

AGENDA
JACKSON MUNICIPAL REGIONAL PLANNING COMMISSION
CITY HALL – GEORGE A. SMITH MEETING ROOM
FIRST FLOOR – 109 EAST MAIN STREET – SUITE 107
JANUARY 3, 2024 – 3:00 P.M.

- I. CALL TO ORDER/DETERMINATION OF QUORUM
- II. INVITATION FOR PUBLIC COMMENT
- III. APPROVAL OF MINUTES FROM THE DECEMBER 6, 2023 MEETING
- IV. REZONING (Inner Region)
 - 1. Consideration of a request to rezone property located at the southwest corner of State Route 223 (Smith Lane) and U.S. Highway 70 West from I-2 (Manufacturing and Warehousing) District, to B-3 (Highway Business) District comprising 3.3 acres more or less, submitted by Paul Taylor on behalf of Gary Taylor
- V. SITE PLANS
 - 1. Consideration of a preliminary site plan for Casey's, proposed to be located at 2990 Ridgecrest Road Extension, in a SC-1 (Planned Unit Commercial Developmen) District, submitted by Robert Sweet on behalf of BC North Partners
 - 2. Consideration of a preliminary site plan for Tommy's Car Wash, proposed to be located at 671 Vann Drive, in a SC-1 (Planned Unit Commercial Developmen) District, submitted by George Stem
- VI. DESIGN REVIEWS
 - 1. Consideration of a design review application for Jackson Walk Phase 3, proposed to be located at Johnson Street and North Wells Alley, submitted by Healthy Community, LLC
 - 2. Consideration of a design review application for Jackson Walk Phase 3, proposed to be located at McCowat Street and Talbot Street, submitted by Healthy Community, LLC
- 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
DECEMBER 6, 2023—3:00 P.M.

Members Present: Jerry Day, Chair
Wayne Arnold, Vice Chair
Mayor Scott Conger
Mandy White
Pat Ross

Members Absent: Janna Hellums
Charles Adams
Andrew Long
Councilwoman Marda Wallace

Staff Present: Stan Pilant, Director of Planning

Others Present: Amanda Hicks, City Engineer

The meeting was called to order upon Chair Jerry Day determining that a quorum was present.

The minutes of the November 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 final plat for Epperson Place Section 1, comprising 20 lots and 2 common areas on 7.93± acres in a RS-1 (Single Family Residential) District, submitted by Surveying Services, Inc. on behalf of K&L Properties -- 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 20 new building lots by adding the first section of Rockford Drive from Old Humboldt Road, 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 \$8,000. A bond will be required in the amount of \$14,000 for the remaining wastewater work to be completed.
- 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 \$17,700.

- 4) The developer provides to the City of Jackson a street light installation fee in the amount of \$2,000.
- 5) All inspections and testing will need to be completed prior to recording the final plat.

A motion was made by Vice Chair Wayne Arnold, seconded by Mandy White to approve the final plat for Epperson Place Section 1, as recommended by the staff. Motion passed unanimously.

Consideration of a final plat for Shiloh Springs Section 13B, comprising 10 lots on 4.81± acres and Section 14B, comprising 14 lots and 1 common area on 8.96± acres in a RS (Single Family Residential) District, submitted by Surveying Services, Inc. on behalf of Jerry Winberry -- 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 Chadro Cove and Haley's 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 \$9,600.
- 2) The developer provides to the Jackson Energy Authority a water system development fee in the amount of \$9,600.
- 3) The developer provides to the City of Jackson a street performance security in the amount of \$19,800.
- 4) The developer provides to the City of Jackson a street light installation fee in the amount of \$2,000.
- 5) All inspections and testing will need to be completed prior to recording the final plat.

A motion was made by Vice Chair Wayne Arnold, seconded by Pat Ross to approve the final plat for Shiloh Springs Section 13B and 14B, as recommended by the staff. Motion passed unanimously.

Consideration of a design review application for a new fence, proposed to be located at 418 East Baltimore Street, submitted by James Lawrence III -- 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 constructing a new fence around the perimeter of the property in connection with the proposed redevelopment of the property and building located as a high-end dining establishment.

After review, the Planning Staff would recommend approval of the design review request since it represents a good design and is similar in design to other fences in the area.

A motion was made by Pat Ross, seconded by Vice Chair Wayne Arnold to approve the proposed design review for a new fence located at 418 East Baltimore Street, as recommended by the staff. Motion passed unanimously.

Consideration of approval of revisions to Rules and Regulations for the Control of Soil Erosion and Stormwater and Rules and Regulations for the Control of Illicit Discharges to the City Storm Sewer System -- Mr. Pilant stated that according to city code, whenever there are changes or revisions made to the rules and regulations affecting soil erosion and stormwater, it has to be reviewed and approved by the Planning Commission. The city was audited back in September 2023 which resulted to making changes or altering the rules and regulations to match state law.

The Environmental Advisory and Appeals Board has met and recommended approval of the revisions to the Planning Commission.

A motion was made by Vice Chair Wayne Arnold, seconded by Mandy White to approve the revisions to Rules and Regulations for the Control of Soil Erosion and Stormwater and Rules and Regulations for the Control of Illicit Discharges to the City Storm Sewer System, as recommended by the staff. Motion passed unanimously.

Afterwards, Amanda Hicks, City Engineer, also added that several different stormwater changes will go into effect over the next two years.

There being no further business, the meeting was adjourned.



MADISON COUNTY INNER REGION ZONING REPORT

APPLICANT	Paul Taylor
OWNER	Gary Taylor
ADDRESS	Applicant: 2574 Christmasville Cove, Suite H Jackson, TN 38301 Agent/Owner: Same
ACERAGE	Requested: 3.3 +/- Acres
TAX MAP REFERENCE	Map 75, Parcel 35.03
PRESENT USE	Agriculture
PROPOSED USE	Commercial
PRESENT ZONING	I-2 (Manufacturing & Warehousing) District
PROPOSED ZONING	B-3 (Highway Business) District

LOCATION

The property is located at the southwest corner of State Route 223 (Smith Lane) and U.S. Highway 70 East.

CURRENT LAND USE

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

UTILITIES

Some utilities are available or can be made available to the site via Southwest Electric and/or JEA policies and procedures. Water Well & Septic Tank will be necessary.

