

AGENDA
JACKSON MUNICIPAL REGIONAL PLANNING COMMISSION
CITY HALL – GEORGE A. SMITH MEETING ROOM
FIRST FLOOR – 109 EAST MAIN STREET – SUITE 107
OCTOBER 5, 2022 – 3:00 P.M.

- I. CALL TO ORDER/DETERMINATION OF QUORUM
- II. APPROVAL OF MINUTES FOR THE SEPTEMBER 7, 2022 MEETING
- III. REZONINGS (CITY)
 - 1. Consideration of a request to rezone property located at 1023 Whitehall Street from RG-2 (General Residential) District to B-5 (Highway Business) District, comprising 2.04 acres, more or less, submitted by Gerry Neese on behalf of Steve Hardee
 - 2. Consideration of a request to rezone property located at 231 Belmont Avenue from I-3 (General Industrial) District to RG-2 (General Residential) District, comprising 2.8 acres, more or less, submitted by Russ Allison on behalf of Jackson Scrap Metal, LLC
- IV. DESIGN REVIEWS
 - 1. Consideration of a design review application for a new single-family home to be located at 139 Hatton Street, submitted by SkyView Homes, LLC
 - 2. Consideration of a design review application for a new single-family home to be located at 297 West Deaderick Street, submitted by SkyView Homes, LLC
 - 3. Consideration of a design review application for a new single-family home to be located at 313 West Forest Avenue, submitted by SkyView Homes, LLC
 - 4. Consideration of a design review application for a new single-family home to be located at 1205 Prospect Avenue, submitted by SkyView Homes, LLC
- V. AMENDMENT
 - 1. Consideration of an amendment to the Major Road and Street Plan
- VI. OTHER BUSINESS
 - 1. Any other business properly presented
- VII. ADJOURN

MINUTES
JACKSON MUNICIPAL REGIONAL PLANNING COMMISSION
CITY HALL – GEORGE A. SMITH MEETING ROOM
FIRST FLOOR – 109 EAST MAIN STREET – SUITE 107
SEPTEMBER 7, 2022—3:00 P.M.

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

Members Absent: Mayor Scott Conger
Janna Hellums
Chris Edwards

Staff Present: Stan Pilant, Director of Planning

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

The minutes of the August 3, 2022 meeting were presented and a motion to approve the minutes was made by Wayne Arnold, seconded by Pat Ross. The motion passed unanimously.

Consideration of a final plat for Bedford Farms Sections 3, 4, 6 and 8, comprising 32 lots on 11.78± acres, in a R (Residential) District, submitted by Surveying Services, Inc. on behalf of H&T Development, LLC -- Mr. Pilant presented the final plat to the planning commission. Using a location map, he explained the location of the site, surrounding uses in the area and the components of the final plat. The subdivision will create 32 new building lots on Sycamore Ridge Drive, Bedford Farms Drive and three cul-de-sacs, which are public streets.

After the administrative review, the planning, engineering, and JEA engineering staffs recommend approval of the final plat with the following conditions:

- 1) The developer provides to the Jackson Energy Authority a wastewater system development fee in the amount of \$9,600.00.
- 2) The developer provides to the Jackson Energy Authority a water system development fee in the amount of \$6,400.00.
- 3) The developer provides to the City of Jackson a street performance security in the amount of \$44,200.
- 4) All inspections and testing will need to be completed prior to recording the final plat.

A motion was made by Wayne Arnold, seconded by Charles Adams to approve the final plat for Bedford Farms Sections 3, 4, 6 and 8, with the contingencies recommended by the staff. Motion passed unanimously.

Consideration of a final plat for Jackson Creek Section 4, comprising 15 lots and 1 common area on 6.84± acres, in a RS-1 (Single Family Residential) District, submitted by Surveying Services, Inc. on behalf of DMC/Winberry -- Mr. Pilant presented the final plat to the planning commission. Using a location map, he explained the location of the site, surrounding uses in the area and the components of the final plat. The subdivision will create 15 new building lots on Blossom Cove and Green Gate Lane, which are private streets.

After the administrative review, the planning, engineering, and JEA engineering staffs recommend approval of the final plat with the following conditions:

- 1) The developer provides to the Jackson Energy Authority a wastewater system development fee in the amount of \$4,500.
- 2) The developer provides to the Jackson Energy Authority a water system development fee in the amount of \$3,000.
- 3) The developer provides to the City of Jackson a street performance security in the amount of \$13,600. This security will not be required if the developer completes all of the improvements and pass inspection by the Engineering Staff prior to or in conjunction with the final plat approval.
- 4) All inspections and testing will need to be completed prior to recording the final plat.

A motion was made by Wayne Arnold, seconded by Charles Adams to approve the final plat for Jackson Creek Section 4, with the contingencies recommended by the staff. Motion passed unanimously.

Consideration of a final plat for The Summit Sections 1 and 2, comprising 62 lots and 3 common areas on 20.72± acres, in a B-5/RS-1/PRD (Highway Business/Single Family Residential/ Planned Residential Development) District, submitted by Surveying Services, Inc. on behalf of Zeko Properties, LLC -- Mr. Pilant presented the final plat to the planning commission. Using a location map, he explained the location of the site, surrounding uses in the area and the components of the final plat. The subdivision will create 56 new building lots on Grand Teton Drive, Olympus Drive and Sinai Cove, which are private streets. There will also be 6 commercial lots with frontage on Highway 45 North.

