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MEMORANDUM

TO: Jackson City Council

FROM: Planning Staff

RE: Rezone 1932 Hollywood Drive

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 1932 Hollywood Drive from R-S (Single Family Residential) District to I-2 (Light Industrial) District, comprising 10.5 acres, more or less, as recommended by the staff.

The Planning Staff recommends approval since it represents a logical extension of the adjacent I-2 (Light Industrial) 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
1932 HOLLYWOOD DRIVE
FROM: R-S (SINGLE FAMILY RESIDENTIAL) TO: I-2 (LIGHT INDUSTRIAL)**



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 1932 Hollywood Drive from R-S (Single Family Residential) District to I-2 (Light Industrial) District, comprising 10.5 acres, more or less, more fully described as follows:

Beginning at a point of intersection at the southwest margin of Hollywood Drive and the northwest corner of the Brothers 4G LLC tract as recorded in Deed Book 715, page 1498; thence northeast at a right angle with the margin of Hollywood Drive, 43.47 feet to a point on the centerline of Hollywood Drive; thence northwest along the centerline of Hollywood Drive, 517 +/- feet to a point; thence southwest at a right angle with the centerline of Hollywood Drive, 43.47 feet to a point on the southwest margin of Hollywood Drive, said point being northeast corner of the Kathleen A. Hayes tract as recorded in Deed Book 699, Page 1755 and Deed Book 648, Page 328; thence S 52o 58' 46" W, 914.86 feet to a point at the northwest corner of the Hayes tract and the east margin of a railroad right-of way; thence southwest at a right angle, 50 feet to a point on the centerline of the railroad; thence southeast along the center of said railroad, 339 +/- feet to a point; thence northeast at a right angle, 50 feet to a point at the southwest corner of said Hayes tract; thence N 63o 08' 40" E, 682.06 feet to 1/2 " iron rod; thence N 62o 50' 37" E, 448.20 feet to the point of beginning and containing 10.5 +/- acres.

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

INTRODUCED 1st READING: _____

ADOPTED 2nd READING: _____

MAYOR



CITY OF JACKSON ZONING REPORT

APPLICANT	Agent:	Brad Hayes (Hoyt Hayes Construction)
OWNER		Kathleen A. Hayes
ADDRESS		75 Miller Avenue Jackson, TN 38305
LOCATION	Property:	1932 Hollywood Drive
ACERAGE	Requested:	10.5 +/- acres
TAX MAP REFERENCE		Map 66 Parcel 49.00
PRESENT USE		Vacant Single Family Residential
PROPOSED USE		50,000 square foot facility w/ future expansion
PRESENT ZONING		R-S (Single Family Residential) District
PROPOSED ZONING		I-2 (Light Industrial) District

LOCATION

The property is located at #1932 Hollywood Drive.

CURRENT LAND USE

The property is bounded on the north by a church, public facility, cultural & recreation & single family residential, on the east by vacant property, on the south by light industrial and on the west by open/agriculture with flood hazard.

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 Light Industrial; 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 adjacent I-2 (Light Industrial) District and complies with the Comprehensive Civic Master Land Use Plan.

Statement of Justification

1932 Hollywood Drive Jackson TN Rezoning

It is requested that 1932 Hollywood Drive be rezoned from R-S to I2. The subject parcel is a 9.47 acre parcel. The subject property is adjacent to multiple properties to the south that are currently zoned I2 and therefore consistent with the surrounding land uses in numerous ways. The property is requested to be rezoned for future development as described in the City of Jackson Zoning ordinance under the I2 Classification.