

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

- I. CALL TO ORDER/DETERMINATION OF QUORUM
- II. APPROVAL OF MINUTES FROM THE OCTOBER 4, 2023 MEETING
- III. REZONINGS
  - 1. Consideration of a request to rezone property located west of Anglewood Drive from RS-1 (Single Family) District to RS-2 (Single Family) District, comprising 41.821 acres, more or less, submitted by Graves Partners
  - 2. Consideration of a request to rezone property located at Ashport Road from RS-2 (Single Family) District to RS-2/PRD (Single Family/Planned Residential Development) District, comprising 40.2 acres, more or less, submitted by Shane McAlexander on behalf of The Crossings Partners
  - 3. Consideration of a request to rezone property located at 10 McClellan Road from RS-1 (Single Family) District to O-C (Office Center) District, comprising 2.96 acres, more or less, submitted by NCG Partners.
- IV. STREET CLOSURE
  - 1. Consideration of a request to close and abandon Elmer Street
- V. SUBDIVISION
  - 1. Consideration of a final plat for The Summit Section 4B and 5, comprising 49 lots and 1 common area on 9.23± acres in a RS-1/PRD (Single Family Residential/ Planned Residential) District, submitted by Surveying Services, Inc. on behalf of Zeko Properties, LLC
- VI. SITE PLAN
  - 1. Consideration of a preliminary site plan for Captain D's, proposed to be located at the corner of Chloe Place and Lizzie Anna Cove, submitted by SMPO LLC
- VII. RESOLUTION

1. Consideration of a Resolution to limit truck traffic on Primrose Drive

VIII. OTHER BUSINESS

1. Any other business properly presented

IX. ADJOURN

**MINUTES**  
**JACKSON MUNICIPAL REGIONAL PLANNING COMMISSION**  
**CITY HALL – GEORGE A. SMITH MEETING ROOM**  
**FIRST FLOOR – 109 EAST MAIN STREET – SUITE 107**  
**OCTOBER 4, 2023—3:00 P.M.**

**Members Present:** Wayne Arnold, Vice Chair  
Mandy White  
Charles Adams  
Pat Ross  
Andrew Long  
Janna Hellums

**Members Absent:** Jerry Day, Chair  
Mayor Scott Conger  
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 September 6, 2023 meeting were presented and a motion to approve the minutes, contingent upon adding Pat Ross to the Members Present list, was made by Charles Adams, seconded by Andrew Long. The motion passed unanimously.

**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 28. SHORT TERM RENTAL UNITS --**

Mr. Pilant stated that after reviewing comments from MTAS and researching various similar ordinances from other cities, there are many options when considering short-term rentals and each situation is different. At this time, after many conversations and extensive information gathering, there are still many things to consider and much information that is still left to gather. Afterwards, Mr. Pilant requested the Planning Commission to postpone this item indefinitely to give time to tailor a solution that addresses Jackson's unique situation.

**Consideration of a final plat for The Summit Section 3, comprising 9 lots on 1.97± acres in a RS-1/PRD (Single Family Residential/Planned Residential) District, submitted by Surveying Services, Inc. on behalf of Zeko Properties, 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 will create 9 new building lots by adding McKinley Cove, which is a private 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 \$3,600.
- 2) The developer provides to the Jackson Energy Authority a water system development fee in the amount of \$3,600.
- 3) The developer provides to the City of Jackson a street performance security in the amount of \$4,500.
- 4) All inspections and testing will need to be completed prior to recording the final plat.

A motion was made by Charles Adams, seconded by Mandy White to approve the final plat for The Summit Section 3, as recommended by the staff. Motion passed unanimously.

**Consideration of a final plat for The Summit Section 4A, comprising 20 lots and 1 common area on 4.51± acres in a RS-1/PRD (Single Family Residential/Planned Residential) District, submitted by Surveying Services, Inc. on behalf of Zeko Properties, 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 will create 20 new building lots by adding Grays Cove, which is a private 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 \$8,000.
- 2) The developer provides to the Jackson Energy Authority a water system development fee in the amount of \$8,000.
- 3) The developer provides to the City of Jackson a street performance security in the amount of \$9,100.
- 4) All inspections and testing will need to be completed prior to recording the final plat.

A motion was made by Andrew Long, seconded by Mandy White to approve the final plat for The Summit Section 4A, as recommended by the staff. Motion passed unanimously.

There being no further business, the meeting was adjourned.





## **CITY OF JACKSON ZONING REPORT**

<b>APPLICANT</b>	Agent:	Graves Partners
<b>OWNER</b>		Same
<b>ADDRESS</b>	Agent:	P. O. Box 12555 Jackson, TN 38308
	Owner:	Same
<b>LOCATION</b>		West of Anglewood Drive
<b>ACERAGE</b>		41.82 +/- acres
<b>TAX MAP REFERENCE</b>		Map 43 Parcels 23.08 & 23.10
<b>PRESENT USE</b>		Undeveloped & Agriculture
<b>PROPOSED USE</b>		Single Family Residential
<b>PRESENT ZONING</b>		RS-1 (Single Family Residential) District
<b>PROPOSED ZONING</b>		RS-2 (Single Family Residential) District

### **LOCATION**

The property is located west of Anglewood Drive.

### **CURRENT LAND USE**

The property is bounded on the north by undeveloped/agriculture, on the east by residential, on the south by undeveloped/agriculture and on the west by undeveloped/railroad/residential.

### **UTILITIES**

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

### **PETITIONER'S JUSTIFICATION**

See attached Statement of Justification.

### **LAND USE PLAN**

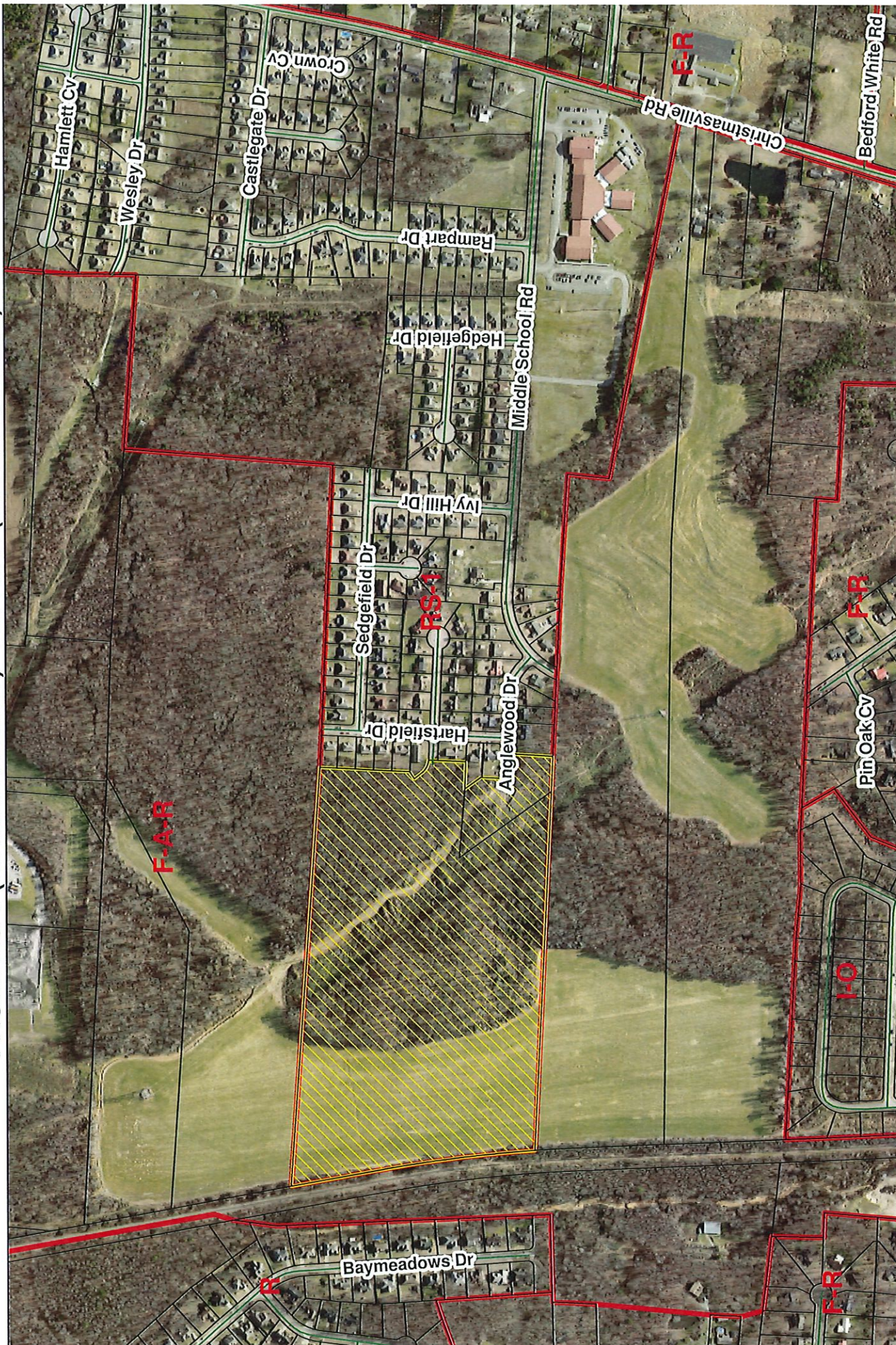
This property is currently depicted within the Comprehensive Civic Master Land Use Plan as an area deemed appropriate for Single Family Detached; therefore, an amendment to the Comprehensive Civic Master Land Use Plan is not necessary.

