

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

- I. CALL TO ORDER/DETERMINATION OF QUORUM
- II. APPROVAL OF MINUTES FOR THE NOVEMBER 2, 2022 MEETING
- III. REZONING (INNER REGION)
 - 1. Consideration of a request to rezone property located at 565 Gerdau Drive from FR (Fringe Residential) District to I-3 (General Industrial) District, comprising 13.08 acres, more or less, submitted by Josh Lefevre
- IV. SUBDIVISION
 - 1. Consideration of a final plat for Traditions Section 8, comprising 16 lots on 5.43± acres, in a RS-1 (Single Family Residential) District, submitted by Surveying Services, Inc. on behalf of Jerry Winberry
- V. OTHER BUSINESS
 - 1. Any other business properly presented
- VI. ADJOURN

MINUTES
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.

Members Present: Wayne Arnold, Vice Chair
Pat Ross
Janna Hellums
Chris Edwards
Charles Adams

Members Absent: Mayor Scott Conger
Jerry Day, Chair
Mandy White
Councilwoman Marda Wallace

Staff Present: Stan Pilant, Director of Planning

The meeting was called to order upon Vice Chair Wayne Arnold determining that a quorum was present.

The minutes of the October 5, 2022 meeting were presented and a motion to approve the minutes was made by Pat Ross, seconded by Charles Adams. The motion passed unanimously.

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 -- Mr. Pilant presented the rezoning request to the Planning Commission. Using a location map, he explained the location of the site and the surrounding uses in the area. The applicants are requesting to downzone the property to residential.

The Planning Staff recommends approval since it represents a logical downzoning from a highway business class to a residential class.

A motion was made by Charles Adams, seconded by Chris Edwards to recommend approval of the rezoning request to the Madison County Commission, as recommended by the staff. Motion passed unanimously.

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 -- 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 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.

A motion was made by Chris Edwards, seconded by Charles Adams to approve the final plat for Matthews Crossing Sections 4A and 5A, with the contingencies recommended by the staff. Motion passed unanimously.

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 -- 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 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.

A motion was made by Charles Adams, seconded by Chris Edwards to approve the final plat for Walnut Trace North Section 20 and revised Section 17 Lot 1731 final plat, with the contingencies recommended by the staff. Motion passed unanimously.

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 -- 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 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.

A motion was made by Chris Edwards, seconded by Pat Ross to approve the final plat for Wyndstone Section 5, with the contingencies recommended by the staff. Motion passed unanimously.

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 -- 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 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.

A motion was made by Charles Adams, seconded by Chris Edwards to approve the final plat for Wyndstone Section 6B, with the contingencies recommended by the staff. Motion passed unanimously.

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 -- Mr. Pilant presented the preliminary site plan for Woodspring Suites. Using a location map, he explained the location of the site and the components of the site plan.

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

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

There being no further business, the meeting was adjourned.



MADISON COUNTY INNER REGION ZONING REPORT

APPLICANT	Josh LeFevre
OWNER	Same
ADDRESS	Agent/Owner: 2272 N Highland Ave Jackson, TN 38305
ACERAGE	Requested: 13.08 ± acres
TAX MAP REFERENCE	Map 27, Parcel 43.03
PRESENT USE	Vacant
PROPOSED USE	General Industrial
PRESENT ZONING	F-R (Fringe Residential) District
PROPOSED ZONING	I-3 (General Industrial) District

LOCATION

The property is located west of 565 Gerda Drive.

CURRENT LAND USE

The property is generally bounded on the east by industrial, on the north by vacant/agricultural land, on the west by undeveloped & residential, and on the south by agricultural/residential.

UTILITIES

All utilities are available or can be made available to the site via JEA policies and procedures.

PETITIONER'S JUSTIFICATION

The applicant is requesting this rezoning for future industrial/warehouse development.

LAND USE PLAN

This property is currently depicted within the Comprehensive Land Use Plan as an area deemed appropriate for single family detached, therefore, an amendment to the plan to depict this property as appropriate for industrial is required.

REZONING STAFF RECOMMENDATION

The Planning Staff recommends approval of the rezoning request since it represents a logical extension of an existing I-3 (General Industrial) District.

