

AGENDA
JACKSON MUNICIPAL REGIONAL PLANNING COMMISSION
CITY HALL - GEORGE A. SMITH MEETING ROOM
FIRST FLOOR - 109 EAST MAIN STREET - SUITE 107
JANUARY 4, 2023 - 3:00 P.M.

- I. CALL TO ORDER/DETERMINATION OF QUORUM
- II. APPROVAL OF MINUTES FOR THE DECEMBER 7, 2022 MEETING
- III. REZONINGS (CITY)
 1. Consideration of a request to rezone 2 areas of property located near #1300 block of Old Humboldt Road from R-S (Single Family Residential) District to RS-1 (Single Family Residential) District, Area 1 comprising 3.3 acres, more or less and Area 2 comprising 1.96 acres, more or less, submitted by Surveying Services, Inc. on behalf of Lucy Troutman
 2. Consideration of a request to rezone property located east of Chickasaw Drive from RS-1 (Single Family Residential) District to RS-1/PRD (Single Family Residential/Planned Residential Development) District, comprising 42.28 acres, more or less, submitted by Home Life Community on behalf of Mark Taylor
- IV. ANNEXATION
 1. Consideration of a Plan of Service, proposed annexation and zoning for an area referred to as "Stover", submitted by Andy Stover, comprising 8.2 acres, more or less, located at #4305 U. S. Highway 45 North. The proposed zoning is B-5 (Highway Business) District
- V. SUBDIVISIONS
 1. Consideration of a Revised Preliminary Plat for Epperson Place Phases 1-3 comprising 60 lots on 20.99 +/- acres in a RS-1 (Single Family Residential) District, submitted by Surveying Services, Inc. on behalf of Lucy Troutman and K&L Investment
 2. Consideration of a Final Plat for Kingston Creek Section 6, comprising 30 lots on 6.93 +/- acres in a RS-2 (Single Family Residential) District, submitted by Surveying Services Inc., on behalf of Kingston Creek Partners
- VI. ALLEY AND STREET CLOSURES
 1. Consideration of a request to close an unnamed alley (I.D. #87-B-24) between Short Street and York Street, requested by David Weissenfluh and Davis Williams

2. Consideration of a request to abandon a 15' x 145' section on the west side of Conalco Drive, just south of Lawrence Switch Road, requested by Joey Kail on behalf of Volunteer Welding.

VII. DESIGN REVIEWS

1. Consideration of a design review application for a new house, proposed to be located at 297 West Deaderick Street, submitted by Johnny Brown on behalf of Skyview Homes
2. Consideration of a design review application for the City of Jackson Men's Shelter, proposed to be located at 127 McCorry Street, submitted by Marietta Haywood on behalf of the City of Jackson

VIII. OTHER BUSINESS

1. Any other business properly presented

IX. ADJOURN

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

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

Members Absent: Mayor Scott Conger
Councilwoman Marda Wallace

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 November 2, 2022 meeting were presented and a call to vote on approval of the minutes as presented was put forth. Hearing no objections, the motion to approve the minutes passed unanimously.

Consideration of a request to rezone property located at 565 Gerdau Drive from FR (Fringe Residential) District to I-3 (General Industrial) District, comprising 1308 acres, more or less, submitted by Josh Lefevre-- 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 re-zone the property to General Industrial. In discussion with the applicant, Pilant requested that only the portion of the property needed for the additional building be re-zoned, and not the entire tract. This will allow for a buffer of residential zoning around the perimeter of the property which borders residential properties.

The Planning Staff recommends approval of rezoning to the County, and recommends revising the land use plan to match the rezoning.

A motion was made by Wayne Arnold, seconded by Charles Adams to recommend approval of the rezoning request and revision of the land use plan to the Madison County Commission, as recommended by the staff. Motion passed unanimously.

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.-- 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. This new section of the subdivision, Section 8 will create 16 new lots along Livingstone Way. The staff has reviewed the final plat and are recommending approval to the Planning Commission 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 wastewater system development fee in the amount of \$4,800.
- 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

Discussion: Charles Adams presented a question regarding flood mitigation for this property. Stan Pilant addressed this concern, stating that the developer will have to determine which route to go—whether they will obtain flood insurance or build outside of the flood plain, or whether they will be pursuing map revisions through FEMA to have that area remove from the flood plain.

Jerry Winberry addressed the commission in response to this question and stated that they had already had the property removed from the flood plain through FEMA back in 2006 when they obtained the property, so all elevations are now good and none of the properties now touch the flood plain.

Wayne Arnold made a motion to accept the proposal as submitted with the conditions set forward by the planning staff. Chris Edwards seconded. A vote was called. Janna Hellums abstained

The motion passed.

There being no further business, the meeting was adjourned.



CITY OF JACKSON ZONING REPORT

APPLICANT	Agent:	Surveying Services LLC
OWNER		K & L Properties Lucy Troutman
ADDRESS	Agent:	41 Heritage Square Jackson, TN 38305
	Owner:	1343 Country Club Ln Jackson, TN 38305
		111 Epperson Drive Jackson, TN 38305
LOCATION	Property:	Epperson Drive & Old Humboldt Road
ACERAGE	Requested:	5.26 +/- acres
TAX MAP REFERENCE		Map 27 Parcel 55.00 & 55.16
PRESENT USE		Single Family Residential
PROPOSED USE		Single Family Residential
PRESENT ZONING		R-S (Single Family Residential) District
PROPOSED ZONING		RS-1 (Single Family Residential) District

LOCATION

The property is located in the #1300 block, west side, of Old Humboldt Rd and north of Northpoint Subdivision

CURRENT LAND USE

The property is bounded on the north by single family residential, on the east by single family residential, on the south by 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.

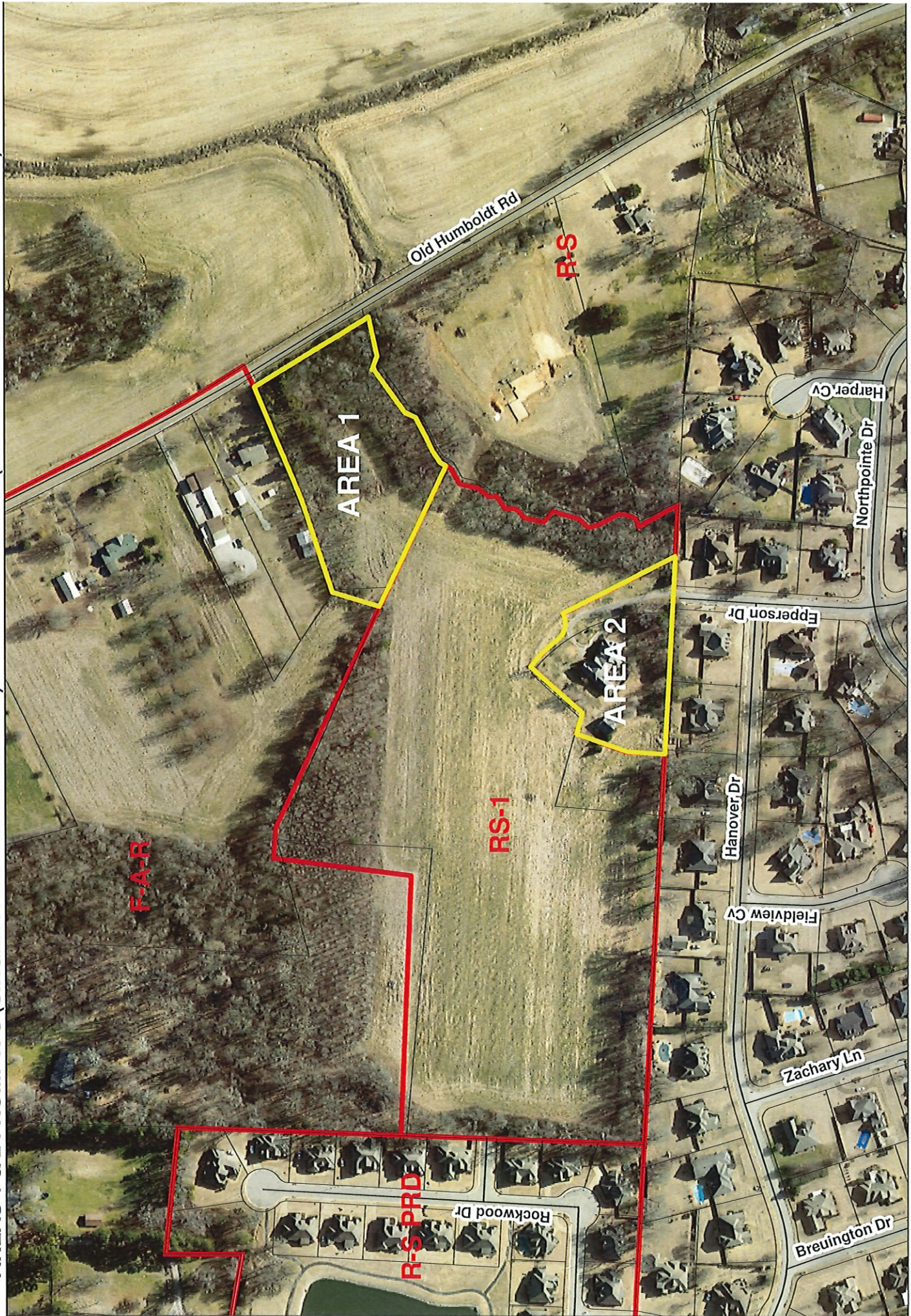
LAND USE PLAN

This property is 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.

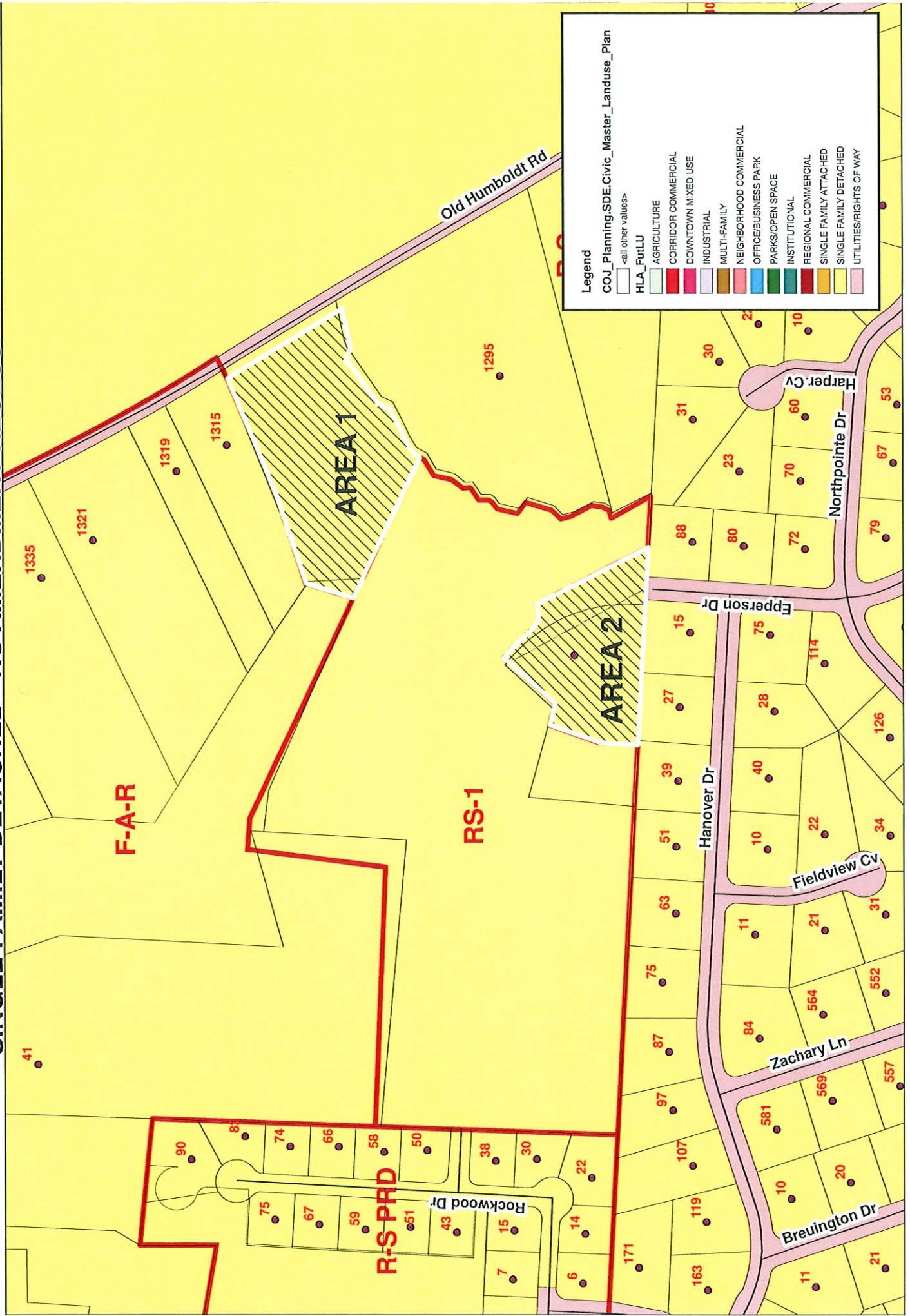
REZONING STAFF RECOMMENDATION

The Planning Staff recommends approval since it represents a streamline zoning from single family residential to a single family residential class and complies with the Comprehensive Civic Master Land Use Plan.

