

AGENDA
JACKSON MUNICIPAL REGIONAL PLANNING COMMISSION
CITY HALL – GEORGE A. SMITH MEETING ROOM
FIRST FLOOR – 109 EAST MAIN STREET – SUITE 107
MARCH 1, 2023 – 3:00 P.M.

- I. CALL TO ORDER/DETERMINATION OF QUORUM
- II. APPROVAL OF MINUTES FOR THE JANUARY 4, 2023 MEETING
- III. AMENDMENT
 - 1. Consideration of an amendment to the Major Road and Street Plan
- IV. DESIGN REVIEW
 - 1. Consideration of a design review application for Provisions Community Development Condo-Villa, proposed to be located at 160 Hurt Street, submitted by Greater Visions Church
- 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
JANUARY 4, 2023—3:00 P.M.

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

Members Absent: Mayor Scott Conger
Councilwoman Marda Wallace

Staff Present: Stan Pilant, Director of Planning

Others Present: Rogean Cadieux-Smith
Lauren Kirk

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

The minutes of the December 7, 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 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 -- Mr. Pilant presented the rezoning request to the Planning Commission. Using a location map, he explained the location of the site and briefly discussed the background of this rezoning that took place June 2022. Since then, the applicants have had discussions with TDEC and were able to resolve the blue line stream to provide the connection to Old Humboldt Road. The applicants are now requesting to rezone the two areas that were excluded from the first rezoning to consolidate the entire property under one zoning scheme.

The Planning Staff recommends approval since it will consolidate the property under one zoning scheme, facilitate the full development of the subdivision, and complies with the Comprehensive Civic Master Land Use Plan.

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

Consideration of a 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 -- 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 applicant is requesting to re-zone the property to accommodate a planned residential community serving 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.

Rogean Cadieux-Smith was present to address the total number and size of cottages that will be constructed. There will be a total of twenty cottages that will each hold four residents and will be 2,500 to 3,000 square feet in size.

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.

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

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 -- Mr. Pilant presented the annexation to the planning commission. Using a location map, he explained the location of the site, surrounding uses in the area, and the annexation request.

The Planning Staff recommended approval of the annexation, plan of service and zoning classification of B-5 (Highway Business) District.

A motion was made by Wayne Arnold, seconded by Chris Edwards to recommend approval to the Jackson City Council of the annexation, plan of service and zoning classification, as recommended by the staff. Motion passed unanimously.

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 -- 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.

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.

A motion was made by Mandy White, seconded by Wayne Arnold to approve the revised preliminary plat for Epperson Place Phases 1-3, as recommended by the staff. Motion passed unanimously.

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 -- 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.

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.

A motion was made by Wayne Arnold, seconded by Pat Ross to approve the final plat for Kingston Creek Section 6, as recommended by the staff. Motion passed unanimously.

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 -- Mr. Pilant presented the proposed alley closure to the Planning Commission. Using a location map, Mr. Pilant presented the location of the alley and the applicant's request.

The Planning Staff recommended approval of the request.

A motion was made by Pat Ross, seconded by Wayne Arnold to recommend approval to the Jackson City Council of the request to close an unnamed alley (I.D. #87-B-24) between Short Street and York Street, as recommended by the staff. Motion passed unanimously.

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 -- Mr. Pilant presented the proposed alley closure to the Planning Commission. Using a location map, Mr. Pilant presented the location of the proposed abandonment and briefly discussed the background of the 100ft right of way on Conalco Drive. He explained that when Volunteer Welding occupied the building, building codes affected the placement of a tank on their property due to using propane and other flammable gases. Bulk storage requires a certain distance from the right of way. As a result, the applicants are requesting to abandon a strip of right of way to be the distance that is needed to have a tank.

The Planning Staff recommended approval of the request.

A motion was made by Charles Adams, seconded by Janna Hellums to recommend approval to the Jackson City Council of the request to abandon a 15' x 145' section on the west side of Conalco Drive, as recommended by the staff. Motion passed unanimously.

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 -- 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 build a home.

