

**REVISED AGENDA**  
**JACKSON CITY COUNCIL MEETING**  
**MARCH 5, 2019 – 9:00 A.M.**  
**GEORGE A. SMITH MEETING ROOM**

Revised February 27, 2019 at 4:30 p.m.

- I. **CALL TO ORDER.**
- II. **INVOCATION AND PLEDGE OF ALLEGIANCE TO THE FLAG.**  
**(COUNCILMEMBER HARVEY BUCHANAN)**
- III. **ROLL CALL**
- IV. **APPROVAL OF THE MINUTES OF THE FEBRUARY 5, 2019, CITY COUNCIL MEETING.**
- V. **INVITATION FOR PUBLIC COMMENT:**
- VI. **PROCLAMATIONS OR RECOGNITION:**
- VII. **FIRST READING:**
  1. **Consideration of an Ordinance to Annex, a Resolution to adopt a Plan of Service, and an Ordinance to zone area referred to as “Emerald Breeze Area”, generally located at the northeast quadrant of Cooper Anderson Road, Broad Meadow Drive & East University Parkway, comprising of 1.3 acres, more or less. The proposed zoning for this annexation area is of RS-1/PRD (Single Family Residential/Planned Residential Development) District.**
  2. **Consideration of an Ordinance to rezone property at the northeast quadrant of Cooper Anderson Road, Broad Meadow Drive & East University Parkway, from RS-1 (Single Family Residential) District to RS-1/PRD (Single Family Residential/ Planned Residential Development) District, comprising 1.03 acres more or less.**

**VIII. SECOND READING:**

**1. Consideration of an Ordinance to Annex, and an Ordinance to zone an area referred to as "North Parkway East", generally located south of Browns Church Road on the east side of North Parkway East, comprising 33 acres, more or less. The proposed zoning for this annexation area is of I-2 (Light Industrial) District.**

**2. Consideration of an Ordinance to rezone property located south of Browns Church Road on the east side of North Parkway East, from A-O (Agriculture and Open Land) District to I-2 (Light Industrial) District, comprising 12.6± acres.**

**IX. NEW BUSINESS:**

**1. Presentation by Alexander, Thompson, and Arnold, of FY18 audit report.**

**2. Consideration of a contract for construction of the Animal Care Center**

**3. Notice of Proposed Sale**

**4. Budget Amendments**

**5. Consideration of invoices over \$10,000.**

**X. ADJOURN.**

**MINUTES**  
**CITY COUNCIL MEETING**  
**FEBRUARY 5, 2019**

The Jackson, Tennessee, City Council met for their regular monthly meeting on Tuesday, February 5, 2019, at 9:00 a.m. in the George A. Smith Meeting Room at City Hall with Mayor Jerry Gist and Councilmembers Charles "Pepper" Bray; Ernest Brooks II; Harvey Buchanan; David Cisco; Johnny Dodd; Vicky Foote; Ross Priddy; Charles Rahm; and Randy Wallace present. Also present was Anita Brooks, recorder of the minutes.

Rev. Dr. Claude Bass, Pastor of St. Paul C.M.E. Church, gave the invocation. Councilmember Ernest Brooks II led the audience in the Pledge of Allegiance to the Flag.

The minutes of the January 8, 2019, meeting were approved and signed.

Mayor Gist extended an invitation for public comment to anyone present who wished to express comments related to any new business item on the meeting agenda.

This being the time and place advertised for a public hearing to consider an Ordinance to annex, a Resolution to adopt a Plan of Service, and an Ordinance to zone an area referred to as "North Parkway East," generally located south of Browns Church Road on the east side of North Parkway East, comprising 33 acres, more or less, Mayor Gist declared the public hearing open. The proposed zoning for the annexation area is I-2 (Light Industrial) District. Mayor Gist asked if there was anyone present who wished to speak in opposition to or in support of the passage of the ordinances. There being no one present to speak in opposition to or in support of the passage of the ordinances, Mayor Gist declared the public hearing closed. On the motion of Councilmember Foote, seconded by Councilmember Brooks, the Ordinance to annex an area referred to as "North Parkway East" was unanimously approved on first reading. On the motion of Councilmember Buchanan, seconded by Councilmember Foote, the Ordinance to zone an area referred to as "North Parkway East" was unanimously approved on first reading. On the motion of Councilmember Bray, seconded by Councilmember Foote, the Resolution to adopt a Plan of Service for the area referred to as "North Parkway East" was unanimously approved.

This being the time and place advertised for a public hearing to consider an Ordinance to rezone property located south of Browns Church Road on the east side of North Parkway East from A-O (Agriculture and Open Land) District to I-2 (Light Industrial) District, comprising 12.6± acres, submitted by Jose LeFevre, Mayor Gist declared the public hearing open. Mayor Gist then asked if there was anyone present who wished to speak in opposition to or in support of the passage of the ordinance. There being no one present to speak in opposition to or in support of the passage of the ordinance, Mayor Gist declared the public hearing closed. On the motion of Councilmember Cisco, seconded by Councilmember Dodd, the ordinance was unanimously approved on first reading.

On the motion of Councilmember Brooks, seconded by Councilmember Dodd, unanimous approval was given to Amendment No. 2 and Amendment No. 3 to the Gresham Smith contract for professional services relating to the Old Madison County Landfill improvements as required by the Tennessee Department of Environment and Conservation (TDEC). The total for Amendment No. 2 is not to exceed \$24,150.00 and the total for Amendment No. 3 is not to exceed \$41,500.00. Alan Laffoon, City Recorder, stated that Amendment No. 2 is for services completed from August 2018 through November 2018 – regulatory compliance monitoring of the landfill, and Amendment No. 3 is for the post closure modification plan which will be presented to TDEC in hopes of reducing ground water testing to a minimum so that it can be stopped in 2022 or sooner. Scott Chandler, City Engineer, stated that the City's overall goal is to decrease the monitoring of the landfill.

On the motion of Councilmember Rahm, seconded by Councilmember Dodd, unanimous approval was given to the sale of City surplus property – Map 078P, Group B, Parcel 15.02 (20,500 square feet) to Ronnie Hicks for \$31,000.00.

On the motion of Councilmember Brooks, seconded by Councilmember Foote, unanimous approval was given to the sale of City surplus property – Map 078P, Group B, Parcel 15.02 (13,900 square feet) to Kathy and Rex Leatherwood for \$1,490.00.

On the motion of Councilmember Rahm, seconded by Councilmember Foote, unanimous approval was given to the sale of City surplus property – Map 078P, Group B, Parcel 15.02 (2,500 square feet) to Larry Smith for \$406.50.

On the motion of Councilmember Cisco, seconded by Councilmember Foote, unanimous approval was given to accept the following streets in Shepherd’s Field Sections 15A & 15B as City streets: Remainder of Moses Drive (#106 - #205) and a portion of Nathan Drive (#8 - #39).

On the motion of Councilmember Foote, seconded by Councilmember Dodd, unanimous approval was given to a contract with B & B Fire Protection for fire extinguisher services, lowest and best bid received, based on unit pricing.

On the motion of Councilmember Rahm, seconded by Councilmember Dodd, unanimous approval was given to a contract with Kimley Horn for design services for the dog park. The funds used for the project will come from a \$100,000.00 Randy Boyd Foundation grant.

On the motion of Councilmember Rahm, seconded by Councilmember Wallace, unanimous approval was given to the following budget amendment requests:

GENERAL		Current Budget	Amendment Request	Amended Budget
<b>FUND:</b>				
<i>Expenses:</i>				
110-41900-297	Invest Prep Grant- Chamber		500,000	500,000
<i>Revenue:</i>				
110-33495	Invest Prep Grant - Chamber		250,000	250,000
110-37900	From Fund Balance		197,725.95	197,725.95

This grant has been received by the Jackson Chamber of Commerce and the match will be \$250,000 which will require a draw on fund balance in the amount of \$197,725.95 with the remainder coming from the excess funds budgeted in revenues for the FY19 budget.

On the motion of Councilmember Brooks, seconded by Councilmember Foote, approval was given to the following budget amendment requests: (Councilmember Cisco was not present to vote on the business item.)

CAPITAL		Current Budget	Amendment Request	Amended Budget
<b>FUND:</b>				
<i>Expenses:</i>				
315-44460-900	Legends Music Museum		4,036	4,036
<i>Revenue:</i>				
315-37900	From Fund Balance	2,576,969.34	4,036	2,581,005.34

The Legends Music Museum is in need of some capital equipment (Computer, phone, printer, point of sale machine). This will require a draw on fund balance in the amount of \$4,138.50.