#### **REZONING STAFF RECOMMENDATION**

The Planning Staff recommends approval of the rezoning request since it preserves the single family character of the subdivision and allows for a more efficient use of the land.



REZONING SITE LOCATION MAP  
WEST OF ANGLEWOOD DRIVE  
FROM: RS-1 (SINGLE FAMILY) TO: RS-2 (SINGLE FAMILY)





ENGINEERING - PLANING - DEVELOPMENT  
**McALEXANDER  
ENGINEERING**

September 25, 2023

City of Jackson Planning Dept.  
c/o Stan Pilant  
111 E. Main St., Suite 201  
Jackson, TN 38301

Dear Mr. Pilant:

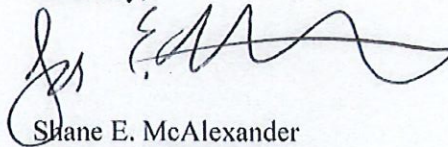
**RE: "Justification for REZONING on +/- 41.821 Acres"**

The proposed tract to be rezoned consists of 41.821 acres currently zoned "RS-1", single-family residential district. McAlexander Engineering is requesting on behalf of Graves Partners that this property be rezoned "RS-2" for continued single-family residential development. This extension of the current subdivision to be rezoned will be similar in nature to the existing sections, with the exception of lot width.

We developed Sections I-VII between 1998 and 2005. Today we are experiencing a significant need for affordable homes in this area, however significant increases in infrastructure costs are requiring narrower lot widths to be competitive. Again, based on the location and surrounding uses, we feel this development with slightly narrower lots (50 ft. minimum lot width as opposed to 70 ft.) will integrate well with the existing uses and surrounding neighborhoods. Therefore, we respectfully request said tract be rezoned "RS-2, for single-family residential use.

Thank you for your consideration. Please feel free to call me at (731) 234-3138 should you have any questions or need additional information.

Sincerely,



Shane E. McAlexander  
PE #105650



## CITY OF JACKSON ZONING REPORT

<b>APPLICANT</b>	Agent:	Shane McAlexander
<b>OWNER</b>		The Crossings Partners
<b>ADDRESS</b>	Agent:	31 Winslow Cove Jackson, TN 38305
	Owner:	P. O. Box 12555 Jackson, TN 38308
<b>LOCATION</b>		#1300 block of Ashport Road
<b>ACERAGE</b>		40.2 +/- acres
<b>TAX MAP REFERENCE</b>		Map 33 Parcel 26.00
<b>PRESENT USE</b>		Agriculture
<b>PROPOSED USE</b>		Single Family Residential
<b>PRESENT ZONING</b>		RS-2 (Single Family Residential) District
<b>PROPOSED ZONING</b>		RS-2/PRD (Single Family Residential/Planned Residential Development) District

### **LOCATION**

The property is located on the south side of the #1300 block of Ashport Road.

### **CURRENT LAND USE**

The property is bounded on the north by agriculture, on the east by agriculture, on the south by agriculture and on the west by agriculture.

### **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 Single Family Detached; therefore, an amendment to the Comprehensive Civic Master Land Use Plan is not necessary.