PETITIONER'S JUSTIFICATION

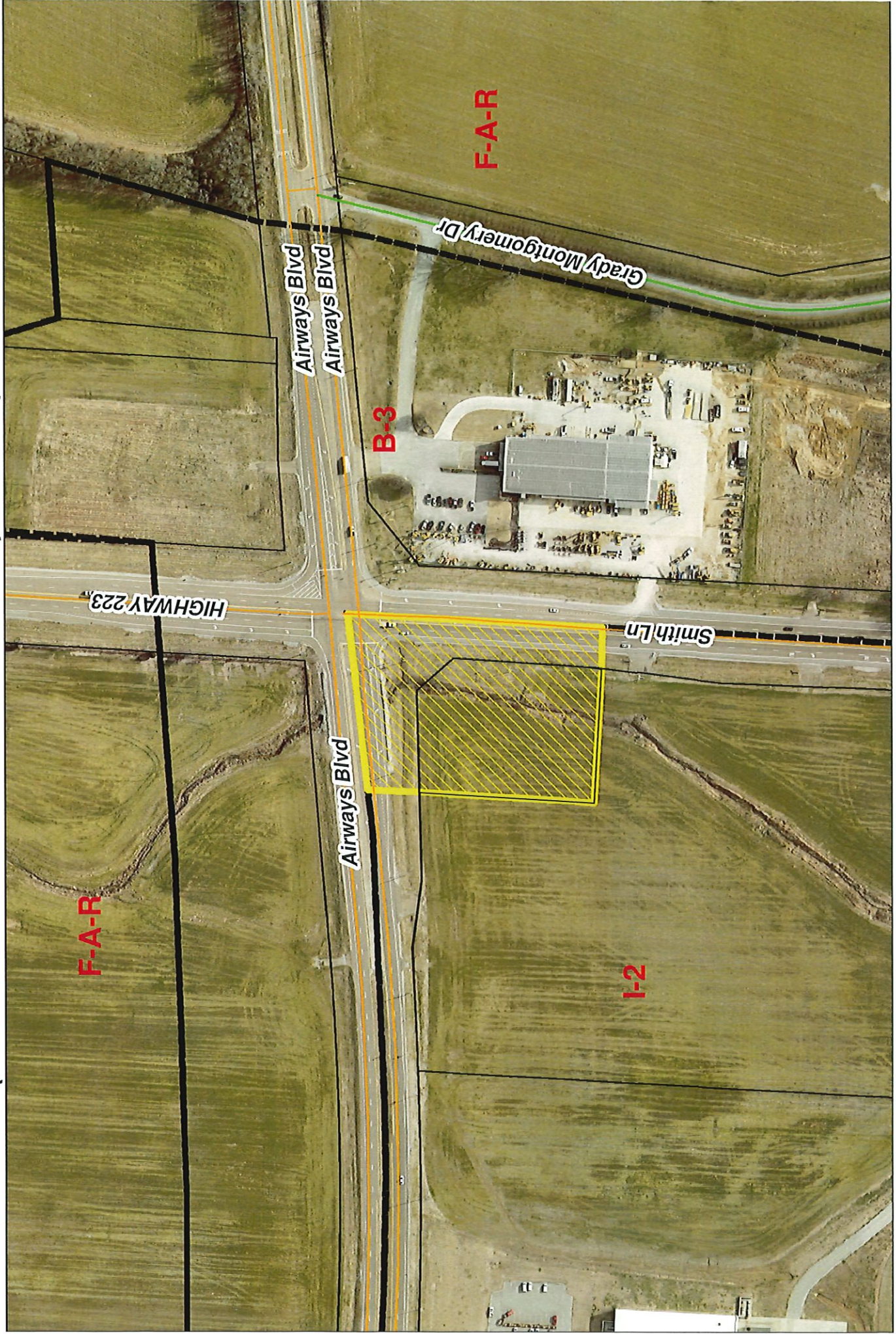
The applicant is requesting this rezoning for the development of a new corner store and gas station.

REZONING STAFF RECOMMENDATION

The Planning Staff would recommend approval of the rezoning request since it would represent a logical extension of the adjacent B-3 Zone.

REZONING SITE LOCATION MAP

**SOUTHWEST CORNER OF S. R. 223 (SMITH LANE) & U. S. HIGHWAY 70 WEST
FROM: I-2 (MANUFACTURING & WAREHOUSING) TO: B-3 (HIGHWAY BUSINESS)**





November 22, 2023

Madison County Building Department
100 East Main, Suite 100
Jackson, TN 38301

Rezoning Justification for the Southwest Corner of HWY 223 and HWY 70

To Whom it May Concern,

I am writing to submit a formal request for the rezoning of a portion of property located at the southwest corner of Highway 223 and Highway 70 (057 075 035.03), currently zoned as I-2 (Manufacturing and Warehousing), to a B-3 (Highway Business) district classification. The purpose of this rezoning is to develop the land for a new corner store and gas station, which we believe will serve the local community's needs and support the county's economic growth.

Sincerely,

Paul Taylor

Director of Construction

Gary A. Taylor Investment Co.
2574 Christmasville Cv., Suite H
Jackson, TN 38305
(731) 668-1893



SITE PLAN STAFF REPORT CASEY'S

A preliminary site plan has been submitted for Casey's, which will be located at 2990 Ridgecrest Rd. Ext., as depicted. The property is zoned SC-1 (Planned Unit Commercial Development) District, which allows convenience stores, 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 4,318 +/- sq. ft. building located on a 2.90 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 22 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 Casey's.



SITE PLAN STAFF REPORT TOMMY'S CAR WASH

A preliminary site plan has been submitted for Tommy's Car Wash, which will be located at 671 Vann Drive, as depicted. The property is zoned SC-1 (Planned Unit Commercial Development) District, which allows car wash facilities, 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 130' long tunnel (building) and 18 vacuums located on a 1.05 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 5 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.