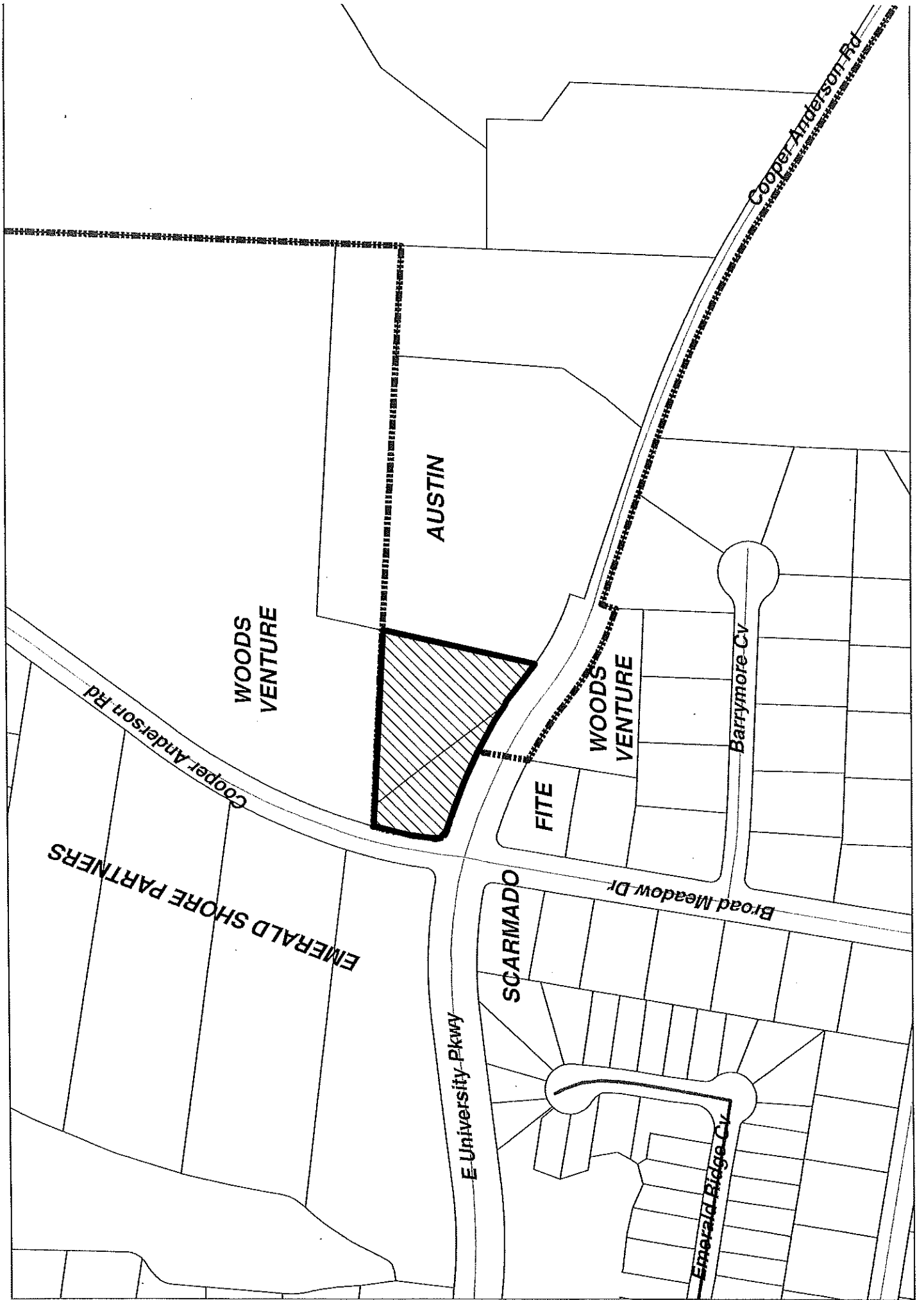
On the motion of Councilmember Bray, seconded by Councilmember Dodd, approval was given to the payment of invoices over \$10,000. (Councilmember Cisco was not present to vote on the business item.)

There being no further business, the meeting was adjourned.

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JERRY GIST, MAYOR

**NOTICE OF PROPOSED ANNEXATION - EMERALD BREEZE AREA**



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  
EMERALD BREEZE**

WHEREAS, a public hearing before this body was held on the 5<sup>th</sup> day of March, 2019 and notice thereof published in the Jackson Sun on the 18<sup>th</sup> day of February 2019; 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 March 5, 2019 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 at the southwest corner of the Robert Gary Austin Jr. tract, as recorded in Deed Book 727, page 637 and as shown on 2019 Madison County Tax Map 43, Parcel 5.07, said point being on the north margin of Cooper Anderson Rd (40 feet from centerline); thence west along the north margin of Cooper Anderson Rd following a curve to the left, a combined distance of 310.00 +/- feet to a point; thence following the north margin of Cooper Anderson Road along a curve to the right with a radius of 17 feet, a distance of 25.00 feet to a point; thence continuing north along the east margin of Cooper Anderson Rd 100.00 +/- feet to a point; thence east along the existing corporate limits of the City of Jackson, a distance of 325.00 +/- feet to a point on the west line of the aforementioned Robert Gary Austin Jr. tract; thence south 12 degrees 26 minutes 24 seconds west, 237.43 feet to the point of beginning and containing 1.30 +/- acres.

SECTION 2. This Ordinance shall become effective thirty (30) days after its passage, the public welfare requiring it.

