

AGENDA
CITY BOARD OF ZONING APPEALS
JACKSON CITY HALL—101 EAST MAIN STREET—FIRST FLOOR
GEORGE A. SMITH MEETING ROOM
APRIL 24, 2023 – 3:30 P.M.

- I. CALL TO ORDER/DETERMINATION OF QUORUM
- II. APPROVAL OF MINUTES OF THE JANUARY 23, 2023 MEETING
- III. PUBLIC HEARINGS:
 - 1. Consideration of a special exception request by Dakota O' Bryant, on behalf of Steve Catalano, for approval to construct and operate a drive-thru restaurant on the property located at 2757 North Highland Avenue within the O-C (Office-Center) District.
 - 2. Consideration of a special exception request by Secure Storage of Jackson for approval to construct a self-service storage facility type II on the property located south of Herron Grove Road and east of Southcreek Drive within the B-5 (Highway Business) District.
- IV. OTHER BUSINESS
- V. ADJOURNMENT

**MINUTES
CITY BOARD OF ZONING APPEALS
JACKSON CITY HALL—101 EAST MAIN STREET—FIRST FLOOR
GEORGE A. SMITH MEETING ROOM
JANUARY 23, 2023--3:30 P.M.**

Members Present: Mamie Hutcherson
Pat Ross
Max Hart
Janna Hellums

Staff Present: Elvis Hollis, Senior Planner
Stan Pilant, Director of Planning

The meeting was called to order upon Vice Chair Pat Ross making a determination of a quorum.

The minutes of October 24, 2022 were unanimously approved on motion of Max Hart and seconded by Janna Hellums.

Consideration of a permitted use determination request by Lawrence Pierce for approval to establish a tailor shop on the property located at 29 or 32 Weatherford Square within the O-C (Office-Center) District. – Mr. Hollis presented the request to the board. Mr. Hollis stated that Mr. Pierce is proposing to either construct and operate a tailor shop on the property located at 29 Weatherford Square or occupy an existing building at 32 Weatherford Square. The operation involves tailoring suits for his clients and having some clothing items available for sale. The O-C (Office Center) District allows sewing and alteration shops as uses permitted as special exceptions. The retail portion of his business is not allowed outright in this district. Since the O-C District allows some retail uses such as: bookstores, camera shops, drugstores, gift shops, and office supply stores, the Planning Staff would recommend approval of the tailor shop and the retail of clothing items.

Lawrence Pierce was present to represent this request and stated that he has owned his business since 2009. Most of Mr. Pierce's retail sales consist of custom suits, off the rack suits and alterations. The shop will mostly operate by appointments with very few walk-ins.

The motion was made by Janna Hellums and seconded by Max Hart to approve this request as recommended by the staff. Motion passed unanimously.

Consideration of a special exception request by the Jackson-Madison County School System for approval to construct and operate a new Pre-K through 8th grade school on the property located at 1081 Ashport Road within the R-S (Single-Family Residential) District. – Mr. Hollis presented the request to the

board. Mr. Hollis stated that the Jackson-Madison County School System is requesting permission to construct and operate a new Pre-K through 8th grade school on the property located at 1081 Ashport Road (Map 33 Parcel 2.00) consisting of 41.5 acres. The property is situated in the R-S (Single-Family Residential) District which allows schools subject to approval by the City Board of Zoning Appeals. The applicants have submitted a site plan of the proposed Jackson-Madison County Pope Replacement Project which shows a Pre-k through 8th grade school building that will contain approximately 142,700 square feet in gross floor area and it will have 71 classrooms along with 12 administrative offices. The school will accommodate 1,200 students. There will be 432 parking spaces provided on the site. The loop around the site will also provide a third lane to be used for parallel parking during events occurring on the site. It appears that all zoning requirements can be met. All preliminary design aspects of the driveways are acceptable to the staff. However, 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 review process for permitting. Therefore, there could be additional requirements or modifications needed once the final site plan is submitted. Phase 2 will include a high school to accommodate the student body from the Pre-K through 8th grade school, a baseball field, a softball field, a football field with a track, and a field house. Phase 2 will have to come back before the BZA for approval and the JMCSS will be required to submit another traffic study at that time.

KCI Technologies was hired by the Jackson-Madison County School System to conduct a traffic impact study for Phase 1. The purpose of this study is to analyze the access plan and the traffic impacts associated with this proposed development. The analyses presented in this study indicate that the impacts of the proposed project on the existing street network will be manageable by providing the following recommendations:

As part of the construction of the project, all internal and external driveway connections should be designed such that the departure sight triangles, as specified by AASHTO, will be clear of all sight obstructions, including landscaping, existing vegetation, monument signs/walls, fences, etc. Traffic control officers should be utilized during school pick-up and drop-off times to direct traffic.

Ashport Road and Driveway A

- The southbound approach of Driveway A is planned to operate as ingress only and include two receiving lanes.
- Provide an eastbound left-turn lane on Ashport Road with a storage length that extends to the intersection of Ashport Road and Pleasant Plains Road.

- Provide a westbound right-turn lane on Ashport Road with a minimum of 75 feet of storage length.

Ashport Road and Driveway B

- The southbound approach of Driveway B should be stop-controlled, and a stop bar should be installed on the egress approach.
- Driveway B is planned to operate as egress only and should be designed to include sufficient width for two exiting lanes. The exiting approach should include one shared through/left-turn lane and one right-turn lane.

Ashport Road and Pleasant Plains Road

- Convert the stop-controlled intersection into a single-lane roundabout.

Old Humboldt Road and Ashport Road

- Provide a northbound left-turn lane on Old Humboldt Road with a minimum of 75 feet of storage length.
- Provide an eastbound right-turn lane on Ashport Road with a minimum of 175 feet of storage length.

Old Humboldt Road and US Highway 45 Bypass

- Upon completion of the development, optimize the signal splits in the AM peak hour. Furthermore, since this intersection is located along a coordinated corridor, the signal timings along the entire corridor should also be evaluated and updated as needed.
- Extend the eastbound right-turn lane to the intersection of Old Humboldt Road and Frontage Road/Nolan Cove.

Additional Recommendations

- Per discussions with the City of Jackson, an updated traffic impact study should be completed prior to the approval of Phase 2 of the development to determine if additional improvements are needed to accommodate the traffic generated by the high school.
- Parking should be developed per code.

- Final design of internal roadways and parking should meet all City of Jackson standards and the latest version of "A Policy of Geometric Design of Highways and Streets" published by AASHTO. Any parking lots and streets associated with the development should ensure that passenger cars and emergency vehicles are capable of making all turning movements. Internal intersections should be two-way stop-controlled unless all-way stop control warrants are met.

Barry Alexander, Alexander Engineering Inc., was hired by the City of Jackson Engineering Department to review the traffic impact study conducted by Meghan Sigler, KCI Technologies. According to Mr. Alexander, the study methodology and assumptions are generally in accordance with the City of Jackson's Traffic Study Guidelines, and the recommendations are reasonable given the nature of the project, the context of the area, and the City's criteria for mitigation. Mr. Alexander is recommending the acceptance of the study as presented. He said that the mitigation improvements recommended in the study can be summarized as follows:

Ashport Road at Driveway A (school entrance driveway)

- Widen Ashport Road to 3-lanes to provide an eastbound left-turn lane into the school driveway, extending west to meet the existing 3-lane section at Pleasant Plains Road. This will provide a continuous 3-lane section (two travel lanes plus center two-way-left-turn lane) between Pleasant Plains Road and the school entrance driveway.
- Widen Ashport Road to provide a westbound right-turn lane into the school driveway (minimum 75 foot storage length).

