

City of Shelbyville
Mayor & City Council Special Called Meeting

Special Called Meeting: October 20, 2021

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. Ordinance – First Reading

- A. An Ordinance of the City of Shelbyville, Tennessee to Approve the Rezoning of 66.5 (+/-) Acres Owned by the City of Shelbyville and Bedford County, Located at 210 Frank Martin Road (also known as the 231 North Business Park) and Referenced on Bedford County Tax Map 050, Parcel 026.00 from Light Industrial (I-1) to Heavy Industrial (I-3) and Repealing any Ordinance or Portion of Ordinance in Conflict Therewith.

V. Announcements

VI. Adjourn

Mayor Wallace Cartwright

ORDINANCE _____

AN ORDINANCE OF THE CITY OF SHELBYVILLE, TENNESSEE TO APPROVE THE REZONING OF 86.5 (+/-) ACRES OWNED BY THE CITY OF SHELBYVILLE And BEDFORD COUNTY, LOCATED AT 210 FRANK MARTIN ROAD (ALSO KNOWN AS THE 231 NORTH BUSINESS PARK) AND REFERENCED ON BEDFORD COUNTY TAX MAP 050, PARCEL 026.00 FROM LIGHT INDUSTRIAL (I-1) TO HEAVY INDUSTRIAL (I-3) AND REPEALING ANY ORDINANCE OR PORTION OF ORDINANCE IN CONFLICT THEREWITH.

WHEREAS, the Future Land Use Map, as found in the 2008 Comprehensive Plan, classifies this property as both Corporate Development and Low Density Residential;

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

WHEREAS, the property described at Tax Map 050 Parcel 026.00 and known as the Highway 231 Business Park was not in existence at the time the 2008 Comprehensive Plan was created;

WHEREAS, the City wishes to be prepared to attract industrial development to the City;

WHEREAS, the Municipal Planning Commission of the City of Shelbyville provided a favorable recommendation for this rezoning request of Tax Map 050 Parcel 026.00 from I-1 to I-3 at the October 19, 2021 special called meeting; and

Now, THEREFORE, LET IT BE ORDAINED THAT:

1. The City Council of the City of Shelbyville approves this rezoning of the 86.5 (+/-) acre property referenced on Bedford County Tax Map 050 Parcel 026.00 from I-1 to 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

CITY OF SHELBYVILLE PRE-PLANNING

FINAL COMMENT SHEET

Date of Circulation for Review: Wednesday, October 13, 2021
Date of Pre-Planning Meeting: N/A
Date Comments Sent: Monday, October 18, 2021
Type of Project: Rezoning
Type of Approval: City Council

Project Name: 210 Frank Martin Road Rezoning (also known as 231 Business Park)
Project Description: Requested Rezoning from Light Industrial (I-1) to Heavy Industrial (I-3)
Applicant: City of Shelbyville
Property Owner: City of Shelbyville and Bedford County
Current Zoning: Light Industrial (I-1)
Requested Zoning: Heavy Industrial (I-3)
Parcel ID: Tax Map 50 Parcel 26.00
Acreage: Total Acreage – 86.5(+/-) 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. No Review Comments at this Time.

Planning:

PROPERTY DESCRIPTION AND ZONING

This property (Tax Map 50 Parcel 26.00) is located at 210 Frank Martin Road and is more commonly referred to as the 231 North Business Park. This property is currently zoned Light Industrial (I-1) and is vacant. No portion of the 86+ acre tract of land is located within a flood hazard area.

The properties located to the north, east and west are all located within Bedford County and are zoned A-1 (Agricultural and Forestry). The properties located to the southeast are zoned Commercial-2 (C-2) and the property located to the south and southwest are zoned Light Industrial (I-1). The 2008 zoning map shows that the property at 210 Frank Martin Road was mostly located outside of the City limits with the portion located within the City limits being zoned Planned Unit Development (PUD). The properties located to the southeast, south and southwest had the same zoning in 2009 as they are currently zoned.

SURROUNDING LAND USES

This property is bordered to the north, east and west by large tracts of land that is currently being used for agricultural purposes. The property located to the east has recently been purchased by the City of Shelbyville and Bedford County for the future expansion of the 231 Business Park, but no construction/development has occurred on this property at this time. The properties located to the south include various industrial, medical and office uses.

CURRENT FUTURE LAND USE MAP

The Future Land Use Map, found in the 2008 Comprehensive Plan, classifies the future land use of the property at 210 Frank Martin Road as both Corporate Development and Low-Density Residential. The properties to the north, east and west are classified as Low Density Residential, with a portion along Frank Martin Road of the properties to the east and west being classified as Corporate Development. The properties to the south are classified as Corporate Development. The intent of the Corporate Development classification of the Comprehensive Plan was to provide an area west of the Airport that can be set aside for Business Development whether commercial or large tract industrial sites. The transportation improvements close to this area coupled with the infrastructure improvements make it feasible to attract heavy industrial uses in this area and that is why the City is submitting this request to rezone this tract of land to I-3.

