

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

- I. CALL TO ORDER/DETERMINATION OF QUORUM
- II. APPROVAL OF MINUTES FOR THE JUNE 1, 2022 MEETING
- III. REZONING (CITY)
  - 1. Consideration of a request to rezone property located at 159 Oil Well Road from A-O/FH/FW (Agriculture-Open/Flood Hazard/ Floodway) District to O-R/FH/FW (Office-Residential/Flood Hazard/ Floodway) District, comprising 11.2 acres, more or less, submitted by Ronald Taylor
- IV. DESIGN REVIEW
  - 1. Consideration of a design review application for The Summit, proposed to be located at 1515 U.S. Highway 70 East on 4.62± acres in a B-5 (Highway Business) District, submitted by Chris Herron on behalf of Brookstone Group, LLC
- V. USE DETERMINATION
  - 1. Consideration of a permitted use determination request submitted by Richard Styles Jr. for a HVAC duct manufacture within the I-O (Wholesale and Warehouse) District
- VI. COMPRHENSIVE CIVIC MASTER LAND USE PLAN AMENDMENT
  - 1. Review of an amendment to the One Jackson Civic Master Plan Comprehensive 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**  
**JUNE 1, 2022—3:00 P.M.**

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

**Members Absent:** Mayor Scott Conger

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

**Others Present:** Brandon Buchanan  
Jane David  
Kenny Sutherland  
Margaret Neil

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

The minutes of the May 4, 2022 meeting were presented and a motion to approve the minutes was made by Pat Ross, seconded by Vice Chair Wayne Arnold. The motion passed unanimously.

**Consideration of a request to rezone property located at 57 Bolivar Highway from O-C (Office Center) District to B-5 (Highway Business) District, comprising 0.37 acres, more or less, submitted by Randal Carson --** 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 consolidate the zoning of their properties under the B-5 class.

The Planning Staff recommends approval of the rezoning request since it represents a logical extension of an existing B-5 (Highway Business), is in compliance with the Comprehensive Civic Master Land Use Plan, and allows the property owner to consolidate the zoning of the property under one zoning class.

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



**Consideration of a site plan for TAG Truck Center, proposed to be located at 3655 Ridgecrest Road Extended on 16.87± acres, in a SC-1 (Planned Unit Commercial Development) District, submitted by TAG Real Estate Holdings, LLC** -- Mr. Pilant presented the preliminary site plan for TAG Truck Center. Using a location map, he explained the location of the site and the components of the preliminary 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 Vice Chair Wayne Arnold to approve the proposed preliminary site plan for TAG Truck Center, as recommended by the staff. Motion passed unanimously.

Afterwards, there was some discussion about a traffic study for the area.

**Consideration of an application for a billboard located at the Southwest corner of Ridgecrest Road Extended and Dr. F.E. Wright Drive in a SC-1 (Planned Unit Commercial Development) District, submitted by BC North Partners** -- Mr. Pilant presented the billboard to the board. Using a location map, he explained the location of the site and gave a brief history of billboards.

The planning staff recommended denial of the billboard, at this time, for the following reason:

- 1) The proposed billboard will be situated on a piece of property that has an approved development plan, but is currently undeveloped. It would be more appropriate for the billboard to be considered for approval after the commercial center has started to develop.

In addition, Mr. Pilant stated that the Great Wolf Lodge's access road will be south of this location and will change the dynamic of the area once developed.

Brandon Buchanan was present and discussed that when the development plan was submitted, it indicated a billboard and was approved by the Planning Commission. He stated that the billboard would be a great way for businesses of Jackson to promote themselves for patrons that will come to the Great Wolf Lodge. Mr. Buchanan requested to secure the permit for the billboard due to the nature and placement of billboards.

Mr. Pilant added that when the Planning Commission approved the development plan, the billboard was noted but not addressed or approved because billboards are reviewed separately by location. The buildings and the site were the only items reviewed at that time.

Afterwards, Chris Edwards expressed his concern about the distractions associated with digital billboards. He also questioned ways to prevent other applicants from applying for a billboard in the future at this location.