After the administrative review, the planning, engineering, and JEA engineering staffs recommend approval of the final plat with the following conditions:

- 1) The developer provides to the Jackson Energy Authority a wastewater system development fee in the amount of \$18,600.

- 2) The developer provides to the Jackson Energy Authority a water system development fee in the amount of \$12,400.
- 3) The developer provides to the City of Jackson a street performance security in the amount of \$68,900.
- 4) All inspections and testing will need to be completed prior to recording the final plat.

A motion was made by Mandy White, seconded by Charles Adams to approve the final plat for The Summit Sections 1 and 2, with the contingencies recommended by the staff. Motion passed unanimously.

Other Business – Mr. Pilant mentioned that at a previous Planning Commission meeting held this year, the board tabled the amendment to the Major Road and Street Plan for Vann Drive until further review from the planning staff. Since then, the planning staff has reviewed the amendment and will be prepared to present at the next scheduled meeting in October.

There being no further business, the meeting was adjourned.



CITY OF JACKSON ZONING REPORT

APPLICANT	Agent:	Gerry Neese
OWNER		Steve Hardee
ADDRESS	Agent:	205 Montclair Drive Jackson, TN 38301
	Owner:	136 Reserve Drive Jackson, TN 38305
LOCATION	Property:	1023 Whitehall Street
ACERAGE	Requested:	2.04 +/- acres
TAX MAP REFERENCE		Map 78, Parcel 5.00
PRESENT USE		Vacant General Residential
PROPOSED USE		Commercial
PRESENT ZONING		RG-2 (General Residential) District
PROPOSED ZONING		B-5 (Highway Business) District

LOCATION

The property is located at the northwest corner of Whitehall Street & Dr. F. E. Wright Drive

CURRENT LAND USE

The property is bounded on the north by office, on the east by commercial, 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.

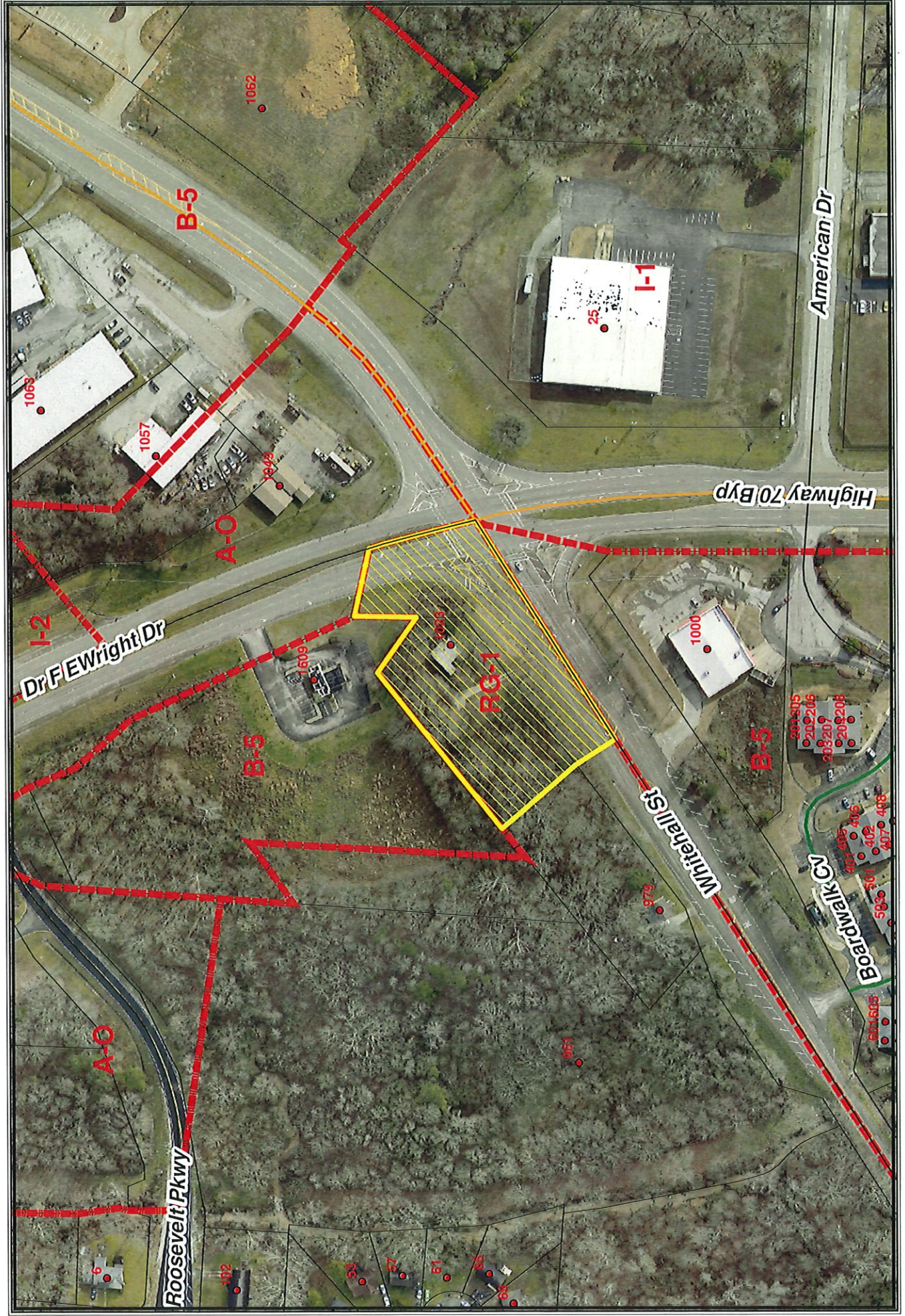
REZONING STAFF RECOMMENDATION

The Planning Staff discussed with the applicant the need for a traffic study due to property's close proximity to the intersection of Whitehall and Dr. F. E. Wright Drive. The property does not extend far enough down Whitehall to get to the existing median cut. The applicant is not willing to do the traffic study prior to submitting this application for rezoning. Therefore, the Planning Staff recommends denial of the rezoning request since there has been no traffic study and any access to the property would be too close to the intersection.