REZONING SITE LOCATION MAP
565 GERDAU DRIVE

FROM: F-R (FRINGE RESIDENTIAL) TO: I-3 (GENERAL INDUSTRIAL)



Madison County, TN
Building Department



100 EAST MAIN, SUITE 100
JACKSON, TN 38301
PHONE: (731) 423-6014
FAX: (731) 422-1171
buildingpermits@madisoncountyttn.gov

APPLICATION FOR AMENDMENT TO ZONING MAP AND/OR ZONING RESOLUTION

TO: MADISON COUNTY COMMISSION

DATE: 11-4-22

APPLICANT INFORMATION

NAME OF APPLICANT: JOSH LEFEVRE
(OWNER/AGENT)

ADDRESS: 2772 N HIGHLAND AVE

CITY: JACKSON

STATE: TN

ZIP: 38305



APPLICANT REQUESTING RECLASSIFICATION FROM THE F-R
DISTRICT, TO THE I-3 DISTRICT, PROPERTY 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 OF MADISON COUNTY, TN,
ARTICLE SECTION

565 GERDAU DR - TAX MAP # 05702704300000

LOCATION OF PROPERTY TO BE REZONED:

JOSH LEFEVRE

NAME OF OWNER ON RECORD:

2772 N HIGHLAND AVE, JACKSON, TN

ADDRESS OF OWNER ON RECORD:

MAP: 027 PARCEL: 043.03 TOTAL ACREAGE/S.Q. FOOTAGE: 13 +/- AC, 569,734 +/-

SIGNATURE OF OWNER/AGENT:

OWNER AGENT PRINTED:

ADDRESS/PHONE: 731-425-9222 / EMAIL: JKLEFEVRE@GMAIL.COM

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

INITIAL OF PLANNING STAFF:

CHECK

9176

\$200.00

DATE APPLICATION ACCEPTED:

November 1, 2022

City of Jackson – Planning Dept.
Attn: Stan Pilant
111 East Main Street, Suite 201
Jackson, TN 38301

RE: Ameristeel Road Zone Change (565 Gerdeau Drive) – Statement of Qualifications

To Whom It May Concern:

The proposed zone change of approximately 13 acres is being proposed to accommodate a proposed 200,000 square foot industrial use building on the property. This request fits with the character of the area as portion of the subject property is currently already zoned as I-3 and the proposed request is only an expansion of that existing I-3 zone located to the east. The proposed I-3 zoning allows for a minimum 154 foot of F-R zoning to remain between the I-3 zoning and the residential area. There is also a blue line stream located along the back side of the residential properties. In order to maintain stream buffers as required by TDEC as well as a 50 foot building setback there would be no development within 200 feet of the residential property lines.

Sincerely,



Josh LeFevre



**RESOLUTION
TO AMEND
THE ONE JACKSON CIVIC MASTER PLAN
LAND USE PLAN**

WHEREAS, it is the function and duty of the Jackson Municipal Regional Planning Commission to adopt a plan for the future development of the planning region; and

WHEREAS, a Land Use Plan for Jackson, Tennessee prepared under the Urban Planning Assistance Program authorized by Section 701 of the Housing Act of 1965, as amended and was adopted by the Planning Commission in October 1965; and

WHEREAS, a Land Use Plan for Jackson, Tennessee prepared as part of the One Jackson Civic Master Plan was adopted by the Planning Commission on July 1, 2015, and subsequently amended on October 7, 2015; and

WHEREAS, an update is necessary to the land use plan to support the rezoning request for the Hamilton Farm; and

