

**AGENDA**  
**JACKSON MUNICIPAL REGIONAL PLANNING COMMISSION**  
**CITY HALL – GEORGE A. SMITH MEETING ROOM**  
**FIRST FLOOR – 109 EAST MAIN STREET – SUITE 107**  
**APRIL 5, 2023 – 3:00 P.M.**

- I. CALL TO ORDER/DETERMINATION OF QUORUM
- II. APPROVAL OF MINUTES FROM THE MARCH 1, 2023 MEETING
- III. REZONING (CITY)
  - 1. Consideration of a request to rezone property located at the southwest corner of West Forest Avenue and Lambuth Boulevard from RG-2 (General Residential) District to B-1 (Medical and Related Services) District, comprising 1.02 acres, more or less, submitted by Alisha Hobbs on behalf of Hunt Properties GP
- IV. REZONING (INNER REGION)
  - 1. Consideration of a request to rezone property located at 2990 Bells Highway from F-A-R (Forestry-Agriculture-Recreation) District to O (Office) District, comprising 5.86 acres, more or less, submitted by Clay Williams and Associates, Inc. on behalf of Jones and Taylor Limited Partnership
- V. SUBDIVISION
  - 1. Consideration of a final plat for Kingston Creek Section 2, comprising 12 lots and 1 common area on 4.62± acres in a RS-2 (Single Family Residential) District, submitted by Surveying Services, Inc. on behalf of Kingston Creek Partners
- VI. SITE PLANS
  - 1. Consideration of a site plan for LaQuinta Inn & Suites, proposed to be located at 140 East Park Square on 2.0 acres, in a SC-1 (Planned Commercial) District, submitted by LaQuinta Inn & Suites
  - 2. Consideration of a site plan for The Human Bean, proposed to be located at 450 Oil Well Road on 0.86 acres, in a SC-1 (Planned Commercial) District, submitted by Arnold Investment Company, Inc. on behalf of First State Properties, LLC
  - 3. Consideration of a site plan for Express Oil Change and Tire Engineers, proposed to be located at 3132 North Highland Avenue on 0.77 acres, in a SC-1 (Planned Commercial) District, submitted by Rachel Zelinsky

VII. DESIGN REVIEWS

1. Consideration of a design review application for Hyatt Place Hotel, proposed to be located at the southwest corner of West Forest Avenue and Lambuth Boulevard, submitted by Hunt Properties GP
2. Consideration of a design review application for the construction of a new home, proposed to be located at 668 North Hayes Avenue, submitted by William Bradley

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**  
**MARCH 1, 2023—3:00 P.M.**

**Members Present:** Wayne Arnold, Vice Chair  
Mayor Scott Conger  
Pat Ross  
Chris Edwards  
Mandy White

**Members Absent:** Jerry Day, Chair  
Charles Adams  
Janna Hellums  
Councilwoman Marda Wallace

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

**Others Present:** Eric Price

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

The minutes of the January 4, 2023 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 an amendment to the Major Road and Street Plan --** Mr. Pilant presented the amendment to the Planning Commission. Using a location map, he stated that Great American RV will be located on the eastern end of this project. As a result, the Planning Staff has been working with Great American RV to strategize a plan to accommodate the alignment of the future extension of Vann Drive and the company's preliminary site plan.

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, 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

Afterwards, Mr. Pilant stated that if approved, the following contingencies will have to be met:

1. Submit a final site plan prior to permitting
2. Take the right of way out from the interchange

3. Eliminate the loss of access road
4. Go forward with the development

A motion was made by Mayor Conger and seconded by Mandy White to approve the amendment with the contingencies as recommended by the staff. Motion passed unanimously.

**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** -- 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 applicant is requesting to build affordable housing for single individuals.

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

Eric Price was present and discussed that the new development will be a gated community that will provide a total of 40 affordable 1-bedroom apartments for single retirees and veterans.

A motion was made by Mayor Conger and seconded by Pat Ross to approve the proposed design review for Provisions Community Development Condo-Villa located at 160 Hurt Street, as recommended by the staff. Motion passed unanimously.

There being no further business, the meeting was adjourned.





## CITY OF JACKSON ZONING REPORT

<b>APPLICANT</b>	Agent:	Hunt Services GP
<b>OWNER</b>		Hunt Properties GP
<b>ADDRESS</b>	Agent:	1124 Whitehall Street Jackson, TN 38301
	Owner:	Same
<b>LOCATION</b>		Southwest corner of West Forest Avenue and Lambuth Boulevard
<b>ACERAGE</b>		1.02 +/- acres
<b>TAX MAP REFERENCE</b>		Map 66 M "J" Parcel 34.00
<b>PRESENT USE</b>		Parking Lot
<b>PROPOSED USE</b>		Hotel
<b>PRESENT ZONING</b>		RG-2 (General Residential) District
<b>PROPOSED ZONING</b>		B-1 (Medical and Related Services) District

### **LOCATION**

The property is located at the southwest corner of West Forest Avenue and Lambuth Boulevard.

### **CURRENT LAND USE**

The property is bounded on the north by medical services/undeveloped, on the east by residential, on the south by residential & parking lot and on the west by medical services.

### **UTILITIES**

JEA electric, water, gas & sewer is available to the site.

### **PETITIONER'S JUSTIFICATION**

See attached Statement of Justification.

## **LAND USE PLAN**

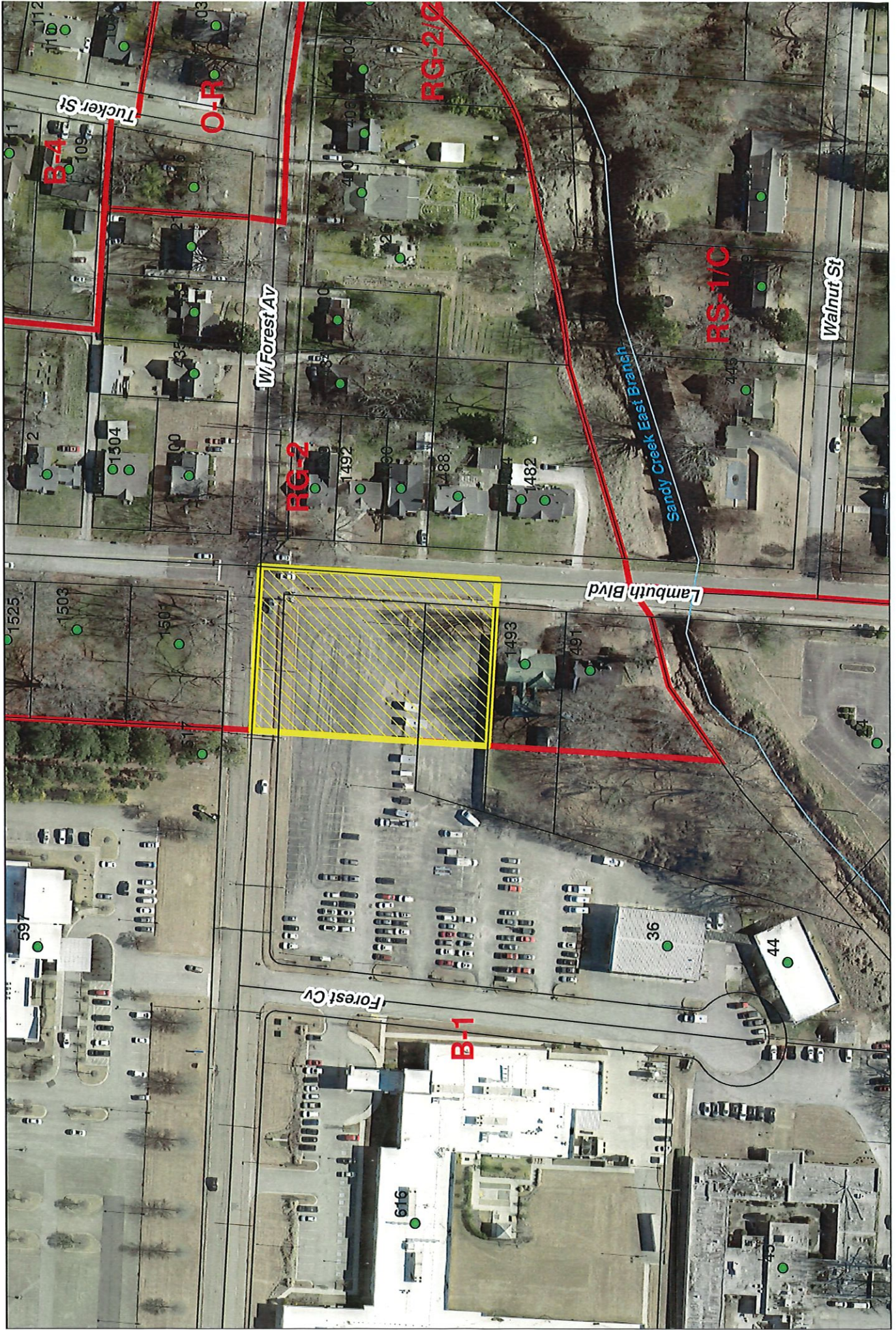
This property is currently depicted within the Comprehensive Civic Master Land Use Plan as an area deemed appropriate for institutional; therefore, an amendment to the Comprehensive Civic Master Land Use Plan is not necessary.

