

# 63 North Madison Drive Three Way, TN 38343 \$1,600,000

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Coldwell Banker Barnes  
327 North Parkway  
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- 9.43 +/- Surveyed Acres
- Highly visible commercial corner on major US highway
- Zoned IH (Industrial Manufacturing)
- 3577 SF Stone Commercial Retail Building



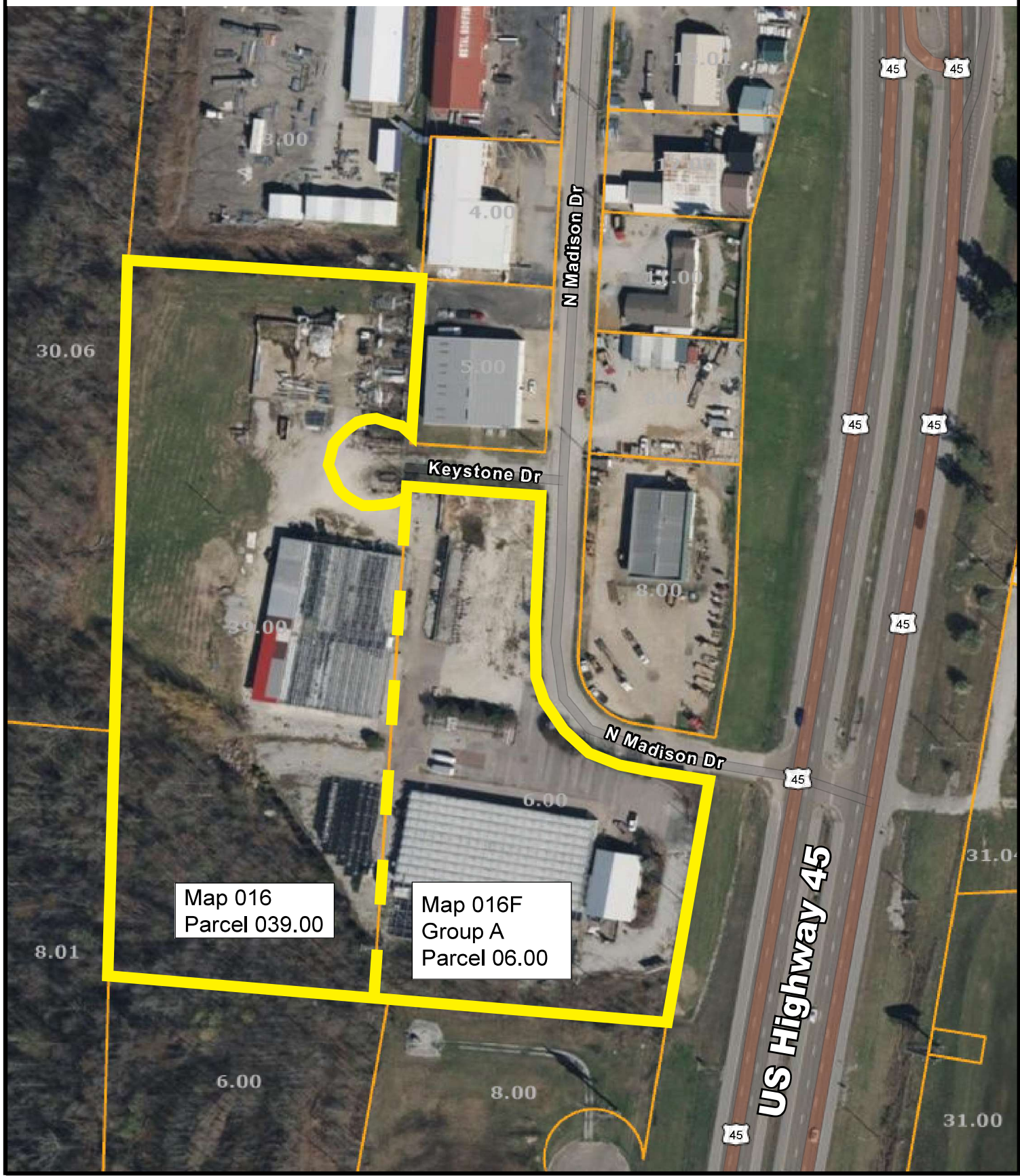
- Building built in 2003
- Formerly Dutch Garden
- 3577 +/- Total SF (1300 SF Offices - 2277 SF Show room)
- Concrete slab on grade
- Stone exterior
- Central HVAC, natural gas heat/elec air
- 10 ' Ceilings
- 55 x 36 Showroom
- 5 Offices + Conference Rm
- Spacious Mens & Womens Rest Rms







63 North Madison Drive  
Three Way, TN 38343  
Madison Co Tax Map 016F-A-006.00 & 016 039.00  
9.43 Surveyed Acres - Zone IH (Industrial Manufacturing)