\_\_\_\_\_  
MAYOR

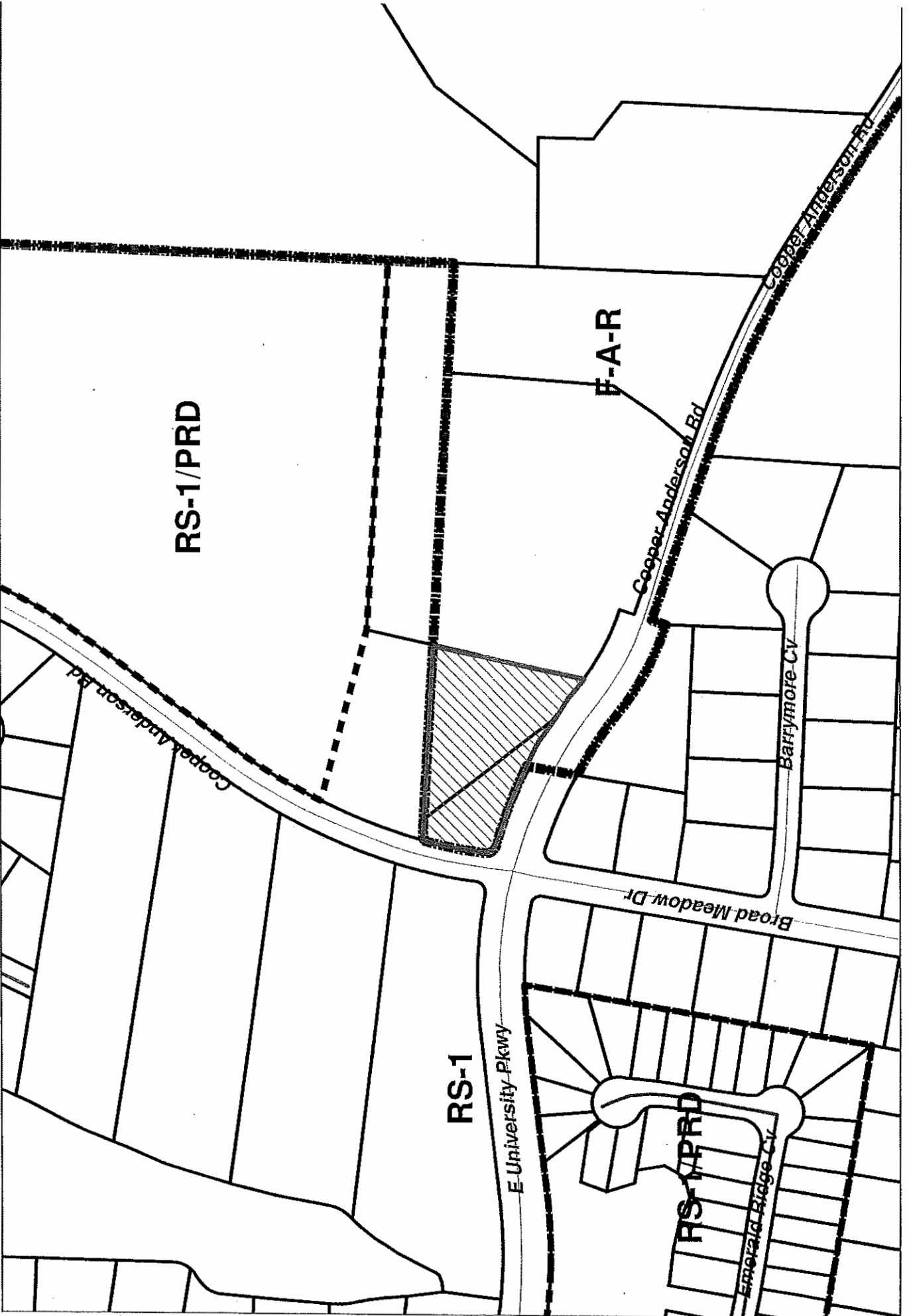
First Reading: \_\_\_\_\_

Second Reading: \_\_\_\_\_

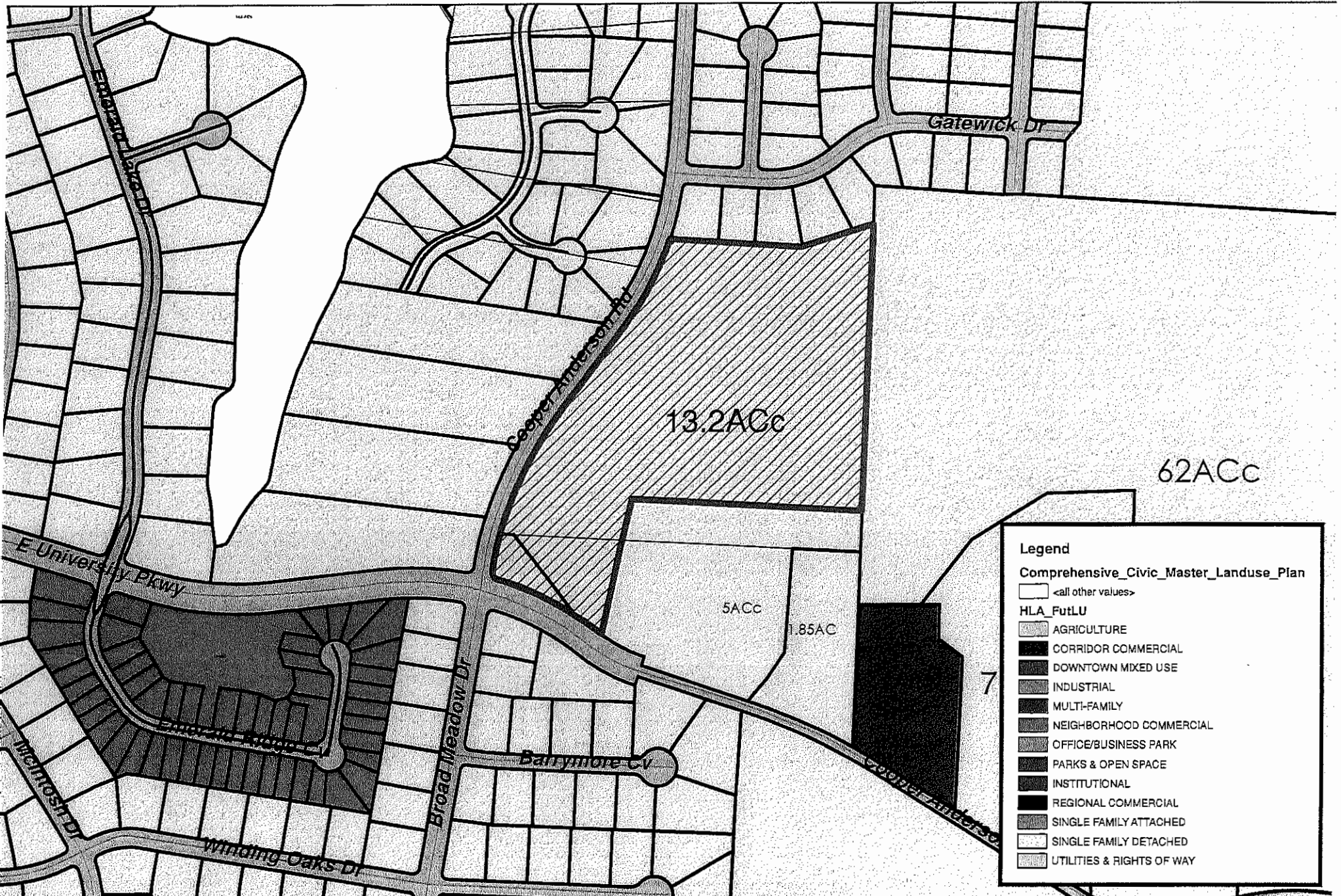
Effective Date: \_\_\_\_\_



**PROPOSED ZONING - EMERALD BREEZE ANNEXATION AREA**  
**FROM: F-A-R TO: RS-1/PRD**  
**COOPER ANDERSON ROAD**



# COMPREHENSIVE CIVIC MASTER LANDUSE PLAN SINGLE FAMILY DETACHED - NO AMENDMENT NECESSARY



**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 FAR (Forestry Agriculture Recreation) District to a city zoning classification of RS-1/PRD (Single Family Residential/Planned Residential Development) District, an annexation area referred to as "Emerald Breeze", comprising 1.30 acres more or less, generally located at the northeast quadrant of the intersection of Cooper Anderson Road and Broad Meadow Drive, and being more fully described as follows:

Beginning at a point at the southwest corner of the Robert Gary Austin Jr. tract, as recorded in Deed Book 727, page 637 and as shown on 2019 Madison County Tax Map 43, Parcel 5.07, said point being on the north margin of Cooper Anderson Rd (40 feet from centerline); thence west along the north margin of Cooper Anderson Rd following a curve to the left, a combined distance of 310.00 +/- feet to a point; thence following the north margin of Cooper Anderson Road along a curve to the right with a radius of 17 feet, a distance of 25.00 feet to a point; thence continuing north along the east margin of Cooper Anderson Rd 100.00 +/- feet to a point; thence east along the existing corporate limits of the City of Jackson, a distance of 325.00 +/- feet to a point on the west line of the aforementioned Robert Gary Austin Jr. tract; thence south 12 degrees 26 minutes 24 seconds west, 237.43 feet to the point of beginning and containing 1.30 +/- acres.

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

\_\_\_\_\_  
MAYOR

INTRODUCED: \_\_\_\_\_

ADOPTED: \_\_\_\_\_

**RESOLUTION TO ADOPT A  
PLAN OF SERVICE  
FOR THE ANNEXATION OF AN AREA REFERRED TO AS  
EMERALD BREEZE**

Whereas, Tennessee Code Annotated Section 6-51-102, as amended, requires that a plan of service be adopted by the governing body of a city prior to passage of an annexation ordinance;

Whereas, the City of Jackson contemplates the proposed annexation of the area described as follows:

Beginning at a point at the southwest corner of the Robert Gary Austin Jr. tract, as recorded in Deed Book 727, page 637 and as shown on 2019 Madison County Tax Map 43, Parcel 5.07, said point being on the north margin of Cooper Anderson Rd (40 feet from centerline); thence west along the north margin of Cooper Anderson Rd following a curve to the left, a combined distance of 310.00 +/- feet to a point; thence following the north margin of Cooper Anderson Road along a curve to the right with a radius of 17 feet, a distance of 25.00 feet to a point; thence continuing north along the east margin of Cooper Anderson Rd 100.00 +/- feet to a point; thence east along the existing corporate limits of the City of Jackson, a distance of 325.00 +/- feet to a point on the west line of the aforementioned Robert Gary Austin Jr. tract; thence south 12 degrees 26 minutes 24 seconds west, 237.43 feet to the point of beginning and containing 1.30 +/- acres.

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

SECTION 1. Pursuant of 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. Water is available on Cooper Anderson Road. Access fees are due at time of final plat approval. Connection fees are due at time of service request. JEA Water is already available for this annexation area.

D. Wastewater

1. Wastewater extension required at Developer's cost. Access fees are due at time of final plat approval. Connection fees are due at time of service request. JEA Wastewater to be installed by Developer as part of the subdivision development.

E. Electricity

1. Electric is available on Cooper Anderson Road. Developer responsible for cost difference between overhead and underground as requested. Decorative Lighting is available from JEA as well. JEA Electric is already available for this annexation area.

F. Gas

1. Gas is currently available on Cooper Anderson Road. JEA to install gas main inside subdivision after final plat approved. Gas services and cost to be determined at the time service is requested. JEA Gas is already available for this annexation area.

G. Refuse Collection

1. The refuse collection service now provided to the city will be extended to the North Parkway East 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 Emerald Breeze 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 North Parkway East Annexation Area is RS-1/PRD (Single Family Residential/Planned Residential Development) 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. JEA telecommunications can be made available at the request of the developer and installed in conjunction with JEA electric.

SECTION 2. This Resolution shall become effective thirty (30) days after its passage, the public welfare requiring it.

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MAYOR

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CITY RECORDER

ENGINEERING - PLANING - DEVELOPMENT  
**McALEXANDER**  
**ENGINEERING**

January 3, 2019

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

Dear Mr. Pilant:

**RE: "Justification for ANNEXATION +/- 1.16 Acres"**

The proposed tract to be annexed consists of approximately 1.16 acres currently zoned "FAR". McAlexander Engineering is requesting on behalf of Woods Venture and Gary Austin, Jr. that this property be annexed and zoned "RS-1, PRD", for assemblage with proposed Eadjaent up-scale private gated, single family residential subdivision. This subdivision will be similar in nature to Emerald Ridge, Copper Ridge, and Waterstone, three existing retirement communities, except that these units will not be attached. Utilities are available to this site and we will handle the main storm drainage concerns on-site.

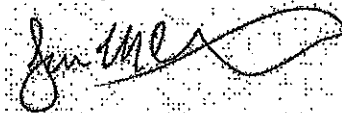
This "RS-1" district is intended primarily to be single family residential with a low population density. It allows for the development of single family residential properties on lots with a minimum lot width of 70 feet and containing a minimum area of 9,000 square feet. The "PRD" overlay allows for privacy, useable attractive open spaces, and the preservation of some of the existing wooded areas by allowing up to a 50% increase in density in conjunction with setting aside a minimum of 40% of the total land area as open space devoted to planting, patios, walkways, and recreational areas.

It should be noted that although the "PRD" overlay allows for increased density, we have only shown 40 lots or 2.9 lots/acre, which is less than that allowable in the current "RS-1" zone. However, the "PRD" overlay allows for narrower lots and therefore the preservation of a larger "greenspace" to enhance the overall development.

We have developed all of the adjacent properties (Emerald Lake Subdivision, McIntosh Subdivision, Emerald Shores, Walnut Trace and Walnut Trace North, as well as adjacent Emerald Ridge "PRD". Based on the location and surrounding uses, we feel this development will integrate well with the existing uses and add value to surrounding neighborhoods. Therefore, we respectfully request said tract be annexed and zoned "RS-1, PRD" for single-family residential use.

Thank you for your consideration. Please feel free to call my office at (731) 668-2945 should you have any questions or need additional information.

