

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

- I. CALL TO ORDER/DETERMINATION OF QUORUM
- II. APPROVAL OF MINUTES FROM THE JUNE 7, 2023 MEETING
- III. ANNEXATION
 - 1. Consideration of a Plan of Service, proposed annexation and zoning for an area referred to as “Kader”, submitted by Abel Kader, comprising 7.8 acres, more or less, located at Highway 45 North and Ashport Road. The proposed zoning is B-5 (Highway Business) District.
- IV. REZONINGS (CITY)
 - 1. Consideration of a request to rezone property located at Nolan Cove from O-C/FH (Office Center/Flood Hazard) District to B-5 (Highway Business) District, comprising 27.7 acres, more or less, submitted by Surveying Services, Inc. on behalf of Chuck Clark and the amendment to the Comprehensive Civic Master Land Use Plan
 - 2. Consideration of a request to rezone property located at 1049-1145 Whitehall Street from A-O (Agriculture/Open) District and B-5 (Highway Business) District, to I-2 (Light Industrial) District, comprising 18.1 acres, more or less, submitted by Christina McConnell on behalf of Cupples Manufacturing Co. Family Ltd. Partnership and the amendment to the Comprehensive Civic Master Land Use Plan
- V. TEXT AMENDMENTS
 - 1. Consideration of an amendment to the text of the Official Zoning Ordinance of the City of Jackson, Tennessee ARTICLE VI, REGULATIONS APPLYING TO A SPECIFIC, TO SEVERAL, OR TO ALL DISTRICTS, Section 2. Fences, Walls and Hedges
 - 2. Consideration of an amendment to the text of the Official Zoning Ordinance of the City of Jackson, Tennessee ARTICLE V, SPECIFIC DISTRICT REGULATIONS, Section 23. PRD (Planned Residential Development) District

VI. SUBDIVISION

1. Consideration of a revised preliminary plat for Emerald Breeze Subdivision Sections 1-5 comprising 93 lots and 2 common areas on 30.41 +/- acres in a RS-2 (Single Family Residential) District, submitted by Emerald Breeze Partners

VII. OTHER BUSINESS

1. Any other business properly presented

VIII. ADJOURN

MINUTES
JACKSON MUNICIPAL REGIONAL PLANNING COMMISSION
CITY HALL – GEORGE A. SMITH MEETING ROOM
FIRST FLOOR – 109 EAST MAIN STREET – SUITE 107
JUNE 7, 2023—3:00 P.M.

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

Members Absent: Mayor Scott Conger
Jerry Day, Chair
Charles Adams
Councilwoman Marda Wallace

Staff Present: Stan Pilant, Director of Planning

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

The minutes of the May 3, 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 final plat for Palmer Woods Section 6B comprising 24 lots on 6.11 +/- acres in a RS-1 (Single Family Residential) District, submitted by Surveying Services, Inc. on behalf of Sunshine Investment Group, LLC -- 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 24 new building lots by adding Grande Pines 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 \$7,200.
- 2) The developer provides to the Jackson Energy Authority a water system development fee in the amount of \$4,800.
- 3) The developer pays a street light installation fee in an amount determined by Jackson Energy Authority.
- 4) The developer provides to the City of Jackson a street performance security in the amount of \$16,400.

5) All inspections and testing will need to be completed prior to recording the final plat.

A motion was made by Chris Edwards, seconded by Mandy White to approve the final plat for Palmer Woods Section 6B, as recommended by the staff. Motion passed unanimously.

Consideration of a request to change the name of "South Day Street" to "Slack Street" -- Mr. Pilant presented the request to the planning commission. Using a location map, he explained the location of the site.

A motion was made by Pat Ross, seconded by Mandy White to recommend approval to the Jackson City Council of the request to change the name of "South Day Street" to "Slack Street", as recommended by the staff. Motion passed unanimously.

Consideration of a site plan for Dunkin Donuts, proposed to be located at 2757 North Highland Avenue, in a O-C (Office Center) District, submitted by Dakota O'Bryant on behalf of Sunshine Investment Group, LLC -- Mr. Pilant presented the preliminary site plan for Dunkin Donuts. 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 Chris Edwards to approve the proposed preliminary site plan for Dunkin Donuts, as recommended by the staff. Motion passed unanimously.

Consideration of a site plan for Tidal Wave Auto Spa, proposed to be located at 788 Vann Drive, in a SC-1 (Planned Commercial) District, submitted by TWAS Properties, LLC on behalf of JSKK Investment, LLC -- Mr. Pilant presented the preliminary site plan for Tidal Wave Auto Spa. 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 Pat Ross to approve the proposed preliminary site plan for Tidal Wave Auto Spa, as recommended by the staff. Motion passed unanimously.

Consideration of a design review application for Popeye's, proposed to be located at 1921 North Highland Avenue, submitted by Supreme Foods -- 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 will be tearing down the existing building and constructing a new building.

After review, the Planning Staff recommended approval of the design review request since it is of good design and is compatible with the existing businesses in the area.

A motion was made by Chris Edwards, seconded by Pat Ross to approve the proposed design review for Popeye's located at 1921 North Highland Avenue, as recommended by the staff. Motion passed unanimously.

There being no further business, the meeting was adjourned.

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

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

Beginning at a point of intersection on the west margin of Highway 45 North and the south margin of Ashport Road; thence west along the south margin of Ashport Road, 260 +/- feet to a point; thence continuing along the south margin of Ashport Road, north 46 degrees 13 minutes 25 seconds west, 102 +/- feet to a point; thence continuing along the south margin of Ashport Road, north 87 degrees 26 minutes 55 seconds west, 25 +/- feet to a point; thence north at a right angle with the centerline of Ashport Road, 60 feet to a point on the north margin of Ashport Road; thence following the north margin of Ashport Road, north 56 degrees 55 minutes 47 minutes east, 165 +/- feet to a point of intersection with the west margin of Highway 45 North; thence north along the west margin of Highway 45 North, thence north along the west margin of Highway 45 North, 308 +/- feet to a point; thence northeast at a right angle with the centerline of Highway 45 North, 200 +/- feet to a point on the east margin of Highway 45 North; thence south along the east margin of Highway 45 North a combined distance of 480 +/- feet to a point of intersection with the north margin of Ashport Road; thence east along the north margin of Ashport Road; thence along the north margin of Ashport Road, south 77 degrees 48 minutes 29 seconds east, 135 +/- feet to a point; thence along the north margin of Ashport Road, south 62 degrees 28 minutes 3 seconds east, 87 +/- feet to a point; thence east along the north margin of Ashport Road, 130 +/- feet to a point; thence south at a right angle with the centerline of Ashport Road, 60 feet to a point on the south margin of Ashport Road, said point being the northeast corner of the Abel Kader tract (#1428 Ashport Road) as recorded in Deed Book 776, Page 1374 in the Register's Office, Madison County, Tennessee; thence south 87 degrees 24 minutes 27 seconds east, 24.08 feet to a point; thence south 0 degrees 42 minutes east, 134 feet to an iron pin at the northeast corner of another Abel Kader tract (#3970 Highway 45 North) as recorded in Deed Book 776, Page 1372 in the Register's Office, Madison County, Tennessee; thence south 2 degrees 58 minutes 12 seconds west, 229.17 feet to an iron pin in the north line of B & E Electronics; thence with the north line of B & E Electronics, north 87 degrees 56 minutes 45 seconds west, 159.68 feet to an iron pin on the east margin of Highway 45 North; thence southwest at a right angle with the centerline of Highway 45 North, 100 feet to a point on the west margin of Highway 45 North; thence northwest along the west margin of Highway 45 North, 375 +/- feet to the point of beginning and containing 7.8 +/- acres.