NEW FUTURE LAND USE MAP

The new Future Land Use Map, which is currently not adopted, is proposing to change the Future Land Use Classification of this property. In its current draft form, the proposed Future Land Use Map places this property within the North Gateway Character Area, which is a new classification proposed as part of the new General Development Plan. The North Gateway Character Area states that the Commercial-2, Commercial-3, Industrial-1, Industrial-2 and Planned Industrial District zone districts are appropriate for development within this area.

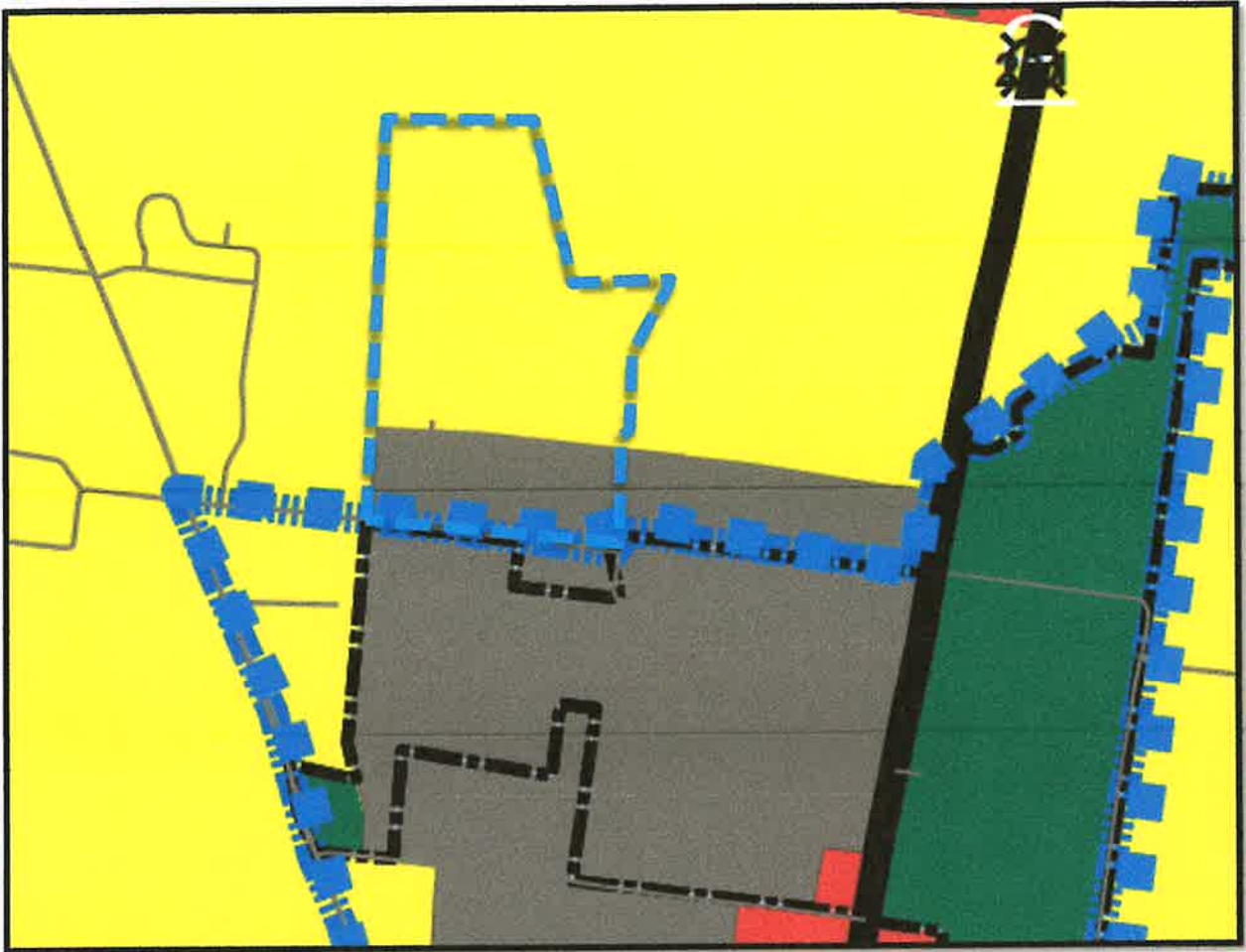
OVERVIEW OF REQUEST

The property is approximately 86.5 (+/-) acres and the rezoning request from Light Industrial (I-1) to Heavy Industrial (I-3) is for the entire property. The currently adopted Comprehensive Plan, more specifically the Future Land Use Map, classifies this property as both Corporate Development and Low-Density Residential. The 2008 Comprehensive Plan did not show this entire property as Corporate Development Future Land Use, most