Sincerely,



Shane E. McAlexander  
PE #105650

**JERRY GIST, MAYOR**



**STANLEY T. PILANT  
DIRECTOR OF PLANNING**

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**MEMORANDUM**

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**TO:** Jackson City Council  
**FROM:** Planning Staff  
**RE:** Memo Emerald Breeze Rezoning  
**DATE:** February 20, 2019

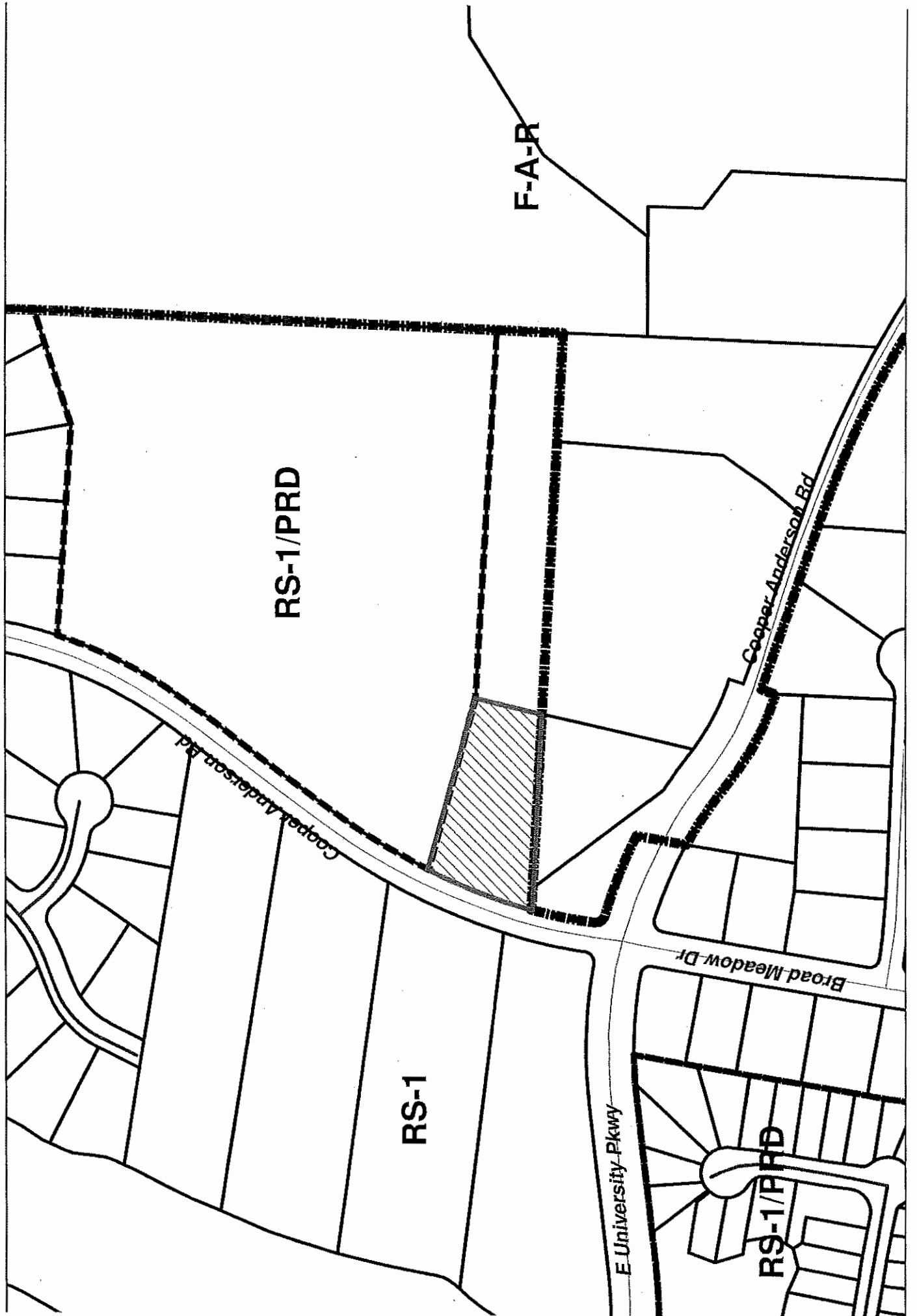
The Jackson Municipal Regional Planning Commission met on Wednesday, February 6, 2019 and recommended approval of a request to rezone property located at the northeast quadrant of Cooper Anderson Road, Broad Meadow Drive & East University Parkway, from RS-1 (Single Family Residential) District to RS-1/PRD (Single Family Residential/Planned Residential Development) District, comprising 1.03 acres more or less, submitted by Surveying Services on behalf of Woods Venture. This rezoning is being requested to allow the developers to build a planned residential development.

The Planning Staff recommends approval of the rezoning request since it represents a logical extension of the existing residential uses in the area and has been deemed appropriate for residential by previous small area plans.

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



**REZONING SITE LOCATION MAP  
FROM: RS-1 TO: RS-1/PRD  
COOPER ANDERSON ROAD**



RS-1/PRD

F-A-R

RS-1

RS-1/PRD

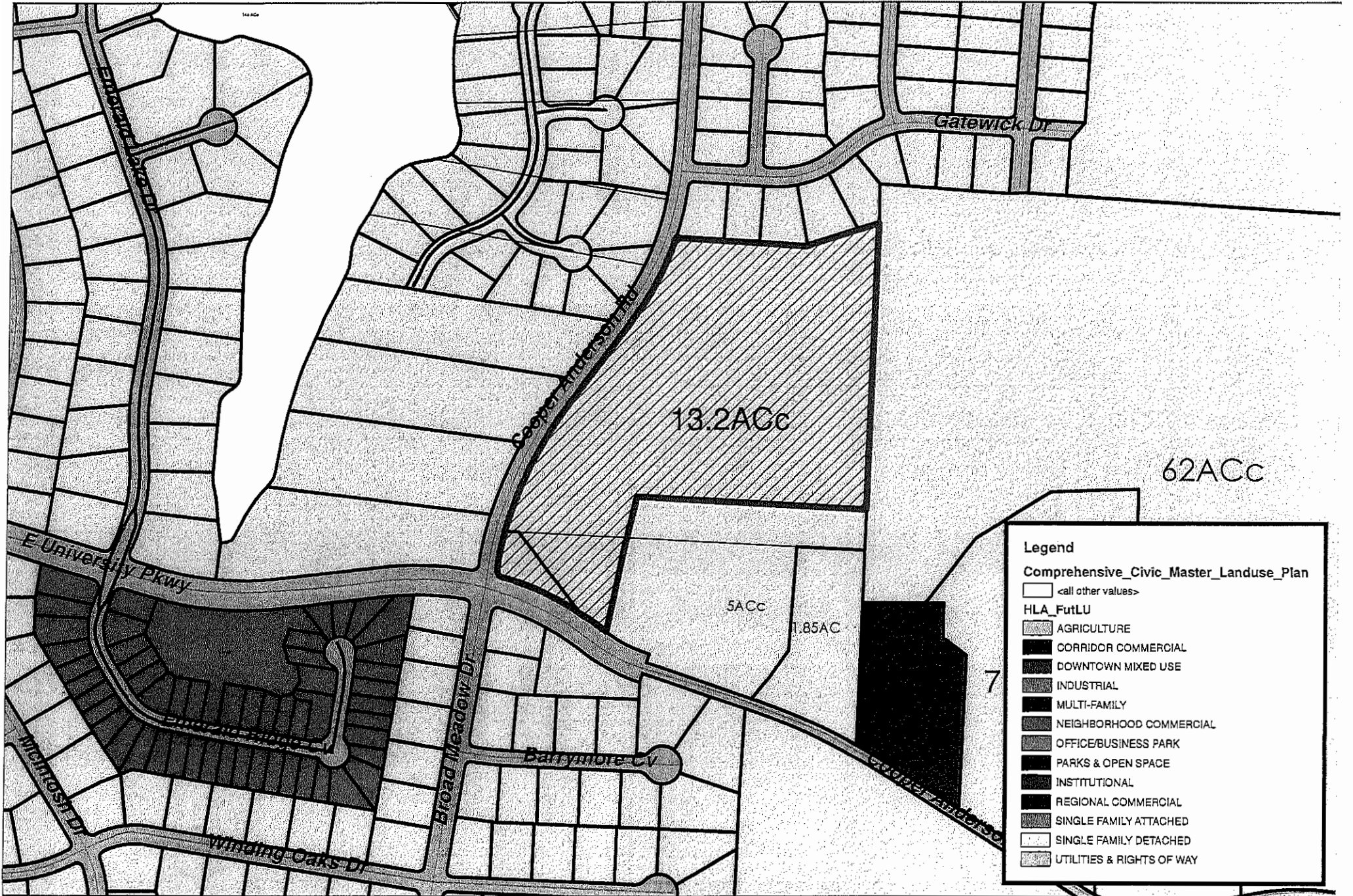
Cooper Anderson Rd

Cooper Anderson Rd

Broad Meadow Dr

E University Pkwy

# COMPREHENSIVE CIVIC MASTER LANDUSE PLAN SINGLE FAMILY DETACHED - NO AMENDMENT NECESSARY





# CITY OF JACKSON ZONING REPORT

**APPLICANT**

Ryan Richardson, Surveying Services

**OWNER**

Woods Venture

**ADDRESS**

Owner/Applicant: 41 Heritage Square  
Jackson, TN 38305

**ACERAGE**

Requested: 1.03± acres

**TAX MAP REFERENCE**

Map 43

**PRESENT USE**

Vacant

**PROPOSED USE**

Planned Residential

**PRESENT ZONING**

RS-1 (Single Family Residential) District

**PROPOSED ZONING**

RS-1/PRD (Single Family  
Residential/Planned Residential  
Development) District

**LOCATION**

The property is located at the northeast quadrant of Cooper Anderson Road and Broad Meadow Drive.