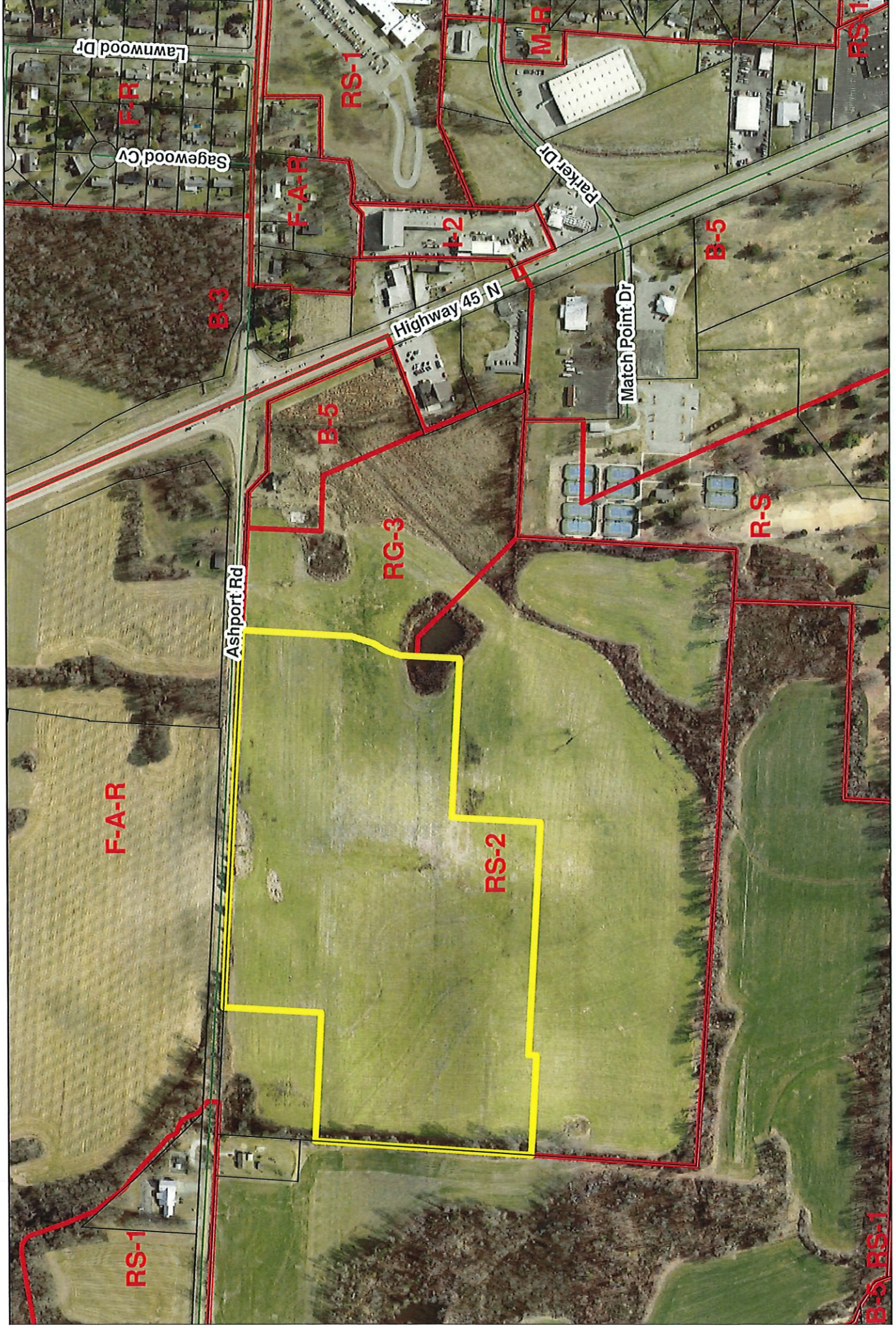
### **REZONING STAFF RECOMMENDATION**

The Planning Staff recommends approval of the rezoning request since it provides the flexibility of design that the subdivision needs to fully implement the proposed development scheme.



REZONING SITE LOCATION MAP  
ASHPORT ROAD

FROM: RS-2 (SINGLE FAMILY) TO: RS-2/PRD (SINGLE FAMILY/PLANNED RESIDENTIAL DEVELOPMENT)





# McALEXANDER ENGINEERING

October 25, 2023

City of Jackson Planning Dept.  
c/o Stan Pilant  
111 E. Main St., Suite 201  
Jackson, TN 38301

Dear Mr. Pilant:

**RE: "Justification for REZONING +/- 43.778 Acres"**

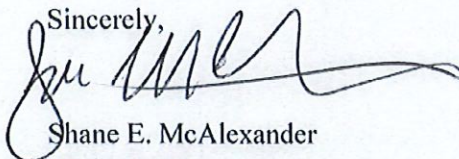
The proposed tract to be rezoned consists of approximately 43.778 acres currently zoned "RS-2". McAlexander Engineering is requesting on behalf of The Crossings Partners that this property be rezoned "RS-2/PRD", Single Family Residential / Planned Residential Development District, for an upscale mixed-use walkable, livable community situated along Ashport Road, between Highway 45 Bypass and N. Highland Avenue in north central Jackson.

This is a portion of a 208 acre tract being the *proposed* The Crossings at Exum Place mixed-use development. This portion includes lots varying in width from 35 feet to 60 feet, townhome lots, and a central retail node with loft apartments above, therefore requiring the PRD overlay.

The purpose of the PRD overlay is to provide for greater flexibility in the development of residential areas. These areas are generally characterized by a unified building plan and site development plan, as well as efficient and economical use of land while providing a harmonious variety of housing choices, a higher level of urban amenities, and preserving the natural scenic quality. This development will have streetscapes, sidewalks and walking trails throughout, a dog park, open commons areas, multiple ponds, an amphitheater, clubhouses with swimming pools, etc. for the encouragement of healthy living.

Based on the location, local traffic, and surrounding uses, rezoning to "RS-2/PRD" for an upscale mixed-use development with architectural restrictions including design, colors, materials, landscaping, etc. is considered appropriate. Mark Jones with LRK will be the "Town Architect". At a time where healthy living and walkable communities are coveted, rezoning to a PRD is another requirement towards fulfilling this vision.

Thank you for your consideration. Please feel free to call me at (731) 234-3138 should you have any questions or need additional information.

Sincerely,  
  
Shane E. McAlexander  
PE #105650





*The*  
**CROSSINGS**  
*at Exum Place*

**Plan Collection**







35-H

35-G

35-F

35-E

35-D

35-C

35-B

35-A

*The* **CROSSINGS**  
*at Emerald Place*

**GARDEN LOT TYPES**  
(35' WIDE LOTS)

LRK



40-G

40-F

40-E

40-D

40-C

40-B

40-A

*The* CROSSINGS  
*A Crossroads Community*

COTTAGE AND PARK LOT TYPES  
(40'-45' WIDE LOTS)

LK





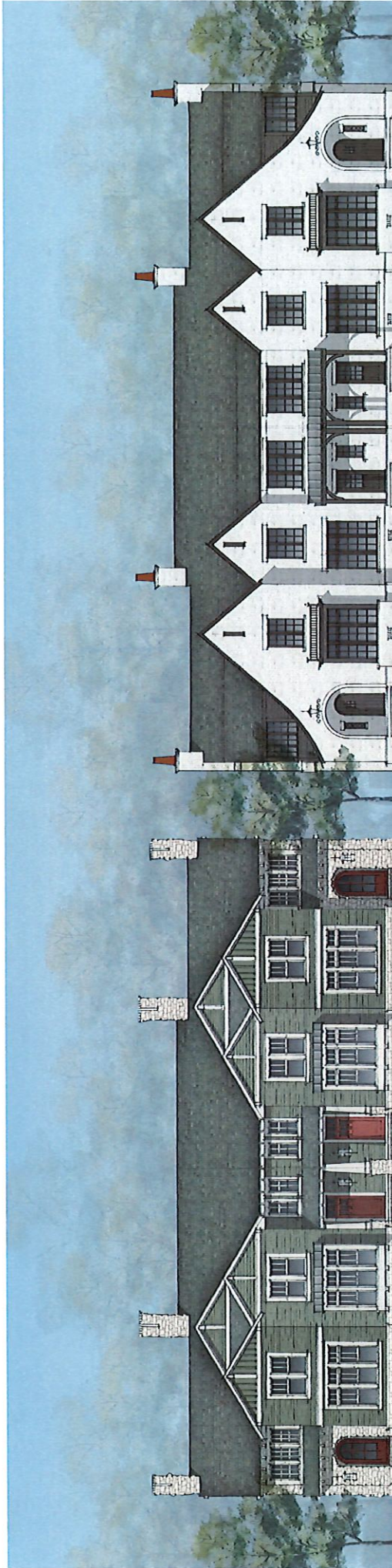
20-A

**2-STORY TOWNHOME LOTS**  
(20'-28' WIDE LOTS)

*The* **CROSSINGS**  
*at Green Park*

LRK





20-C

20-B

2-STORY TOWNHOME LOTS  
(20'-28" WIDE LOTS)

The CROSSINGS  
at River Place

LRK



## CITY OF JACKSON ZONING REPORT

<b>APPLICANT</b>	Agent:	NCG Partners
<b>OWNER</b>		Same
<b>ADDRESS</b>	Agent:	PO Box 12555 Jackson, TN 38308
	Owner:	Same
<b>LOCATION</b>		10 McClellan Road
<b>ACERAGE</b>		2.96 +/- acres
<b>TAX MAP REFERENCE</b>		Map 33 Parcel 62.02
<b>PRESENT USE</b>		Vacant
<b>PROPOSED USE</b>		Office Center District
<b>PRESENT ZONING</b>		RS-1 (Single Family) District
<b>PROPOSED ZONING</b>		O-C (Office Center) District

### **LOCATION**

The property is located at the northwest corner of Pleasant Plains Road and McClellan Road.

### **CURRENT LAND USE**

The property is bounded on the north by undeveloped, on the east by residential, on the south by a church and on the west by undeveloped.

### **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 Neighborhood Commercial; therefore, no amendment to the Comprehensive Civic Master Land Use Plan is necessary.