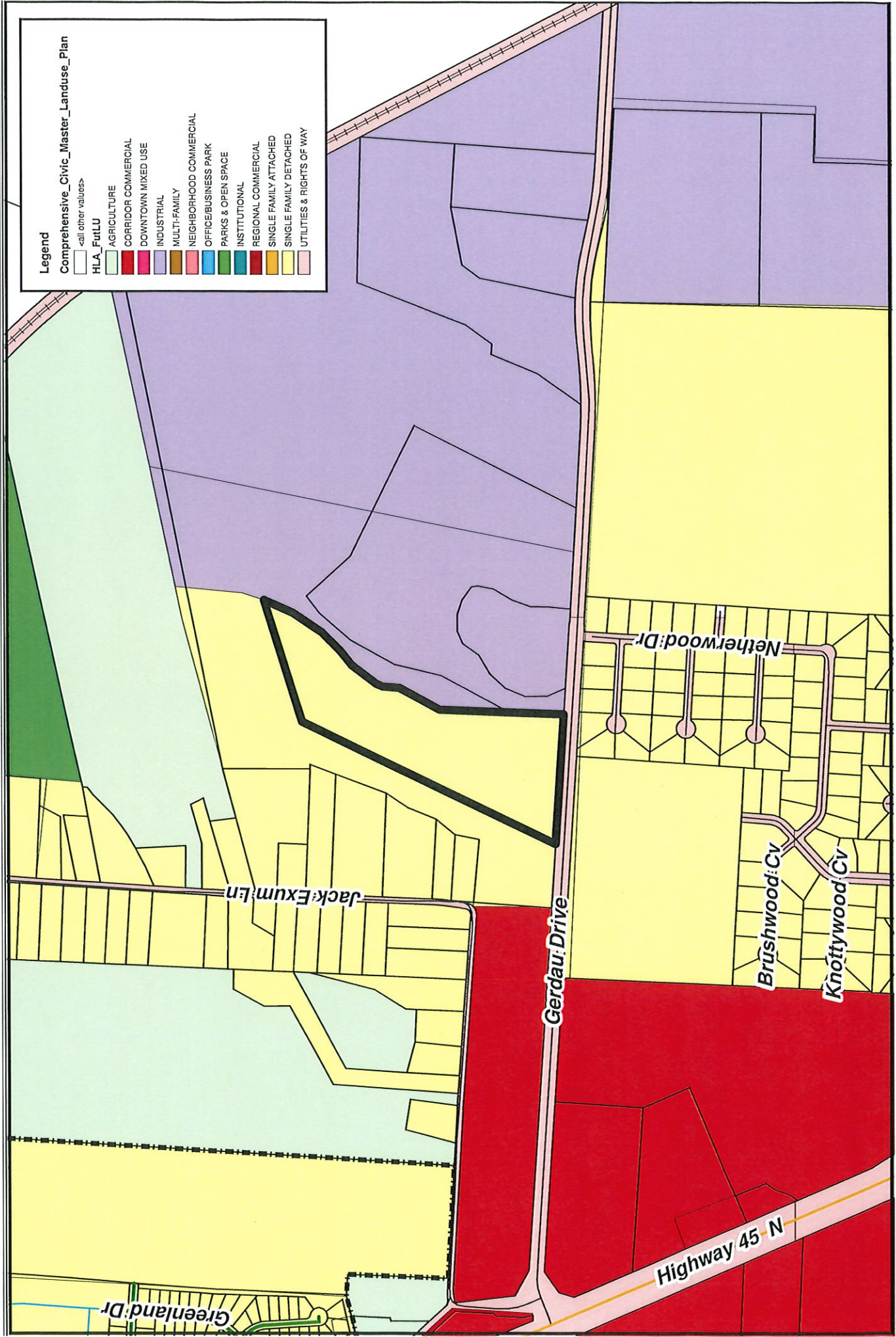
WHEREAS, the Jackson Municipal Regional Planning Commission has by the affirmative vote of the majority of the membership elected to amend the Land Use Plan contained within the One Jackson Civic Master Plan as identified on the attached map.

NOW, THEREFORE, BE IT RESOLVED that the One Jackson Civic Master Plan Land Use Plan is hereby adopted, on motion of _____ seconded by _____, foregoing motion passed unanimously this the 7th day of December 2022.