Ashport Road at Driveway B (school exit driveway) / Ivybrook Drive

- No mitigation improvements recommended.

Ashport Road at Pleasant Plains Road

- Reconstruct intersection as a single-lane roundabout.

Old Humboldt Road at Ashport Road South

- Widen Old Humboldt Road to provide a northbound left-turn lane with minimum 75 foot storage length.
- Widen Ashport Road to provide an eastbound right-turn lanes with minimum 175 foot storage length.

Hwy 45 Bypass at Old Humboldt Road

- Widen Old Humboldt Road to extend the existing eastbound right-turn lane back to the intersection with Frontage Road.
- Update signal timings after school is in operation so that timings can be based on actual traffic volumes, rather than theoretical projections. This may also necessitate re-timing of other signals operating in the same coordinated group (Hwy 45 Bypass @ Channing Way / Union University Drive), Hwy 45 Bypass @ Oil Well Rd, Hwy 45 Bypass @ Ashport Road, Oil Well Road @ Walker Road).

General Recommendations

- JMCSS should provide "crossing guard(s)" to assist with control of traffic at the school driveways.
- It is my understanding that the City intends to recommend BZA approval that applies to the initial (Phase 1) construction of the K-8 school on the site only. The assumed future construction of a high school on the same site (analyzed in the study as 2026 Phase 2 development), will require an updated traffic study, which may recommend additional mitigation measures. The study report makes reference to this under the Additional Recommendations.

The planning staff recommends approval to construct and operate a new Pre-K through 8th grade school on the property located at 1081 Ashport Road with the following conditions:

1. The Jackson-Madison County School System must complete all improvements recommended above by KCI and Alexander Engineering. These recommended improvements must be completed by the school system prior to the school being occupied.
2. There must be a zero net increase in storm water runoff from the post-development of this site.
3. The proposed development must go through the site review process.

Afterwards, Pat Ross expressed her concerns regarding the construction of the three-lane road and the traffic it will produce.

Meghan Sigler, KCI Technologies, was present and discussed that traffic control plans will have to be completed to determine the traffic volume associated with this project.

Drew Ewing, Architect of Education Design with Orcutt-Winslow, explained that the traffic control plans have not been tasked currently. However, the plans would possibly come out when the construction documents are submitted before permitting.

Gayle Britton, property owner, was present to express her concern towards traffic and would like the public to have the opportunity for input before the final approval.

Mr. Elvis explained how this meeting was the public hearing for the public to have their input.

Lake Smith was present and stated that he owns a farm in the neighborhood. His concern was the possible increase of stormwater once the school is constructed that would greatly impact his property.

Mr. Elvis stated that the City is currently working on a comprehensive drainage study that should be completed by December 2026. He stated that during the permitting phase, a hydraulic study will also be required.

Janna Hellums added that the Tennessee Department of Environment and Conservation is responsible for a stormwater prevention plan that is also required to be submitted.

The motion was made by Max Hart and seconded by Pat Ross to approve this request as recommended by the staff. Motion passed unanimously.

Consideration of an appeal of the decision by the Zoning Administrator to not allow a yard for the processing of tree waste into mulch on the property located at 324 Williams Street within the I-2 (Light Industrial) District. – Mr. Pilant presented the request to the board. Mr. Spence currently operates at 510 Riverside Drive which is situated in the I-3 (General Industrial) District. However, Mr. Spence would like to expand his business by utilizing the parking lot area of the property referenced as Map 77K Group A Parcel 4.00. New Holding, LLC, the current owner, purchased the property from Armstrong Flooring, Inc. on October 29, 2019. This property consists of multiple parcels and address numbers. UNIJAX, Inc., which was the successor corporation to the Carroll Paper Company, sold this property to Triangle Pacific Corporation on November 15, 1978. They conveyed it to Bruce Hardwood Flooring, Inc. which became known as Hartco Flooring Company, then Armstrong Hardwood Flooring Company. This company closed at the later part of 2017 (the article is included in the packet).

According to Mr. Spence, the previous use of the property was nonconforming. Therefore, it is his opinion that the BZA can permit him to change from one nonconforming use to another. According to the City of Jackson Zoning Ordinance, Article V. Section 16 B. Uses Permitted, the manufacturing of wood flooring is permitted outright in the I-2 (Light Industrial) District. The drying of lumber was ancillary and part

of process of manufacturing wood flooring. Therefore, the Armstrong operation was a conforming use.

According to the City of Jackson Zoning Ordinance, Article V. Section 17 B. Uses Permitted, a sawmill is a use permitted outright in the I-3 (Light Industrial) District. It is the opinion of the Planning Staff that Mr. Spence's proposed use is similar in nature to a sawmill. Therefore, a yard for the processing of tree waste into mulch would not be allowed at this location. In fact, yards or lots for scrap or salvage operations or for processing, storage, display or sales of any scrap, salvage, or secondhand building materials are prohibited.

Included in the information packet is a page from the Zoning Ordinance that talks about appealing the Zoning Administrator's decision. The language is fairly broad with no specific restrictions. It just says you can appeal any decision or refusal.

In his letter, Mr. Spence states. "My appeal is based on the continuance of nonconforming use as provided in *Article III, Section H in the zoning resolution.*" The section he references is the county's regulations, not the city. The city regulations (included in the packet) related to nonconforming uses of land are different than the county regulations (included in the packet). In the city regulations, there is no provision to change from one nonconforming use of land to another nonconforming use of land. There are only provisions for changing from one nonconforming use of structure, or structure and premises, to another. As stated above, the Armstrong operation was not a nonconforming use.

Mr. Spence's appeal is not justified based on the following:

- 1) The Armstrong use was not nonconforming.
- 2) His proposed use is prohibited in the I-2.
- 3) His use requires an I-3 classification, the property is zoned I-2.
- 4) Rezoning is the only remedy, which is not within the authority of the BZA.

Afterwards, Sam Spence was present to represent his appeal. Mr. Spence's argument was that the Armstrong's operation was never compliant with the I-2 zoning classification and that the drying of the lumber was secondary to the primary operation, which was the production of finished hardwood flooring.

Mr. Pilant clarified that the primary use of the track was to manufacture hardwood flooring. Since stacking the lumber was part of the process, that is what determines nonconformity.

Tommy Fox, owner of the Armstrong operation, was present and stated that the property in question is not the Armstrong property, but the Miller Lumber Company property which has been a sawmill company for over a hundred years. Mr. Fox's

argument was that whether the property was zoned properly or not, the sawmill business was grandfathered in under the state law because it was present before any zoning was established.