REZONING SITE LOCATION MAP
PROPOSED EPPERSON PLACE SUBDIVISION
AREAS 1 & 2 FROM: R-S (SINGLE FAMILY RESIDENTIAL) DISTRICT TO: RS-1 (SINGLE FAMILY RESIDENTIAL) DISTRICT



COMPREHENSIVE CIVIC MASTER LANDUSE PLAN
PROPOSED EPPERSON REZONING FROM: R-S TO: RS-1
SINGLE FAMILY DETACHED - NO AMENDMENT NECESSARY



SURVEYING SERVICES, INC.

BRYAN BATTE
R.L.S. 2190

41 Heritage Square
Jackson, Tennessee 38305
731-664-0807 * FAX 668-3586

DAVID EVANS, P.E. 6244
R.L.S. 171

RYAN L. RICHARDSON
R.L.S. 3053

R. BRUCE RICHARDSON
R.L.S. 1420

RICHARD N. BROWN
R.L.S. 1778

November 23, 2022

REVISED REZONING REQUEST

To Whom It May Concern:

In May of 2022, the owner and developers requested that 18.5 acres of the Lucy Troutman property, located north of Northpointe Subdivision and east of Northpointe Lake Subdivision, be rezoned from "RS" to "RS-1". This was approved by the Planning Commission. This property will be named Epperson Place as shown on the attached Preliminary Plat.

Previously the proposed Epperson Drive ended with a cult-de-sac. Upon consultation with the Planning Commission and concerns from the adjoining neighbors, the developers have agreed to extend Epperson Drive from the west to Old Humboldt Road on the east as shown on the attached Preliminary Plat. This request is being made to revised the 18.5 acres, originally approved, to cover the entire property of Lucy Troutman – 23.76 acres, from "RS" to "RS-1", to make smaller lot sizes to provide more affordable housing to the area.

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

Sincerely,



R. Bruce Richardson, R.L.S. 1420
Surveying Services, Inc.
41 Heritage Square
Jackson, Tennessee 38305



CITY OF JACKSON ZONING REPORT

APPLICANT

Agent: Looney Ricks Kiss Architects
Home Life Community

OWNER

Mark Taylor

ADDRESS

Agent: 50 South BB King Blvd
Memphis, TN 38103

174 Murray Guard Dr STE "C"
Jackson, TN 38305

Owner: P. O. Box 2192
Jackson, TN 38302

LOCATION

Property: East of Chickasaw Drive.

ACERAGE

42.28 +/- acres

TAX MAP REFERENCE

Requested: Map 56-I Block "F" Parcels 1.00 & 2.00

PRESENT USE

Single Family Residential

PROPOSED USE

Single Family Residential

PRESENT ZONING

RS-1 (Single Family Residential) District

PROPOSED ZONING

RS-1/PRD (Single Family Residential/Planned
Residential Development) District

LOCATION

The property is located east of Chickasaw Drive and west of Sequoia Drive

CURRENT LAND USE

The property is bounded on the north by communications & single family residential, on the east by single family residential, on the south by 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 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.

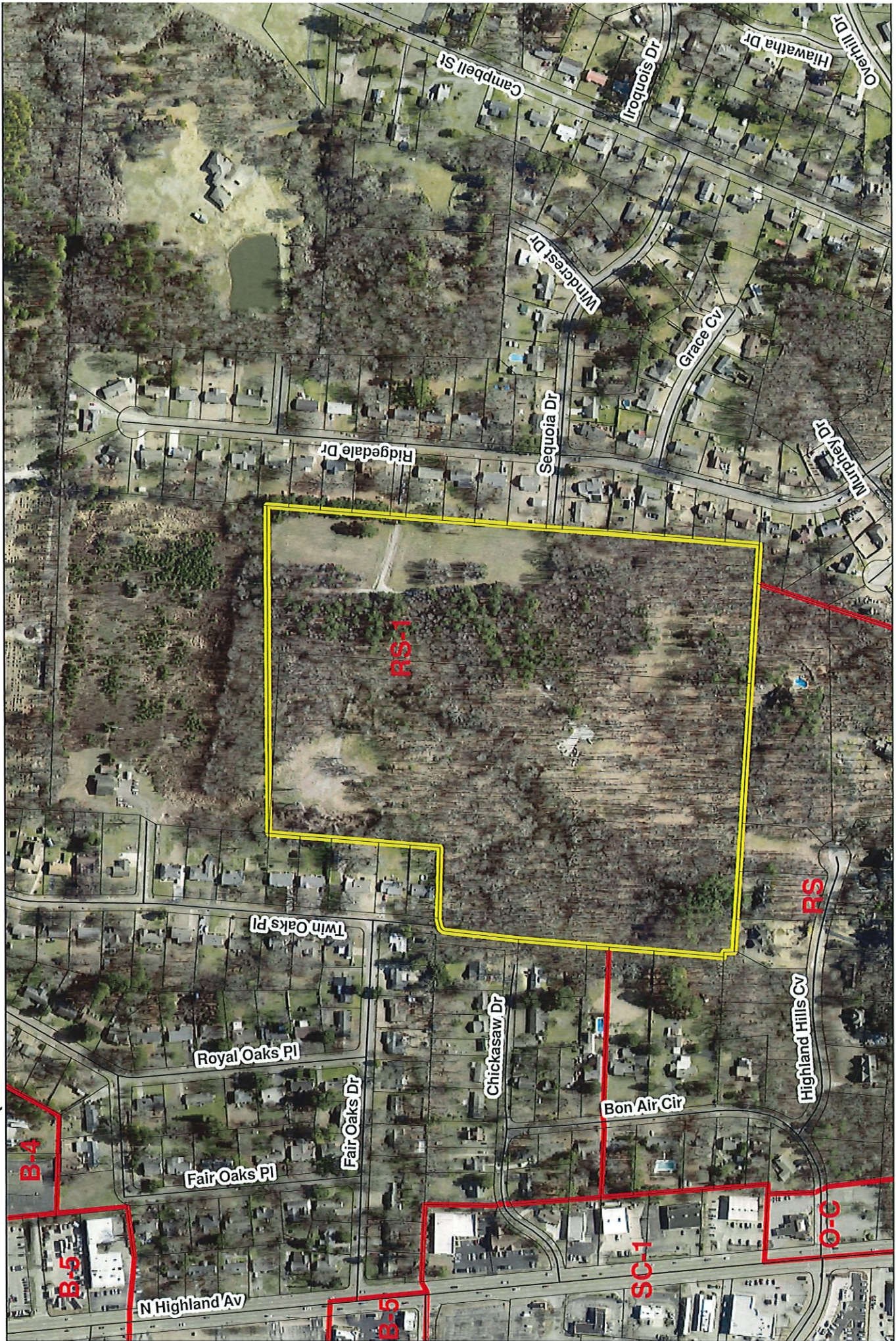
REZONING STAFF RECOMMENDATION

The Planning Staff recommends approval since it will accommodate a compatible single family residential development, represents a good use of the land, and complies with the Comprehensive Civic Master Land Use Plan.

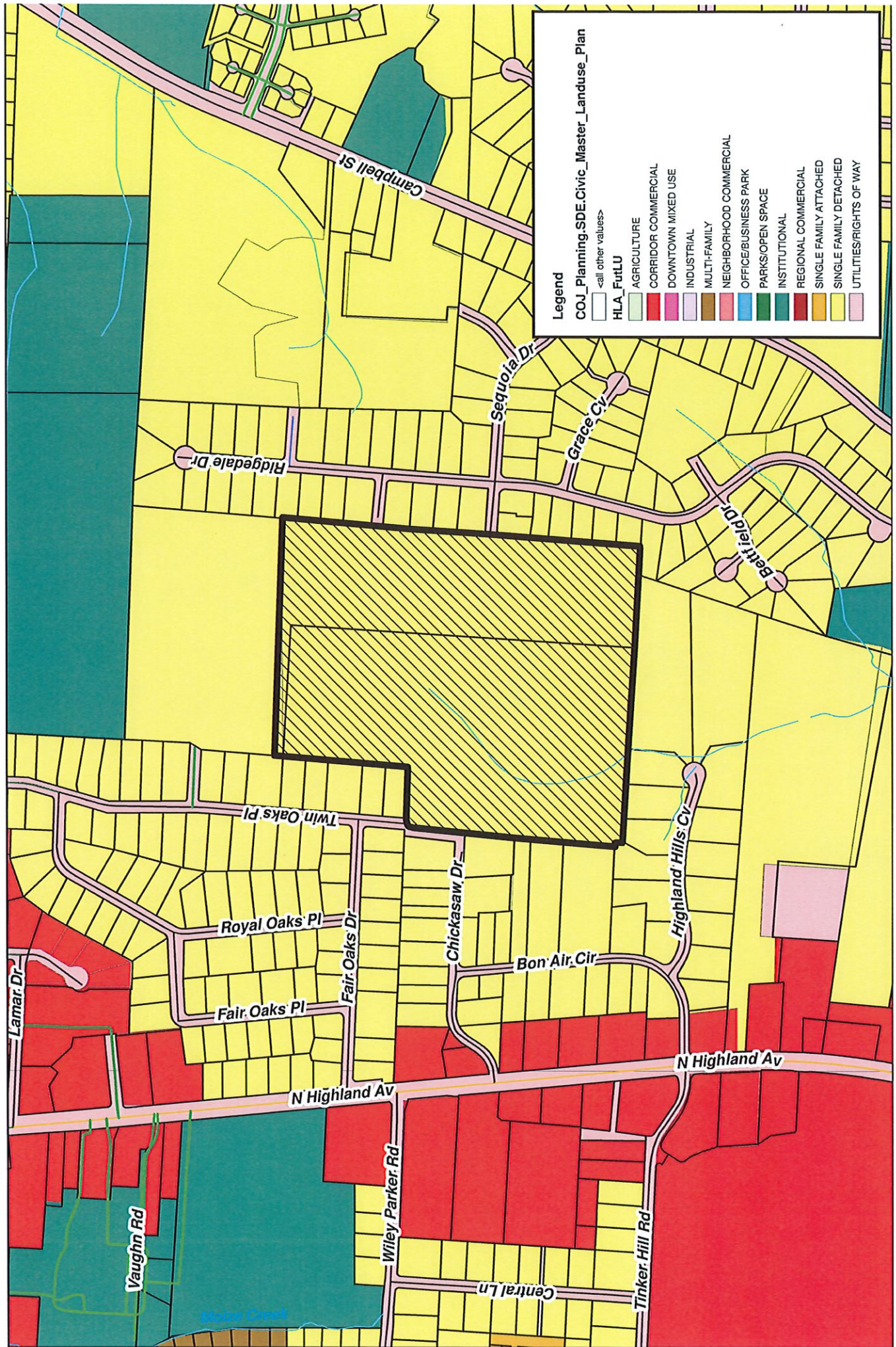
REZONING SITE LOCATION MAP
EAST OF CHICKASAW DRIVE