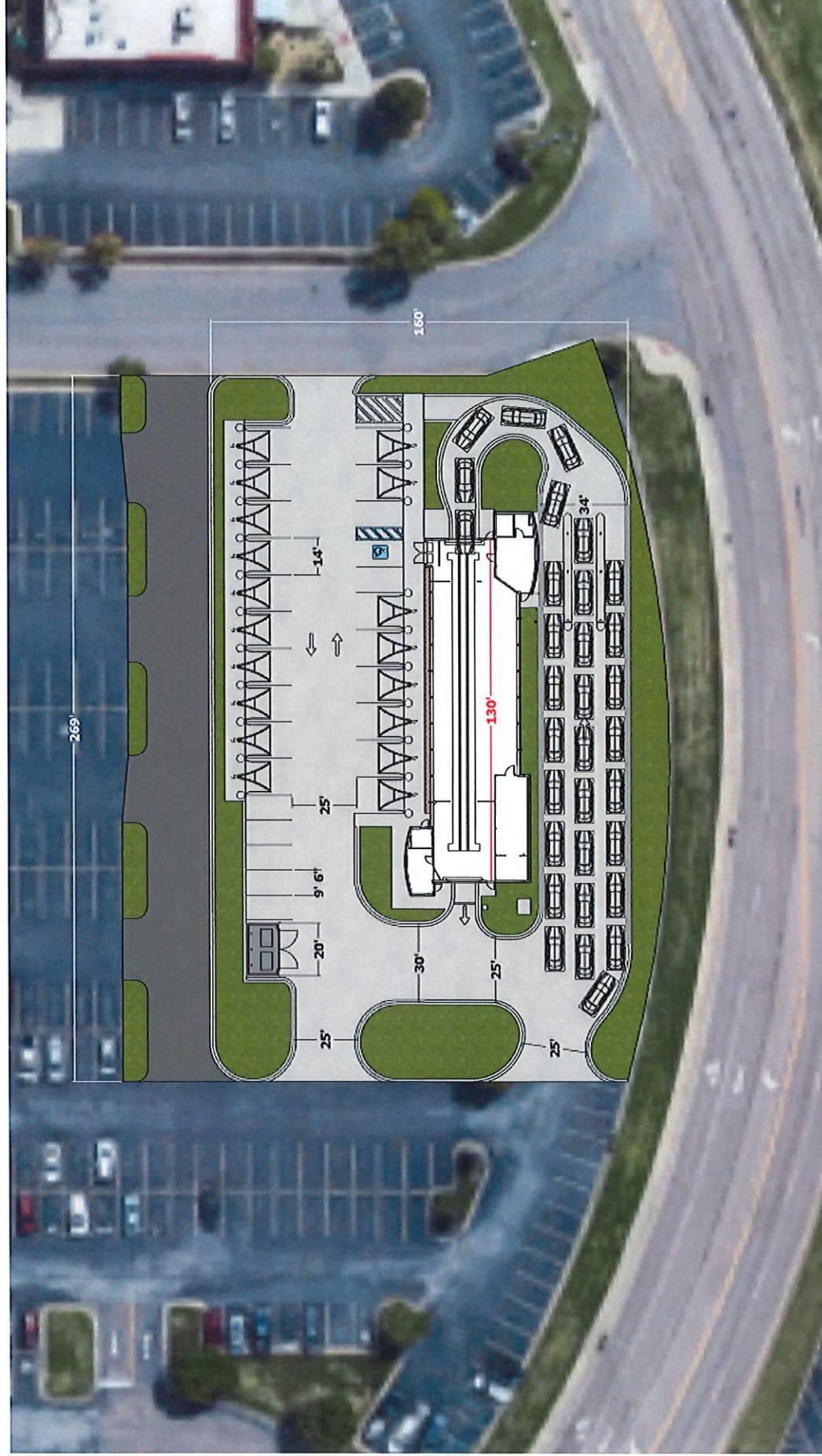
The staff recommends that the Planning Commission approve the site plan for Tommy's Car Wash.

Customer
Location
Date
Revision

Christianson
671 Vann Dr, Jackson, TN 38305
06/26/22
v01



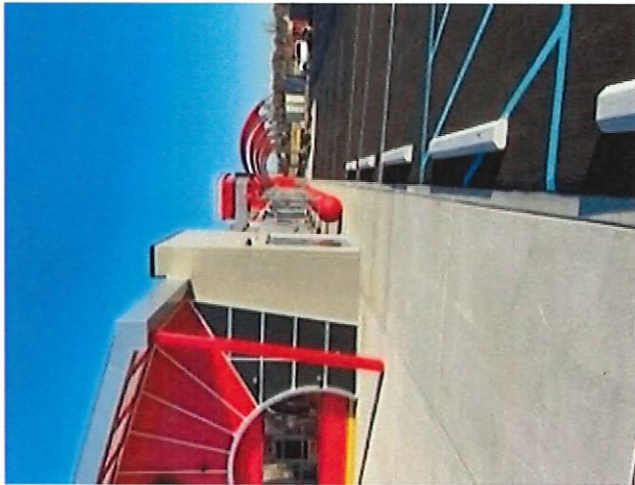
Confidential Warning: This sheet contains and constitutes confidential information, images and trade secrets of Tommy Car Wash Systems. Any unauthorized use or disclosure of any portion thereof, is strictly prohibited. This work is the exclusive property of Tommy Car Wash Systems. All rights reserved.