## **REZONING STAFF RECOMMENDATION**

The Planning Staff recommends approval of the rezoning request since it represents a logical extension of an existing B-1 (Medical and Related Services), is in compliance with the Comprehensive Civic Master Land Use Plan, and allows the property owner to consolidate the zoning of the property under one zoning class.



**REZONING SITE LOCATION MAP**  
**S.W. CORNER OF WEST FOREST AVENUE & LAMBUTH BOULEVARD**  
**FROM: RG-2 (GENERAL RESIDENTIAL) TO: B-1 (MEDICAL & RELATED SERVICES)**







# Hunt Services, Inc.

*"Living the American Dream"*

3-1-2023

Hunt Properties GP  
1124 Whitehall Street  
Jackson, Tn. 38301

RE: Rezoning Request

This letter is a request to rezone the property located at Lambuth Blvd and Forest Ave. The location is currently zoned B-1 and RG-2, and we request to have the entire location rezoned to B-1 for the future construction of the Hyatt Place

Thank you,

Hunt Properties GP





## MADISON COUNTY INNER REGION ZONING REPORT

**APPLICANT**

Agent: Mickey Evans

**OWNER**

Jones & Taylor Family Limited Partnership

**ADDRESS**

Agent: 2796 North Highland Avenue, Suite B  
Jackson, TN 38305

Owner: 49 Tall Pines Cove  
Jackson, TN 38305

**ACERAGE**

Requested: 5.86 ± acres

**TAX MAP REFERENCE**

Map 54, Parcel 47.00

**PRESENT USE**

Vacant

**PROPOSED USE**

Office (Veterinary Clinic)

**PRESENT ZONING**

F-A-R (Forestry-Agriculture-Recreation)  
District

**PROPOSED ZONING**

O (Office) District

**LOCATION**

The property is located at #2990 Bells Highway.

**CURRENT LAND USE**

The property is generally bounded on the east by undeveloped land, on the north by Bells Highway & single family residential, on the west by undeveloped & residential, and on the south by U. S. Highway 412 West.

**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 constructing a veterinary clinic.

### **LAND USE PLAN**

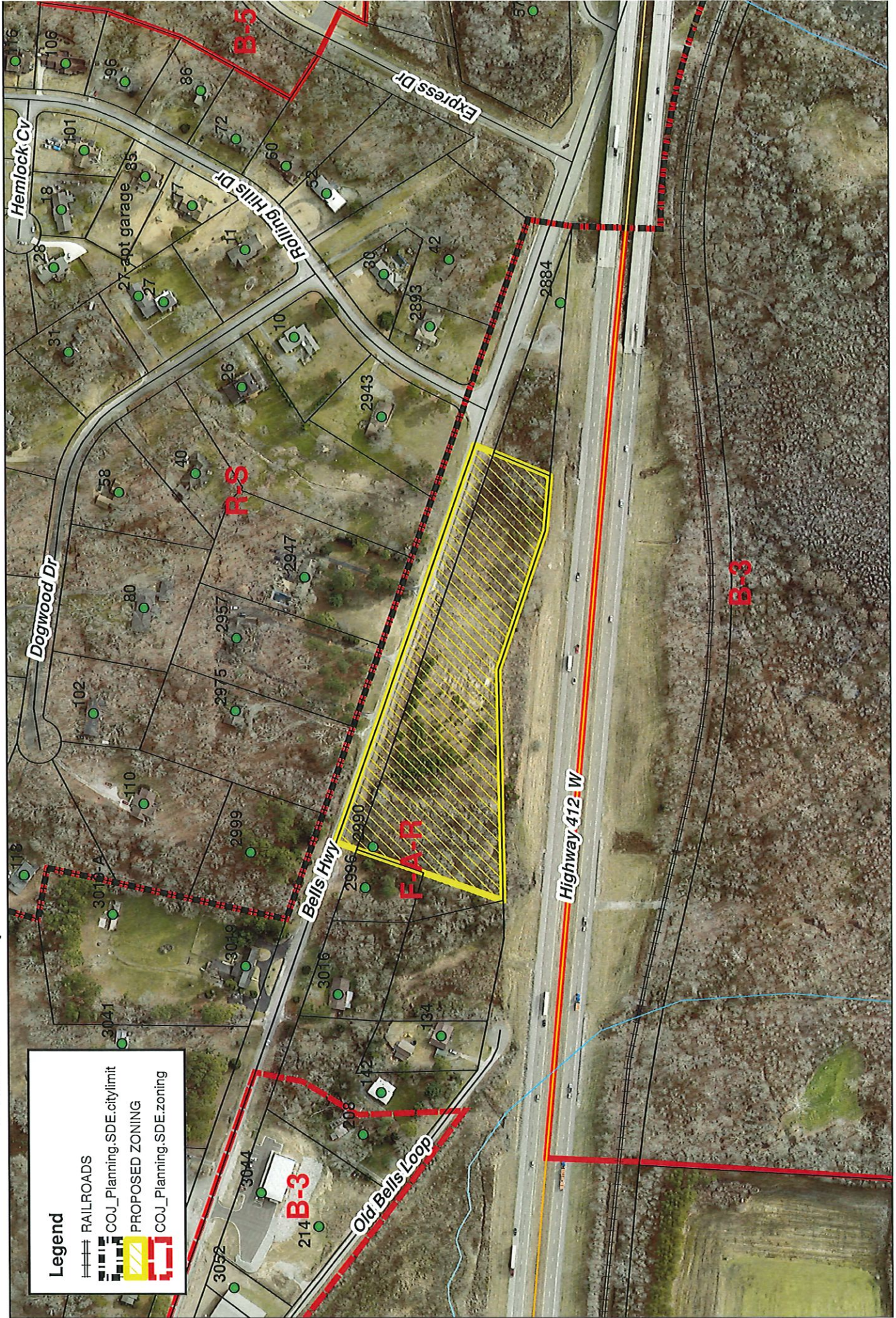
This property is currently depicted within the Comprehensive Land Use Plan as an area deemed appropriate for Corridor Commercial, therefore, no amendment to the plan is required.

### **REZONING STAFF RECOMMENDATION**

The Planning Staff recommends approval of the rezoning request since the comprehensive land use plan shows the property as appropriate for commercial uses and the O (Office) District will serve as a buffer and transition between the commercial and residential uses. Also, this zoning class requires a preliminary site plan and architectural elevations. The Planning Staff has reviewed the submitted site plan and elevations and would recommend approval of both.



REZONING SITE LOCATION MAP  
 #2990 BELLS HIGHWAY  
 FROM: F-A-R (FORESTRY-AGRICULTURE-RECREATION) TO: O (OFFICE)







**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; and

**WHEREAS**, an update is necessary to the land use plan to support the rezoning of property located at 2990 Bells Highway to depict this property as appropriate for office/business park.

**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.

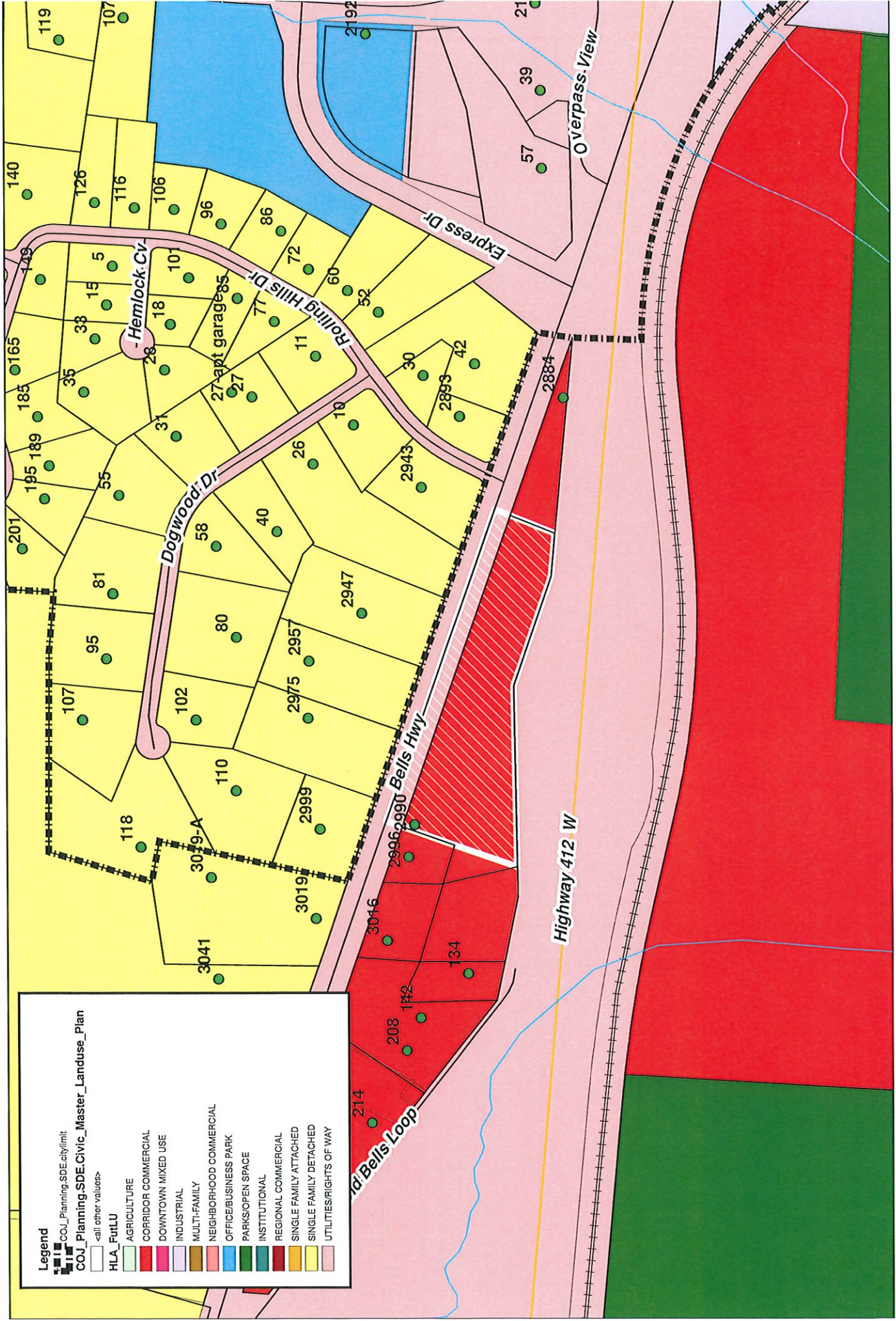
**NOW, THEREFORE, BE IT RESOLVED** that the One Jackson Civic Master Plan Land Use Plan is hereby amend, on motion of \_\_\_\_\_ seconded by \_\_\_\_\_, foregoing motion passed unanimously this the 5<sup>th</sup> day of April, 2023.

