

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



Telephone: 731-425-8286
Fax: 731-927-8781
Email: spilant@jacksontn.gov

MEMORANDUM

TO: Mayor Larry Sanders

FROM: Planning Staff

SUBJECT: Planning Related Board of Aldermen Agenda Item for October 2021

DATE: September 22, 2021

The following planning related item should be placed on the October 4, 2021 Mayor and Board of Aldermen Agenda for First Reading:

1. Consideration of an Ordinance to rezone property located at the southwest quadrant of Sanders Road and Madison Woods, from B-P (Planned Business) District to R-M (Medium Density Residential) District, comprising 3.13 acres, more or less

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

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MEMORANDUM

TO: Board of Mayor and Aldermen of the City of Three Way

FROM: Planning Department Staff

SUBJECT: Rodney and Sheila Gaines Rezoning Request

DATE: September 22, 2021

The Three Way Planning Commission met on Tuesday, September 7, 2021 and made a recommendation to approve the request to rezone property located at the southwest quadrant of Sanders Road and Madison Woods, contingent upon the construction of the single-family residential be compatible with the adjacent subdivision of Turner Estates, from B-P (Planned Business) District to R-M (Medium Density Residential) District, comprising 3.13 acres, more or less, submitted by Rodney and Sheila Gaines on behalf of Winfred and Carolyn Allen.

The planning staff has reviewed the rezoning request and would recommend approval given that the request represents a downzoning and a logical extension of the existing R-M (Medium Density Residential) District.

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

ORDINANCE NO. _____
AN ORDINANCE TO AMEND THE OFFICIAL MAP OF THE
CITY OF THREE WAY

BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF THREE WAY; THAT

Section I. The Official Zoning Ordinance of the City of Three Way and the Zoning Map, which is part thereof, is hereby amended by changing property located at Madison Woods, from B-P (Planned Business) District to R-M (Medium Density Residential) District, comprising 3.13 acres, more or less, more fully described as follows:

Beginning at the intersection of the south margin of Sanders Road and the centerline of Madison Woods; thence southwest along the centerline of Madison Woods, 507 +/- feet to a point; thence northwest, at a right angle, 25 feet to a point on the north margin of Madison Woods, said point being the southeast corner of the Gary R. Woods tract (#149 Madison Woods) and the southwest corner of the north tract of the Winfred & Carolyn Allen Trust tract as recorded in Deed Book 762, page 173 in the Register's Office in Madison County, Tennessee; thence northwest along the west line of the Allen tract, 476 +/- feet to a point on the south margin of Sanders Road; thence east along the south margin of Sanders Road, 635 +/- feet to a point of intersection with the west margin of Madison Woods; thence east 25 feet to the point of beginning and containing 3.13 +/- acres.

Section II. This Ordinance takes effect from and after its adoption, the public welfare requiring it.

MAYOR

INTRODUCED

ADOPTED



THREE WAY ZONING REPORT

APPLICANT

Rodney and Sheila Gaines

OWNERS

Winfred and Carolyn Allen

ADDRESS

Applicant:

122 Madison Woods
Three Way, TN 38343

Owner:

2070 Rhino Crossing
Milan, TN 38358

Property:

Southwest quadrant of Sanders Road and Madison Woods

ACERAGE

Requested:

3.13 ± acres

TAX MAP

Tax Map 11

PRESENT USE

Vacant

PROPOSED USE

Single Family Residential

PRESENT ZONING

B-P (Planned Business) District

PROPOSED ZONING

R-M (Medium Density Residential) District

LOCATION

The property is located at the Southwest quadrant of Sanders Road and Madison Woods.

CURRENT SURROUNDING LAND USE

The property is generally bounded on the north by single family residential, on the south by vacant/open single family residential, on the east by commercial property and on the west by vacant/open single family residential.

AVAILABILITY OF UTILITIES

All utilities are available or can be made available to the site via JEA or Gibson Electric and Madison County Health Department policies and procedures.