Mr. Pilant clarified that the Planning Staff could not find any record of a business license for the Miller Lumber Company. Also, the current state of the property is not used for sawmilling. Mr. Pilant also added that under state law, if the sawmill was considered nonconforming, a nonconforming use can continue until it has been out of business for thirty months and then reverts back to conforming. Since the sawmill has been out of business for over thirty months, there cannot be a continuation of the nonconforming use.

Attorney Lewis Cobb was present to address Tennessee Code Annotated § 13-7-208.

Jeff Hams, adjacent business owner, was present to clarify that the Miller Lumber Company was running from 1988 up until 2015 or 2016.

The motion was made by Max Hart and seconded by Pat Ross to deny the appeal as recommended by the staff. Motion passed on a vote of 3 in favor, 1 opposed (Hellums).

There being no further business, the meeting was adjourned.

PLANNING STAFF REPORT

The following is the staff report for appeals under review by the Board of Zoning Appeals at the April 24, 2023 meeting:

Dakota O' Bryant, on behalf of Steve Catalano

Consideration of a special exception request by Dakota O' Bryant, on behalf of Steve Catalano, for approval to construct and operate a drive-thru restaurant on the property located at 2757 North Highland Avenue within the O-C (Office Center) District. Attached is a copy of the letter of justification submitted by the applicant.

The applicant has submitted a site plan showing a multi-tenant building containing 5,700 square feet and a drive-thru restaurant containing 2000 square feet. The proposed development will have a total of 80 parking spaces. There will be one curb cut for entrance and exit. It appears that all zoning requirements can be met.

The O-C (Office Center) District allows restaurants, excluding drive-in or quick service type facilities, as a use permitted as special exceptions. The Board of Zoning Appeals may permit uses as special exceptions that are similar in character to those allowed in the district and will not be injurious to the district. Since the pandemic, many restaurants have gone to a carry-out or drive-thru model with less in-restaurant dining. It is harder to distinguish one type of restaurant from another. Therefore, the planning staff recommends approval of this request.

Secure Storage of Jackson

Consideration of a special exception request by Secure Storage of Jackson for approval to construct a self-service storage facility type II on the property located south of Herron Grove Road and east of Southcreek Drive within the B-5 (Highway Business) District. The Board of Zoning Appeals may permit as special exception a self-service storage facility type II, as regulated by the City of Jackson Zoning Ordinance Article VI, Section 21. As required by the ordinance, the applicants have submitted all the proper documentation for review. (See packet)

The property contains approximately 10.53 acres or 458,570 square feet. The applicants have submitted a preliminary site plan that shows that there will be one (1) office building, thirteen (13) self-service storage buildings, and two (2) climate controlled buildings containing a total of 113,090 square feet. This would

be in compliance with the fifty percent (50%) maximum lot coverage requirement.

According to the City of Jackson Zoning Ordinance Article VI, Section 21, self-storage facility type II must meet the following requirements:

B. GENERAL PROVISIONS **1. Self-service Storage Facilities consist of three (3) types: Type I, Type II, and Type III. Type I represents the conventional form of self-service storage facility usually referred to as "mini-warehouses". Type II is a self-service storage facility that emphasizes innovative design and aesthetic measures such as decorative fencing, landscaping and brick construction. Type III represents an internal climate controlled self-service storage facility where all storage units are contained within an enclosed building and serviced from inside with no exterior access.

2. Self-service Storage Facilities must have direct access to a collector or arterial street as shown on the Major Route Plan, or have access to a street classified as nonresidential.

3. No activities other than rental of storage and pick-up and deposit of dead storage shall be allowed on the premises. Examples of activities prohibited on the premises are: a. Auctions, commercial wholesale, retail, garage or other miscellaneous sales. b. The servicing, repair, or fabrication of motor vehicles, boats, trailers, lawn mowers, appliances, or other similar equipment. c. The operation of power tools, spray painting equipment, table saws, lathes, compressors, welding equipment, kilns, or other similar equipment. d. The establishment of a transfer and storage business. e. Any use that is noxious or offensive because of odors, dust, noise, fumes, or vibrations. f. The storage of hazardous chemicals or materials.

4. No electrical power supply shall be accessible to the renter/lessee of the storage unit.

5. All storage shall be within an enclosed building, except propane or gasoline engines or storage tanks or any boat or vehicle incorporating such components, which shall be stored only in designated screened areas. This provision shall not be interpreted to permit the storage of partially dismantled, wrecked, or inoperable vehicles.

6. Incidental manager's quarters, either separate office and living quarters or a combination thereof, is permitted.

7. Area regulations shall be controlled as provided for in the B-5 (Highway Business) District except where otherwise stated in this section.

8. Signs as approved by the Board of Zoning Appeals. For specific sign requirements, refer to the Sign Code of the City of Jackson.

9. As a part of the review the Board of Zoning Appeals may seek additional information and may impose any additional restrictions as they deem necessary and appropriate.

10. Off-street Parking: One (1) space for each employee; One (1) space for each 300 square feet of business office space. For additional specific parking requirements, refer to Article VI, Section 14.

11. There shall be a six (6) foot high sight proof fence constructed of wood, metal, or masonry material and erected on the property line which abuts a residential zone. The design and type shall be approved by the Board of Zoning Appeals.

D. TYPE II SPECIFIC PROVISIONS 1. Interior drives between storage buildings shall be a minimum of twenty-four (24) feet in width and shall promote easy ingress and egress throughout the site. Individual storage units shall not exceed 500 square feet.

2. A barrier must be provided around the perimeter of the development. Said barrier shall be located on the setback line and may consist of either the solid facade of the storage structure or a fence. If the barrier is to be provided by a fence, said fence shall be a minimum of six (6) feet in height. Woven wire fencing shall be expressly prohibited.

3. Signs or other advertising medium shall not be placed upon, attached to, or painted on said barrier.

4. The exterior walls of the business office/manager's residence and any wall visible from adjacent residential property or a public right-of-way shall be composed of brick, stucco, or other similar masonry material. Concrete block units shall be expressly prohibited as an exterior wall veneer.. Metal clad and vinyl siding shall be expressly prohibited. All mechanical shall be screened from street view.

5. Maximum lot coverage - 50 percent

6. Within front and side yard setbacks, visible from the street, trees shall be planted 40 feet on center. A landscaping plan indicating the type and location of the proposed plantings shall be included with the site development plan. Planting at the entrance shall consist of a variety of plants and trees to enhance the

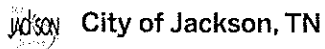
streetscape and visual attractiveness of the facility. For additional landscaping requirements, refer to Article VI, Section 23.

7. A signage plan indicating the size, design and location of the proposed sign(s) for the facility shall be included with the site development plan. The sign(s) shall be of a design and construction to contribute to the visual attractiveness of the facility.

8. All outdoor lights shall be shielded to direct light and glare only onto the facility premises and be of sufficient intensity to discourage vandalism and theft. Said lighting shall be deflected, shaded, and focused away from all adjoining property.

The site plan shows that all zoning requirements can be met. Therefore, the planning staff recommends approval of this request with the following conditions:

1. All grading, structures, or development of any kind within the AE Flood zone will need appropriate documentation from the flood administrator or FEMA prior to construction.
2. The proposed development must go through the site review process. The design review will take place during this process.
3. The extension of Southcreek Drive must be completed before the issuance of the final Certificate of Occupancy.
4. The properties must be combined by final plat.