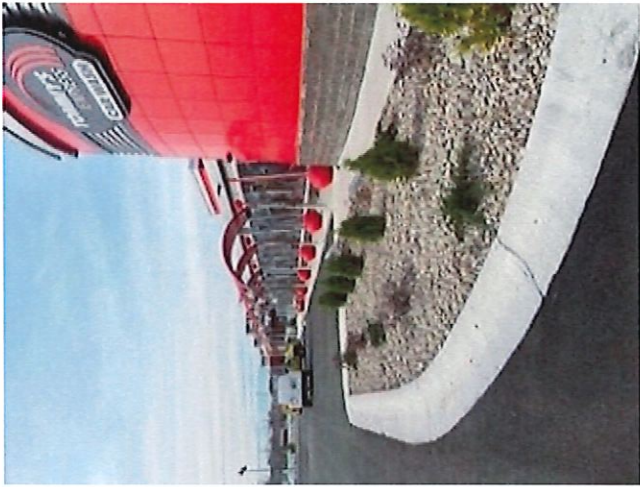


Site Plan













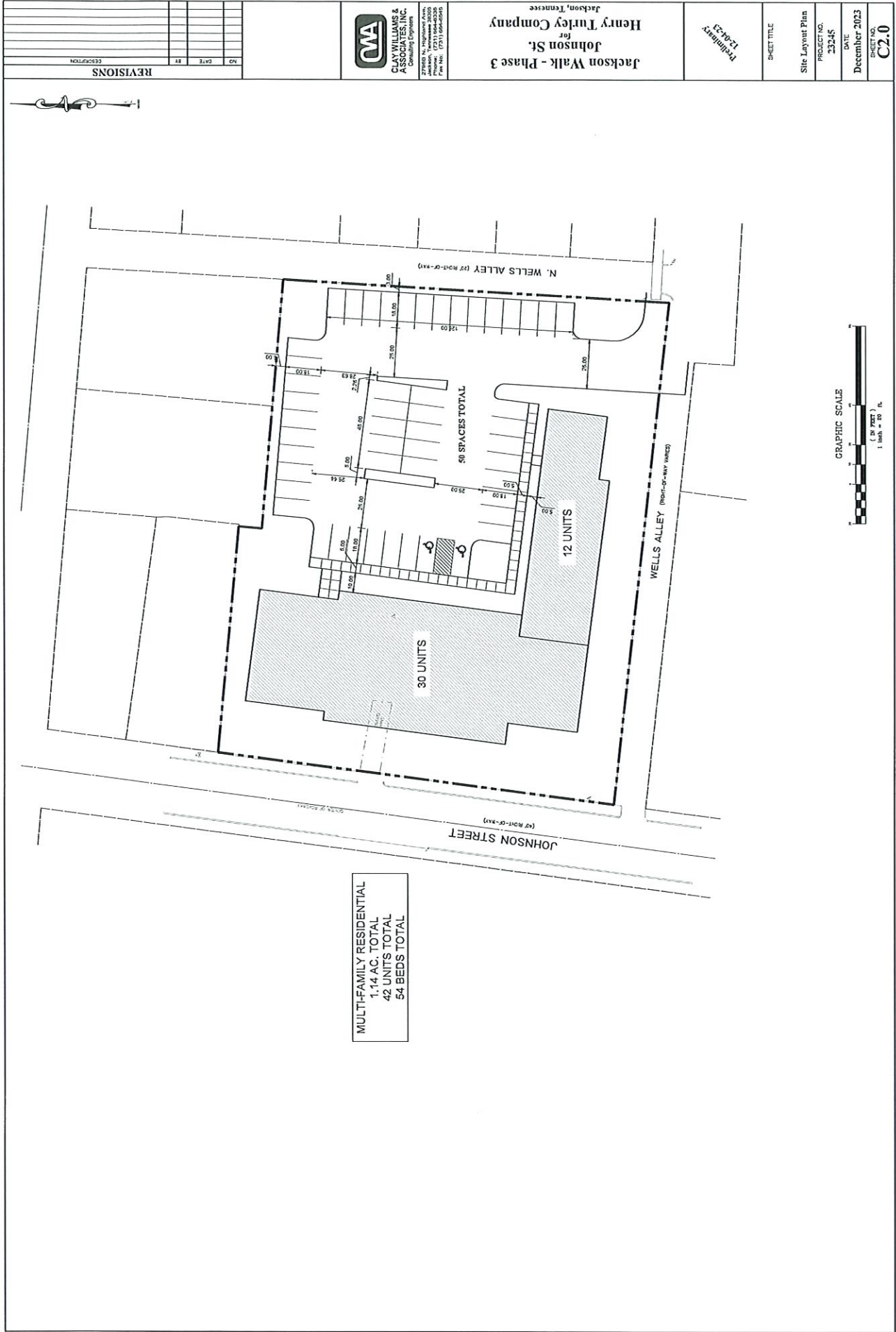


DESIGN REVIEW STAFF REPORT JACKSON WALK PHASE III – JOHNSON STREET

The Planning Staff would recommend approval of the design review request since it represents a good design and continues the development pattern started with the former phases of Jackson Walk.

SITE LOCATION MAP
DESIGN REVIEW - JACKSON WALK - PHASE 3
JOHNSON STREET & N. WELLS ALLEY





REVISIONS	
NO.	DATE
1	11/11/2023
2	11/11/2023
3	11/11/2023
4	11/11/2023
5	11/11/2023
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100	11/11/2023

12-04-23

Site Layout Plan

PROJECT NO.
23545

DATE
December 2023

SHEET NO.
C2.0

CLAY WILLIAMS & ASSOCIATES, INC.
Consulting Engineers
2708B N. Highland Ave.
Jackson, TN 39204
Phone: (601) 944-4000
Fax: (601) 944-4000

Jackson Walk - Phase 3
for
Henry Turley Company
Jackson, Tennessee

MATERIAL	
BRICK 01	BRICK, MODULAR, RUNNING BOND
BRICK 02	BRICK ROWLOCK CAP
LOUVER 01	METAL LOUVER BRONZE
RAILING 02	1/2" TALL VINYL GUARDRAIL
ROOF 01	ARCHITECTURAL ASPHALT SHINGLE
SIDING 01	FIBER CEMENT LAP SIDING, 7" EXPOSURE, PAINT COLOR 1
SIDING 02	FIBER CEMENT LAP SIDING, 7" EXPOSURE, PAINT COLOR 2



50 South B.B. King Blvd.
Suite 600
Memphis, TN 38103
901.521.1440

Client:

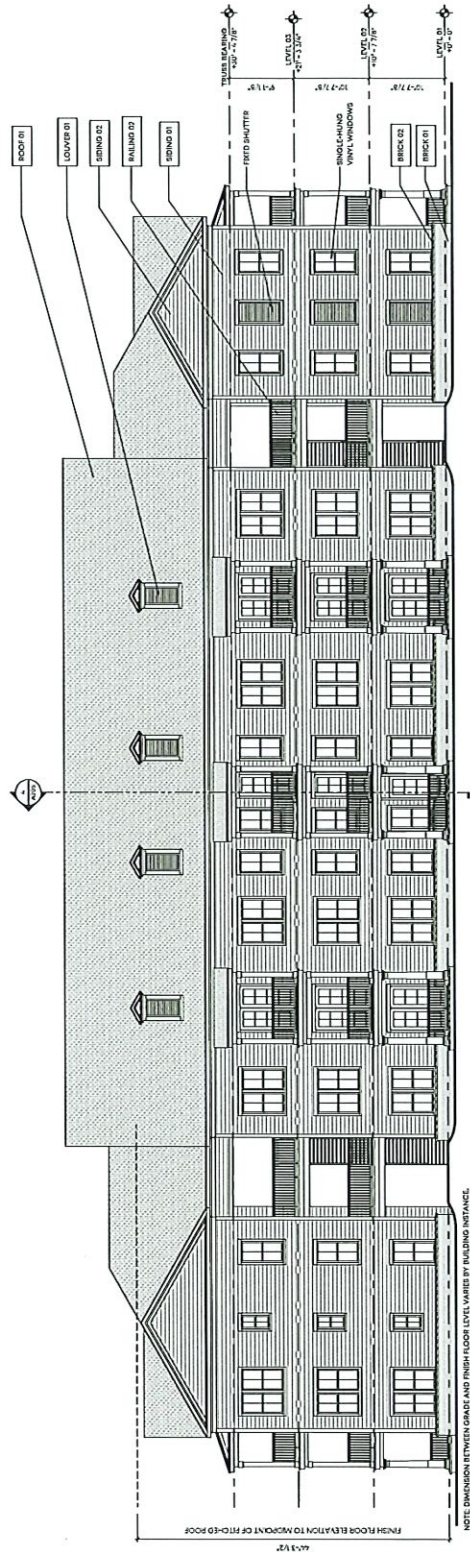
Henry Turley
COMPANY

45 Union Avenue, Suite 1200
Memphis, TN 38103

Issues and Revisions

Date	Issued / Revised
12.08.23	Site Plan Submitted

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Shed



NOTE: DIMENSION BETWEEN GRADE AND FINISH FLOOR LEVEL VARIES BY BUILDING INSTANCE.