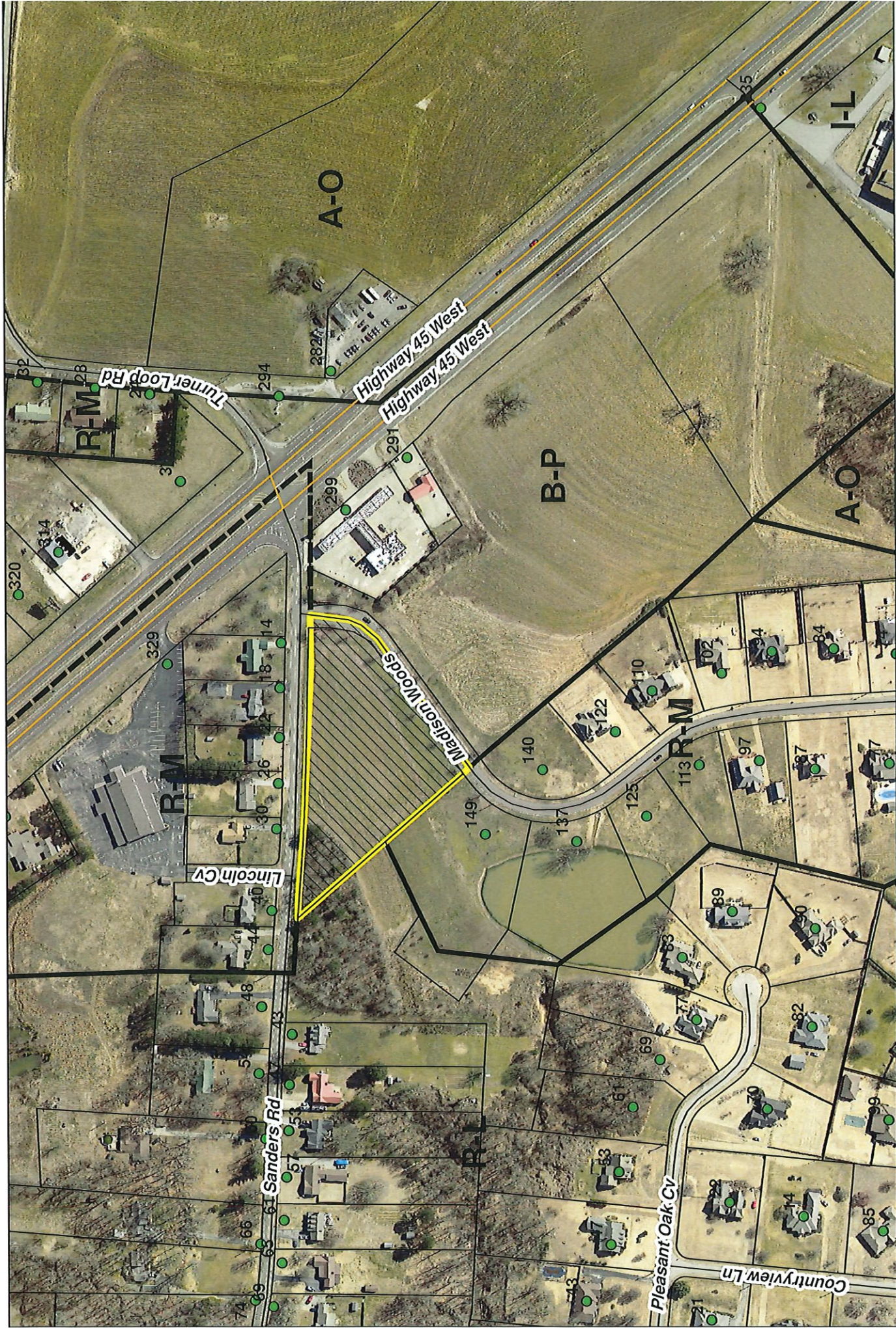
APPLICANT'S STATEMENT OF JUSTIFICATION

See statement of justification in packet.

REZONING STAFF RECOMMENDATION

The planning staff has reviewed the rezoning request and would recommend approval given that the request represents a downzoning and a logical extension of the existing R-M (Medium Density Residential) District.

REZONING SITE LOCATION MAP
SOUTHWEST QUADRANT OF SANDERS ROAD & MADISON WOODS
FROM: B-P (PLANNED BUSINESS) DISTRICT TO: R-M (MEDIUM DENSITY RESIDENTIAL) DISTRICT



Madison County Planning Department
111 East Main Ste201
Jackson, TN 38301

July 26,2021

Re: Rezoning

To Whom it May Concern:

We are requesting new zoning to allow for single family house to be built for Rodney and Sheila Gaines on the western side of Map 012 Parcel 055.15.

Thank you,



Rodney Gaines

Sheila Gaines

Madison County Planning Department
111 East Main Ste 201
Jackson, TN 38301

July 7, 2021

Re: Rezoning

To Whom it May Concern:

I agree to allow Rodney and Shelia Gaines to request new zoning to allow for a single family house on the western side of Map 012 Parcel 055.15 (see attached aerial).