FROM: RS-1 (SINGLE FAMILY RESIDENTIAL) DISTRICT

TO: RS-1/PRD (SINGLE FAMILY RESIDENTIAL/PLANNED RESIDENTIAL DEVELOPMENT) DISTRICT



COMPREHENSIVE CIVIC MASTER LANDUSE PLAN
EAST OF CHICKASAW DRIVE
SINGLE FAMILY DETACHED - NO AMENDMENT NECESSARY





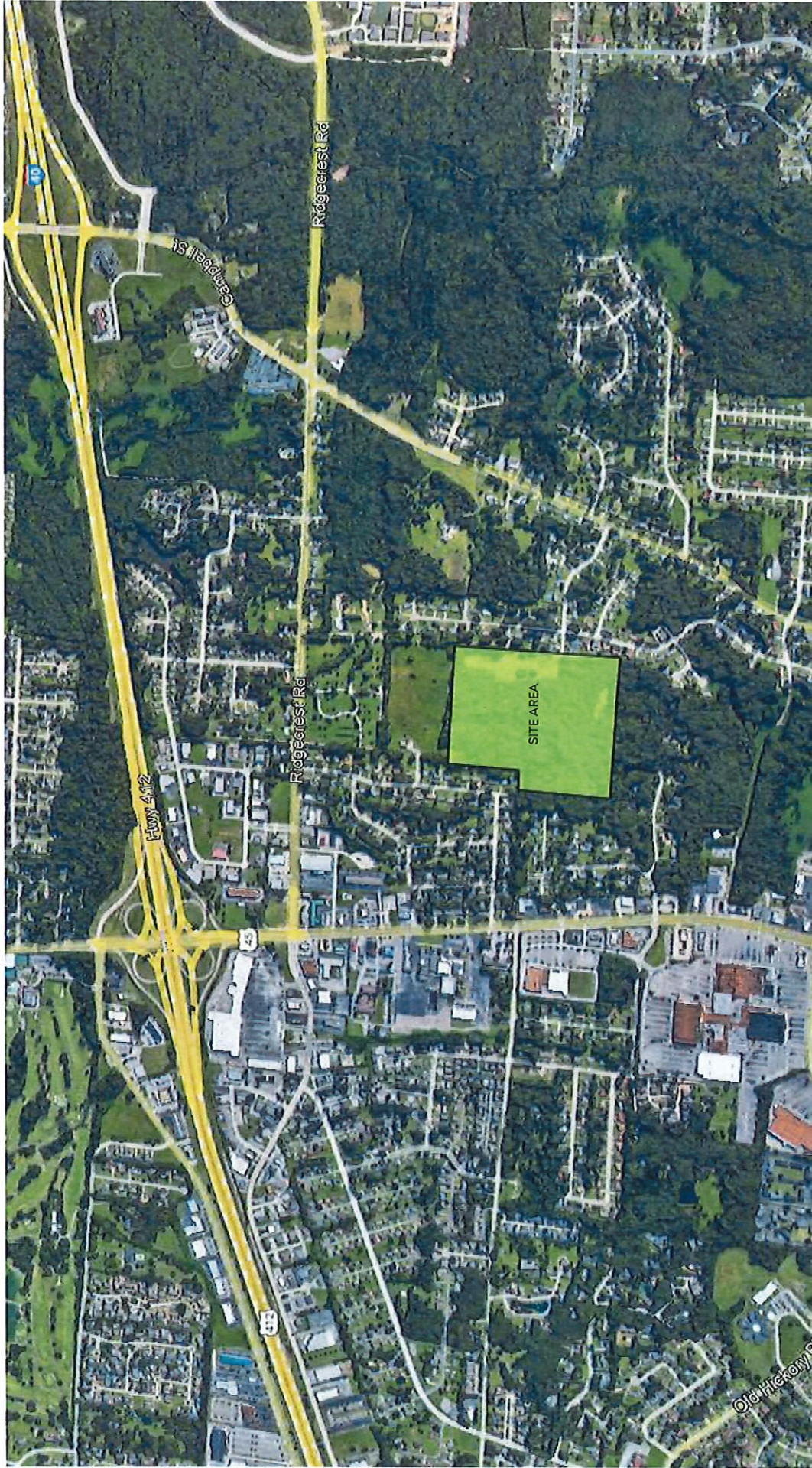
Home Life Community

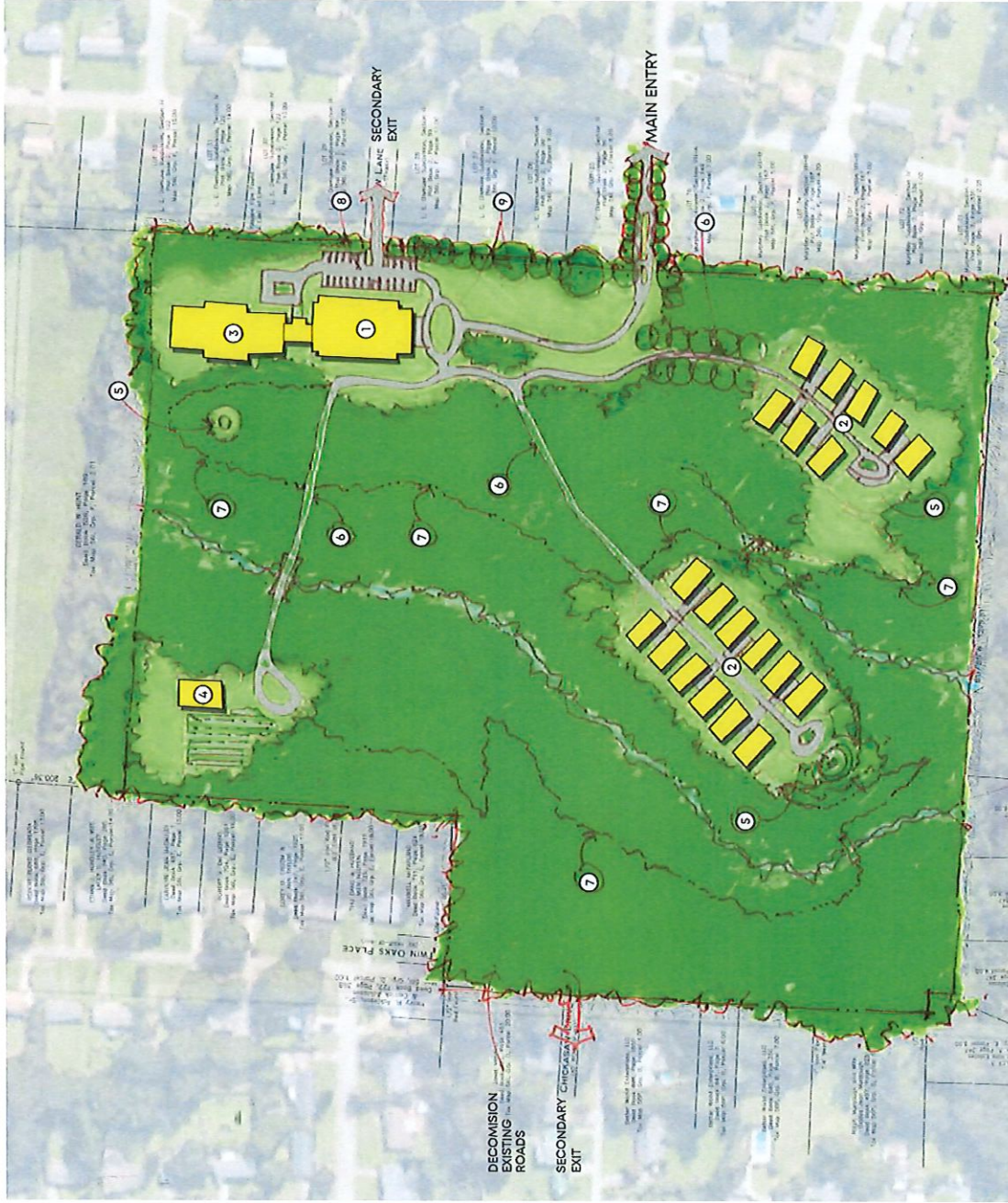
Home Life Community Master Plan

Jackson, TN



December 9, 2022





KEY

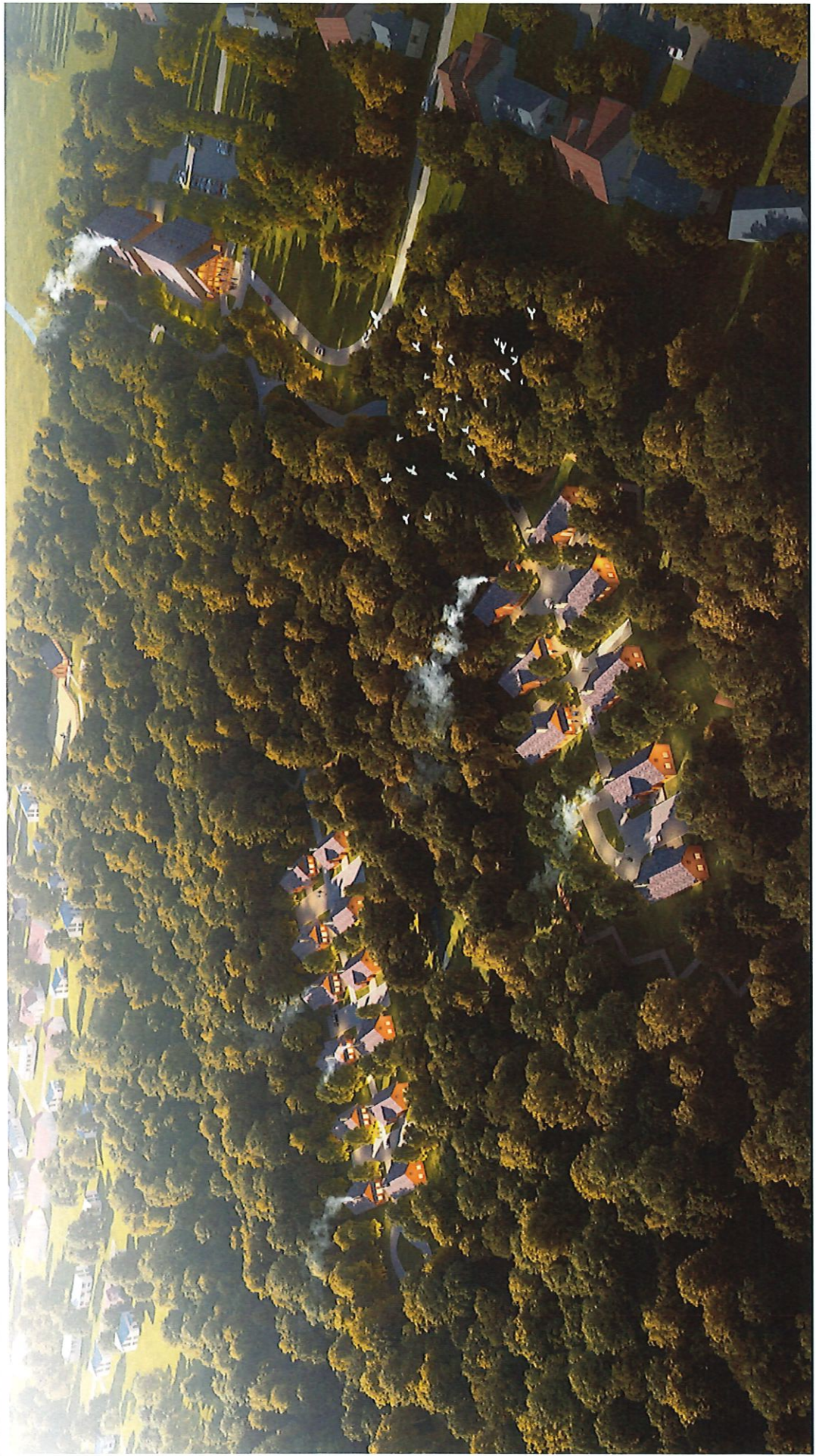
- ① COMMUNITY LODGE
- ② RESIDENTIAL COTTAGES
- ③ ASSISTED LIVING
- ④ ORGANIC FARM
- ⑤ OUTDOOR AMENITY
- ⑥ EV CART PATH
- ⑦ WALKING TRAIL
- ⑧ PARKING AREA
- ⑨ MAIN ENTRY VEHICULAR DRIVE



Master Plan

LRK

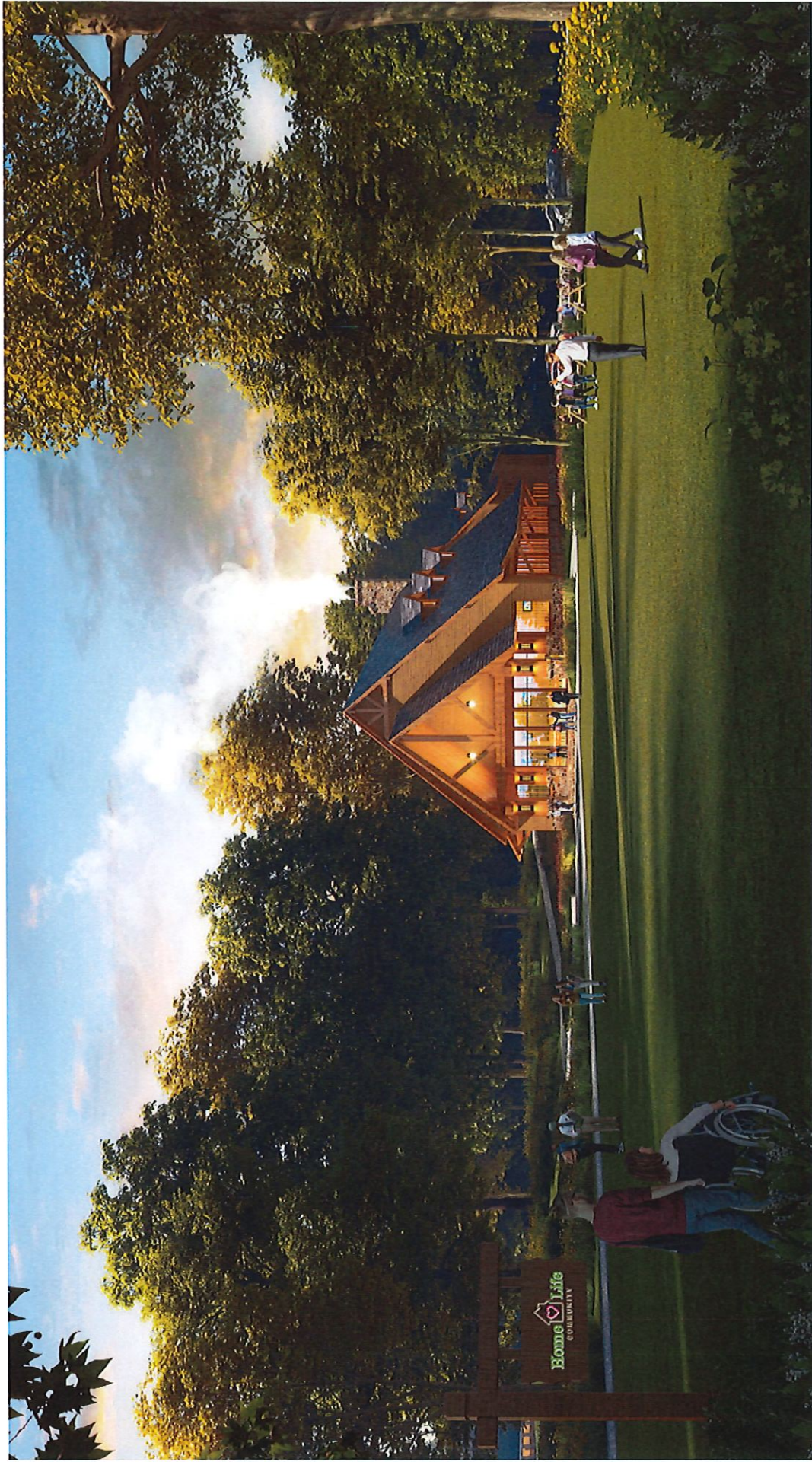




LRK

Aerial View

HomeLife
COMMUNITY



View at Community Lodge Entry





View at Residential Cottages



View at Organic Farm

LRK



Architects | Designers | Planners

50 South B. B. King Blvd.
Suite 600
Memphis, TN 38103
901.521.1440

December 9, 2022

**Stan Pilant
City Planner
City of Jackson, TN**

RE: Rezoning Application- Home Life Community

For Parcels 1.00 & 2.00 of Tax Map 561, Group F, total area of 42.28 acres and currently zoned RS-1, we are requesting this zoning change to RS-1/PRD in order to accommodate a planned residential community. This community will serve the needs of people living with autism and other developmental disabilities in a natural environment with onsite supplemental facilities to serve their daily needs and provide a safe and nurturing environment.