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

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

A. Police

1. Patrolling, radio response to calls, and other routine police services using present personnel and equipment will be provided on the effective date of annexation.
2. As the area described above begins to develop and population increases, additional police

personnel and patrol cars will be added, if needed, to maintain the present level of police service throughout the city, including the newly annexed area.

B. Fire

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

C. Water

1. Existing parcels have immediate access to a 16-in water main west of US-45 and a 12-in water main north of Ashport Rd.

D. Wastewater

1. Service and capacity are limited without major infrastructure improvements.

E. Electricity

1. JEA has electric service approximately 900' South of the proposed annexation. JEA will extend electric along North Highland once annexed at no charge to the City. Any fees associated with extending facilities into the development will be calculated according to JEA's policy and procedures.

F. Gas

1. Gas is available on Hwy 45 North and Ashport Rd. JEA to install gas main justified by load inside any development of this annexation area after final plat approved. Gas services and costs to be determined at the time service is requested.

G. Refuse Collection

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

H. Streets

1. Once developed, routine maintenance on the same basis as in the present city will begin in the annexed area, if applicable, when funds from the state gasoline tax, based on the annexed population, are received by the city (usually July 1 following the effective date of annexation).
2. If needed reconstruction and resurfacing of streets, reconstruction of curb and gutter, and other such major improvements will be accomplished under current city policy.
3. Appropriate street name signs will be installed as needed.

I. Inspection Services

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

J. Planning and Zoning

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

K. Street Lights

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

L. Recreation

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

M. Telecommunications

1. Broadband access is available approximately 900' to the south. Telecommunications will build fiber optic cable along North Highland following the route of JEA Electric. Any fees associated with extending facilities into the development will be calculated according to JEA's policy and procedures. Customer drops will be constructed based on current JEA policies and rates.

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

MAYOR

CITY RECORDER

This aerial map displays the intersection of Highway 45 N and Ashport Rd. A yellow outline delineates a specific area, and a yellow hatched area is labeled 3970. The map includes labels for surrounding streets such as Lawwood Dr and Parker Dr, and landmarks like Thelma Barker Elementary School. A legend in the bottom right corner indicates 'COJ_Planning, SDE.city/limit'.

COJ_Planning.SDE.citylimit



ORDINANCE # _____

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

WHEREAS, a public hearing before this body was held on the 1st day of August, 2023 and notice thereof published in the Jackson Sun on the 17th day of July 2023; and

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

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

WHEREAS, a plan of service for this area was adopted by Resolution on August 1, 2023 as required by Tennessee Code Annotated Section 6-51-103.

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

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

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

Beginning at a point of intersection on the west margin of Highway 45 North and the south margin of Ashport Road; thence west along the south margin of Ashport Road, 260 +/- feet to a point; thence continuing along the south margin of Ashport Road, north 46 degrees 13 minutes 25 seconds west, 102 +/- feet to a point; thence continuing along the south margin of Ashport Road, north 87 degrees 26 minutes 55 seconds west, 25 +/- feet to a point; thence north at a right angle with the centerline of Ashport Road, 60 feet to a point on the north margin of Ashport Road; thence following the north margin of Ashport Road, north 56 degrees 55 minutes 47 minutes east, 165 +/- feet to a point of intersection with the west margin of Highway 45 North; thence north along the west margin of Highway 45 North, thence north along the west margin of Highway 45 North, 308 +/- feet to a point; thence northeast at a right angle with the centerline of Highway 45 North, 200 +/- feet to a point on the east margin of Highway 45 North; thence south along the east margin of Highway 45 North a combined distance of 480 +/- feet to a point of intersection with the north

margin of Ashport Road; thence east along the north margin of Ashport Road; thence along the north margin of Ashport Road, south 77 degrees 48 minutes 29 seconds east, 135 +/- feet to a point; thence along the north margin of Ashport Road, south 62 degrees 28 minutes 3 seconds east, 87 +/- feet to a point; thence east along the north margin of Ashport Road, 130 +/- feet to a point; thence south at a right angle with the centerline of Ashport Road, 60 feet to a point on the south margin of Ashport Road, said point being the northeast corner of the Abel Kader tract (#1428 Ashport Road) as recorded in Deed Book 776, Page 1374 in the Register's Office, Madison County, Tennessee; thence south 87 degrees 24 minutes 27 seconds east, 24.08 feet to a point; thence south 0 degrees 42 minutes east, 134 feet to an iron pin at the northeast corner of another Abel Kader tract (#3970 Highway 45 North) as recorded in Deed Book 776, Page 1372 in the Register's Office, Madison County, Tennessee; thence south 2 degrees 58 minutes 12 seconds west, 229.17 feet to an iron pin in the north line of B & E Electronics; thence with the north line of B & E Electronics, north 87 degrees 56 minutes 45 seconds west, 159.68 feet to an iron pin on the east margin of Highway 45 North; thence southwest at a right angle with the centerline of Highway 45 North, 100 feet to a point on the west margin of Highway 45 North; thence northwest along the west margin of Highway 45 North, 375 +/- feet to the point of beginning and containing 7.8 +/- acres.