likely due to the fact that the 231 North Business Park did not exist at the time the Future Land Use Map was created in 2008. The efforts of the City of Shelbyville and Bedford County in 2016 to create the 231 Business Park clearly indicates the desire for the industrial uses on the southside of Frank Martin Road to expand to the northside of Frank Martin Road and specifically on this property.

STAFF RECOMMENDATION: The requested zoning district, the Heavy Industrial (I-3) zoning district, is in compliance with the Future Land Use Map Classification of Corporate Development. Therefore, staff recommends that the Planning Commission provides a favorable recommendation to the Shelbyville City Council.

Procedural Notifications

1. The City Council meeting dates for this rezoning are as follows:
 - a. Special Session – October 20th, 2021 (First Reading)
 - b. Regular Session – November 9th, 2021 (Public Hearing and Second Reading)



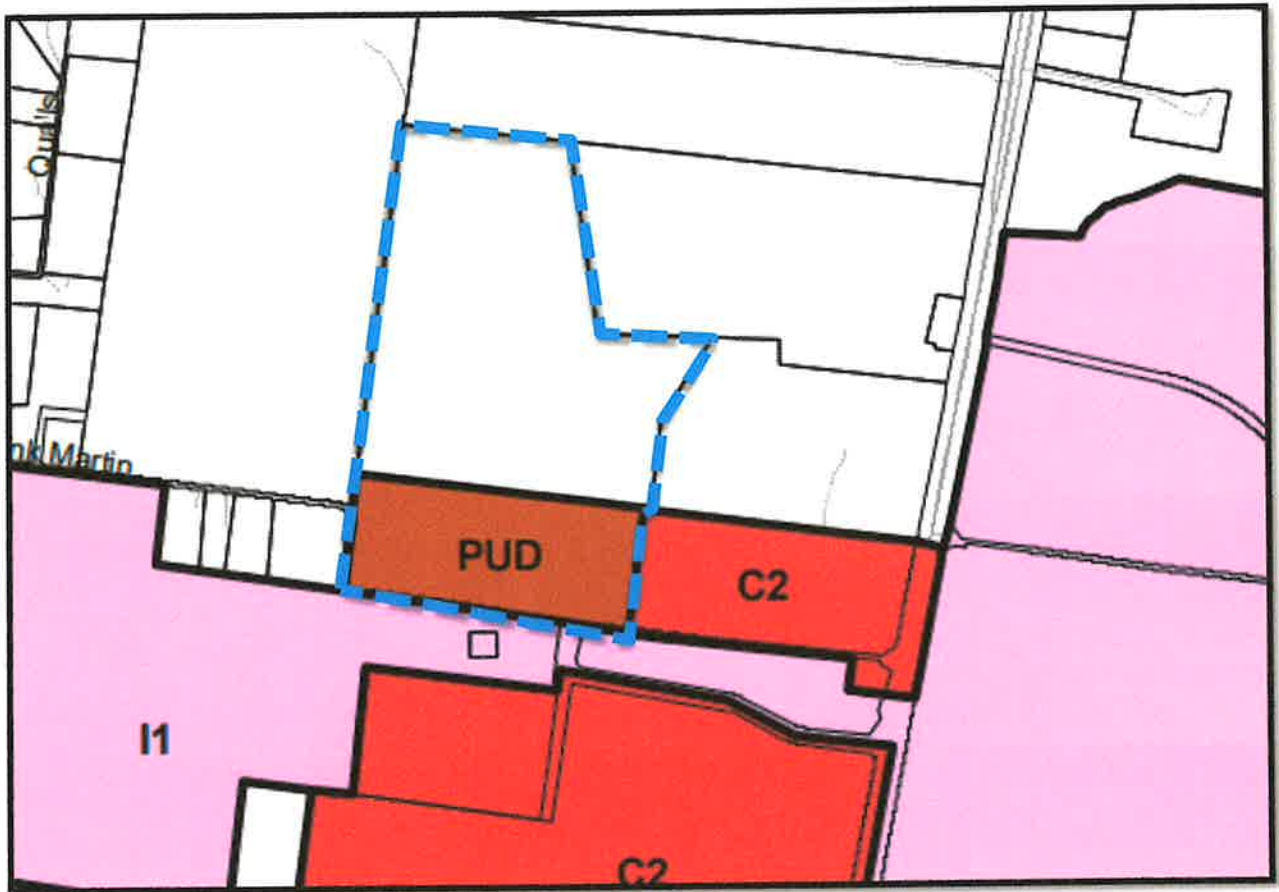
2008 Future Land Use Map

Tax Map 50 Parcel 26.00

(Indicated by Blue Dashed Line)

