

City of Shelbyville
Mayor & City Council Special Called Meeting

Special Called Meeting: April 21, 2022

Time: 12:00 PM

Place: Shelbyville Recreation Center, 220 Tulip Tree Road, Shelbyville, TN 37160

I. Call to Order

II. Roll Call

III. Adopt the Agenda

IV. Public Hearings

- A. A Resolution Adopting a Plan of Service for an Area Proposed for Annexation, the Territory is a 33.6 (+/-) Acres Tract of Land Located at 2905 Highway 231 North, Located on the Westside of Highway 231 North and Referenced on Bedford County Tax Map 50, Parcel 11.00 to be Annexed by Owner Consent and to be Incorporated Within the Boundaries of the City of Shelbyville, Tennessee and Owned by the City of Shelbyville and Bedford County.
- B. A Resolution to Annex Certain Territory Upon Written Consent of the Owners and to Incorporate the Same Within the Boundaries of the City of Shelbyville, Tennessee. This Property is a 33.6 (+/-) Acres Tract of Land Located at 2905 Highway 231 North on the Westside of Highway 231 North, and Referenced on Bedford County Tax Map 50, Parcel 11.00 and Owned by the City of Shelbyville and Bedford County.
- C. An Ordinance of the City of Shelbyville, Tennessee to Approve the Rezoning of 20.00 (+/-) Acres Owned by the City of Shelbyville and Bedford County, Located at 2905 Highway 231 North, On the West Side of Highway 231 North Just Above Frank Martin Road and Referenced on Bedford County Tax Map 50, Parcel 11.00 and Currently Identified as a Portion of Tax Map 50, Parcel 11.00, as Illustrated in Exhibit A Attached Hereto, From Bedford County A-1 (Agricultural and Forestry) to Shelbyville Commercial-2 (C-2), and Repealing and Ordinance or Portion of Ordinance in Conflict Therewith.
- D. An Ordinance of the City of Shelbyville, Tennessee to Approve the Rezoning of 13.6 (+/-) Acres Owned by the City of Shelbyville and Bedford County, Located at 2509 Highway 231 North, on the West Side of Highway 231 North Just Above Frank Martin Road and Reference on Bedford County Tax Map 50, Parcel 11.00 and Currently Identified as the Western Portion of Tax Map 50, Parcel 11.00 as Illustrated in Exhibit A Attached Hereto, From Bedford County A-1 (Agricultural and Forestry) to Shelbyville Heavy Industrial (I-3), and Repealing Any Ordinance or Portion of Ordinance in Conflict Therewith.

Consideration of a motion to allow City Attorney to read captions only on Ordinances and Resolutions

V. Resolutions – Second and Final Reading:

- A. A Resolution Adopting a Plan of Service for an Area Proposed for Annexation, the Territory is a 33.6 (+/-) Acres Tract of Land Located at 2905 Highway 231 North, Located on the Westside of Highway 231 North and Referenced on Bedford County Tax Map 50, Parcel 11.00 to be Annexed by Owner Consent and to be Incorporated Within the Boundaries of the City of Shelbyville, Tennessee and Owned by the City of Shelbyville and Bedford County.
- B. A Resolution to Annex Certain Territory Upon Written Consent of the Owners and to Incorporate the Same Within the Boundaries of the City of Shelbyville, Tennessee. This Property is a 33.6 (+/-)

Acres Tract of Land Located at 2905 Highway 231 North on the Westside of Highway 231 North, and Referenced on Bedford County Tax Map 50, Parcel 11.00 and Owned by the City of Shelbyville and Bedford County.

VI. Ordinance – Second and Final Reading

- A. An Ordinance of the City of Shelbyville, Tennessee to Approve the Rezoning of 20.00 (+/-) Acres Owned by the City of Shelbyville and Bedford County, Located at 2905 Highway 231 North, On the West Side of Highway 231 North Just Above Frank Martin Road and Referenced on Bedford County Tax Map 50, Parcel 11.00 and Currently Identified as a Portion of Tax Map 50, Parcel 11.00, as Illustrated in Exhibit A Attached Hereto, From Bedford County A-1 (Agricultural and Forestry) to Shelbyville Commercial-2 (C-2), and Repealing and Ordinance or Portion of Ordinance in Conflict Therewith.
- B. An Ordinance of the City of Shelbyville, Tennessee to Approve the Rezoning of 13.6 (+/-) Acres Owned by the City of Shelbyville and Bedford County, Located at 2509 Highway 231 North, on the West Side of Highway 231 North Just Above Frank Martin Road and Reference on Bedford County Tax Map 50, Parcel 11.00 and Currently Identified as a Portion of Tax Map 50, Parcel 11.00 as Illustrated in Exhibit A Attached Hereto, From Bedford County A-1 (Agricultural and Forestry) to Shelbyville Heavy Industrial (I-3), and Repealing Any Ordinance or Portion of Ordinance in Conflict Therewith.

VII. Announcements

VIII. Adjourn

Mayor Wallace Cartwright



City of Shelbyville, Tennessee
City Council Meeting Staff Summary

To: Mayor & City Council
From: Lisa Smith, City Recorder
Date: 4/18/2022
Subject: Annexation Resolutions & Rezoning Request for 33.6 Acres located at 2905 Highway 231 North (former Carlton Property)

Description: There are two Resolution and two Ordinance that will be up for Public Hearings and Second Readings at the Special Called meeting on April 21st at noon.

The Resolutions are, one for a Plan of Services and one for the annexation of the property located at 2905 Highway 231 North (former Carlton Property). This is the second reading on these Resolution with both passing first readings on April 5th.

The first Ordinance for Rezoning the property after Annexation is a request to rezone 20 (+/-) acres fronting Highway 231 to C-2 to allow for the TCAT Campus. The second Ordinance, if approved will rezone the remaining 13.6 acres I-3 to be absorbed into the current 231 N. Business Park. Both Ordinances passed first reading on April 5th and all required advertisement has been completed.

Economic Impact: There will be no economic impact.