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

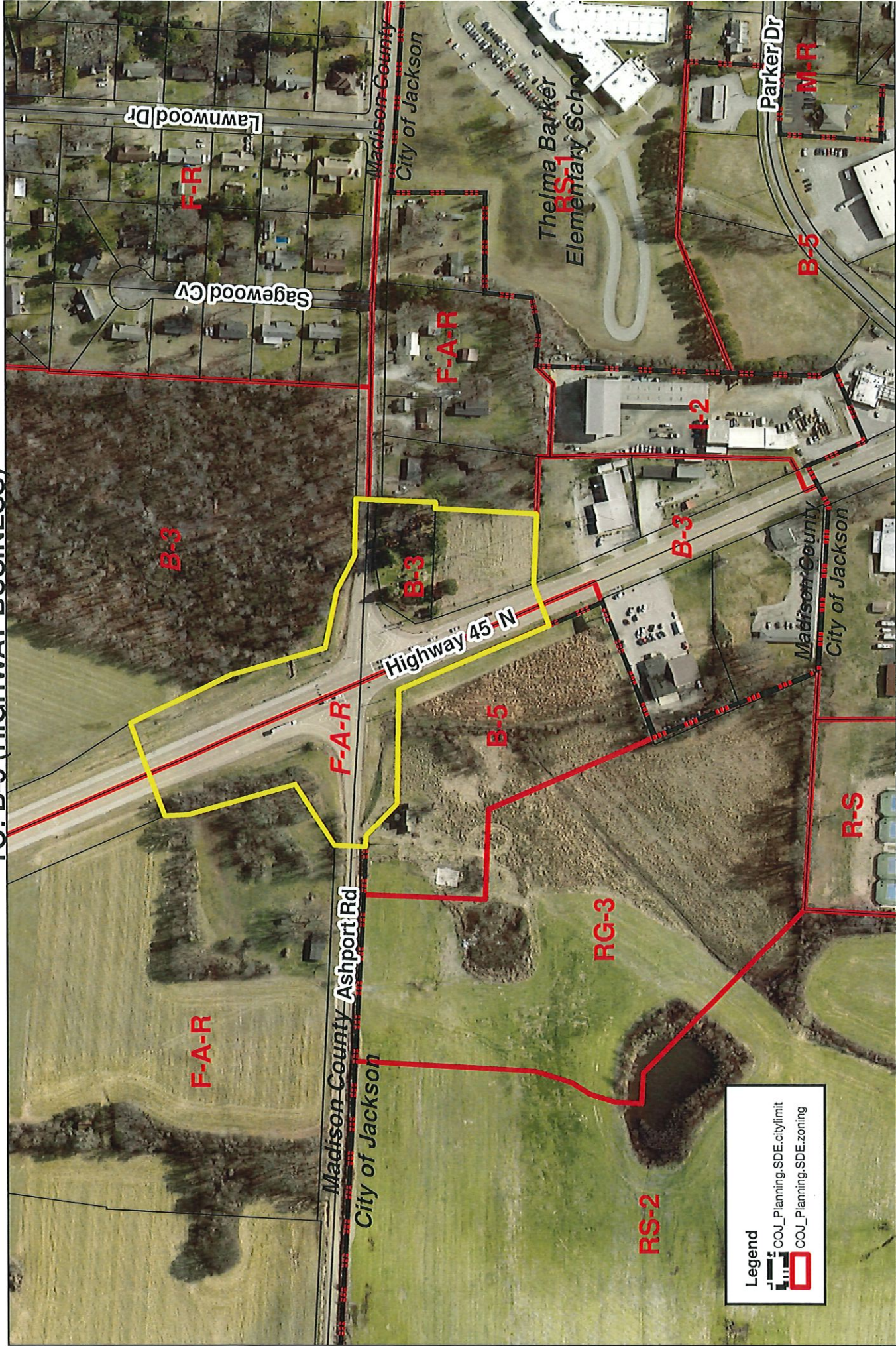
MAYOR

First Reading: _____

Second Reading: _____

Effective Date: _____

PROPOSED ZONING - KADER ANNEXATION AREA
HIGHWAY 45 NORTH & ASHPORT ROAD
FROM: F-A-R & B-3 (FORESTRY-AGRICULTURE-RECREATION & HIGHWAY BUSINESS)
TO: B-5 (HIGHWAY BUSINESS)



ORDINANCE # _____

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

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

SECTION I. The Official Zoning Ordinance of the City of Jackson and the Zoning Map, which is part thereof, is hereby amended by changing from a county zoning classification of F-A-R/B-3 (Forestry Agriculture Recreation/Highway Business) District to a city zoning classification of B-5 (Highway Business) District for an annexation area referred to as "Kader", comprising 7.8 acres more or less, generally located at Highway 45 North and Ashport Road, and being more fully described as follows:

Beginning at a point of intersection on the west margin of Highway 45 North and the south margin of Ashport Road; thence west along the south margin of Ashport Road, 260 +/- feet to a point; thence continuing along the south margin of Ashport Road, north 46 degrees 13 minutes 25 seconds west, 102 +/- feet to a point; thence continuing along the south margin of Ashport Road, north 87 degrees 26 minutes 55 seconds west, 25 +/- feet to a point; thence north at a right angle with the centerline of Ashport Road, 60 feet to a point on the north margin of Ashport Road; thence following the north margin of Ashport Road, north 56 degrees 55 minutes 47 minutes east, 165 +/- feet to a point of intersection with the west margin of Highway 45 North; thence north along the west margin of Highway 45 North, thence north along the west margin of Highway 45 North, 308 +/- feet to a point; thence northeast at a right angle with the centerline of Highway 45 North, 200 +/- feet to a point on the east margin of Highway 45 North; thence south along the east margin of Highway 45 North a combined distance of 480 +/- feet to a point of intersection with the north margin of Ashport Road; thence east along the north margin of Ashport Road; thence along the north margin of Ashport Road, south 77 degrees 48 minutes 29 seconds east, 135 +/- feet to a point; thence along the north margin of Ashport Road, south 62 degrees 28 minutes 3 seconds east, 87 +/- feet to a point; thence east along the north margin of Ashport Road, 130 +/- feet to a point; thence south at a right angle with the centerline of Ashport Road, 60 feet to a point on the south margin of Ashport Road, said point being the northeast corner of the Abel Kader tract (#1428 Ashport Road) as recorded in Deed Book 776, Page 1374 in the Register's Office, Madison County, Tennessee; thence south 87 degrees 24 minutes 27 seconds east, 24.08 feet to a point; thence south 0 degrees 42 minutes east, 134 feet to an iron pin at the northeast corner of another Abel Kader tract (#3970 Highway 45 North) as recorded in Deed Book 776, Page 1372 in the Register's Office, Madison County, Tennessee; thence south 2 degrees 58 minutes 12 seconds west, 229.17 feet to an iron pin in the north line of B & E Electronics; thence with the north line of B & E Electronics, north 87 degrees 56 minutes 45 seconds west, 159.68 feet to an iron pin on the east margin of Highway 45 North; thence southwest at a right angle with the centerline of Highway 45 North, 100 feet to a point on the west margin of Highway 45 North; thence northwest along the west margin of Highway 45 North, 375 +/- feet to the point of beginning and containing 7.8 +/- acres.

SECTION II. This Ordinance becomes effective 30 days after its adoption, the public welfare requiring it.

MAYOR

INTRODUCED: _____

ADOPTED: _____



CITY OF JACKSON ZONING REPORT

APPLICANT	Agent:	Surveying Services LLC
OWNER		Chuck Clark
ADDRESS	Agent:	41 Heritage Square Jackson, TN 38305
	Owner:	6231 Les Waggoner Franklin, Tn 37067
LOCATION		Nolan Cove
ACERAGE		27.7 +/- acres
TAX MAP REFERENCE		Map 33 Parcels 55.25 – 55.37
PRESENT USE		Office & Undeveloped
PROPOSED USE		Commercial
PRESENT ZONING		O-C (Office Center) District
PROPOSED ZONING		B-5 (Highway Business) District

LOCATION

The property is located at the southwest corner of Highway 45 By-Pass and Old Humboldt Rd.

CURRENT LAND USE

The property is bounded on the north by Agriculture/Residential, on the east by Highway 45 By-Pass and Commercial, on the south by Old Humboldt Rd and undeveloped Commercial and on the west by Residential.

UTILITIES

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

PETITIONER'S JUSTIFICATION

See attached Statement of Justification.

LAND USE PLAN

This property is currently depicted within the Comprehensive Civic Master Land Use Plan as an area deemed appropriate for Office/Business Park; therefore, an amendment to the Comprehensive Civic Master Land Use Plan is necessary to show as appropriate for Corridor Commercial.

REZONING STAFF RECOMMENDATION

The Planning Staff recommends approval of the rezoning request since it represents a logical extension of an existing B-5 (Highway Business), and allows the property owner to accommodate a wider variety of businesses into the area.



**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 corridor commercial rezoning request for Nolan Cove located at the southwest corner of Highway 45 By-Pass and Old Humboldt Road; 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 5th day of July 2023.