A motion was made by Councilwoman Marda Wallace, seconded by Vice Chair Wayne Arnold to approve the application for a billboard located at the Southwest corner of Ridgecrest Road

Extended and Dr. F.E. Wright Drive with the stipulations of working with the Planning Department and obtaining a building permit for the development prior to the billboard permit. Motion passed unanimously.

**Consideration of a request to rezone property located at Epperson Drive from R-S (Single Family Residential) District to RS-1 (Single Family Residential) District, comprising 18.50 acres, more or less, submitted by Bruce Richardson on behalf of Lucy Troutman --** 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 gave a brief history of the development of the property. The applicants are requesting to accommodate smaller lot sizes to the area.

Jane David, President of Northpointe Lake Association, was present and presented a petition signed by homeowners in opposition of the rezoning request due to ninety homes, which includes the additional forty-eight lots proposed for development, only having one single access point. There are also concerns toward residential safety and emergency response times due to the distance from Old Humboldt Road.

Afterwards, there was some discussion about the number of entrances needed per subdivision regarding fires. Mr. Pilant clarified that when subdivisions are greater than fifty lots, there is a requirement of two entrances, but this is not a cumulative number. It is based on each subdivision as it is reviewed. This is the requirement contained within the Subdivision Regulations.

Kenny Sutherland, a developing partner, addressed the concerns the current homeowners had about access points and stated that Ashport Road is also an access point for the subdivision. He also addressed the fire and safety concerns and discussed an alternate route to reach the residents quicker.

Mr. Pilant noted that from a safety standpoint, the roads are public streets that were built based on the subdivision requirements and can accommodate fire trucks.

Councilwoman Marda Wallace expressed her concern towards providing adequate entrances and exits for the growing subdivision in the future.

Mr. Sutherland explained that because of JEA and the blue line stream, there is no possible way to develop a road to connect to Old Humboldt Road. He also stated that the new development will be a private subdivision.

Margaret Neil, Homeowners Association Board of Northpointe Lake, addressed the distance from the closest fire station to the new proposed development and stated that it exceeds the distance that is required in the Civic Master Plan. She also added that the connectivity to Old Humboldt Road was planned when the original schematic plat was approved in 2001.

Mr. Pilant clarified that the standards in the Civic Master Plan are goals set by the Fire Department and not a requirement. He also stated that there are fire stations located on Windy City Road and Ashport Road that serves the area.



The Planning Staff recommends approval of the rezoning request since:

- 1) It does not change the single-family character of area;
- 2) The rezoning allows for the more efficient use of the land;
- 3) It reflects the trend in housing toward smaller lots due to consumer downsizing and the reduction of lawn maintenance.

A motion was made by Mandy White, seconded by Vice Chair Wayne Arnold to recommend approval of the rezoning request, as recommended by the staff. Motion passed on a vote of 6 in favor, 1 oppose (Councilwoman Wallace) and 1 abstain (Hellums).

**Election of Officers:** A motion was made by Charles Adams, second by Chris Edwards to accept the officers as is, Jerry Day as Chairman and Wayne Arnold as Vice Chairman. Motion passed unanimously.

There being no further business, the meeting was adjourned.



## CITY OF JACKSON ZONING REPORT

**APPLICANT**

Ronald Taylor

**OWNER**

Same

**ADDRESS**

Applicant:

2 Stonehaven Woods  
Jackson, TN 38305

Owner:

Same

**LOCATION**

159 Oil Well Road

**ACERAGE**

11.2 +/- acres

**TAX MAP REFERENCE**

Map 44 Parcel 10.00

**PRESENT USE**

Residential/Agriculture-Open/Flood  
Hazard/ Floodway

**PROPOSED USE**

Office-Residential/Flood Hazard/  
Floodway

**PRESENT ZONING**

A-O/FH/FW (Agriculture-Open/Flood  
Hazard/ Floodway) District

**PROPOSED ZONING**

O-R/FH/FW (Office-Residential/Flood  
Hazard/ Floodway) District

**LOCATION**

The property is located at 159 Oil Well Road.

**CURRENT LAND USE**

The property is bounded on the north by multi-family and undeveloped open land, on the east by a church, on the south by single family residential and undeveloped open land, and on the west by multi-family residential and professional office.

**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 detached/flood hazard/floodway; therefore, a minor amendment to the Comprehensive Civic Master Land Use Plan will be necessary to change to neighborhood commercial/flood hazard/floodway district.