ANNEXATION REPORT

Date of Circulation for Review: Tuesday, February 21, 2022

Date of Pre-Planning Meeting: Thursday, February 28, 2022

Date Comments Sent: Friday, March 4, 2022

Type of Project: Annexation

Type of Approval: Planning Commission

Project Name: 2905 Highway 231 North – Tax Map 50 Parcel 11.00

Project Description: Requested Annexation of 33.6 (+/-) acres (Tax Map 50 Parcel 11.00) located at 2905 Highway 231N, on the westside of Highway 231 north of Frank Martin Road and south of Airport Road.

Applicant: City of Shelbyville & Bedford County

Property Owner: City of Shelbyville, TN and Bedford County, TN

Current Zoning: Bedford County A-1 (Agricultural and Forestry)

Requested Zoning: C-2 – General Commercial

Parcel ID: Tax Map 50 Parcel 11.00

Acreage: Total Parcel Acreage 33.6 (+/-) acres.

Police Department:

1. No Review Comments.

Fire Department:

1. No Review Comments.

Shelbyville Power, Water, and Sewer:

1. This property cannot be served by gravity sewer currently. Due to the limited information we have regarding the location of the TCAT campus, a pump station would most likely be required along with the completion of phase 2 of proposed 231 North Business Park Sewer System Improvements project (Project Cardinal).

Building and Codes:

1. No Review Comments.

Public Works:

1. No Review Comments.

Engineering:

1. No Review Comments.

Planning:

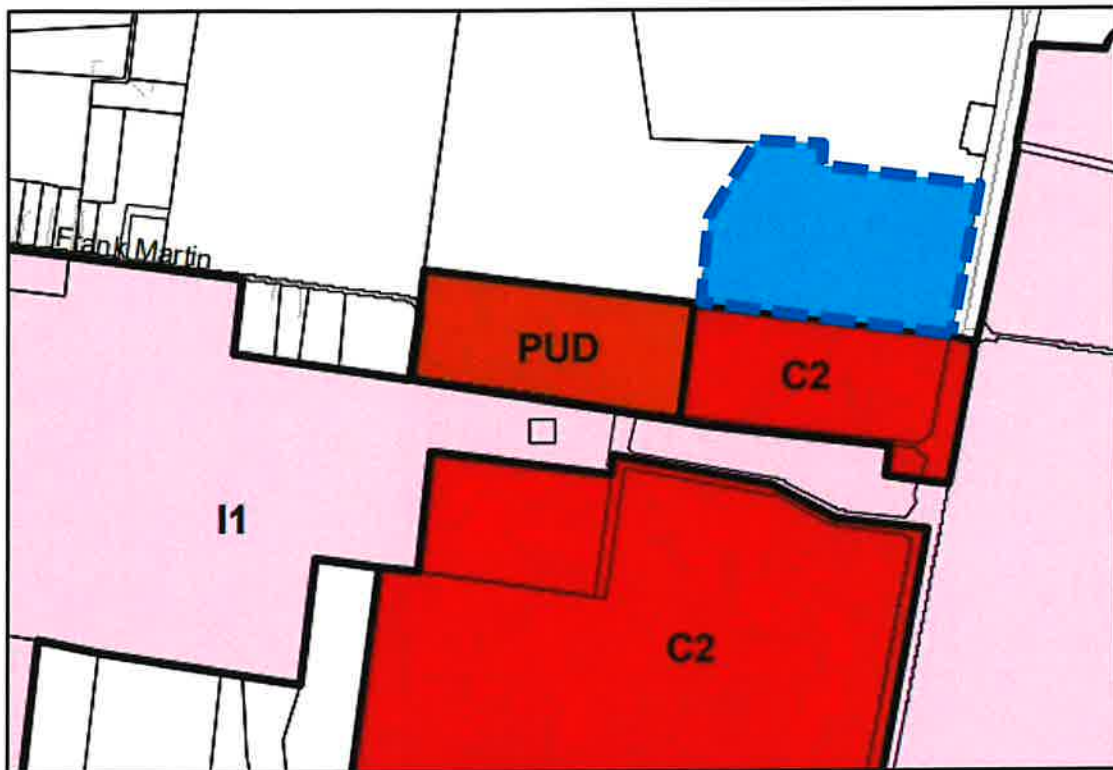
- The entirety of this parcel is located within Bedford County, but is contiguous to the Shelbyville City Limits along the southern, western, and eastern property boundaries.
- The 2008 Zoning Map shows the entirety property located outside of the Shelbyville City Limits, but was contiguous to the City Limits along the southern property boundary.
- The current land uses surrounding this property are as follows:
 - To the North is one large lot single family residence.
 - To the East, across Highway 231, is the Shelbyville Municipal Airport.
 - To the South are six (6) lots, with four (4) of the lots being vacant and the remaining two (2) lots containing that contains two (2) medical office buildings – one building on each lot.
 - To the West is the 231 North Business Park property.
- The surrounding zoning classifications are:
 - To the West is properties are located within the City of Shelbyville and are zoned Industrial-3 (Heavy Industrial District).
 - To the North, the properties are located within Bedford County and is zoned Bedford County A-1 (Agricultural and Forestry).
 - To the East, across Highway 231, the properties located within the City and are zoned Industrial-1 (Light Industrial District).
 - To the South, the properties are located within the City of Shelbyville and are zoned Commercial-2 (C-2).
- The Shelbyville Comprehensive Plan (2008) and the Future Land Use Map contained within the Comprehensive Plan designates this property as primarily “Corporate Development” with a small area of “Low Density Residential” at the north portion of the parcel. The “Corporate Development” classification and the small “Low Density Residential” classifications were established in 2008, which was prior to the creation of the 231 North Business Park. The “Corporate Development” classification provides an area along Highway 231 and west of the Airport that can be set aside for business development whether commercial or large tract industrial sites. A large high-quality campus style office or educational facility would be appropriate in the “Corporate Development” classification.
- The Shelbyville Comprehensive Plan (2008) and the Future Land Use Map contained within the Comprehensive Plan designates the properties to the north, east and west as Low Density Residential and the properties to the south as Corporate Development.
- The Proposed (Not-Adopted) Spark Shelbyville Comprehensive Plan and the proposed (not-

adopted) Future Land Use map contained within the Spark Shelbyville Plan does not place a future land use designation on this property.

