

BOARD OF ZONING APPEALS

February 19, 2026

A. Special Exception and RLUIPA

SITE DATA

1. Address: Old Nashville Dirt Road
2. Tax Map 078 Parcel 08.03 (Ward: 4)
3. Current Zoning: R-3, Medium Density Residential
4. Total Land Area: +/- 5.13 ac

PROPERTY OWNER/REPRESENTATIVE

Old Nashville Dirt Rd LLC, Owner (Religious)
St. John Engineering LLC., Representative

REQUEST

Applicant is proposing a 6,176 sqft. group and family care facility operated by Hope Ministries, a religious based recovery program providing individuals with life skills, therapeutic support (non-medical) to overcome drug and alcohol addiction. The facility is capable of housing 12-28 individuals for 8-12 months undergoing support.

LOCATION MAP



5.13 ac
vacant parcel

A. Special Exception and RLUIPA

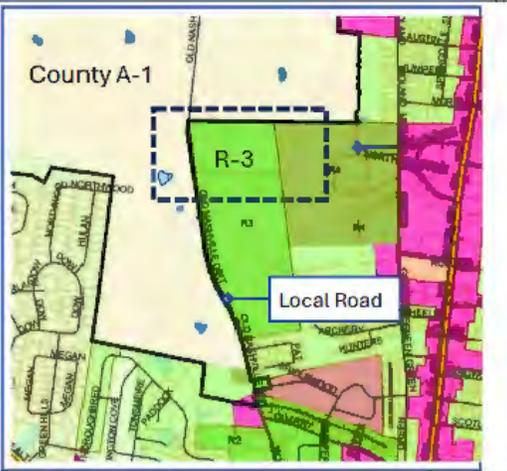
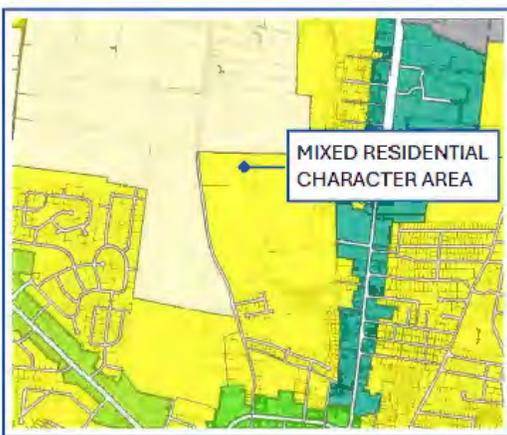
APPENDIX I - TABLE OF USES City of Shelbyville, TN

Land Use	R-1	R-2	R-3	R-3A	R-4	C-1	C-2	C
Technical and Trade Schools					X	X	X	
Medical/Personal Care Facilities								
Associations for Physically or Mentally Handicapped Persons					X	X	X	
Center for Observation and Rehabilitation					X	X	X	
Hospitals						X	X	
Day Care Centers					X	X	X	
Family and Group Care Facilities					X	X	X	
Family Day Care Homes (Limited Child Care) Under 12	X	X	X	X	X	X	X	
Nursing Homes					X	X	X	
Assisted Living Facilities			SE	SE	SE	SE	SE	
Bed and Breakfasts								

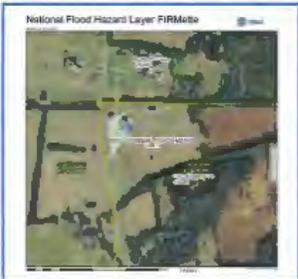
Family and Group Care Facility Not Typically Permitted in R-3 Zone District-BUT, Assisted Living is and important to note further in presentation

A. Special Exception and RLUIPA

CONFORMANCE WITH ZONING ORDINANCE AND CONSISTENCY WITH ADOPTED PLANS

<p>Current Zoning Ordinance R-3, Medium Density Residential – Old Nashville Dirt Rd LLC Highlighted</p>	
<p>FUTURE LAND USE MAP¹⁵ Current Future Land Use Map R-1 & R-2 Low Density Residential Districts, R-3 Medium-Density Residential District, Residential Planned Unit Development (PUD). Rezoning applications to the new zoning district, the R-3A zoning district, which permits medium to high density residential development could be considered in this character area if the following criteria are met:</p> <ul style="list-style-type: none"> • The property is located on an arterial or collector street or at the intersection of an arterial street and a collector street. • The property is a corner lot, and one of the two streets is at least a collector street. • The property has existing utility services. • The property is adjacent to commercial uses or existing higher intensity zones. <p>Primary Future Uses MOST APPROPRIATE: Low Density (R-1 & R-2) or Medium Density (R-3 & PUD) single family detached residential uses or duplex developments on are the most appropriate use in this Character Area. Triplex or quadplex buildings are appropriate uses in the areas that meet the criteria for rezoning to the R-3A zoning district.</p> <p>MOST APPROPRIATE WITH RESTRICTIONS: Governmental, Religious, and/or Civic Uses such as places of worship, schools, low impact governmental services, community centers, parks, or other passive recreational uses (including greenways and trails) are appropriate only if they are compatible with surrounding residential development and are located on a Collector or Arterial Street.</p>	 <ul style="list-style-type: none"> • Religious use is appropriate with restrictions