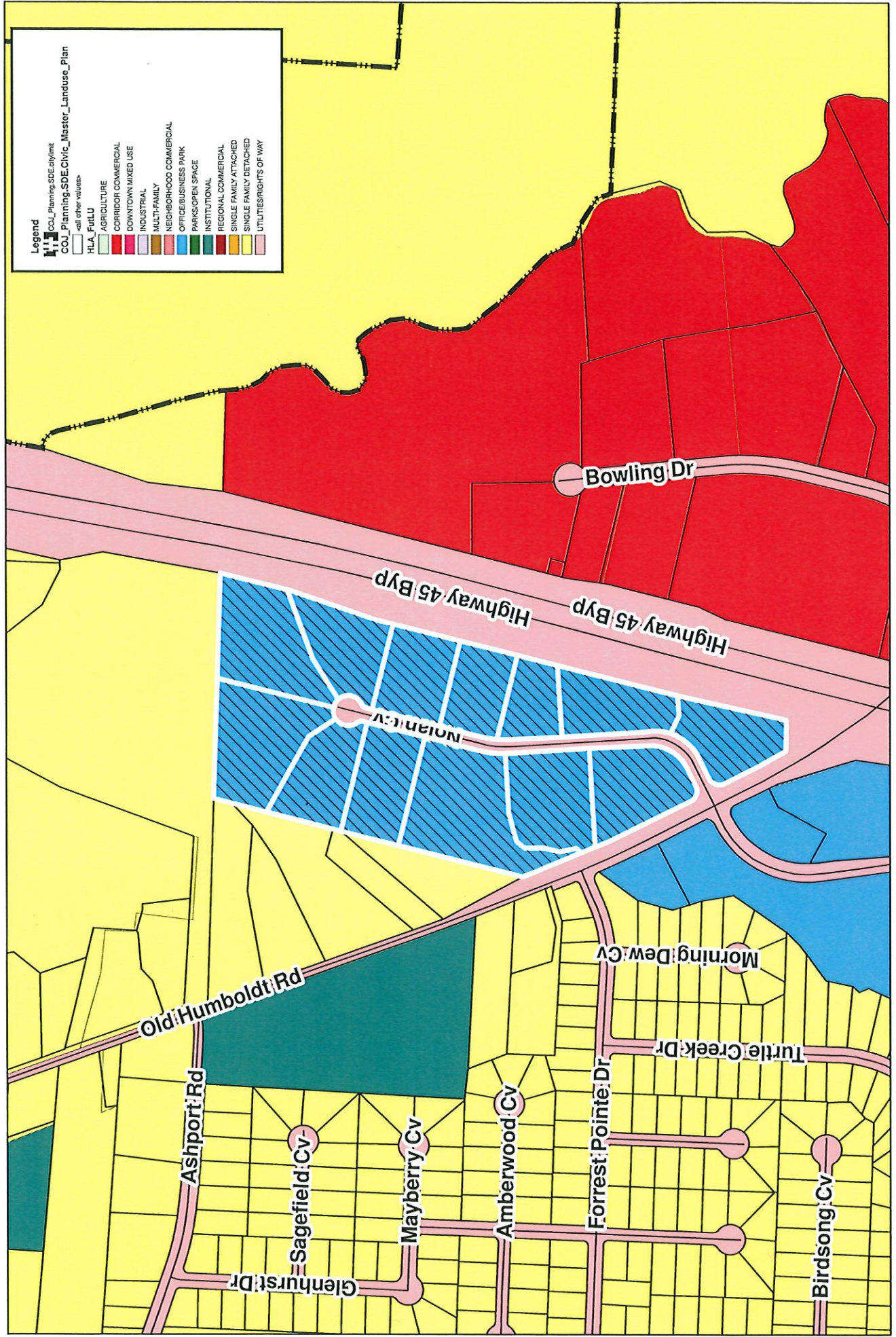
Chairperson of the Jackson Municipal Regional Planning Commission

Secretary of the Jackson Municipal Regional Planning Commission

COMPREHENSIVE CIVIC MASTER LANDUSE PLAN AMENDMENT

NOLAN COVE

FROM: OFFICE BUSINESS PARK TO: CORRIDOR COMMERCIAL



SURVEYING SERVICES, INC.

BRYAN BATTE
R.L.S. 2190

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

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

RYAN L. RICHARDSON
R.L.S. 3053

R. BRUCE RICHARDSON
R.L.S. 1420

RICHARD N. BROWN
R.L.S. 1778

June 09, 2023

To Whom It May Concern:

We are requesting the 25.48 acre Nolan Park Development located at the intersection of Old Humboldt Road and the Highway 45 By-Pass, as shown on the attached Preliminary Development Plan and described in the attached property description, be rezoned from "O-C" to "B-5". This request is being made to accommodate a wider variety of businesses to the area.

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

Sincerely,



Ryan L. Richardson R.L.S. 3053
Surveying Services, Inc.
41 Heritage Square
Jackson, Tennessee 38305



CITY OF JACKSON ZONING REPORT

APPLICANT

Agent:

Rainey Kizer Reviere & Bell
c/o Christina McConnell
105 South Highland Avenue
Jackson, TN 38301

OWNER

Couples J & J Mfg. Co. Family Ltd.
1063 Whitehall Street
Jackson, TN 38301

LOCATION

1049-1145 Whitehall Street

ACERAGE

3.5 +/- acres (A-O Zone)
14.6 +/- acres (B-5 Zone)

TAX MAP REFERENCE

Map 65 Parcels 107.02, 108.00-111.00
Map 78 Parcel 7.00

PRESENT USE

Light Manufacturing, Commercial &
Residential

PROPOSED USE

Light Manufacturing

PRESENT ZONING

A-O (Agricultural/Open) District
B-5 (Highway Business) District

PROPOSED ZONING

I-2 (Light Industrial) District

LOCATION

The property is located at 1049-1145 Whitehall Street.

CURRENT LAND USE

The property is bounded on the north by Manufacturing/Warehousing, on the east by Commercial and High Density Residential, on the south by Office/Professional and Undeveloped Property.

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 Corridor Commercial; therefore, an amendment to the Comprehensive Civic Master Land Use Plan is necessary to show as appropriate for Office/Business Park.