### **REZONING STAFF RECOMMENDATION**

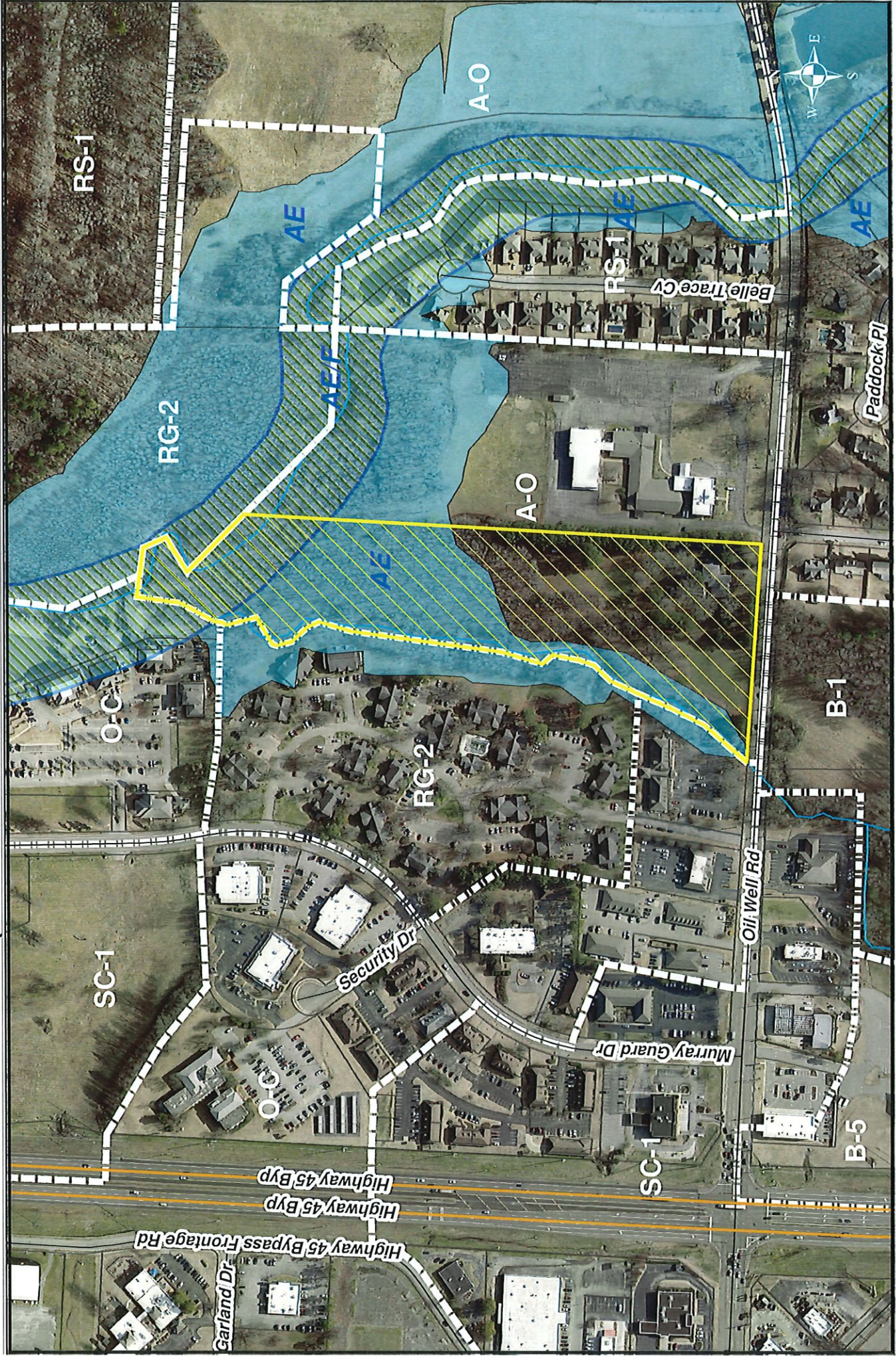
The Planning Staff recommends approval of the rezoning request since it is located between office and institutional uses and the rezoning will allow the owner to use the home for residential and office uses.