CONDITION OF SITE FOR DEVELOPMENT¹⁶

CRITERIA	AUTHORITY	MAP	COMMENT
Water / Sewer / Power	SPS		SPS for power, water, fire protection (hydrant) and sewer. Services are available (obtainable). Any development impact, including improvements, may be mitigated during site development (site plan, including construction) phase
Roadway Function	City		Old Nashville Dirt Road is functionally a Local Rd. capable of supporting medium to low impact development traffic.
Access Control	City		Conformance with TDOT Highway Service Access Manual ("HSAM") in accordance with City Adopted Corridor Study
Police Service	City		Service is available and accessible at time of C of O.
Fire Department	City		Planned Fire Department improves fire services in the area to maintain or increase ISO rating.
Flood Hazard			Area of Minimal Flood Hazard ¹⁷
Neighborhood Compatibility (Land Use and Zoning)	City		North, South are R-3. North is a religious land use (Church) and South is a R-3 SFD development under construction. West is zoned R-4 with substantial buffering (mature vegetation) and West is Transportation (Old Nashville Dirt Rd.).

A. Special Exception and RLUIPA

U.S. Public Law 106-274, of the 106th Congress, “RELIGIOUS LAND USE AND INSTITUTIONALIZED PERSONS ACT (“RLUIPA”) OF 2000”, is intended to prohibit the following:

- Substantial burden on religious exercise.
- Unequal treatment for religious assemblies and institutions.
- Religious or denominational discrimination.
- Total or unreasonable exclusion.

SAFE HARBOR OF GOVERNMENT. 42 United States Code (U.S.C.) § 2000cc-3(e)

May avoid the preemptive enforcement of RLUIPA provision by:

- Changing the policy or practice results in substantial burden on religious exercise.
- Retaining the policy or practice and exempting the substantial burdened religious exercise.
- Providing exemptions from the policy or practice for applications that substantially burden religious exercise.
- **Or any other means that eliminates the substantial burden**

A. Special Exception and RLUIPA

Hope Center Ministries and Old Nashville Dirt Rd LLC:

- Hope Center Ministries is a faith-based organization
- Is a Group and Family Care facility to provide life skill and support (non-medical) for residents overcoming drug and alcohol addiction. Occupancy is 8-10 months.
- Old Nashville Dirt Rd LLC is a nonprofit business entity and Christian organization based on their operating agreement.

A COMPARABLE SECULAR LAND USE IS ASSISTED LIVING

- Assisted Living land use is permitted in the R-3 zone district as a Special Exception

