

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

- I. CALL TO ORDER/DETERMINATION OF QUORUM
- II. APPROVAL OF MINUTES FOR THE OCTOBER 5, 2022 MEETING
- III. REZONING – COUNTY INNER REGION
  - 1. Consideration of a request to rezone property located at 121 Leeper Lane from B-3 (Highway Business) District to F-A-R (Forestry-Agriculture-Recreation) District, comprising of 1.4 +/- acres, submitted by Nola Wadley.
- IV. SUBDIVISIONS
  - 2. Consideration of a final plat for Matthews Crossing Sections 4A and 5A, comprising 16 lots on 7.31± acres, in a RS (Single Family Residential) District, submitted by Surveying Services, Inc. on behalf of Robert Reynolds
  - 3. Consideration of a final plat for Walnut Trace North Section 20 and revised Section 17 Lot 1731 final plat, comprising 20 lots on 7.39± acres, in a RS-1 (Single Family Residential) District, submitted by Surveying Services, Inc. on behalf of Trace Partners
  - 4. Consideration of a final plat for Wyndstone Section 5, comprising 16 lots on 5.52± acres, in a RS-1 (Single Family Residential) District, submitted by Surveying Services, Inc. on behalf of Lee Godfrey
  - 5. Consideration of a final plat for Wyndstone Section 6B, comprising 8 lots on 5.86± acres, in a RS-1 (Single Family Residential) District, submitted by Surveying Services, Inc. on behalf of Lee Godfrey
- V. SITE PLAN
  - 1. Consideration of a Site Plan for Woodspring Suites, proposed to be located at 2939 Ridgecrest Road Extended located on 2.46 acres, in a SC-1 (Planned Commercial) District, submitted by Clay Williams & Associates on behalf of Omega Hotel Group.

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**  
**OCTOBER 5, 2022—3:00 P.M.**

**Members Present:** Mandy White  
Pat Ross  
Charles Adams  
Mayor Scott Conger  
Councilwoman Marda Wallace

**Members Absent:** Jerry Day, Chair  
Wayne Arnold, Vice Chair  
Chris Edwards  
Janna Hellums

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

**Others Present:** Gerry Neese

The meeting was called to order upon Mandy White determining that a quorum was present.

The minutes of the September 7, 2022 meeting were presented and a motion to approve the minutes was made by Charles Adams, seconded by Pat Ross. The motion passed unanimously.

**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 --** 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 the zoning of B-5 from properties adjacent to the property submitted by Gerry Neese, currently zoned RG-2.

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.

The applicant, Gerry Neese, presented to the Planning Commission a case that all three corners surrounding the land are already zoned commercial, and the requirement that the Planning Department put on them to do the traffic study would not make a difference at this point in time. Neese made the case that a traffic study should be done after the property was re-zoned, when it was determined what type of building would go on the property.

Stan Pilant clarified that the traffic study is not required for rezoning, it is required for recommendation by the Planning Staff to the Planning Commission, as the property currently stands, there are no existing access points currently available for commercial use, limiting the Planning Department's ability to recommend this for rezoning at this time. Should conditions on the property change, or a traffic study be done, the planning department would re-evaluate whether it could recommend approval.

A motion was made by Patt Ross, seconded by Marda Wallace, to table the discussion until conditions with property change, and or a traffic study is completed. Motion passed unanimously.

**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 --** 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 downzone and adjoin the property to the existing RG-2 District.

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.

A motion was made by Mayor Scott Conger, seconded by Patt Ross to recommend approval to the Jackson City Council of the rezoning request, as recommended by the staff. Motion passed unanimously.

**Consideration of a design review application for a new single-family home to be located at 139 Hatton Street, submitted by SkyView Homes, LLC --** Mr. Pilant presented the design review request to the Planning Commission. Using a location map, he explained the location of the site and that the applicants are requesting to construct a single-family home.

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

A motion was made by Charles Adams, seconded by Marda Wallace to approve the proposed design review for 139 Hatton Street, as recommended by the staff. Motion passed unanimously.

**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 --** 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 single-family home.

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.

A motion was made by Patt Ross, seconded by Charles Adams to deny the proposed design review for 297 West Deaderick Street, as recommended by the staff. Motion passed unanimously.

**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** -- 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 single-family home.

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.

A motion was made by Charles Adams, seconded by Patt Ross to approve the proposed design review for 313 West Forest Avenue, as recommended by the staff. Motion passed unanimously.

**Consideration of a design review application for a new single-family home to be located at 1205 Prospect Avenue, submitted by SkyView Homes, LLC** -- Mr. Pilant presented the design review request to the Planning Commission. Using a location map, he explained the location of the site and that the applicants are requesting to construct a single-family home.

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.

A motion was made by Marda Wallace, seconded by Pat Ross to deny the proposed design review for 1205 Prospect Avenue, as recommended by the staff. Motion passed unanimously.

**Consideration of amendments to the Major Road and Street Plan** -- Mr. Pilant presented the amendment to the board using a location map to explain the location of the site.

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, the Planning Staff has 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.

A motion was made by Charles Adams, seconded by Pat Ross to have the future of Vann Drive remain a part of the major route plan, instead of being eliminated as had previously been discussed at the April 6, 2022 meeting.

There being no further business, the meeting was adjourned.



# CITY OF JACKSON ZONING REPORT

<b>APPLICANT</b>	Agent:	Nola Wadley
<b>OWNER</b>		Nola & Jameson Wadley
<b>ADDRESS</b>	Agent:	109 Leeper Lane Jackson, TN 38301
	Owner:	109 Leeper Lane Jackson, TN 38301
<b>LOCATION</b>	Property:	121 Leeper Lane
<b>ACERAGE</b>	Requested:	1.4 +/- acres
<b>TAX MAP REFERENCE</b>		Map 79 Parcel 24.00
<b>PRESENT USE</b>		Highway Business
<b>PROPOSED USE</b>		Residential
<b>PRESENT ZONING</b>		B-3 (Highway Business) District
<b>PROPOSED ZONING</b>		F-A-R (Forestry-Agriculture-Recreation) District

## **LOCATION**

The property is located on Leeper Lane just north of Beech Bluff Rd.

