

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

- I. CALL TO ORDER/DETERMINATION OF QUORUM
- II. APPROVAL OF MINUTES FROM THE APRIL 5, 2023 MEETING
- III. REZONING (INNER REGION)
  - 1. Consideration of a request to rezone property located at 422 Smith Lane from F-A-R (Forestry-Agriculture-Recreation) District to I-2 (Manufacturing and Warehouse) District, comprising 75 acres, more or less, submitted by Josh LeFevre, Inc. on behalf of Rachel Smith and Annie Jamison, and an amendment to the Comprehensive Land Use Plan
- IV. SUBDIVISION
  - 1. Consideration of a final plat for Kingston Creek Section 3 comprising 29 lots on 6.26 +/- acres in a RS-2 (Single Family Residential) District, submitted by Surveying Services, Inc. on behalf of Kingston Creek Partners
  - 2. Consideration of a final plat for BMHCC Jackson Clinic comprising 3 lots and 1 common open space on 56.288 +/- acres in a B-5 (Highway Business) District, submitted by Health Tech Affiliates, Inc.
- 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**  
**APRIL 5, 2023—3:00 P.M.**

**Members Present:** Jerry Day, Chair  
Wayne Arnold, Vice Chair  
Charles Adams  
Janna Hellums  
Councilwoman Marda Wallace  
Pat Ross  
Mandy White

**Members Absent:** Mayor Scott Conger  
Chris Edwards

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

**Others Present:** David Hunt

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

The minutes of the March 1, 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 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 --** 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 rezone the property to construct a new hotel.

The Planning Staff recommended 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.

A motion was made by Charles Adams, seconded by Mandy White 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 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** -- 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 rezone the property to construct a veterinarian clinic. Mr. Pilant also added that he spoke with the owner regarding boarding services for the animals, which could cause excess noise near the residential neighborhood. The owner confirmed that the veterinary clinic will not provide boarding services.

The Planning Staff recommended 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 recommended approval of both.

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

**Consideration of a final plat for 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** -- Mr. Pilant presented the final plat to the planning commission. Using a location map, he explained the location of the site, surrounding uses in the area and the components of the final plat. The subdivision creates 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.

A motion was made by Wayne Arnold, seconded by Charles Adams to approve the final plat for Kingston Creek Section 2, as recommended by the staff. Motion passed unanimously.

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

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

A motion was made by Mandy White, seconded by Charles Adams to approve the proposed preliminary site plan for LaQuinta Inn & Suites, as recommended by the staff. Motion passed unanimously.

**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** -- Mr. Pilant presented the preliminary site plan for The Human Bean. Using a location map, he explained the location of the site and the components of the site plan.

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

A motion was made by Pat Ross, seconded by Wayne Arnold to approve the proposed preliminary site plan for The Human Bean, as recommended by the staff. Motion passed unanimously.

**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** -- Mr. Pilant presented the preliminary site plan for Express Oil Change and Tire Engineers. Using a location map, he explained the location of the site and the components of the site plan.

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

Afterwards, Councilwoman Marda Wallace questioned the visibility of the shop and work area from North Highland.

Mr. Pilant stated that he spoke with the applicant to discuss the concern. He stated that all service spaces visible from North Highland will remain closed during operation of business. Visibility will only occur when cars are coming in and going out the service spaces. There will be additional discussions during the permitting phase regarding the design.



A motion was made by Charles Adams, seconded by Wayne Arnold to approve the proposed preliminary site plan for Express Oil Change and Tire Engineers, as recommended by the staff. Motion passed on a vote of 6 in favor and 1 abstain, Councilwoman Marda Wallace.

**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** -- 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 construct a hotel.

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

A motion was made by Mandy White, seconded by Charles Adams to approve the proposed design review for Hyatt Place Hotel located at the southwest corner of West Forest Avenue and Lambuth Boulevard, as recommended by the staff. Motion passed unanimously.

**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** -- 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 construct a new home.

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

A motion was made by Wayne Arnold, seconded by Councilwoman Marda Wallace to approve the proposed design review for the construction of a new home located at 668 North Hayes Avenue, along with three additional home designs for future construction, as recommended by the staff. Motion passed unanimously.

There being no further business, the meeting was adjourned.