- The Proposed (Not-Adopted) Spark Shelbyville Comprehensive Plan and the proposed (not-adopted) Future Land Use map contained within the Spark Shelbyville Plan designates the future use of surrounding properties to the south, east and west as North Gateway Character Area. The properties to the north are located outside of the Shelbyville City Limits and outside of the Shelbyville Urban Growth Boundary therefore the, still-not-adopted, Shelbyville Comprehensive Plan does not provide a future land use designation for the property north of the subject property.
- The North Gateway Character of the proposed (not-adopted) Future Land Use map that is located adjacent to the subject parcel is intended to create an attractive and well-planned entrance to Shelbyville along US-231. Appropriate zones in this Character Area include: C-2 General Commercial, C-3 Neighborhood Commercial and M-PUD Mixed Use Planned Unit Development

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission provides a favorable recommendation to the Shelbyville City Council regarding the annexation of Tax Map 50 Parcel 11.00.



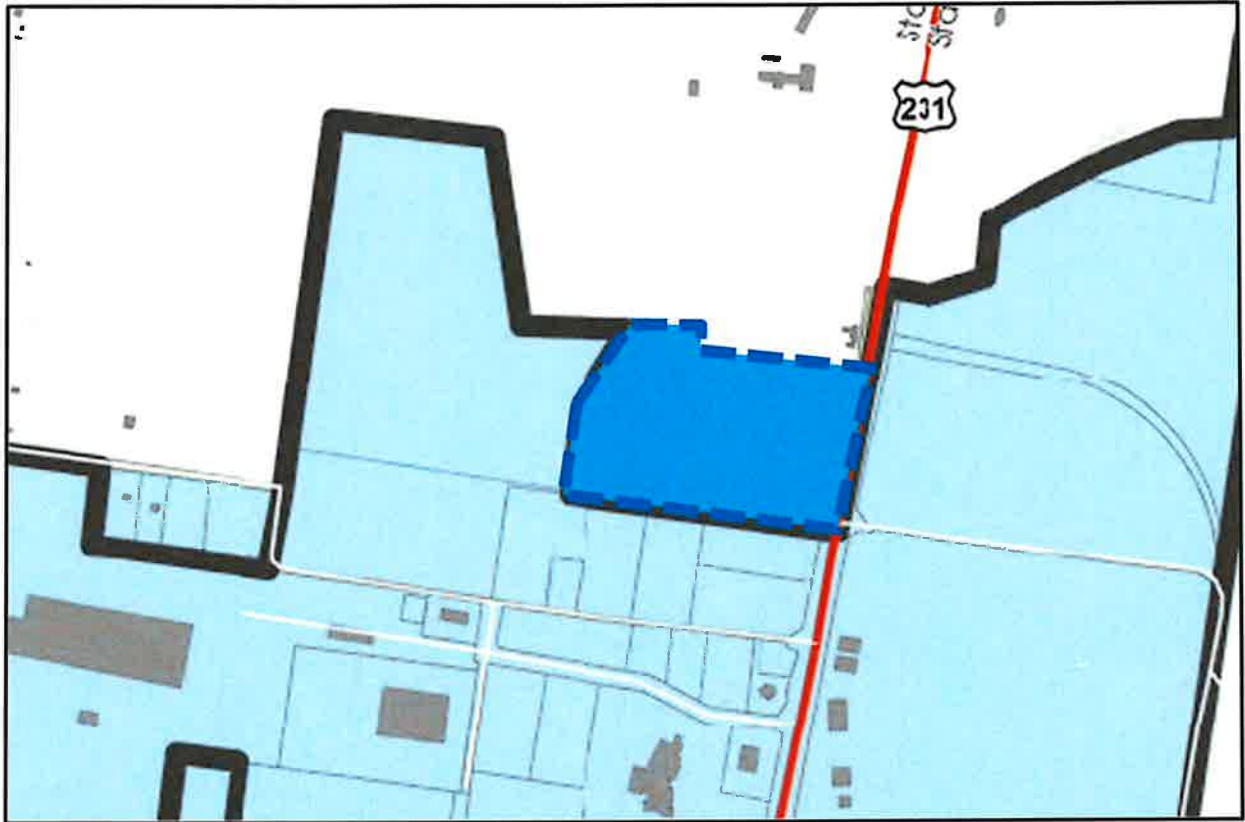
2008 Zoning Map
Subject Property Shown in Blue



2016 Zoning Map
Subject Property Shown in Blue



Shelbyville Comprehensive Plan (2008)
Future Land Use Map (Concept A)
Yellow represents Low Density Residential



Spark Shelbyville Comprehensive Plan (Unadopted)
Light Blue represents North Gateway Character Area
Subject Property Shown in Blue

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR AN AREA PROPOSED FOR ANNEXATION, THE TERRITORY IS A 33.6 (+/-) ACRE TRACT OF LAND LOCATED AT 2905 HIGHWAY 231 NORTH, LOCATED ON THE WESTSIDE OF HIGHWAY 231 NORTH AND REFERENCED ON BEDFORD COUNTY, TAX MAP 050, PARCEL 11.00, TO BE ANNEXED BY OWNER CONSENT AND TO BE INCORPORATED WITHIN THE BOUNDARIES OF THE CITY OF SHELBYVILLE, TENNESSE AND OWNED BY THE CITY OF SHELBYVILLE AND BEDFORD COUNTY

WHEREAS, the City of Shelbyville, Tennessee having been petitioned by interested persons, proposes the extension of its corporate limits by the annexation of certain territory into the city limits; and

WHEREAS, the owners of all property within the territory proposed for annexation have given their written consent by notarized petition so that a referendum is not required; and

WHEREAS, the owners of this property have indicated their intention to develop this property for industrial uses; and

WHEREAS, the proposed annexation and plan of services were submitted to the Shelbyville Municipal Planning Commission for study, and it has recommended the same; and

WHEREAS, notice of the time, place and purpose of a public hearing on the proposed annexation and the plan of services was published in a newspaper of general circulation in the City of Shelbyville, Tennessee, not less than fifteen (15) days before the hearing, which notice included the locations of a minimum of three (3) copies of the plan of services for public inspection during all business hours from the date of notice until the public hearing; and

WHEREAS, a public hearing on the proposed annexation and this plan of services was held by the governing body on April 21, 2022.