A. Special Exception and RLUIPA

ELIMINATING SUBSTANTIAL BURDEN BY TREATING RELIGIOUS AND SECULAR LAND USE COMPARABLY

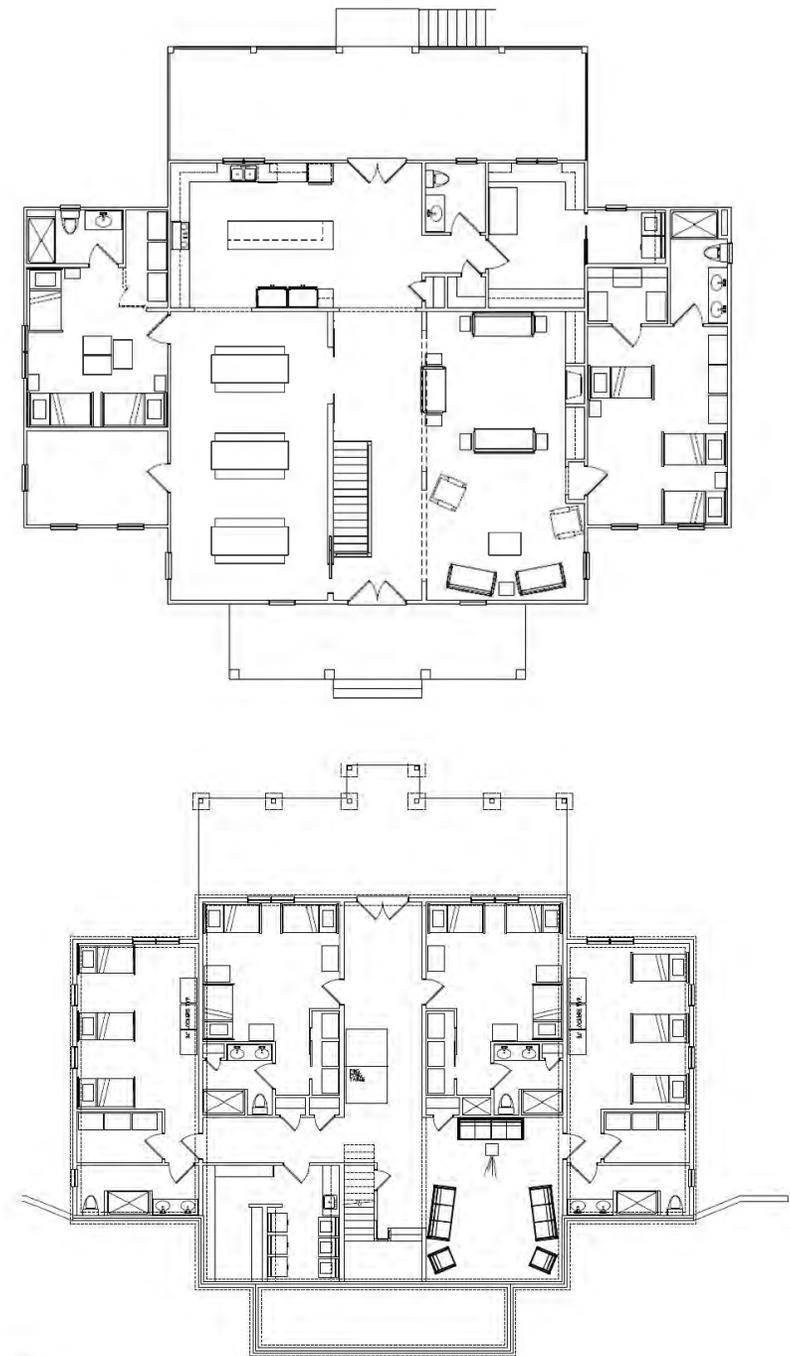
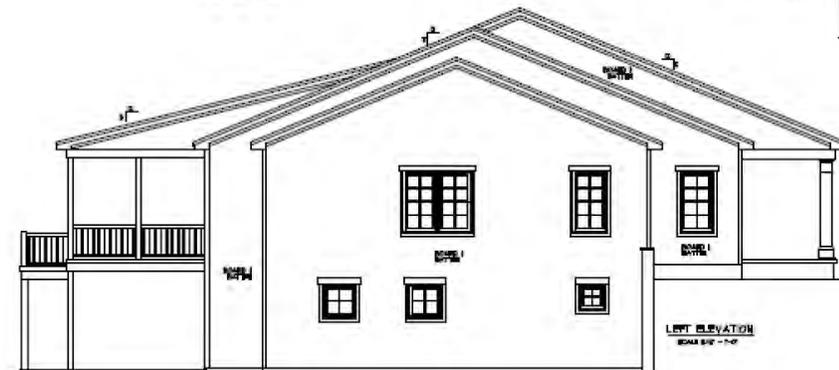
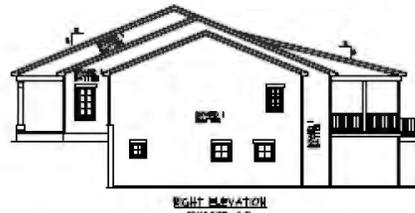
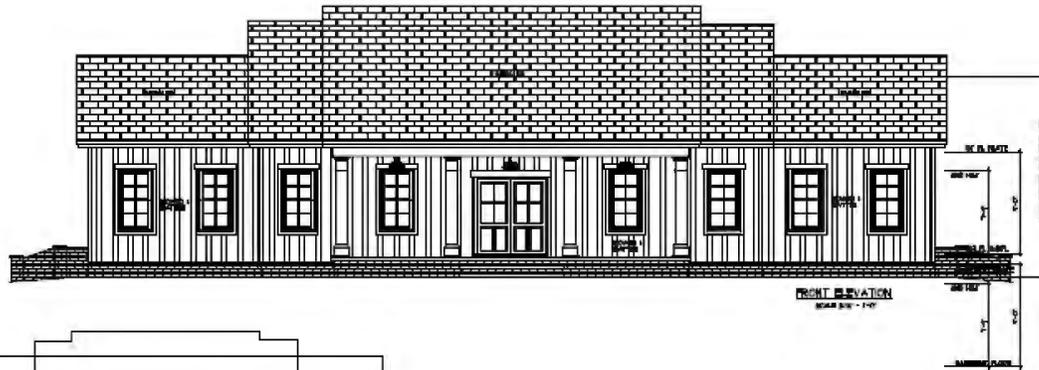
Proposed Land Use (Religious Group and Family Care) Compared with Secular *Assisted Living Land Use*