It is the intent of the plan submitted to preserve as much of the property as possible in its natural state and create a low-density development that will have minimal impact on the surrounding residential neighborhoods.

Thank you for your consideration of this application.

Sincerely,

A handwritten signature in blue ink that reads 'Rogean Cadieux-Smith'.

Rogean Cadieux-Smith
LRK

pc: David Kartzinell, Home Life Community
Mark Taylor, CLC

RCS/rcs
p:/012207400/ahj/rezoning application.tl

Legend

COJ_Planning.SDE.city limit

COJ_Planning.SDE.citylimit

**PLAN OF SERVICE
FOR THE ANNEXATION OF AN AREA REFERRED TO AS
STOVER ANNEXATION AREA**

Pursuant to the provisions of Section 6-51-102, as amended, of the Tennessee Code Annotated there is hereby proposed the following plan of service for the area described above, by the City of Jackson, Tennessee, more fully described as follows:

Beginning at a point on the west margin of U. S. Highway 45 North, said point being 75 feet from the cent line of said Highway and the northeast corner of the Smallwoods Property LLC tract as recorded in Deed Book 621, Page 860 in the Register's Office in Madison County, Tennessee and as shown on Madison County Tax Map 27 Parcel 63.02; thence South 66 degrees 53 minutes 35 seconds West, 994.28 feet to an iron pin; thence North 0 degrees 2 minutes 55 seconds East, 432.57 feet to an iron pin; thence South 87 degrees 1 minute 33 seconds East, 76.10 feet to an iron pin; thence North 0 degrees 2 minutes 55 seconds East, 177.87 feet to an iron pin; thence South 87 degrees 16 minutes 24 seconds East 451.11 feet to an iron pin; thence North 4 degrees 57 minutes 43 seconds East, 94.09 feet to an iron pin; thence South 87 degrees 52 minutes 18 seconds East, 35.90 feet to an iron pin; thence South 3 degrees 36 minutes 8 seconds West, 21.36 feet to an iron pin; thence South 80 degrees 31 minutes 49 seconds East, 169.89 feet to an iron pin; thence South 84 degrees 35 minutes 58 seconds East, 30.15 feet to an iron pin; thence South 60 degrees 6 minutes 17 seconds East, 60.18 feet to a magnetic nail; thence North 66 degrees 53 minutes 36 seconds East, 6.82 feet to a magnetic nail in the west margin of U. S. Highway 45 North; thence South 23 degrees 6 minutes 24 seconds East, 225.94 feet to the point of beginning and containing 8.20 acres more or less.

The tract described above being the property conveyed from Smallwoods Property LLC unto LAR Jackson, LLC as described in Deed Book 763 on Page 902 in the Register's Office of Madison County, Tennessee and shown on Tax Map 27, as Parcel 63.06 in the Assessor's Office of Madison County, Tennessee.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF JACKSON, TENNESSEE:

SECTION 1. Pursuant of the provisions of TCA Section 6-51-102, there is hereby adopted for the area bounded as described above, the following plan of service:

A. Police

1. Patrolling, radio response to calls, and other routine police services using present personnel and equipment will be provided on the effective date of annexation.

2. As the area described above begins to develop and population increases, additional police personnel and patrol cars will be added, if needed, to maintain the present level of police service throughout the city, including the newly annexed area.

B. Fire

1. Fire protection will be provided by the Jackson Fire Department supported by the Madison County Volunteer Fire Department under an existing mutual aid agreement between said departments.
2. Fire protection for the area will be accomplished using present personnel and equipment on the effective date of annexation.

C. Water

1. Water is readily available along Hwy 45. N. with access and connection fees applicable at time of service.

D. Wastewater

1. Wastewater will be available after the completion of The Summit subdivision, Section 1 & 2 development east of Hwy 45 N. Standard connection fees apply if demand does not exceed the capacity of a commercial E/One pump; otherwise, infrastructure improvements may be required at the developer/owner's expense.

E. Electricity

1. Electric is currently working on plans to extend 3-Phase Overhead Electric on the West side of North Highland to serve The Summit Development. This will be along state ROW and will extend past this proposed Annexation area after the construction completion. There will be no fees to extend electric to the area once annexed, however as it develops, any associated customer fees will be calculated at that time.

F. Gas

1. Gas is currently available for this area on Hwy. 45 N. JEA to install gas mains justified by load inside any development of this annexation area after final plans and/or plat approval. Gas services and cost to be determined at the time service is requested.

2. Refuse Collection

1. The refuse collection service now provided to the city will be extended to the Stover Annexation Area.

H. Streets

1. Existing State Highway currently within City Limits.

I. Inspection Services

1. All inspection services provided by the city (building, electrical, plumbing, gas, housing, fire, sanitation, etc.) will begin in the annexed area upon the effective date of annexation.

J. Planning and Zoning

1. The planning and zoning jurisdiction of the Jackson Municipal Regional Planning Commission presently includes the Stover Annexation Area and will continue to serve the area after the effective date of annexation.
2. Specific zoning for the annexed area will be adopted upon the effective date of annexation. The proposed zoning classification for the Stover Annexation Area is B-5 (Highway Business) District.

K. Street Lights

1. Street lights will be installed in the area as it develops to a level determined to warrant such installation.

L. Recreation

1. The same standards and policies now used in the present city will be followed in expanding the recreational program and facilities in the enlarged city.

M. Telecommunications

1. Telecommunications will follow the route constructed by JEA Electric. Fiber routes have been allocated and will be constructed to serve The Summit Development with additional circuits for future growth. These additional circuits have the capacity to serve the annexation area. There will be no fees for the annexed area, however customer connections will be calculated based on board approved rates.

SECTION 2. This Resolution shall become effective fourteen (14) days after its passage, the public welfare requiring it.

MAYOR

CITY RECORDER

ORDINANCE # _____

**AN ORDINANCE TO ANNEX CERTAIN TERRITORY
AND TO INCORPORATE SAME WITHIN THE CORPORATE BOUNDARIES
OF THE CITY OF JACKSON, TENNESSEE FOR AN AREA REFERRED TO AS
STOVER**

WHEREAS, a public hearing before this body was held on the 7th day of February, 2023 and notice thereof published in the Jackson Sun on the 23rd day of January 2023; and

WHEREAS, it now appears the prosperity of this city and of the territory herein described will be materially retarded and the safety and welfare of the inhabitants and property thereof endangered if such territory is not annexed; and

WHEREAS, the annexation of such territory is deemed necessary for the welfare of the residents and property owners thereof and of the city as a whole; and

WHEREAS, a plan of service for this area was adopted by Resolution on February 7, 2023 as required by Tennessee Code Annotated Section 6-51-103.

NOW, THEREFORE, be it ordained by the Council of the City of Jackson, Tennessee:

SECTION 1. In accordance with TCA Sections 6-51-102 through 6-51-113, there is hereby annexed to the City of Jackson, Tennessee, and incorporated within the corporate boundaries thereof, the following described territory adjoining the present corporate boundaries:

Embracing that certain part of Madison County, Tennessee, being more particularly described, as follows:

Beginning at a point on the west margin of U. S. Highway 45 North, said point being 75 feet from the cent line of said Highway and the northeast corner of the Smallwoods Property LLC tract as recorded in Deed Book 621, Page 860 in the Register's Office in Madison County, Tennessee and as shown on Madison County Tax Map 27 Parcel 63.02; thence South 66 degrees 53 minutes 35 seconds West, 994.28 feet to an iron pin; thence North 0 degrees 2 minutes 55 seconds East, 432.57 feet to an iron pin; thence South 87 degrees 1 minute 33 seconds East, 76.10 feet to an iron pin; thence North 0 degrees 2 minutes 55 seconds East, 177.87 feet to an iron pin; thence South 87 degrees 16 minutes 24 seconds East 451.11 feet to an iron pin; thence North 4 degrees 57 minutes 43 seconds East, 94.09 feet to an iron pin; thence South 87 degrees 52 minutes 18 seconds East, 35.90 feet to an iron pin; thence South 3 degrees 36 minutes 8 seconds West, 21.36 feet to an iron pin; thence South 80 degrees 31 minutes 49 seconds

East, 169.89 feet to an iron pin; thence South 84 degrees 35 minutes 58 seconds East, 30.15 feet to an iron pin; thence South 60 degrees 6 minutes 17 seconds East, 60.18 feet to a magnetic nail; thence North 66 degrees 53 minutes 36 seconds East, 6.82 feet to a magnetic nail in the west margin of U. S. Highway 45 North; thence South 23 degrees 6 minutes 24 seconds East, 225.94 feet to the point of beginning and containing 8.20 acres more or less.

SECTION 2. This Ordinance shall become effective fourteen (14) days after its passage, the public welfare requiring it.