WHEREAS, the Mayor and City Council of the City of Shelbyville have determined that the parcel located at 2905 Highway 231 North, on the westside of 231 North, and referenced on Bedford County Tax Map 050, Parcel 11.00, as illustrated in Exhibit A attached hereto, should be annexed into the City of Shelbyville.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Shelbyville, Tennessee that the following Plan of Services for the subject parcel is hereby adopted:

- a. **Police** - Patrolling, radio responses to calls, and other routine police services, using present personnel and equipment, will be provided by the City of Shelbyville Police Department on the effective date of annexation.
- b. **Fire** - Fire protection will be provided by the City of Shelbyville Fire Department using present personnel and equipment, on the effective date of annexation
- c. **Waste Management** - Waste Management services will be provided by the Shelbyville Public Works Department on the effective date of annexation.

- d. **Roads** – Maintenance, including roads, signage and related street improvements on Highway 231 will be provided by Tennessee Department of Transportation (TDOT). If any public rights-of-way are constructed on the property, the City of Shelbyville will have responsibility for maintenance, including roads, signage and related street improvements.
- e. **Street Lighting** – Street lighting will be under the rules and regulations of Shelbyville Power, Water and Sewer and the City of Shelbyville.
- f. **Recreation** - The annexation is for industrial uses and will not have an impact on City of Shelbyville Parks and Recreational facilities and services.
- g. **Sewer** - Sanitary sewer service is available from Shelbyville Power, Water, and Sewer. Should the property owner develop the subject parcel, an agreement between the property owner and Shelbyville Power, Water, and Sewer shall be required to provide sanitary sewer service, including the extension and/or installation of utility infrastructure improvements that may be necessary to serve the subject.
- h. **Water** - Water service is available by Bedford County Utility District (BCUD). Should the property owner develop the subject parcel, an agreement between the property owner and BCUD shall be required to provide water service, including the extension and/or installation of utility infrastructure improvements that may be necessary to serve the subject.
- i. **Electricity** - Electric service is available from Duck River Electric Membership Corporation. Should the property owner develop the subject parcel, an agreement between the property owner and Duck River Electric Membership Corporation shall be required to provide electric service, including the extension and/or installation of utility infrastructure improvements that may be necessary to serve the subject property.
- j. **Planning and Zoning** - Planning and zoning services will be provided by the City of Shelbyville on the effective date of annexation.

PASSED AND ADOPTED in regular session of the City Council of the City of Shelbyville, Tennessee, on April 21, 2022.

APPROVED

Wallace Cartwright, Mayor

ATTEST:

Lisa Smith, City Recorder

1st Reading: _____
Public Hearing: _____
2nd Reading: _____

APPROVED AS TO FORM:

Ginger B. Shofner, City Attorney

Exhibit A

Bedford County - Parcel: 050 011.00



Date: March 15, 2022
County: Bedford
Owner: CITY OF SHELBYVILLE TN BEDFORD CO TN
Address: HWY 231-N 2905
Parcel Number: 050 011.00
Deeded Acreage: 0
Calculated Acreage: 0
Date of Imagery: 2017

Esri, HERE, Garmin, (c) OpenStreetMap contributors
State of Tennessee, Comptroller of the Treasury, Department of Property
Assessment (DPA) - Geographic Services
TDOT

The property lines are compiled from information maintained by your local county Assessor's
office but are not conclusive evidence of property ownership in any court of law.

A RESOLUTION TO ANNEX CERTAIN TERRITORY UPON WRITTEN CONSENT OF THE OWNERS AND TO INCORPORATE THE SAME WITHIN THE BOUNDARIES OF THE CITY OF SHELBYVILLE, TENNESSEE. THIS PROPERTY IS A 33.6 (+/-) ACRE TRACT OF LAND LOCATED AT 2905 HIGHWAY 231 NORTH, ON THE WESTSIDE OF HIGHWAY 231 NORTH, AND REFERENCED AS BEDFORD COUNTY TAX MAP 050, PARCEL 11.00 AND OWNED BY CITY OF SHELBYVILLE AND BEDFORD COUNTY.

WHEREAS, the City of Shelbyville, Tennessee, having been petitioned by interested persons, proposes the extension of its corporate limits by the annexation of certain territory into the city limits; and

WHEREAS, the owners of all property within the territory proposed for annexation have given their written consent by notarized petition so that a referendum is not required; and

WHEREAS, the owners of this property have indicated their intention to develop this property for industrial uses; and

WHEREAS, a copy of this resolution, describing the territory proposed for annexation, was promptly sent by the City of Shelbyville, Tennessee to the last known address listed in the office of the property assessor for each property owner of record within the territory proposed for annexation, with such being sent by first class mail and mailed no later than fourteen (14) calendar days prior to the scheduled date of the hearing on the proposed annexation by owner consent; and

WHEREAS, this resolution was also published by posting copies of it in at least three (3) public places in the territory proposed for annexation and in a like number of public places in the City of Shelbyville, Tennessee, and by publishing notice of the resolution at or about the same time in the Shelbyville Times-Gazette, a newspaper of general circulation in such territory and the City of Shelbyville, Tennessee; and

WHEREAS, a plan of services for the area proposed for annexation has been approved by Resolution _____ dated April 21, 2022, which plan of services addresses the same services and timing of services as required in Tennessee Code Annotated § 6-51-102; and

WHEREAS, the proposed annexation and plan of services were submitted to the Shelbyville Municipal Planning Commission for study, and it has recommended the same; and

WHEREAS, notice of the time, place and purpose of a public hearing on the proposed annexation and the plan of services was published in a newspaper of general circulation in the City of Shelbyville, Tennessee, not less than fifteen (15) days before the hearing, which notice included the locations of a minimum of three (3) copies of the plan of services for public inspection during all business hours from the date of notice until the public hearing; and

WHEREAS, a public hearing on the proposed annexation and plan of services was held by the governing body on April 21, 2022.