COMPARISON OF ATTRIBUTES BETWEEN PROPOSED AND ASSISTED LIVING	
ASSISTED LIVING	HOPE MINISTRIES
Purpose of the Federal Fair Housing Act ("FHA") provisions for <i>Assisted Living</i> is to eliminate discrimination to elderly and aging	Purpose of RLUIPA is to eliminate discrimination of <i>Religious</i> assemblies or institutions
Group care facility, age based	Group care facility, not age, single sex
Requires well-trained staff for personalized care and support	Requires well-trained staff for personalized care and support to overcome drug and alcohol addiction
Requires safe and well-maintained environment with ADA-accessible features to ensure comfort and security	Requires safe and well-maintained environment with ADA-accessible features to ensure comfort and security
Requires access to medical care (not providing medical care)	Requires access to medical care (not providing)
Congregate eating facility	Congregate eating facility
Support for Daily Activities to promote independent living	Life Skill and Job Support to promote independent living
Social and recreational activities	Social and recreational activities
Fire protection and safety required	Fire protection required
Age based towards seniors	Non-age based
Occupancy generally permanent in nature	Occupancy is generally semi-permanent with stays from 8-12 months
Typically licensed by State	Not required to be licensed by the state
Generally secular	Religious and Faith-Based

A. Special Exception and RLUIPA

ADDRESSED STAFF COMMENTS OR MAY BE ADDRESSED AT TIME SITE DEVELOPMENT

- 12-28 Individuals housed for 8-12 Months.
- Requires Sprinkler Protection
- Review by State Fire Marshal
- Must meet all other development requirements – NOT EXEMPT



A. Special Exception and RLUIPA

ART. VII, SEC. 7.4A. THERE ARE 7-STANDARDS FOR A SPECIAL EXCEPTION

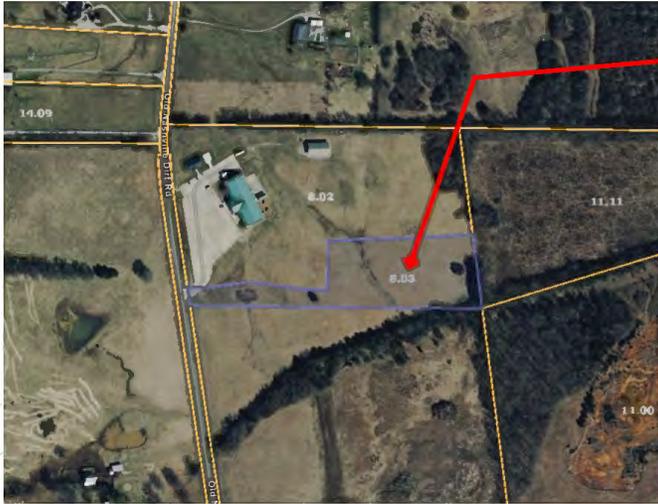
MEETING THE 7 STANDARDS FOR SPECIAL EXCEPTION

SPECIAL EXCEPTION STANDARD	HOW IS STANDARD MET
Is within the provision of "Special Exception" as set forth in this ordinance	Comparable use to the proposed is permitted as a Special Exception granted by the BZA. ²¹
It is designed, located, and proposed to be operated so that the public health, safety, and welfare will be protected.	The site is designed meeting requirements of the <i>Shelbyville Municipal Subdivision Regulation and Zoning Code</i> . Pre-Planning Committee reviewed the site design and building plans providing comments that Representative addressed in a resubmittal on 01/05/2026. Building design and plans because of occupant load. The site and building are not located in the Flood Hazard zone.
It has established to the satisfaction of the Board of Zoning Appeals that the operation of such facility shall not have an adverse effect on the properties in the surrounding area.	The proposed use is located on a large tract surrounded by vacant parcels. There is substantial distance between neighboring tracts and on three sides buffered by mature trees and shrubs to mitigate for any adverse impacts. The proposed use is residential in nature and compatible with surrounding land uses.
Is necessary for public convenience in the location planned	The proposed use demands privacy and security to ensure a high quality of life for the occupants. The location is optimum being on a large tract with mature vegetative buffering.
Ingress and egress to property and proposed structure thereon have been addressed in writing with particular reference to automotive and pedestrian safety and convenience; traffic flow and control; and access in case of fire or catastrophe.	The proposed site design and access is in conformance with the City standards for access, fire and hazard safety, and building is required to be sprinkler protected based on occupancy and in accordance with State Fire Code.
The economic, noise, vibrations, glare, or odor effects of the special exception on or by adjoining properties and properties generally in or near the district.	The large tract ensures that adverse impacts are mitigated. The facility is residential in nature and does not produce excess noise, vibration, glare, or odor other than those that are produced by residential land use. The facility is unlikely to produce a negative economic effect.
General use compatibility with adjacent properties and other property in the district	Comparable use is compatible with the adjacent properties and may be mitigated to ensure buffering and screening from disparate land uses.