03/20/2023

JBZA-23-1**Board of Zoning Appeals Application****Status:** Active**Date Created:** Mar 20, 2023**Applicant**

Dakota O'Bryant
dobryant@dmgnashville.com
4209 Gallatin Pike
Nashville, TN 37216
6152275863

Applicant Information**Applicant Name**

Dakota O'Bryant

Applicant Address

4209 Gallatin Pike

Applicant City

Nashville

Applicant State

TN

Applicant Zip

37216

Applicant Phone

6152275863

Applicant Email

dobryant@dmgnashville.com

Property Information**Type of Request**

Special Exception Request

Planning Region

City

Describe and Justify Request

Our client is proposing a small 2,000 SF drive-thru restaurant and retail center on the property in question. Since the restaurant's drive-thru is the issue at hand, I have had multiple conversations with Senior Planner Elvis Hollis. He brought up the fact that all the 'O' zoning districts are a buffer between the residential districts to the north and the commercial districts to the south. With this buffer in place, a rezoning would not be approved. Since rezoning is not applicable, he suggested

asking for a special exception request, citing the City Codes Section 21, C. Uses Permitted as Special Exceptions, #8 that reads "Other uses similar in character to those enumerated above and which in the opinion of the Board of Zoning Appeals will not be injurious to the district." Since restaurants are allowed via special exceptions already, this use would be similar in character.

The appropriate landscaping buffers and lighting requirements will be in place to follow city codes.

Address of Subject Property

2757 N Highland Ave

Note

A PRE-APPLICATION CONFERENCE WITH ELVIS HOLLIS IS REQUIRED BEFORE SUBMITTAL OF THIS APPLICATION. TO MAKE AN APPOINTMENT PLEASE CALL 731-425-8283 OR EMAIL AT EHOLLIS@JACKSONTN.GOV.

Planning Department Information

March 20, 2023

Elvis Hollis
City of Jackson Planning Department
111 East Main Street
Suite 201
Jackson, TN 38301
(731) 425-8283



Elvis,

On behalf of the owner, Steve Catalano with Tennessee Donut Realty, LLC, I am writing you a justification letter for the necessary zoning appeal below. Along with this letter, please find the application fee, preliminary site plan, and color building elevations for your benefit.

As shown on the site plan, a drive-thru restaurant and retail building are proposed on the parcel in question at the address of 2757 N Highland Ave. Retail and Office space is permitted by right while the restaurant's drive-thru is this issue at hand.

Per our email and phone conversations, you brought up the fact that the 'O' zoning districts are a buffer between the residential districts to the north and the commercial districts to the south. With this buffer in place, a rezoning would not be approved. You brought up the idea of going before the BZA with a Special Exception Use for the drive-thru, citing the City Codes Section 21, C. Uses Permitted as Special Exceptions, #8 that reads "Other uses similar in character to those enumerated above and which in the opinion of the Board of Zoning Appeals will not be injurious to the district."

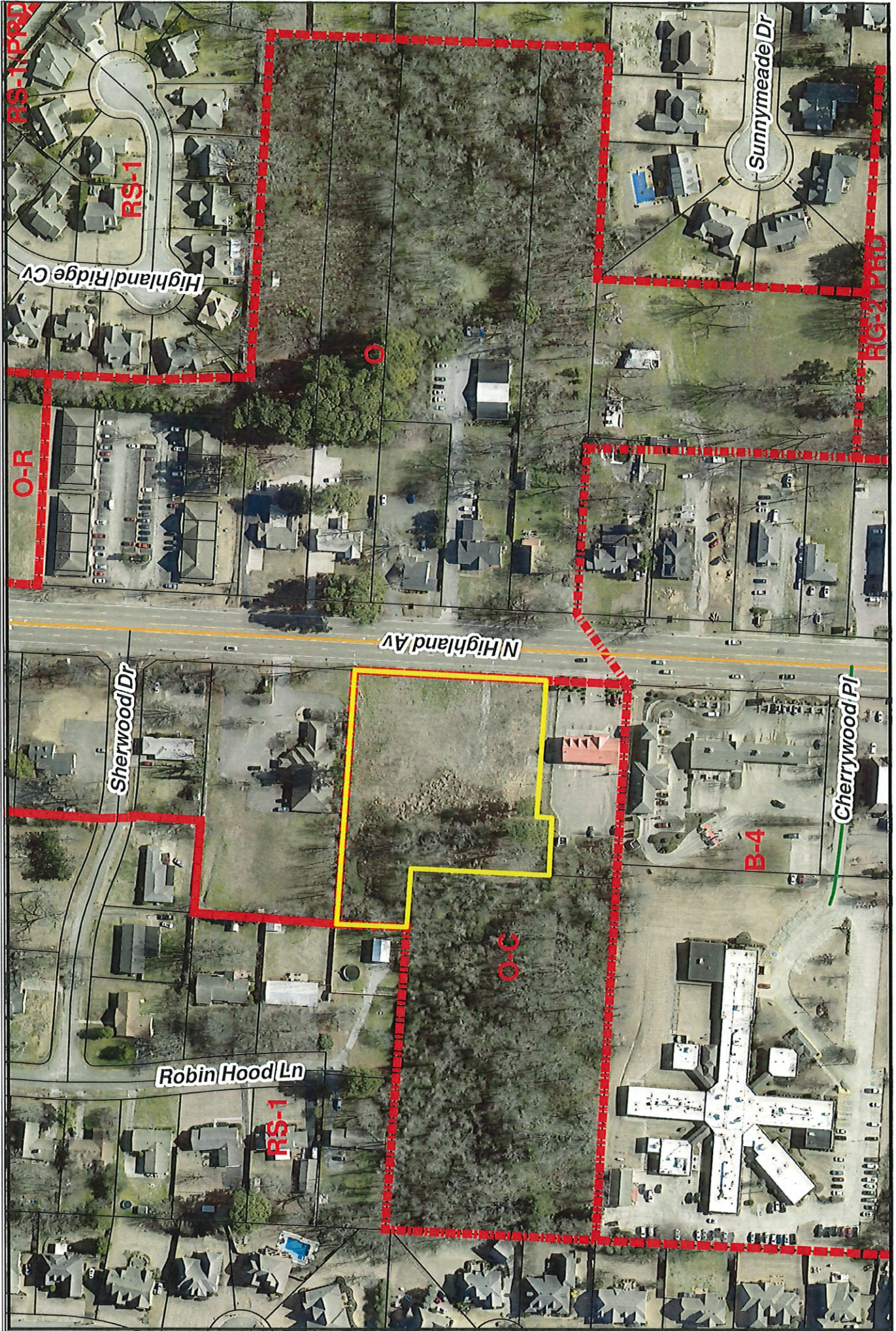
I am now requesting approval for the special exception use of the restaurant with drive-thru capabilities in the 'O-C' zoning district.

If you have any questions or need additional information, please feel free to give me a call at (615) 227-5863.