\_\_\_\_\_  
Chairperson of the Jackson Municipal Regional Planning Commission

\_\_\_\_\_  
Secretary of the Jackson Municipal Regional Planning Commission



# COMPREHENSIVE CIVIC MASTER LANDUSE PLAN AMENDMENT #2990 BELLS HIGHWAY FROM: CORRIDOR COMMERCIAL TO: OFFICE/BUSINESS PARK







**CLAY WILLIAMS &  
ASSOCIATES, INC.**  
Consulting Engineers

March 1, 2023

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

**Re:   *Vet Clinic – Bells Highway  
Rezoning Request  
Statement of Justification***

Dear Mr. Pilant:

On behalf of Northwoods General Partners, we request that the subject property be rezoned from FAR to O for the purpose of constructing a veterinary clinic. The subject property is on Tax Map 54, Parcel 047.00 and consists of 3.59 acres. It lies at 2990 Bells Highway.

Sincerely,

*Clay Williams & Associates, Inc.*  
*Consulting Engineers*

Mickey Evans, P.E.  
Civil Engineering Manager



## **SUBDIVISION STAFF REPORT Kingston Creek Section 2 Final Plat**

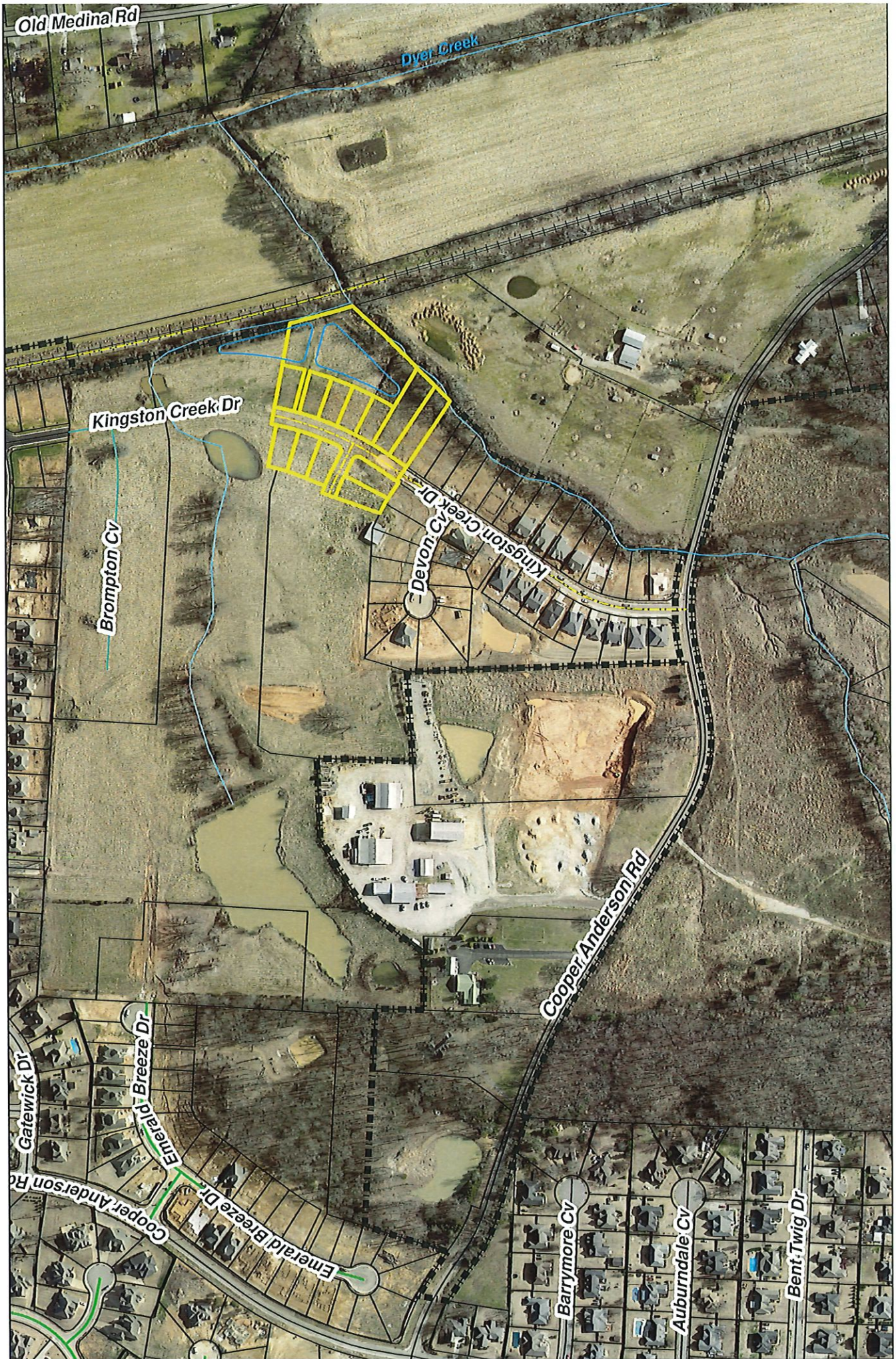
A final plat has been submitted for Planning Commission review and approval by the property owner, Kingston Creek Partners. The subdivision creates 12 new building lots by extending Kingston Creek Drive and adding Clarendon Cove, which are public streets.

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 \$3,600.
2. The developer provides to the Jackson Energy Authority a water system development fee in the amount of \$2,400.
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 \$10,500.
5. The developer provides to the City of Jackson a sidewalk performance security in the amount of \$20,700.
6. All inspections and testing will need to be completed prior to recording the final plat.



**SITE LOCATION MAP**  
**FINAL PLAT - KINGSTON CREEK SECTION 2**  
**KINGSTON CREEK DR & CLARENDON CV**











## **SITE PLAN STAFF REPORT LAQUINTA INN AND SUITES**

A preliminary site plan has been submitted for LaQuinta Inn and Suites, which will be located at 140 East Park Square, 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 87 room hotel located on a 2.00 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 89 parking spaces. It appears that all parking spaces and aisle widths will comply with the Zoning Ordinance parking requirements.