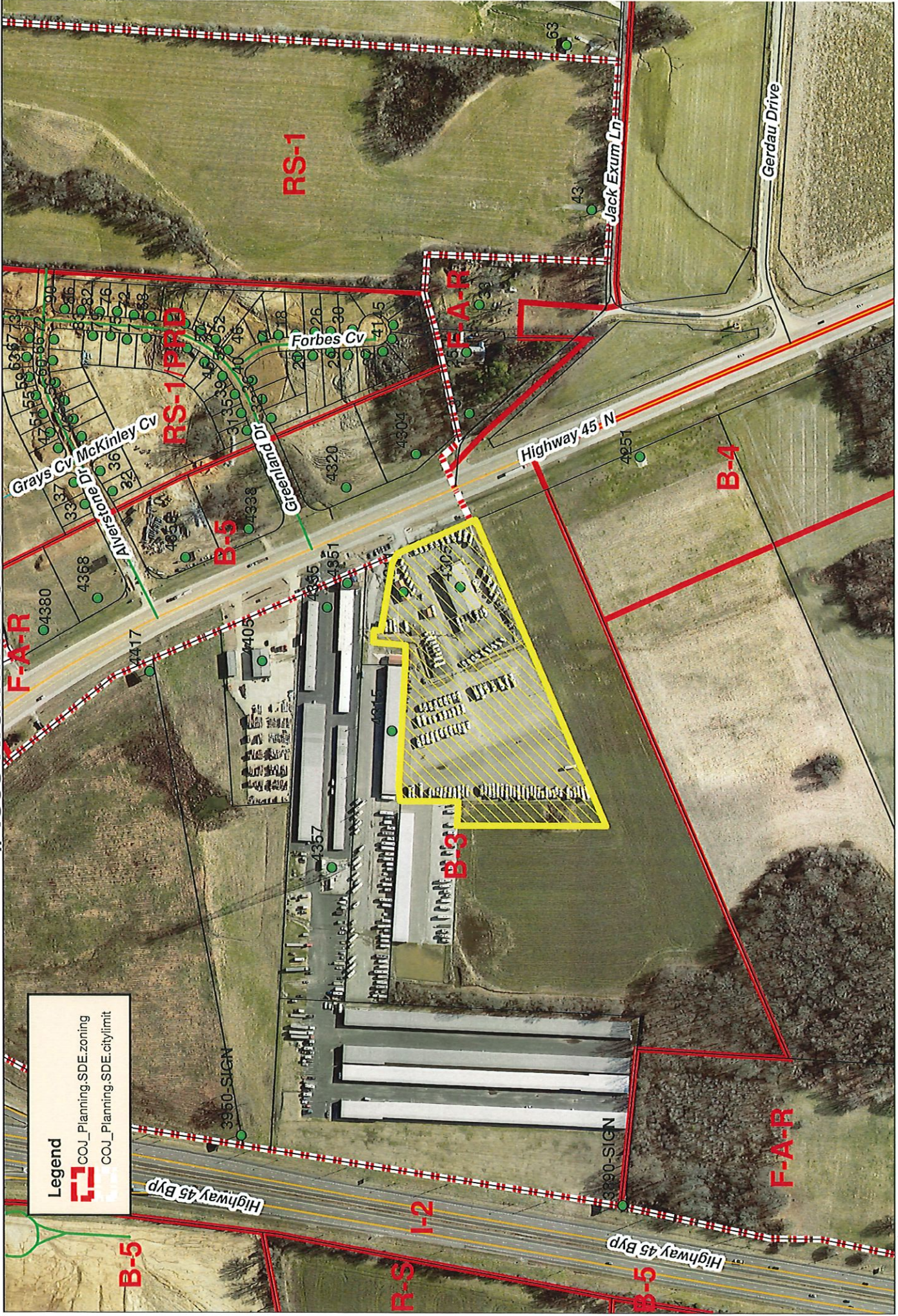
MAYOR

First Reading: _____

Second Reading: _____

Effective Date: _____

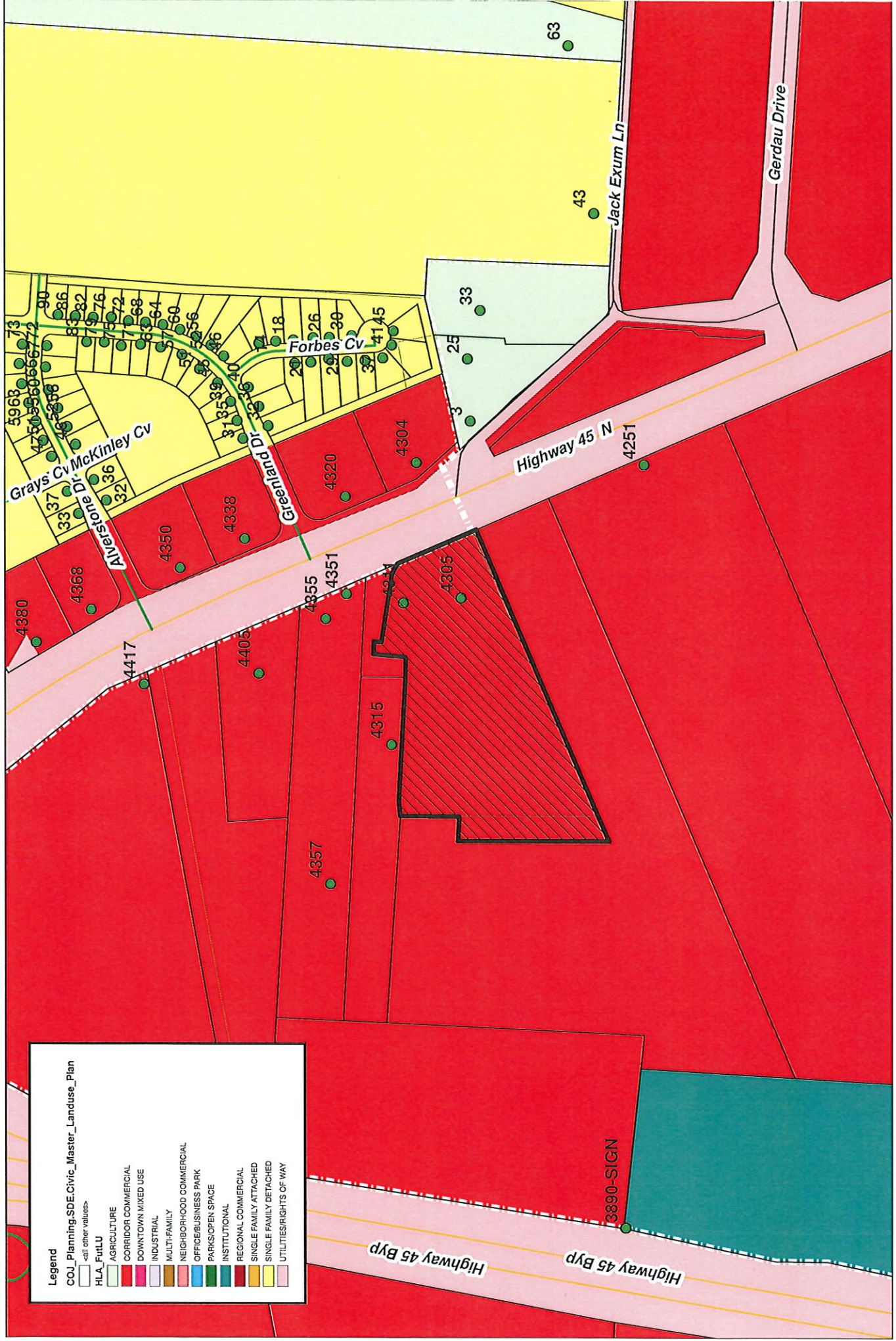
REZONING SITE LOCATION MAP - STOVER ANNEXATION
FROM: B-3 (HIGHWAY BUSINESS) DISTRICT TO: B-5 (HIGHWAY BUSINESS) DISTRICT
#4305 HIGHWAY 45 NORTH



COMPREHENSIVE CIVIC MASTER LANDUSE PLAN

4305 HIGHWAY 45 NORTH

FROM: B-3(HIGHWAY BUSINESS) DISTRICT TO: B-5 (HIGHWAY BUSINESS) DISTRICT
NO AMENDMENT NECESSARY



ORDINANCE # _____

**AN ORDINANCE TO AMEND THE OFFICIAL MAP OF THE
CITY OF JACKSON**

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JACKSON; THAT

SECTION I (A). The Official Zoning Ordinance of the City of Jackson and the Zoning Map, which is part thereof, is hereby amended by changing from a county zoning classification of B-3 (Highway Business) District to a city zoning classification of B-5 (Highway Business) District for an annexation area referred to as "Stover", comprising 8.20 acres more or less, generally located at #4305 U. S Highway 45 North, and being more fully described as follows:

Beginning at a point on the west margin of U. S. Highway 45 North, said point being 75 feet from the cent line of said Highway and the northeast corner of the Smallwoods Property LLC tract as recorded in Deed Book 621, Page 860 in the Register's Office in Madison County, Tennessee and as shown on Madison County Tax Map 27 Parcel 63.02; thence South 66 degrees 53 minutes 35 seconds West, 994.28 feet to an iron pin; thence North 0 degrees 2 minutes 55 seconds East, 432.57 feet to an iron pin; thence South 87 degrees 1 minute 33 seconds East, 76.10 feet to an iron pin; thence North 0 degrees 2 minutes 55 seconds East, 177.87 feet to an iron pin; thence South 87 degrees 16 minutes 24 seconds East 451.11 feet to an iron pin; thence North 4 degrees 57 minutes 43 seconds East, 94.09 feet to an iron pin; thence South 87 degrees 52 minutes 18 seconds East, 35.90 feet to an iron pin; thence South 3 degrees 36 minutes 8 seconds West, 21.36 feet to an iron pin; thence South 80 degrees 31 minutes 49 seconds East, 169.89 feet to an iron pin; thence South 84 degrees 35 minutes 58 seconds East, 30.15 feet to an iron pin; thence South 60 degrees 6 minutes 17 seconds East, 60.18 feet to a magnetic nail; thence North 66 degrees 53 minutes 36 seconds East, 6.82 feet to a magnetic nail in the west margin of U. S. Highway 45 North; thence South 23 degrees 6 minutes 24 seconds East, 225.94 feet to the point of beginning and containing 8.20 acres more or less.

The tract described above being the property conveyed from Smallwoods Property LLC unto LAR Jackson, LLC as described in Deed Book 763 on Page 902 in the Register's Office of Madison County, Tennessee and shown on Tax Map 27, as Parcel 63.06 in the Assessor's Office of Madison County, Tennessee.

SECTION II. This Ordinance becomes effective 14 days after its adoption, the public welfare requiring it.

MAYOR

INTRODUCED: _____

ADOPTED: _____



"The RV'ers Friend"

THE STOVER FAMILY
Owners

"Let's Go Camping Pops!"

RV Sales, Rentals
Parts & Accessories

November 3, 2022

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

Mr. Pilant,

Please accept this letter as a request for annexation of our property in Jackson Tennessee from Madison County into the City of Jackson. Attached documents include; Property plat and Property description.

Thank you for your help.

Sincerely,

Andy Stover, Owner

Visit us online at - www.alrvsales.com



SUBDIVISION STAFF REPORT Epperson Place Preliminary Plat

A preliminary plat has been submitted for Planning Commission review and approval for the above subdivision by the property owner, K & L Properties.

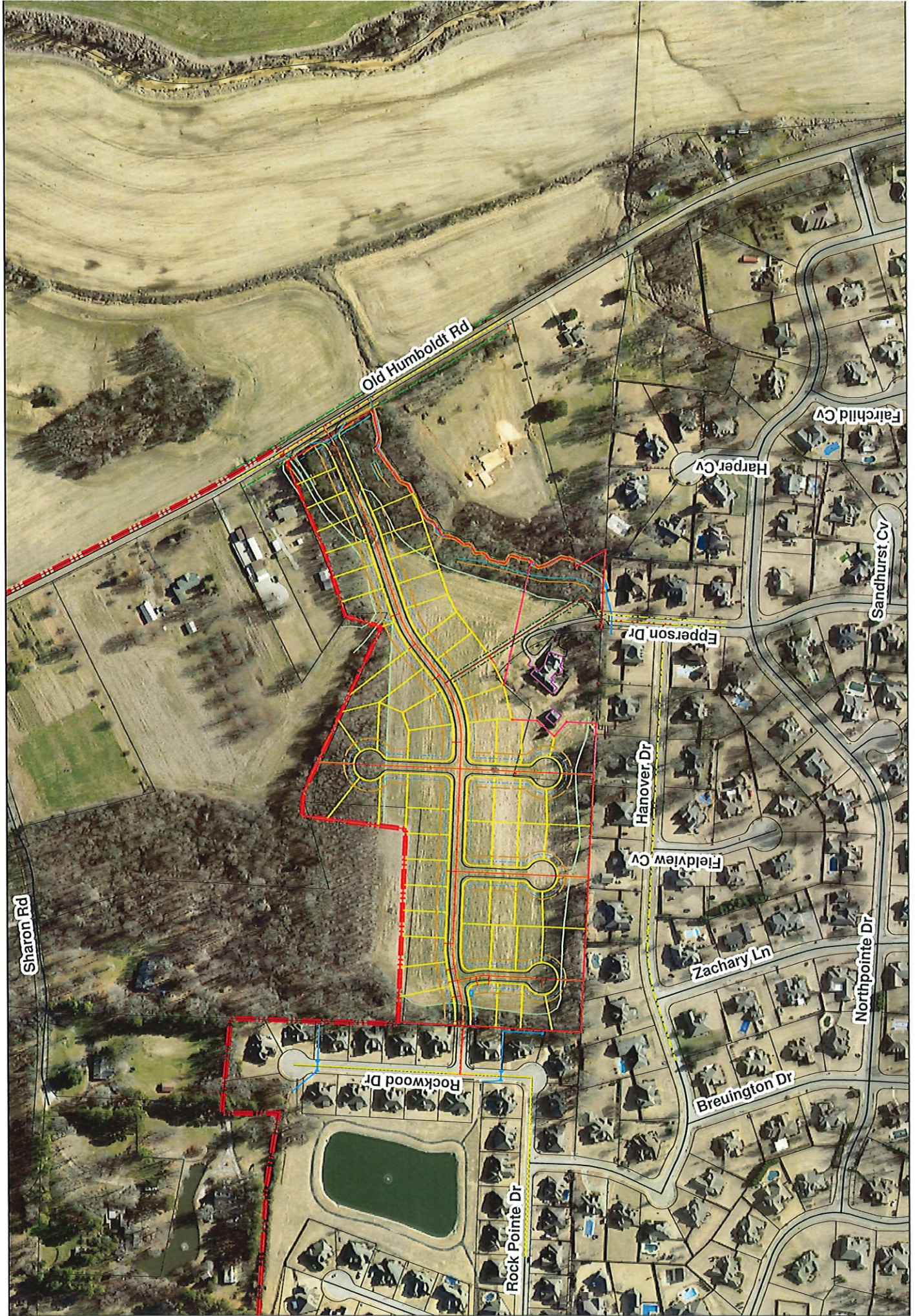
On February 7, 2001, the Planning Commission approved the Epperson Estates Preliminary Plat which included 40 residential lots on 29.2 acres. The street pattern consisted of five (5) cul-de-sacs with one major public access point off Old Humboldt Road that stubbed to the west property which is now Northpointe Lake. The new property owners have submitted a revised preliminary plat changing the name to Epperson Place Subdivision which contains 60 lots and 2 common areas on 20.99 acres. The lots will range in size from 9,000 square feet to just over 18,000 square feet. The street pattern will consist of four (4) cul-de-sacs with one major public access point off Old Humboldt Road that would connect to Rockwood Drive in Northpointe Lake Subdivision to the west and would then connect to Hanover Drive in Northpointe Subdivision to the south, thereby giving a through street connection for better road circulation.