Thank you,

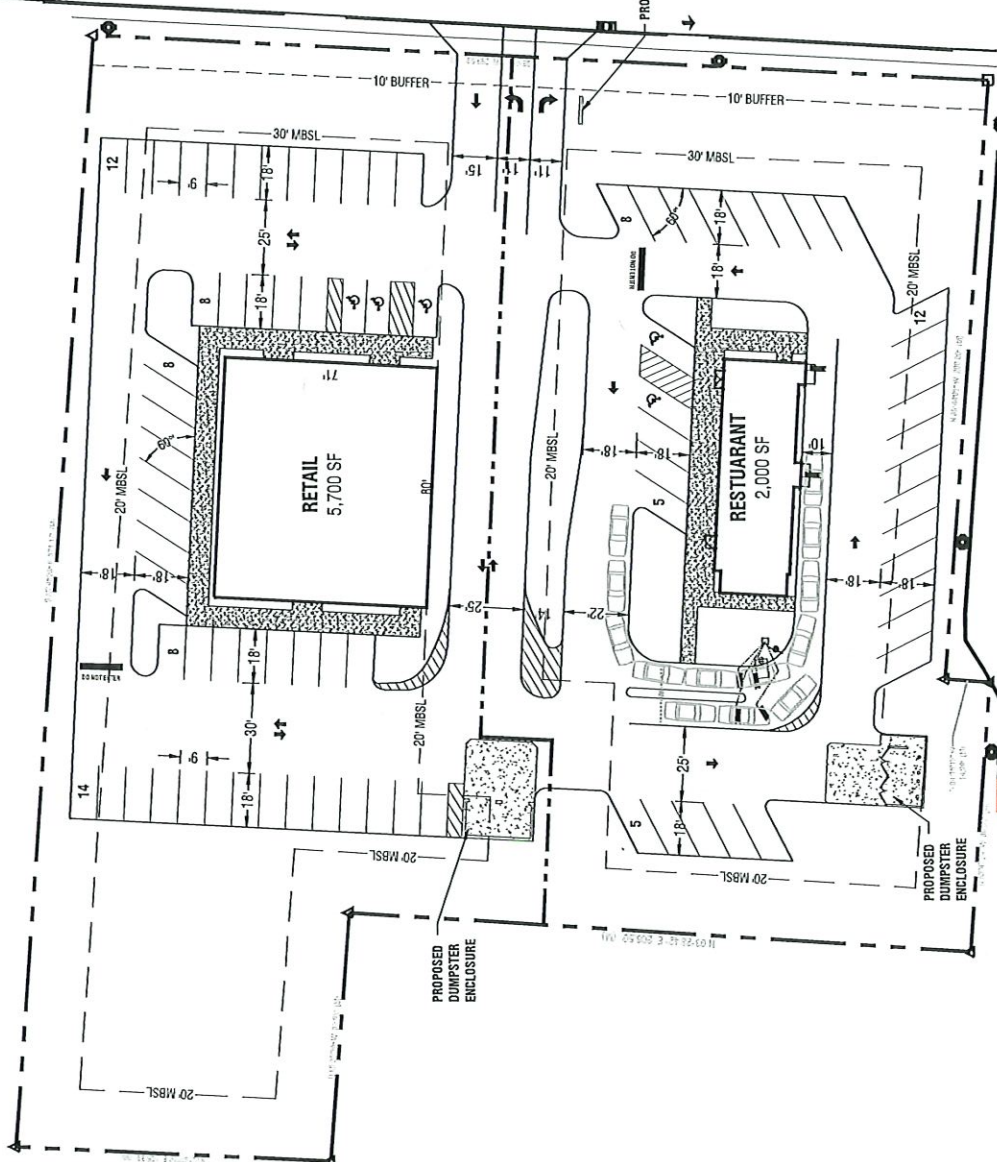
Dakota O'Bryant

CITY B.Z.A. SITE LOCATION MAP
SPECIAL EXCETION REQUEST
#2757 NORTH HIGHLAND AVENUE

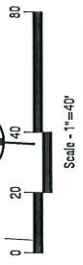


NOTE:
THE PARCEL CONFIGURATION AND PROPOSED LAYOUT SHOWN HEREON IS
BASED ON INFORMATION DERIVED FROM AERIAL IMAGERY, MUNICIPAL C.L.S. DATA OR
OTHER UNCONFIRMED SOURCES. THIS PLAN SHOULD BE CONSIDERED AS
APPROXIMATE AND SUBJECT TO CHANGE BASED ON RECEIPT OF MORE ACCURATE
INFORMATION.

GENERAL INFORMATION:
ADDRESS: 350 HWY 109
PARCEL ID: 037-044-0000-000-0021
ZONING: T2C (OFFICE CENTER DISTRICT)
USE PERMITTED: YES (RESTAURANT W/
DRIVE-THRU)
SPECIAL EXCEPTION USE WILL BE NECESSARY
REQUIRED PARKING PER ORDINANCE:
RETAIL: 1 SPACE PER 200 SF
RESTAURANT: 14 SPACES PER 1,000 SF
PARKING REQUIRED:
RETAIL: 28 SPACES (5700 / 200)
RESTAURANT: 28 SPACES (1979 / 1000) * 14
PARKING PROVIDED:
RETAIL: 30 SPACES (INCL ADA SPACES)
RESTAURANT: 30 SPACES (INCL ADA SPACES)
TOTAL: 60 SPACES (INCL ADA SPACES)
REQUIRED LANDSCAPING PER ORDINANCE:
60% OF LANDSCAPING MUST BE VISIBLE FROM NORTH
HIGHLAND AVE. PLANNER TO REQUIRE A WELL
DEVELOPED LANDSCAPE PLAN.
BASED ON PARKING PROVIDED, AN APPROXIMATELY
2,000 SF RESTAURANT IS THE MAXIMUM SIZE AVAILABLE
IN THE RETAIL BUILDING.



N HIGHLAND AVE



Prepared For:
CAMPORASSO LAW
3 PARK STREET
LEMINSTER, MA 01453
(978) 534-7102

DMG
4209 GALLATIN PIKE
NASHVILLE, TN 37216
TEL: (615) 227-5553
www.dmgashville.com
DEVELOPMENT
MANAGEMENT GROUP, LLC