## MADISON COUNTY INNER REGION ZONING REPORT

**APPLICANT**

Agent: Josh LeFevre

**OWNER**

Rachel J. Smith & Annie Jamison

**ADDRESS**

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

Owner: 622 Smith Lane  
Jackson, TN 38301

**ACERAGE**

Requested: 75 ± acres

**TAX MAP REFERENCE**

Map 90, Parcels 26.01 & 27.00

**PRESENT USE**

Vacant

**PROPOSED USE**

Manufacturing/Warehousing

**PRESENT ZONING**

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

**PROPOSED ZONING**

I-2 (Manufacturing and Warehouse)  
District

**LOCATION**

The property is located at 422 Smith Lane.

**CURRENT LAND USE**

The property is generally bounded on the east by McKeller-Sipes Airport, on the north by government facilities, on the west by industrial/manufacturing, and on the south by residential.

**UTILITIES**

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

### **PETITIONER'S JUSTIFICATION**

The applicant is requesting this rezoning for constructing a 1,000,000 square foot facility.

### **LAND USE PLAN**

This property is currently depicted within the Comprehensive Civic Master Land Use Plan as an area deemed appropriate for Agricultural, therefore an amendment to change to Industrial is necessary.

### **REZONING STAFF RECOMMENDATION**

The Planning Staff recommends approval of the rezoning request and amendment to the comprehensive land use plan showing the property as appropriate for industrial uses and a logical extension of the existing I-2 (Manufacturing/Warehousing) District.



**422 SMITH LANE**





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

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

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

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

**WHEREAS**, an update is necessary to the land use plan to support the industrial rezoning request for 422 Smith Lane; and

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

**NOW, THEREFORE, BE IT RESOLVED** that the One Jackson Civic Master Plan Land Use Plan is hereby adopted, on motion of \_\_\_\_\_ seconded by \_\_\_\_\_, foregoing motion passed unanimously this the 3rd day of May 2023.

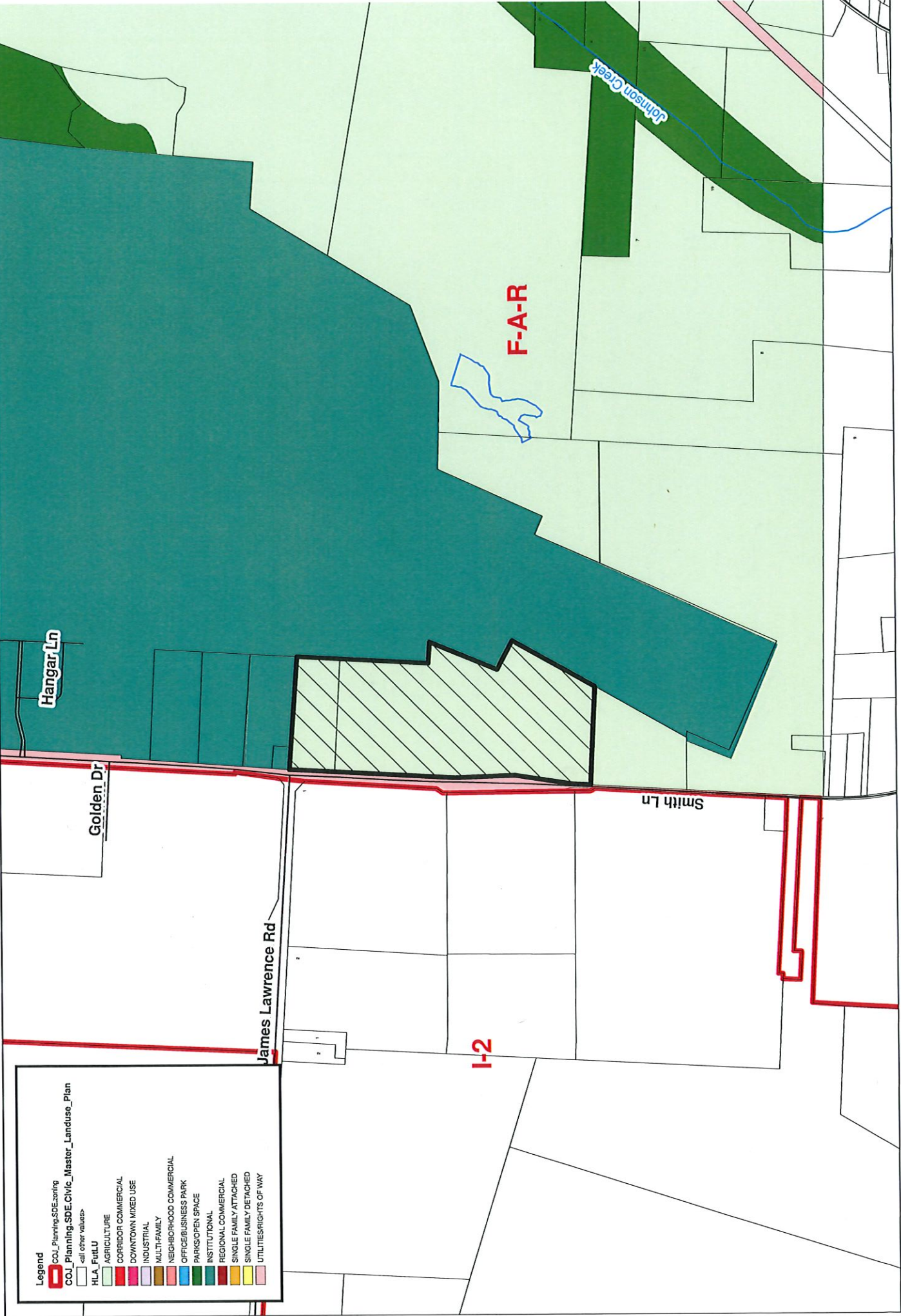
\_\_\_\_\_  
Chairperson of the Jackson Municipal Regional Planning Commission