REZONING STAFF RECOMMENDATION

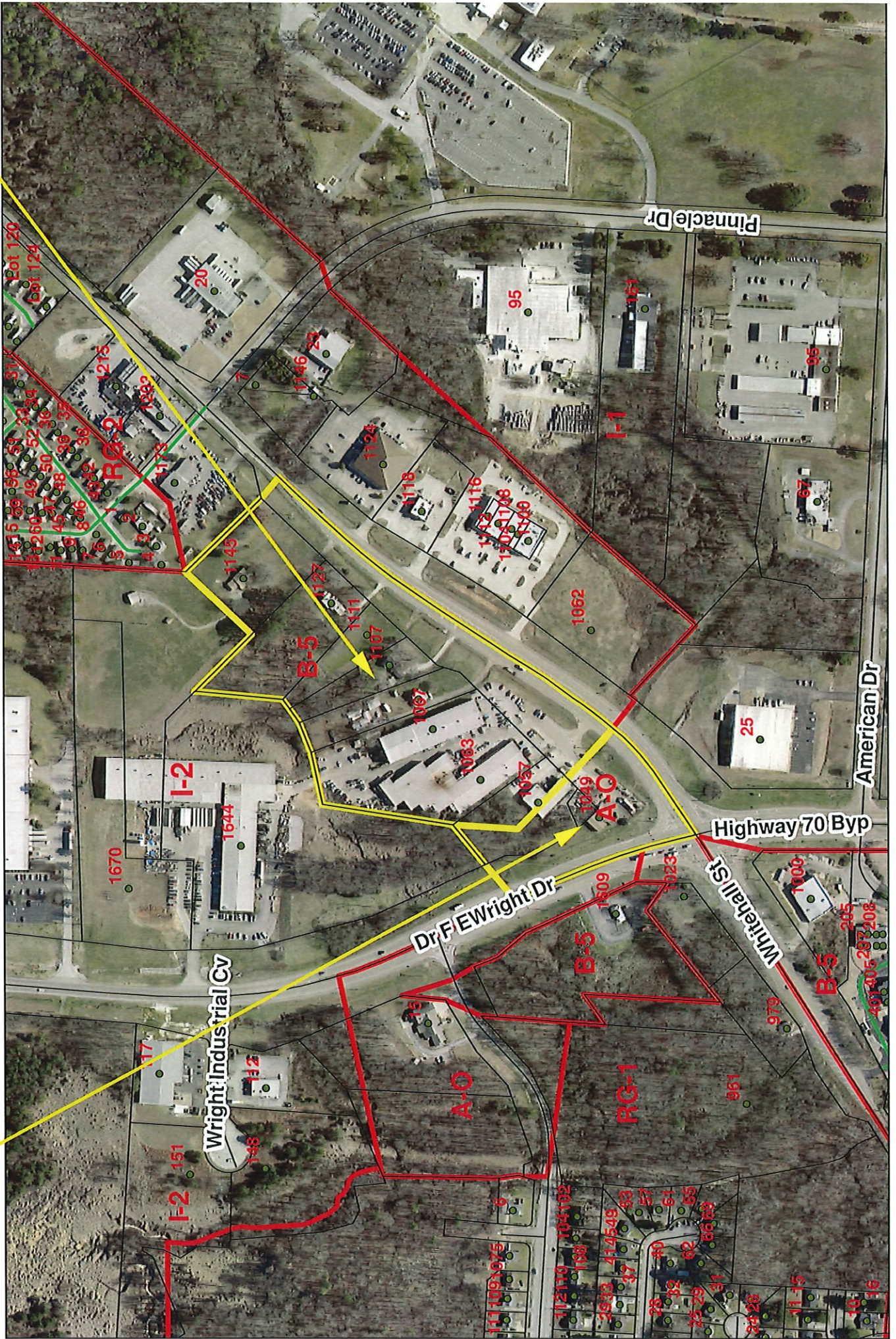
The Planning Staff recommends approval of the rezoning request since it represents a logical extension of an existing I-2 (Light Industrial), and will consolidate the property under one zoning scheme.

REZONING SITE LOCATION MAP

1049 - 1145 WHITEHALL STREET

FROM: A-O (AGRICULTURAL/OPEN) TO: I-2 (LIGHT INDUSTRIAL)

FROM: B-5 (HIGHWAY BUSINESS) TO: I-2 (LIGHT INDUSTRIAL)





**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 corridor office/business park rezoning request located at 1049-1145 Whitehall Street; and

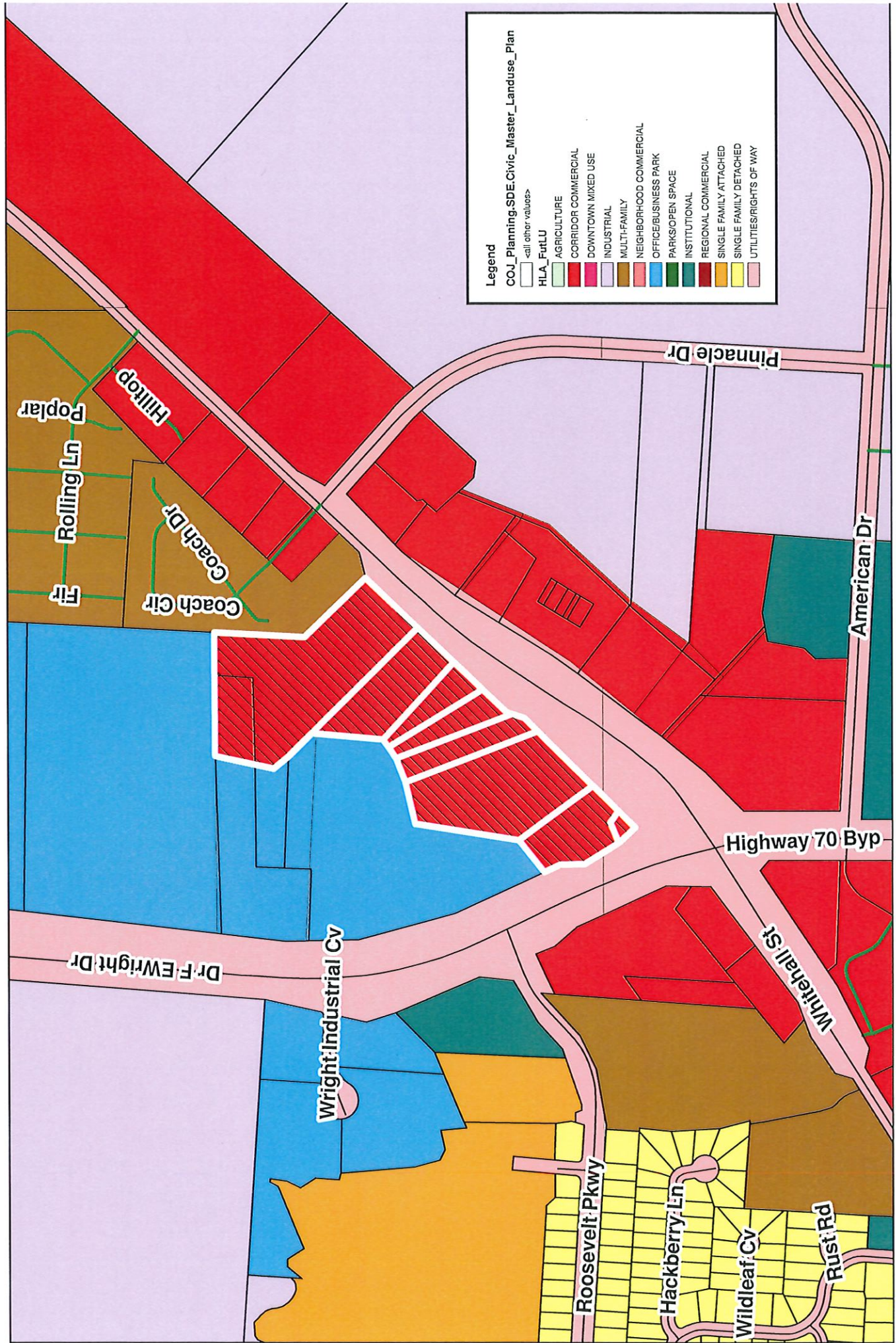
WHEREAS, the Jackson Municipal Regional Planning Commission has by the affirmative vote of the majority of the membership elected to amend the Land Use Plan contained within the One Jackson Civic Master Plan as identified on the attached map.