## **CURRENT LAND USE**

The property is bounded on the north by Agriculture, on the east by Agriculture & Single Family Residential, on the south by Agriculture & Single Family Residential 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 outside the Comprehensive Civic Master Land Use Plan; 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 logical downzoning from a highway business class to a residential class.

**REZONING SITE LOCATION MAP**  
**121 LEEPER LANE**  
**FROM: B-3 TO: F-A-R**



Madison County Application: Amendment to the Zoning Map and/or Zoning Resolution  
 Inner Region, Outer Region, and/or Three Way Planning Region

To: The Madison County Commission

Date: 10/11/22

**Applicant Information (Owner or Agent)**

Name: Nola Wadley Trustee  
First Last Agent

Address: 109 Keeper Lane  
Street Address Apartment/Unit #

Jackson TN 38301-8618  
City State ZIP Code

Phone: (731) 414-8373 Email: nolawadley6162@gmail.com

Applicant requesting reclassification from the B-3 District to the FAR District, properly as described in the attached property description and depicted on the attached tax map/plats, etc. and are a part of this application.

Applicant requesting to amend the text of the Zoning Resolution, Article \_\_\_\_\_, Section \_\_\_\_\_.

Applicant requesting to amend the text of the Madison County Zoning Resolution, Chapter \_\_\_\_\_, Section \_\_\_\_\_.

**Owner of Property**

Location: 121 Keeper Lane  
Property to be Rezoned

Tax Map Number Parcel Number Total Acreage Square Footage

Name: \_\_\_\_\_  
First Last

Address: \_\_\_\_\_  
Street Address Apartment/Unit #

City State ZIP Code

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Signature of Owner or Agent**

**IMPORTANT NOTE:** A PRE-SUBMITTAL CONFERENCE, WITH THE APPROPRIATE PLANNER, IS REQUIRED PRIOR TO THE SUBMITTAL OF THIS APPLICATION. PLEASE CALL 731-425-8282.

Signature: Nola M. Wadley

Print Name: Nola M. Wadley

Initial of Planning Staff: [Signature]

Date Application Accepted: \_\_\_\_\_

Approved by Jackson  
 Municipal Regional  
 Planning Commission  
 Date 10-11-22 [Signature]

Statement of Justification

Request rezoning to allow property to  
become a residence.

Dpla M. Wadley  
10/11/22



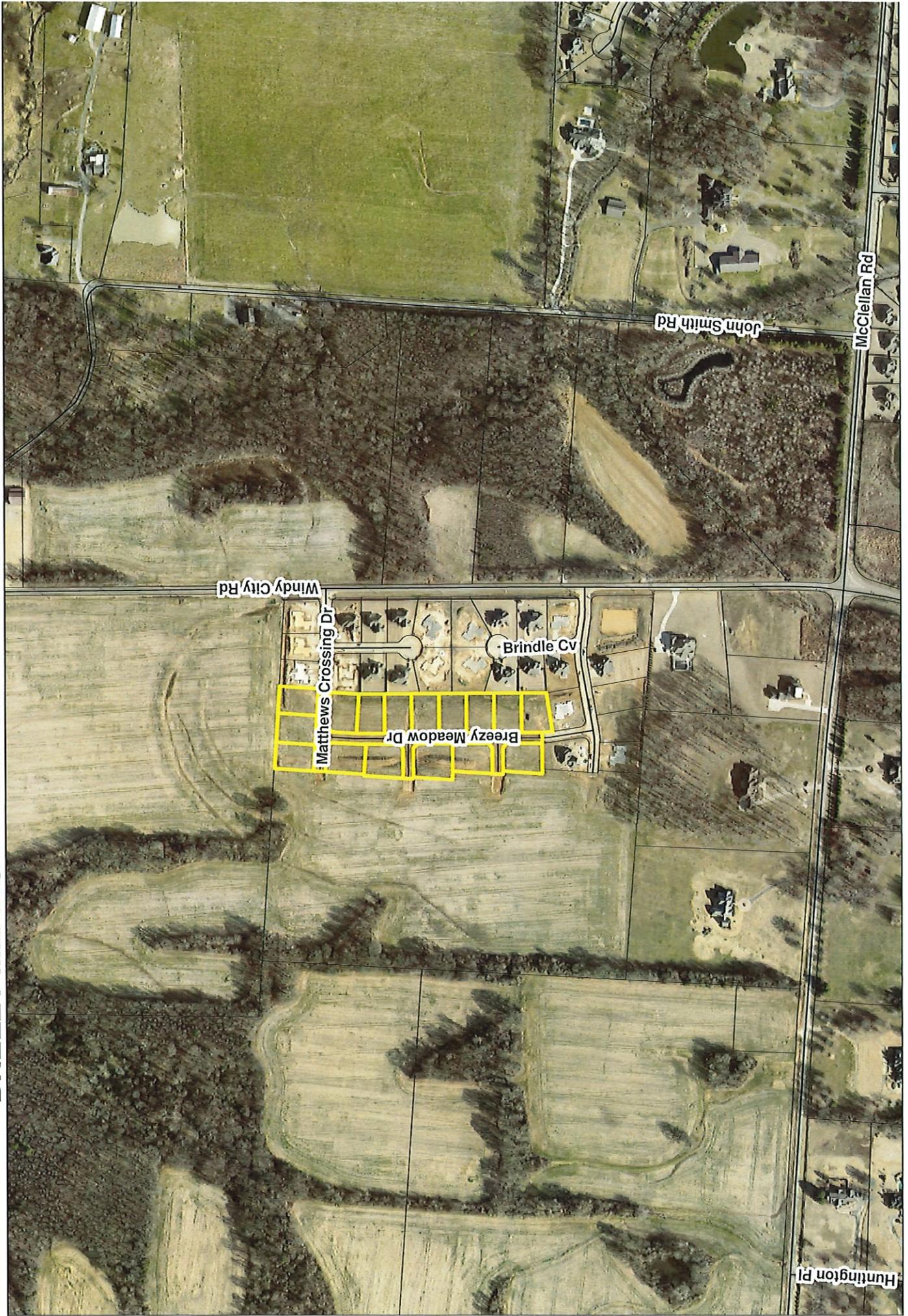
## **SUBDIVISION STAFF REPORT Matthews Crossing Sections 4-A & 5-A**