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

# COMPREHENSIVE CIVIC MASTER LANDUE PLAN AMENDMENT

## #422 SMITH LANE

### FROM: AGRICULTURE TO: INDUSTRIAL





January 31, 2023

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

RE: Smith Property Zone Change (422 Smith Lane) – Statement of Qualifications

To Whom It May Concern:

The proposed zone change of approximately 68.5 acres is being proposed to accommodate a proposed 1,000,000 square foot industrial/warehousing use building on the property. This request fits with the character of the area as the airport property is located directly to the east of the subject property while existing I-2 and I-3 zoning are present directly across Smith Lane from the subject property.

Sincerely



Josh LeFevre



## **SUBDIVISION STAFF REPORT Kingston Creek Section 3 Final Plat**

A final plat has been submitted for Planning Commission review and approval by the property owner, Kingston Creek Partners. The subdivision creates 29 new building lots by adding extending Clarendon Cove, which is a public street.

After the administrative review, the planning, engineering, and JEA engineering staffs recommend approval of the final plat with the following conditions:

1. The developer provides to the Jackson Energy Authority a wastewater system development fee in the amount of \$8,700.
2. The developer provides to the Jackson Energy Authority a water system development fee in the amount of \$5,800.
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 \$18,300.
5. All inspections and testing will need to be completed prior to recording the final plat.



**SITE LOCATION MAP**  
**FINAL PLAT - KINGSTON CREEK SECTION 3**  
**CLARENDON COVE**





(We) hereby certify that I am (we are) the owner(s) of the property shown on the subdivision map as evidenced in Deed Book 7772, page 1126, in the Public's Office of Description County, Tennessee, and that I (we) hereby deposit with you, the Clerk of said County, one copy of the plat of said subdivision, and that I (we) further dedicate for public use all easements, rights-of-way, and other facilities shown hereon to public use or to private use as authorized by the requirements and specifications set forth in the approved Regulations of the Jackson Municipal Regional Planning Commission.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Kingston Creek Partners

**ACKNOWLEDGEMENT OF OWNER(S) SIGNATURE**

Personally appeared before me, the undersigned, a Notary Public, in and for the State of Tennessee, \_\_\_\_\_, with whom I am personally acquainted, and who, upon oath, acknowledged such person to be the owner/developer of the within named property, and that he/she is the owner/developer of the same, and is competent for the purpose therein contained, by signing his/her name as owner/developer.

Witness my hand at \_\_\_\_\_ office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public for the State of Tennessee  
County of \_\_\_\_\_

Witness my hand at office, this \_\_\_\_\_ day of \_\_\_\_\_.

\_\_\_\_\_  
Notary Public

by Commission Expires: \_\_\_\_\_

I hereby concur that the water system has been installed or proposed to be installed meeting the minimum requirements of the Jackson Energy Authority and hereby recommend

approval of the final plot.

Date \_\_\_\_\_ Jackson Energy Authority

**CERTIFICATE OF APPROVAL OF SANITARY SEWERAGE SYSTEMS**

I hereby concur that the sanitary sewerage system has been installed or proposed to be installed meeting the minimum requirements of the Jackson Energy Authority and hereby recommend approval of the final plan.

\_\_\_\_\_

Date
Jackson Energy Authority

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**CERTIFICATE OF APPROVAL OF STREET NAMES AND ADDRESSES**

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I hereby concur that the street names and addresses depicted on this final plat have been reviewed and approved by the E911 Administrative Office.