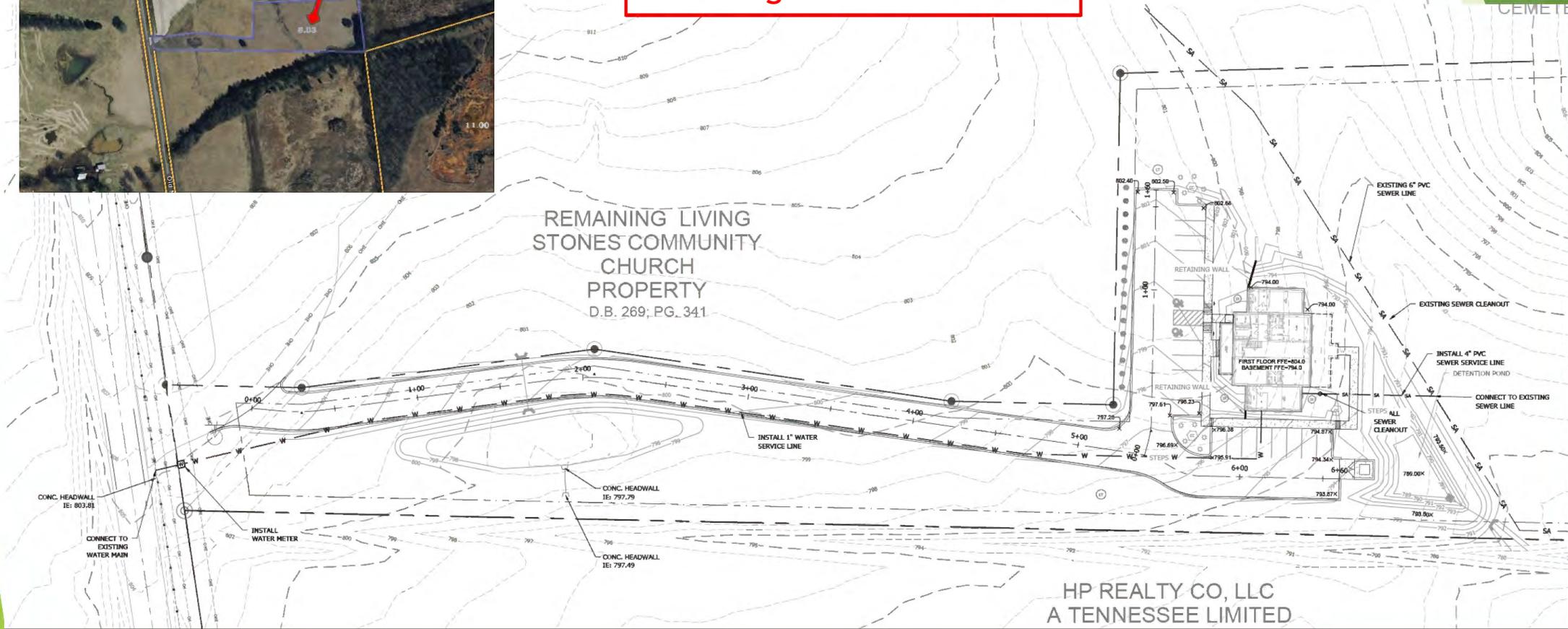
MEETS STANDARDS FOR SPECIAL EXCEPTION

A. Special Exception and RLUIPA

ADDRESSED STAFF COMMENTS OR MAY BE ADDRESSED AT TIME SITE DEVELOPMENT



5.13 Ac. Residential in nature (Low adverse impacts), substantial buffering



A. Special Exception and RLUIPA

ACTION BY THE BOARD OF ZONING APPEALS.

Based on the site plan, "HOPE CENTER MINISTRIES", resubmitted on 01/05/2026, proposing a 6,176 sqft. Group and Family Care facility located at Old Nashville Dirt Rd., Shelbyville, TN., a 5.13 parcel zoned R-3, Medium Density Residential, is comparable to an *Assisted Living Facilities* land use as permitted in Appendix I, *Table of Uses*, as a Special Exception for the referenced zoning district.

Review of the Application, STAFF FINDS THE FOLLOWING:

1. The location of the proposed land use and facility is addressed as Old Nashville Dirt Road, Shelbyville, TN., referenced in the Bedford County tax map as Tax Map 078 Parcel 008.03, and is approximately 5.13 acres, in the Livingstones Church Subdivision.
2. Deed recorded in the Bedford Co., TN. Register of Deeds Book D399 Page 182 identifies "Old Nashville Dirt Road, LLC." as a Tennessee Nonprofit entity.⁴
3. Plat recorded in the Bedford Co., TN. Register of Deeds as PLL2 Page 305, identifies the property owner as "Hope Center Ministries Old Nashville Dirt Rd, LLC."⁵
4. Business entity search from the TN. Secretary of State identifies "Old Nashville Dirt Rd., LLC" is a Nonprofit Limited Liability Company formed in TN. and in good standing.⁶