### **REZONING STAFF RECOMMENDATION**

The Planning Staff recommends approval of the rezoning since is in compliance with the Comprehensive Civic Master Land Use Plan, and provides for some limited neighborhood scale services.



REZONING SITE LOCATION MAP  
10 MCCLELLAN ROAD  
FROM: RS-1 (SINGLE FAMILY) TO: O-C (OFFICE CENTER)





# McALEXANDER ENGINEERING

October 25, 2023

City of Jackson Planning Dept.  
c/o Stan Pilant  
111 E. Main St., Suite 201  
Jackson, TN 38301

Dear Mr. Pilant:

**RE: "Justification for REZONING +/-2.957 Acres"**

The proposed tract to be rezoned consists of approximately 2.957 acres currently zoned "RS-1". McAlexander Engineering is requesting on behalf of Community Bank and NCG partners that this property be rezoned "O-C", Office Center District, for a branch bank and high-end office/retail development at the intersection of Pleasant Plains Road and McClellan Road.

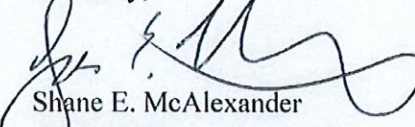
This is a corner tract at a signalized intersection surrounded by nearly 90 acres of undeveloped land, and with a 90,000+ SF institutional (religious) facility situated on the opposite corner. 2022 TDOT annual average daily traffic (AADT) counts were 10,779 vehicles per day along Pleasant Plains and 4,092 vehicles per day along McClellan Road. These traffic counts are higher than those along Pleasant Plains Extended, Ridgecrest Road, Christmasville Road, Carriage House Drive, and Old Humboldt Road, and nearly as high as Vann Drive (12,415).

"O-C" Office Center District is a *restricted* business district to meet the needs of the immediate neighborhood and designed for areas where large retail business operations are undesirable. Permitted uses are restricted to a narrow range of professional offices, banks, business services, beauty shops, gift shops and florists. Additional uses as special exceptions (architectural drawings and site plan must be approved by the Planning Commission) include small (under 2,500 SF) markets like Grubb's grocery, dry cleaning collection, and small sit-down restaurants like Woodstock Bakeshop. Again, all allowed uses would cater to the immediate neighborhood.

Based on the location, local traffic, and surrounding uses, rezoning to "O-C" for a high-end "restricted development" with upscale architectural restrictions including design, signage, lighting, and use, is not only considered appropriate, but necessary at this time. At a time where healthy living and walkable communities are highly desirable, this rezoning would be a step in that direction.

Thank you for your consideration. Please feel free to call me at (731) 234-3138 should you have any questions or need additional information.

Sincerely,



Shane E. McAlexander  
PE #105650



NOTICE OF PROPOSED STREET CLOSURE & ABANDONMENT  
ELMER STREET





Stan Pilant  
111 E. Main St.  
Suite 201  
Jackson, Tennessee 38301



Telephone: 731-425-8286  
Fax: 731-425-8281  
Email: spilant@cityofjackson.net

PETITION  
FOR A REQUEST TO CLOSE/ABANDON  
A STREET/ALLEY

We, the property owners shown below, own property that adjoin the requested street/alley closure/abandonment request. We hereby formally request that the City of Jackson close and abandon the street/alley as described on the attached application.

Signature of Property Owner

Address

*James Smith*

*925 East College St  
Jackson TN*

*Minny Callis*

*937 East College St Jackson TN 38301  
Habitat for Humanity  
1608 N Parkway*

*John G. G.*



## **SUBDIVISION STAFF REPORT**

### **The Summit Sections 4-B & 5 Final Plat**

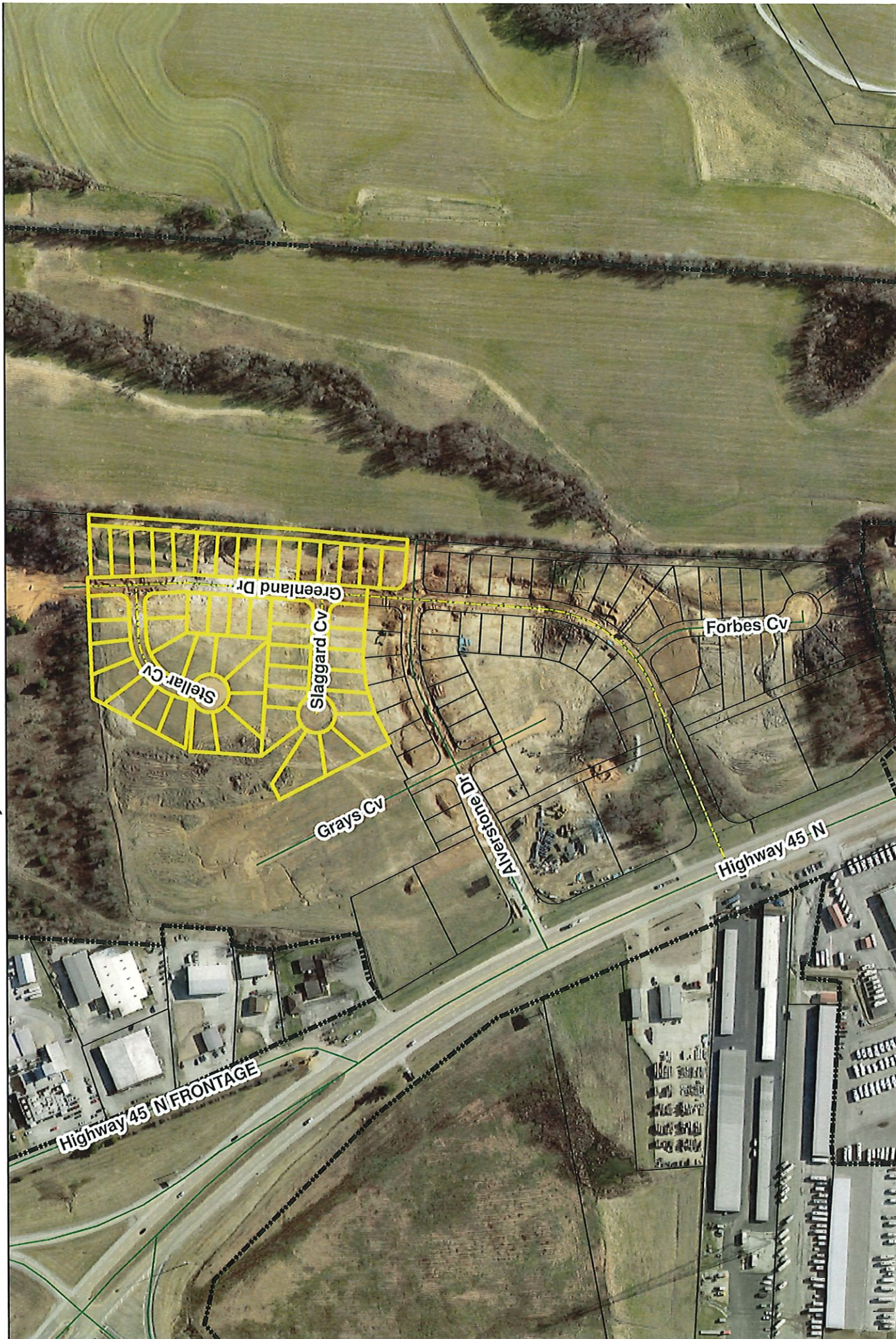
A final plat has been submitted for Planning Commission review and approval by the property owner, Zeko Properties, LLC. The subdivision creates 49 new building lots by adding Slaggard Cove, Stellar Cove, and Greenland Drive, which are private streets.