LRK Project Number: 01.25037.00

Project Name:
**Jackson Walk,
Phase III**
Building Type II

Drawing Name:
EXTERIOR ELEVATIONS

Drawn By: Author
Checked By: Checker

PC01

1 BUILDING TYPE I - FRONT ELEVATION

SCALE: 1/8" = 1'-0"

MATERIAL	
BRICK 01	BRICK, MODULAR, RUNNING BOND
BRICK 02	BRICK, ROWLOCK GAP
LOUVER 01	METAL LOUVER, BRONZE
RAILING 01	42" TALL VINYL GUARDRAIL
ROOF 01	ARCHITECTURAL ASPHALT SHINGLE
SIDING 01	FIBER CEMENT LAP SIDING, 7" EXPOSURE PAINT COLOR 1
SIDING 02	FIBER CEMENT LAP SIDING, 7" EXPOSURE PAINT COLOR 2



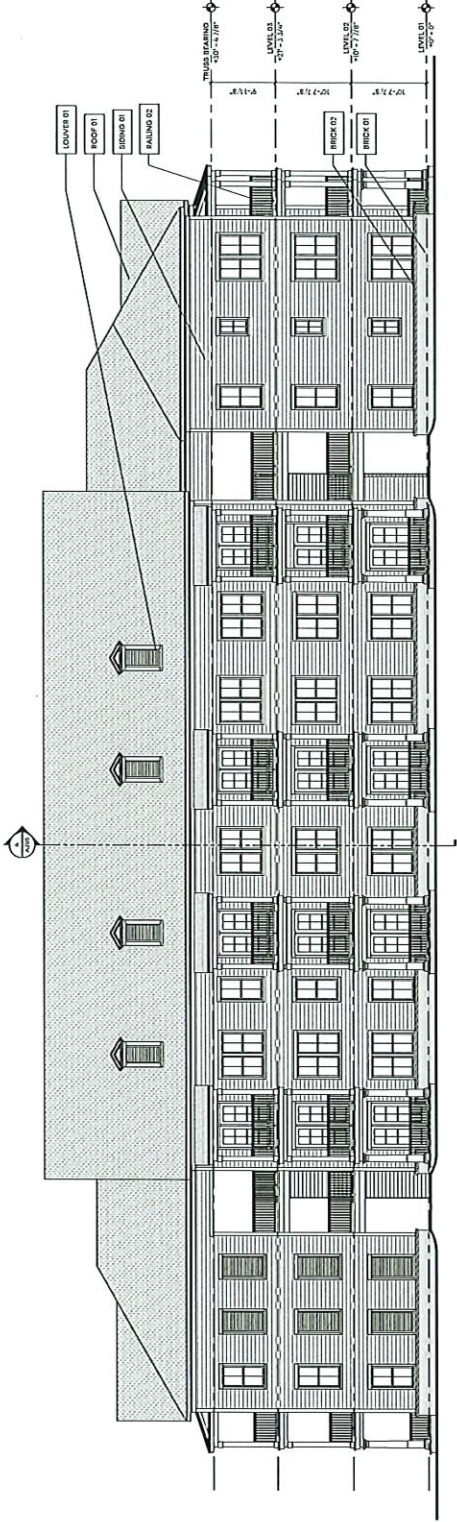
50 South B.B. King Blvd.
Suite 400
Memphis, TN 38103
901.521.1440

Client:
Henry Turley
COMPANY

65 Union Avenue, Suite 1200
Memphis, TN 38103

Issues and Revisions	
Δ	Date Issued / Revised
1	12.08.23 Site Plan Submittal

NOTES:
1. All work shall be in accordance with the design documents and specifications.
2. All materials shall be approved by the architect prior to installation.
3. All work shall be completed within the specified time frame.
4. All work shall be done in accordance with the applicable codes and standards.
5. All work shall be done in a professional and timely manner.
6. All work shall be done in accordance with the applicable laws and regulations.
7. All work shall be done in accordance with the applicable industry practices.
8. All work shall be done in accordance with the applicable safety protocols.
9. All work shall be done in accordance with the applicable environmental regulations.
10. All work shall be done in accordance with the applicable health and safety regulations.



1 BUILDING TYPE I - REAR ELEVATION
SCALE: 1/8" = 1'-0"

LRK Project Number: 0125037.00

Project Name:
**Jackson Walk,
Phase III**
Building Type II

Drawing Name:
EXTERIOR ELEVATIONS

Drawn By: Author
Checked By: Checker

PC02

MATERIAL	
BRICK 01	BRICK MODULAR, RUNNING BOND
BRICK 02	BRICK ROWLOCK CAP
LOUVER 01	METAL LOUVER, BRONZE
RAILING 02	42" TALL VINYL GUARDRAIL
ROOF 01	ARCHITECTURAL ASPHALT SHINGLE
SIDING 01	FIBER CEMENT LAP SIDING, 7" EXPOSURE PAINT COLOR 1
SIDING 02	FIBER CEMENT LAP SIDING, 7" EXPOSURE PAINT COLOR 2




50 South B.B. King Blvd.,
Suite 600
Memphis, TN 38103
901.521.1440

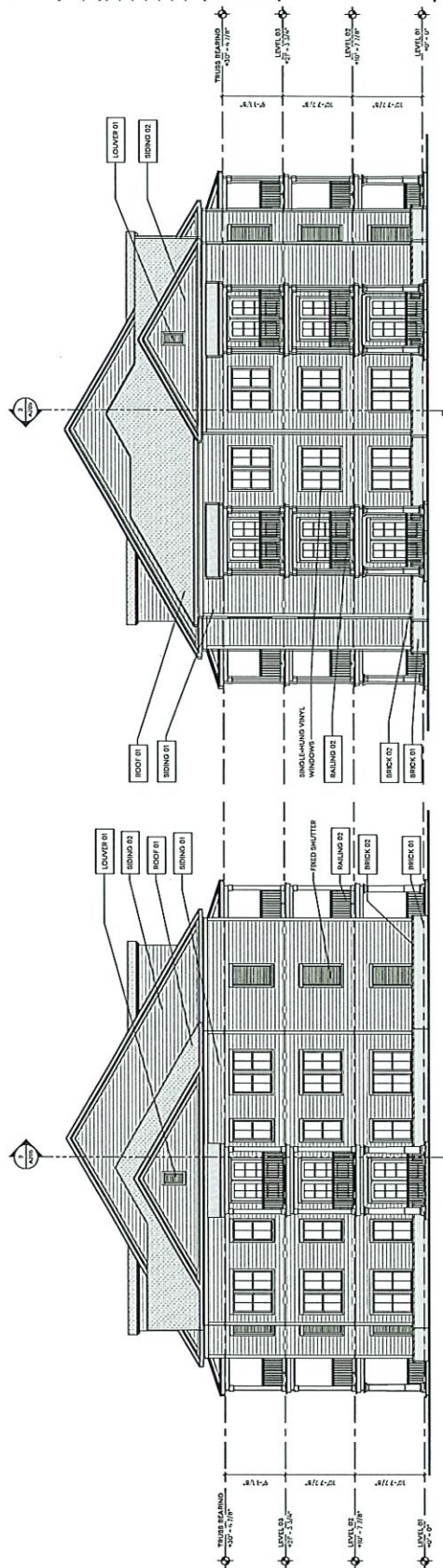
Client:

Henry Turley
COMPANY

65 Union Avenue, Suite 1200
Memphis, TN 38103

Issues and Revisions	
 Date	Issued / Revised
12/08/23	Site Plan Submittal

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2 BUILDING TYPE I - RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

1 BUILDING TYPE I - LEFT ELEVATION
SCALE: 1/8" = 1'-0"

Project Name:

**Jackson Walk,
Phase III**
Building Type II

Drawing Name: EXTERIOR 1

Drawn By: Author
Checked By: Checker

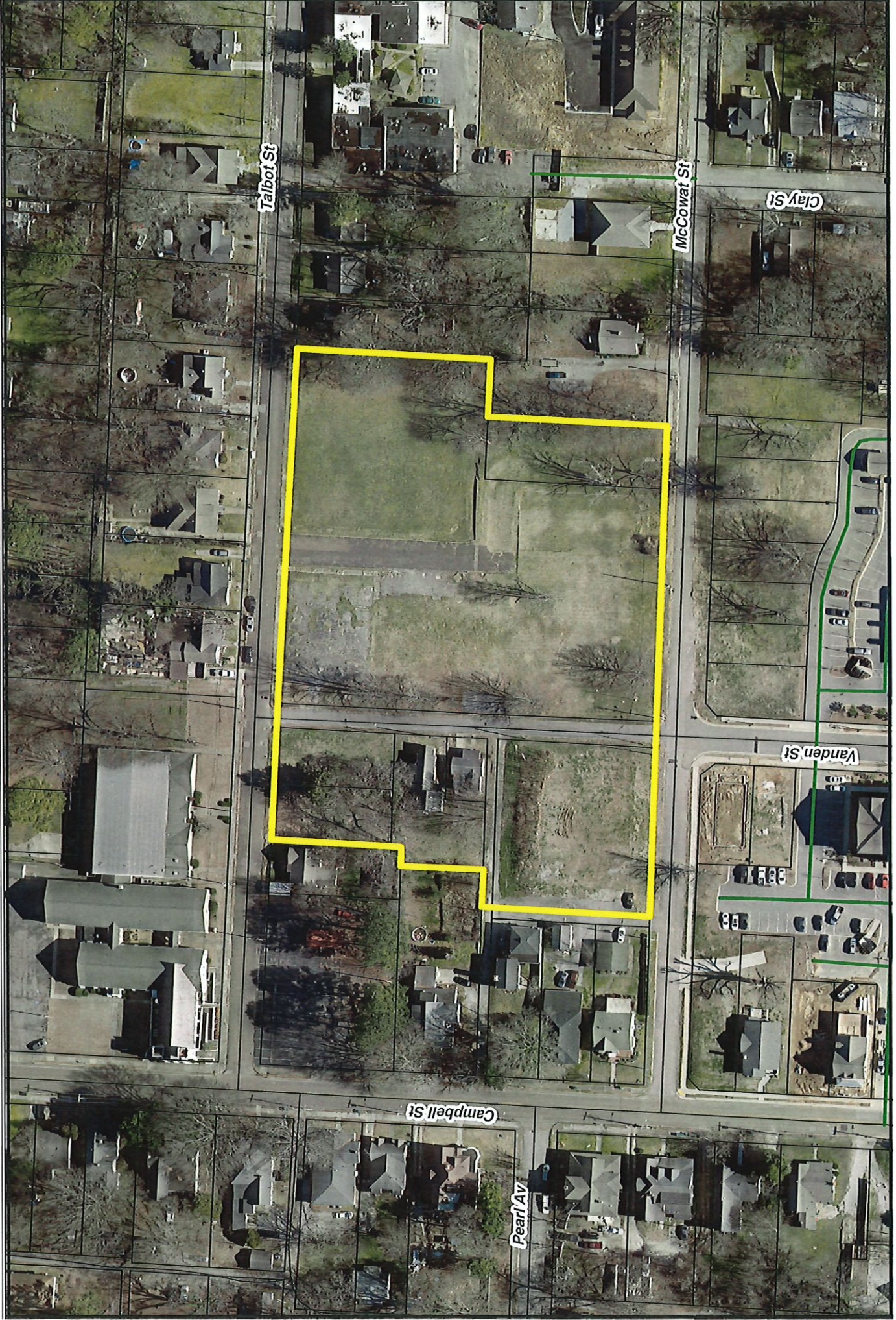
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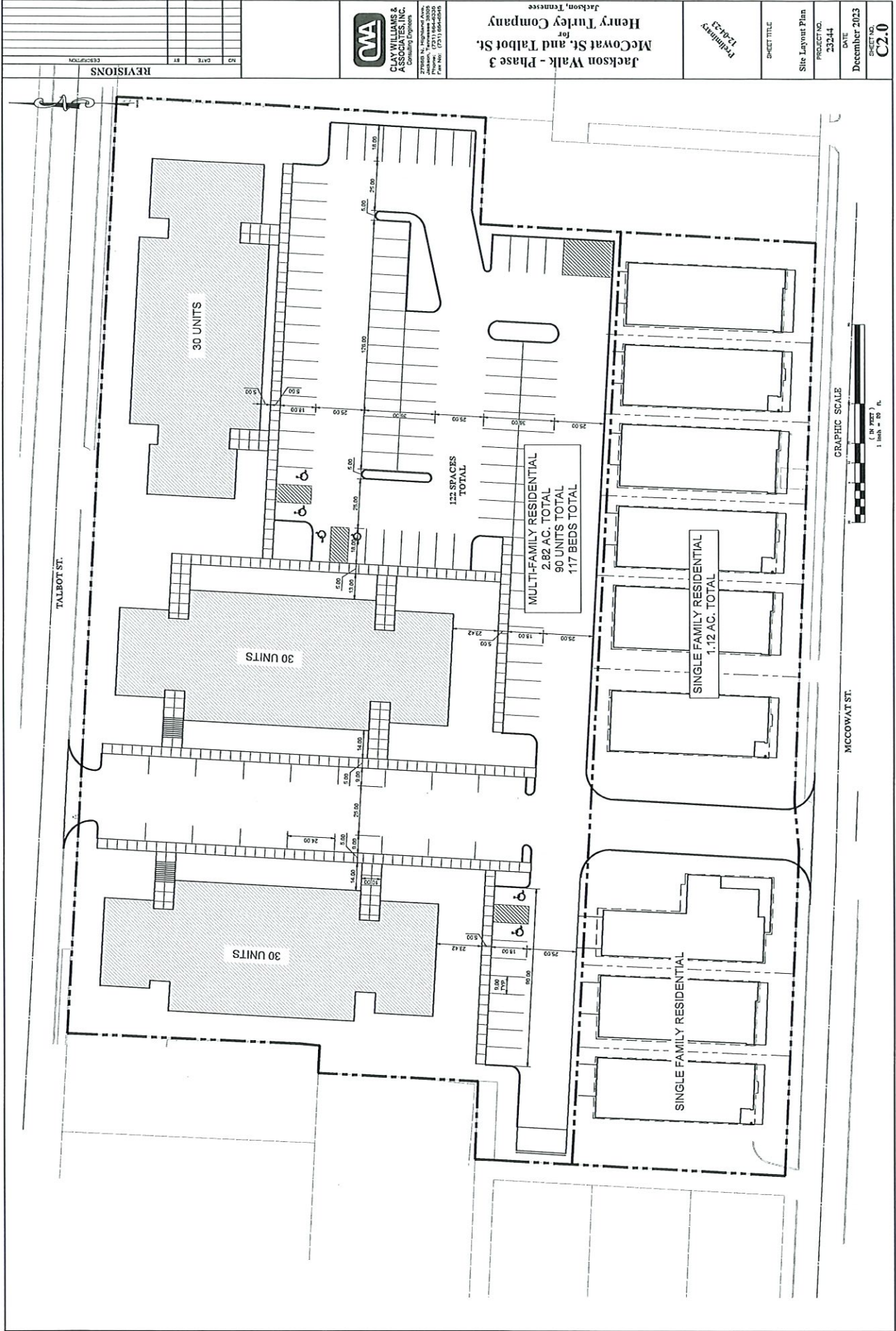