**CITY OF THREE WAY  
ZONING ORDINANCE**

**TABLE OF CONTENTS**

		PAGE
ARTICLE	I. TITLE, INTENT AND PURPOSE	
	Section 1. Title	1
	Section 2. Intent and Purpose	1
ARTICLE	II. SHORT TITLE	2
ARTICLE	III. DEFINITIONS	3
ARTICLE	IV. ESTABLISHING DISTRICTS AND PROVIDING FOR OFFICIAL ZONING MAP	
	Section 1. Establishment of Districts	15
	Section 2. Rules for Interpretation of District Boundaries	15
	Section 3. Application of District Regulations	16
	Section 4. Official Zoning Map	17
ARTICLE	V. SPECIFIC DISTRICT REGULATIONS	
	Section 1. A-O (Agriculture and Open Land) District	18
	Section 2. RL (Low Density Residential) District	20
	Section 3. RM (Medium Density Residential) District	22
	Section 4. RM-1 (Medium Density Residential) District	25
	Section 5. BN (Neighborhood Business) District	27
	Section 6. BH (Highway Business) District	29
	Section 7. BP (Planned Business) District	35
	Section 8. IL (Light Industrial) District	39
	Section 9. IH (Heavy Industrial) District	42
	Section 10. FH (Special Flood Hazard) District	45
	Section 11. O (Office) District	65
	Section 12. PRD (Planned Residential Development ) District	68
ARTICLE	VI. REGULATIONS APPLYING TO A SPECIFIC, TO SEVERAL, OR TO ALL DISTRICTS	
	Section 1. Corner Lots In Residential Districts	73
	Section 2. Fences, Walls and Hedges	74
	Section 3. Projections into Required Yards	74
	Section 4. Number of Buildings on Each Lot	74
	Section 5. Location of Accessory Buildings	75

## **SECTION 9**

### **IH HEAVY INDUSTRIAL DISTRICT**

#### A. GENERAL DESCRIPTION

The purpose of this district is to provide for industrial and other uses that by virtue of their external effects; noise, glare, fumes, smoke, dust, odors, truck and rail traffic, should be isolated from residential uses. These uses perform essential functions for the city and should be provided for in areas that are best suited for industrial development by reason of location, topography, soil conditions, and the availability of adequate utilities and transportation systems.

#### B. USES PERMITTED

The following uses shall be permitted in the IH Heavy Industrial District:

1. Any use permitted in an IL Light Industrial District.
2. Manufacturing of acetylene, or oxygen.
3. Acid manufacturing.
4. Automotive wrecking, junk or salvage yard, if in a completely enclosed building, or the premises on which such use is conducted is entirely enclosed within a solid masonry wall or fence not less than six (6) feet in height.
5. Boiler shops, machine shops, structural steel fabricating shops.
6. Cement products manufacturing.
7. Paint, linseed oil, shellac, turpentine, lacquer or varnish manufacturing.
8. Storage of petroleum, gasoline, or oil.
9. Railroad freight terminal and repair shops.
10. Sawmills.
11. Stockyards.
12. Signs as regulated in Article VI, Section 22.
13. Other uses that are similar in character to one of the specified uses listed above, and any other use of an industrial nature that is otherwise lawful as determined by the Board of Zoning Appeals.

C. USES PERMITTED AS SPECIAL EXCEPTIONS

1. Commercial Mobile Communications Services (CMCS), as regulated by Article VI, Section 21.
2. Adult entertainment and recreation establishments, as regulated in Article VI, Section 19.

D. PROHIBITED USES AND STRUCTURES

The following uses are prohibited in the IH General Industrial District:

1. All residential uses.
2. Churches and schools.



3. All uses not of a nature specifically permitted herein.

#### E. AREA REQUIREMENTS

The following requirements shall apply to all uses permitted in this district:

1. Front Yard

All buildings shall set back from all street right-of-way lines not less than fifty (50) feet.

2. Side Yard

No building shall be located closer than twenty-five (25) feet to a side lot line.

The width of a side yard which abuts a residential district shall be not less than fifty (50) feet, however, when the side property line abuts a railroad right-of-way no yard setback shall be required.

3. Rear Yard

No building shall be located closer than twenty-five (25) feet to the rear lot line.

The depth of any rear yard which abuts a residential district shall be not less than fifty (50) feet; however, when the rear property line abuts a railroad right-of-way no yard setback will be required.

4. Maximum Lot Coverage

The maximum lot coverage is limited only to the extent that the area, off-street loading and parking requirements of this section have been complied with.

#### F. HEIGHT REGULATIONS

No building or structure shall exceed four (4) stories, except as provided in Article VI, Section 6.

#### G. OFF STREET PARKING

As regulated in Article VI, Section 12.