Thank you,



Winfred Allen

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111 E. Main St.
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MEMORANDUM

TO: Mayor Larry Sanders

FROM: Planning Staff

SUBJECT: Planning Related Board of Aldermen Agenda Item for Special Call Meeting for October 2021

DATE: September 22, 2021

The following planning related item should be placed on the October 4, 2021 Mayor and Board of Aldermen Agenda for Second Reading:

1. Consideration of an Ordinance to rezone property located at the southwest quadrant of Sanders Road and Madison Woods, from B-P (Planned Business) District to R-M (Medium Density Residential) District, comprising 3.13 acres, more or less

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The planning staff has reviewed the rezoning request and would recommend approval given that the request represents a downzoning and a logical extension of the existing R-M (Medium Density Residential) District.

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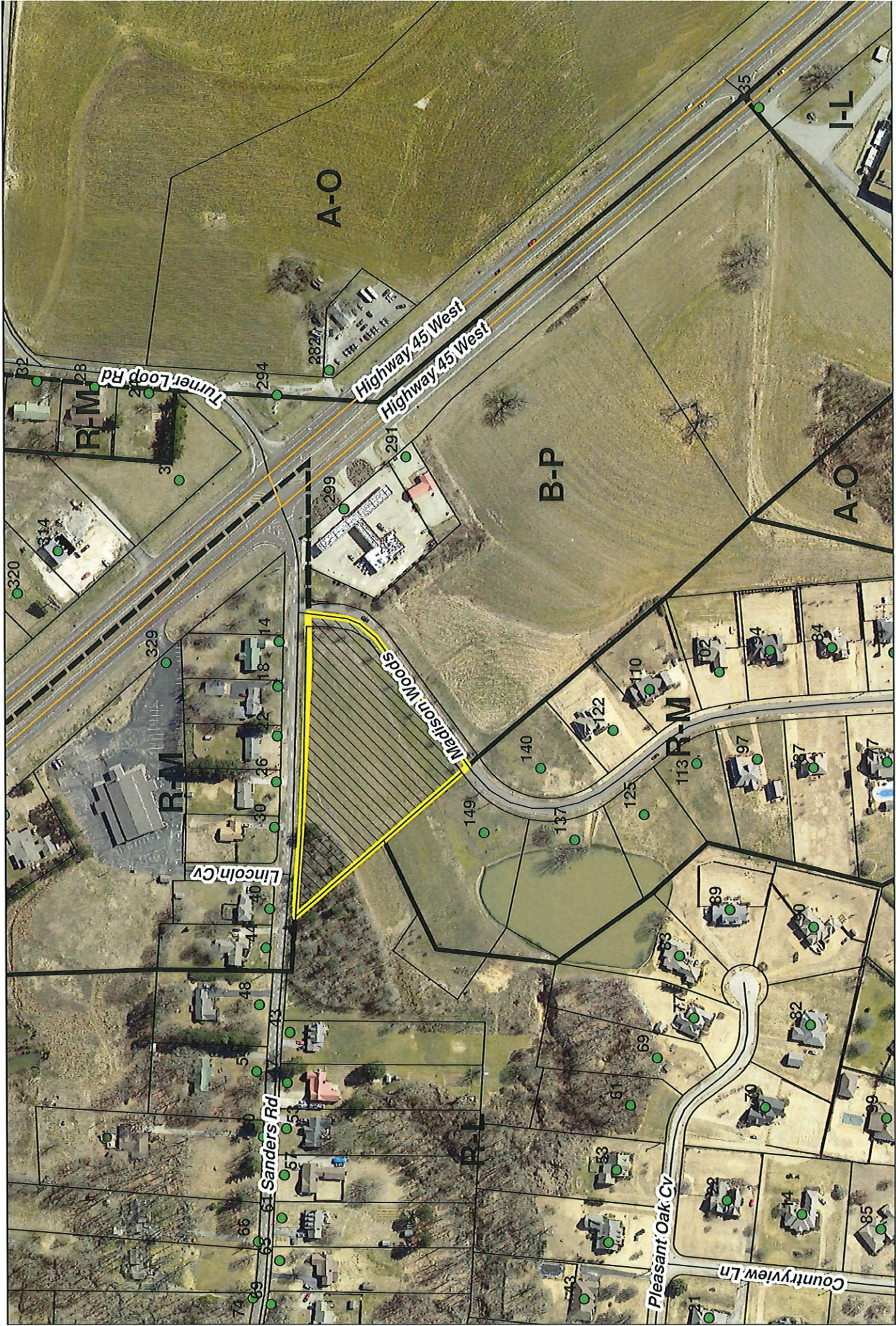
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REZONING STAFF RECOMMENDATION

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REZONING SITE LOCATION MAP
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Sheila Gaines

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Winfred Allen