# REZONING SITE LOCATION MAP

159 OIL WELL ROAD

FROM: A-O/FH/FW (AGRICULTURE-OPEN/FLOOD HAZARD/FLOODWAY)  
TO: O-R/FH/FW (OFFICE-RESIDENTIAL/FLOOD HAZARD/FLOODWAY)





To whom it may concern:

6/2/2022

I respectfully Request zoning  
change to RC Residential commercial  
for 159 Dilwell Rd.  
Jackson, TN  
38305.

Should you need additional information  
please call 731.693.6857.

Sincerely,

Ron + Sherry Taylor  
RFT SET



**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 159 Oil Well Road to depict this property as appropriate for office-residential.

**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.

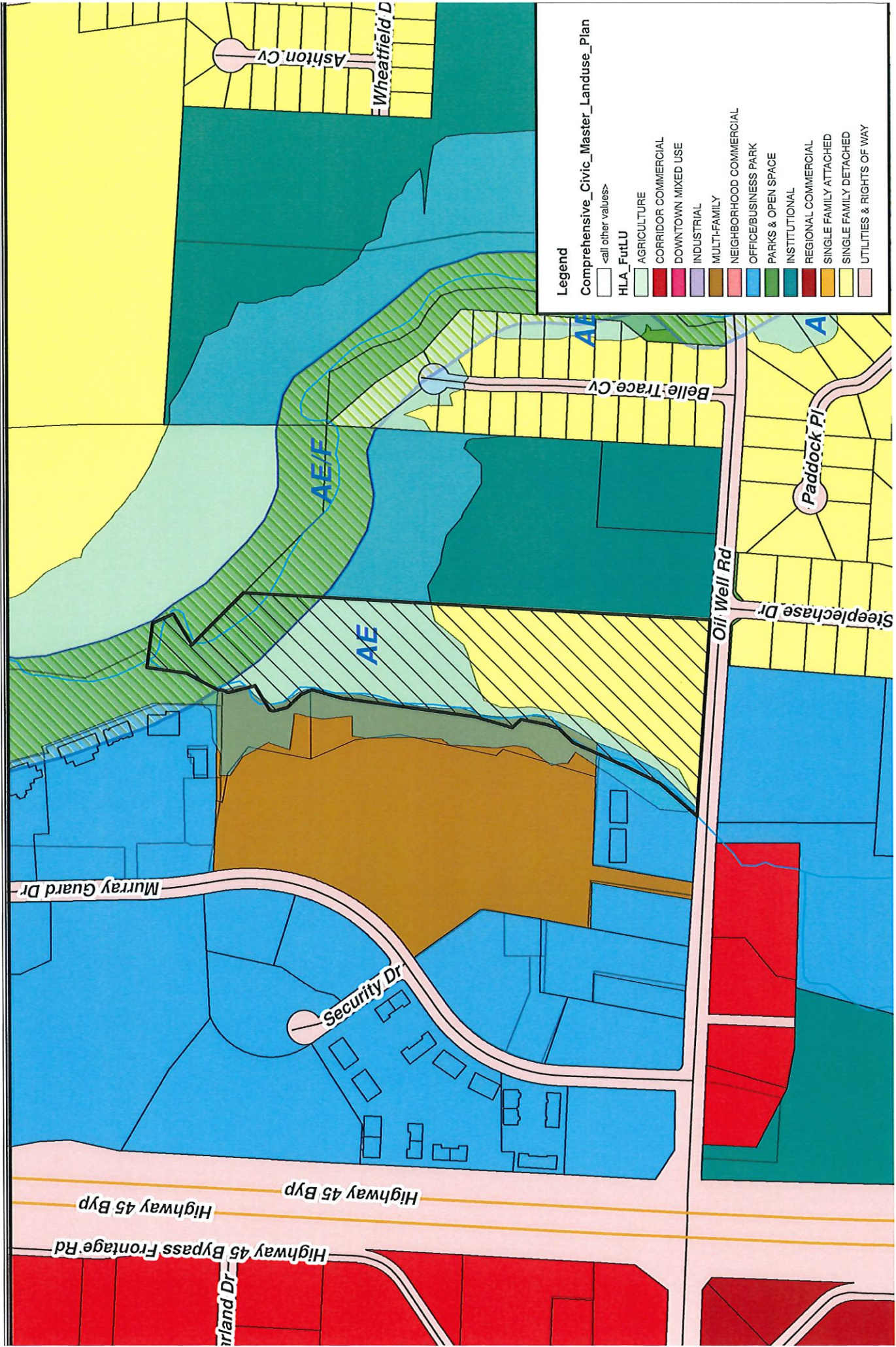
**NOW, THEREFORE, BE IT RESOLVED** that the One Jackson Civic Master Plan Land Use Plan is hereby amend, on motion of \_\_\_\_\_ seconded by \_\_\_\_\_, foregoing motion passed unanimously this the 6<sup>th</sup> day of July, 2022.