Future Land Use Classification: Corporate Development and Low Density Residential

Rezoning Request: (I-1) to (I-3)



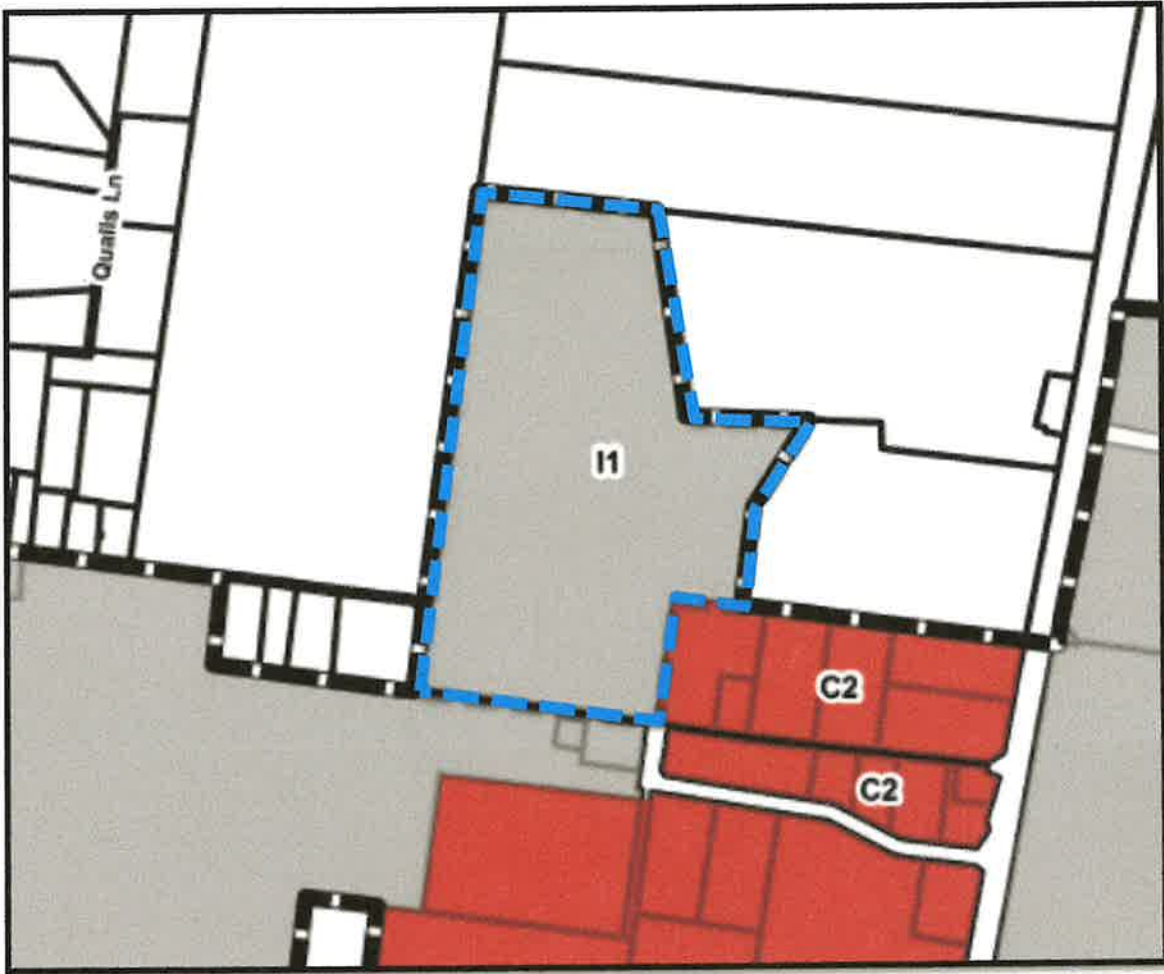
2008 Zoning Map

Tax Map 50 Parcel 26.00

(Indicated by Blue Dashed Line)

Future Land Use Classification: Corporate Development and Low Density Residential

Rezoning Request: (I-1) to (I-3)



2016 Zoning Map

Tax Map 50 Parcel 26.00

(Indicated by Blue Dashed Line)

Future Land Use Classification: Corporate Development and Low Density Residential

Rezoning Request: (I-1) to (I-3)