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## MEMORANDUM

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**TO:** Jackson City Council

**FROM:** Planning Staff

**RE:** Rezone 1984 South Highland Avenue

**DATE:** August 25, 2021

The Jackson Municipal Regional Planning Commission met on Wednesday, August 4, 2021, and unanimously recommended approval to rezone property located at 1984 South Highland Avenue from RG-1 (General Residential) District to B-5 (Highway Business) District, comprising 0.31 acres, more or less, as recommended by the staff.

The Planning Staff recommends approval since it represents a logical extension of the surrounding B-5 (Highway Business) District and complies with the Comprehensive Civic Master Land Use Plan.

Attached for your consideration and review is all information relative to this request.

Scott Conger, Mayor

**REZONING SITE LOCATION MAP  
1984 SOUTH HIGHLAND AVENUE  
FROM: RG-1 (GENERAL RESIDENTIAL) DISTRICT TO: B-5 (HIGHWAY BUSINESS) DISTRICT**



**ORDINANCE NO. \_\_\_\_\_**

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

**BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JACKSON:**

**SECTION 1.** The Official Zoning Ordinance of the City of Jackson and the Zoning Map, which is a part thereof, is hereby amended by changing rezone property located at 1984 South Highland Avenue from RG-1 (General Residential) District to B-5 (Highway Business) District, comprising 0.31 acres, more or less, more fully described as follows:

Beginning at a point of intersection on the east margin of Chester Levee Road, the southwest corner of the Marion R. Gaffney tract, aka 678 Chester Levee Road (Deed Book 699, Page 550) and the northwest corner of the BC North Partners tract, aka 1984 South Highland Avenue (Deed Book 751, Page 953); thence southeast a distance of 270 +/- feet to a point on the west corner of the Larry & Karen Stewart tract, aka 85 Pecan Circle (Deed Book 738, Page 1477); thence northeast along the west lines of the Stewart tract and the Jerry W. Volner tract, aka 79 Pecan Circle (Deed Book 339, Page 66), 93.4 feet to the northeast corner of the BC North Partners tract; thence northwest along the north line of the BC North Partners tract, 249 +/- feet to the point of beginning and containing 0.31 +/- acres.

**SECTION 2.** This Ordinance becomes effective from and after its adoption, the public welfare requiring it.

**INTRODUCED 1<sup>st</sup> READING:** \_\_\_\_\_

**ADOPTED 2<sup>nd</sup> READING:** \_\_\_\_\_

\_\_\_\_\_  
**MAYOR**



# CITY OF JACKSON ZONING REPORT

<b>APPLICANT</b>	Agent:	Brandon Buchanan (Buchanan Realty Group)
<b>OWNER</b>		BC North Partners
<b>ADDRESS</b>		621 Old Hickory Blvd Jackson, TN 38301
<b>LOCATION</b>	Property:	1984 South Highland Avenue
<b>ACERAGE</b>	Requested:	0.31 +/- acres
<b>TAX MAP REFERENCE</b>		Map 109-G Block "B" Parcel 4.00
<b>PRESENT USE</b>		Vacant Highway Business
<b>PROPOSED USE</b>		Arby's
<b>PRESENT ZONING</b>		RG-1 (General Residential) District & B-5 (Highway Business) District
<b>PROPOSED ZONING</b>		B-5 (Highway Business) District

## LOCATION

The property is located at the southeast corner of Chester Levee Road and South Highland Avenue.

## CURRENT LAND USE

The property is bounded on the north by commercial & single family residential, on the east commercial & single family residential, on the south by commercial and on the west by commercial.

## 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 not necessary.

## REZONING STAFF RECOMMENDATION

The Planning Staff recommends approval since it represents a logical extension of the surrounding B-5 (Highway Business) District and complies with the Comprehensive Civic Master Land Use Plan.

7/24/21

RE: Zoning Request – 1984 S. Highland, Jackson, TN

Dear Mr. Pilant,

Please allow this to serve as our Statement of Justification. Our intent is to re-develop this property for Arby's. It's come to our attention that a small portion of the property is not properly zoned for commercial use. We would ask that the portion of the property that is not zoned become B-5 to allow the entire tract to be zoned properly.

Thank you for your time and consideration of the request.

Kindest Regards,



Brandon Buchanan

BRG Development