**PROPOSED MULTI-TENANT
DEVELOPMENT**
2757 N HIGHLAND AVE
JACKSON, TENNESSEE

PRELIMINARY SITE PLAN
SP-01
SCALE: 1"=40'
DATE: 02/24/23
DRAWN BY: DRD
DMS Project No: 23116



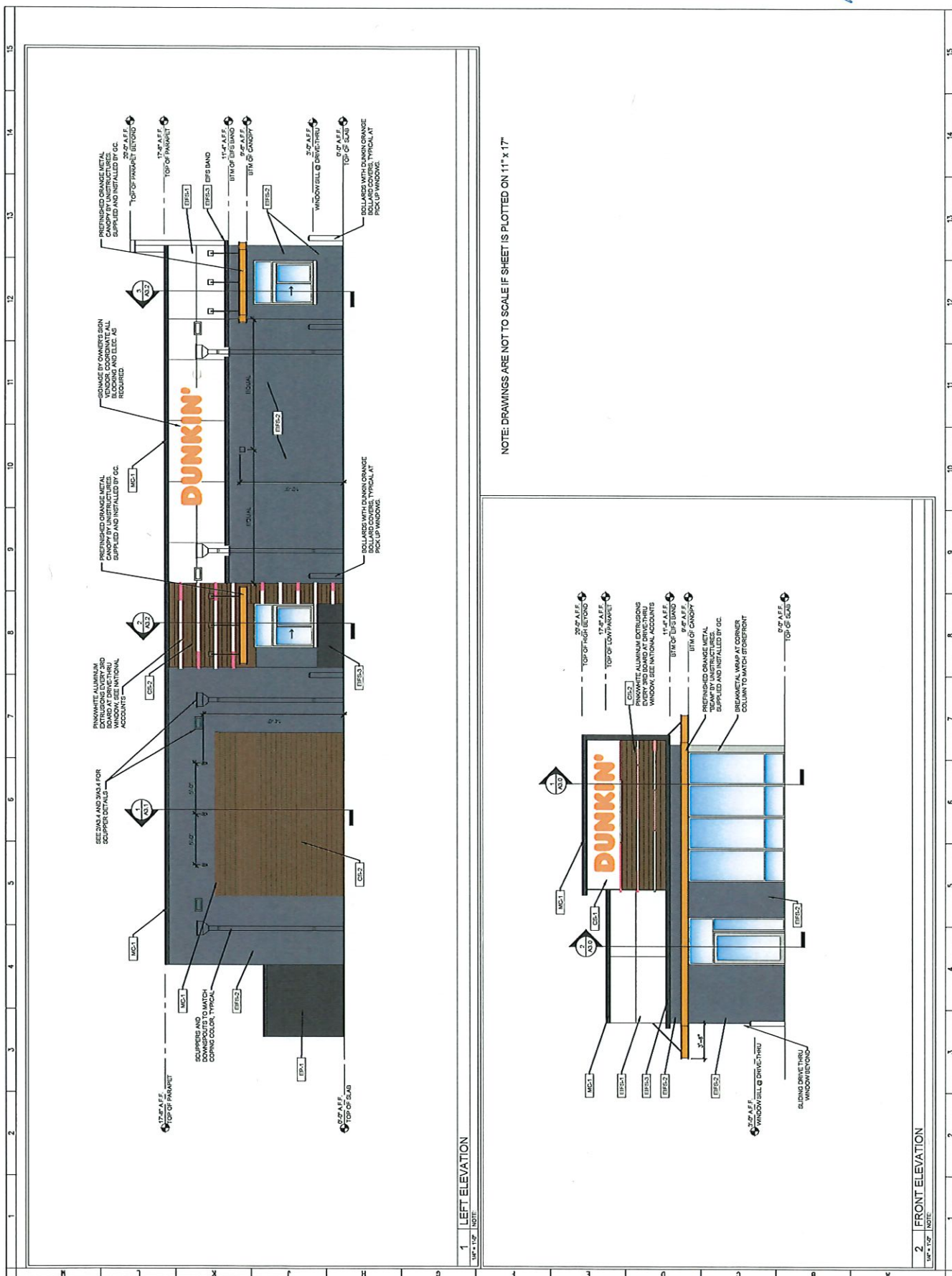
2757 N HIGHLAND AVE
JACKSON, TENNESSEE
RENOVATION EXTERIOR
ELEVATIONS
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REVISIONS

[illegible]

E+H ARCHITECTS, P.C.
750 OLD HICKORY BLVD.,
SUITE 150-2
BRENTWOOD, TN 37027
615.377.3111
www.e+harch.com





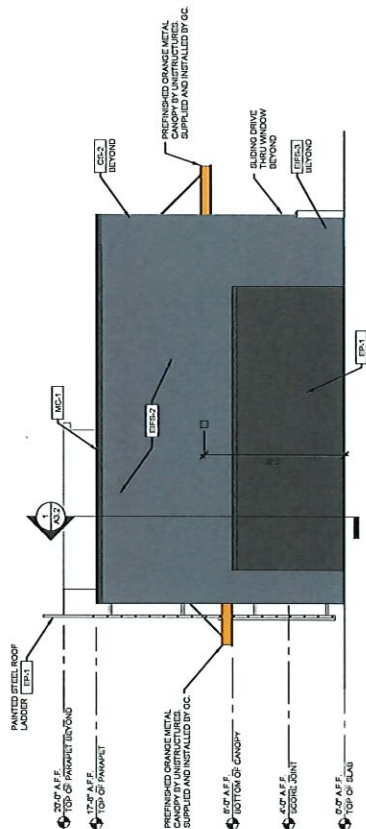
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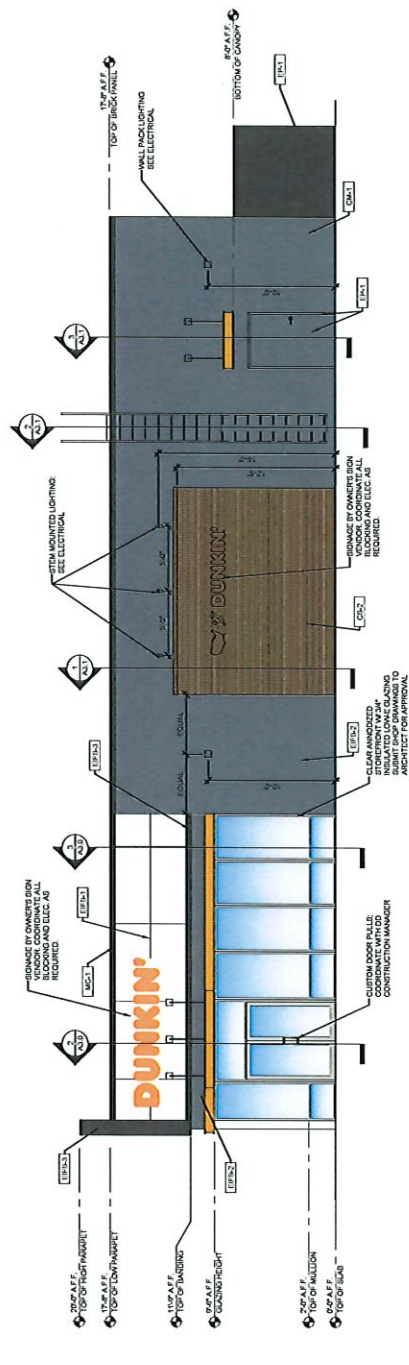
e+h
 759 OLD HICKORY BLVD.,
 SUITE 150-2
 KENNESAWOOD, TN 37027
 615.377.1111
 www.e+harch.com

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NOTE: DRAWINGS ARE NOT TO SCALE IF SHEET IS PLOTTED ON 11" x 17"



1	REAR ELEVATION
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2	RIGHT ELEVATION
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RETAIL BUILDING
JACKSON, TENNESSEE
RENOVATION EXTERIOR
ELEVATIONS
P C # XXXXXX