5. Operating Agreement "Old Nashville Dirt Rd, LLC" identifying the Term and Nature of the referenced company as religious in nature and operation in accordance with Art. 2, Sec. 2.2, of this agreement.⁷
6. Public Law 106-274. *Religious Land Use and Institutionalized Persons Act of 2000* is a federal law enacted to protect the religious rights of individuals and institutions from discriminatory land use regulations. The proposed use qualifies as a *Religious* facility and subject to the provisions of the federal law.
7. Zoning Code Art. II, Sec. 2.3.2, defines *Religious Facilities*⁸ but does not have definitions for Group and Family Care and *Assisted Living Facilities*, which are only found in Appendix I, *Table of Uses*. The definition for *Assisted Living* is found TN. Department of Health and Human Services.⁹
8. The proposed land use is typically permitted in higher zone residential district, such as R-4, High Density Residential, but may be classified as a *Religious Land Use* based on the purpose and intent of the business entity and land ownership and may thereby be permitted in the R-3 zone district.
9. The proposed land use as a Group and Family Care Facility is similar in developmental impact and use attributes as *Assisted Living Facilities* land use. The principle of the RLUIPA is the treatment of Religious Land on equal terms as Secular Land Use to mitigate for the *Substantial Burden* test of the federal law.
10. *Assisted Living Facilities* conforms with the land use PERMITTED BY SPECIAL EXCEPTION¹⁰ for R-3 zoning district.
11. Notices were mailed by Certified Mail to the adjacent property owners in accordance with the BZA Bylaws for Special Exceptions.
12. The proposed land use and facility can meet the Bulk Regulations for the R-3¹¹ zoning district.
13. The proposed use may substantially meet the standards for a Special Exception as detailed and referenced in the *Analysis* portion of this report.
14. The site plan was reviewed by the Pre-Planning Committee on December 15, 2025¹² addressing Staff Comments or may be addressed during site development.
15. The proposed land development requires Planning Commission Approval. The BZA approval is required BEFORE Planning Commission consideration. Any development impacts may be addressed and mitigated during site plan, building, and grading phases and not part of the BZA consideration. Post approval action is listed in the *Procedural Notification*.

DETAILED IN STAFF REPORT

BASED ON THE FINDINGS ABOVE, the request made by HOPE MINISTRIES, OLD NASHVILLE DIRT RD LLLC, owner, and ST. JOHN ENGINEERING LLC., applicant, proposing 6,176 sqft. Group and Family Care Facility, on parcel zoned R-3, Medium Density Residential,

B. Administrative Review – Reduced Parking

SITE DATA

1. Address: 1817 N. Main St.
2. Tax Map 0690 Group C Parcel 003.00 (Ward: 4)
3. Current Zoning: C-2, General Business
4. Total Land Area: +/- 0.67 ac

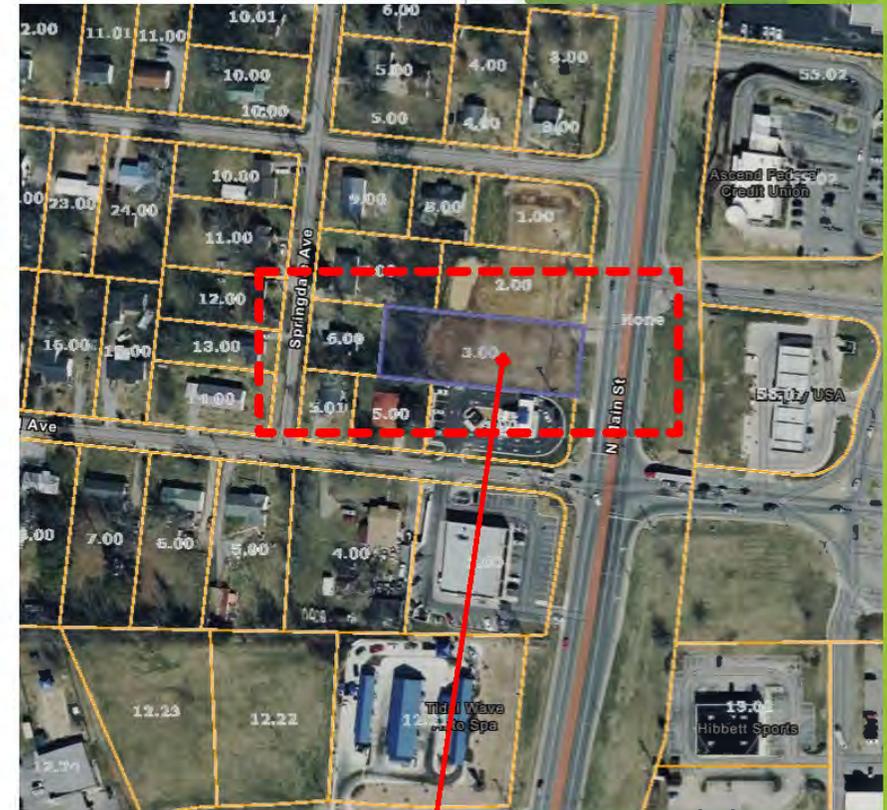
PROPERTY OWNER/REPRESENTATIVE

Old Nashville Dirt Rd LLC, Owner (Religious)
St. John Engineering LLC., Representative

REQUEST

Leamber Yisrael, Business Representative (Valvoline Instant Oil Change) is requesting the BZA make a determination for number of parking spaces for a land use type not *SPECIFICALLY* classified in the *Shelbyville Municipal Zoning Ordinance* (“ZONING CODE”). The Zoning Code would require that the proposed 1,462 sqft. building, a land use classification, *Quick Lubrication Vehicle Shop*, provide a minimum of 21 parking spaces. The proposal is for 11-stalls and 6-spaces in the drive aisle queue which is sufficient for this type of land use.