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 \$19,600.
- 2) The developer provides to the Jackson Energy Authority a water system development fee in the amount of \$19,600.
- 3) The developer provides to the City of Jackson a street performance security in the amount of \$28,300.
- 4) All inspections and testing will need to be completed prior to recording the final plat.



**SITE LOCATION MAP**  
**FINAL PLAT - THE SUMMIT 4-B & 5**  
**GREENLAND DRIVE, SLAGGARD COVE & STELLAR COVE**





(We) hereby certify that I am (we are) the owner(s) of the property shown and described herein as evidenced in Deed Book 754, Page 1429, in the Registrar's Office of Madison County, Tennessee, and that I (we) hereby accept this plan of subdivision with my (our) full knowledge and understanding of the contents of this plan of subdivision. I (we) further certify that this plan constitutes a true and correct copy of the original plan of subdivision as filed with the Madison County Register and that I (we) intend to use the same in accordance with the requirements and specifications set forth in the Madison County Land Development Regulations of the Jackson Municipal Regional Planning Commission.

State of Tennessee  
County of Madison

\_\_\_\_\_  
Zakie Properties, LLC

**ACKNOWLEDGEMENT OF OWNER(S) SIGNATURE**

\_\_\_\_\_  
Data

Personally appeared before me, the undersigned, a Notary Public, in and for the State of County Nevada, the undersigned, a Notary Public, in and for the State of County Nevada, and who, upon oath, acknowledged such person to be the owner/lessor/tenant/assignee of the within named property, and that he/she/it on such date/term/condition, executed the foregoing instrument for the purpose therein contained, by signing his/her name as owner/lessor/tenant/assignee.

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

My Commission Expires: \_\_\_\_\_  
Notary Public \_\_\_\_\_

DATE OF APPROVAL OF WATER SYSTEMS

\_\_\_\_\_ 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 plan.

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

Date \_\_\_\_\_

**CERTIFICATE OF APPROVAL OF SANITARY SEWERAGE SYSTEMS**

\_\_\_\_\_ 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.

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

herby concur that the street names and addresses depicted on this final plat have been reviewed and approved by the E111 Administrative Office.

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

Date:

E-911 Administrative Office

Date	Jackson Municipal Regional Planning Commission

Date

City of Jackson Engineering Department

CERTIFICATE OF FINAL PLAT APPROVAL FOR RECORDING

hereby certify that the final subdivision plat shown herein has been reviewed by all applicable review agencies and has been approved by the Jackson Municipal Regional Planning Commission, with the exception of any variances and stipulations noted in the

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

**CERTIFICATE OF ACCURACY OF SURVEY**

herby certify by placing my seal and signature on this plat that it was prepared in accordance with the specifications and requirements of the Tennessee 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 and Specifications in the Rules of the Tennessee State Board of Examiners of Land Surveyors for a Category I survey. I further certify that all monuments have been properly indicated.

10/25/23

Date

*Kachay D. Drown*


Registered  
Tennessee Certificate No. 7778

THE GREAT SEAL OF THE  
STATE OF TENNESSEE

**CERTIFICATE:** I hereby certify that this is a Category 1 Survey and that the ratio of precision of the unadjudicated 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

CITY OF JACKSON, MADISON COUNTY, TENNESSEE
TAX MAP 27, PARCEL 29.00 - DEED BOOK 754, PAGE 1429
SECTION 4B & 5 - 49 LOTS & 1 C.A. - 0.23 ACRES
ZONING: R5-1UPRO




**SURVEYING SERVICES, INC.**  
JACKSON, TENNESSEE  
41 HERITAGE SQUARE  
(731) 664-6927

SCALE: 1"=400'

DWG. NO: 2018-007-FPA04.5

DRAWN BY: RICHARD N. BROWN    DATE: 10/05/2023



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## **SITE PLAN STAFF REPORT CAPTAIN D'S**

A preliminary site plan has been submitted for Captain D's, which will be located at 73 Chloe Place, as depicted. The property is zoned SC-1 (Planned Unit Commercial Development) District, which allows restaurants, subject to site plan approval by the Planning Commission. At the preliminary stage, the review is limited to only the fundamental aspects of the site, such as setbacks, lot coverage, number of parking spaces, driveway access points, buffering, and green space. A more detailed review will be conducted during the site plan review process for permitting. Therefore, there could be additional requirements or modifications needed once the final site plan is submitted.

The site plan shows that there will be a 1,858 +/- sq. ft. building located on a .90 acre lot. As shown, the building will comply with yard, lot coverage, and height requirements.

It appears that a Vegetative Impact Study will not be required on this site. It also appears that the remaining greenspace on the proposed site plan will meet or exceed the requirement of 20%.

The site plan shows that there will be 30 parking spaces. It appears that all parking spaces and aisle widths will comply with the Zoning Ordinance parking requirements.

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

It is the Staff's opinion that there are no other issues that need to be addressed by the Planning Commission for a preliminary review.

The staff recommends that the Planning Commission approve the site plan for Captain D's.