	E-911 Administrative Office
<b>Note</b>	

**CERTIFICATE OF APPROVAL OF STREETS AND STORM DRAINAGE**

be posted to ensure completion and quality of all required improvements. Following satisfactory completion of all improvements contained within the approved construction drawings, the street construction and associated storm drainage improvements and their details shall be accepted by the Contracting Authority in accordance with the existing

rights-of-way shall be accepted by the Governing Authority relative to street acceptance.

\_\_\_\_\_ Date

Jackson Municipal Regional Planning Commission

\_\_\_\_\_  
Date

\_\_\_\_\_  
City of Jackson Engineering Department

**CERTIFICATE OF FINAL PLAY APPROVAL FOR RECORDING**

I hereby certify that the final subdivision plat shown hereon has been reviewed by all applicable review agencies and has been approved by the Jackson Municipal Regional Planning Commission. The location of our audience and attention noted in the

minutes of the Planning Commission, with the exception of any variances and suspensions noted in the minutes of the Planning Commission and that this plat is hereby approved for recording in the office of the Registrar of Deeds for Madison County, Tennessee.

Date \_\_\_\_\_ Jackson Municipal Regional Planning Commission

**CERTIFICATE OF ACCURACY OF SURVEY**

accordance with the specifications and requirements of the Jackson Municipal Regional Planning Commission, and that the accuracy of the survey upon which it is based is in accordance with the requirements of the Standards of Professional Practice as contained in the Rules

of the Tennessee State Board of Examiners for Teachers, Category I Survey.

Date 04/26/2023

3053  
TENN  
JAN 10 1964  
LIBRARY OF THE  
U.S. DEPARTMENT OF AGRICULTURE

**CERTIFICATE:**

unadjusted survey is 1:10,000 as shown hereon. This survey is compliant with the current Tennessee Minimum Standards of Practices and is correct to the best of my knowledge and belief.

**FINAL PLAT**

**LIVING 1 BELL**

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**KINGSTON CREEK**

### SECTION 3

CITY OF JACKSON, MADISON COUNTY, TENNESSEE

SECTION 3 - 29 LOTS - 0.26 ACRES

IV  
 DRAWN BY: RYAN L. RICHARDSON      DATE: 03/24/2023      ZONING: RS-2

**SURVEYING SERVICES, INC.**  
**JACKSON, TENNESSEE**

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**SCALE: 1"=60'**

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**DWG. NO: 1995-031-KC-FP3**

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**DATE: 6/2/95**

41 HERITAGE SQUARE  
(731) 964-0607

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**STREET INFORMATION TABLE:**

STREET	FRONTAGE	WIDTH	AREA	FRONT	AREA	FRONT	AREA
CLARENDON COVE	75.00'	20'	26,375 S.F.	1,092.74'	N/A		

**LEGEND:**

LINE	POINT OF LINE	LINE	POINT OF LINE
0	END POINT OF LINE	0	END POINT OF LINE
1	IRON PIN FOUND	1	IRON PIN FOUND
2	IRON PIN FOUND	2	IRON PIN FOUND

**OWNER INFORMATION:**

OWNER	PARCEL	AREA	FRONT	AREA
KEVIN MARTIN	DEED BOOK 742, PAGE 1261	1.261	1.261	1.261
KEVIN MARTIN	TAX MAP 43, PARCEL 5.17	5.17	5.17	5.17

**DEED INFORMATION:**

DEED	BOOK	PAGE	DATE
DEED	BOOK 742	PAGE 1261	12/1/2011
DEED	BOOK 740	PAGE 59	12/1/2011

**NOTES:**

This survey was prepared without benefit of an abstract of title. No liability is assumed by the undersigned for any error or omission in this survey, or for any matter that might be discovered by an abstract or title search of the property.

All deed book references shown herein are recorded in the Register's Office of Madison County, Tennessee.

All lot area are 1/2" near with an identification esp stamped Surveying Services.

This is not located in a Special Flood Hazard Area per Flood Insurance Rate Map, Map No. 471303101B, Effective Date: August 3, 2009.

The Monitors Agreement and/or Restrictive Covenants for the property shown herein are recorded in deed book \_\_\_\_\_, Page \_\_\_\_\_.

**BENCHMARK NOTE:**

A benchmark is located on the property shown herein. It was well located in the western path of Kingston Creek, near the intersection of Devon Cove or shown herein. N 507547.02, E 115488.46, Elev. 400.85.