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

A motion was made by Wayne Arnold, seconded by Charles Adams to approve the proposed design review for a new house located at 297 West Deaderick Street, as recommended by the staff. Motion passed unanimously.

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 -- Mr. Pilant presented the design review request to the Planning Commission. Using a location map, he explained the location of the site. Mr. Pilant stated that this is a City of Jackson project that has been worked on for some time with the involvement of the Jackson Community Redevelopment Agency (CRA). This project will utilize funds by the United States Department of Housing and Urban Development (HUD) and will be constructed into four phases. Due to Covid-19, HUD will not allow a communal living space and is requiring all bedrooms to have its own bathroom. As a result, there will be extra costs involved.

Lauren Kirk, City of Jackson, was present to address the initial capacity the shelter can hold. Lauren stated that the first phase will have the capacity for ten bedrooms, however, there will be a maximum stay of ninety days with the opportunity of transitional resources. Once HUD lifts their regulations, bunk beds will be placed in each bedroom and will double the total compacity. The remaining phases of this project will have communal living and will utilize different funding sources. There are hopes to break ground by April 2023 and be completed by next winter.

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

A motion was made by Wayne Arnold, seconded by Mandy White to approve the proposed design review for the City of Jackson Men's Shelter located at 127 McCorry, as recommended by the staff. Motion passed unanimously.

There being no further business, the meeting was adjourned.