\_\_\_\_\_  
Chairperson of the Jackson Municipal Regional Planning Commission

\_\_\_\_\_  
Secretary of the Jackson Municipal Regional Planning Commission



# COMPREHENSIVE CIVIC MASTER LANDUSE PLAN AMENDMENT FROM: SINGLE FAMILY DETACHED/FLOOD HAZARD/FLOODWAY TO: NEIGHBORHOOD COMMERCIAL/FLOOD HAZARD/FLOODWAY



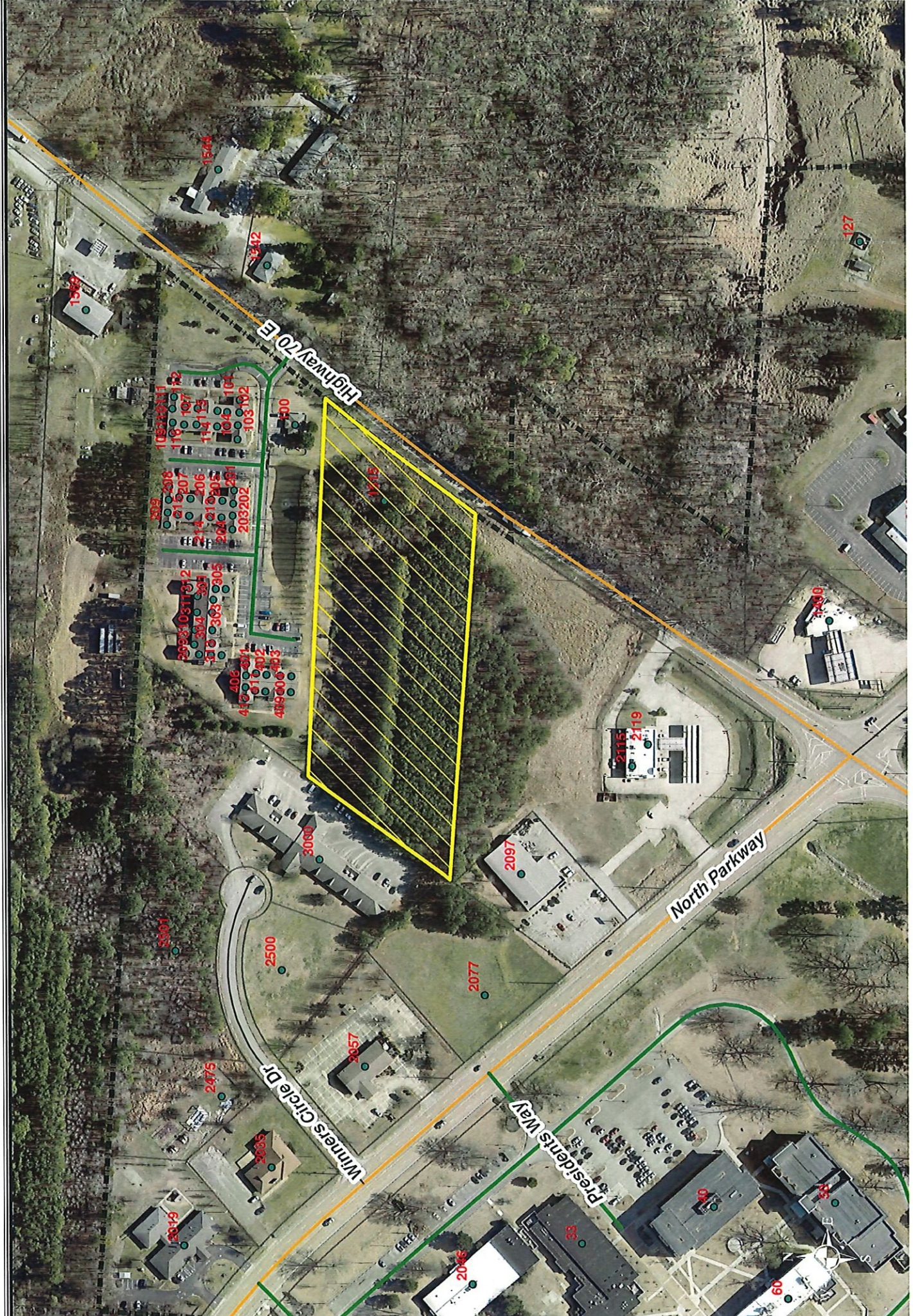


## **DESIGN REVIEW STAFF REPORT THE SUMMIT**

The Planning Staff would