**SITE LOCATION MAP**  
**SITE PLAN - CAPTAIN D'S**  
**CHLOE PLACE @ LIZZIE ANNA COVE**













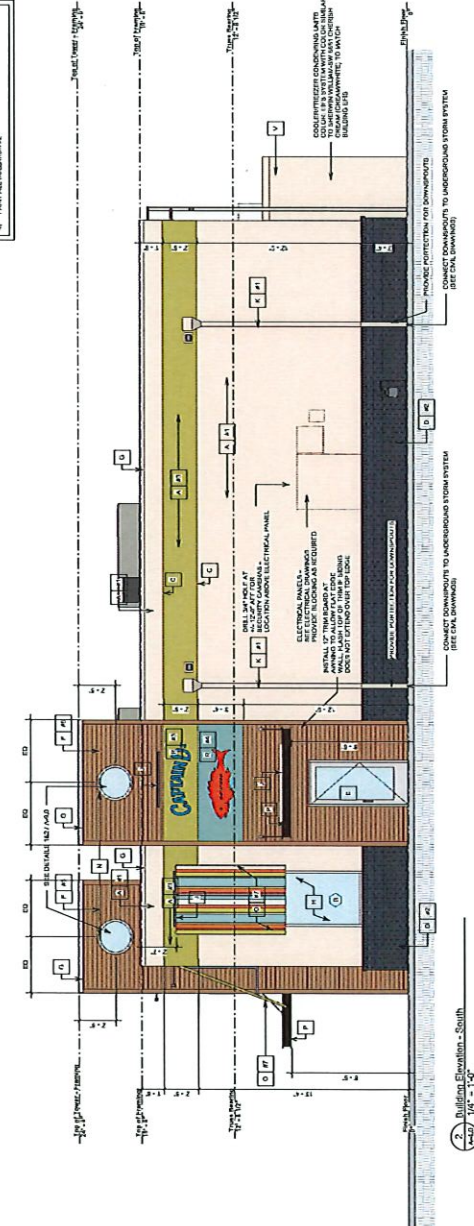
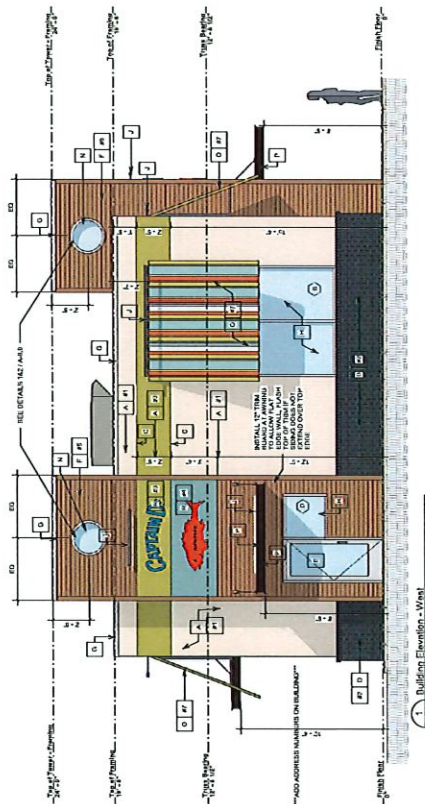
SERIAL	MATERIAL	DESCRIPTION	REMARKS
1	8" CHU	PREP PAINT, REFERENCE DIMENSIONS, SECTION DETAIL, LASHING POINT	
2	WALL ANCHOR LASHING POINT	LASHING POINT, 1.5" DIA. GALV. ANCHOR WOOD "W" WITH 1" CONCRETE MECH. ANCHOR AT LASHING POINT	
3	CONCRETE LASHING POINT	CONCRETE LASHING POINT, 1.5" DIA. GALV. ANCHOR WOOD "W" WITH 1" CONCRETE MECH. ANCHOR AT LASHING POINT	CENTERED IN TOWER
4	CONCRETE LASHING POINT	CONCRETE LASHING POINT, 1.5" DIA. GALV. ANCHOR WOOD "W" WITH 1" CONCRETE MECH. ANCHOR AT LASHING POINT	
5	ALUMINUM ANCHOR	ALUMINUM ANCHOR	CONCRETE ANCHOR W/ BUSH FOR EACH DIMENSION
6	INTERIOR CLAMP THRU GANCY	ALUMINUM CLAMP	CONTACT ANCHOR W/ BUSH FOR EACH DIMENSION
7	HALO GANCY	OUTSIDE SHARK SKIN, METAL	CONTACT ANCHOR W/ BUSH FOR EACH DIMENSION
8	HALO GANCY	OUTSIDE SHARK SKIN, METAL	CONTACT ANCHOR W/ BUSH FOR EACH DIMENSION
9	HALO GANCY	OUTSIDE SHARK SKIN, METAL	CONTACT ANCHOR W/ BUSH FOR EACH DIMENSION
10	HALO GANCY	OUTSIDE SHARK SKIN, METAL	CONTACT ANCHOR W/ BUSH FOR EACH DIMENSION
11	HALO GANCY	OUTSIDE SHARK SKIN, METAL	CONTACT ANCHOR W/ BUSH FOR EACH DIMENSION
12	HALO GANCY	OUTSIDE SHARK SKIN, METAL	CONTACT ANCHOR W/ BUSH FOR EACH DIMENSION
13	HALO GANCY	OUTSIDE SHARK SKIN, METAL	CONTACT ANCHOR W/ BUSH FOR EACH DIMENSION
14	HALO GANCY	OUTSIDE SHARK SKIN, METAL	CONTACT ANCHOR W/ BUSH FOR EACH DIMENSION
15	HALO GANCY	OUTSIDE SHARK SKIN, METAL	CONTACT ANCHOR W/ BUSH FOR EACH DIMENSION
16	HALO GANCY	OUTSIDE SHARK SKIN, METAL	CONTACT ANCHOR W/ BUSH FOR EACH DIMENSION
17	HALO GANCY	OUTSIDE SHARK SKIN, METAL	CONTACT ANCHOR W/ BUSH FOR EACH DIMENSION
18	ALUMINUM FLUORIDE	COLOR - CLEAN ANCHORED TO SWITCH TOWERMENT SYSTEM	
19	PAINF COLOR	ALUMINUM FLUORIDE (1.5" DIA. GALV. ANCHOR W/ BUSH) OR ALUMINUM FLU	

SYMBOL	NATIONAL	DESCRIPTION	REMARKS
1	WIRELESS ACCESS TERMINAL	HEADPHONE, SET OF CABLES, 1 SET, 300' COIL TO 1/4" COILS W/ 25' WELLS SPECS + CABLE	INSTALLATION PER WELLS SPECS
2	POCKET WALL CAM	METAL CO. PAINTING-DRAWING--REFERENCE WALL SECTIONS, 10' HIGHER AND 1/4" COILS W/ 25' WELLS SPECS + CABLE	INSTALLATION PER DRAWING
3	TECHNOLOGY CAM	ANALOG-INSTALLING 10' HIGHER AND 1/4" COILS W/ 25' WELLS SPECS + CABLE	INSTALLATION PER WELLS SPECS
4	EXTENSION LIGHTING	SET ELECTRICAL, 10' HIGHER AND 1/4" COILS W/ 25' WELLS SPECS + CABLE	INSTALLATION PER WELLS SPECS
5	SHAWLED DISCOUNT	SET ELECTRICAL, 10' HIGHER AND 1/4" COILS W/ 25' WELLS SPECS + CABLE	INSTALLATION PER WELLS SPECS

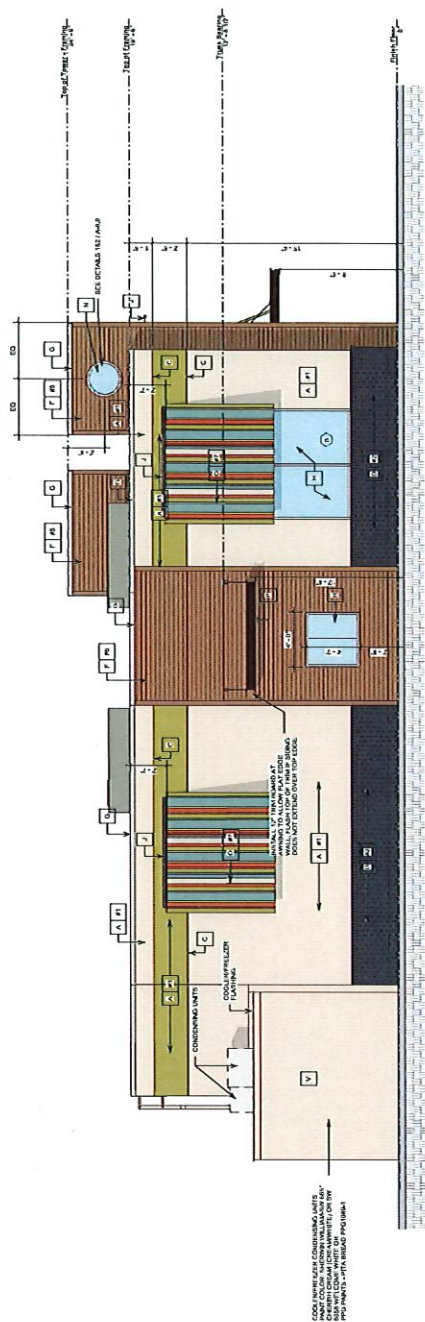
SYMBOL	INTERNAL	DESCRIPTION	REMARKS
4	EPS	EPS IS MANUFACTURED BY PRIVATE ENTERPRISE, INC. (FORMERLY "NATIONAL INSULATING BOARD COMPANY") HAS 30 YEARS OF USE. COULD BE USED INSTEAD OF POLYSTYRENE AND GYPSUM BOARD. SHOULD USE 1/2" THICK EPS INSTEAD OF 1/4" THICK POLYSTYRENE. MANUFACTURED IN THE U.S. BY THE FOLLOWING COMPANY: EPS INSULATION CO. OF CALIFORNIA, 10000 S. GARDEN AVENUE, SUITE 100, GARDEN CITY, CALIFORNIA 92345. CONTACT WITH THE MANUFACTURER FOR APPROVAL. CONTROL JOINTS PER MAP 2.	INSULATION TYPE: MANUFACTURED IN THE U.S.
5	NOT USED		
6	1/8" FIBROCK	ACQUAFLEX DIRECT-ADHESIVE SAND IS TO BE PAINTED THEREON YELLOW. WHITE PIGMENT FOR THE THERMO-REFLECTIVE SURFACE.	INSULATION TYPE: MANUFACTURED IN THE U.S.
7	BRICK	ACQUAFLEX TYPE 100 GYPSUM BOARD IS TO BE USED TO FINISH THE SPACE BETWEEN THE 1/8" FIBROCK AND THE 1/2" EPS INSULATION.	INSULATION TYPE: MANUFACTURED IN THE U.S.
8	CONCRETE ON GROUND	MANUFACTURE TYPE 100 GYPSUM BOARD IS TO BE USED TO FINISH THE SPACE BETWEEN THE 1/8" FIBROCK AND THE 1/2" EPS INSULATION. MANUFACTURE TYPE 100 GYPSUM BOARD IS TO BE USED TO FINISH THE SPACE BETWEEN THE 1/8" FIBROCK AND THE 1/2" EPS INSULATION.	INSULATION TYPE: MANUFACTURED IN THE U.S.