**CURRENT LAND USE**

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

**UTILITIES**

All utilities are available or can be made available to the site via JEA policies and procedures.

**PETITIONER'S JUSTIFICATION**

See attached Statement of Justification

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### **LAND USE PLAN**

This property is currently depicted within the Comprehensive Land Use Plan as an area deemed appropriate for residential therefore, an amendment to the plan is not necessary.

### **REZONING STAFF RECOMMENDATION**

The Planning Staff recommends approval of the rezoning request since it represents a logical extension of the existing residential uses in the area and has been deemed appropriate for residential by previous small area plans.

**SURVEYING SERVICES, INC.**

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

R. BRUCE RICHARDSON  
R.L.S. 1420

RYAN L. RICHARDSON  
R.L.S. 3053

BRYAN J. BATTE  
R.L.S. 2190

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

RICHARD N. BROWN  
R.L.S. 1778

JUSTIN A. PARRISH  
R.L.S. 3009

January 11, 2019

To Whom It May Concern:

We are requesting the 1.03 acre Woods Venture property located on Cooper Anderson Road, as shown on the attached Plat of Property and described in the attached property description, be rezoned from "RS-1" to "RS-1/PRD". This property is a portion of the Emerald Breeze Development as shown on the attached Revised Preliminary Plat. This request is being made to match the zoning for the Woods Venture property currently zoned "RS-1/PRD" to the north and the Woods Venture property currently being annexed and rezoned to "RS-1/PRD" to the south

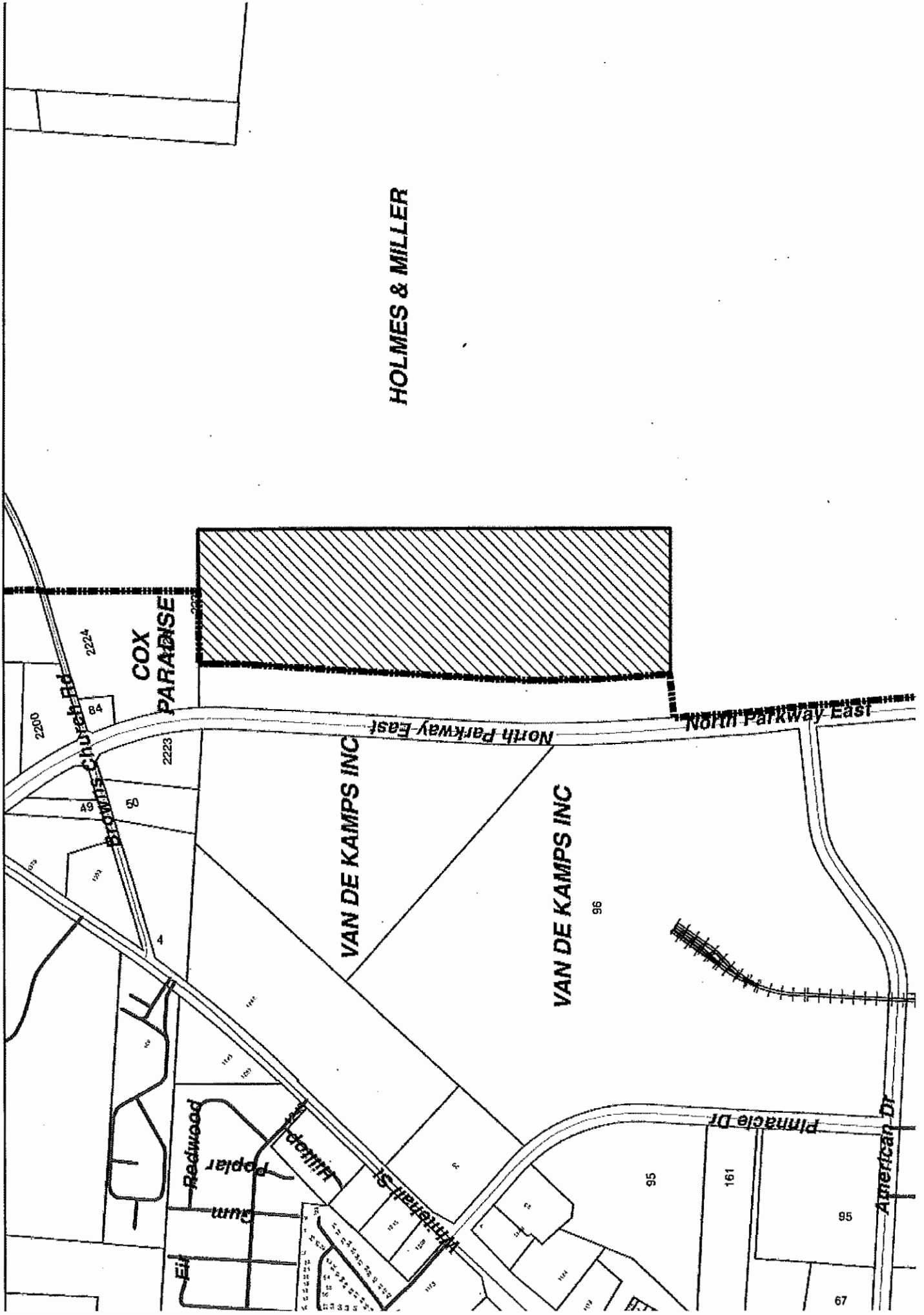
If you have any questions concerning this information, please do not hesitate to call.

Sincerely,



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

# NOTICE OF PROPOSED ANNEXATION - NORTH PARKWAY EAST AREA



**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  
NORTH PARKWAY EAST**

WHEREAS, a public hearing before this body was held on the 5<sup>th</sup> day of February, 2019 and notice thereof published in the Jackson Sun on the 24<sup>th</sup> day of January 2019; 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 February 5, 2019 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 at the southwest corner of the Cox Paradise tract as recorded in Deed Book 628, page 86 in the Register's Office of Madison County, Tennessee and as shown on Madison County Tax Map 064, Parcel 078.00, said point also being on the east margin of North Parkway East; thence east along the south line of said Cox Paradise tract, 200.00 feet to a point of intersection with the existing Corporate Limits of the City of Jackson, said point being the TRUE POINT OF BEGINNING; thence continuing east along the south line of the Cox Paradise tract, 330 +/- feet to the southeast corner of the Cox Paradise tract; thence continuing east through the Holmes, Miller, Williams, Johnson tract as recorded in Deed Book 740, page 1284 and as shown on Madison County Tax Map 064, Parcel 082.00 a distance of 280 +/- feet to a point; thence south 2,185 +/- feet to a point; thence west, 665 +/- feet to a point of intersection with the current Corporate Limits; thence north along the current Corporate Limits, 2,185 +/- feet to TRUE POINT OF BEGINNING and containing 33.0 +/- acres.

SECTION 2. This Ordinance shall become effective thirty (30) days after its passage, the public welfare requiring it.