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 5th day of July 2023.

Chairperson of the Jackson Municipal Regional Planning Commission

Secretary of the Jackson Municipal Regional Planning Commission

**COMPREHENSIVE CIVIC MASTER LANDUSE PLAN AMENDMENT
McCONNELL REZONING - 1049-1145 WHITEHALL STREET
FROM: CORRIDOR COMMERCIAL TO: OFFICE/BUSINESS PARK**



Justification Statement for Rezoning

Cupples Manufacturing Co. Family Ltd. Partnership

Request

Cupples Manufacturing Co. Family Ltd. Partnership is requesting to rezone four (4) parcels from B-5 (Highway Business) to I-2 (Light Industrial) and one (1) parcel from A-O to I-2.

Surrounding Landowners entitled to Notice

A list of surrounding properties, and owner contact information, is attached to this Justification Statement.

Justification of Request

The properties at 1049 Whitehall, 1057 Whitehall, 1063 Whitehall, 1111 Whitehall, 1127 Whitehall are currently used by the property owner as a metal fabricating facility which would properly and more appropriately fall under the I-2 (Light Industrial) zoning classification. The property owner requests the rezoning of these lots to be consistent with the current use of the property. This zoning is consistent with the current use of the subject properties and the surrounding properties, and, as such, should not have a negative impact on any of the surrounding properties.

Justification Statement for Rezoning

Cupples J&J Co., Inc

Request

Cupples J&J Co., Inc. is requesting to rezone three (3) parcels from B-5 (Highway Business) to I-2 (Light Industrial).

Surrounding Landowners entitled to Notice

A list of surrounding properties, and owner contact information, is attached to this Justification Statement.

Justification of Request

The properties at 1145 Whitehall, 1097 Whitehall, and 1107 Whitehall are currently used by the property owner as a metal fabricating facility which would properly and more appropriately fall under the I-2 (Light Industrial) zoning classification. 1145 Whitehall is already partially zoned as I-2. Additionally, the property owner owns 1670 Dr. F E Wright and 1644 Dr. F E Wright, which are zoned I-2. The property owner requests the rezoning of these lots to be consistent with the current use of the property. This zoning is consistent with the current use of the subject properties and the surrounding properties, and, as such, should not have a negative impact on any of the surrounding properties.

ORDINANCE # _____
AN ORDINANCE TO AMEND THE OFFICIAL ZONING ORDINANCE
FOR THE CITY OF JACKSON, TENNESSEE

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JACKSON, TENNESSEE THE
FOLLOWING:

SECTION 1. That the text of the Official Zoning Ordinance of the City of Jackson, Tennessee ARTICLE VI, REGULATIONS APPLYING TO A SPECIFIC, TO SEVERAL, OR TO ALL DISTRICTS, Section 2. Fences, Walls and Hedges, be amended as follows:

In any district, notwithstanding other provisions of this ordinance, fences, walls, and hedges may be permitted in any required yard, or along the edge of any yard, provided it adheres to the following conditions:

- 1) In any required front yard, no fence or wall shall be permitted which materially impedes vision across such yard above the height of two and one-half (2 1/2) feet, and no hedge or other vegetation shall be permitted which materially impedes vision across such yard between the height of two and one-half (2 1/2) feet and ten (10) feet. (Ord. No. 1967-18 and 1, 11-24-67) However, in the case of a secondary front yard, a fence or wall that exceeds 2 1/2 feet, may be permitted, if in the opinion of the Planning Staff, it does not materially impede vision.
- 2) Fences, walls and hedges placed in dedicated easements can be removed at the owner's expense if placed or constructed in such a way as to damage, block access, or otherwise impede the purpose of the easement.
- 3) Fences or walls must be of standard design and be constructed using standard materials.
- 4) Residential fences or walls shall not exceed eight (8) feet in height.
- 5) Fences or walls are considered accessory structures and shall not be permitted on properties where no principal structure exists.

- 6) Fences or walls, in historic districts, redevelopment districts and Civic Master Plan subareas, shall not be constructed or permitted on any property until the Planning Staff has reviewed and approved the type, design, and location of the fence.

SECTION 2. That this ordinance becomes effective upon its adoption, the public welfare requiring it.

MAYOR

INTRODUCED: _____

ADOPTED: _____

ORDINANCE # _____
AN ORDINANCE TO AMEND THE OFFICIAL ZONING ORDINANCE
FOR THE CITY OF JACKSON, TENNESSEE

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JACKSON, TENNESSEE THE
FOLLOWING:

SECTION 1. That the text of the Official Zoning Ordinance of the City of
Jackson, Tennessee ARTICLE V, SPECIFIC DISTRICT REGULATIONS, Section 23. PRD
(PLANNED RESIDENTIAL DEVELOPMENT) DISTRICT, be amended as follows:

A. GENERAL DESCRIPTION

The purpose of this section is to provide for greater flexibility in the development of residential areas. These areas would be characterized by a unified building plan, site development plan, and a program which takes into account the efficient and economical use of land while providing a harmonious variety of housing choices, a higher level of urban amenities, and would preserve the natural scenic quality. It is further intended that an economic balance in land development and maintenance, street systems, and utility networks will be achieved; while providing for building groupings for privacy, usable attractive open spaces, safe circulation patterns, and the general well being of the residents.

B. DEFINITIONS

1. Base Zoning District - The zoning of the property prior to the establishment of the PRD.
2. Conditional Zoning - The attachment of special conditions to a rezoning which are not spelled out in the text of this ordinance. Along with the devices to insure compliance, it may bind the developer to the conditions through filing a covenant.
3. Covenant - A private legal restriction on the use of land contained in the deed to the property or otherwise formally recorded. They can be used in rezoning restrictions to bind the land owner to use his property in a specific manner.
4. Density - The number of dwelling units permitted in a development.
5. Gross Land Area - All of the land area involved in the PRD.
6. Flexible Regulations - Regulations which apply general standards to property with final decisions made shortly before redevelopment occurs. This has been a long-standing practice under subdivision regulations and increasingly is being

applied under zoning. The intent is to widen the range of options available to developers and thereby lead to a better design. They recognize that the appropriate use for every parcel cannot be predetermined, as a result policies and criteria for decision making are established often through performance standards, rather than specified uses and standards. Under most flexible techniques, public officials or bodies have discretion in their decisions and frequently negotiate with developers before final approval is given. Thus, while development options are broad, development permission, once granted may be quite narrow.

7. Floating Zone - A zoning district whose requirements are fully described in the text of this ordinance but which is unmapped. It is "anchored" to the land in response to an applicant's petition for a rezoning, almost invariable through legislative action. The new zoning description then replaces the previous designation.
8. Net Land Area - The gross land area minus the area set aside for streets, drives, and parking.
9. PRD - Planned Residential Development.
10. Site Plan - A plan drawn to scale showing uses and structures proposed for a parcel of land as required by the regulations involved. It includes, at a minimum, lot lines, streets, building sites, reserved open space, buildings, topography, location of existing and proposed utility lines, and etc.
11. Zero Lot Line - A development approach in which a building is sited on one or more lot lines with no yard. It is possible for three or four sides of the building to be on the lot lines. The intent is to allow more flexibility in site design and to increase the amount of usable open space on the lot.