NOW, THEREFORE, BE IT RESOLVED by the City of Shelbyville, Tennessee as follows:

- A. That the following territory is hereby annexed and incorporated into boundaries of the City of Shelbyville, Tennessee, to be effective as of April 21, 2022 to wit:
Referenced on Bedford County Tax Map 50 Parcel 11.00, as illustrated in Exhibit A attached hereto, and owned by the City of Shelbyville and Bedford County.
- B. That the plan of services for this territory which has been approved by Resolution hereto is approved and the same is hereby adopted.

- C. That this territory shall be included in the 4th Ward/District
- D. That the Mayor of Shelbyville shall cause a copy of this resolution, as well as the adopted plan or services, to be forwarded to the Mayor of Bedford County.
- E. That a copy of the election certification shall be sent to the mayor of County upon receipt from the election commission
- F. That a copy of this resolution shall be recorded with the Bedford County Register of Deeds, and a copy shall also be sent to the Tennessee Comptroller of the Treasury and the Bedford County Assessor of Property, following certification by the election commission that the annexation was approved.
- G. That a copy of this resolution, as well as the portion of the plan of services related to emergency services and a detailed map of the annexed area, shall be sent to any affected emergency communication district, following certification by the election commission that the annexation was approved.
- H. That a revised map of the voting precincts shall be sent to the office of local government and to the office of management information services for the Tennessee General Assembly, following certification by the election commission that the annexation was approved.
- I. That the Tennessee Department of Revenue shall be notified, for the purpose of tax administration, that the annexation took place.

WHEREUPON, the Mayor declared the resolution adopted, affixed a signature and the date thereto, and directed that the same be recorded.

PASSED AND ADOPTED in regular session of the City Council of the City of Shelbyville, Tennessee, on April 21, 2022.

APPROVED

Wallace Cartwright, Mayor

ATTEST:

Lisa Smith, City Recorder

1st Reading: _____

Public Hearing: _____

2nd Reading: _____

APPROVED AS TO FORM:

Ginger B. Shofner, City Attorney

Exhibit A

Exhibit A

Bedford County - Parcel: 050 011.00



Date: March 15, 2022
County: Bedford
Owner: CITY OF SHELBYVILLE TN BEDFORD CO TN
Address: HWY 231-N 2905
Parcel Number: 050 011.00
Deeded Acreage: 0
Calculated Acreage: 0
Date of Imagery: 2017

Esri, HERE, Garmin, (c) OpenStreetMap contributors
State of Tennessee, Comptroller of the Treasury, Department of Property
Assessment (DPA) - Geographic Services
TDOT

The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

CITY OF SHELBYVILLE PRE-PLANNING

FINAL COMMENT SHEET

Date of Circulation for Review: Tuesday, February 21, 2022
Date of Pre-Planning Meeting: Thursday, February 28, 2022
Date Comments Sent: Friday, March 4, 2022
Type of Project: Rezoning
Type of Approval: City Council

Project Name: Tax Map 50 Parcel 11.00 Rezoning
Project Description: Requested Rezoning from Bedford County A-1 (Agricultural and Forestry) to General Business District (C-2) and Heavy Industrial District (I-3)
Applicant: City of Shelbyville
Property Owner: City of Shelbyville and Bedford County
Current Zoning: Bedford County A-1 (Agricultural and Forestry)
Requested Zoning: General Business District (C-2) and Heavy Industrial District (I-3)

Parcel ID: Tax Map 50 Parcel 11.00
Acreage: Total Acreage – 33.6 (+/-) acres
C-2 – 20.00 (+/-) acres
I-3 – 13.6 (+/-) acres

Police Department:

1. No Review Comments at this Time.

Fire Department:

1. No Review Comments at this Time.

Building and Codes:

1. No Review Comments at this Time.

Public Works/Engineering:

1. No Review Comments at this Time.

Shelbyville Power, Water, and Sewer:

1. This property cannot be served by gravity sewer currently. Due to the limited information we have regarding the location of the TCAT campus, a pump station would most likely be required along with the completion of phase 2 of proposed 231 North Business Park Sewer System Improvements project (Project Cardinal).

Planning:**PROPERTY DESCRIPTION AND ZONING**

This property (Tax Map 50 Parcel 11.00) is located at 2509 Highway 231 North, which is on the west Highway 231 North and north of Frank Martin Road. The property currently contains a single-family residence and agricultural structures. The property is currently located in Bedford County and is zoned Bedford County A-1 (Agricultural and Forestry). The property contains approximately 33.6 (+/-) acres and no portion of the property is located within FEMA Flood Hazard Area. The proposal includes two requests:

- Rezoning the eastern 20.00 (+/-) acres, as shown on the attached survey, from Bedford County A-1 (Agricultural and Forestry) to General Business District (C-2).
- Rezoning the remainder of the parcel which is approximately 13.6 (+/-) acres, as shown on the attached survey, from Bedford County A-1 (Agricultural and Forestry) to Heavy Industrial District (I-3).

SURROUNDING ZONING

The property requested for rezoning is surrounded by six (6) parcels as well as the Shelbyville Airport across Highway 231 North. North of Parcel 11.00 is a parcel located in Bedford County and is currently zoned Agricultural and Forestry. The parcel located to the west of Parcel 11.00 is the 231 North Business Park and is located within the municipal boundaries of Shelbyville and is zoned Industrial-3 (I-3). Next, the four (4) parcels located to the south of Parcel 11.00 are all located within the municipal boundaries of Shelbyville and are zoned Commercial-2 (C-2). Finally, the Shelbyville Airport, located to the east across Highway 231 North, is zoned Industrial-1 (I-1). The 2008 zoning map, as included in the 2008 Shelbyville Comprehensive Plan, shows that Parcel 11 and the property to the north, the Shelbyville Airport, and properties

to the south were zoned the same in 2008 as they are currently. The only change in zoning since 2008 is the property to the west of Parcel 11.00, which is the 231 North Business Park. In 2008 only a small portion of this property was located within the municipal boundaries of Shelbyville and it was zoned Planned Unit Development (PUD). After the creation of the 2008 zoning map this property was fully annexed into the City of Shelbyville for the creation of the 231 North Business Park.