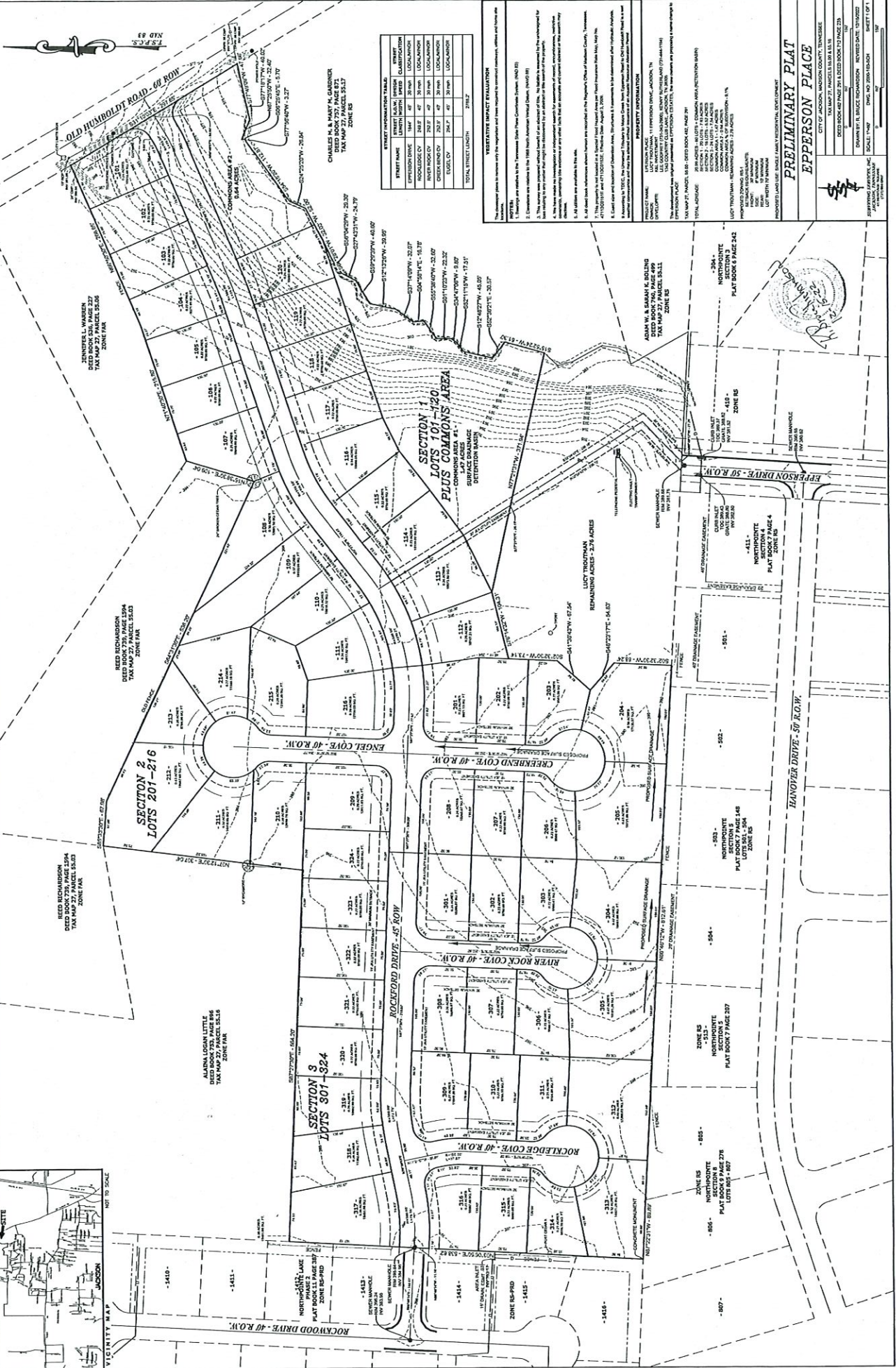
On August 2, 2022, the City Council approved the rezoning of the majority of this property from the R-S (Single Family Residential) District to the RS-1 (Single Family Residential) District. However, the front portion of this property, which is Section 1 on the Epperson Place Preliminary Plat, is situated within the R-S (Single Family Residential) District. The developer is seeking to rezone this portion to the RS-1 (Single Family Residential) District. The RS-1 District has a minimum lot size requirement of 9,000 square feet. The lot sizes and widths shown on the revised preliminary plat meet all zoning requirements.

According to Amy Fritz, Environmental Consultant 1 Division of Water Resources with TDEC, the unnamed tributary to Moize Creek which bisects this property is a wet weather conveyance and may be altered without issuance of an Aquatic Resource Alteration Permit. All construction activities that disturb one (1) or more acres are required to obtain coverage under the terms and conditions of the General NPDES Permit for Construction Activities. This development is required to obtain this CGP coverage from the State of Tennessee. Stormwater detention is provided by one detention basin within this development.

After the administrative review, the planning, engineering, and JEA engineering staffs recommend approval of the preliminary plat as submitted, contingent upon the front portion of this property being rezoned to the RS-1 District.

SITE LOCATION MAP
PRELIMINARY PLAT - EPPERSON PLACE





PROPERTY NAME	OWNER	SECTION	LOT	ACRES	LOCALITY
SECTION 1	LOT 101-120	1	101-120	1.00	LOCALITY
SECTION 2	LOT 201-216	2	201-216	1.00	LOCALITY
SECTION 3	LOT 301-324	3	301-324	1.00	LOCALITY

VEGETATION IMPACT EVALUATION

The proposed project is located within the Jackson County Forest Land Use Designation, which is a designated area for the protection of forest resources. The project is located within the Jackson County Forest Land Use Designation, which is a designated area for the protection of forest resources. The project is located within the Jackson County Forest Land Use Designation, which is a designated area for the protection of forest resources.

PROPERTY INFORMATION

PROJECT NAME: LOT 101-120, SECTION 1, EPPERSON PLACE, JACKSON, TN
OWNER: LOT 101-120, SECTION 1, EPPERSON PLACE, JACKSON, TN
LOCALITY: LOT 101-120, SECTION 1, EPPERSON PLACE, JACKSON, TN
ACRES: LOT 101-120, SECTION 1, EPPERSON PLACE, JACKSON, TN
LOCALITY: LOT 101-120, SECTION 1, EPPERSON PLACE, JACKSON, TN

PRELIMINARY PLAT
EPPERSON PLACE

CITY OF JACKSON, JACKSON COUNTY, TENNESSEE

DEED BOOK 17, PAGE 228
DEED BOOK 17, PAGE 228
DEED BOOK 17, PAGE 228

DRAWN BY: E. BRUCE RICHMOND
SCALE: 1" = 40' (AS SHOWN)
DATE: 10/20/2020
SHEET 1 OF 1



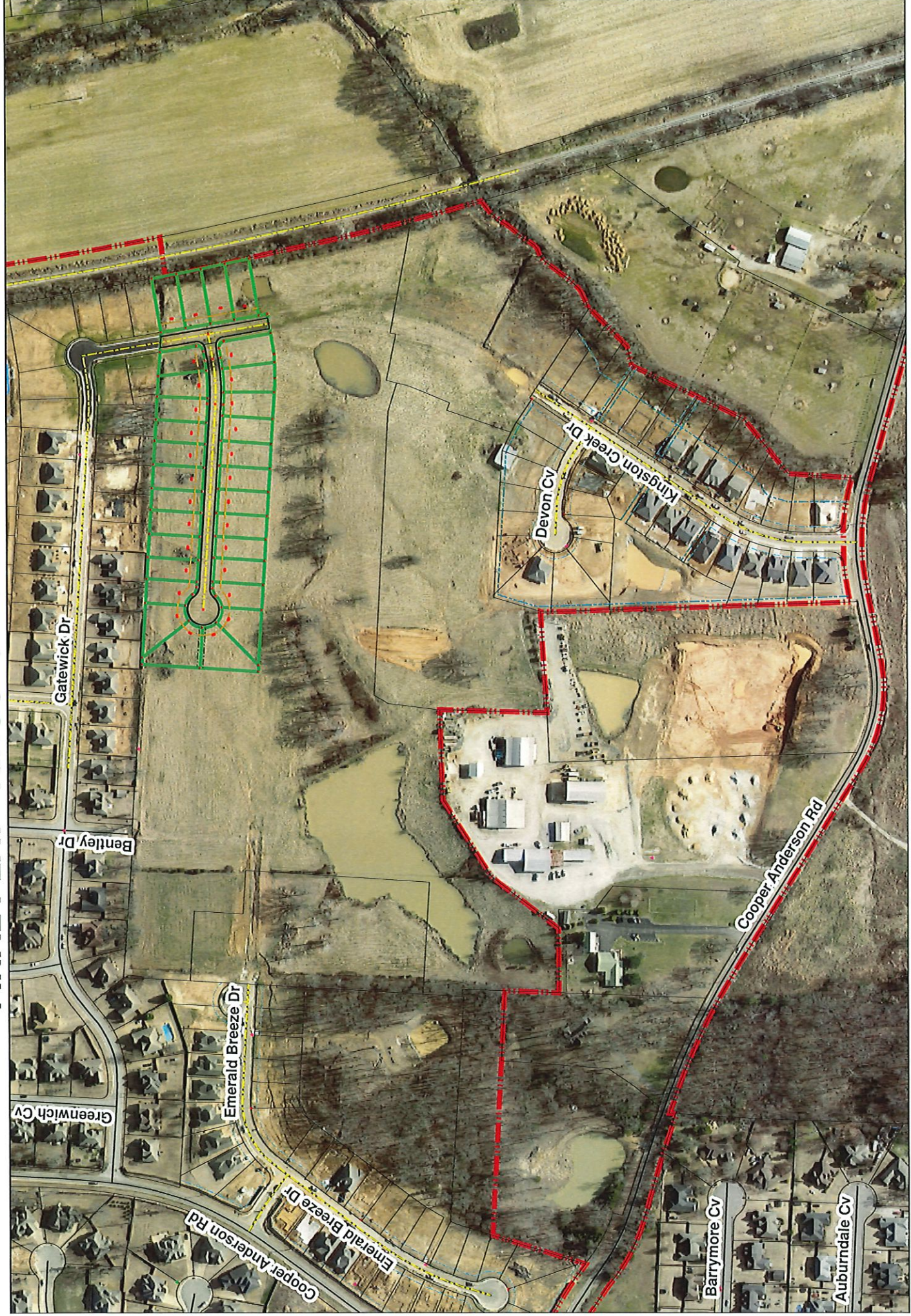
SUBDIVISION STAFF REPORT Kingston Creek Section 6 Final Plat

A final plat has been submitted for Planning Commission review and approval by the property owner, Kingston Creek Partners. The subdivision creates 30 new building lots by extending Gatewick Drive and adding Brompton 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 \$9,000.
2. The developer provides to the Jackson Energy Authority a water system development fee in the amount of \$6,000.
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 \$17,900.
5. The developer provides to the City of Jackson a sidewalk performance security in the amount of \$14,000.
6. All inspections and testing will need to be completed prior to recording the final plat.

SITE LOCATION MAP
FINAL PLAT - KINGSTON CREEK SECTION 6



NOTICE OF PROPOSED ALLEY CLOSURE
UNNAMED ALLEY BETWEEN YORK STREET & SHORT STREET (ALLEY I.D. # 87-B-24)



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



Telephone: 731-425-8286
Fax: 731-425-8281
Email: spilant@cityofjackson.net

PETITION
FOR A REQUEST TO CLOSE/ABANDON
A STREET/ALLEY

We, the property owners shown below, own property that adjoin the requested street/alley closure/abandonment request. We hereby formally request that the City of Jackson close and abandon the street/alley as described on the attached application.

Signature of Property Owner

Address

Dan Blumfield

215 O'CONNOR ST

Dan Blumfield

615 SHORE ST

Dan Blumfield

112 YORK ST

ORDINANCE NO. _____

**AN ORDINANCE TO CLOSE AND ABANDON AN UNNAMED ALLEY (I.D. # 87-B-24) BETWEEN
YORK STREET & SHORT STREET**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF JACKSON:

SECTION 1. That a unnamed alley running between York Street and Short Street (I.D. # 87-B-24) is hereby closed and abandoned, except and subject to easements being maintained for underground utilities, including the right of ingress and egress for maintenance and repair and/or replacement thereof by the City of Jackson and the Jackson Energy Authority, and being more particularly described as follows:

Beginning at a point of intersection on the north margin of O'Conner Street and the east margin of York Street; thence north along the east margin of York Street, 100 feet to a point on the south margin of an undeveloped alley and the northwest corner of the David B. Weissenfluh tract (aka # 215 O'Conner Street), said point being the TRUE POINT OF BEGINNING; thence east along the south margin of said undeveloped alley, 200 feet to a point on the west margin of Short Street; thence north with the west margin of Short Street, 8.5 feet to a point at the south east corner of the David B. & Kathryn D. Weissenfluh tract (aka # 615 Short Street); thence west along the north margin of said undeveloped alley, 100 feet to a point; thence north, 8.5 feet to a point at the southeast corner of the Davis L. Williams tract (aka # 112 York Street); thence west along the north margin of said undeveloped alley, 100 feet to a point on the east margin of York Street; thence south 17 feet to the TRUE POINT OF BEGINNING and containing 2, 550 square feet more or less.