<h3>GENERAL FASTENING REQUIREMENTS</h3> <ol style="list-style-type: none"> <li>1. ALL FASTENERS MUST BE 6068-T5 OR STAINLESS STEEL.</li> <li>2. DRINK FASTENERS PERPENDICULAR TO DRINK OR FRAME SURFACE.</li> <li>3. FASTENERS MUST BE DRIVEN TO FULL ANGLE BEING JOINT SPACES.</li> <li>4. DO NOT OVERDRIVE HEADS OR DRINK MOUNTS AND ANGLE.</li> <li>5. 1/4" DIA. 6068-T5 DRINKS, 1/4" DIA. 6068-T5 WITH ANTI-TURN FLEXIBLE FILM IS APPROVED BY FRUIT-ARTIST, BAKING/ARTIST.</li> <li>6. UNLESS DRINK MOUNT IS SPECIFIED BY FRUIT-ARTIST, BAKING/ARTIST, ALL DRINK MOUNTS SHOULD BE 1/4" FLIGHT TO THE FACE WITH A SMOOTH FACE.</li> <li>7. INCLUDE AN ANGLE, SET AN ANGLE TO 1/4" THAT ANGLE IS DRIVEN INTO THE DRINK SURFACE, A MARK ABOUT 1/4" FROM THE DRINK SURFACE.</li> <li>8. IF DRINK MOUNT IS SPECIFIED BY FRUIT-ARTIST, BAKING/ARTIST, DRINK MOUNT SHOULD BE 1/4" FLIGHT TO THE FACE WITH A SMOOTH FACE.</li> <li>9. DO NOT USE ALUMINUM FASTENERS, STAPLES, OR CUFFED DRINK MOUNTS.</li> </ol>	<h3>ACCEPTABLE FASTENING</h3> <div style="display: flex; justify-content: space-around; align-items: center;">   </div>	<h3>UNACCEPTABLE FASTENING &amp; SOLUTIONS</h3> <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;">  <p><b>Screw</b></p> </div> <div style="text-align: center;">  <p><b>FLUSH</b></p> </div> </div> <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;">  <p><b>COUNTERSINK</b></p> </div> <div style="text-align: center;">  <p><b>UNDER DRIVEN</b></p> </div> </div>
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GENERAL NOTES	
1.	COORDINATE WITH MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ALL PUNCTURATIONS IN THE EXTERIOR FACADE.
2.	SEE SHEET A-11.6-11.1 FOR WINDOW, DOOR TYPES AND DETAILS.
3.	NOT ALL FINISHES/MATERIALS MAY BE USED OR REFERENCED ON DRAWINGS. TYP.
4.	PAINT ALL ROLLERSIDE RE.

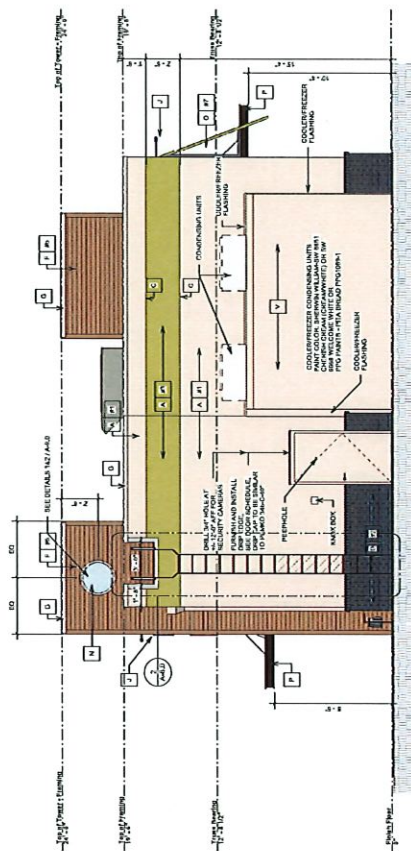
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REFER TO SHEET A-4.0 FOR LEGEND TO SYMBOLS, NOTES, AND COLORS.

1 Building Elevation - North  
A-4.1 1/4" = 1'-0"



REFER TO SHEET A-4.0 FOR LEGEND TO SYMBOLS, NOTES, AND COLORS.

2 Building Elevation - East  
A-4.1  $1/4" = 1'-0"$



Captain D's Restaurant  
73 Choo Place  
Jackson, Tennessee 38305

Project:  
704-23

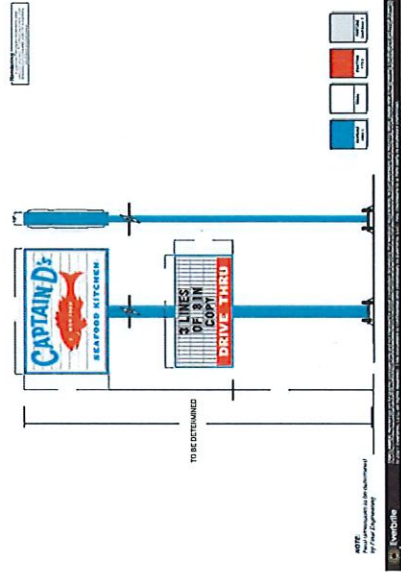
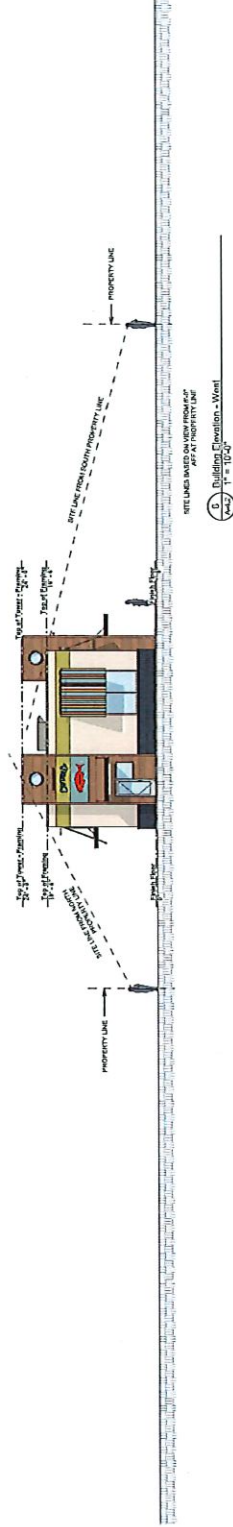
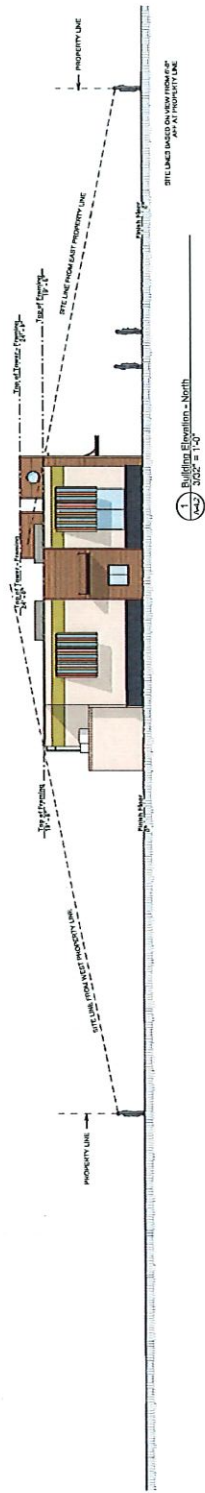
Original Issue Date:  
12/18/2013

Plot Elevations - 31m  
Line

UPPER 1/2 IN. 1/4 IN.

