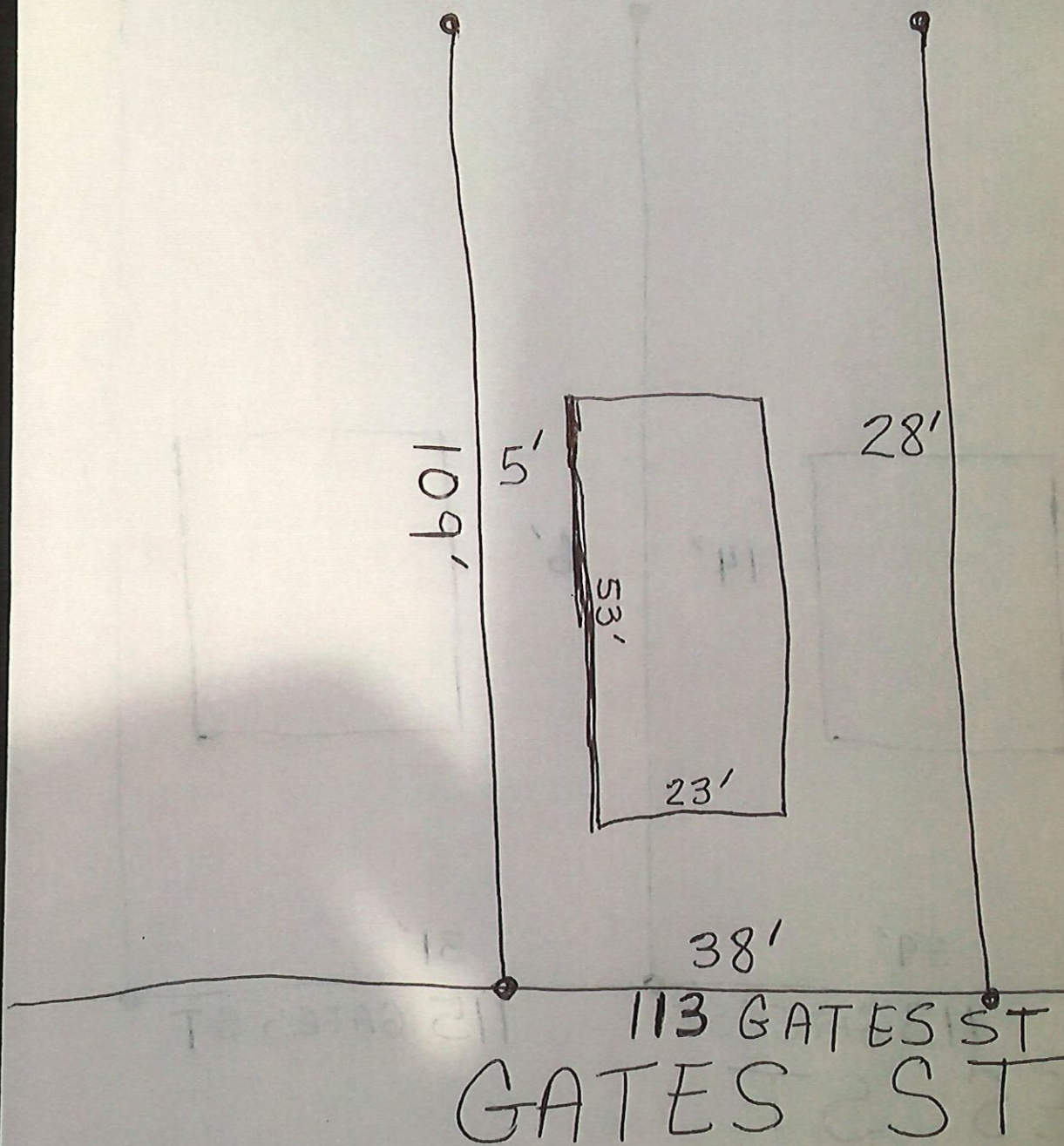
The Planning Staff would recommend approval of the design review request with the following stipulations:

- 1) a site plan will need to be submitted for each lot at the permitting stage; and
- 2) the exterior siding must be hardie board, as in the example, not vinyl.