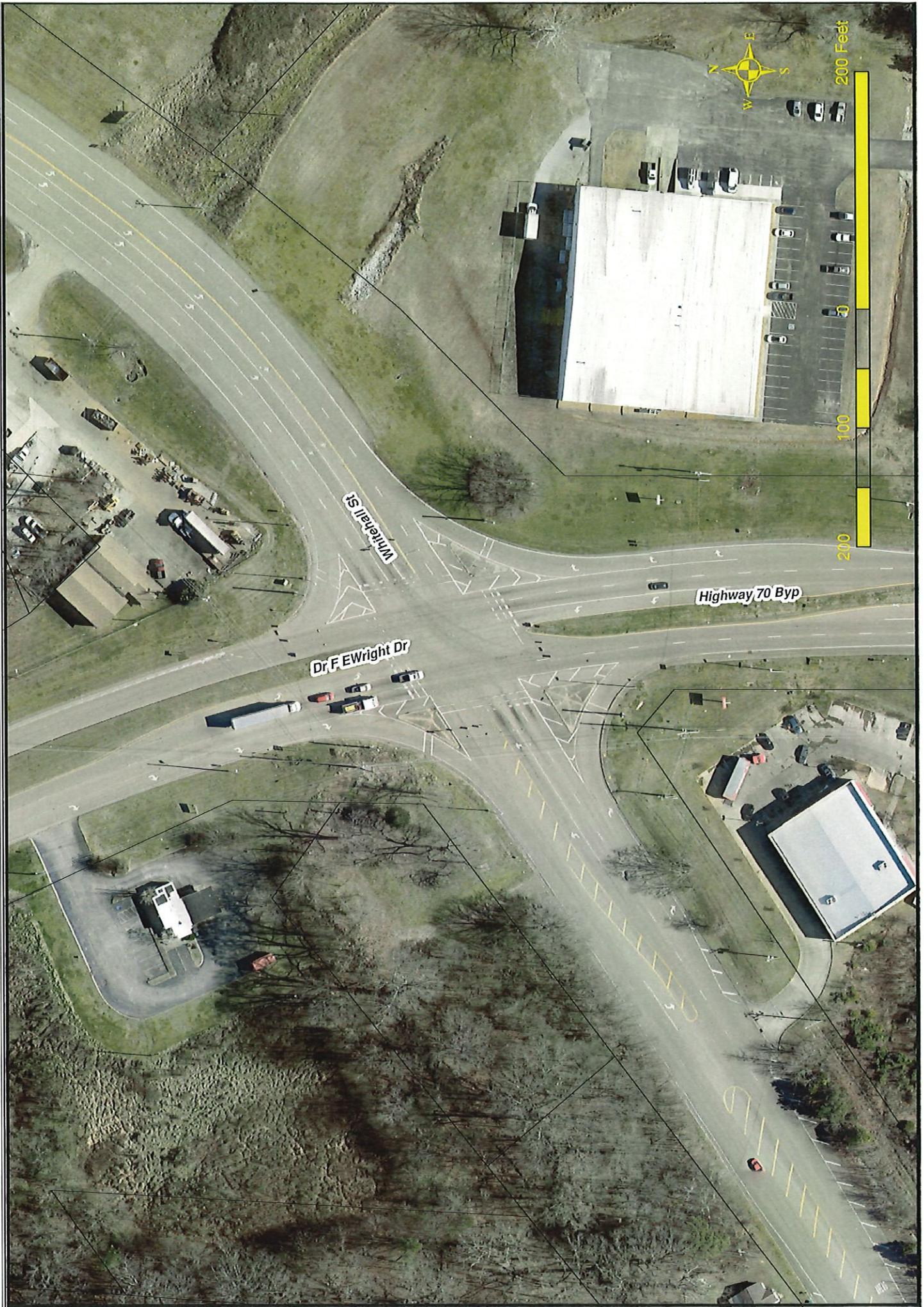
REZONING SITE LOCATION MAP

1023 WHITEHALL STREET

FROM: RG-2 (GENERAL RESIDENTIAL) TO: B-5 (HIGHWAY BUSINESS)



1023 WHITEHALL STREET



Brittany Alexander -

From: gerry neese<gerryneese@gmail.com>
To: gerry neese<gerryneese@gmail.com>
Date: 4/6/2022 10:08 PM
Subject:

We are asking for rezoning in line with the other corners of the intersection and adjoining property



CITY OF JACKSON ZONING REPORT

APPLICANT	Agent:	Russ Allison
OWNER		Jackson Scrap Metal, LLC
ADDRESS	Agent:	221 Sycamore Street Jackson, TN 38301
	Owner:	240 Belmont Avenue Jackson, TN 38301
LOCATION	Property:	231 Belmont Avenue
ACERAGE	Requested:	2.8 +/- acres
TAX MAP REFERENCE		Map 87-B Group "H" Parcel 32.00
PRESENT USE		Light Industrial
PROPOSED USE		General Residential
PRESENT ZONING		I-3 (General Industrial) District
PROPOSED ZONING		RG-2 (General Residential) District

LOCATION

The property is located at the southwest end of Belmont Avenue.