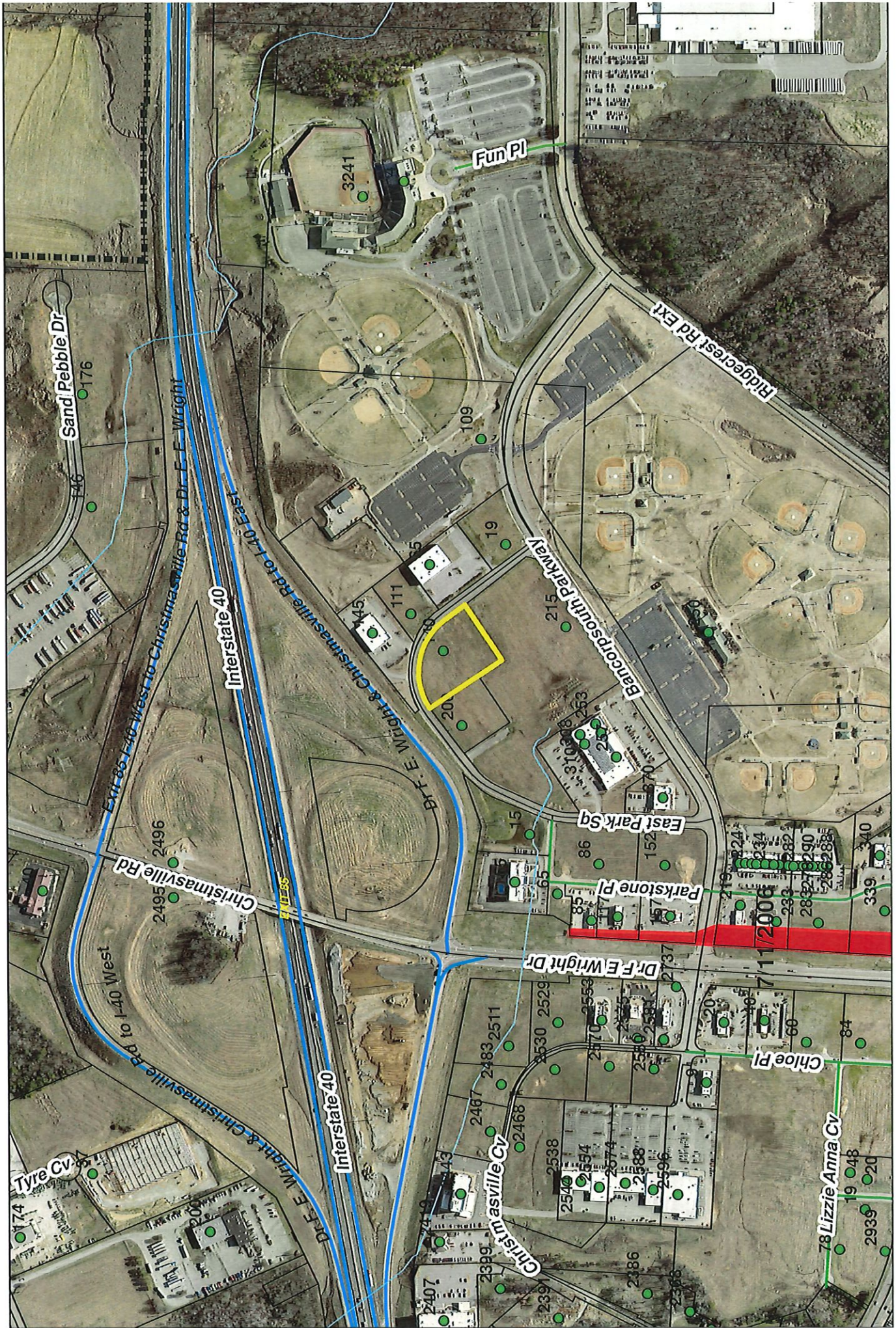
The Engineering department will need a Stormwater Detention Analysis report for a 2,5, and 10 year storm showing no-net increase in stormwater runoff for the site. The capacity of detention pond should be shown to control the volume of stormwater runoff from a 2-year, 5-year and a 10-year frequency 24-hour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



**SITE LOCATION MAP**  
**SITE PLAN - La QUINTA INN & SUITES**  
**140 EAST PARK SQUARE**





DESIGN GROUP, LLC.  
Architects, Planning, Interior Design  
1230 Lyndell Road, Suite 200  
Jackson, TN 38218  
Telephone: 901-633-8753  
E-Mail: designgroup@designgroup.com

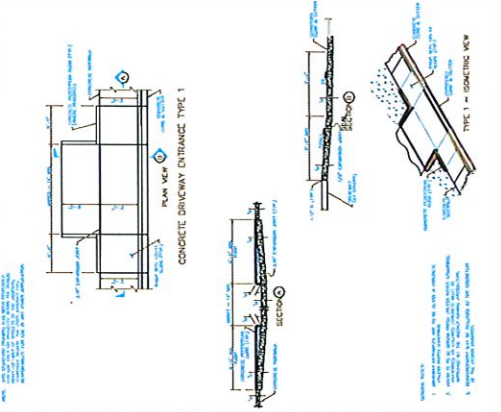
OWNER NAME AND ADDRESS



LAQUINTA  
INNS & SUITES  
140 East Park Square  
Jackson, TN

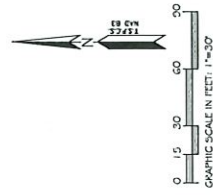
LEGEND

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99. DRIVEWAY ENTRANCE	99. 1/2"=40' (SEE PLAN FOR 1/4"=20' SCALE)
100. DRIVEWAY ENTRANCE	100. 1/2"=40' (SEE PLAN FOR 1/4"=20' SCALE)



STANDARD DRIVEWAY ENTRANCE DETAILS TYPE 1	DATE: 2-01-04	SCALE: NONE
DRAWN BY: BTA - NS		

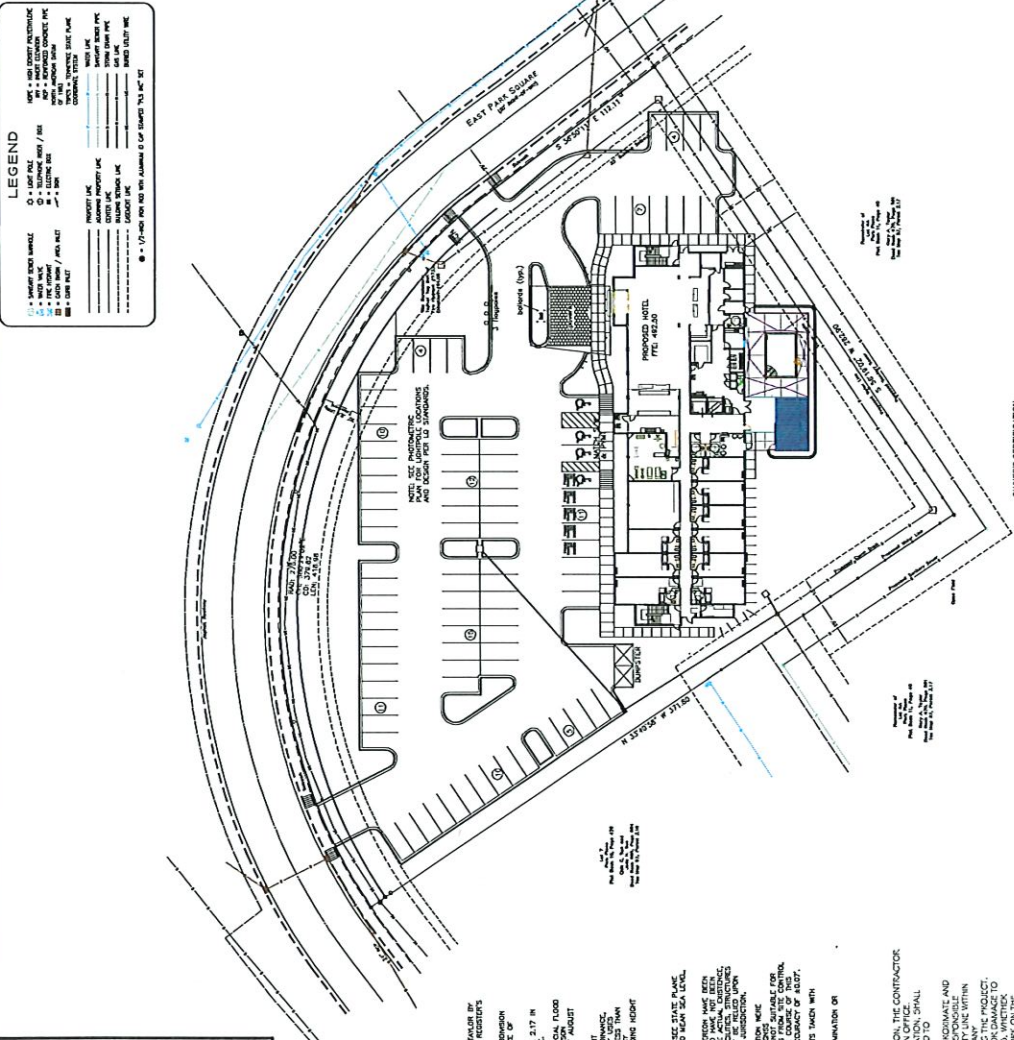
SITE INFORMATION  
AREA: 2.00 ACRES  
ZONED: SC-1  
PARCEL TAX MAP 37, PARCEL 217  
UNITS: 1.00 ACRES  
TIDE NO. 15 REQUIRED FOR THIS SITE  
PROPOSED USED HOTEL 487 ROOMS  
PARKING PROVIDED BY TOTAL 44 ADA ACCESSIBLE  
FAR 0.14  
IMPROVEMENTS AREA: 66.22  
GREENSPACE: 39.82



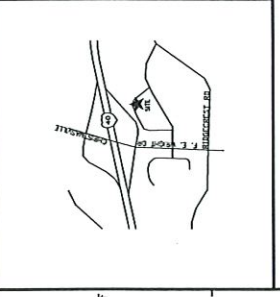
SITE PLAN

C100

PORTION OF LOT 8A - PARK PLACE  
PLAT BOOK 11, PAGE 40



OWNER'S CERTIFICATION  
I, the undersigned, owner of the above described property, hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief, and that the same has been prepared in accordance with the requirements of the City of Jackson, Tennessee, and that the same has been prepared in accordance with the requirements of the City of Jackson, Tennessee, and that the same has been prepared in accordance with the requirements of the City of Jackson, Tennessee.