recommend approval of the design review request since it is compatible with similar apartment uses in the area.



**SITE LOCATION MAP**  
**DESIGN REVIEW - THE SUMMIT**  
**1515 U.S. HIGHWAY 70 EAST**







**Victor C. Buehler**  
Architect  
4000 Highway 70 East  
Jackson, Tennessee 38305  
www.vcbuehler.com



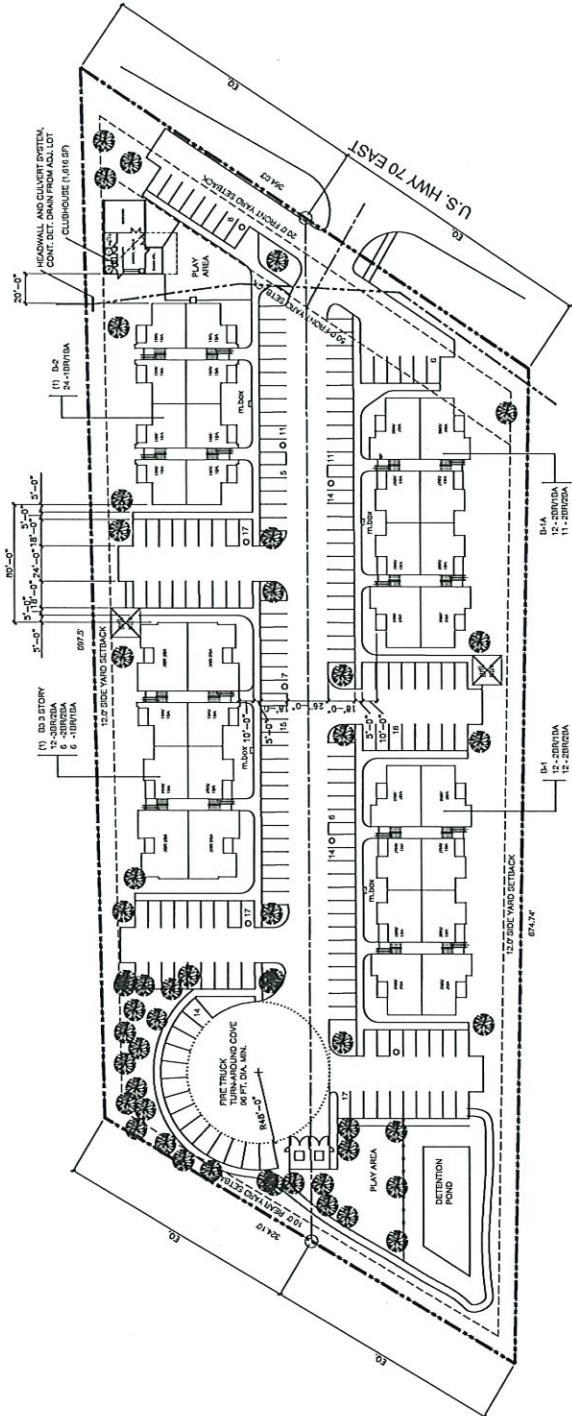
**The 1515**  
Apartments  
1515 US Highway 70 E  
Jackson, Tennessee 38305