CURRENT LAND USE

The property is bounded on the north by single family residential, on the east by light industrial, on the south by railway line & light industrial and 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 Detached; therefore, an amendment to the Comprehensive Civic Master Land Use Plan is not necessary.

REZONING STAFF RECOMMENDATION

The Planning Staff recommends approval since it represents a downzoning from a heavy industrial class to a residential class and complies with the Comprehensive Civic Master Land Use Plan.

REZONING SITE LOCATION MAP
231 BELMONT STREET
FROM: I-3 (GENERAL INDUSTRIAL) TO: RG-2 (GENERAL RESIDENTIAL)



Planning Staff Acceptance



● Complete ▾

Complete

Assignee

Brittany Alexander

Due date

 None



Russ Allison

Remove Comment • Sep 9, 2022 at 3:11 pm

Statement of Justification: "The owner of the property resides full time in florida and would like to use this property to stay at when in town tending to this branch of this business. "

This step was assigned to Brittany Alexander - Sep 9, 2022 at 3:06 pm
Brittany Alexander approved this step - Sep 9, 2022 at 3:57 pm

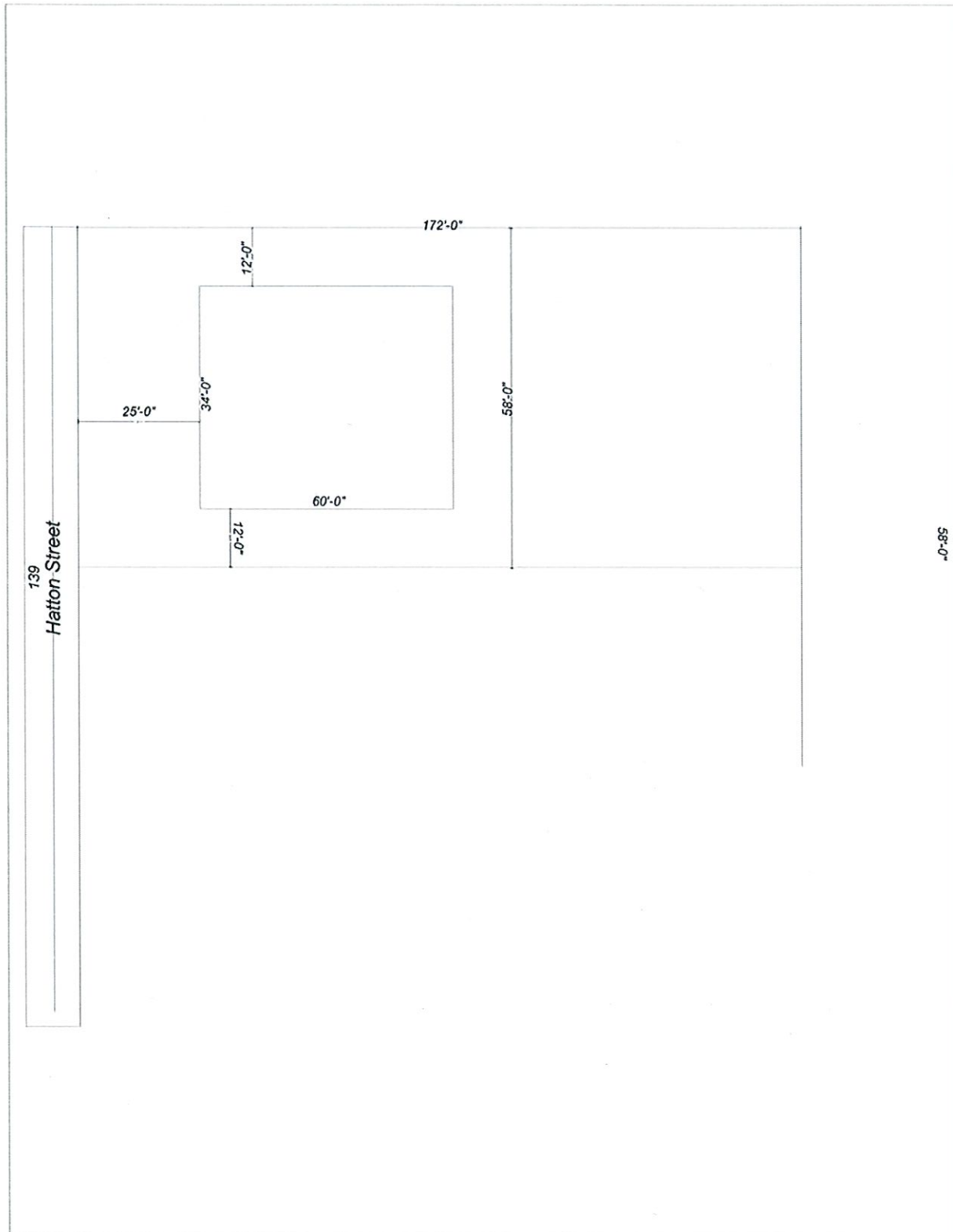


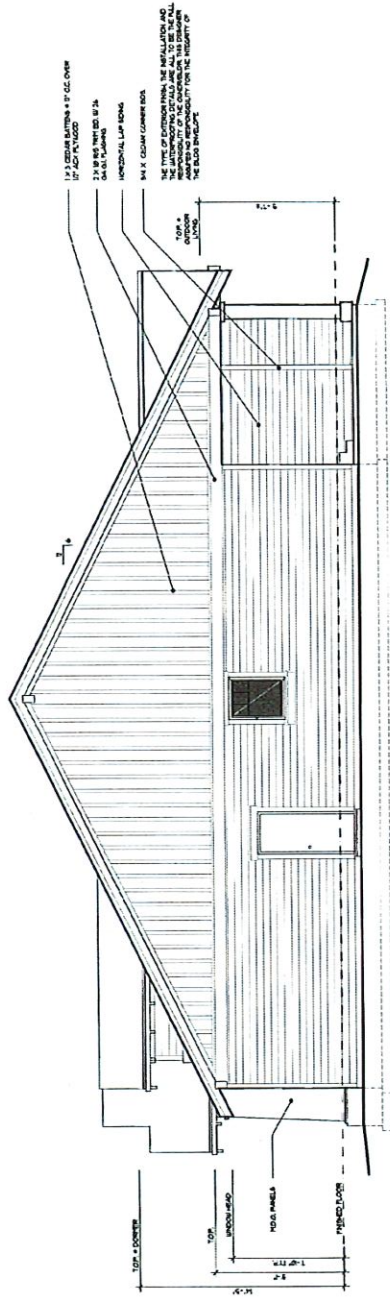
DESIGN REVIEW STAFF REPORT 139 HATTON STREET