- CONSTRUCTION NOTES:
1. A MINIMUM OF 24 HOURS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE CITY OF JACKSON, TENNESSEE, OF THE LOCATION OF THE PROPOSED CONSTRUCTION.
  2. ALL NEWLY Laid OR EXISTING UTILITY LINES SHALL BE LOCATED AND MARKED PRIOR TO CONSTRUCTION.
  3. THE LOCATION OF EXISTING UTILITY LINES SHALL BE LOCATED AND MARKED PRIOR TO CONSTRUCTION.
  4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND MARKING OF ALL UTILITY LINES.
  5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND MARKING OF ALL UTILITY LINES.
  6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND MARKING OF ALL UTILITY LINES.
  7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND MARKING OF ALL UTILITY LINES.
  8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND MARKING OF ALL UTILITY LINES.
  9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND MARKING OF ALL UTILITY LINES.
  10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND MARKING OF ALL UTILITY LINES.

THE INFORMATION FOR THE CITY OF JACKSON, TENNESSEE, IS AS FOLLOWS:  
1. THE INFORMATION FOR THE CITY OF JACKSON, TENNESSEE, IS AS FOLLOWS:  
2. THE INFORMATION FOR THE CITY OF JACKSON, TENNESSEE, IS AS FOLLOWS:  
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8. THE INFORMATION FOR THE CITY OF JACKSON, TENNESSEE, IS AS FOLLOWS:  
9. THE INFORMATION FOR THE CITY OF JACKSON, TENNESSEE, IS AS FOLLOWS:  
10. THE INFORMATION FOR THE CITY OF JACKSON, TENNESSEE, IS AS FOLLOWS:





## **SITE PLAN STAFF REPORT THE HUMAN BEAN**

A preliminary site plan has been submitted for The Human Bean, which will be located at 460 Oil Well Road, as depicted. The property is zoned SC-1 (Planned Unit Commercial Development) District, which allows restaurants, 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 603 +/- sq. ft. building located on a .86 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 26 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 The Human Bean.



**SITE LOCATION MAP**  
**SITE PLAN - THE HUMAN BEAN**  
**450 OIL WELL ROAD**









## **SITE PLAN STAFF REPORT EXPRESS OIL CHANGE AND TIRE ENGINEERS**

A preliminary site plan has been submitted for Express Oil Change & Tire Engineers, which will be located at 3132 N. Highland Avenue, as depicted. The property is zoned SC-1 (Planned Unit Commercial Development) District, which allows integrated automobile service stations, 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 5,288 +/- sq. ft. building located on a .77 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 26 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 Express Oil Change & Tire Engineers.



**SITE LOCATION MAP**  
**SITE PLAN - EXPRESS OIL CHANGE & TIRE ENGINEERS**  
**#3132 NORTH HIGHLAND AVENUE**







**CLIENT**  
EXPRESS OIL CHANGE & TIRE ENGINEERS  
880 SOUTH PARK DRIVE  
BIRMINGHAM, AL 35244  
PHONE: 205.943.5770



**EXPRESS OIL CHANGE  
& TIRE ENGINEERS**  
SITE SKETCH  
NORTH HIGHLAND AVE  
JACKSON, TENNESSEE

JACKSON, TENNESSEE

## REVISIONS

DATE	REMARKS
------	---------

## PLAN INFORMATION

PROJECT NO.	EXO270C2
TITLE NAME	EXO270C2-SK1
CHECKED BY	XX
DRAWN BY	RMH
SCALE	1"=20'
DATE	12.15.2022

### SITE SKETCH

# SK-1





**GENERAL NOTES:**

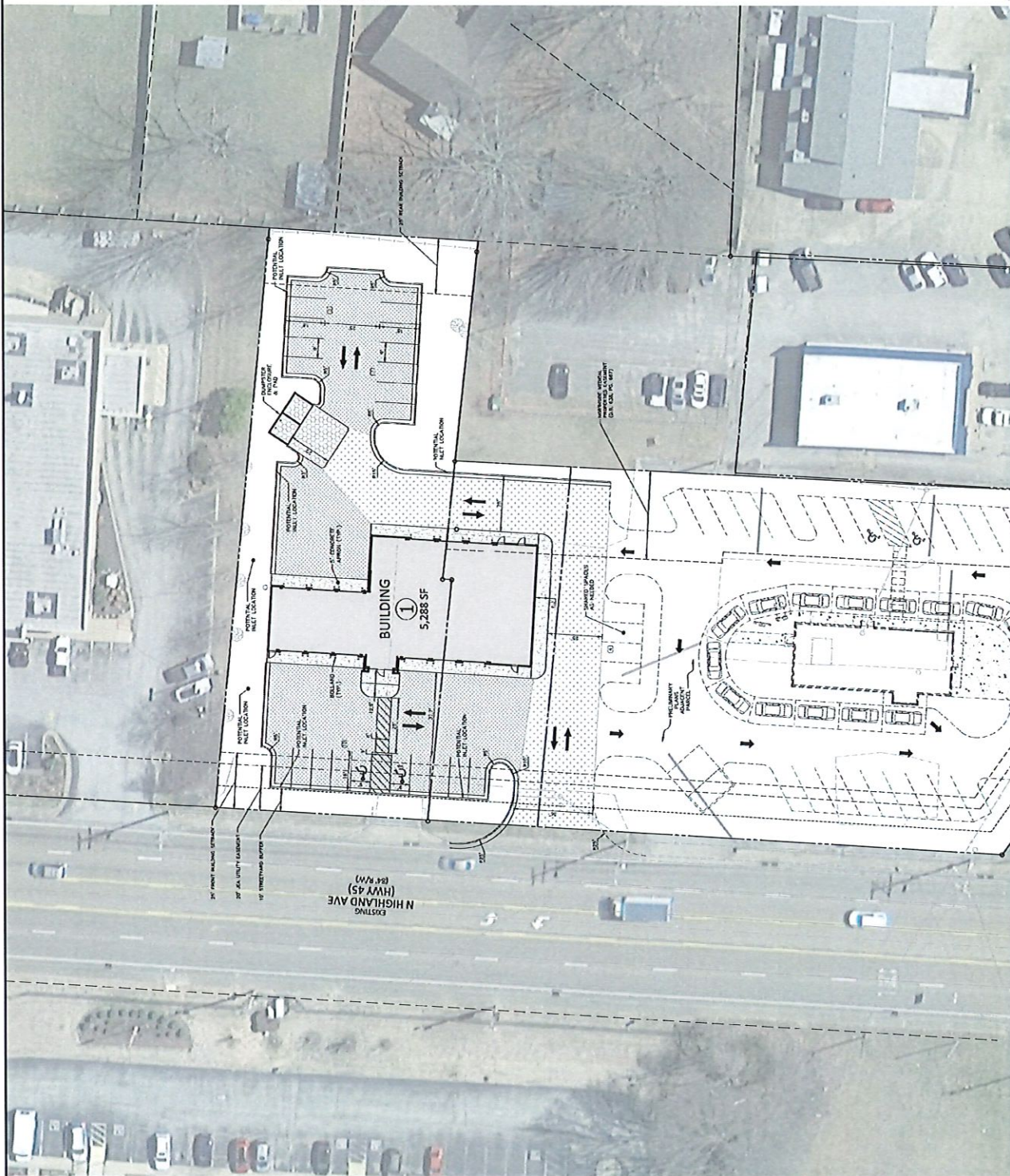
[illegible]

TOTAL REQUIRED ADA SPACES = 7 PER 50 SPACES

UTILITY: FRONT: 25' SIDE: 0'  
 REAR: 20' WERE ABUTTING RESIDENTIAL

## PAVEMENT LEGEND:

	STANDARD DUTY CONCRETE PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	STANDARD ASPHALT PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT



GRAPHIC SCALE

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION





## **DESIGN REVIEW STAFF REPORT HYATT PLACE HOTEL**

The Planning Staff would recommend approval of the design review request since it represents a good design and is compatible with other similar medical buildings within the medical district.