**VICINITY MAP**

NOT TO SCALE

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**SUBDIVISION STAFF REPORT  
BAPTIST MEMORIAL HEALTH CARE CORPORATION  
JACKSON CLINIC  
MEDICAL OFFICE BUILDING AND HOSPITAL OUTPATIENT  
SURGERY AND SERVICES**

A final plat has been submitted for Planning Commission review and approval by the property owner, Health Tech Affiliates Inc. The subdivision creates 3 building lots by adding Innovation Drive, which is a public street.

After the administrative review, the planning, engineering, and JEA engineering staffs recommend approval of the final plat with the following conditions:

1. The property owner is current on access fees for existing services provided by JEA. Access fees must be paid for future development based on meter size, when services are requested. All punchline items must be addressed prior to JEA signing the final plat.
2. The developer pays a street light installation fee in an amount determined by Jackson Energy Authority.
3. The developer provides to the City of Jackson a street performance security in the amount of \$76,300.
4. The developer provides to the City of Jackson a sidewalk performance security in the amount of \$111,900.
5. All inspections and testing will need to be completed prior to recording the final plat.



**SITE LOCATION MAP**  
**FINAL PLAT - BMHCC JACKSON CLINIC**  
**INNOVATION DRIVE**







Line Table		
Line #	Direction	Length
L21	N3°06'11"E	216.50'
L22	N71°53'49"W	272.06'
L23	S71°53'49"E	381.75'
L24	N71°53'49"W	108.69'
L25	S3°06'11"W	457.56'
L26	N41°29'44"W	560.12'
L27	S41°29'44"E	560.12'
L28	S3°06'11"W	410.16'
L29	S3°06'11"W	101.14'
L30	N3°06'11"E	511.30'
L31	N7°33'51"E	255.03'
L32	N80°53'49"W	276.11'
L33	N80°53'49"W	836.03'
L34	N3°06'11"E	659.89'
L35	N3°06'11"E	659.89'
L36	N55°47'06"E	658.25'
L37	N55°47'06"E	72.19'

Line Table		
Line #	Direction	Length
L1	S80°10'22"E	48.33'
L2	S80°10'22"E	218.65'
L3	S87°22'13"E	138.05'
L4	S87°22'13"E	371.52'
L5	S38°19'52"E	48.98'
L6	S18°05'05"W	224.61'
L7	S3°06'11"W	138.37'
L8	S3°06'11"W	98.40'
L9	S38°59'03"E	127.24'
L10	S41°29'44"E	444.60'
L11	S7°33'51"W	715.73'
L12	S79°20'05"W	18.95'
L13	S79°20'05"W	1247.17'
L14	N3°06'11"E	2538.61'
L15	N3°06'11"E	2538.61'
L16	S3°06'11"W	58.54'
L17	N3°06'11"E	50.53'
L18	S1°38'03"W	78.03'
L19	N4°34'19"E	78.03'
L20	S3°06'11"W	216.50'

Curve Table			
Curve #	Length	Radius	Ch/Bearing
C1	154.46'	118.00'	N34°22'49"W 143.67'
C2	238.24'	182.00'	S34°22'49"E 221.59'
C3	228.22'	432.00'	N55°41'47"W 226.54'
C4	195.26'	368.00'	S55°41'47"E 192.98'
C5	430.78'	646.20'	S16°28'11"E 422.85'
C6	375.19'	482.00'	N19°11'47"W 365.78'
C7	325.37'	418.00'	S19°11'47"E 317.22'
C8	37.53'	482.00'	N5°20'01"E 37.52'
C9	32.55'	418.00'	S5°20'01"W 32.54'

# FINAL PLAT OF BAPTIST MEMORIAL HEALTH CARE CORPORATION JACKSON CLINIC - MEDICAL OFFICE BUILDING AND HOSPITAL OUTPATIENT SURGERY & SERVICES

JACKSON, MADISON COUNTY, TENNESSEE  
SCALE 1"=100'  
APRIL 26, 2023

SURVEYOR/ENGINEER:  
**A2H** ENGINEERS  
ARCHITECTS  
PLANNERS

A2H, INC.  
3009 DAVIES PLANTATION ROAD  
LAKELAND, TN 38002  
P. 301.372.0404  
WWW.A2H.COM

OWNER:  
HEALTH TECH AFFILIATES INC  
350 N HUMPHREYS BLVD  
MEMPHIS, TN 38120  
MAP: 027, PARCEL: 050.01  
DEED BOOK 759, PAGE 16