DESIGN REVIEW STAFF REPORT JACKSON WALK PHASE III – TALBOT STREET

The Planning Staff would recommend approval of the design review request since it represents a good design and continues the development pattern started with the former phases of Jackson Walk.

SITE LOCATION MAP
DESIGN REVIEW - JACKSON WALK - PHASE 3
MCCOWAT STREET & TALBOT STREET





MATERIAL	
BRICK 01	BRICK, MODULAR, RUNNING BOND
BRICK 02	BRICK ROWLOCK CAP
LOUVER 01	METAL LOUVER, BRONZE
RAILING 02	42" TALL WYK, GUARDRAIL
ROOF 01	ARCHITECTURAL ASPHALT SHINGLE
SIDING 01	FIBER CEMENT LAP SIDING, 7" EXPOSURE, PAINT COLOR 1
SIDING 02	FIBER CEMENT LAP SIDING, 7" EXPOSURE, PAINT COLOR 2




50 South B.B. King Blvd.
Suite 600
Memphis, TN 38103
901.521.1440

Client:

Henry Turley
COMPANY

65 Union Avenue, Suite 1200
Memphis, TN 38103

Issues and Revisions	
 Date	Issued / Revised
12.08.23	Site Plan Submittal

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cool

1 BK Project Number 0123037 00

Project Name:

Jackson Walk,

Phase III

Building Type II

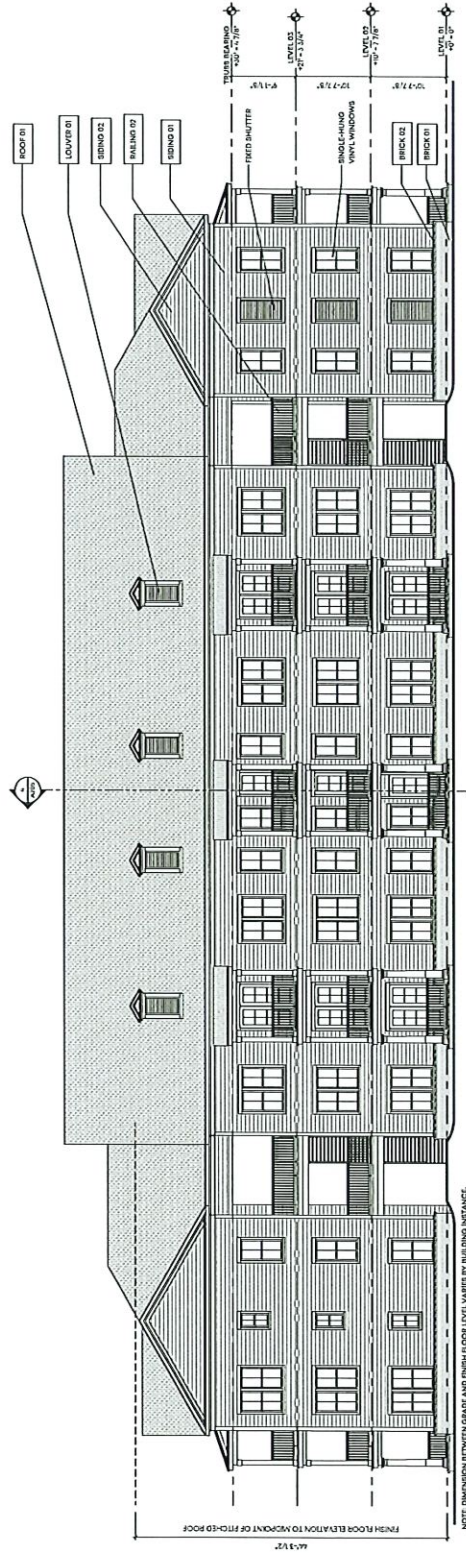
Drawing Name:

EXTERIOR ELEVATIONS

Drawn By: Author

Checked By: Checker

Pool



BUILDING TYPE I - FRONT ELEVATION

SCALE: 1/8" = 1'-0"

MATERIAL	
BRICK 01	BRICK MODULAR, RUNNING BOND
BRICK 02	BRICK ROWLOCK CAP
LOUVER 01	METAL LOUVER, BRONZE
RAILING 02	42" TALL W/NT, GUARDRAIL
ROOF 01	ARCHITECTURAL ASPHALT SHINGLE
SIDING 01	FIBER CEMENT LAP SIDING, 7" EXPOSURE, PAINT COLOR 1
SIDING 02	FIBER CEMENT LAP SIDING, 7" EXPOSURE, PAINT COLOR 2