C. USES PERMITTED

1. All residential uses are permitted in the PRD subject to the approval of the City Council. Each development proposal shall be evaluated on its own merits and no PRD shall be considered as setting a precedent. The applicant shall submit the intended residential use to the City Council and they shall determine if it is appropriate for the area. No residential uses are excluded from consideration. No uses are permitted outright, and are subject to review and prior approval. The City Council may require a deed covenant to enforce the approved uses.
2. Churches, schools, parks, playgrounds, and community buildings.
3. Accessory uses and buildings customarily incidental and subordinate to the above.
4. Other Uses, including retail and/or office uses, which in the opinion of the Planning Commission, are: 1) an integral part of the planned residential development; 2) of a neighborhood scale and serve the needs of the immediate area; and 3) would not be injurious to the neighborhood.

D. AREA REGULATIONS

1. REQUIRED YARD AREAS

All yard areas shall be determined by the approved site plan. Setbacks within the development are governed by the approved site plan and the official building code of the City of Jackson. Setbacks at the perimeter of the development shall be based on the base zoning district.

2. LOT WIDTH

- a. All lot widths for residential dwelling units shall be determined by the approved site plan.
- b. All other uses shall be determined by the approved site plan.

3. DENSITY

- a. The number of dwelling units permitted in the PRD shall be determined by the following formula:

A = Gross Land Area

B = Base Zoning District (The following densities shall be used for the appropriate base zoning districts.)

RS	= 3 units/acre
RS-1	= 6 units/acre
RG-1	= 10 units/acre
RS-2	= 12 units/acre
RG-2	= 16 units/acre

N = Number of dwelling units permitted.

$A \times B = N$

The City Council may allow a fifty percent (50%) increase in the permitted densities of those PRDs that have a base zoning district of either RS or RS-1. No other base zoning district shall qualify for the permitted density increase.

- b. All other uses shall be governed by the regulations established for the base zoning district.

4. MAXIMUM LOT COVERAGE

The maximum lot coverage shall be determined by the approved site plan.

E. MAXIMUM HEIGHT REGULATIONS

The maximum height allowed in the PRD shall be determined on a site by site basis. The City Council can approve building heights that exceed the established requirements of the base zone. In doing so they may place additional lot and yard requirements on the development.

F. OFF-STREET PARKING

As regulated in Article VI, Section 14.

G. SCREENING AND LANDSCAPING

1. A minimum of twenty percent (20%) of the total land area shall be set aside as open space devoted to planting, patios, walkways, and recreation areas.
2. All open areas shall be landscaped as approved by the Planning Department.
3. All fencing shall be of a wood, masonry material, and/or wrought iron.

H. ADMINISTRATION PROCEDURES FOR PLANNED RESIDENTIAL DEVELOPMENT

In establishing a Planned Residential Development District in accordance with this section the following shall be required:

1. Pre submission conference with the Planning Staff;
 2. Compliance with Article VIII Section 3 of the Zoning Ordinance;
 3. A comprehensive site plan containing the following:
 - a. Name of the development.
 - b. Name and address of developer.
 - c. Name, address and telephone number of designer.
 - d. Date, north arrow, and scale.
 - e. Location of existing property lines, streets, buildings, easements, and utility lines.
 - f. Location and dimensions of proposed streets, easements, utilities, structures and lot lines.
 - g. Proposed land uses and their locations.
 - h. Off-street parking.
 - i. Recreational areas.
 - j. Existing and finished contours.
 - k. Any other information as may be required by the Planning Commission.
 4. Architectural Elevations;
 5. Drainage Plan;
 6. Landscaped Plan;
 7. Restrictive Covenants;
 8. Homeowners association agreements and bylaws when applicable.
- I. Every Planned Residential Development District approved under these provisions shall be considered as an amendment to the zoning ordinance. In approving the PRD District, the City Council may impose conditions relative to the standard of development. Those conditions shall be complied with before a building permit or certificate of occupancy is issued for the use of the land and/or any structure which is part of the said district and such conditions shall not be construed as

conditions precedent to the approval of the zoning amendment, but shall be construed as conditions precedent to the granting of a building permit and/or certificate of occupancy.

- J. All PRDs approved in accordance with the provisions of this Ordinance in its original form or by subsequent amendments shall be referenced on the Official Zoning Map.
- K. If favorable action is taken by the City Council on the petition for rezoning the developer shall have one (1) year after the effective date of the PRD district rezoning to start construction. If construction has not been started in that time period the developer has one (1) month from the end of the time period to submit the PRD for reapproval. If the developer does not resubmit the PRD, the property shall automatically revert to the original zoning classification.
- L. Any unauthorized deviation from the approved site plan shall constitute a violation of the building permit authorizing construction of the development. In such cases where revisions would constitute a minor change in the site plan, the Planning Director shall have the authority to authorize such changes. In all instances where a substantial change is requested or where there is any question of the magnitude or consequence of the proposed revision, such revisions shall be submitted to the Planning Commission and City Council for approval.

SECTION 2. That this ordinance becomes effective upon its adoption, the public welfare requiring it.

MAYOR

INTRODUCED: _____

ADOPTED: _____



SUBDIVISION STAFF REPORT Emerald Breeze Revised Preliminary Plat

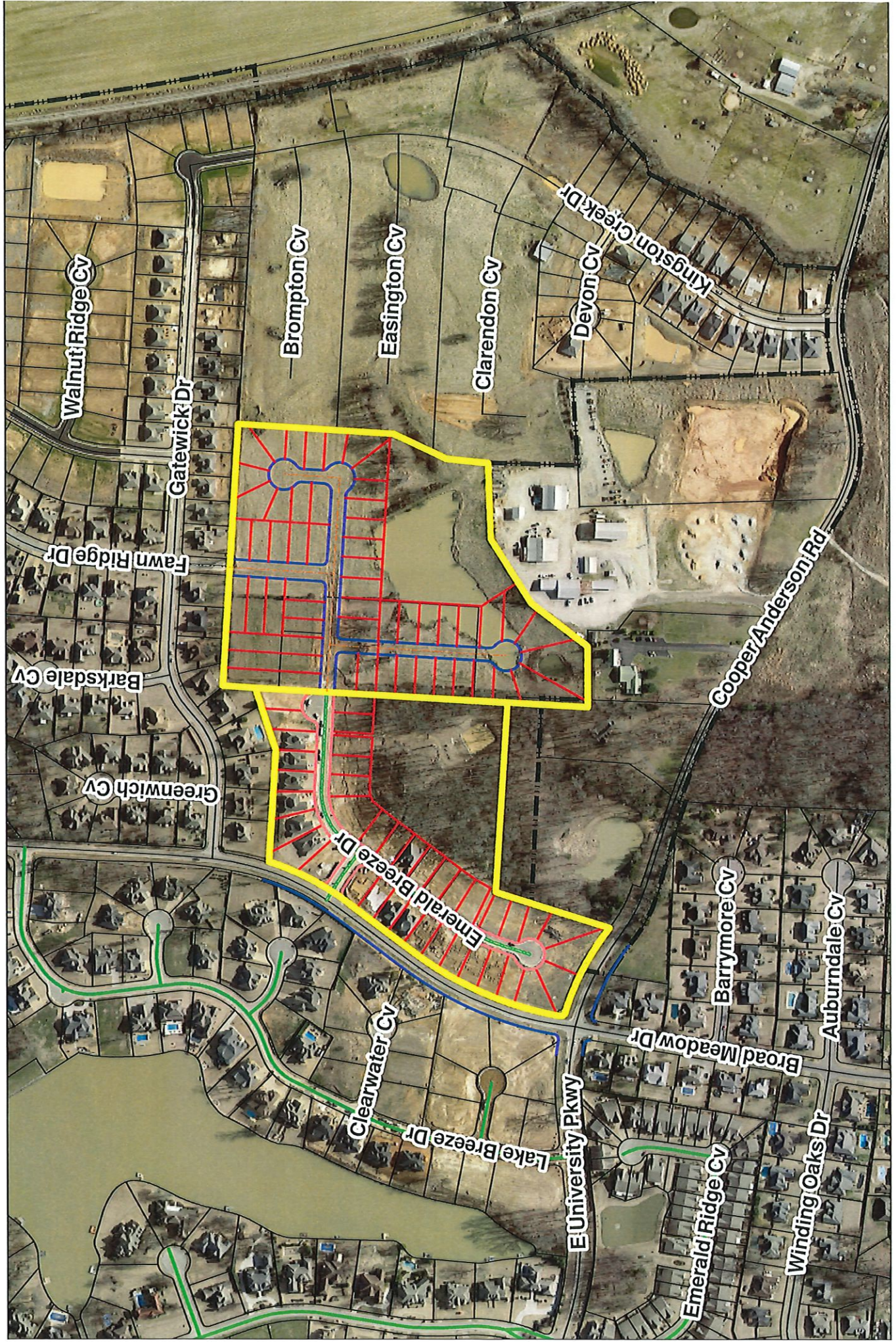
A preliminary plat has been submitted for Planning Commission review and approval for the above subdivision by the property owner, Emerald Breeze Partners.