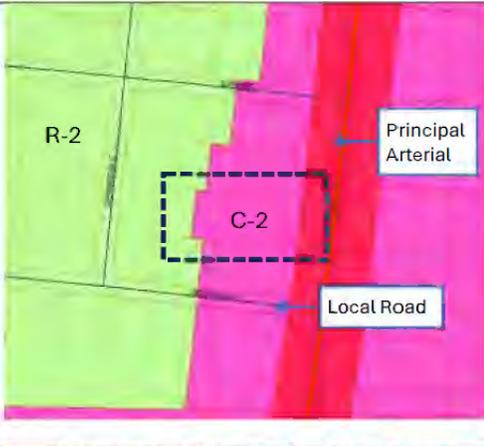
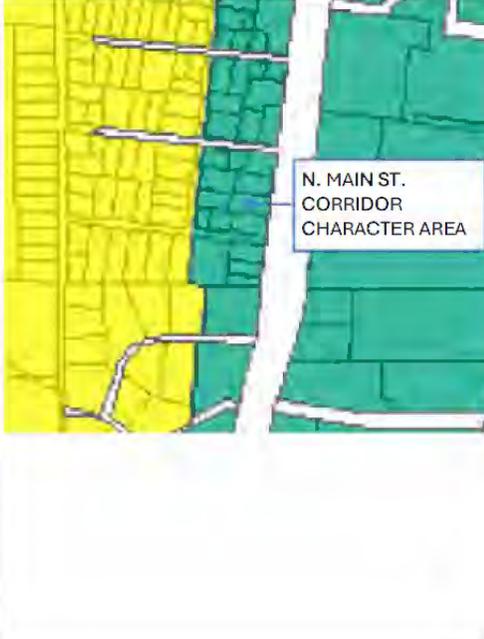
LOCATION MAP



0.67 ac
vacant parcel

B. Administrative Review – Reduced Parking

CONFORMANCE WITH ZONING ORDINANCE AND CONSISTENCY WITH ADOPTED PLANS

<p>Current Zoning Ordinance C-2, General Business – 1817 N. Main St. Highlighted</p>	
<p>FUTURE LAND USE MAP¹⁵</p> <p>Current Future Land Use Map Appropriate Zoning Categories and Uses C-2 General Commercial, C-3 Neighborhood Commercial, Commercial/Mixed Use Planned Unit Development (PUD). Only parcels with frontage on an arterial or collector road may be commercial or mixed use planned unit development.</p> <p>Primary Future Uses MOST APPROPRIATE: The North Main Street Corridor Character Area is open to a wide range of primary future uses. Residential, Commercial, Personal Services, Office, Medical, Governmental, and Religious uses are the most appropriate uses throughout the corridor. Only parcels with frontage on an arterial or collector road may be classified as commercial</p> <p>Site Design All uses along North Main Street Corridor Character Area should be developed or redeveloped in conjunction with State of Tennessee Department of Transportation (TDOT) access management requirements and should incorporate multimodal transportation elements, including sidewalks, and multiuse paths. Landscaping/streetscape element should be used within new development</p>	

CONDITION OF SITE FOR DEVELOPMENT¹⁶

CRITERIA	AUTHORITY	MAP	COMMENT
Water / Sewer / Power	SPS		SPS for power, water, fire protection (hydrant) and sewer. Services are available (obtainable). Any development impact, including improvements, may be mitigated during site development (site plan, including construction) phase
Roadway Function	TDOT		231 N is an Arterial, capable of supporting development impact.
Access Control	TDOT		Conformance with TDOT Highway Service Access Manual ("HSAM") in accordance with City Adopted Corridor Study
Police Service	City		Service is available and accessible at time of C of O.
Fire Department	City		Planned Fire Department improves fire services in the area to maintain or increase ISO rating.
Flood Hazard			Area of Minimal Flood Hazard ¹⁷
Neighborhood Compatibility (Land Use and Zoning)	City		North, east, and south of this parcel are zoned C-2, with commercial land use. West is zoned R-2, predominantly single family. Buffering is provided between disparate land uses (C-2 and R-2) to mitigate adverse impacts.

B. Administrative Review – Reduced Parking

HOW IS PARKING CALCULATED?