SURROUNDING LAND USE

The parcel located north of Parcel 11.00 contains a single-family residence while the property located to the west is currently vacant. Of the four (4) properties located to the south of Parcel 11.00, only two (2) are developed and both of those parcels contain medical offices.

REQUESTED ZONING: COMMERCIAL-2 (C-2) and Heavy Industrial (I-3)

The owner is requesting to rezone the biggest portion of the parcel to Commercial-2 (C-2). The remainder of the original parcel is proposed to be rezoned to Heavy Industrial (I-3).

The C-2 district allows, either by right or special exception, 174 different land uses. Of these land uses, the Technical and Trade School land use is permitted by right, which is the land use necessary for the proposed project on this property.

As for the I-3 district, it provides suitable areas for those uses which have some special impact or uniqueness such that their effect on the surrounding area and environment cannot be determined in advance of the use being proposed for a particular location.

CURRENT FUTURE LAND USE MAP

The Future Land Use Map, found in the 2008 Comprehensive Plan, classifies the future land use of Tax Map 50 Parcels 11.00 as Corporate Development. Based on the 2008 Comprehensive Plan classification of this property, the requested rezoning to General Commercial (C-2) and Heavy Industrial (I-3) is in compliance with the current Future Land Use Map in the 2008 Comprehensive Plan.

NEW FUTURE LAND USE MAP

The proposed Future Land Use Map, which is currently not adopted, does not provide a future land use classification for the property, due to the property not being located within the municipal boundaries of Shelbyville during the time the new comprehensive plan was created. All properties that surround Parcel 11.00 are classified as North Gateway Character Area. Given the location and future purpose of Parcel 11.00, Staff would also apply the North Gateway Character Area to this property as well.

The proposed Comprehensive Plan notes the following zoning districts as appropriate for properties classified in the North Gateway Character Area –Commercial-2 (C-2), Commercial-3 (C-3), and Planned Unit Developments for Commercial and Industrial uses. Additionally, the North Gateway Character Area states that industrial uses can be accommodated in this area if they are not fronting on the highway. Consequently, the requested rezoning to Commercial-2 (C-2) and Heavy Industrial (I-3) is in compliance with the currently unadopted Comprehensive Plan.

OVERVIEW OF REQUEST

The currently adopted Comprehensive Plan and more specifically the Future Land Use Map classifies the future land use of this parcel as Corporate Development. The request zoning for Commercial-2 (C-2) and Heavy Industrial (I-3) is in compliance with the future land use map.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission provides a favorable recommendation to the Shelbyville City Council regarding:

- Rezoning the eastern 20.00 (+/-) acres, as shown on the attached survey, from Bedford County A-1 (Agricultural and Forestry) to General Business District (C-2).
- Rezoning the remainder of the parcel which is approximately 13.6 (+/-) acres, as shown on the attached survey, from Bedford County A-1 (Agricultural and Forestry) to Heavy Industrial District (I-3).



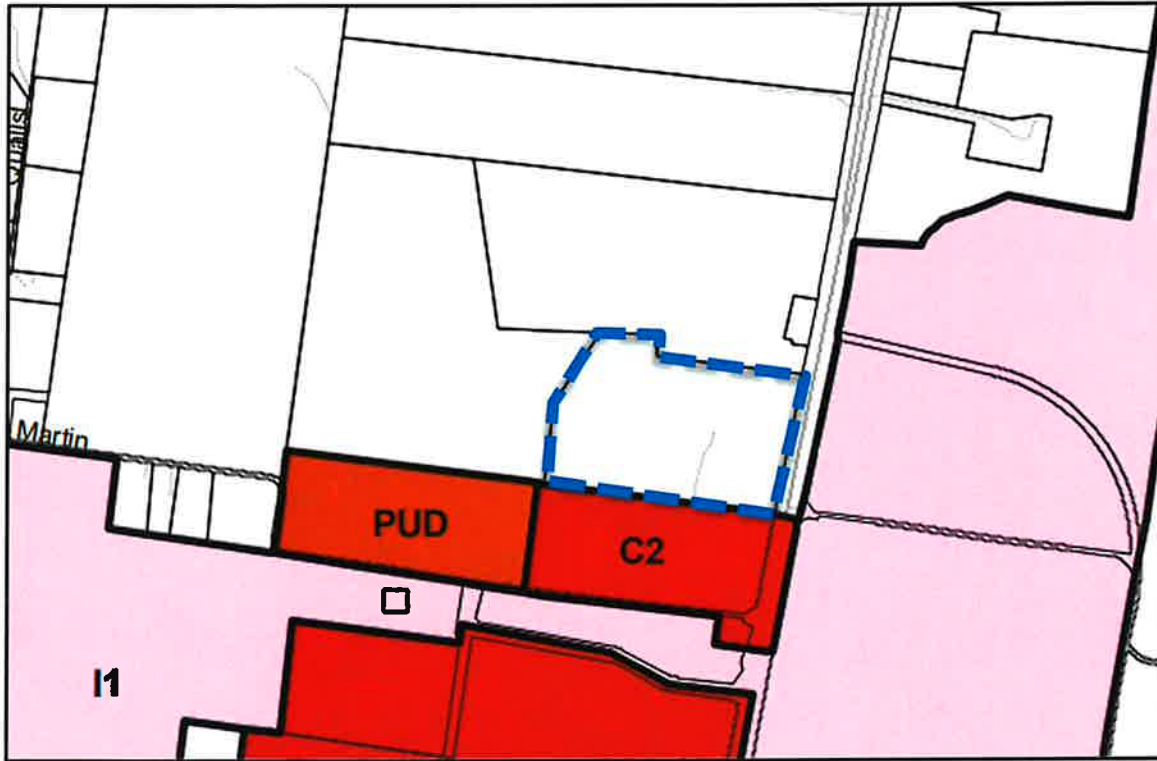
2008 Future Land Use Map

Tax Map 50 Parcels 11.00

(Outlined in Purple)