The owner has submitted a revised preliminary plat for the Emerald Breeze Subdivision. According to the last revised preliminary plat, the subdivision has two sections containing 40 lots and one common area on 13.87 acres. This revised preliminary plat will have a total of five (5) sections containing 93 lots and 2 common areas on 30.41 acres. The first two sections of this subdivision are situated in the RS-1/PRD (Single-Family Residential/Planned Residential Development) District and the proposed sections are situated within the RS-2 (Single Family Residential) District. This zoning classification has a minimum lot size requirement of 5,000 square feet. The lot sizes and widths shown on the revised preliminary plat meet all zoning requirements. The street pattern will consist of three (3) cul-de-sacs with one private and gated access point off Copper Anderson Road and one private and gated access connection to Farm Ridge Drive which is a part of Walnut Trace North Subdivision. Stormwater detention is provided by two detention basins within this development. The detention facilities and private streets will be maintained by the Emerald Breeze Subdivision Home Owner's Association.

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

- 1) The developer makes all necessary changes based on the subdivision review comments.

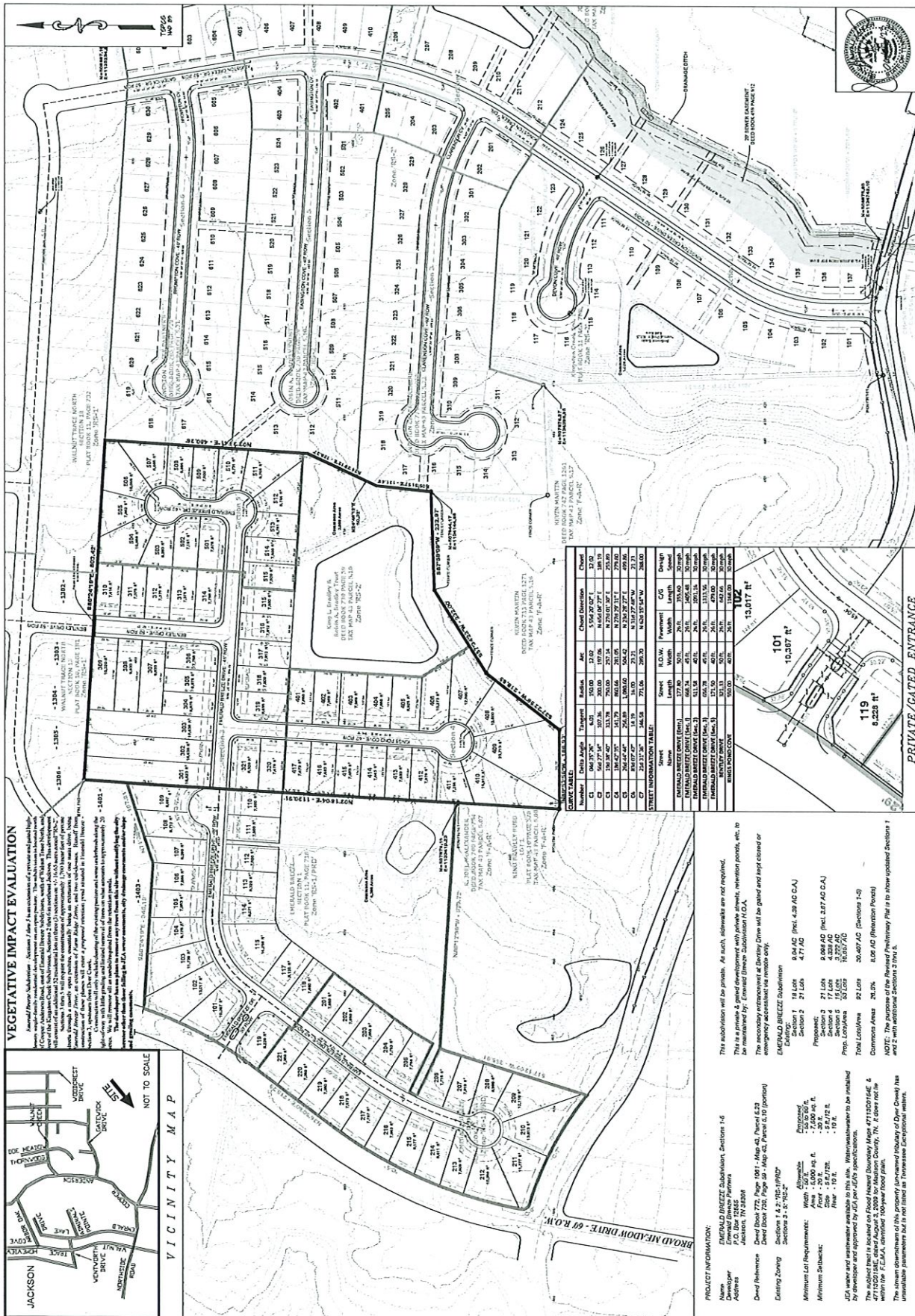
SITE LOCATION MAP
REVISED PRELIMINARY PLAT - EMERALD BREEZE SECTIONS 1-5





REVISÉD PRELIMINARY PLAT
EMERALD BREEZE Subdivision, Sec. 1-5

ME	SCALE	1"=100'
	DATE	06/01/23
	Revisions	06/27/23
	TITLE No.	5792
McLazander Engineering		



PRIVATE/GATED ENTRANCE

Sheet
9/9