**SITE LOCATION MAP**  
**SITE PLAN - HYATT PLACE HOTEL (RONALD McDONALD HOUSE)**  
**S.W. CORNER OF WEST FOREST AVENUE & LAMBUTH BOULEVARD**





# HYATT PLACE HOTEL & RONALD McDONALD HOUSE

## Jackson, Tennessee



HYATT  
PLACE™



---

## HUNT PROPERTIES DEVELOPMENT

### JPA ARCHITECTS

### Jackson, Tennessee



**JPA**  
Architects  
1000 SOUTH BROADWAY  
JACKSON, TN 39201  
TEL: 661.1111 FAX: 661.1111

**HUNT**  
PROPERTIES.  
DEVELOPMENT  
JACKSON, TN

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

**Hyatt Place Hotel**  
Ronald McDonald House  
Jackson, TN

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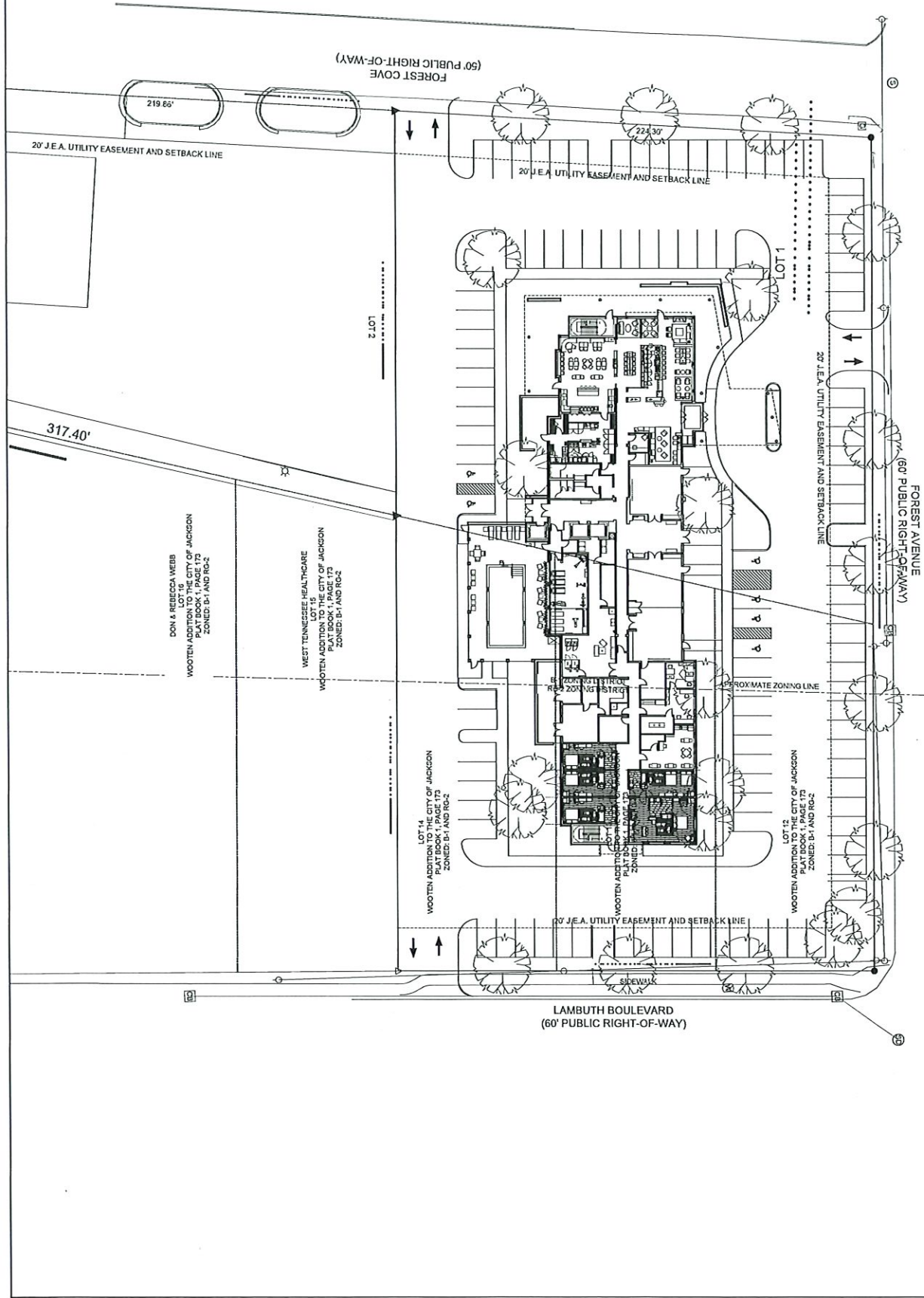


20L

**SITE PLAN**

Project No.	2105
Sheet No.	20L
Client No.	202-23
Date	202-23

**A100**  
SHEET



**1 OVERALL SITE PLAN**  
SCALE: 1" = 50'-0"



**JPA**  
Architects

SOUTH COURT  
SUITE 200  
P.O. BOX 118  
JACKSON, TN 39201  
TEL: 901.251.3793

HUNT  
PROPERTIES.  
DEVELOPMENT  
JACKSON, TN

Hyatt Place Hotel  
Ronald McDonald House  
Jackson, TN

NOT TO SCALE  
THIS ELEVATION IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR CONSTRUCTION. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS.



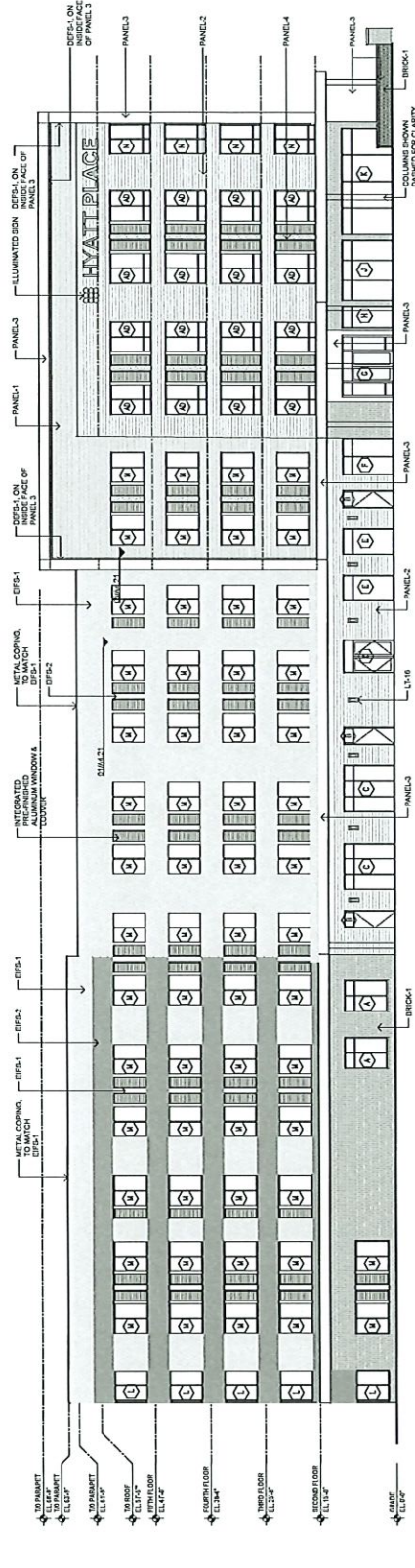
HYATT  
PLACE

SEAL

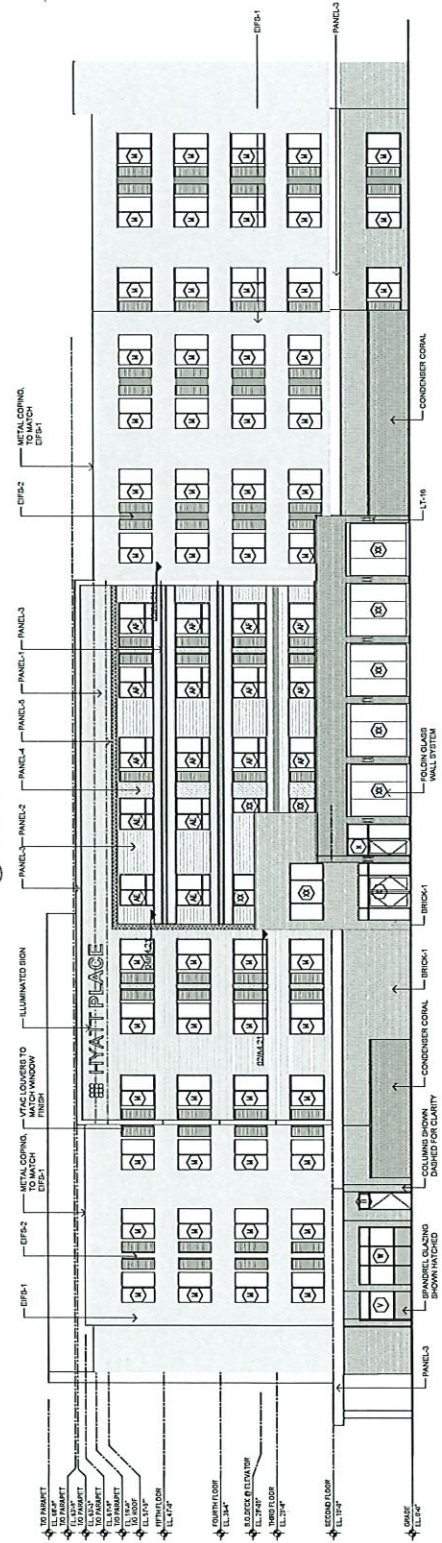
EXTERIOR  
ELEVATIONS

Project No: 123  
Drawn By: JP  
Checked By: JP  
Date: 3-1-2020

SHEET  
**A301**



1 NORTH (FRONT) ELEVATION  
SCALE: 1/8" = 1'-0"



2 SOUTH (REAR) ELEVATION  
SCALE: 1/8" = 1'-0"









**DESIGN REVIEW STAFF REPORT  
668 NORTH HAYS AVENUE**

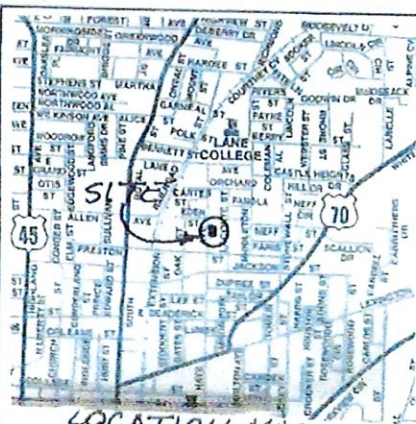
The Planning Staff would recommend approval of the design review request since it represents a good design.