SECTION 2. That this Ordinance takes effect from and after its adoption, the public welfare requiring it.

INTRODUCED 1ST READING: _____

ADOPTED 2ND READING: _____

MAYOR

NOTICE OF PROPOSED STREET ABANDONMENT
145 FOOT WESTERN PORTION OF CONALCO DRIVE SOUTH OF LAWRENCE SWITCH ROAD



ORDINANCE NO. _____

**AN ORDINANCE TO ABANDON A 15 FOOT X 145 FOOT PORTION OF CONALCO DRIVE ON
THE WESTERN SIDE, JUST SOUTH OF LAWRENCE SWITH ROAD**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF JACKSON:

SECTION 1. That a 15 foot x 145 foot portion of Conalco Drive, located on the west side just south of Lawrence Switch Road is hereby abandoned, except and subject to any and all easements of record or prescriptive for utility service existing in, under, on or above said section of Conalco Drive, including the right of ingress and egress for maintenance and repair and/or replacement of such utilities including water, sanitary sewer, storm sewer, gas, electric and fiber optic utilities by the City of Jackson and Jackson Energy Authority. It shall be the sole responsibility of any and all future owners of said property to follow any and all legal steps of responsibility to locate and refrain from digging or placing any permanent structure(s) within said area as to not infringe upon any said easements and/or utilities and being more particularly described as follows:

Beginning at a point of intersection on the west margin of Conalco Drive (50 feet from centerline) and the southeast corner of the McMurtry Properties tract (a.k.a. # 154 Lawrence Switch Road), as recorded in Deed Book 772, Page 1322 in the Register's Office in Madison County, Tennessee; thence north along the west margin of Conalco Drive, 145 feet to a point; thence east at a right angle, 15 feet to point; thence south parallel with the west margin of Conalaco Drive , 145 feet to a point; thence west at a right angle, 15 feet to the point of beginning and containing 2,175 square feet ,more or less.

NOTE OF RECORD: Any areas included in the above description will be subject to any and all easements of record or prescriptive for utility service existing in, under, on or above said section of Conalco Drive, including the right of ingress and egress for maintenance and repair and/or replacement of such utilities including water, sanitary sewer, storm sewer, gas, electric and fiber optic utilities. It shall be the sole responsibility of any and all future owners of said property to follow any and all legal steps of responsibility to locate and refrain from digging or placing any permanent structure(s) within said area as to not infringe upon any said easements and/or utilities.

SECTION 2. That this Ordinance takes effect from and after its adoption, the public welfare requiring it.

INTRODUCED 1ST READING: _____

ADOPTED 2ND READING: _____

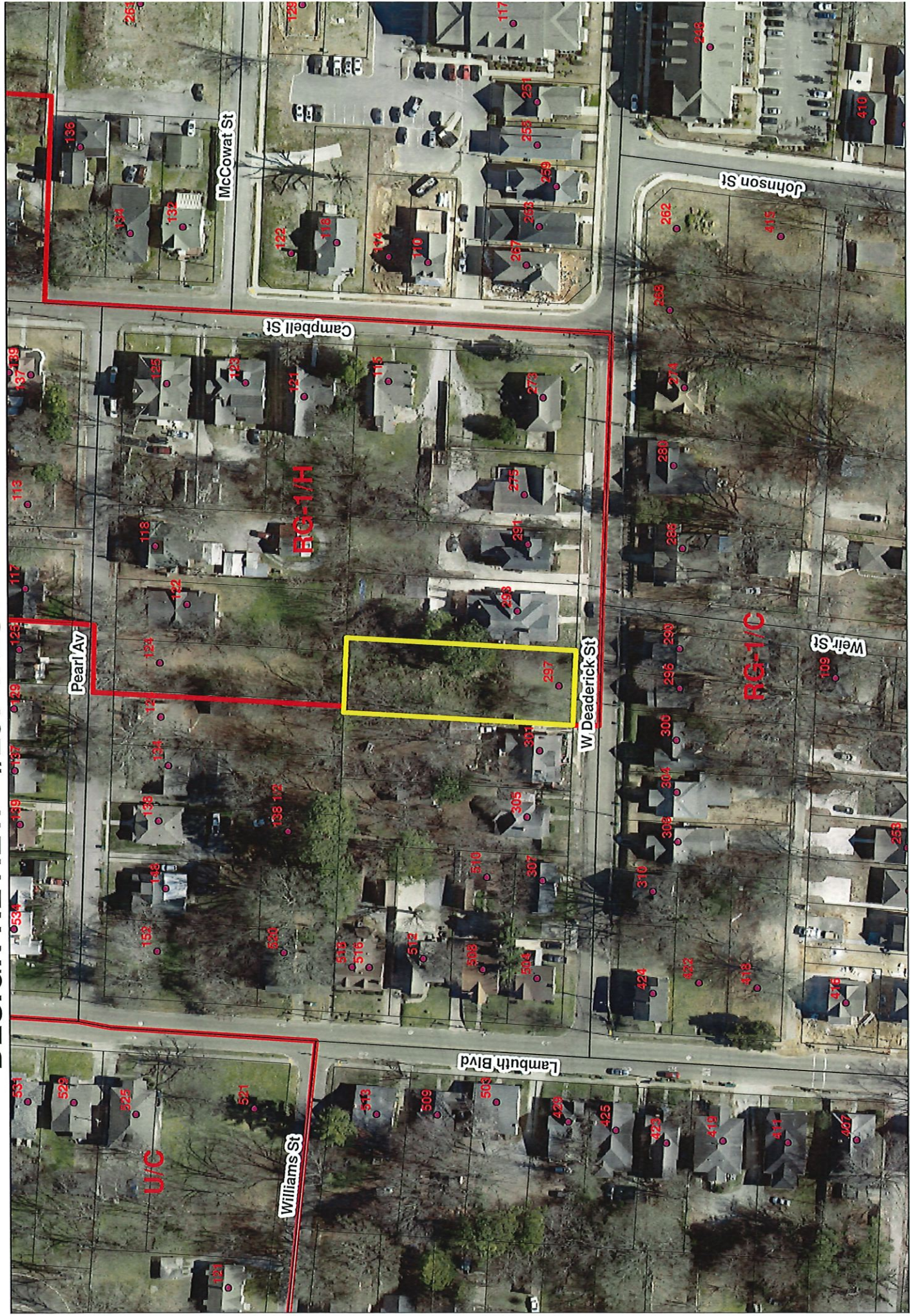
MAYOR



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

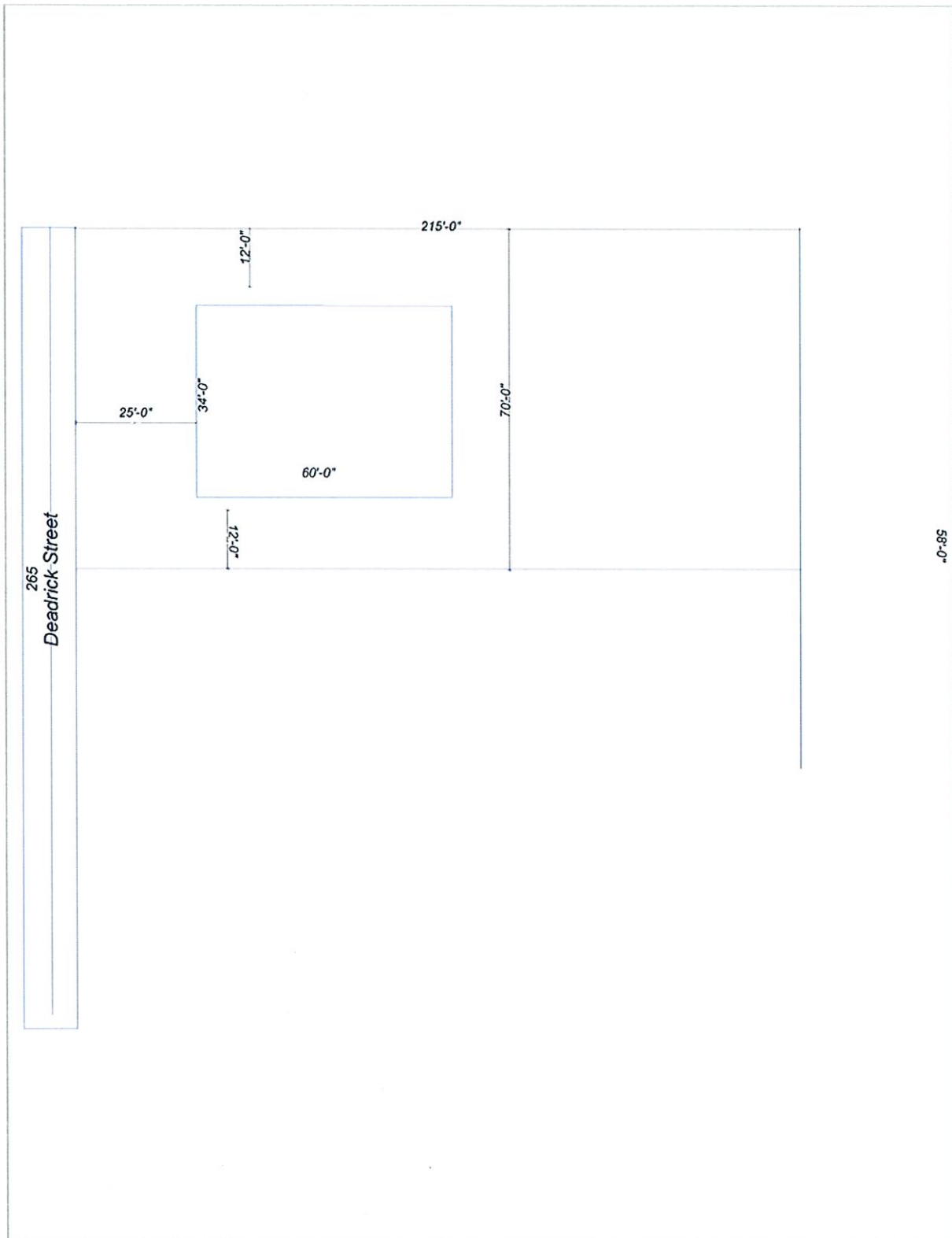
The Planning Staff would recommend approval of the design review request since it is of good design and would be compatible with the house types in the area.

SITE LOCATION MAP
DESIGN REVIEW - #297 WEST DEADERICK STREET



265 Deadrick

Wednesday, July 06, 2022
10:55 AM





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R
D
B

Fax: 1-800-574-1387

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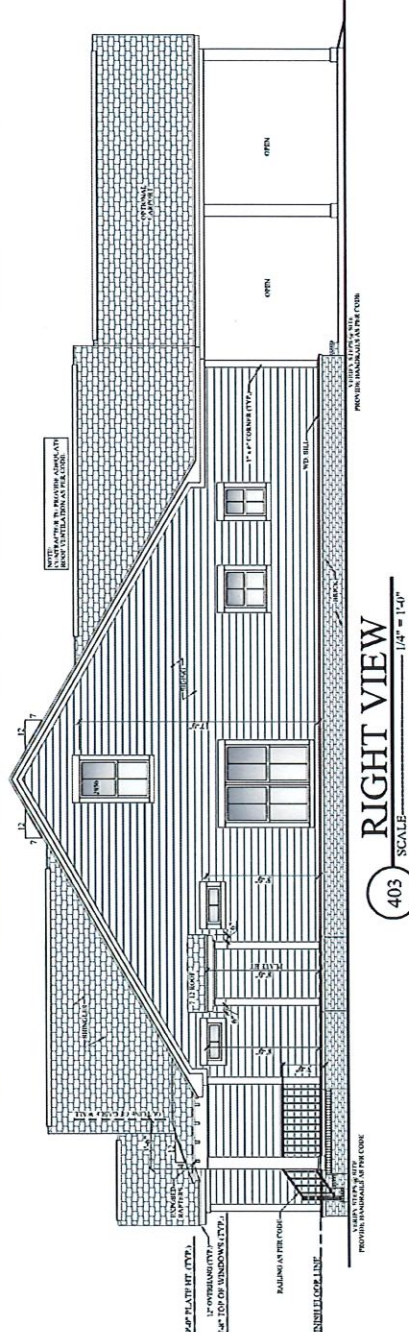


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| 1 | COVER SHEET |
| 2 | FOUNDATION PLAN |
| 3 | FLOOR PLAN & ELECTRICAL PLAN |
| 4 | EXTERIOR ELEVATIONS |
| 5 | ROOF PLANS |
| 6 | CROSS SECTION & CABINETS |

