



City of Shelbyville, Tennessee

MUNICIPAL PLANNING COMMISSION MEETING

Planning & Building Codes Building, 100 N. Cannon Boulevard

Regular Meeting
Thursday, August 28, 2025
6 pm

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF AGENDA
4. APPROVAL OF MEETING MINUTES FROM JULY 24, 2025
5. CONSTITUENTS' COMMENTS.
6. OLD BUSINESS – NONE.
7. NEW BUSINESS.

LEGISLATIVE DECISION.

A. REZONING. 128 DOVER ST. TAX MAP 079L GRP C PARCEL 024.00.

Shannon Lee Harris, owner, is requesting a favorable recommendation from the Planning Commission to the City Council for the rezoning of approximately (+/-) 0.93-acre parcel from C-2, General Business, to R-3, Medium Density Residential zone district purposed for single family residential land use. The parcel is identified in the Future Land Use Map as Mixed Density Residential Character Area.

B. ANNEXATION. PORTION OF ("P/O") 131 HARTS CHAPEL RD. TAX MAP 059 PARCEL 39.04.

Coy and Jane Landers, owner, Warren Landers, representing, is requesting a favorable recommendation from the Planning Commission to the City Council for the annexation and incorporation into the City boundary of approximately (+/-) 0.52 for the purpose of adjusting lot line on Tax Map 059 Parcel 101.01 owned by Richard M. and Kristen Wilhelm. A rezoning application was made concurrently with this annexation petition. The parcel is identified in the Future Land Use Map as North Gateway Corridor Character Area.

C. REZONING. PORTION OF (“P/O”) 131 HARTS CHAPEL RD. TAX MAP 059 PARCEL 39.04.

Coy and Jane Landers, owner, Warren Landers, representing, is requesting a favorable recommendation from the Planning Commission to the City Council for the concurrent rezoning of annexed portion of parcel approximately (+/-) 0.52 for the purpose of adjusting lot line on Tax Map 059 Parcel 101.01, zoned C-2, General Business, and owned by Richard M. and Kristen Wilhelm. An annexation petition is concurrently made concurrently with this application. The parcel is identified in the Future Land Use Map as North Gateway Corridor Character Area.

PLANNING COMMISSION DECISION.

D. SITE PLAN – (+/-) 3,600 SF AIRPLANE STORAGE HANGAR, SHELBYVILLE MUNICIPAL AIRPORT, TAX MAP 050 PARCEL 23.00.

St. John Engineering, representing the lessee, Randy Hooper, and Paul Perry, owner representative and director of the Shelbyville Municipal Airport, are requesting the approval from the Planning Commission for new 3,600 sqft. aircraft storage hangar located at the Shelbyville Municipal Airport..

E. MAJOR SUBDIVISION CONCEPT. “VICTORY PARKE” – MULTI-FAMILY TOWNHOMES IN HORIZONTAL PROPERTY REGIME (“HPR”) LOCATED ON CEDAR GLADE CIRCLE. TAX MAP 069 PARCEL 56.01 AND 56.08.

St. John Engineering, representing the property owner, Victory Baptist Church, is requesting conceptual review of proposed 150-townhome units in HPR on two parcels with combined acreage of 12.82 acres, zoned R-4, High Density Residential.

F. MAJOR SUBDIVISION FINAL PLAT. LUCAS GROVE PHASE 3 – SINGLE FAMILY LOTS. WEST OF SUN CIRCLE. TAX MAP 078K GROUP A PARCEL 010.00.

Northcutt Surveying, Inc., representing the property owner, Tory May Homes, LLC., is requesting approval of a final plat for 6 single family lots, on parcel totaling 1.82 acres, zoned R-2, Medium Low Density Residential.

8. STAFF REPORT.

ADMINISTRATIVE APPROVALS (PENDING).

A. MINOR SUBDIVISION, CREATING AN ADDITIONAL LOT ON PARCEL LOCATED ON RABY RD., TAX MAP 078K GROUP A P/O PARCEL 010.00, CLEARVIEW HEIGHTS SUBDIVISION, 0.463 ACRE PARCEL CREATED. PARCEL ZONED R-1, LOW DENSITY RESIDENTIAL.

B. LOT COMBINATION, 218 EAGLE BLVD. AND 503 N. HILLCREST DRIVE, RECENTLY REZONED TO I-2, GENERAL INDUSTRIAL. TAX MAP 090A GROUP A PARCELS 033.03 AND 033.08. TOTAL ACREAGE AFTER COMBINATION IS 6.96 ACRES.

C. DISCUSSION.

1. PROCESS IMPROVEMENT. LAND DISTURBANCE APPLICATION.

2. TEXT AMENDMENT (ZONING ORDINANCE)

- CRITICAL LOT
- DEVELOPMENT
- MOBILE FOOD SERVICES
- SHORT TERM RENTALS
- TABLE OF USES APPENDIX I – NATURAL AND OTHER RECREATIONAL PARKS AND MOBILE FOOD SERVICES
- PARKING STANDARDS
- PERMITTED ENCROACHMENTS INTO BUILDING SETBACKS

9. ADJOURN.

TYPES OF PLANNING DECISIONS.

1. **LEGISLATIVE.** *Three categories (application types) are within this type of decision: Rezoning, PUD, and Annexations. These applications require notice to neighbors and Public Hearings where the community may provide comments to the Mayor and City Council for consideration.*
 - **GOVERNING BODY.** The Mayor and City Council sets the broad policies for the Community and makes decisions based on Public Interest.
 - **DECISION TYPE.** The Planning Commission provides either a favorable or unfavorable recommendation to the City Council for review and adoption. The Planning Commission will base their recommendations to the City Council on adopted plans, maps, and studies that form city policy, such as *The Shelbyville Comprehensive Plan* and *Future Land Use Map*, etc.
2. **PLANNING COMMISSION.** *Two categories (application types) are within this type of decision: Site Plan and Subdivision. Notice to neighbors and Public Hearings are not required. The Commission also considers subdivision variances.*
 - **REGULATORY BODY.** The Planning Commission makes decisions basing on standards within the *Shelbyville Municipal Zoning Ordinance*, *Shelbyville Municipal Subdivision Regulations*, and required studies such as traffic impact studies, environmental studies, etc.
 - **DECISION TYPE.** The Planning Commission will provide an approval, approval with conditions (Procedural Notifications), or denial.
3. **ADMINISTRATIVE.** *As a department policy, one category (application type) of decision for site plan and according to the Shelbyville Municipal Subdivision Regulation, two categories (application types) of subdivision are administratively decided upon by staff. Site plan applications for development of 2,000 sf and under, two lot combinations, and minor subdivision creating not more than 2-lots are reviewed administratively.*
 - Staff makes these decisions based on clear and objective criteria based on the zoning ordinance and subdivision regulations. There is little room for judgement and discretion. There is no need for notices to neighbors or Public Hearing.