Future Land Use Classification: Corporate Development

Rezoning Request: Bedford County A-1 (Agricultural and Forestry) to
Shelbyville Commercial-2 (C-2) and Heavy Industrial (I-3)



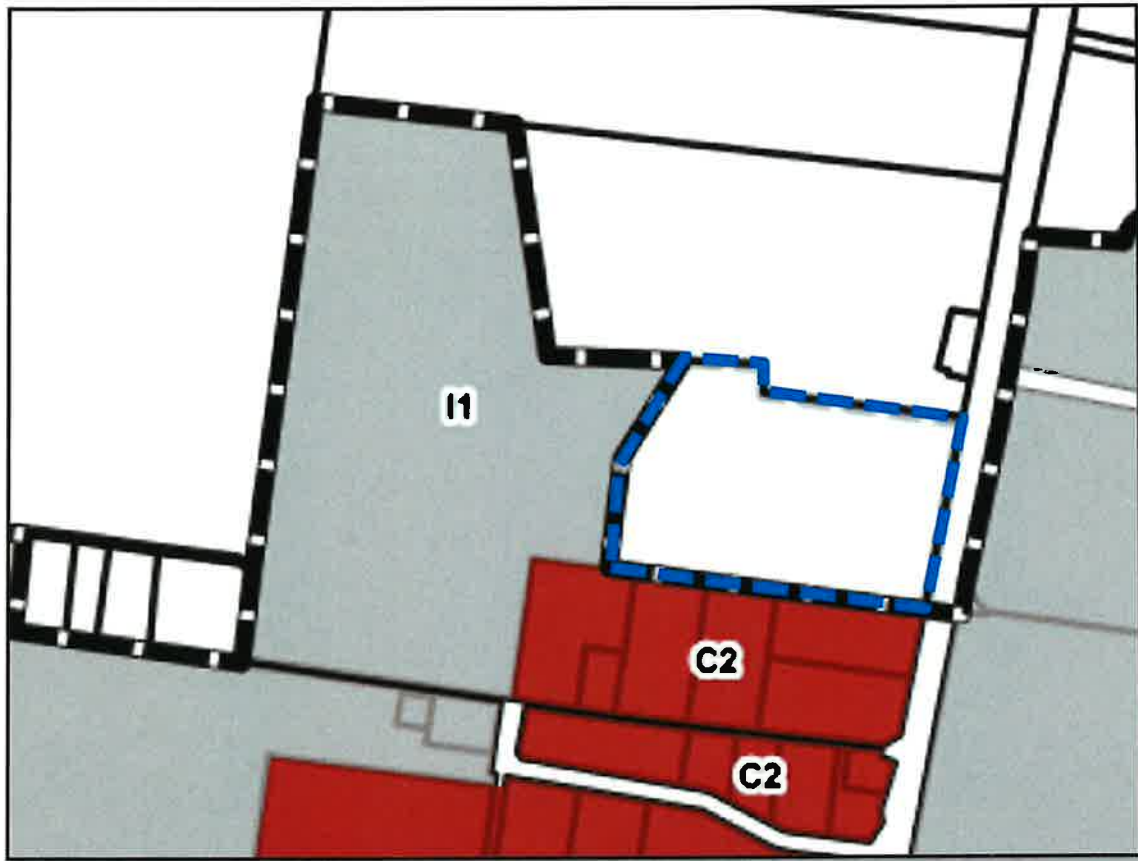
2008 Zoning Map

Tax Map 50 Parcels 11.00

(Outlined in Blue)

Property Zoning (2008): Bedford County A-1 (Agricultural and Forestry)

Rezoning Request: Commercial-2 (C-2) and Heavy Industrial (I-3)



2016 Zoning Map

Tax Map 50 Parcels 11.00

(Outlined in Blue)

Property Zoning (2016): Bedford County A-1 (Agricultural and Forestry)

Rezoning Request: Commercial-2 (C-2) and Heavy Industrial (I-3)

ORDINANCE _____

AN ORDINANCE OF THE CITY OF SHELBYVILLE, TENNESSEE TO APPROVE THE REZONING OF 20.00 (+/-) ACRES OWNED BY THE CITY OF SHELBYVILLE AND BEDFORD COUNTY, LOCATED AT 2509 HIGHWAY 231 NORTH, ON THE WEST SIDE OF HIGHWAY 231 NORTH JUST ABOVE FRANK MARTIN ROAD AND REFERENCED ON BEDFORD COUNTY TAX MAP 50 PARCEL 11.00 AND CURRENTLY IDENTIFIED AS A PORTION OF TAX MAP 50 PARCEL 11.00 , AS ILLUSTRATED IN EXHIBIT A ATTACHD HERETO, FROM BEDFORD COUNTY A-1 (AGRICULTURAL AND FORESTRY) TO SHELBYVILLE COMMERCIAL-2 (C-2), AND REPEALING ANY ORDINANCE OR PORTION OF ORDINANCE IN CONFLICT THEREWITH.

WHEREAS, the requested zone district of Commercial-2 (C-2) is in compliance with the Future Land Use Map Designation of Corporate Development as found in the Shelbyville Comprehensive Plan (2008); and

WHEREAS, the Municipal Planning Commission of the City of Shelbyville provided a favorable recommendation for this rezoning request of 20.00 (+/-) acres from Bedford County A-1 (Agricultural and Forestry) to Shelbyville Commercial-2 (C-2), at the March 24, 2022 meeting;

Now, THEREFORE, LET IT BE ORDAINED THAT:

1. The City Council of the City of Shelbyville approves this rezoning of 20.0 (+/-) acres referenced on Bedford County Tax Map 50 Parcel 11.00 and currently identified as a portion of Tax Map 50 Parcel 11.00 , as illustrated in Exhibit A attached hereto, from Bedford County A-1 to Shelbyville C-2.
2. This Ordinance will take effect 15 days after its final approval.