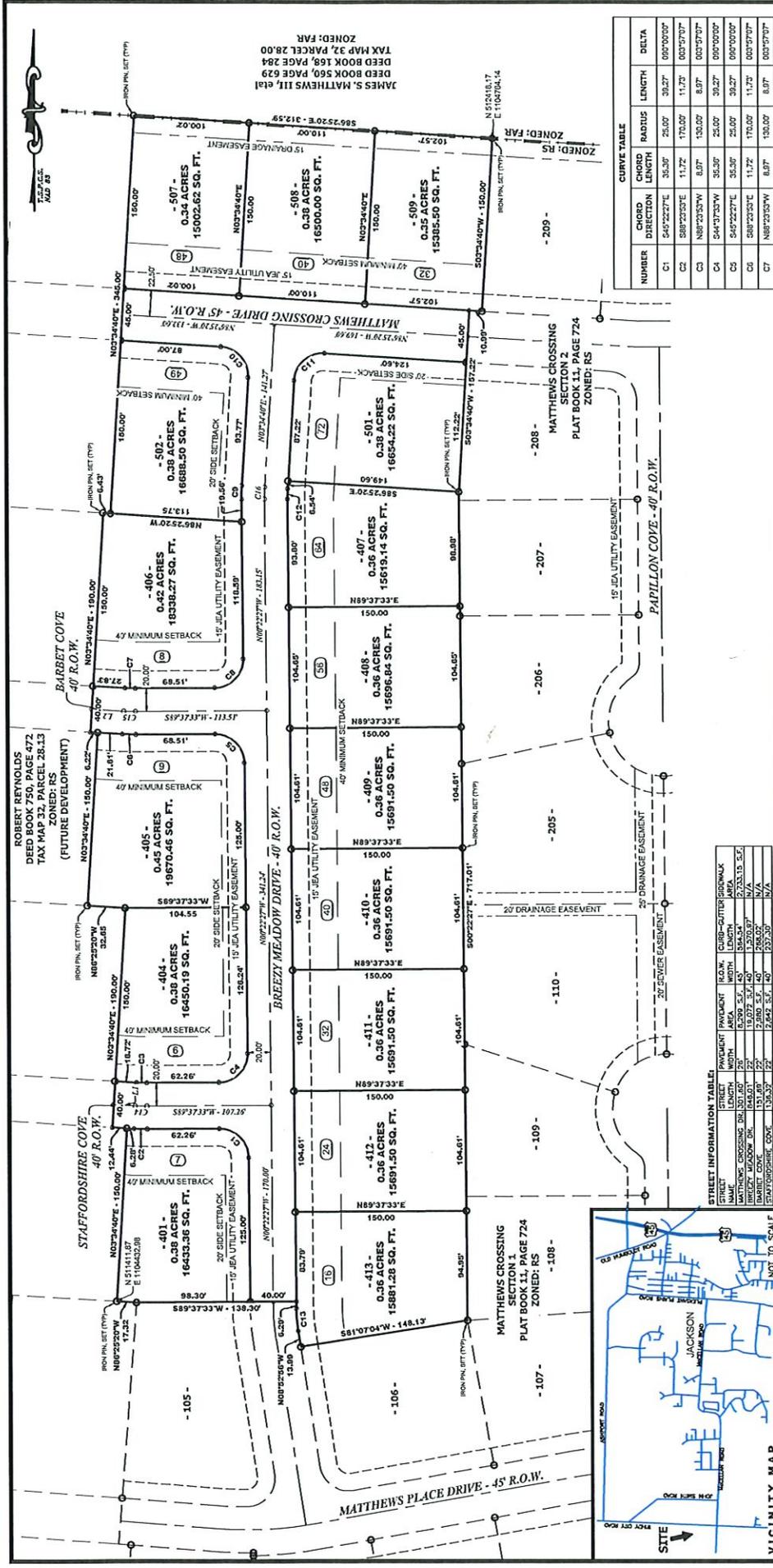
A final plat has been submitted for Planning Commission review and approval by the property owner, Robert Reynolds. The subdivision creates 16 new building lots by extending Breezy Meadow Drive & Matthews Crossing Drive, and by adding Staffordshire Cove and Barbet Cove, which are public streets.

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 \$4,800.
2. The developer provides to the Jackson Energy Authority a water system development fee in the amount of \$3,200.
3. The developer pays a street light installation fee in an amount determined by Jackson Energy Authority.
4. The developer provides to the City of Jackson a street performance security in the amount of \$22,900.
5. The developer provides to the City of Jackson a sidewalk performance security in the amount of \$16,126.
6. All inspections and testing will need to be completed prior to recording the final plat.