SITE LOCATION MAP  
DESIGN REVIEW - 668 NORTH HAYS AVENUE





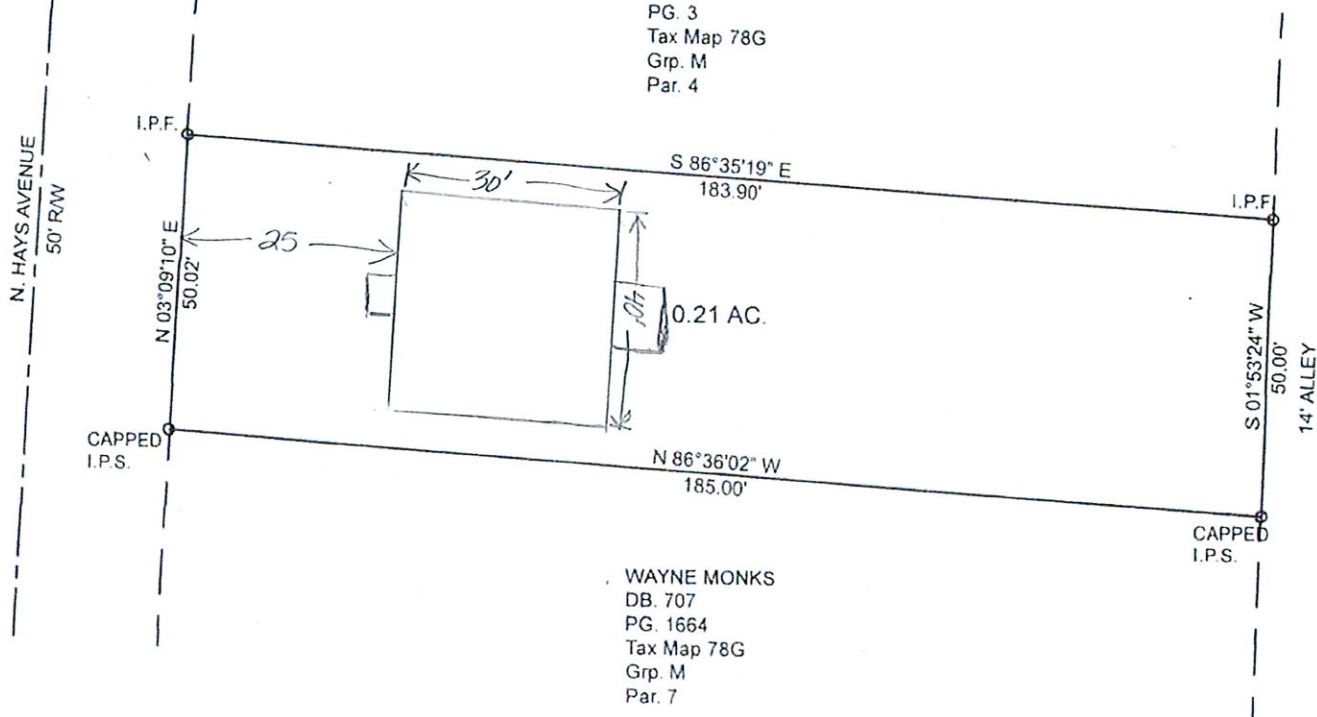


LOCATION MAP



RECORD

RUTH BRANTLEY  
DB. 201  
PG. 3  
Tax Map 78G  
Grp. M  
Par. 4



PLAT OF PROPERTY

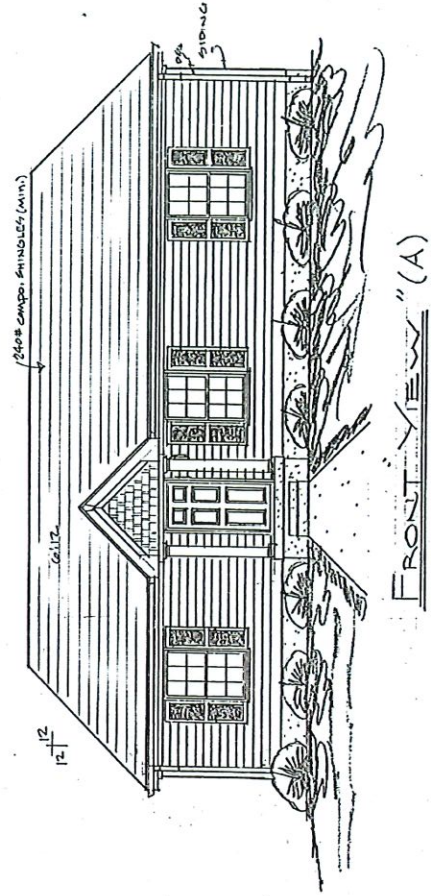
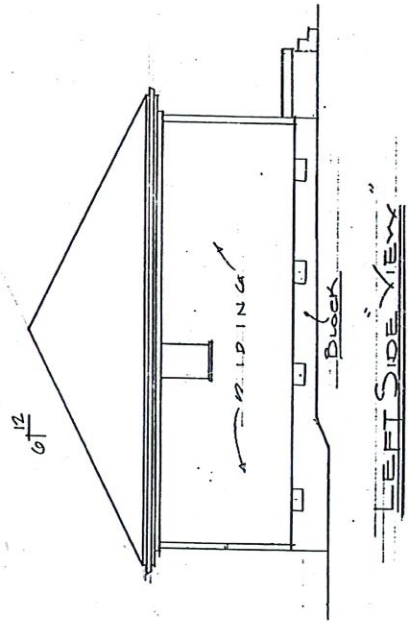
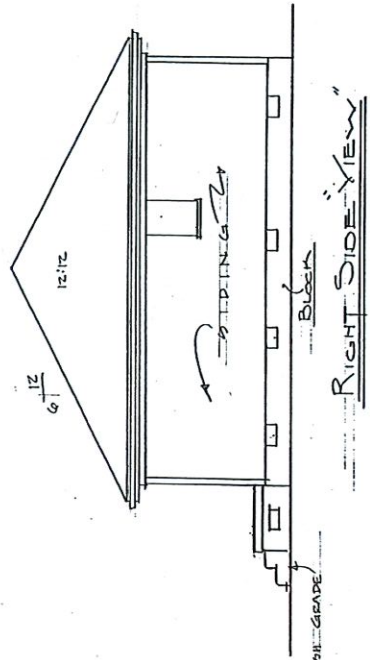
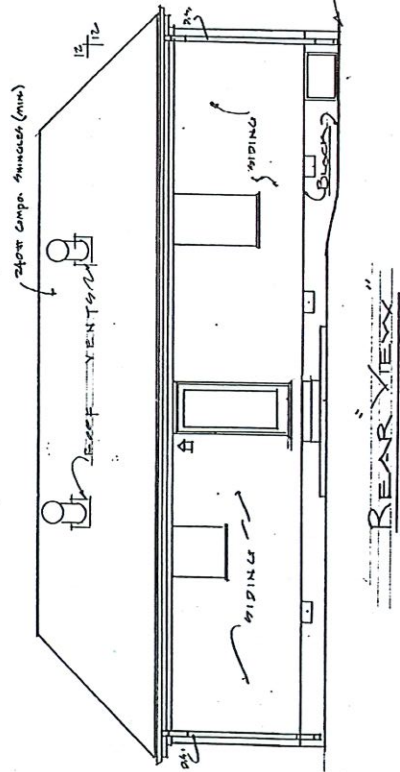
GLENN BRADLEY, JR  
JAMES HUBERT SOWELL, JR  
WILLIAM BRADLEY, JR  
668 N. HAYS AVE. 3RD WARD  
JACKSON, MADISON CO., TN

I certify that this survey meets the requirements of a category III survey and that the ratio of precision of the undadjusted survey is 1/10000+ as shown hereon.