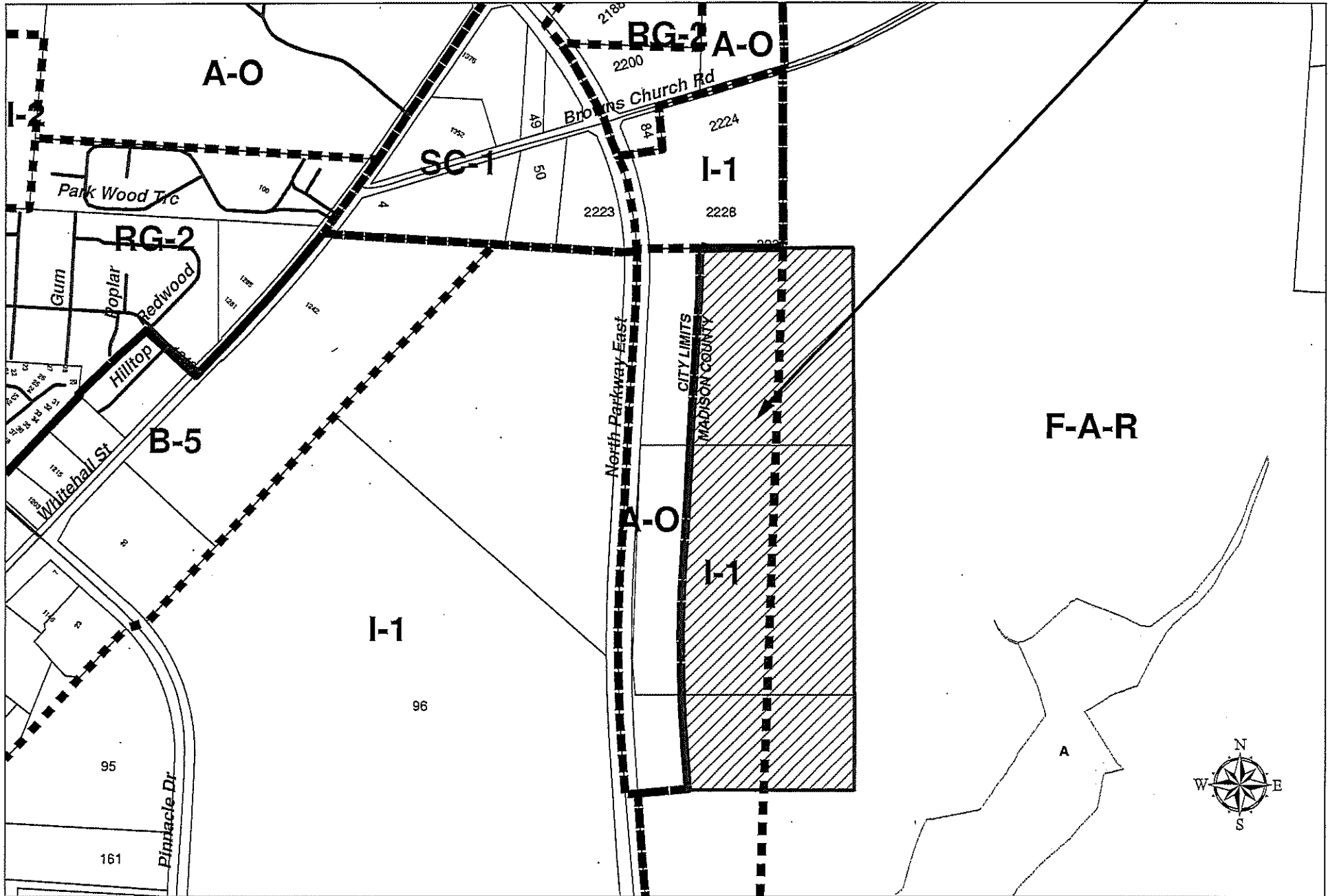
\_\_\_\_\_  
MAYOR

First Reading: \_\_\_\_\_

Second Reading: \_\_\_\_\_

Effective Date: \_\_\_\_\_

# PROPOSED ZONING - NORTH PARKWAY EAST ANNEXATION AREA FROM: I-1/F-A-R TO: I-2





**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 I-1 (Planned Industrial Park) District and FAR (Forestry Agriculture Recreation) District to a city zoning classification of I-2 (Light Industrial) District an annexation area referred to as "North Parkway East", comprising 33 acres more or less, generally located south of Browns Church Road on the east side of North Parkway East, and being more fully described as follows:

Beginning at a point at the southwest corner of the Cox Paradise tract as recorded in Deed Book 628, page 86 in the Register's Office of Madison County, Tennessee and as shown on Madison County Tax Map 064, Parcel 078.00, said point also being on the east margin of North Parkway East; thence east along the south line of said Cox Paradise tract, 200.00 feet to a point of intersection with the existing Corporate Limits of the City of Jackson, said point being the TRUE POINT OF BEGINNING; thence continuing east along the south line of the Cox Paradise tract, 330 +/- feet to the southeast corner of the Cox Paradise tract; thence continuing east through the Holmes, Miller, Williams, Johnson tract as recorded in Deed Book 740, page 1284 and as shown on Madison County Tax Map 064, Parcel 082.00 a distance of 280 +/- feet to a point; thence south 2,185 +/- feet to a point; thence west, 665 +/- feet to a point of intersection with the current Corporate Limits; thence north along the current Corporate Limits, 2,185 +/- feet to TRUE POINT OF BEGINNING and containing 33.0 +/- acres.

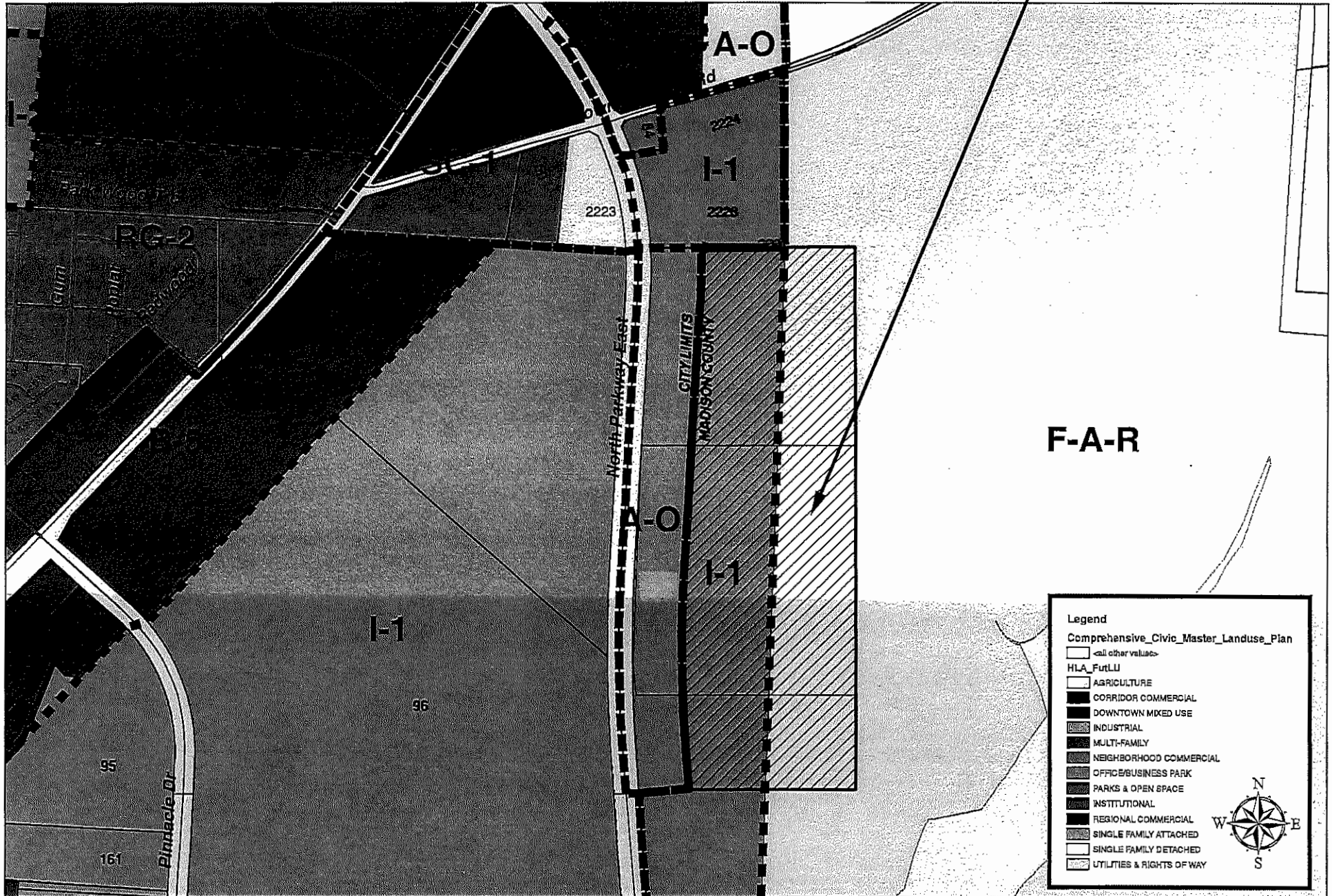
SECTION II. This Ordinance becomes effective 30 days after its adoption, the public welfare requiring it.