50 South B.B. King Blvd.
Suite 600
Memphis, TN 38103
901.521.1440

Client:

Henry Turley
COMPANY

65 Union Avenue, Suite 1200
Memphis, TN 38103

Issues and Revisions		
	Date	Issued / Revised
	12.08.23	Site Plan Submittal

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cool

1 BK Project Number 012303700

Project Name:

Jackson Walk,

Phase III

Building Type II

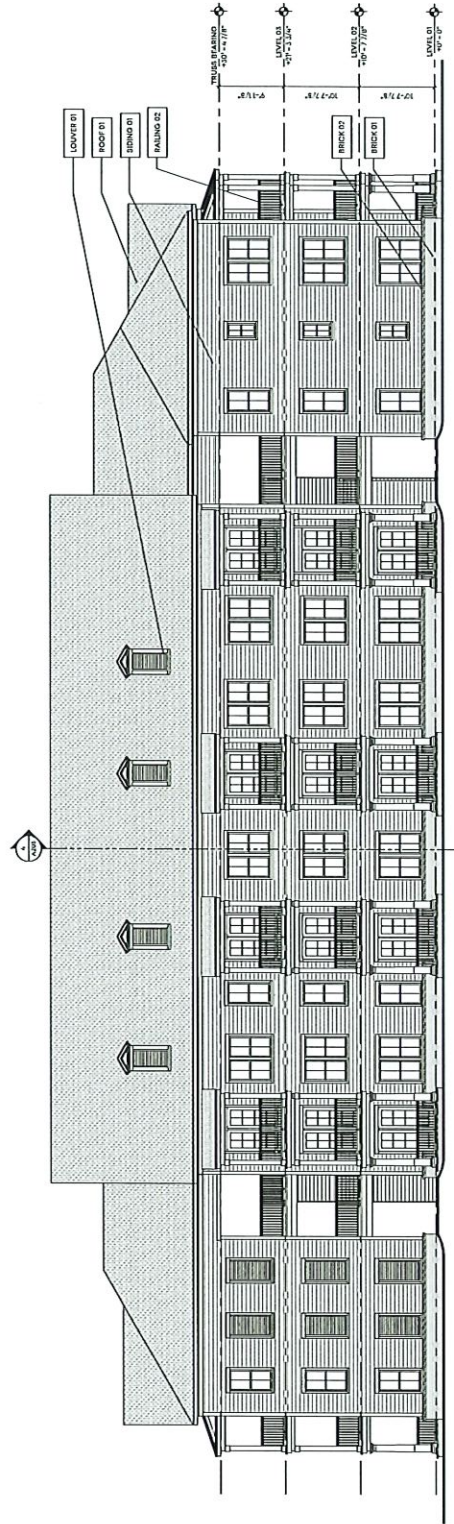
Drawing Name:

EXTERIOR ELEVATIONS

Drawn By: Author

Drawn by: Author
Checked By: Checker

PCO2



BUILDING TYPE I - REAR ELEVATION

SCALE: 1/8" = 1'-0"

MATERIAL	
BRICK 01	BRICK, MODULAR, RUNNING BOND
BRICK 02	BRICK ROWLOCK CAP
LOUVER 01	METAL LOUVER, BRONZE
RAILING 02	42" TALL W/NT, GUARDRAIL
ROOF 01	ARCHITECTURAL ASPHALT SHINGLE
SIDING 01	FIBER CEMENT LAP SIDING, 7" EXPOSURE, PAINT COLOR 1
SIDING 02	FIBER CEMENT LAP SIDING, 7" EXPOSURE, PAINT COLOR 2

50 South B.B. King Blvd.
Suite 600
Memphis, TN 38103
901.521.1440

Client:

Henry Turley
COMPANY

65 Union Avenue, Suite 1200
Memphis, TN 38103

Issues and Revisions	
 #	Date Issued / Revised
	12/08/23 Site Plan (submit)

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Cool

LRK Project Number: 0123037.00

Project Name:

Project Name:
Jackson Walk,
Phase III

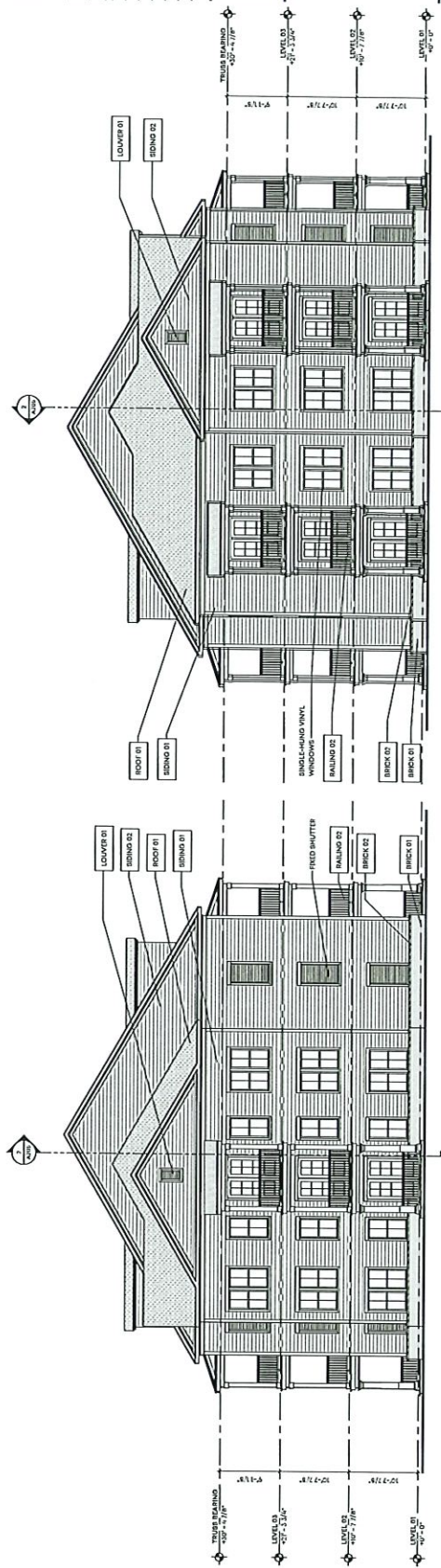
Building Type II

Drawing Name:

EXTERIOR ELEVATIONS

Drawn By: Author

Checked By: Chockor

 PCO_3 

1 BUILDING TYPE I - LEFT ELEVATION
SCALE: 1/8" = 1'-0"

2 BUILDING TYPE I - RIGHT ELEVATION
SCALE: 1/8" = 1'-0"