SITE LOCATION MAP
DESIGN REVIEW - #113 & #115 GATES STREET

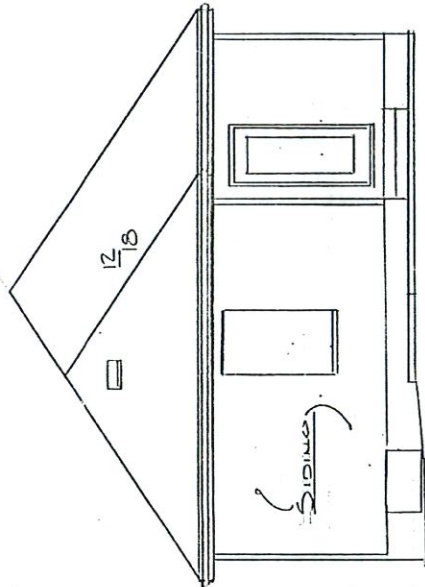


SITE PLAN

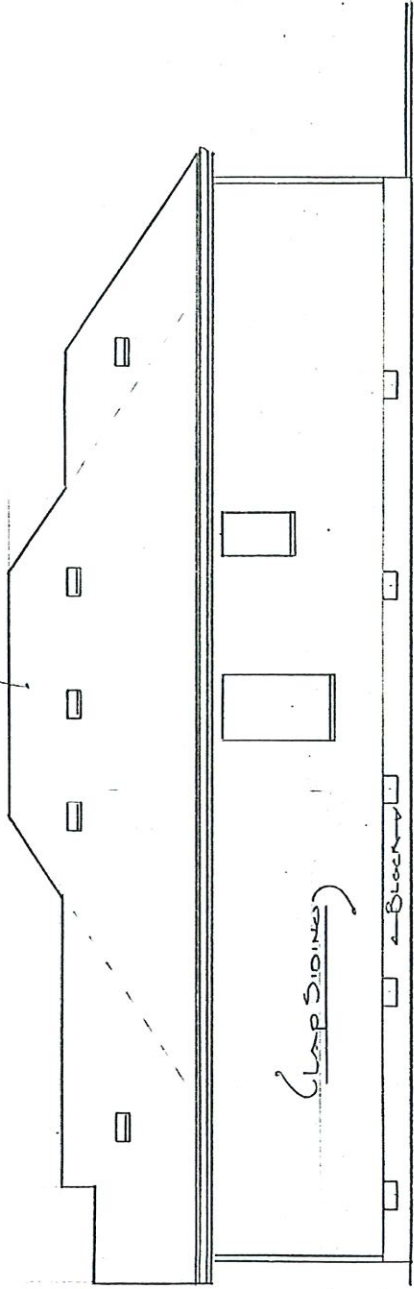


Reg Set BACKS
5' off sides
20' off streets

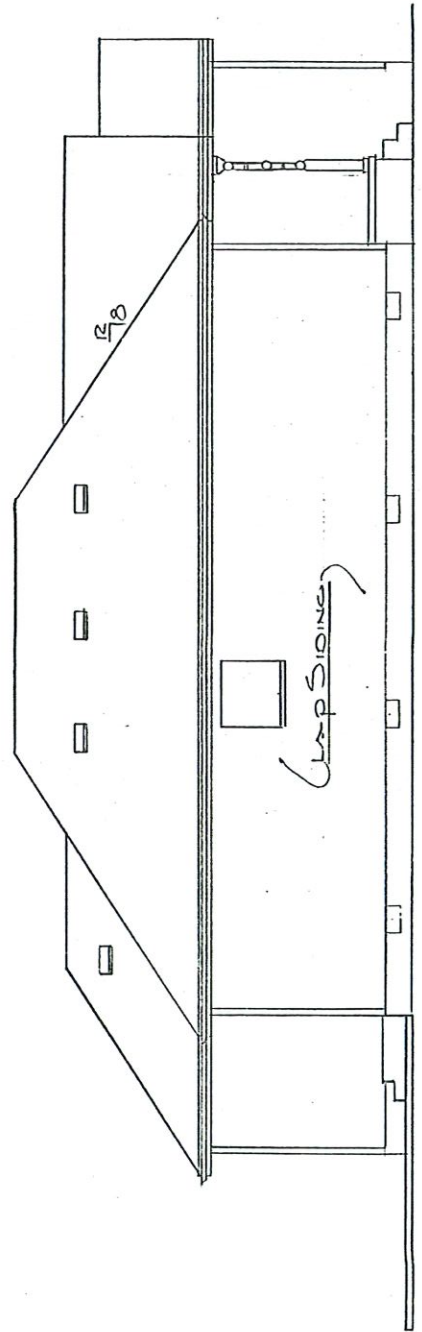
SELECTED SHINGLES



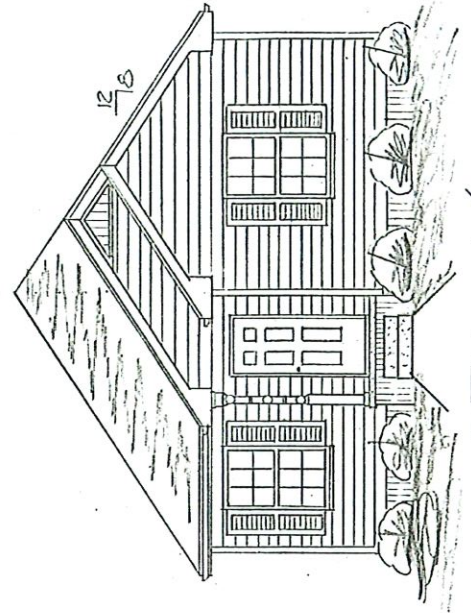
REAR VIEW



RIGHT SIDE VIEW



LEFT SIDE VIEW



FRONT VIEW