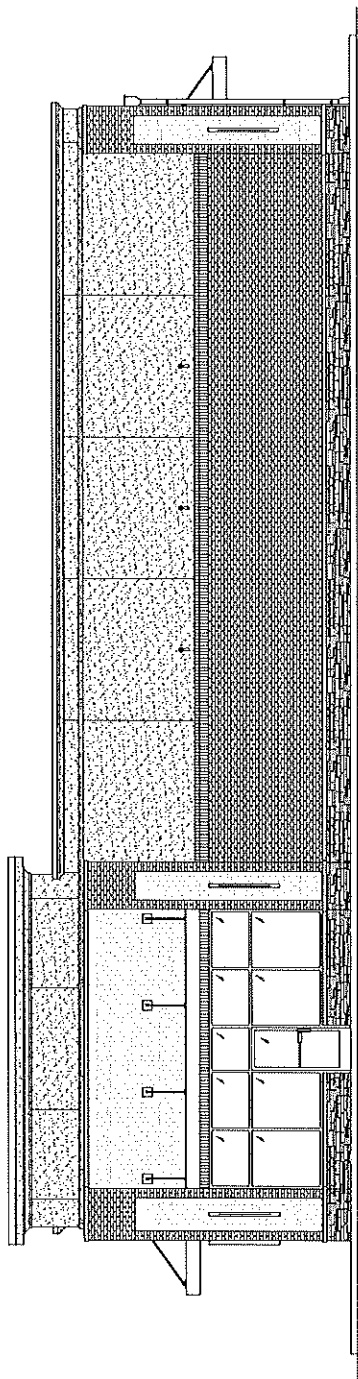
NO.	REVISIONS
1	ISSUED
2	REVISED
3	REVISED
4	REVISED
5	REVISED
6	REVISED
7	REVISED
8	REVISED
9	REVISED
10	REVISED



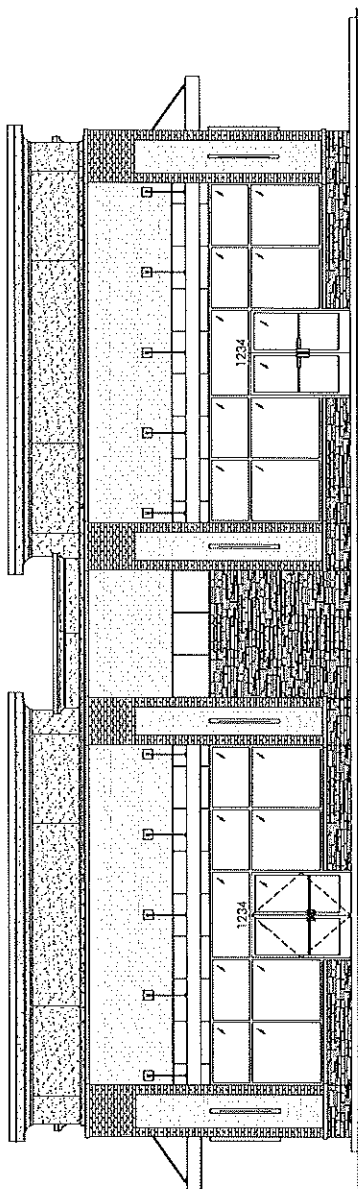
E&S ARCHITECTS, P.C.
250 OLD HICKORY ROAD
SUITE 100
BENTWOOD, TN 37027
615.377.1111
www.esarchitect.com



1 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



2 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



JBZA-23-2

Board of Zoning Appeals Application

Status: Active

Date Created: Apr 3, 2023

Applicant

Brandon White
brandon.white@tlmae.com
117 E. Lafayette St.
Jackson, TN 38301
731-733-4013

Applicant Information

Applicant Name

Matt Hoover

Applicant Address

51 S. Creek Dr.

Applicant City

Jackson

Applicant State

TN

Applicant Zip

38301

Applicant Phone

731-607-0553

Applicant Email

matthoover34@hotmail.com

Property Information

Type of Request

Special Exception Request

Planning Region

City

Describe and Justify Request

Secure Storage of Jackson is requesting a special exclusion for the construction of mini warehouses as regulated under the Article VI, Section 21 of the City of Jackson Zoning Ordinance

Address of Subject Property

South Creek Drive

Note

A PRE-APPLICATION CONFERENCE WITH ELVIS HOLLIS IS REQUIRED BEFORE SUBMITTAL OF THIS APPLICATION. TO MAKE AN APPOINTMENT PLEASE CALL 731-425-8283 OR EMAIL AT EHOLLIS@JACKSONTN.GOV.

