

**City of Shelbyville**  
**Mayor & City Council Special Called Meeting**

**Special Called Meeting: November 30, 2021**

**Time: 5:00 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**

**“An Ordinance to Amend the Official Zoning Ordinance of the City of Shelbyville, Tennessee Regarding Bulk Regulations in the Heavy Industrial District (I-3) to Decrease the Minimum Required Front, Side, and Rear Yard, to Increase the Maximum Building Height and to Increase the Maximum Lot Coverage and to Prohibit any Exterior Storage and Repealing any Ordinance of Portion of Ordinance in Conflict Therewith.”**

**V. Announcements**

**VI. Adjourn**

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Mayor Wallace Cartwright

**VII.**

**CITY OF SHELBYVILLE PRE-PLANNING**

**FINAL COMMENT SHEET**

**Date of Circulation for Review:** N/A  
**Date of Pre-Planning Meeting:** N/A  
**Date Comments Sent:** N/A  
**Type of Project:** Rezoning  
**Type of Approval:** City Council

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**Project Name:** Amendments to the I-3 District  
**Project Description:** Requested amendments to the I-3 District regarding the bulk regulations in the Heavy Industrial District (I-3) to decrease the minimum required front, side, and rear yard, to increase the maximum building height and to increase the maximum lot coverage and to prohibit any exterior storage  
**Applicant:** City of Shelbyville  
**Property Owner:** City Wide  
**Current Zoning:** Heavy Industrial (I-3) changes requested to the district  
**Requested Zoning:** Heavy Industrial (I-3)  
**Parcel ID:** N/A  
**Acreage:** N/A

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**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**

### **OVERVIEW OF REQUEST**

The City of Shelbyville's Zoning Ordinance contains three (3) standard industrial districts. These industrial districts are:

1. Light Industrial District (I-1);
2. General Industrial District (I-2); and
3. Heavy Industrial District (I-3).

Industries are classified and grouped on the basis of external effects such as noise, environmental impact and anticipated traffic. The I-1 district provides opportunities for office, light industrial, and some warehouse uses. As for the I-2 district, it provides space for a wide range of industrial and related uses which by reasons of volume of raw materials or freight, scale of operation, type of structures required, or other similar characteristics require locations relatively well segregated from non-industrial uses. The I-3 district was added to the Zoning Ordinance in 2004 and at that time it was referred to as the "Special Impact Industrial District". This name was later changed to the Heavy Industrial District (I-3).

The intent of the I-3 District was to provide 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. This district was also intended to be the primary location for industrial activities that are embarked upon primarily in open air.

The intent at the time of adopting the I-3 District was that most of the activities related to the business would be conducted outdoor. As a result, the bulk regulations (the dimensional standards) which include setback requirements, building height, and lot coverage were much higher than the bulk regulations in both the I-1 and I-2 districts and the bulk regulations in most municipalities in the area. The reason why the bulk regulations for the I-3 district adopted at the time were much higher than other municipalities was due to the need to have a big buffer between the I-3 district and the adjacent properties mainly because the I-3 district was meant mainly for businesses that have significant outdoor storage component.

It should be mentioned that until last month, the city did not have properties that were zoned I-3. That changed when the property located at 210 Frank Martin Road, **Tax Map 50 Parcel 26.00** (more commonly referred to as the 231 North Business Park), was rezoned from I-1 to I-3.

The 231 North Business Park is approximately 86.5 (+/-) acres. 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 northside of Frank Martin Road. As a result, the City is initiating an amendment to the I-3 district to allow more flexibility in the bulk regulations while at the same time ensuring that there will be no negative impacts on the adjacent property and the city as a whole. To achieve this goal, it is proposed that the new amendment to the I-3 will I

include a new provision, Section (5.6.3.D), to prohibit any exterior storage or exterior activities in the I-3 zone.