Chairperson of the Jackson Municipal Regional Planning Commission

Secretary of the Jackson Municipal Regional Planning Commission

COMPREHENSIVE CIVIC MASTER LANDUSE PLAN AMENDMENT
#565 GERDAU DRIVE
FROM: SINGLE FAMILY DETACHED TO: INDUSTRIAL





SUBDIVISION STAFF REPORT Traditions Section 8 Final Plat

A final plat has been submitted for Planning Commission review and approval by the property owners, Jerry & Deborah Winberry. The subdivision creates 16 new building lots by adding Livingston Way, 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 \$11,100.
5. All inspections and testing will need to be completed prior to recording the final plat.



Jackson Energy Authority

FINAL PLAT COMMENTS

RECEIVED November, 2022

Traditions, Section 8 - Final Plat

JEA has the following general comments:

- JEA water and wastewater available.
- Access fees due prior to signing
- Connection fees due at time of request.

Prior to the signing of the plat, the following items are required:

- A check in the amount of \$8,000.00 representing Water and Wastewater system access fees must be received by JEA. Water fee is \$3,200.00 and Wastewater fee is \$4,800.00. Payment may be made at JEA's Engineering Department located at 250 N. Highland Ave.
- Water main must be flushed and Bacteriological tested.
- All punch list items shall be addressed.
- An AutoCAD file of the plat, including all changes and revisions, must be emailed to plats@jaxenergy.com.

SITE LOCATION MAP
FINAL PLAT - TRADITIONS - SECTION 8
LIVINGSTON WAY



(We) hereby certify that I am (we are) the owner(s) of the property shown and described herein as evidenced in Deed Book 604, Page 1302, in the Registrar's Office of Madison County, Tennessee, and that I (we) request this plan of subdivision with my (our) consent, and that this plat contains offers of irrevocable dedication for all (part) of the tract, and that this plat contains a lien in public use, or to private use, as stated herein, as required by the Tennessee Subdivision and Land Development Regulations of the Jackson Municipal Regional Planning Commission.

Date _____ Jerry or Deborah Winberry

ACKNOWLEDGEMENT OF OWNER(S) SIGNATURE

Personally appeared before me, the undersigned, a Notary Public, in and for the State and County mentioned, and who, upon oath, acknowledged such person to be the owner/developer, _____, with whom I am personally acquainted, and that he/she as such owner/developer, executed the within named bargain, and that he/she as such owner/developer, executed the foregoing instrument for the purpose therein contained, by signing his/her name as owner/developer.

Witness my hand at office, this _____ day of _____

My Commission Expires: _____

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

Date _____

Jackson Energy Authority

CERTIFICATE OF APPROVAL OF SANITARY SEWERAGE SYSTEMS

herby concur 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 STREET NAMES AND ADDRESSES

hereby concur that the street names and addresses depicted on this final plat have been reviewed and approved by the CDII Administrative Office.

Date _____

C-911 Administrative Office

CERTIFICATE OF APPROVAL OF STREETS AND STORM DRAINAGE

Date	Jackson	Muskegon	Benford	Blainville

CERTIFICATE OF FINAL PLAN APPROVAL FOR RECORDING

I hereby certify that the final subdivision plat shown hereon has been reviewed by all applicable agencies, the necessary approvals have been obtained, and the plat meets the requirements of the Uniform Subdivision Map Act and the provisions of the California Planning Commission, with the exception of any variances and stipulations noted in the comments section of this certificate. The City of Jackson Engineering Department hereby certifies that the final plat is hereby approved for recording in the office of the Register of Deeds for Madison County.

City of Jackson Engineering Department

[illegible]

CERTIFICATE OF ACCURACY OF SURVEY

I hereby certify by placing my seal and signature on this plat that it was prepared in accordance with the specifications and requirements of the Jackson Municipal Regional Planning Commission, and that the accuracy of the information which it is based on is in accordance with the requirements of the Standards and Code of Practice for the Rules and Regulations of the Board of Commissioners for Land Surveyors of the State of Georgia. I survey.

Surveyor Seal and Signature

1000

11/2/22

016

CERTIFICATE:

I hereby certify that this is a Category I Survey and that the ratio of precision of the unadjusted survey is 1:10,000 as shown hereon. This survey is in compliance with the current Tennessee Minimum Standards of Practices and is correct to the best of my knowledge and belief.