**SITE LOCATION MAP  
FINAL PLAT - MATTHEWS CROSSING SECT 4-A & 5-A  
BREEZY MEADOW DRIVE & MATTHEWS CROSSING DRIVE**





NUMBER	DIRECTION	CHORD LENGTH	CHORD RADIUS	CHORD BEARING	LENGTH	BELTA
C1	S45°22'27"E	35.30'	25.00'	39.27'	0.00'00"00"	
C2	S88°23'35"E	11.72'	170.00'	11.72'	0.00'00"00"	
C3	N89°37'33"E	8.97'	150.00'	8.97'	0.00'00"00"	
C4	S44°37'33"W	35.30'	25.00'	39.27'	0.00'00"00"	
C5	S45°22'27"E	35.30'	25.00'	39.27'	0.00'00"00"	
C6	S88°23'35"E	11.72'	170.00'	11.72'	0.00'00"00"	
C7	N89°37'33"E	8.97'	150.00'	8.97'	0.00'00"00"	
C8	S44°37'33"W	35.30'	25.00'	39.27'	0.00'00"00"	
C9	S01°30'07"W	11.72'	170.00'	11.72'	0.00'00"00"	
C10	S41°25'20"E	35.30'	25.00'	39.27'	0.00'00"00"	
C11	N43°34'04"E	35.30'	25.00'	39.27'	0.00'00"00"	
C12	N01°30'07"E	11.72'	170.00'	11.72'	0.00'00"00"	
C13	N43°34'04"E	35.30'	25.00'	39.27'	0.00'00"00"	
C14	N89°37'33"W	10.34'	150.00'	10.30'	0.00'00"00"	
C15	N89°37'33"W	10.34'	150.00'	10.30'	0.00'00"00"	
C16	N01°30'07"E	10.34'	150.00'	10.30'	0.00'00"00"	

## FINAL PLAT

### MATTHEWS CROSSING SECTIONS 4A & 5A

CITY OF JACKSON, MADISON COUNTY, TENNESSEE

TAX MAP 32, PARCEL 2813 - DEED BOOK 750, PAGE 472  
SECTIONS 4A & 5A - 16 LOTS - 7.31 ACRES

ZONING: RS (SINGLE FAMILY RESIDENTIAL) DISTRICT  
DRAWN BY: RYAN L. RICHARDSON DATE: 09/09/2022  
DWG. NO.: 190A-025-A-045A  
SCALE: 1"=40'  
DWG. NO.: 190A-025-A-045A  
DATE: 09/09/2022

SURVEYING SERVICES, INC.  
JACKSON, TENNESSEE  
47106-0000  
(731) 664-0000

**OWNER INFORMATION:**  
 ROBERT REYNOLDS  
 11111 WINDY CITY ROAD  
 JACKSON, TN 39206  
 TAX MAP 32, PARCEL 2813, 2813J  
 DEED BOOK 750, PAGE 472

**ZONING INFORMATION:**  
 ZONING: RS (SINGLE FAMILY RESIDENTIAL)  
 REGISTERED SURVEYOR  
 TENNESSEE CERTIFICATE NO. 3003  
 DATE: 08/11/2011

**CERTIFICATE:**  
 I hereby certify that this is a Category I Survey and that the plat of subdivision of the undivided survey is 1:10,000 on a whole acre. This survey is consistent with the minimum standards of practice and is correct to the best of my knowledge and belief.

**NOTES:**  
 This survey was prepared without benefit of an abstract of title. No liability is assumed by the surveyor for any matter that might be determined by an abstract of title search of the property.  
 All deed book references shown herein are recorded in the Register's Office of Madison County, Tennessee.  
 All iron pins set are 1/2" iron with an identification cap stamped Surveying Services, Inc.  
 This plat is not located in a Special Flood Hazard Area per Flood Insurance Risk Map, Map No. 47113D0332, Effective Date: August 3, 1998.  
 The Metcalfs Agreement and/or Backslide Comments for the property shown herein are recorded in Plat Deed Book 2134, Page 276.

**BENCHMARK NOTE:**  
 The benchmark for the property shown herein is an iron pin found at the southeast corner of Lot 103 of the Jackson Municipal Subdivision on the west side of Windy City Road at corner of Lot 103 of the Jackson Municipal Subdivision, East 103151.1, Elevation 441.62.

**CERTIFICATE OF ACCURACY OF SURVEY:**  
 I hereby certify that this plat and the plat of subdivision on this plat that it was prepared in accordance with the specifications and requirements of the Jackson Municipal Ordinance No. 190A-025-A-045A and that the plat of subdivision is correct to the best of my knowledge and belief.

**CERTIFICATE OF APPROVAL OF WATER SYSTEMS:**  
 I hereby certify that the water system has been installed or proposed to be installed meeting the minimum requirements of the Jackson Energy Authority and hereby recommend approval of the final plat.

**CERTIFICATE OF APPROVAL OF SANITARY SEWERAGE SYSTEMS:**  
 I hereby certify that the sanitary sewerage system has been installed or proposed to be installed meeting the minimum requirements of the Jackson Energy Authority and hereby recommend approval of the final plat.

**CERTIFICATE OF APPROVAL OF STREETS AND STORM DRAINAGE:**  
 I hereby certify that a construction bond in the amount of \$25,000.00 has been provided to the City of Jackson and that the plat of subdivision is correct to the best of my knowledge and belief.

**CERTIFICATE OF FINAL PLAT APPROVAL FOR RECORDING:**  
 I hereby certify that the final subdivision plat shown herein has been reviewed by all applicable review agencies and has been approved by the Jackson Municipal Register and the Planning Commission and that the plat is hereby approved for recording in the office of the Register of Deeds for Madison County, Tennessee.

**CERTIFICATE OF OWNERSHIP AND DEDICATION:**  
 I, (we) hereby certify that I am (we are) the owner(s) of the property shown and described herein as enclosed in Deed Book 750, Page 472, in the Register's Office of Madison County, Tennessee, and that I (we) hereby adopt the plan of subdivision with my (our) signature(s) and the signature(s) of each owner(s) and that I (we) intend to dedicate the public roads, utilities, and other facilities shown herein to public use or to private use as shown on the plat. I (we) hereby certify that the plat of subdivision is correct to the best of my knowledge and belief.

**ACKNOWLEDGEMENT OF OWNER(S) SIGNATURE:**  
 I, the undersigned, a duly qualified and licensed Surveyor, State of Tennessee, do hereby certify that the plat of subdivision shown herein is correct to the best of my knowledge and belief, and that the plat is hereby approved for recording in the office of the Register of Deeds for Madison County, Tennessee.

**CERTIFICATE OF APPROVAL OF STREET NAMES AND ADDRESSES:**  
 I hereby certify that the street names and addresses depicted on this final plat have been reviewed and approved by the E911 Administrative Office.