13 April 2022  
Schematics

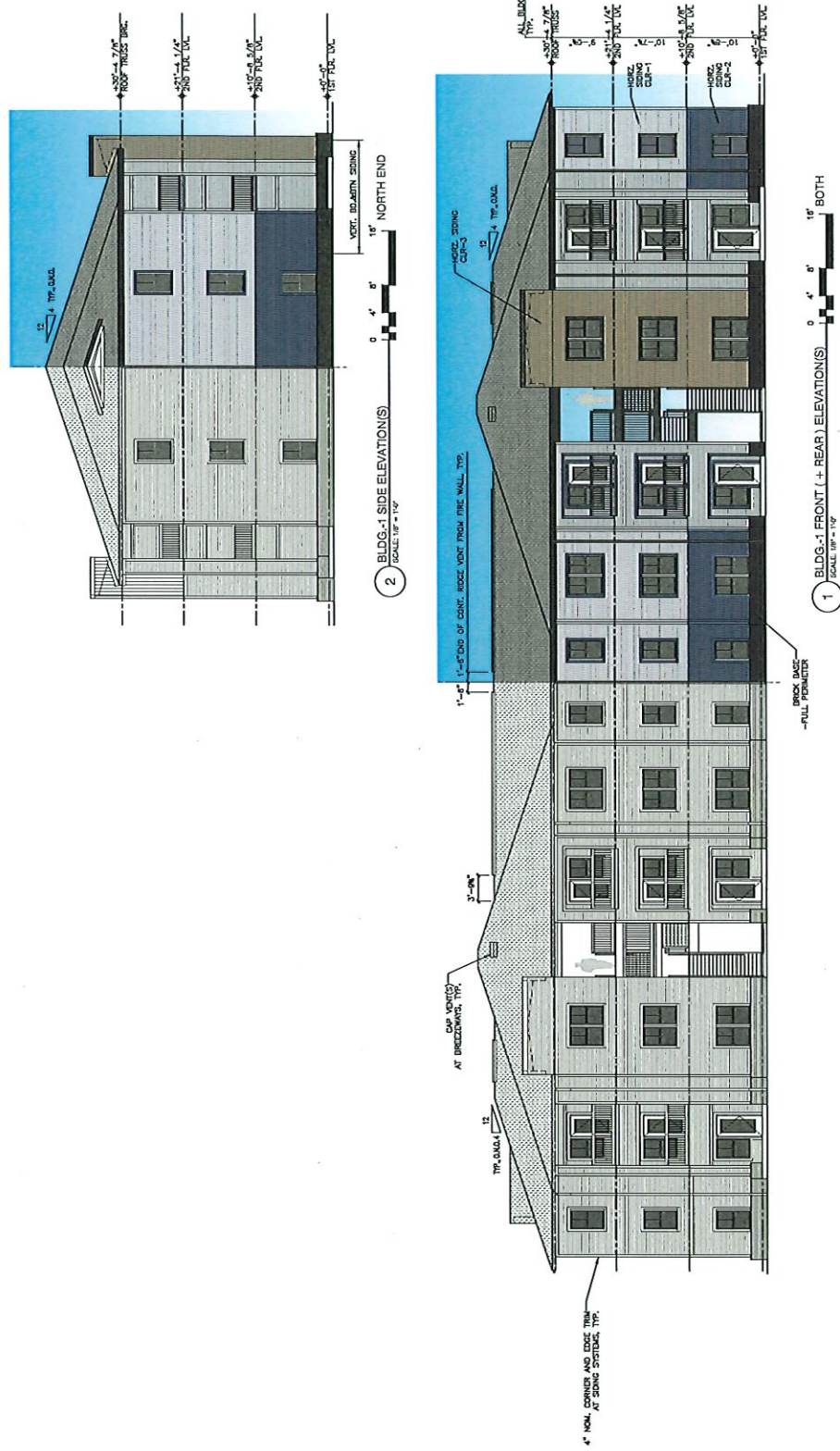
VBA 2202

Arch. Site Plans +  
Unit Layout

sheet  
**AS1.1**



HWM: 24 PARTNERS		DATE		3422	
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B-10Z	1	6	6	12	24
B-11A	1	6	6	12	24
B-11B	1	6	6	12	24
B-11C	1	6	6	12	24
B-11D	1	6	6	12	24
B-11E	1	6	6	12	24
B-11F	1	6	6	12	24
B-11G	1	6	6	12	24
B-11H	1	6	6	12	24
B-11I	1	6	6	12	24
B-11J	1	6	6	12	24
B-11K	1	6	6	12	24
B-11L	1	6	6	12	24
B-11M	1	6	6	12	24
B-11N	1	6	6	12	24
B-11O	1	6	6	12	24
B-11P	1	6	6	12	24
B-11Q	1	6	6	12	24
B-11R	1	6			