11/2/22

016

CERTIFICATE:

I hereby certify that this is a Category I Survey and that the ratio of precision of the unadjusted survey is 1:10,000 as shown hereon. This survey is in compliance with the current Tennessee Minimum Standards of Practices and is correct to the best of my knowledge and belief.

FINAL PLAT
TRADITIONS
SECTION 8

4

CITY OF JACKSON, MADISON COUNTY, TENNESSEE

TAX MAP 33, PARCEL 3.01 - DEED BOOK 064, PAGE 1360

SECTION 8 + 16 LOTS - 5.63 ACRES

ZONING: RES-4 (SINGLE FAMILY RESIDENTIAL DISTRICT)

DRAWN BY: RYAN L. RICHARDSON DATE: 11/02/2022

SCALE: 1"=60'

DWG. NO. 1007-04/ TRAC-F78

0' 60'

ENGINEERING SERVICES, INC.
JACKSON, TENNESSEE
41 W. MAIN ST., SUITE 100
FEBRUARY 2023

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	S88°59'04"W	20.00'

CURVE TABLE					DELTA
NUMBER	CHORD DIRECTION	CHORD LENGTH	RADIUS	LENGTH	
C1	N75°15'00"E	133.62	280.00	131.84	030°59'28"
C2	N45°24'00"E	130.72	280.00	134.94	030°59'28"
C3	N20°13'15"E	110.24	280.00	110.97	030°59'28"
C4	N0°14'45"E	18.85	280.00	18.85	030°17'03"
C5	N77°16'17"W	25.00	23.00	22.38	031°11'00"
C6	N74°16'48"W	24.1	47.00	24.1	032°40'02"
C7	N40°07'11"E	66.43	47.00	72.38	088°17'50"
C8	N73°16'42"E	38.84	47.00	41.4	030°00'00"
C9	S50°21'12"E	39.84	47.00	41.4	030°00'15"
C10	S13°46'18"W	68.78	47.00	74.39	030°00'35"
C11	S32°22'37"W	0.52	47.00	0.52	030°00'00"
C12	S34°02'47"W	21.65	23.00	23.00	031°11'00"
C13	S10°19'58"W	20.87	23.00	23.89	030°59'21"
C14	S17°40'08"W	6.92	300.00	6.92	011°17'03"
C15	S39°34'11"W	6.82	300.00	6.82	011°17'03"
C16	S40°21'14"W	6.82	300.00	6.82	011°17'03"
C17	S52°19'55"W	6.87	300.00	76.51	012°32'08"
C18	S64°14'09"W	6.82	300.00	6.82	011°12'03"
C19	S72°42'18"W	64.26	300.00	64.37	011°13'03"
C20	S85°13'32"W	300.00	300.00	41.89	030°59'14"
C21	S44°14'10"W	388.05	300.00	422.00	030°59'34"

STREET NAME	STREET LENGTH	PAVEMENT WIDTH	PAVEMENT AREA	R.O.W. WIDTH	CURB-CUTTER LENGTH	SIDEWALK AREA
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○	END POINT OF LINE
○	IRON PIN, FOUND
○	IRON PIN, SET

NOTES:	OWNER INFORMATION:
<p>The survey was prepared without benefit of or on abstract of title. No liability is assumed by the undersigned for loss relating to any matter that might be discovered by an abstract or title search of the property.</p> <p>I have said back references shown herein are recorded in the Registrar's Office of Madison County, Tennessee.</p>	<p>JOHN C. EDDIHO WINDSOR ROAD BELLEVILLE, TN 38006 TAX MAP 33, PARCEL 3.01 DEED BK 04, PAGE 1265</p>

All iron pins set are 1/2" rebar with an identification cap stamped Surveying Services.

the Maintenance Agreement and/or Restrictive Covenants for the property shown hereon. If the property is not shown hereon, please check the box below. If the property is shown hereon, please check the box below. If the property is not shown hereon, please check the box below. If the property is shown hereon, please check the box below.

the benchmark for the property shown herein is a hub at
the intersection of Lot 813 of Traditions - Section 01 as shown hereon.
S: 515192.60, E: 1115507.18, Dev: 398.27

NOT TO SCALE