The Planning Staff would recommend approval of the design review request since it is of good design. However, based on the existing driveway location, it appears the garage would need to be flipped to the west side of the home. In either case, the Planning Staff would recommend its approval.

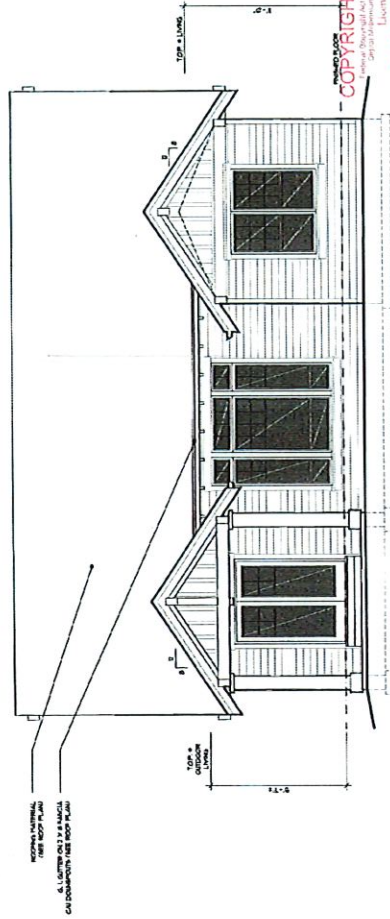
139 Hatton

Wednesday, July 06, 2022
10:58 AM





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



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

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**DESIGN REVIEW STAFF REPORT
297 WEST DEADERICK STREET**

The Planning Staff would recommend denial of the design review request since it uses a front-loading garage which is inconsistent with the design elements established in this neighborhood and other phases of Jackson Walk Development.

This is an aerial map of a residential neighborhood. The map shows property lines, lot numbers, and street names. A yellow rectangle highlights a specific lot. The map includes streets like Pearl Av, Williams St, Lambuth Blvd, W Deaderick St, Campbell St, McCowat St, and Johnson St. Lot numbers are visible in red and blue text.

Streets:

- Pearl Av
- Williams St
- Lambuth Blvd
- W Deaderick St
- Campbell St
- McCowat St
- Johnson St

Highlighted Lot:

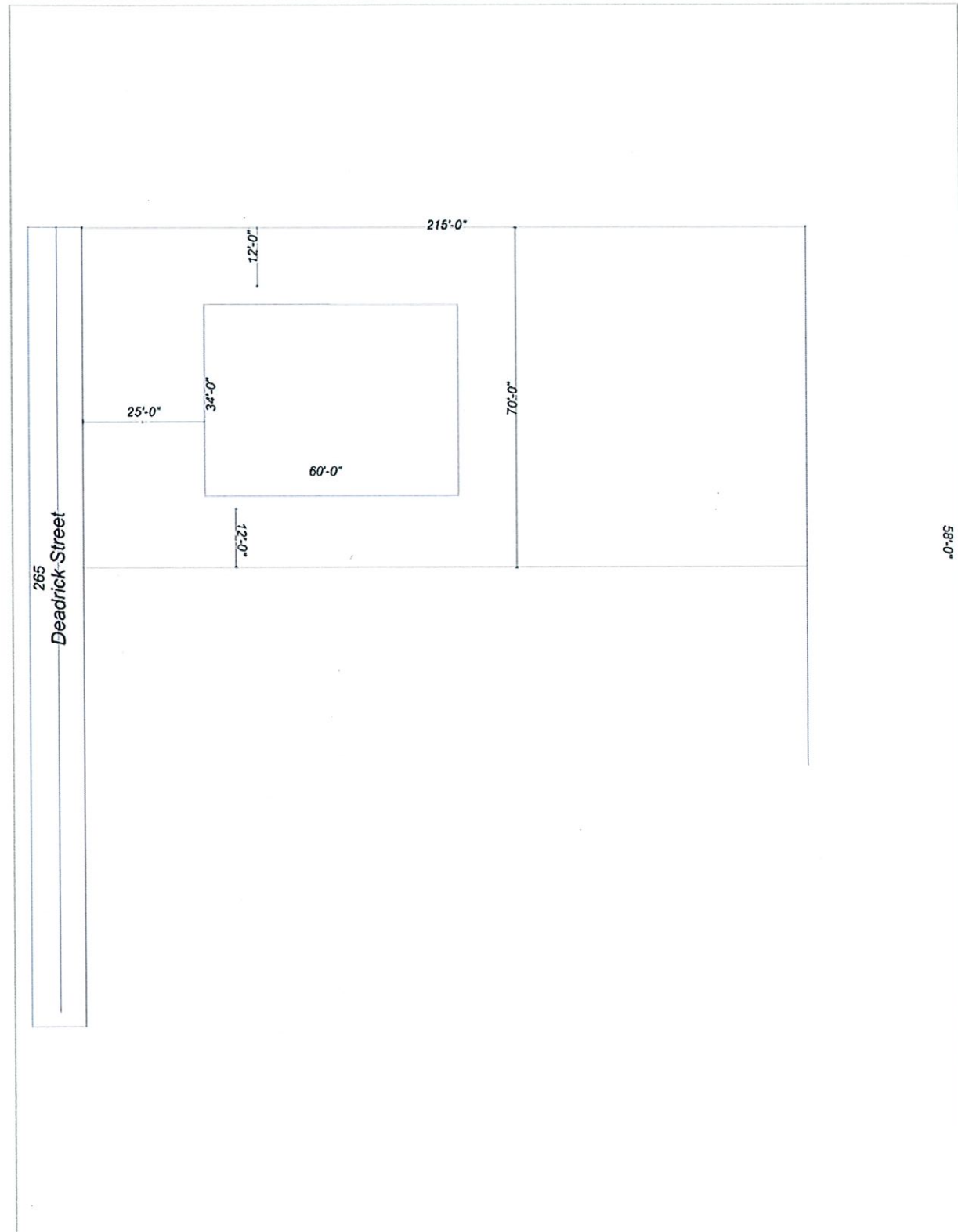
- Lot 297 (Yellow rectangle)

Other Lot Numbers:

- 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882,

265 Deadrick

Wednesday, July 06, 2022
10:55 AM



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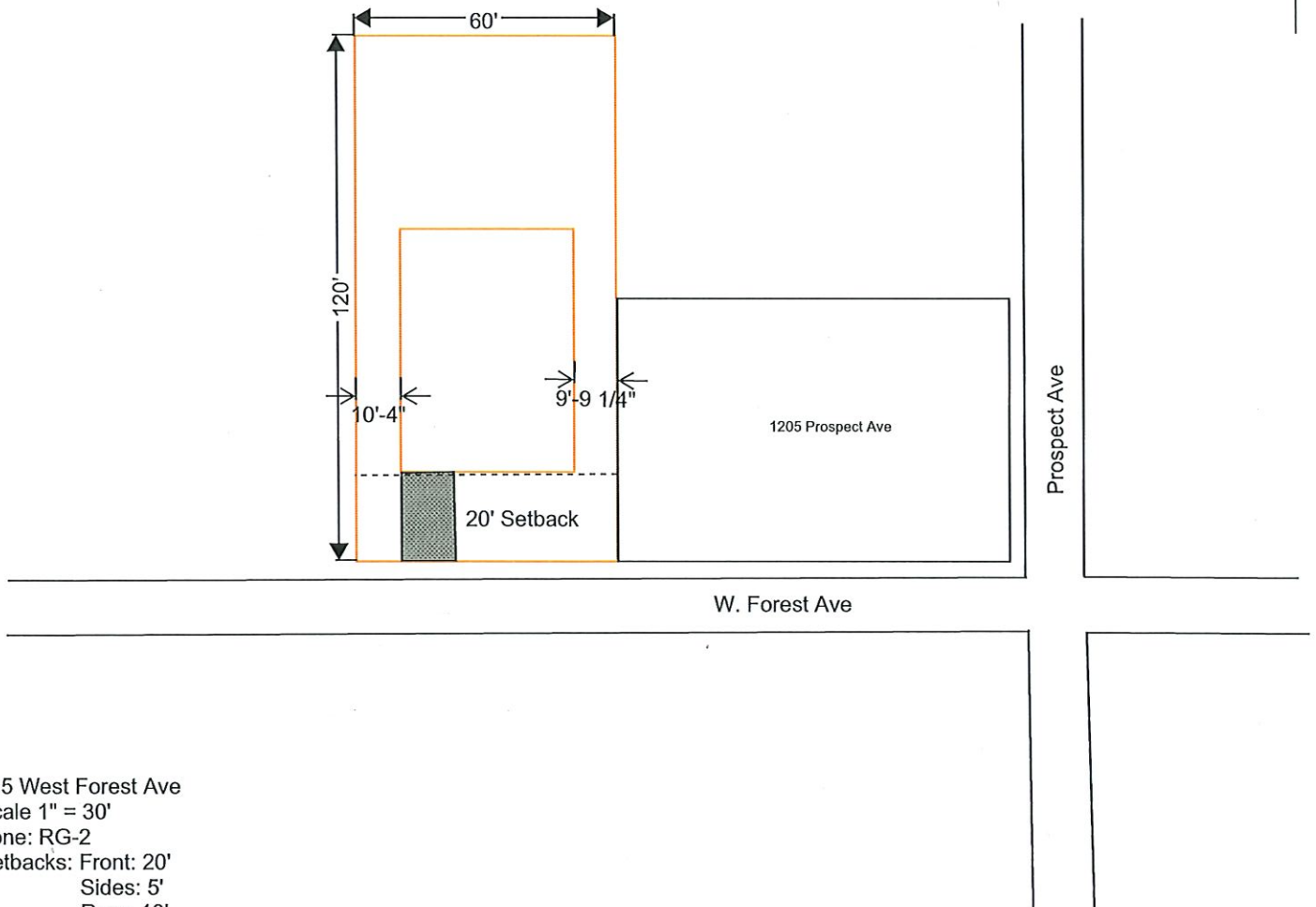
**DESIGN REVIEW STAFF REPORT
313 WEST FOREST AVENUE**