My Commission Expires: \_\_\_\_\_  
 Notary Public

**STREET INFORMATION TABLE:**

| STREET NAME             | WIDTH  | DEPTH   | PAVEMENT |
|-------------------------|--------|---------|----------|----------|----------|----------|----------|----------|----------|
| MATTHEWS CROSSING DRIVE | 30.00' | 150.00' | ASPH     |
| STAFFORDSHIRE COVE      | 30.00' | 150.00' | ASPH     |
| BREEZY MEADOW DRIVE     | 30.00' | 150.00' | ASPH     |
| PAPILLON COVE           | 30.00' | 150.00' | ASPH     |
| BARBETT COVE            | 30.00' | 150.00' | ASPH     |
| MATTHEWS PLACE DRIVE    | 30.00' | 150.00' | ASPH     |

**VICINITY MAP:**  
 NOT TO SCALE  
 Shows location of the property shown and described herein in relation to the surrounding streets and landmarks.

**LINE TABLE:**

NUMBER	DIRECTION	DISTANCE
L1	N89°37'33"W	10.72'
L2	N89°37'33"W	21.03'



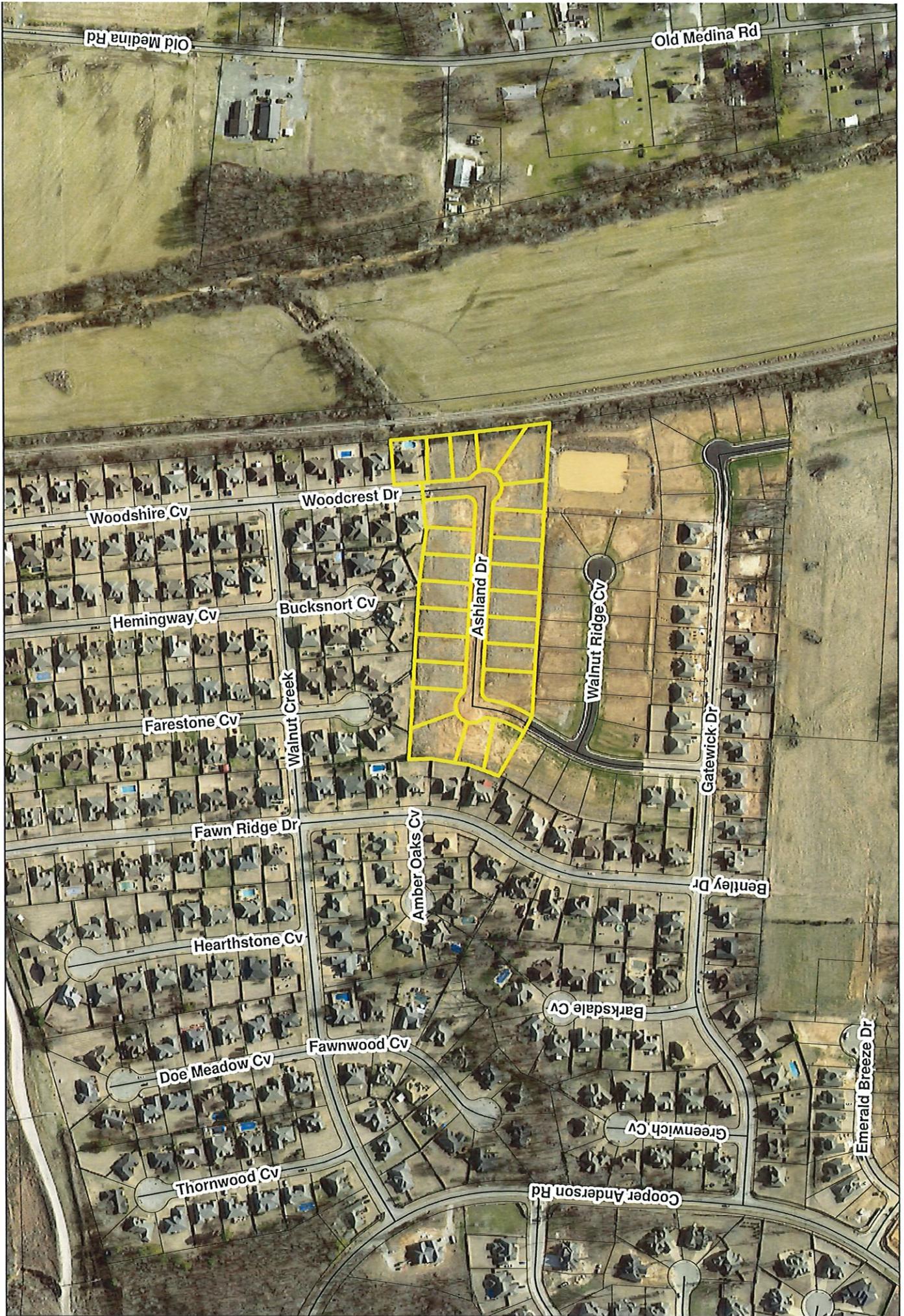
**SUBDIVISION STAFF REPORT**  
**Walnut Trace North Section 20 & Section 17 Lot 1730 Revised Final Plat**

A final plat has been submitted for Planning Commission review and approval by the property owner, Trace Partners. The subdivision creates 23 new building lots by extending Ashland Drive, which is a public street.

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 \$6,900.
2. The developer provides to the Jackson Energy Authority a water system development fee in the amount of \$4,600.
3. The developer pays a street light installation fee in an amount determined by Jackson Energy Authority.
4. The developer provides to the City of Jackson a street performance security in the amount of \$21,700.
5. All inspections and testing will need to be completed prior to recording the final plat.