\_\_\_\_\_  
MAYOR

INTRODUCED: \_\_\_\_\_

ADOPTED: \_\_\_\_\_

# COMPREHENSIVE CIVIC MASTER LANDUSE PLAN AMENDMENT NORTH PARKWAY EAST ANNEXATION AREA FROM: AGRICULTURE TO: INDUSTRIAL



JERRY GIST, MAYOR



STANLEY T. PILANT  
DIRECTOR OF PLANNING

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## MEMORANDUM

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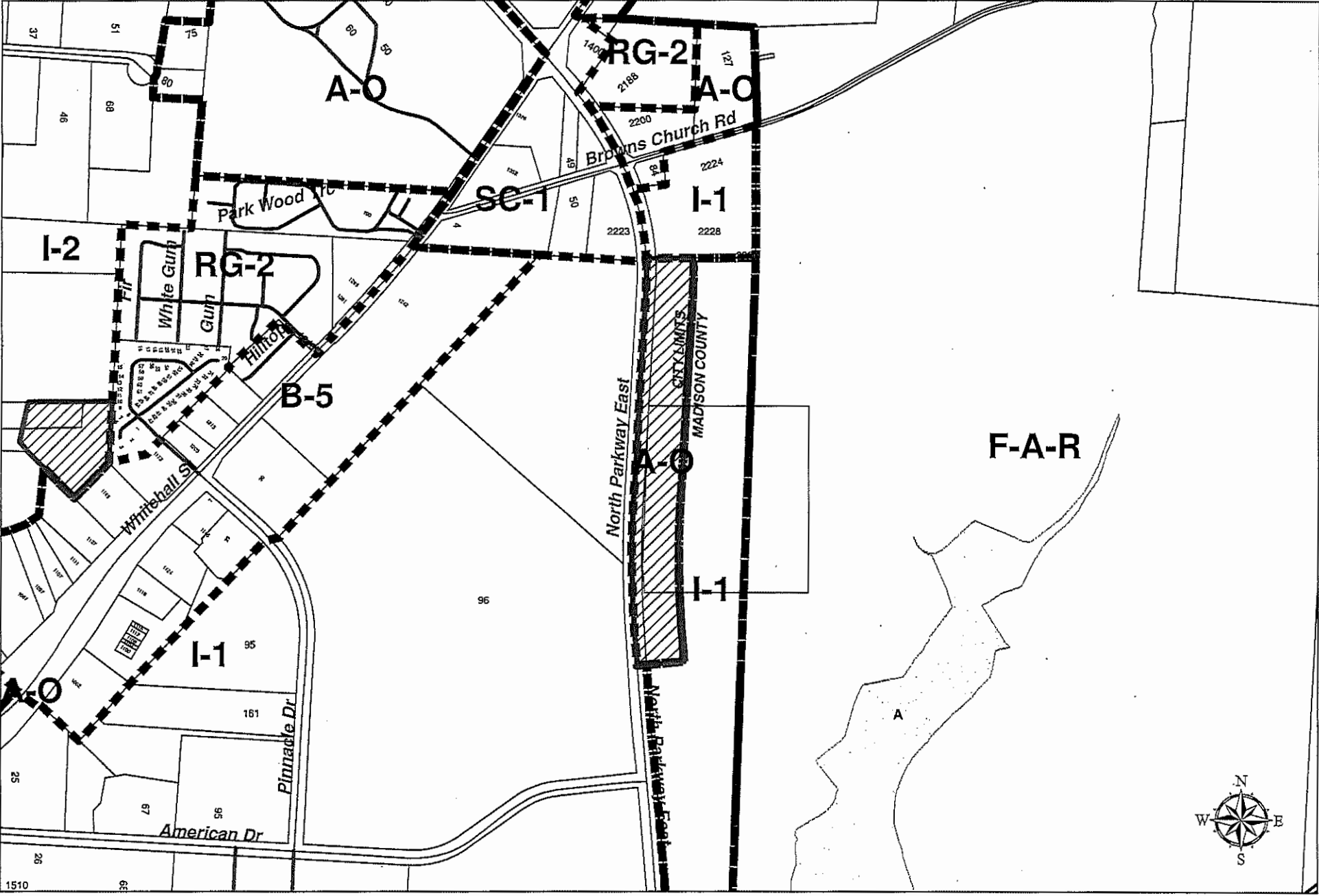
**TO:** Jackson City Council  
**FROM:** Planning Staff  
**RE:** North Parkway East Rezoning  
**DATE:** January 22, 2019

The Jackson Municipal Regional Planning Commission met on Wednesday, January 9, 2019 and recommended approval of a request to rezone property located south of Browns Church Road on the east side of North Parkway East, from A-O (Agriculture and Open Land) District to I-2 (Light Industrial) District, comprising 12.6± acres, submitted by Josh LeFevre.

The Planning Staff recommended approval of the rezoning request since it represents a logical extension of the existing industrial uses in the area and has been deemed appropriate for wholesale and warehousing uses by previous small area plans.

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

**REZONING SITE LOCATION MAP  
NORTH PARKWAY EAST  
FROM: A-O TO: I-2**



**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; THAT:

SECTION I. The Official Zoning Ordinance of the City of Jackson and the Zoning Map, which is a part thereof, is hereby amended by changing property located south of Browns Church Road on the east side of North Parkway East, from A-O (Agriculture and Open Land) District to I-2 (Light Industrial) District, comprising 12.6± acres, more fully described as follows:

Beginning at a point at the southwest corner of the Cox Paradise tract as recorded in Deed Book 628, page 86 in the Register's Office of Madison County, Tennessee and as shown on Madison County Tax Map 064, Parcel 078.00, said point also being on the east margin of North Parkway East; thence east along the south line of said Cox Paradise tract, 200.00 feet to a point of intersection with the existing Corporate Limits of the City of Jackson; thence south along said Corporate Limits a distance of 2,185 +/- feet to a point; thence west along the Corporate limits, 200.00 feet to a point on the east margin of North Parkway East; thence west at a right angle with the centerline of North Parkway East, 50.00 feet to a point on the centerline of North Parkway East; thence north along the centerline of North Parkway East, 2202.00 +/- feet to a point; thence east at a right angle, 50.00 feet to the point of beginning and containing 12.6 +/- acres.

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

\_\_\_\_\_  
MAYOR

INTRODUCED: \_\_\_\_\_

ADOPTED: \_\_\_\_\_



# CITY OF JACKSON ZONING REPORT

**APPLICANT** Josh Lefevre, Agent

**OWNER** Jack Holmes, William S. Miller, Ronald Whitman and Jeff Johnson

**ADDRESS** Owner/Applicant: 2772 N. Highland  
Jackson, TN 38305

**ACERAGE** Requested: 12.6± acres

**TAX MAP REFERENCE** Map 64

**PRESENT USE** Vacant

**PROPOSED USE** Industrial

**PRESENT ZONING** A-O (Agriculture and Open Land) District

**PROPOSED ZONING** I-2 (Light Industrial) District

## **LOCATION**

The property is located south of Browns Church Road on the east side of North Parkway East.

## **CURRENT LAND USE**

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

## **UTILITIES**

All utilities are available or can be made available to the site via JEA policies and procedures.

## **PETITIONER'S JUSTIFICATION**

See attached Statement of Justification

## **LAND USE PLAN**

This property is currently depicted within the Comprehensive Land Use Plan as an area deemed appropriate for industrial therefore, an amendment to the plan is not necessary.

**REZONING STAFF RECOMMENDATION**

The Planning Staff recommends approval of the rezoning request since it represents a logical extension of the existing industrial uses in the area and has been deemed appropriate for wholesale and warehousing uses by previous small area plans.

**STATEMENT OF JUSTIFICATION**  
**for**  
**Zoning Map Amendment**

**10.6 Acres**  
**Browns Church Rd.**  
**Jackson, TN 38305**

**Introduction**

The +/- ~~10.6~~ <sup>12.6</sup> acres in this request is located on North Parkway, approximately 600 feet south of the intersection of Browns Church Rd. on the east side of North Parkway and extends south approximately ~~2100~~ <sup>2185</sup> feet and east for approximately ~~240~~ <sup>280</sup> feet.

The property is presently zoned A-O. The adjacent properties on all boundaries are presently zoned industrial. This Zoning Map Amendment requests that all of the property to be rezoned to I-2.

**Justification**

The requested rezoning from A-O to I-2 is justified for it meets the criteria of:

- The amendment is warranted due to changed or changing conditions in the area or in the jurisdiction generally, and
- The amendment achieves the purpose of the Comprehensive Civic Master Landuse Plan

The requested rezoning request simply proposes changing the zoning of an area completely bordered on all boundaries by industrial zoned property to I-2.





**Jerry Gist**  
**Mayor**

**Susan White**  
**Director of Purchasing**

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**To: Mayor and City Council**  
**From: Susan White**  
**Date: February 27, 2019**  
**Subject: Items for the March City Council Meeting**

**1. Consideration of a contract for the construction of the Jackson Animal Care Center.**



**SUMMARY OF PROPOSALS**

**ITEM:**      **Construction of Jackson Animal Care Center**

NAME	COST-BASE PLUS ALT 2& 3
MG Construction Company	No Proposal
Mid-South Business Construction	\$1,636,860.00
Herron Construction Company	\$1,451,851.00
Elite Contractors	\$1,797,683.00
Graves & Graves Construction Company	\$1,943,350.00
Barger Construction Company	\$1,699,010.00
<p>Alternate 2 – This alternate removes the hardy board finish material at the side and rear of the building where the dogs have access to the wall, this is where the dogs transfer interior/exterior thru doggie doors. This wall will be insulated block with block filler and paint.</p> <p>Alternate 3 This alternate replaces the VCT floor and rubber floor base in the surgery room, recovery room and exam room with an epoxy coating on the floor and up the wall a specified distance. The base is formed in the epoxy material. This is similar to what you would find in an emergency room and is much easier to keep clean.</p>	
<p>The Jackson Animal Care Center Committee recommends the proposal to Herron Construction Company, as the lowest and best proposal received.</p>	

### NOTICE OF PROPOSED SALE

In accordance with T.C.A. 67-5-2003, et seq., notice is hereby given that the following person ("Offeror") has offered to purchase from the City of Jackson, Tennessee the following improved property:

Name of Offeror	Address	Cash Amount
Sylvester J. Cole	Map 78M, Group H, Parcel 009.00 (225 Hillcrest Circle Drive owned by City of Jackson)	\$ 3,000.00

Notice is hereby given that if no other party submits an offer to the City Recorder of Jackson, Tennessee, within 10 days of the date of this notice, equaling 10% or more in excess of Offeror's offer, said property will be sold to Offeror under the terms, conditions and prices specified above. If such an offer is made, the City Recorder will notify Offeror of such and a day will be fixed when all parties shall appear and make offers.