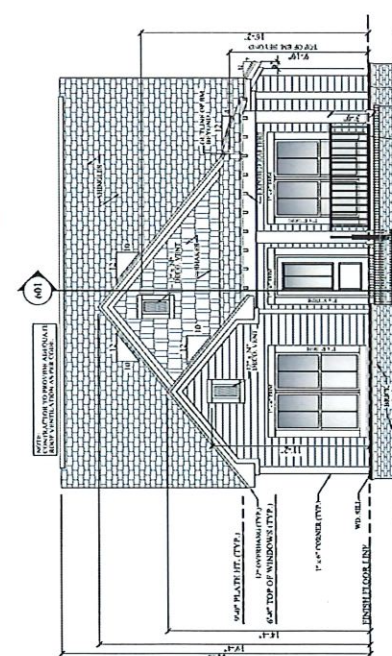
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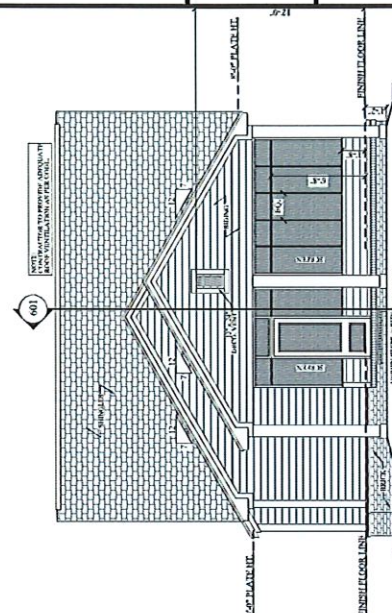
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Drawn by:	J.L.B.
SHEET NUMBER	
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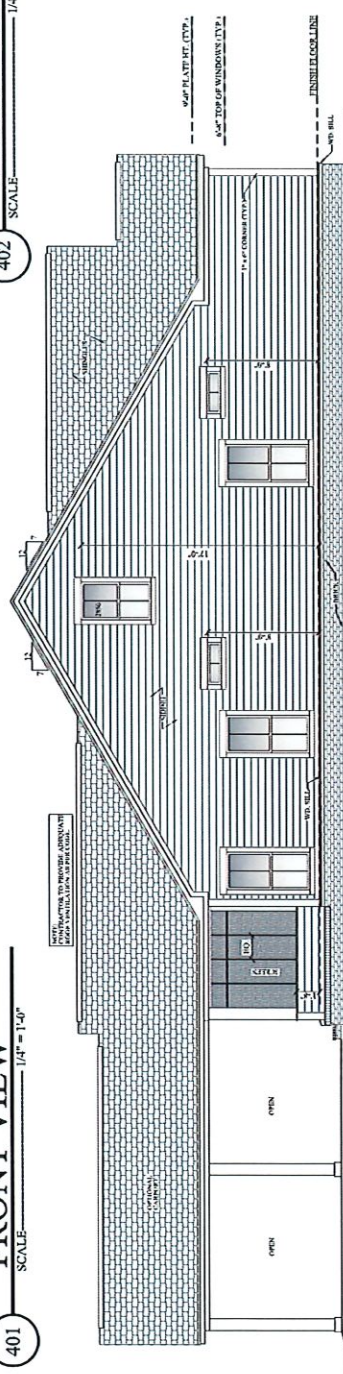
RIGHT VIEW
SCALE: 1/4" = 1'-0"



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

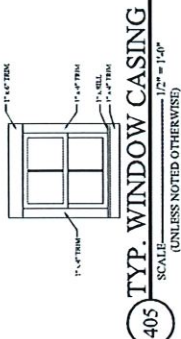


REAR VIEW
SCALE: 1/4" = 1'-0"



LEFT VIEW
SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATION NOTES:
1. CALLER MUST VERIFY ALL WINDOW AND DOOR STYLES
2. PROVIDE STEPS AND GLASS RAILS AS PER CODE
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TYP. WINDOW CASING
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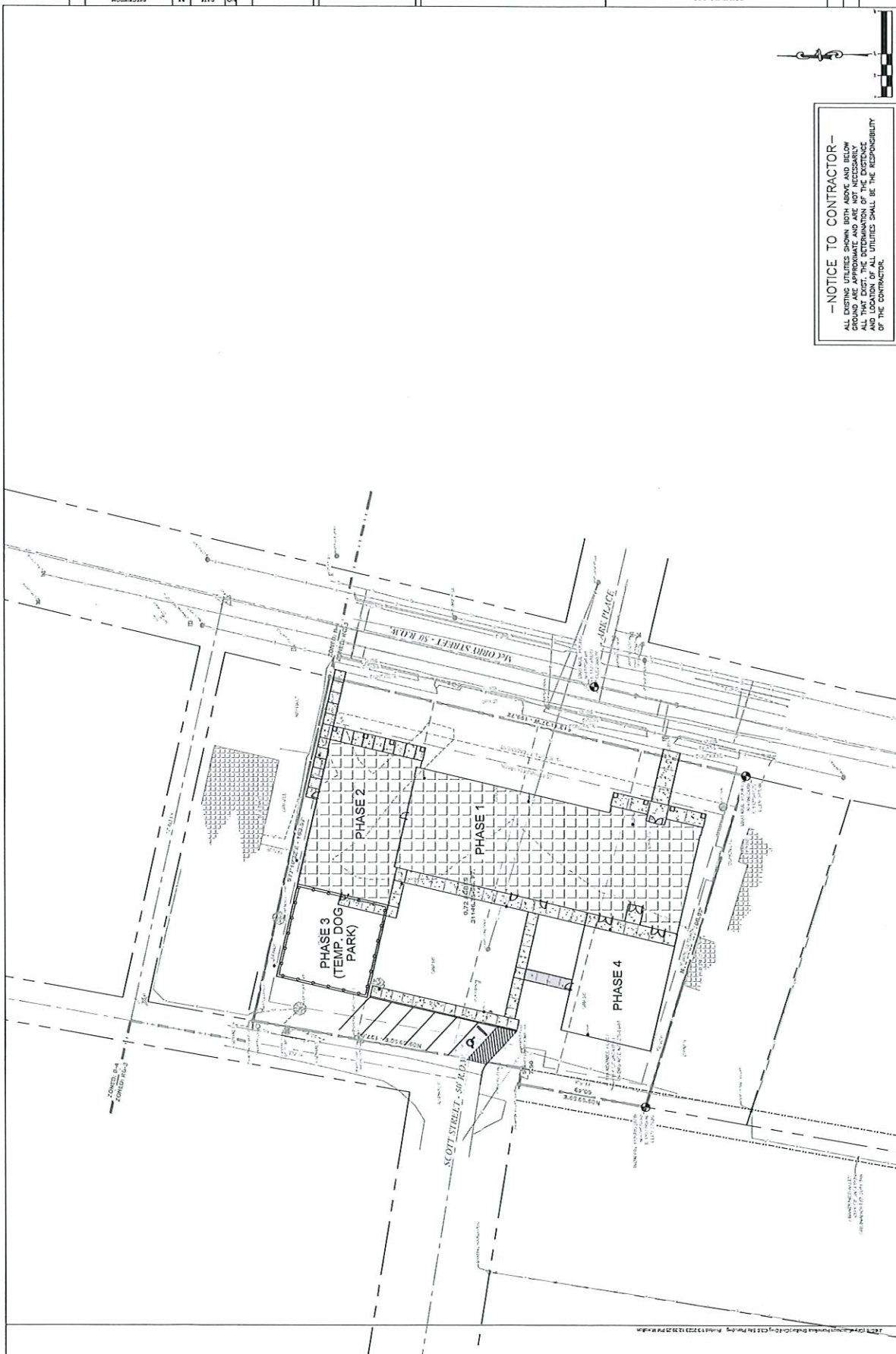


DESIGN REVIEW STAFF REPORT CITY OF JACKSON MEN'S SHELTER

The Planning Staff would recommend approval of the design review request since it is of good design and would be compatible with other similar architectural types in the area.

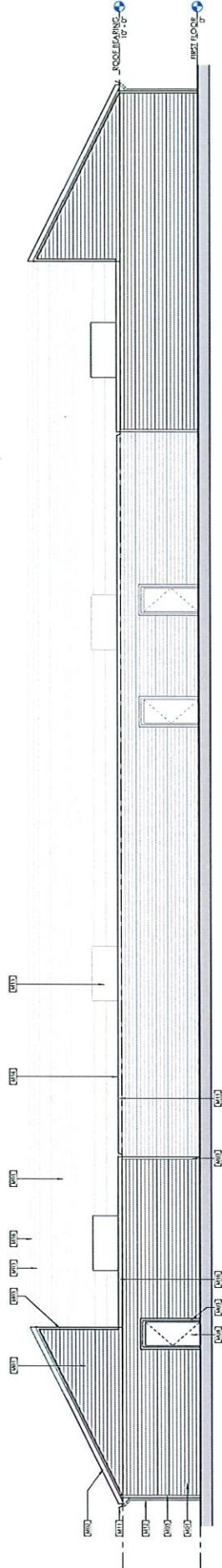
SITE LOCATION MAP
DESIGN REVIEW - MEN'S SHELTER
#127 MCCORRY STREET



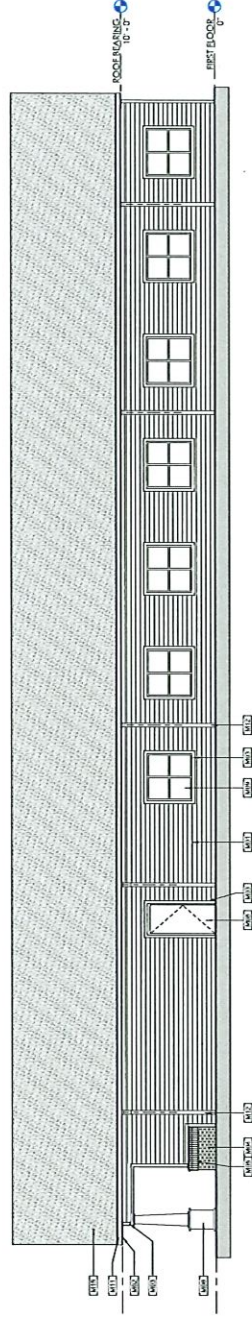


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ELEVATION KEYNOTES	
TAG	DESCRIPTION
W01	CONCRETE/STONE BOARD FASCIA - PAINT
W02	CEMENTITIOUS BOARD FASCIA - PAINT
W03	CEMENTITIOUS SIDING TRIM - 3 1/2" x 1 1/2"
W04	BRICK VENER
W05	BRICK COLDWATER WATERFALL
W06	WOOD COLUMN - PAINT
W07	SCHEDULED STONE/FRONT DOOR
W08	SCHEDULED DOOR
W09	SCHEDULED WINDOW
W10	1 1/2" STYLE GUTTER
W11	5' X 5' SMOOTH DOWNPOUT
W12	HWAC UNIT ON FLAT ROOF
W13	1" X 1" FLAT ROOF
W14	ASPHALT SHINGLES
W15	METAL FASCIA EDGE



1 BACK - WEST
SCALE: 3/16" = 1'-0"



1 RIGHT SIDE - NORTH
SCALE: 3/16" = 1'-0"

N & W ELEVATIONS
JACKSON HOMELESS SHELTER II
CITY OF JACKSON
11/17/2022
J-4574

A-202

TLM ASSOCIATES, INC.
ARCHITECTS + ENGINEERS
117 East Louisville Street Jackson Tennessee
901.425.4574

Not for Construction
Reliance
11/17/2022

REVISIONS	
NO.	DESCRIPTION
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TLM ASSOCIATES
ARCHITECTS + ENGINEERS

December 21, 2022

City of Jackson
Jackson, TN 38301
Att: Mr. Stan Pilant

RE: City of Jackson – Men’s Shelter

Dear Mr. Pilant,

I am submitting for your consideration the schematic design for a new storm shelter project for the City of Jackson. This project is owned by the City of Jackson and will be developed using a design-built approach between Henson Construction and TLM Associates.

The site is located at 127 McCorry Street, about 2 blocks from RIFA. The site extends from McCorry to an Unnamed Alley between Scott Street and Airways Blvd.

TLM’s goal is to integrate the shelter design with the neighborhood character. Currently, the houses around the shelter site have a low brick base with siding above, and a front porch with either wood or decorative iron columns. The brick colors vary from white to dark red and the siding varies from white to dark gray. Pictures of a few houses in the neighborhood are attached to this letter. TLM also wants to give the shelter the character of a men’s building by using colors that men can correlate with.

The building will have load-bearing CMU exterior walls, receiving a brick wainscot with cementitious siding above. Rigid insulation will be applied outside the CMU walls to meet the energy code. The windows will all be insulated vinyl windows meeting the current energy code also. All trim will be white, as well as gutters and downspouts. The front of the roof will be a mansard type, with asphalt shingles. The back of the roof will be a flat TPO membrane, with HVAC units. The main entrance will be a storefront unit, color matching the windows. The two outside corners of the building facing McCorry Street will also have a porch, mimicking the same style of porch used throughout the neighborhood.

There will be no on-site parking coming out of McCorry. A few parking spaces will be located on the back of the lot, accessible from the Alley.

To meet the proposed city budget, the building will be developed in up to 5 phases, although phase 5 may not be needed, depending on the number of residents per room.



I ask for your review and consideration of the current layout and recommendation for approval with the Planning Commission.

Should you have any questions or need any other information prior to the Planning Commission meeting, please contact me.

Sincerely,

TLM Associates, Inc.
Architects + Engineers

Marietta Haywood, AIA
Project Architect