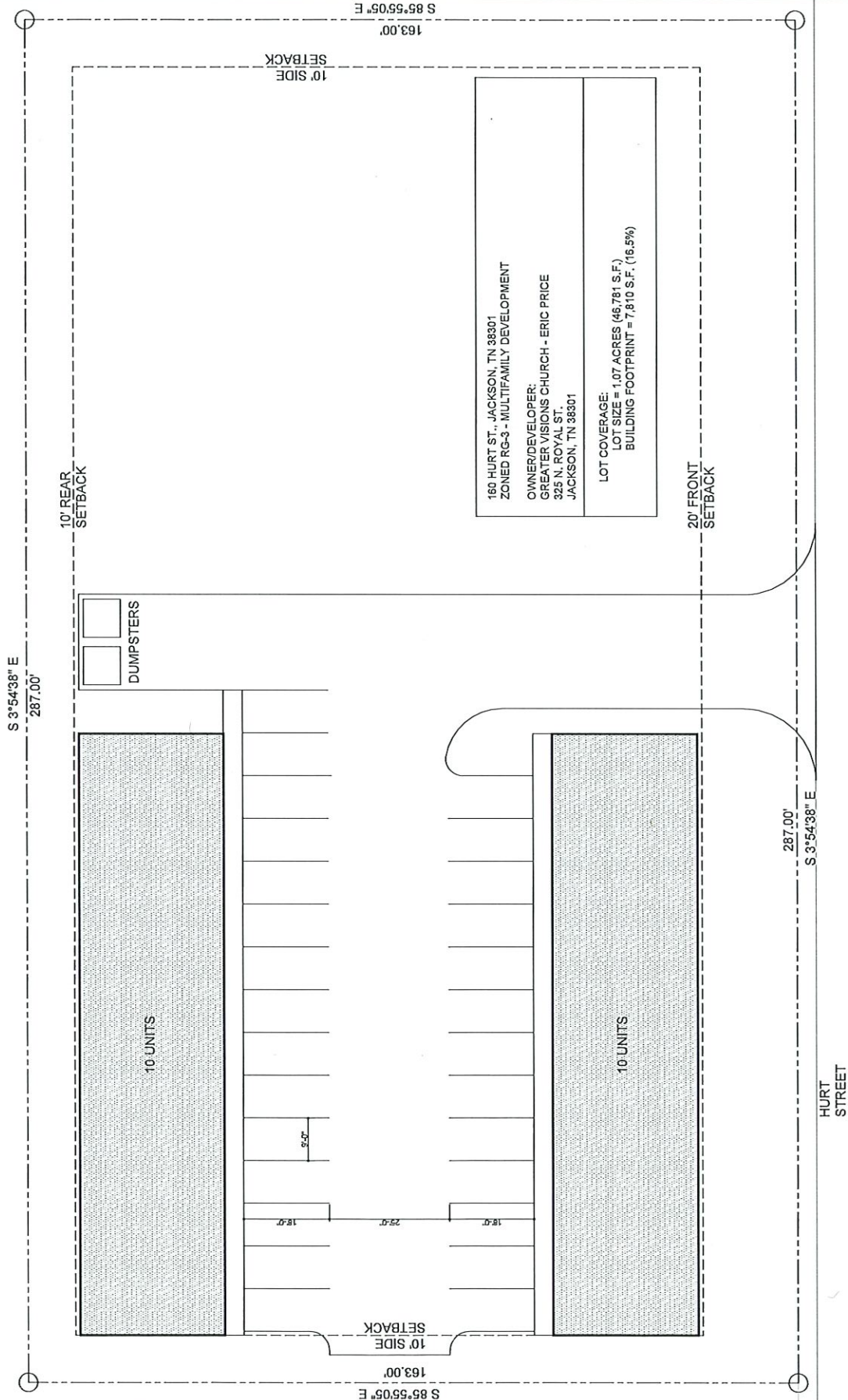


DESIGN REVIEW STAFF REPORT 160 HURT STREET

The Planning Staff would recommend approval of the design review request since it represents a good design.

SITE LOCATION MAP
DESIGN REVIEW - PROVISIONS COMMUNITY DEVELOPMENT CONDO-VILLA
160 HURT STREET



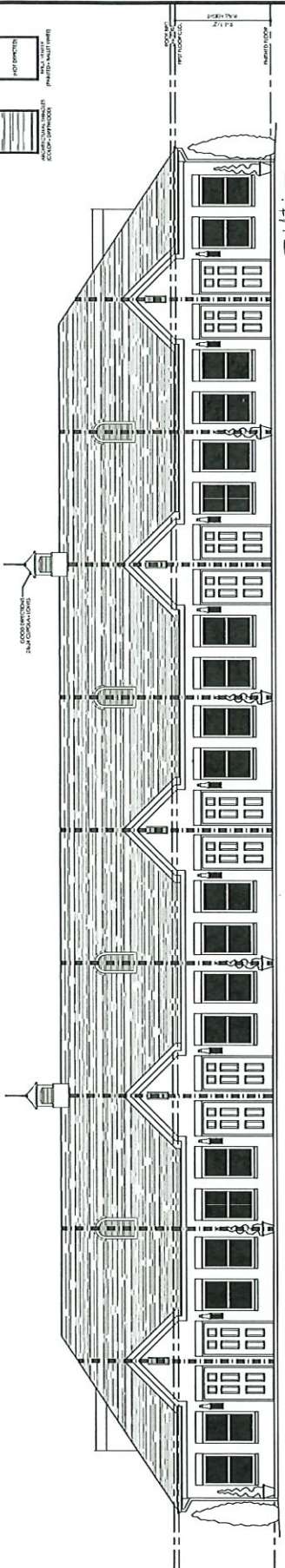


1" = 1'-0"

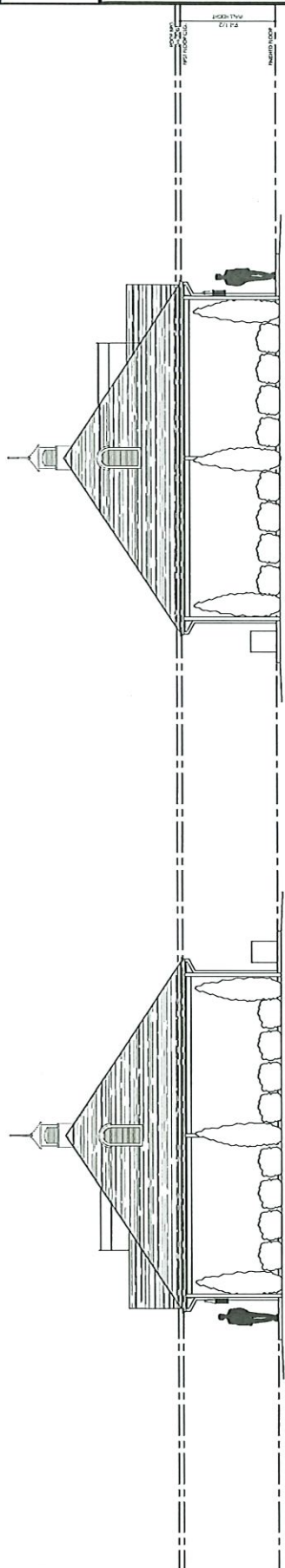
SITE LAYOUT

MATERIALS LEGEND:

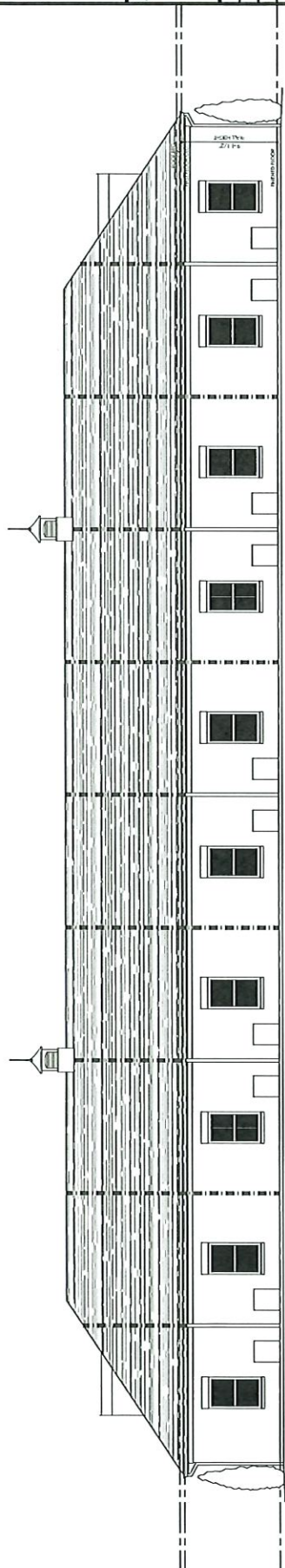
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- PAINTED WOOD SHAKES



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



LEFT ELEVATION
1/4" = 1'-0"