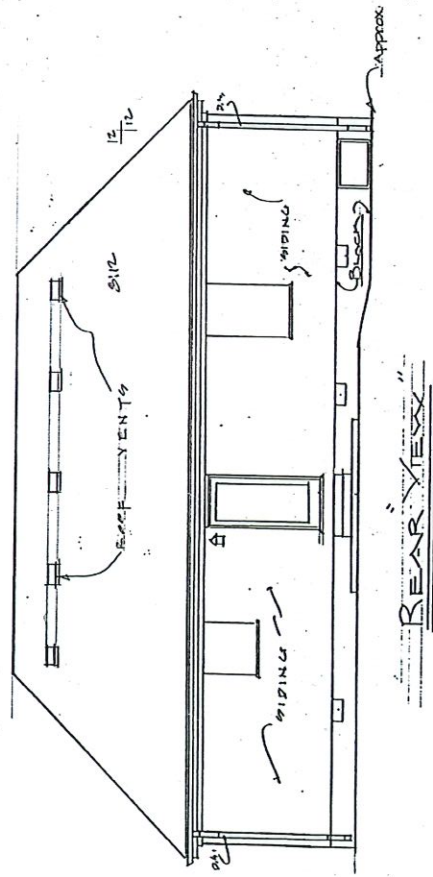
David A. Hall, RLS #943

DAVID HALL LAND SURVEYING CO.  
26 BRENTSHIRE SQ. SCALE: 1"=30'  
JACKSON, TN 38305 DATE: 1-20-23  
731-664-4598 DRAWN BY: DAH  
DAVIDHALLSURVEYING@GMAIL.COM

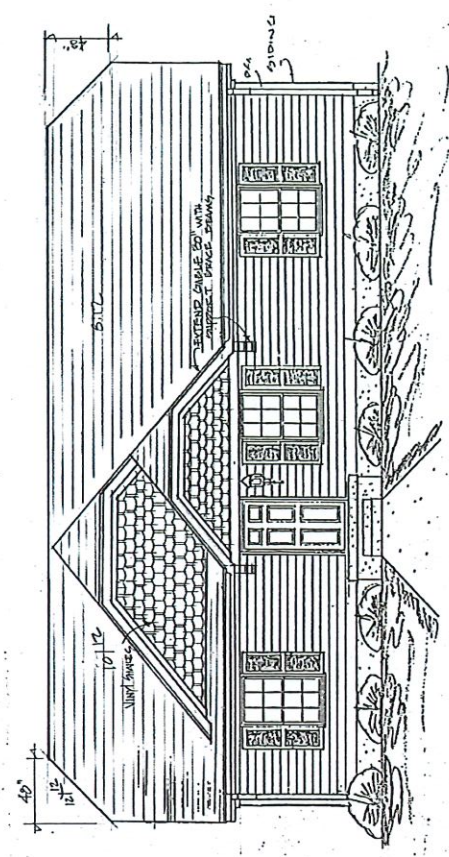




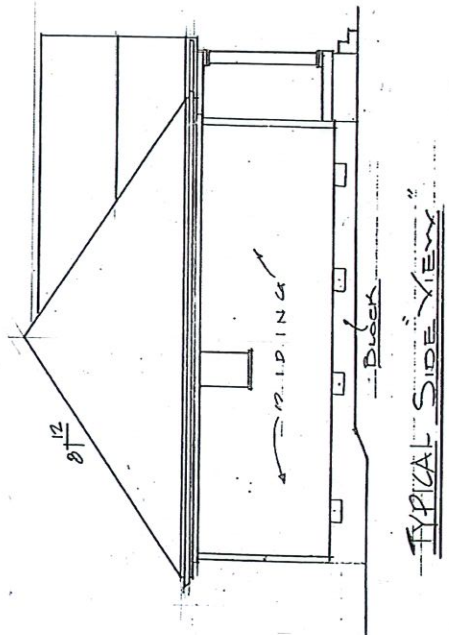




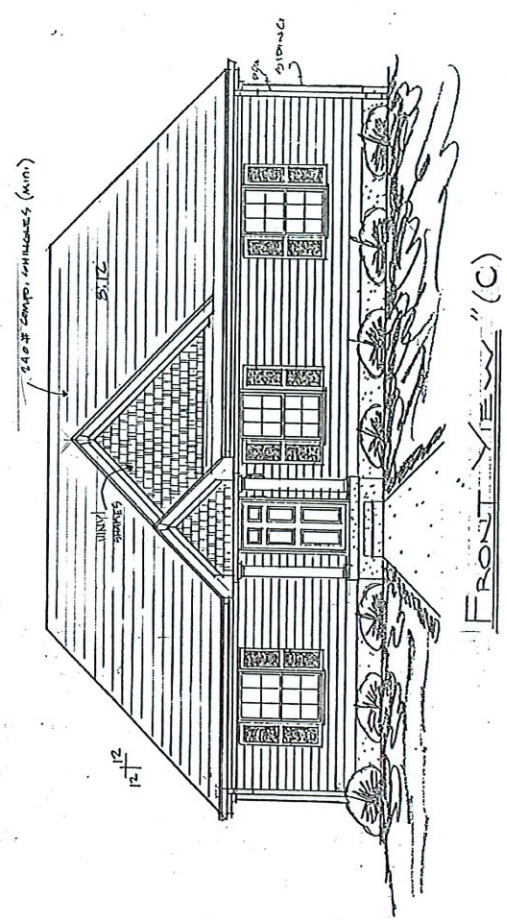
REAR VIEW



FRONT VIEW (B)

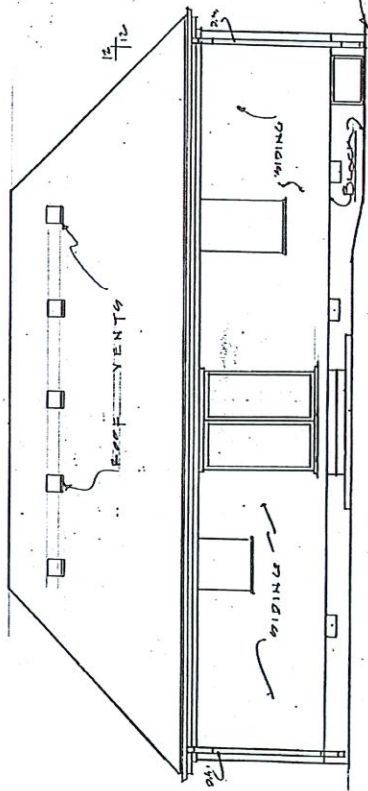


TYPICAL SIDE VIEW

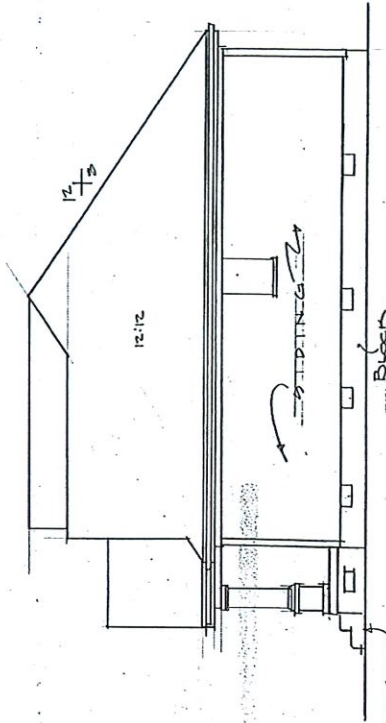


FRONT VIEW (C)

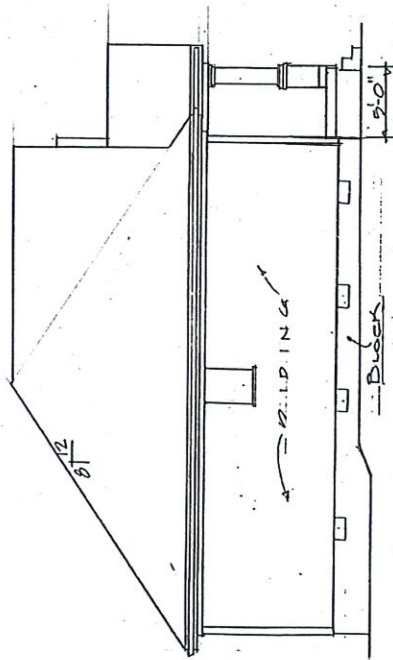




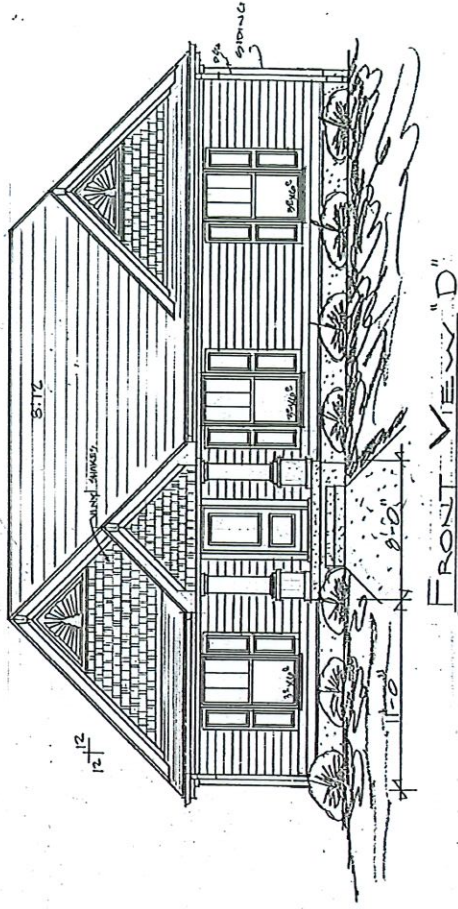
REAR VIEW



RIGHT SIDE VIEW



LEFT SIDE VIEW



FRONT VIEW "D"