

ORDINANCE 2020-1109

**AN ORDINANCE OF THE OF THE CITY OF SHELBYVILLE, TENNESSEE TO APPROVE THE REZONING OF 7.94 (+/-) ACRES OWNED BY BARLEE VENTURES, LOCATED SOUTHWEST OF THE INTERSECTION BETWEEN HIGHWAY 437 AND FAIRFIELD PIKE AND REFERENCED ON BEDFORD COUNTY TAX MAP 069, PART OF PARCEL 30.00 FROM R-2 (LOW DENSITY RESIDENTIAL) TO C-2 (GENERAL BUSINESS DISTRICT), AND REPEALING ANY ORDINANCE OR PORTION OF ORDINANCE IN CONFLICT THEREWITH.**

WHEREAS, the Municipal Planning Commission of the City of Shelbyville recommended approval of rezoning 10.79 (+/-) acres from R-2 to C-2 at the October 24, 2019 meeting;

WHEREAS, the Shelbyville City Council approved the rezoning of 10.79 (+/-) acres from R-2 to C-2 at the December 12, 2019 meeting;

WHEREAS, due to clerical error and mislabeling on the previously submitted plans an additional 7.94 (+/-) acres were not included within the requested rezoning in October 2019;

WHEREAS, the additional 7.94 (+/-) acres will not provide any additional developable area due to its location within the floodplain are of Little Hurricane Creek;

WHEREAS, the requested zone district of Commercial-2 (C-2) is not in compliance with the Future Land Use Map Designation of Low Density Residential as found in the Shelbyville Comprehensive Plan (2008); and

WHEREAS, Tax Map 60 Parcel 30.00 was bisected by the construction of Highway 437; and

WHEREAS, this portion of Tax Map 60 Parcel 30.00 is further bisected by Little Hurricane Creek and the associated Floodway and Floodplain; and

WHEREAS, placing commercial development along a major arterial road such as Highway 437 is a reasonable planning and design approach; and

WHEREAS, using Little Hurricane Creek and the associated flood hazard areas as a buffer between the requested C-2 zone district and the existing R-2 zoning on the southern portion of the property is a reasonable planning and design approach; and

WHEREAS, the remaining 22.93 (+/-) acres will remain zoned Residential-2 (R-2); and

WHEREAS, the Municipal Planning Commission of the City of Shelbyville have recommended approval of this rezoning from R-2 to C-2 at the February 27, 2020 meeting;

Now, THEREFORE, LET IT BE ORDAINED THAT:

1. The City Council of the City of Shelbyville approves this rezoning of the property referenced on Bedford County Tax Map 069, Parcel 30.00 from R-2 to C-2
2. This Ordinance will take effect 15 days after its final approval.

APPROVED:

  
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Wallace Cartwright, Mayor      5/14/2020  
Date

APPROVED AS TO FORM:

  
\_\_\_\_\_  
City Attorney Ginger Shofner      5/19/20  
Date

ATTESTED:

  
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Lisa Smith, City Recorder      5/14/2020  
Date

1st Reading 3/12/2020  
Public Hearing 5/14/2020  
2nd Reading 5/14/2020  
Effective Date 5/29/2020