Sheet Number

A-4.2



2. Plotter Size: 31m  
1/4" = 1'-0"



RESOLUTION  
TO LIMIT TRUCK TRAFFIC  
ON PRIMROSE DRIVE

WHEREAS, the City Council of the City of Jackson, Tennessee is vitally interested in providing the city with safe and efficient public thoroughfares; and

WHEREAS, Primrose Drive, from North Highland Avenue to Dead End, a minor local street that serves low-density residential area and a church, which will not support the heavy truck traffic that is presently causing severe stress to the road surface and nearby church due to the inability for large vehicles to turn around; and

WHEREAS, the Jackson Municipal Regional Planning Commission has recommended that truck traffic be limited on this section of Primrose Drive shown on the attached map; and

WHEREAS, the City Council of the City of Jackson has the authority under Title 15 Motor Vehicles, Traffic and Parking, Chapter 2 TRUCK AND COMMERCIAL VEHICLE REGULATION, ETC., Section 15-203 Limits on truck traffic on certain streets of the City Code of Jackson, Tennessee to regulate truck traffic on city streets.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Jackson that Primrose Drive, as depicted on the attached map, shall be closed to all trucks weighing in excess of seven (7) tons.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2023 by the City Council of the City of Jackson, Tennessee.

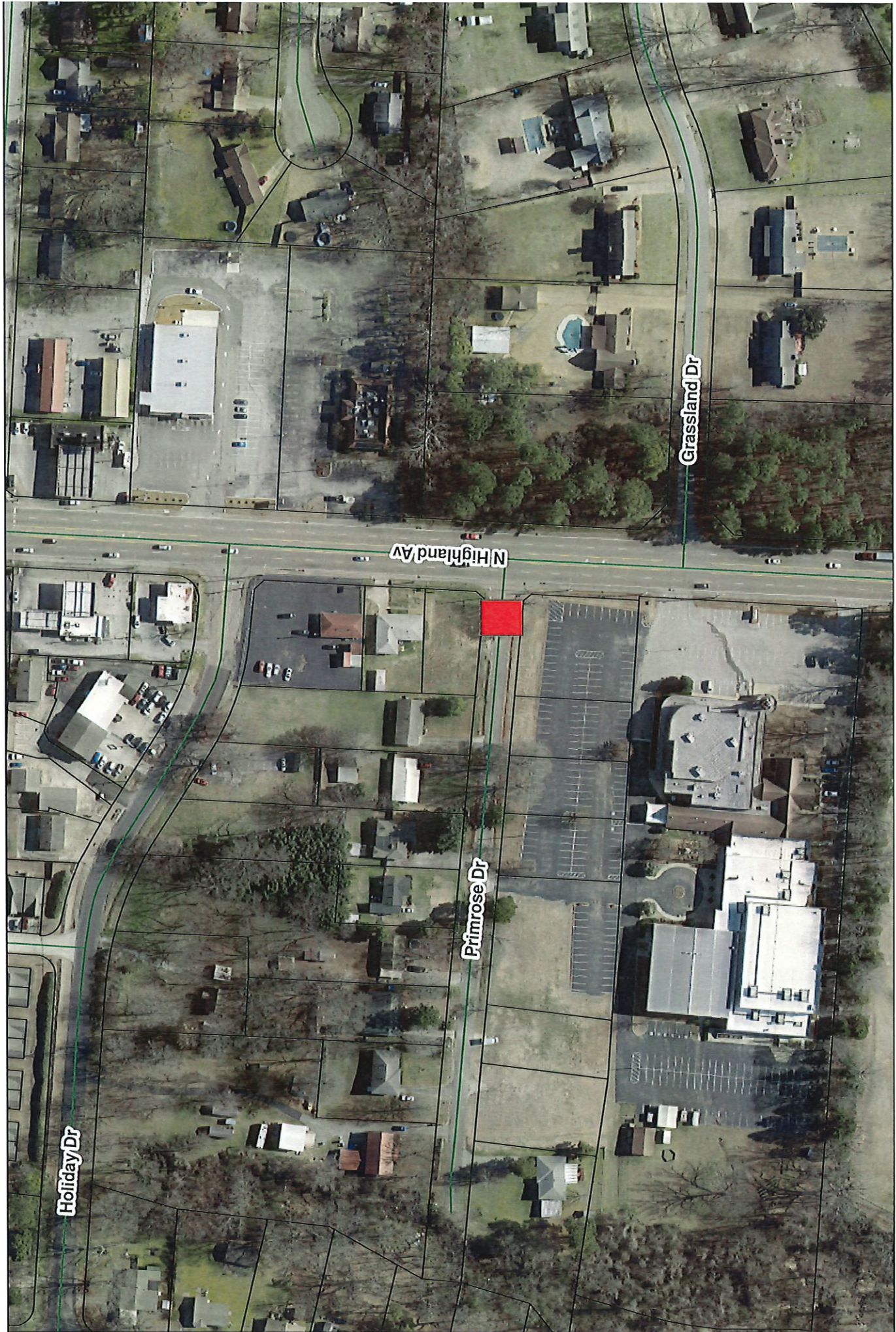
\_\_\_\_\_  
SCOTT CONGER, MAYOR

ATTEST:

\_\_\_\_\_  
CITY RECORDER



NOTICE OF NO TRUCK TRAFFIC  
PRIMROSE DRIVE







2571 N Highland Ave | Jackson, TN 38305 | p 731.668.0617 | f 731.668.9637 | [northsidejackson.com](http://northsidejackson.com)

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

October 3, 2023

Dear Mr. Pilant,

I am writing for the purpose of requesting the City of Jackson place a "No Outlet" or similar sign at the entrance of Primrose Street and North Highland Avenue to alert drivers that Primrose is not a through street. Primrose is a residential street and borders the property of Northside Church, located at 2571 North Highland Avenue. There is a driveway entry from Primrose St. into our north parking-lot, and daily, 18-wheel truckers, other trucks, large Campers and fifth wheel vehicles will turn onto Primrose Street and realize there is no outlet. As a result, they try turning around to get back to Highland Avenue.

In the last year, the church has suffered multiple incidents of damage to our lawn, Primrose parking entrance "4ft. parking post," and to our parking lot. These incidents have been ongoing. Most recently, an 18-wheeler did over \$4,000 in damages attempting to turn around on the lawn, and had to be assisted by a wrecker service, resulting in large deep ruts on the church lawn.

Sincerely,

Gerry Campbell

Rev'd Gerry Campbell  
Pastor of Operations & Senior Ministries  
Northside Church  
2571 North Highland Ave.  
Jackson, TN 38305

Office: 731-668-0617  
Cell: 731-217-9314