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



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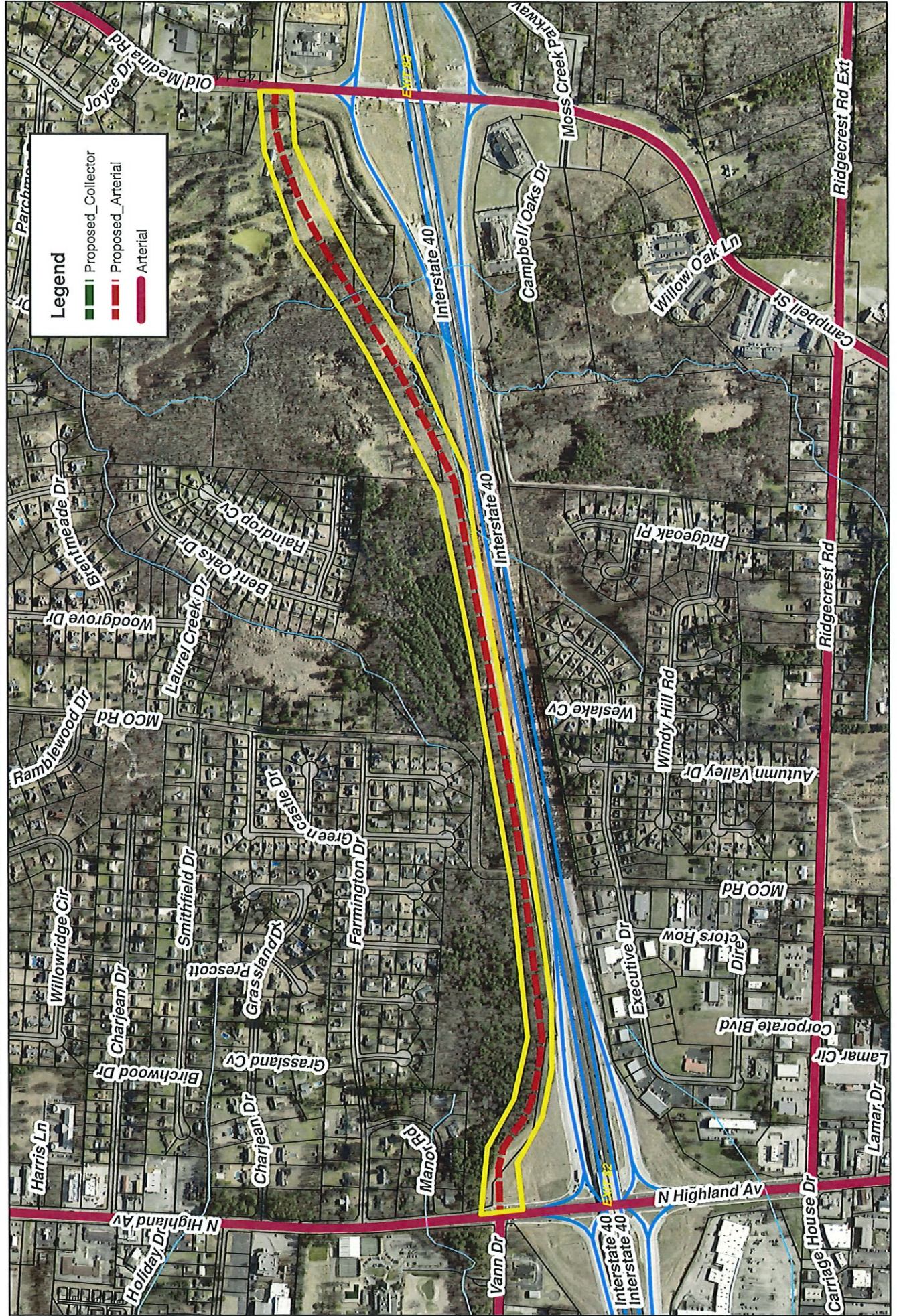


UPDATE OF THE MAJOR ROAD AND STREET PLAN MAP

The Major Road and Street Plan for Jackson and Madison County is periodically reviewed to ensure it continues to accurately reflect current plans and conditions. Through this process, a two recommended updates were identified:

1. Vann Drive: Revise the map to change the functional class from arterial to collector
2. Vann Drive: Revise the map to change the alignment

If approved, the revised plan will also be recorded with Madison County so it may have full effect through the applicable subdivision regulations. Staff will present a larger scale map at the meeting to facilitate review and discussion.





February 2, 2023

VIA E-MAIL ONLY

Mr. Stanley Pilant
City Planner
City of Jackson, TN
spilant@jacksontn.gov

Re: 2823 Old Medina Road - Application to Modify Major Road and Street Plan – Vann Drive

Dear Mr. Pilant:

As you know, LG Investments, LLC owns an approximate 42 acre tract of land located at 2823 Old Medina Road, Jackson, TN. Please accept this letter on its behalf as an application to modify the existing Major Road and Street Plan of the City of Jackson to change the functional class of the possible future extension of Vann Drive between N. Highland Avenue and Campbell Street (aka Old Medina Road) from an arterial to a collector street. We would also like to apply for a modification from the street standards as it affects our property, reducing the radius of a planned curve for Vann Drive from 762' to 500'.

We understand that these matters need to be reviewed and approved by the Planning Commission, which next meeting is currently scheduled for Wednesday, March 1, 2023. Please let me know what additional information we should submit to your office in support of these requests, and a time deadline to do such if applicable. Also, please let me know if we owe a fee to the City of Jackson associated with this request, and we will overnight a check.

Thanking you for your attention and assistance, I remain,

Sincerely yours,

Russell W. Rudolph

Chief Legal Officer
LG Investments, LLC
P.O. Box 489
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(225) 567-4424 (ext. 9004)
russr@garv.net

cc: Lewis Cobb (via email only)
Hunter Humphreys and William Bradley (via email only)

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