The table below shows the existing bulk regulations and the ones proposed:

<b>Bulk Regulations</b>	<b>Existing Bulk Regulations</b>	<b>Proposed Bulk Regulations</b>
Min. Front Yard Setback	150 Feet	50 Feet
Min. Side Yard Setback	100 Feet	50 Feet
Min. Rear Yard Setback	150 Feet	50 Feet
Max. Building Height	40 Feet	50 Feet
Max. Lot Coverage	40%	60%

**STAFF RECOMMENDATION:** The requested amendments to the I-3 district will help provide more flexibility for development in this district while ensuring at the same time that there will be no adverse impact on neighboring properties. 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. Council Special Meeting – November 30<sup>th</sup>, 2021 (First Reading)
  - b. Council Special Meeting – December 17<sup>th</sup>, 2021 (Public Hearing and Second Reading)

ORDINANCE \_\_\_\_\_

**AN ORDINANCE OF THE SHELBYVILLE CITY COUNCIL TO AMEND  
ARTICLE V OF THE SHELBYVILLE ZONING ORDINANCE BY AMENDING  
SECTION 5.6.3 RELATED TO THE HEAVY INDUSTRIAL DISTRICT (I-3), -AND  
REPEALING ANY ORDINANCE OR PART OF AN ORDINANCE IN CONFLICT  
HEREWITH.**

WHEREAS, the current Bulk Regulations for the Heavy Industrial District (I-3) in the City of Shelbyville Zoning ~~District Ordinance~~ are restrictive and were intended for industrial activities that are embarked upon primarily in open air; and

WHEREAS, the Municipal Planning Commission of the City of Shelbyville, at its November 29, 2021 meeting, have has recommended approval of amendments to Shelbyville Zoning Ordinance Section 5.6.3 related to the Heavy Industrial District (I-3) to allow for more flexibility at the November 29, 2021 meeting;

NOW, THEREFORE, ~~LET IT BE~~ IT ORDAINED BY THE CITY OF SHELBYVILLE, TENNESSEE  
THAT:

1. Article 5, Section 5.6.3 is amended by deleting the language as indicated by the strikethrough and adding the underlined language:

**5.6.3 HEAVY INDUSTRIAL DISTRICT (I-3)**

**A. DISTRICT DESCRIPTION:** This district is designed to provide 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. ~~This district is also intended to be the primary location for industrial activities that are embarked upon primarily in open air.~~

**B. USES PERMITTED/PROHIBITED:** Refer to Appendix 1, Table of Uses

**C. BULK REGULATIONS:** All uses permitted in the ~~Outdoor~~ Heavy Industrial Use Zone District shall comply with the following requirements except as provided elsewhere in this ordinance. The actual size of the proposed lot of development will be rounded to meet the criteria of the nearest dimensional district criteria below.

	<u>MEASURED IN FEET EXCEPT WHERE OTHERWISE NOTED</u>
MINIMUM LOT AREA	25 ACRES
MIN. LOT WIDTH AT BLDG. SETBACK	500

<del>MIN. FRONT YARD SETBACK</del>	<del>150</del>
<u>MIN. FRONT YARD SETBACK</u>	<u>50</u>
<del>MIN. SIDE YARD SETBACK</del>	<del>100</del>
<u>MIN. SIDE YARD SETBACK</u>	<u>50</u>
<i>Min. Side Yard Setback if Adjoining Residential</i>	150
<del>MIN. REAR YARD SETBACK</del>	<del>100</del>
<u>MIN. REAR YARD SETBACK</u>	<u>50</u>
<i>Min. Rear Yard Setback if Adjoining Residential</i>	150
MIN. STREET FRONTAGE	200
MIN. STREET FRONTAGE/CUL-DE-SAC	100
<del>MAX. BUILDING HEIGHT</del>	<del>40 FEET</del>
<u>MAX. BUILDING HEIGHT</u>	<u>50</u>
<del>MAX. LOT COVERAGE</del>	<del>40%</del>
<u>MAX. LOT COVERAGE</u>	<u>60%</u>

**D. OUTDOOR ACTIVITIES:** All uses permitted in the Heavy Industrial Zone-District shall be undertaken indoors and no outdoor activities, including exterior storage, are permitted.

2. This Ordinance will take effect 15 days after its passage on final approval reading.

**APPROVED:**

\_\_\_\_\_  
Wallace Cartwright, Mayor                      Date

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Ginger B. Shofner, City Attorney      Date

**ATTESTED:**

First Reading:

Public Hearing:

Second Reading:

DRAFT