The Planning Staff would recommend approval of the design review request since it is of good design and is compatible with the existing homes in the area. The lot is currently being reviewed and no permit can be issued until the lot has been final platted.

DESIGN REVIEW SITE LOCATION
NEW CONSTRUCTION
#313 WEST FOREST AVENUE



N



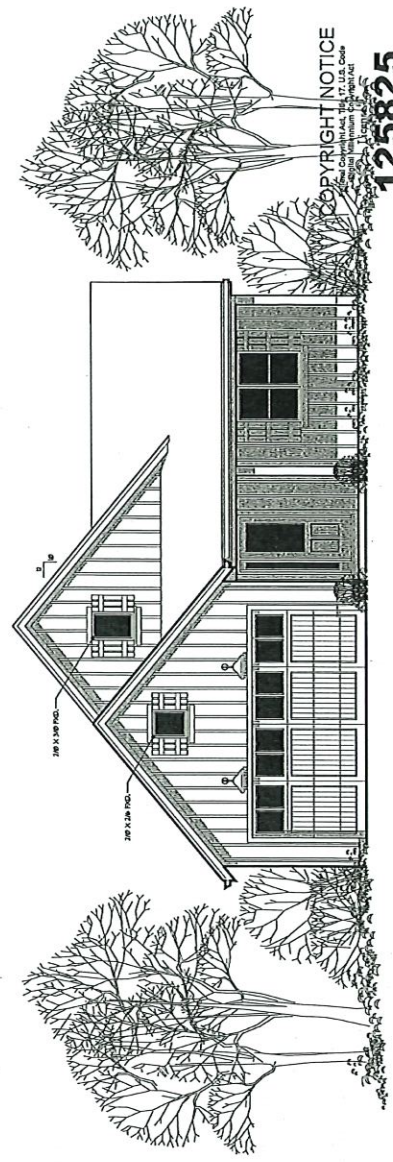
315 West Forest Ave
Scale 1" = 30'
Zone: RG-2
Setbacks: Front: 20'
Sides: 5'
Rear: 10'

West Forrest

DEED



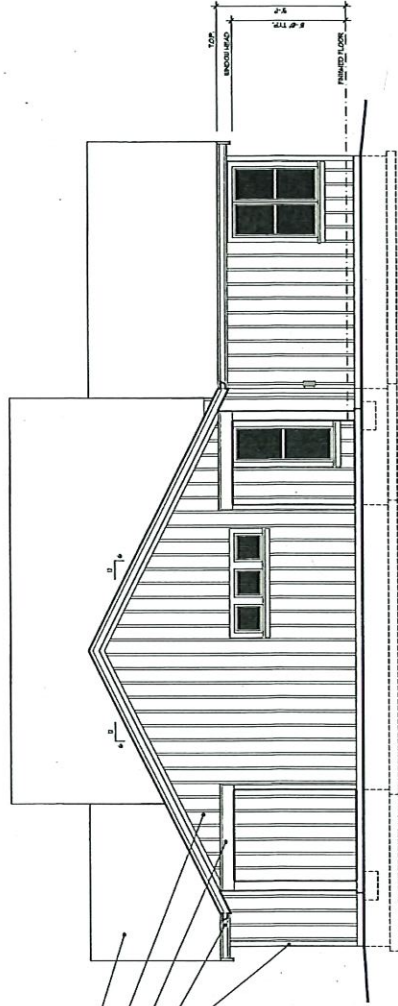
LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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

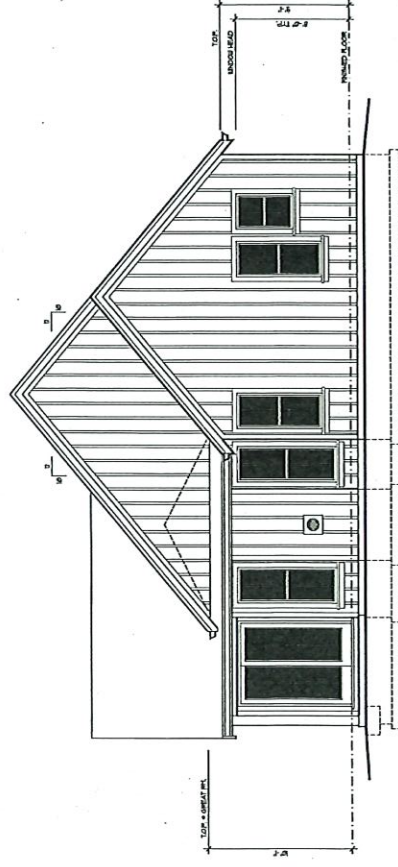
125825
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RIGHT SIDE ELEVATION