## **USE DETERMINATION STAFF REPORT 130 BEASLEY – VENT-CON**

The I-O (Wholesale and Warehousing) District allows light manufacturing uses as a permitted if the Planning Commission determines that the use is not detrimental to the district. Vent-Con is proposing to occupy the former Thomason Warehouse building to manufacture ductwork for ventilation systems. The operation involves sheet metal roll forming. Since the I-O (Wholesale and Warehousing) District allows a tin and metal shop and other similar light manufacturing uses, the Planning Staff would recommend approval of the use since it is similar to other uses permitted outright in the I-O District. Since they are using an existing building, architectural elevations are not required. Any exterior changes will be minor and will be reviewed through the permitting process.

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



Telephone: 731-425-8286  
Fax: 731-927-8781  
Email: [spilant@jacksontn.gov](mailto:spilant@jacksontn.gov)

## Use Determination Application

### Applicant Information

Name: Styles Jr. Richard Date: 6/2/22  
Last First

Address: 500 Enterprize Dr.  
Street Address Apartment/Unit #  
Allen Park MI 48101  
City State ZIP Code

Phone: 313-402-6001 Email: rstyles@ventcon-mi.com

Property Location: 130 Beasley Jackson, TN

Proposed Use: Sheet Metal Roll forming - HVAC Duct Manufacture

### Use Justification

Briefly explain the proposed use of the property.

Roll form flat sheets of galvanized G90 metal  
Manufacture Ductwork for ventilation systems.

Section 14 (I-0 wholesale & warehouse district)

uses permitted;

#10 - Tin and Metal Shop

#17 - Light Manufacturing

*A pre-submittal conference is required prior to submitting this application. A \$100.00 application fee must be submitted along with the application. Please contact Stan Pilant at (731) 425-8282 or by email at [spilant@jacksontn.gov](mailto:spilant@jacksontn.gov).*

Signature: P. S. A.









Location: **Thomason Warehouse**  
**Cluster**  
**Submarket**  
**Madison County**  
**Jackson, TN 38301**

Building Type: **Class C Warehouse**

Status: **Built 1973**

Tenancy: **Multiple Tenant**

Land Area: **4.40 AC**

Stories: **1**

RBA: **80,000 SF**

Total Avail: **80,000 SF**

% Leased: **0%**

Management: **-**

Recorded Owner: **Jackson Storage Center LLC**

Ceiling Height: **20'0"**

Column Spacing: **-**

Drive Ins: **1 - 10'0" w x 12'0" h**

Loading Docks: **23 ext**

Power: **200a/120-240v 3p**

Crane: **None**

Rail Line: **CSX**

Cross Docks: **Yes**

Const Mat: **Reinforced Concrete**

Utilities: **Gas, Heating**

Expenses: **2020 Tax @ \$0.34/sf**

Parcel Number: **087A-H-017.00**

Parking: **Free Surface Spaces; Ratio of 0.00/1,000 SF**

Amenities: **Bus Line, Signage**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	80,000 div	80,000	\$1.95/nnn	Vacant	1-20 yrs	Direct



**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 Ross annexation area located at U.S. Highway 412 East to depict this property as appropriate for industrial use; 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 6<sup>th</sup> day of July, 2022.

\_\_\_\_\_  
Chairperson of the Jackson Municipal Regional Planning Commission

\_\_\_\_\_  
Secretary of the Jackson Municipal Regional Planning Commission



# COMPREHENSIVE CIVIC MASTER LANDUSE PLAN AMENDMENT

## U. S. HIGHWAY 412 EAST

FROM: CORRIDOR COMMERCIAL TO: INDUSTRIAL