APPROVED:

Wallace Cartwright, Mayor

Date

APPROVED AS TO FORM:

City Attorney Ginger Shofner

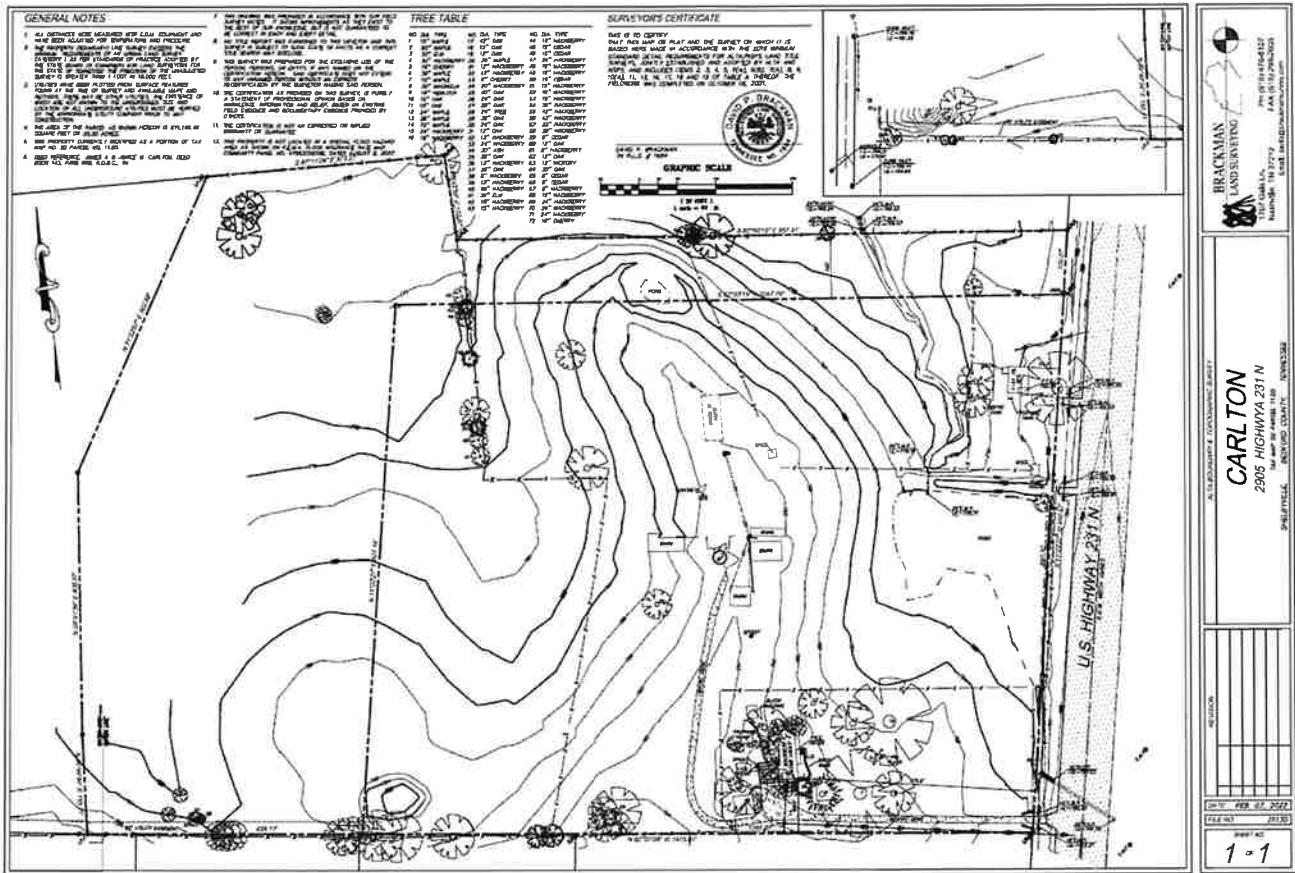
Date

ATTESTED:

Lisa Smith, City Recorder

Date

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ORDINANCE _____

AN ORDINANCE OF THE CITY OF SHELBYVILLE, TENNESSEE TO APPROVE THE REZONING OF 13.6 (+/-) ACRES OWNED BY THE CITY OF SHELBYVILLE AND BEDFORD COUNTY, LOCATED AT 2509 HIGHWAY 231 NORTH, ON THE WEST SIDE OF HIGHWAY 231 NORTH JUST ABOVE FRANK MARTIN ROAD AND REFERENCED ON BEDFORD COUNTY TAX MAP 50 PARCEL 11.00 AND CURRENTLY IDENTIFIED AS THE WESTERN PORTION OF MAP 50 PARCEL 11.00 , AS ILLUSTRATED IN EXHIBIT A ATTACHD HERETO, FROM BEDFORD COUNTY A-1 (AGRICULTURAL AND FORESTRY) TO SHELBYVILLE HEAVY INDSUTRIAL (I-3), AND REPEALING ANY ORDINANCE OR PORTION OF ORDINANCE IN CONFLICT THEREWITH.

WHEREAS, the requested zone district of Heavy Industrial (I-3) is in compliance with the Future Land Use Map Designation of Corporate Development as found in the Shelbyville Comprehensive Plan (2008); and

WHEREAS, the Municipal Planning Commission of the City of Shelbyville provided a favorable recommendation for this rezoning request of 13.6 (+/-) acres from Bedford County A-1 (Agricultural and Forestry) to Shelbyville Heavy Industrial (I-3), at the March 24, 2022 meeting;

Now, THEREFORE, LET IT BE ORDAINED THAT:

1. The City Council of the City of Shelbyville approves this rezoning of 13.6 (+/-) acres referenced on Bedford County Tax Map 50 Parcel 11.00 and currently identified as the western portion of Tax Map 50 Parcel 11.00 , as illustrated in Exhibit A attached hereto, from Bedford County A-1 to Shelbyville I-3.
2. This Ordinance will take effect 15 days after its final approval.

APPROVED:

Wallace Cartwright, Mayor

Date

APPROVED AS TO FORM:

City Attorney Ginger Shofner

Date

ATTESTED:

Lisa Smith, City Recorder

Date

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