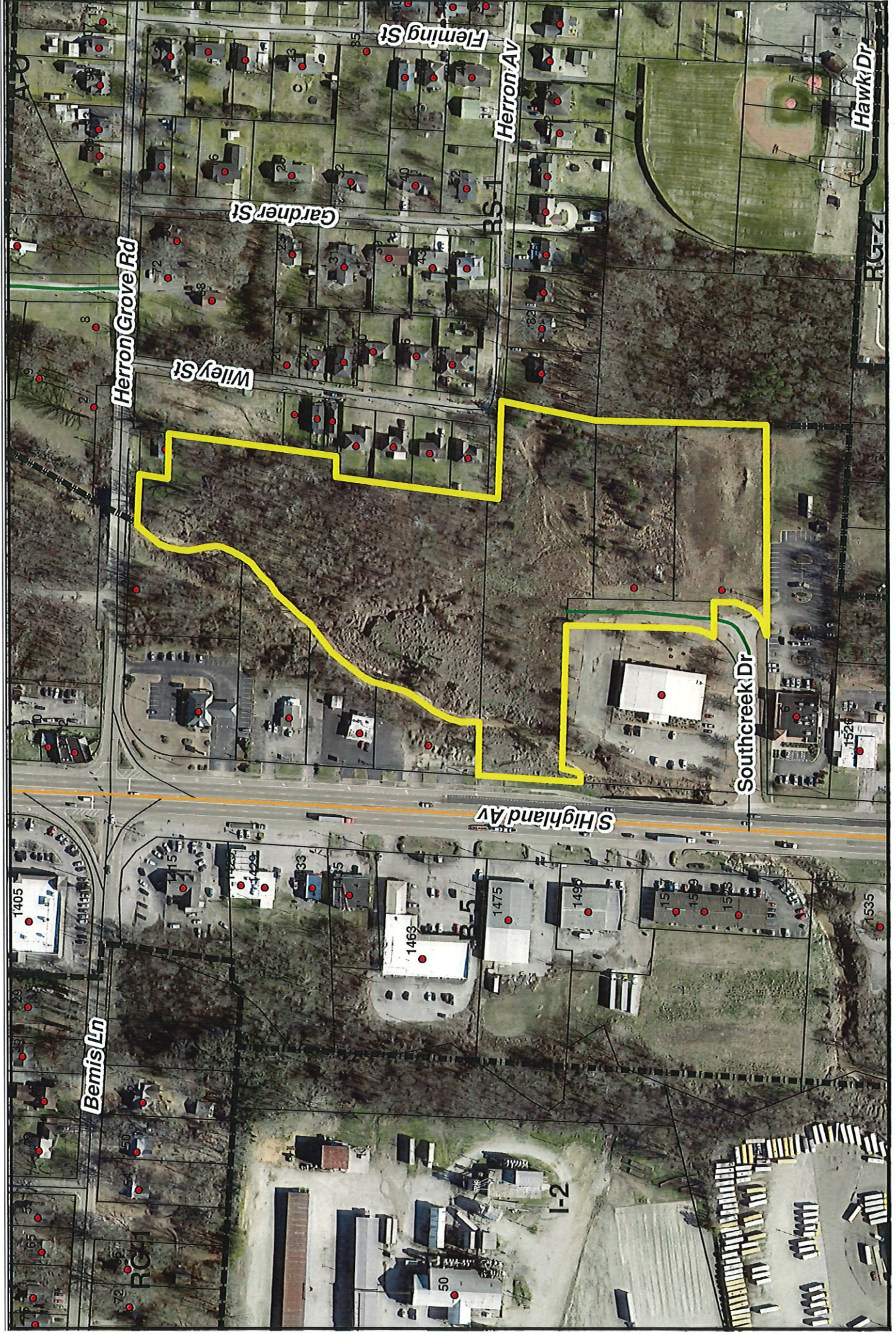
Planning Department Information

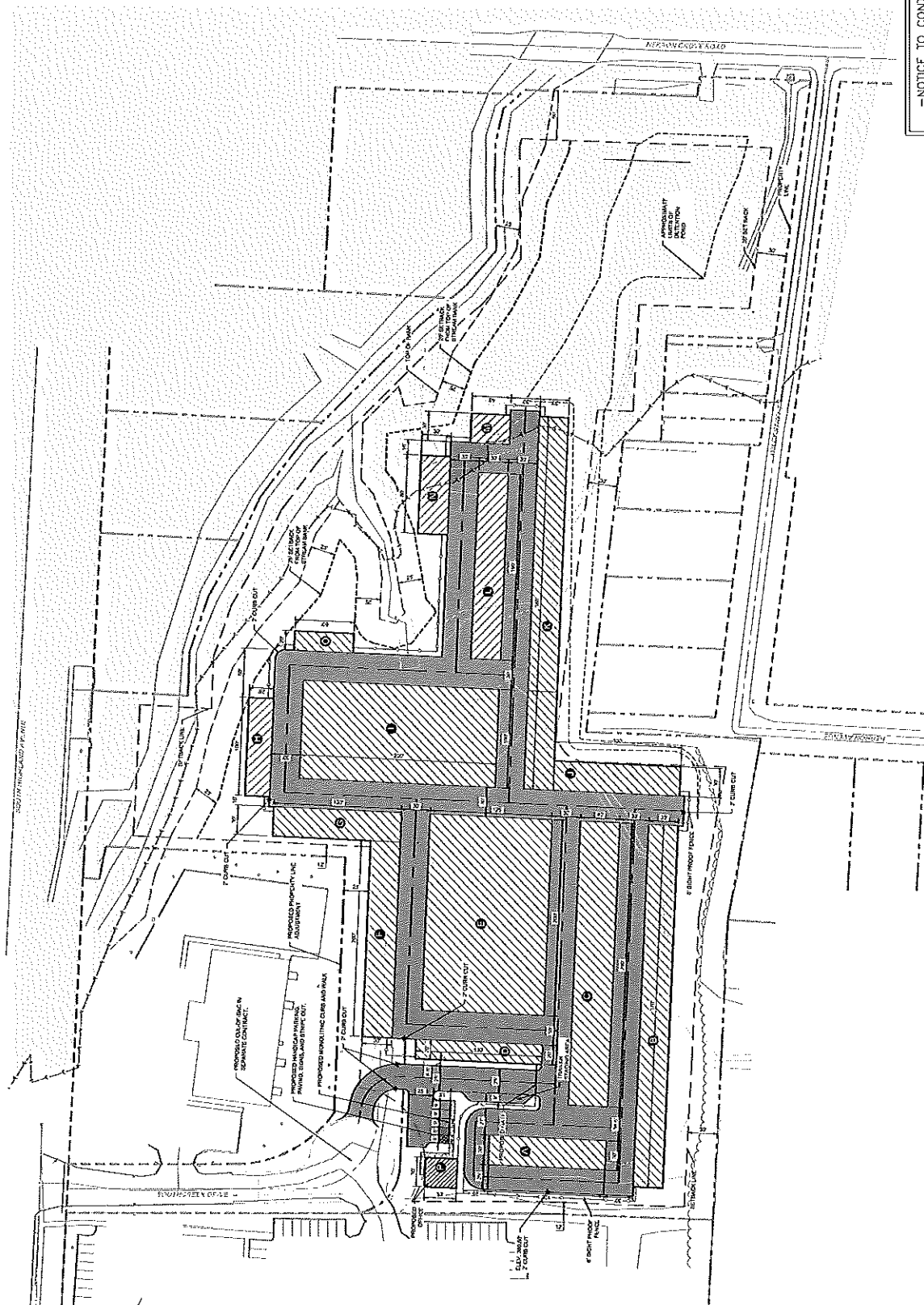
STATEMENT OF JUSTIFICATION

Secure Storage of Jackson

Secure Storage of Jackson will provide climate and non-climate controlled self-storage opportunities to the area. The location proposed is currently zoned B-5. Secure Storage of Jackson is requesting a special exclusion for the construction of mini warehouses as regulated under the Article VI, Section 21 of the City of Jackson Zoning Ordinance. The warehouses will focus on the southern portion of the property. The property to the North, South, and West are all zoned B-5. The property to the East is zoned RS-1





CITY B.Z.A. SITE LOCATION MAP
SPECIAL EXCEPTION REQUEST - MINI STORAGE FACILITY
#50 BLOCK OF SOUTHCREEK DRIVE





-NOTICE TO CONTRACTOR-

1. ALL SECTIONS OF THE CITY OF JACKSON ZONING ORDINANCE, THIS FACILITY WILL FOLLOW TYPE II SPECIFIC PROVISIONS.
2. ALL BUILDINGS OTHER THAN "C" AND "D" ARE NOT CLIMATE CONTROLLED.
3. LARGEST STORAGE UNIT WILL BE 10,000 SF.
4. ALL EXTERIOR WALLS WILL BE BRICK OR AN EQUIVALENT MATERIAL.
5. ALL FENCE WILL BE 6' HEIGHT POST.

			
PROPOSED LIGHT DUTY ASPHALT	PROPOSED CONCRETE PAVING	PROPOSED CONCRETE SIDEWALK	12000 LINS. 8' RIGHT OF WAY FENCE

CONTACT:
TAL
GRAHAM SPACE
WILCO SPACE

• 454.570.28
• 716.008.08
• 209.930

SQUARE FOOTAGE PER BUILDING	
A	3000 SF - PHASE #1
B	11100 SF - PHASE TBD
C	1600 SF - PHASE #1
D	2000 SF - PHASE #1
E	2500 SF - PHASE #1
F	9000 SF - PHASE #1
G	3000 SF - PHASE #1
H	2500 SF - PHASE #1
I	2000 SF - PHASE TBD
J	3000 SF - PHASE TBD
K	11400 SF - PHASE TBD
L	5700 SF - PHASE TBD
M	1200 SF - PHASE TBD
N	2400 SF - PHASE TBD
O	1200 SF - PHASE TBD
P	900 SF - PHASE #1
TOTAL	113000 SF