**SITE LOCATION MAP**  
**FINAL PLAT - WALNUT TRACE NORTH SECT 20 & REV SECT 17 LOT 1731**  
**ASHLAND DRIVE & WOODCREST DRIVE**







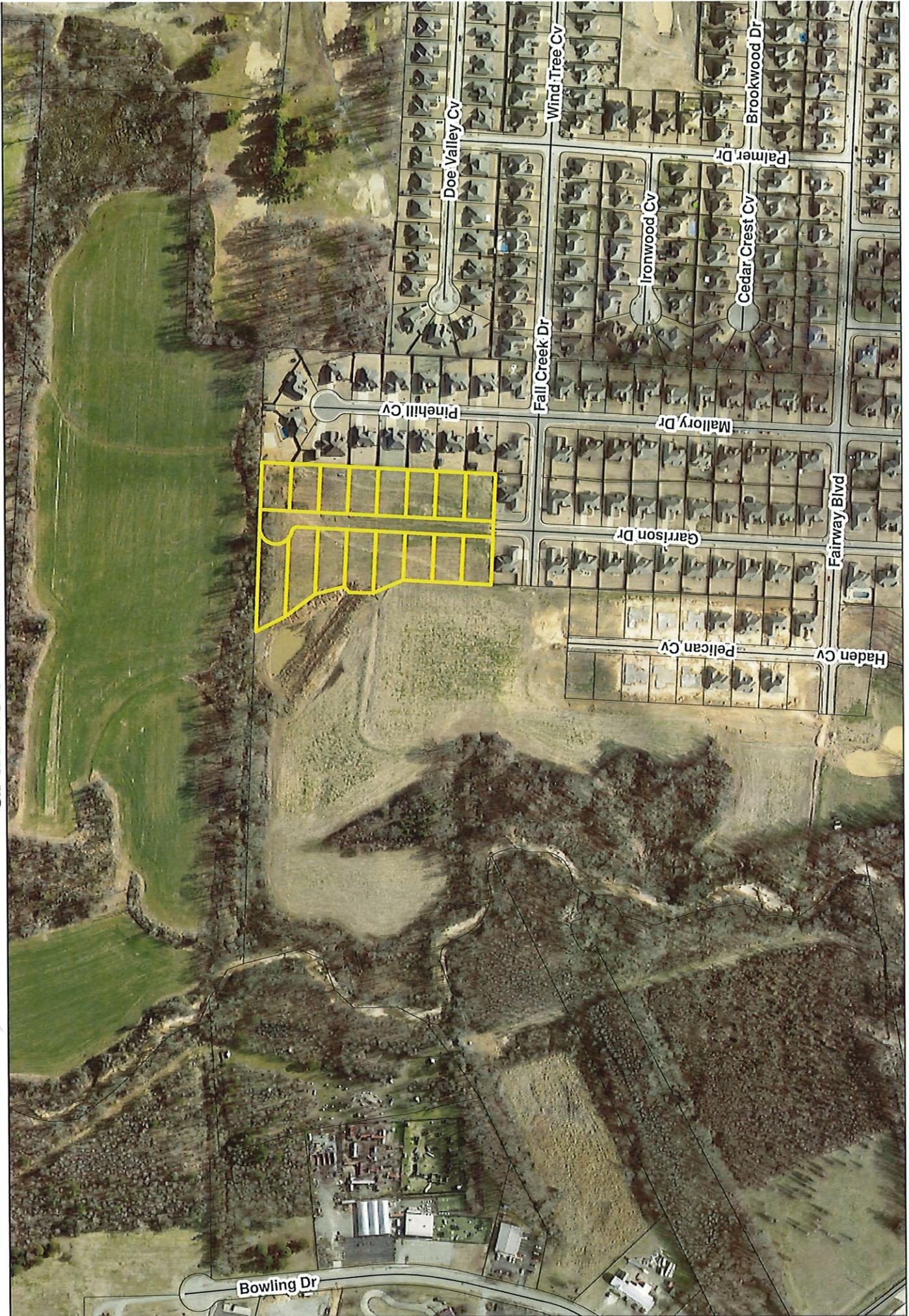
## **SUBDIVISION STAFF REPORT Wyndstone Section 5 Final Plat**

A final plat has been submitted for Planning Commission review and approval by the property owner, Lee Godfrey. The subdivision creates 16 new building lots by extending Garrison Drive, which is a public street.

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 \$4,800.
2. The developer provides to the Jackson Energy Authority a water system development fee in the amount of \$3,200.
3. The developer pays a street light installation fee in an amount determined by Jackson Energy Authority.
4. The developer provides to the City of Jackson a street performance security in the amount of \$14,600.
5. All inspections and testing will need to be completed prior to recording the final plat.