Al Laffoon, City Recorder

date: 2/27/2019  
time: 15:37  
user: WHSTSTOC

CITY OF JACKSON  
Invoice History Report

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Id: AP4610

Number	Name	Invoice	Inv Date	PO Number	Check Num	Chk Date	Man	Description	Invoice Amt
0082	BENDURE HARDER ARCHITEC	18035-01	2/08/2019		135800-B	2/15/2019		RE:JAX ANIMAL CARE C	17,000.00
			315-41903-900					EX 17,000.00	
			315-21121					AP 17,000.00	
			110-11213					CA 17,000.00	
***VENDOR TOTALS***									17,000.00
0199	CANINE COMMAND LLC	778	1/16/2019		135446-B	1/31/2019		DUAL PURPOSE CANINE	12,500.00
			315-42130-900					EX 12,500.00	
			315-21121					AP 12,500.00	
			110-11213					CA 12,500.00	
***VENDOR TOTALS***									12,500.00
2964	CDW GOVERNMENT LLC	QSC8471	1/17/2019		135449-B	1/31/2019		ACCT#1698329	17,391.00
			110-42100-250					EX 17,391.00	
			110-21121					AP 17,391.00	
			110-11213					CA 17,391.00	
***VENDOR TOTALS***									17,391.00
0999	CHANGE FUND	29550	2/01/2019		135716-B	2/15/2019		CHANGE FUND-SPRING	13,500.00
			124-11100					EX 13,500.00	
			124-21121					AP 13,500.00	
			110-11213					CA 13,500.00	
***VENDOR TOTALS***									13,500.00
446	DAR ROOFING INC	02121	12/20/2018		135464-B	1/31/2019		ID#62-1822718	19,615.00
			315-36350					EX 19,615.00	
			315-21121					AP 19,615.00	
			110-11213					CA 19,615.00	
***VENDOR TOTALS***									19,615.00
159	DELL FINANCIAL SERVICES	79809571	1/09/2019		135468-B	1/31/2019		CONT#810-6509852-003	37,955.08
			110-41640-534					EX 37,955.08	
			110-21121					AP 37,955.08	
			110-11213					CA 37,955.08	
***VENDOR TOTALS***									37,955.08
51	DELTA CONTRACTING CO LL	577P2	12/20/2018		135825-B	2/15/2019		COJ RESURFACING '18-	63,270.92
			315-43190-931					EX 63,270.92	
			315-21121					AP 63,270.92	
			110-11213					CA 63,270.92	
51	DELTA CONTRACTING CO LL	EST#005-1/23/19	1/23/2019		135469-B	1/31/2019		PROJ#118410.01	26,938.63
			315-43190-936					EX 26,938.63	
			315-21121					AP 26,938.63	

1yr Sierra  
Pref Mg Support

Roof repairs -  
JPD annex

computer lease

wk - FE Wright  
Or

Number	Name	Invoice	Inv Date	PO Number	Check Num	Chk Date	Man	Description	Invoice Amt
			110-11213					CA 26,938.63	
***VENDOR TOTALS***									90,209.55
27011	JACKSON BASEBALL CLUB L 2438		1/02/2019		135721-B	2/15/2019		'19 SEASON TKTS-COMM	10,044.54
			110-41900-236					EX 10,044.54	
			110-21121					AP 10,044.54	
			110-11213					CA 10,044.54	
27011	JACKSON BASEBALL CLUB L 2439		1/02/2019		135531-B	1/31/2019		GDK	10,150.00
			110-44500-290					EX 10,150.00	
			110-21121					AP 10,150.00	
			110-11213					CA 10,150.00	
***VENDOR TOTALS***									20,194.54
2540	JACKSON TRANSIT AUTHORITY	01/22/19	1/22/2019		135536-B	1/31/2019		OPERATING ASSISTANCE	131,522.73
			110-41900-762					EX 131,522.73	
			110-21121					AP 131,522.73	
			110-11213					CA 131,522.73	
***VENDOR TOTALS***									131,522.73
14223	MADISON COUNTY DEVELOPM	Jan-19	2/01/2019		135911-B	2/15/2019		LANDFILL DUMPING-H&S	267,600.62
			131-43230-242					EX 267,600.62	
			131-21121					AP 267,600.62	
			110-11213					CA 267,600.62	
***VENDOR TOTALS***									267,600.62
0102	MANSFIELD OIL CO	327516	2/01/2019		135914-B	2/15/2019		GAS-GARAGE	13,740.56
			110-14111					EX 13,740.56	
			110-21121					AP 13,740.56	
			110-11213					CA 13,740.56	
***VENDOR TOTALS***									13,740.56
1904	MG CONSTRUCTION COMPANY	APP#3-02/01/19	2/01/2019		135924-B	2/15/2019		WK-NEW CITY CT BLDG	105,825.34
			315-41815-900					EX 105,825.34	
			315-21121					AP 105,825.34	
			110-11213					CA 105,825.34	
***VENDOR TOTALS***									105,825.34
782	MOTOROLA SOLUTIONS INC	8230206947	1/21/2019		135580-B	1/31/2019		1000525957	29,049.66
			110-42600-262					EX 29,049.66	
			110-21121					AP 29,049.66	
			110-11213					CA 29,049.66	
782	MOTOROLA SOLUTIONS INC	8230209427	2/01/2019		135911-B	2/15/2019		MAINT CONT-CENT DISP	29,049.66

*Groundkeeper  
Ballpark*

*Maintenance  
contract - Cent  
Disp*

Number	Name	Invoice	Inv Date	PO Number	Check Num	Chk Date	Man	Description	Invoice Amt
			110-42600-262					EX 29,049.66	
			110-21121					AP 29,049.66	
			110-11213					CA 29,049.66	
***VENDOR TOTALS***									58,099.32
27981	P & J PETROLEUM	2089D	1/08/2019		135594-B	1/31/2019		INV-GAR	12,886.80
			110-14111					EX 12,886.80	
			110-21121					AP 12,886.80	
			110-11213					CA 12,886.80	
									Gas - Garage
27981	P & J PETROLEUM	69222	1/17/2019		135949-B	2/15/2019		GAS-GARAGE	13,581.98
			110-14111					EX 13,581.98	
			110-21121					AP 13,581.98	
			110-11213					CA 13,581.98	
									Gas - Garage
***VENDOR TOTALS***									26,468.78
29952	PARMAN ENERGY GROUP LLC	0753638-IN	1/07/2019		135596-B	1/31/2019		INV-GAR	12,698.45
			110-14112					EX 12,698.45	
			110-21121					AP 12,698.45	
			110-11213					CA 12,698.45	
									Diesel - Garage
***VENDOR TOTALS***									12,698.45
29775	PRECISION DOOR SERV OF	21122363	1/15/2019		135955-B	2/15/2019		GARAGE DOOR-CITY HAL	14,322.83
			110-41811-260					EX 14,322.83	
			110-21121					AP 14,322.83	
			110-11213					CA 14,322.83	
***VENDOR TOTALS***									14,322.83
7307	SPRAGINS BARNETT & COBB	21087-02/15/19	2/08/2019		135980-B	2/15/2019		LEGAL SERV-COJ	10,416.66
			110-41300-250					EX 10,416.66	
			110-21121					AP 10,416.66	
			110-11213					CA 10,416.66	
***VENDOR TOTALS***									10,416.66
6044	THOMPSON MACHINERY	WO170031160	12/31/2018		136002-B	2/15/2019		PARKING BRAKE REPAIR	17,844.72
			110-43190-339					EX 17,844.72	
			110-21121					AP 17,844.72	
			110-11213					CA 17,844.72	
***VENDOR TOTALS***									17,844.72
7054	TLH ASSOCIATES INC	J5402 - 53	1/24/2019		136007-B	2/15/2019		RE: F B WRIGHT DR WK	12,934.61
			315-43190-936					EX 12,934.61	
			315-21121					AP 12,934.61	
			110-11213					CA 12,934.61	
***VENDOR TOTALS***									12,934.61

Date: 2/27/2019  
 Time: 15:37  
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CITY OF JACKSON  
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Number	Name	Invoice	Inv Date	PO Number	Check Num	Chk Date	Man	Description	Invoice Amt
27218	VIKING-CIVES MIDWEST IN	84521	12/31/2018		135684-B	1/31/2019		TRUCK EQUIP & REPAIR	36,350.00
			315-43190-900					EX 36,350.00	
			315-21121					AP 36,350.00	
			110-11213					CA 36,350.00	
***VENDOR TOTALS***									36,350.00
3936	WASTE MANAGEMENT	02/01/19A	2/01/2019		136041-B	2/15/2019		COMM LOOSE/RES PU-H&	221,282.71
			131-43230-297					EX 221,282.71	
			131-21121					AP 221,282.71	
			110-11213					CA 221,282.71	
3936	WASTE MANAGEMENT	2/1/2019B	2/01/2019		136041-B	2/15/2019		COMM PU/ADJS-H&S	245,745.41
			131-43230-298					EX 245,745.41	
			131-21121					AP 245,745.41	
			110-11213					CA 245,745.41	
3936	WASTE MANAGEMENT	2/1/2019C	2/01/2019		136041-B	2/15/2019		ROLLOFF/ADJS-H&S	114,360.00
			131-43230-297					EX 114,360.00	
			131-21121					AP 114,360.00	
			110-11213					CA 114,360.00	
***VENDOR TOTALS***									581,388.12
21709	WASTE MANAGEMENT OF TN-	4769422-2268-0	2/01/2019		136042-B	2/15/2019		TEMP CONTAINERS-H&S	10,165.95
			131-43230-243					EX 10,165.95	
			131-21121					AP 10,165.95	
			110-11213					CA 10,165.95	
***VENDOR TOTALS***									10,165.95
29916	WILSON COUNTY MOTORS LL	FT19138	1/07/2019		135697-B	1/31/2019		19 CHEV SILVERADO 15	31,621.90
			315-44720-900					EX 31,621.90	
			315-21121					AP 31,621.90	
			110-11213					CA 31,621.90	
***VENDOR TOTALS***									31,621.90
****GRAND TOTAL****									1,559,365.76