SCALE: 100 = 100%



REAR ELEVATION

1000

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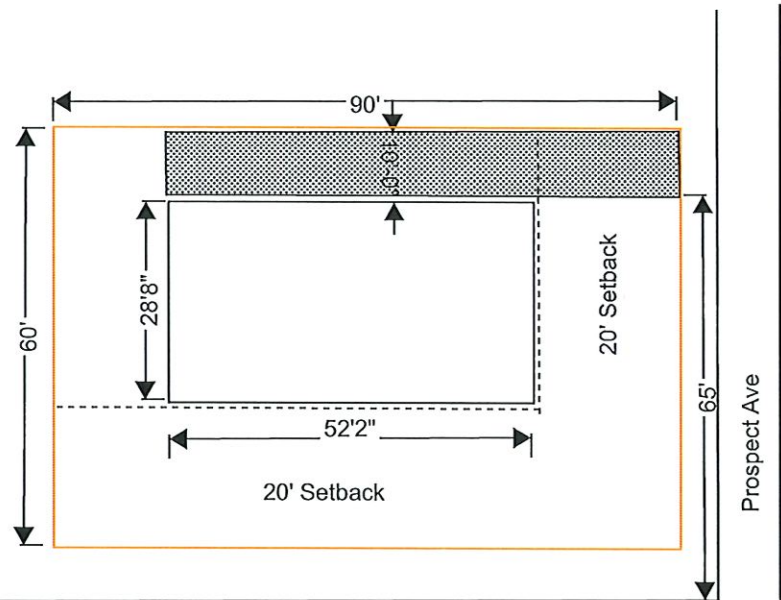


**DESIGN REVIEW STAFF REPORT
1205 PROSPECT AVENUE**

The Planning Staff would recommend denial of this design review request since it is on a corner lot which requires a plan that incorporates two front facades. Also, this lot is currently being reviewed and no permit can be issued until the lot has been final platted.

DESIGN REVIEW SITE LOCATION
NEW CONSTRUCTION
1205 PROSPECT AVENUE

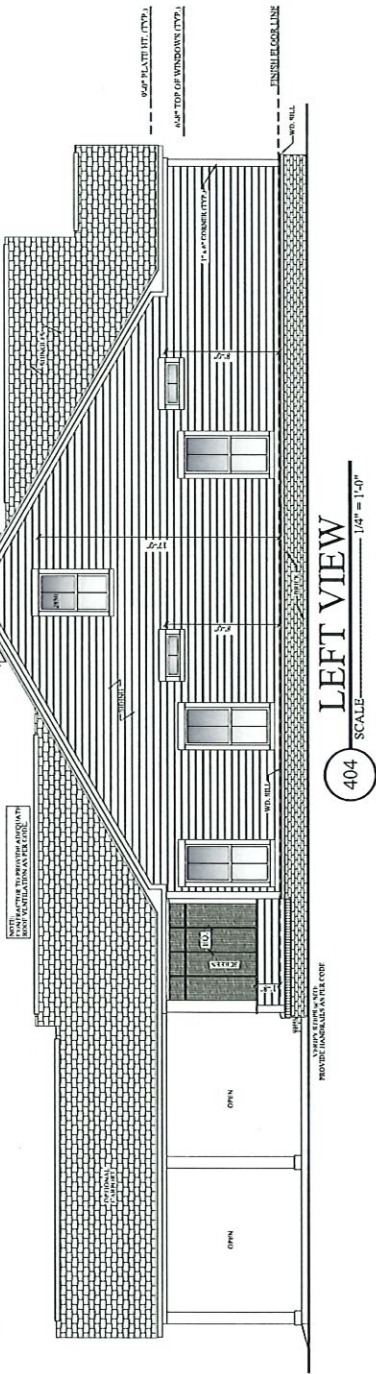




W. Forest Ave

Prospect Ave

1205 Prospect Ave
Scale 1" = 20'
Zone: RG-2
Setbacks: Front: 20'
Second Front: 20'
Sides: 5'



EXTERIOR ELEVATION NOTES:

1. CONTRACTOR TO VERIFY ALL WINDOW AND DOOR SIZES AND SIZES WITH OWNER PRIOR TO CONSTRUCTION.
2. PROVIDE STEPS AND GUARD RAILS AS PER CODE
3. BASED ON THIS DRAWING, NO SPECIFIC REFERENCE ONLY AND VARY DEPENDING ON SITE CONDITIONS.
4. ALL FINISH MATERIALS TO BE VERIFIED WITH OWNER PRIOR TO CONSTRUCTION.
5. REFER TO TYPICAL WALL DETAIL FOR FRAMING METHODS AND OTHER MISC. INFORMATION.



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. This proposed revision was presented to the Planning Commission at the April 6, 2022 meeting but was tabled for further review. Since that meeting, I have discussed this extension with two of the property owners representing two of the larger development tracts that would be served by the future extension of Vann Drive. Both property owners expressed the need for the extension and were opposed to its removal because of the negative impact it would have on their properties. Given the demand for developable property in Jackson due to Blue Oval City and input from existing property owners, the Staff would recommend that the future extension of Vann Drive not be eliminated and remain a part of our Major Road and Street Plan.

MAJOR ROAD & STREET PLAN AMENDMENT
REMOVE PROPOSED ARTERIAL ROUTE
FROM NORTH HIGHLAND TO OLD MEDINA ROAD