**SITE LOCATION MAP  
FINAL PLAT - WYNDSTONE SECTION 5  
GARRISON DRIVE**







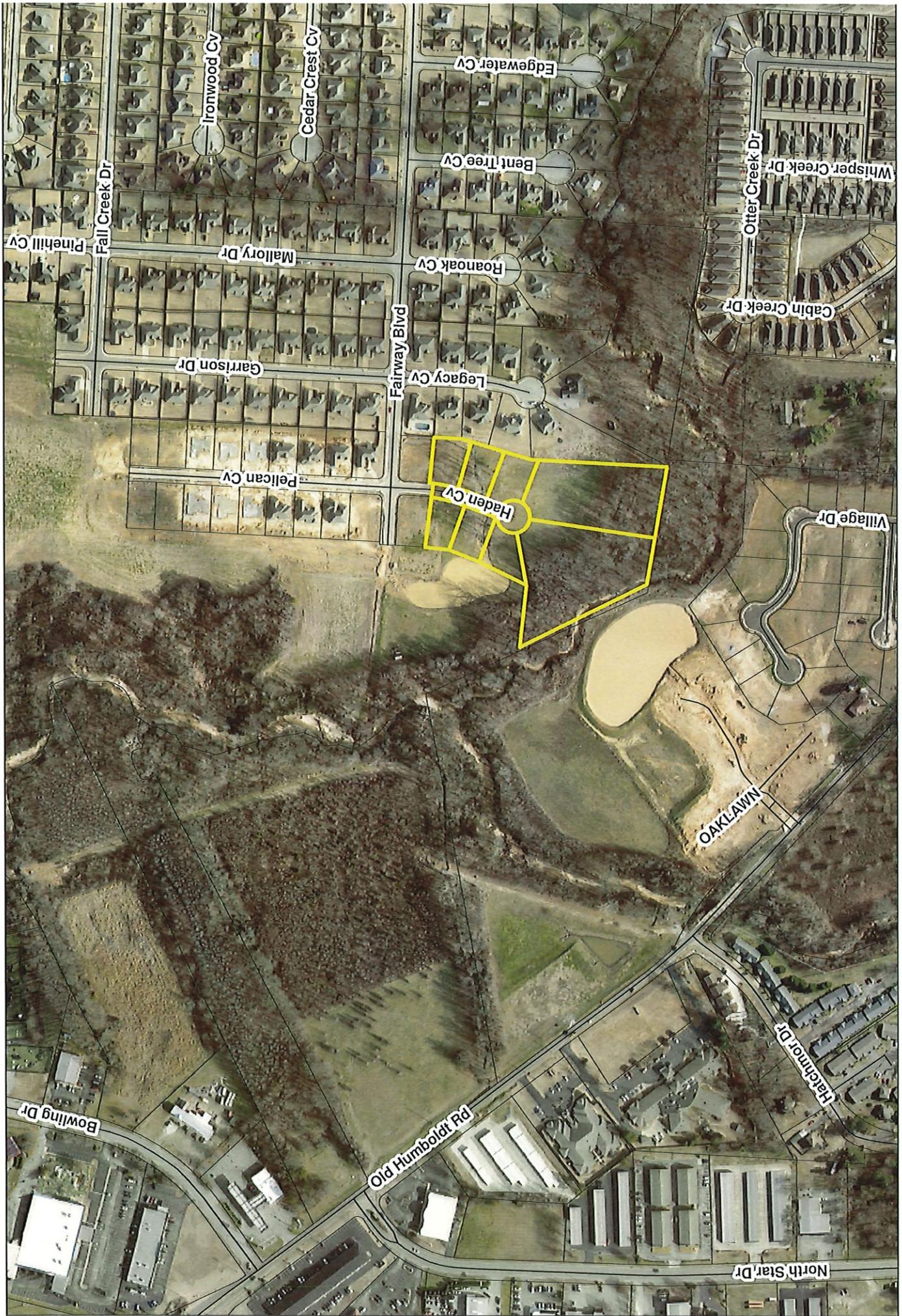
## **SUBDIVISION STAFF REPORT Wyndstone Section 6-B Final Plat**

A final plat has been submitted for Planning Commission review and approval by the property owner, Lee Godfrey. The subdivision creates 8 new building lots by adding Haden Cove, which is a public street.

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 \$2,400.
2. The developer provides to the Jackson Energy Authority a water system development fee in the amount of \$1,600.
3. The developer pays a street light installation fee in an amount determined by Jackson Energy Authority.
4. The developer provides to the City of Jackson a street performance security in the amount of \$6,400.
5. All inspections and testing will need to be completed prior to recording the final plat.

**SITE LOCATION MAP  
FINAL PLAT - WYNDSTONE SECTION 6-B  
HADEN COVE**



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I, the undersigned, do hereby certify that I am (we, on behalf of the property shown and described herein as indicated in Deed Book 685, Page 1177, in the Register's Office of Madison County, Tennessee, and that this plat conforms to the provisions of the laws of this State relating to the dedication of public streets, public squares, public parks, public grounds, public utility lines, and other facilities shown hereon to public use or to the use of the public, and that the same have been dedicated to the public use of the State of Tennessee, and that the same have been approved by the Madison County Planning and Zoning Commission and the Madison County Board of Health.

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

**CERTIFICATE OF APPROVAL OF WATER SYSTEMS**

I, the undersigned, do hereby certify that the water system has been installed or proposed to be installed in accordance with the provisions of the Madison County Health and Safety Code, and that the same have been approved by the Madison County Health and Safety Board.

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

**CERTIFICATE OF APPROVAL OF SANITARY SEWERAGE SYSTEMS**

I, the undersigned, do hereby certify that the sanitary sewerage system has been installed or proposed to be installed in accordance with the provisions of the Madison County Health and Safety Code, and that the same have been approved by the Madison County Health and Safety Board.

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

**CERTIFICATE OF APPROVAL OF STREETS NAMES AND ADDRESS**

I, the undersigned, do hereby certify that the streets and addresses shown hereon have been approved by the Madison County Board of Health and Safety.

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

**CERTIFICATE OF APPROVAL OF STREETS AND STORM DRAINAGE**

I, the undersigned, do hereby certify that a construction plan in the amount of \$\_\_\_\_\_ has been submitted to the Madison County Board of Health and Safety for their approval. The plan shows the location of all improvements to be constructed, including streets, sidewalks, storm drains, and utility lines, and that the same have been approved by the Madison County Board of Health and Safety.

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

**CERTIFICATE OF FINAL PLAT APPROVAL FOR RECORDING**

I, the undersigned, do hereby certify that the final subdivision plat shown hereon has been prepared by all persons named herein, and that the same conform to the provisions of the laws of this State relating to the subdivision of land, and that the same have been approved by the Madison County Board of Health and Safety.

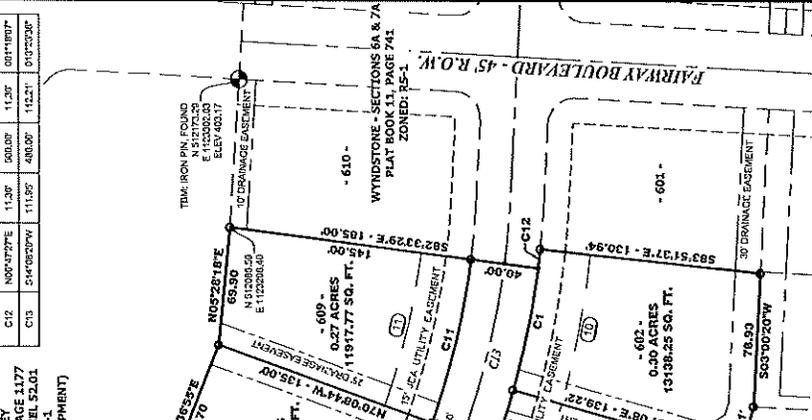
Date: \_\_\_\_\_

Signature: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

**CURVE TABLE**

CURVE NUMBER	CURVE DIRECTION	CURVE LENGTH	RADIUS	CHORD LENGTH	DELTA
C1	N17°00'00"E	64.81'	600.00'	65.81'	69°44'20"
C2	N18°23'00"E	43.22'	500.00'	42.54'	59°47'17"
C3	N04°45'00"W	21.05'	33.00'	22.37'	35°17'59"
C4	N03°30'00"E	48.50'	47.00'	51.00'	38°14'54"
C5	N03°30'00"E	51.71'	47.00'	54.73'	38°04'43"
C6	S04°55'00"W	54.00'	47.00'	58.00'	07°10'34"
C7	S03°30'00"W	62.05'	47.00'	67.78'	08°37'22"
C8	S55°15'48"W	54.83'	25.00'	14.22'	032°34'00"
C9	S05°12'00"W	51.41'	52.00'	51.81'	01°04'15"
C10	S00°20'00"W	7.80'	400.00'	7.80'	00°39'50"
C11	S00°20'00"W	30.40'	600.00'	30.40'	01°24'45"
C12	N05°19'27"E	11.50'	500.00'	11.25'	08°18'07"
C13	S14°05'00"W	111.85'	400.00'	112.21'	01°32'30"



**STREET INFORMATION TABLE**

STREET	WIDTH	RIGHT-OF-WAY	PLACEMENT	MARKING	CONSTRUCTION	DATE
FAIRWAY BOULEVARD	45'	100'	Centerline	Asphalt	Asphalt	1980
HIDDEN COVE	40'	80'	Centerline	Asphalt	Asphalt	1980

**CERTIFICATE OF APPROVAL OF WATER SYSTEMS**

I, the undersigned, do hereby certify that the water system has been installed or proposed to be installed in accordance with the provisions of the Madison County Health and Safety Code, and that the same have been approved by the Madison County Health and Safety Board.

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

**CERTIFICATE OF APPROVAL OF SANITARY SEWERAGE SYSTEMS**

I, the undersigned, do hereby certify that the sanitary sewerage system has been installed or proposed to be installed in accordance with the provisions of the Madison County Health and Safety Code, and that the same have been approved by the Madison County Health and Safety Board.

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

**CERTIFICATE OF APPROVAL OF STREETS NAMES AND ADDRESS**

I, the undersigned, do hereby certify that the streets and addresses shown hereon have been approved by the Madison County Board of Health and Safety.

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

**CERTIFICATE OF APPROVAL OF STREETS AND STORM DRAINAGE**

I, the undersigned, do hereby certify that a construction plan in the amount of \$\_\_\_\_\_ has been submitted to the Madison County Board of Health and Safety for their approval. The plan shows the location of all improvements to be constructed, including streets, sidewalks, storm drains, and utility lines, and that the same have been approved by the Madison County Board of Health and Safety.

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

**CERTIFICATE OF FINAL PLAT APPROVAL FOR RECORDING**

I, the undersigned, do hereby certify that the final subdivision plat shown hereon has been prepared by all persons named herein, and that the same conform to the provisions of the laws of this State relating to the subdivision of land, and that the same have been approved by the Madison County Board of Health and Safety.

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

**NOTES**

All iron pins set are 1/2" meter with an identification exp stamped Surveying Services. A portion of this property is located in Special Flood Hazard Area "Zone A" per Flood Insurance Rate Map, Map No. 471120133E, Effective Date: August 3, 2006.

The boundaries shown hereon are recorded in the Register's Office of Madison County, Tennessee.

The remainder of the Lee Godfrey property is greater than 5 acres.

**BENCHMARK NOTE:** The benchmark for the property shown hereon is an iron pin found at the northeast corner of Lot 610 of Wyndstone - Section 6A as shown hereon. N. 31°17'02"E, E. 112.5000000, Elev. 4631.17



**FINAL PLAT**

**WYNDSTONE SECTION 6B**

CITY OF JACKSON, MADISON COUNTY, TENNESSEE

TAX MAP 33, PARCEL 52.01 - DEED BOOK 685, PAGE 1177

SECTION 6B - 1.0725 - 5.66 ACRES

DRAWN BY: RYAN L. RICHARDSON DATE: 08/02/2022

SCALE: 1"=50'

DWG. NO.: 202-001-FRB

171 06-200

171 06-200

171 06-200



## **SITE PLAN STAFF REPORT**

### **Woodspring Suites**

A preliminary site plan has been submitted for Woodspring Suites, which will be located at 19 Bink Drive, as depicted. The property is zoned SC-1 (Planned Unit Commercial Development) District, which allows hotels, subject to site plan approval by the Planning Commission. At the preliminary stage, the review is limited to only the fundamental aspects of the site, such as setbacks, lot coverage, number of parking spaces, driveway access points, buffering, and green space. A more detailed review will be conducted during the site plan review process for permitting. Therefore, there could be additional requirements or modifications needed once the final site plan is submitted.

The site plan shows that there will be a 13,120 +/- sq. ft. building located on a 2.46 acre lot. As shown, the building will comply with yard, lot coverage, and height requirements.

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

The site plan shows that there will be 131 parking spaces. It appears that all parking spaces and aisle widths will comply with the Zoning Ordinance parking requirements.

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

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

The staff recommends that the Planning Commission approve the site plan for Woodspring Suites.

**SITE LOCATION MAP**  
**SITE PLAN - WOODSPRING SUITES**  
**19 BINK DRIVE**