4.12 DISTRICT SPECIFIC PARKING CALCULATIONS

A. Residential Activities (Permanent and Semi-Transient): Minimum of 2 parking spaces per dwelling unit.

B. Commercial Zones:

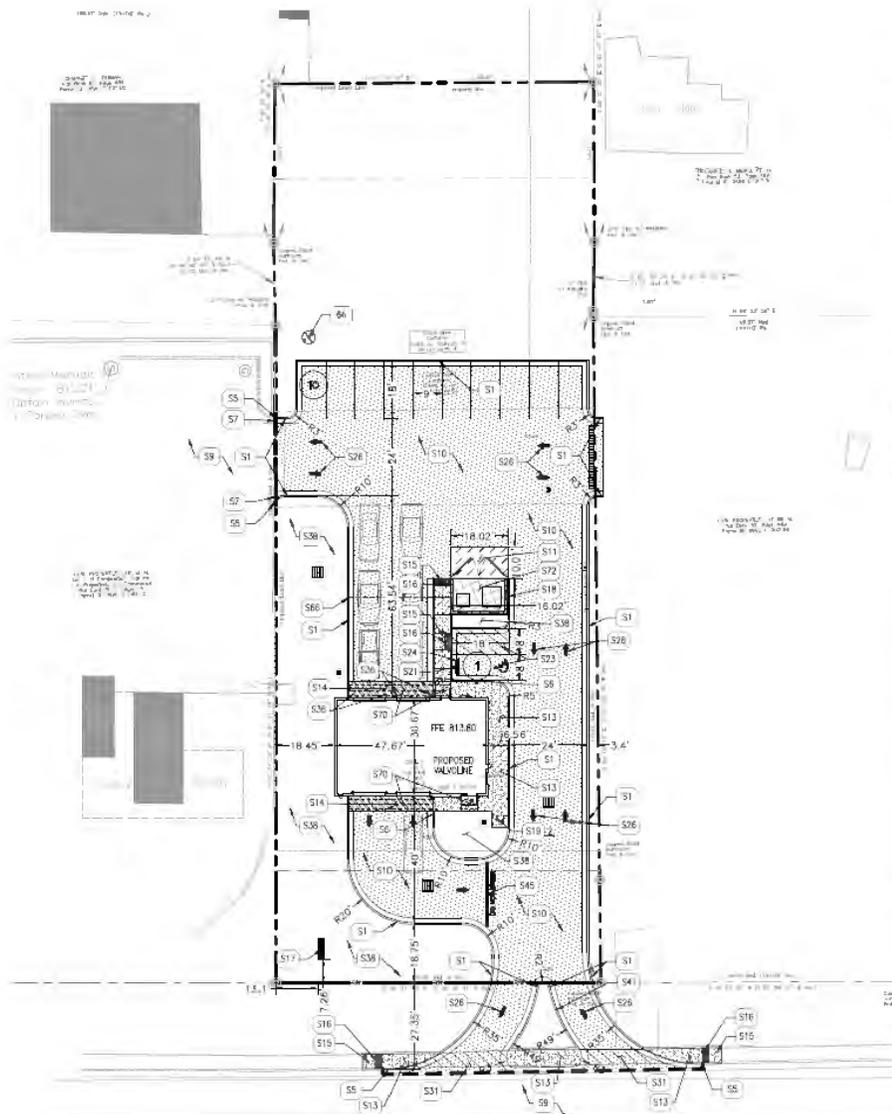
0- 1,200 square feet:	7 spaces minimum
1,201 – 1, 400 square feet:	14 spaces minimum
1,401 square feet or larger:	21 spaces minimum

THE BUILDING SIZE IS 1,462 SF.
AND GENERICALLY FOR A
COMMERCIAL USE REQUIRES 21-
PARKING SPACES

C. Industrial Zones:

- *0-5,000 square feet of office space:* Minimum of 7 spaces plus 1 space for every 2 employees.
- *5,001- 10,000 square feet of office space:* Minimum of 10 spaces plus 1 space for every 2 employees.
- *10,001 square feet of office space or larger:* Minimum of 15 spaces plus 1 for every 2 employees.

B. Administrative Review – Reduced Parking



PROPOSED LEGEND:

- PROPERTY LINE
- PROPOSED CURB & GUTTER
- PROPOSED SITE LIGHT, SEE PHOTOMETRIC PLAN
- PROPOSED DRAINAGE STRUCTURES (SEE GRADING/DRAINAGE PLANS)
- PROPOSED PARKING SPACES
- PROPOSED EASEMENT LINE
- PROPOSED SAW CUT
- PROPOSED ASPHALT PAVEMENT. REFER TO PAVING PLAN.
- PROPOSED CONCRETE PER STRUCTURAL DESIGN DETAILS
- PROPOSED CONCRETE SIDEWALK PAVEMENT. REFER TO PAVING PLAN.
- PROPOSED HEAVY DUTY CONCRETE APRON OUTSIDE TRASH ENCLOSURE. REFER TO PAVING PLAN
- CONCRETE SEALER BY SIKA: SIKAGARD H 1001 (3 COATS).
- PROPOSED TRASH ENCLOSURE CONCRETE PAD. REFER TO ARCH. PLANS.

SITE DATA SUMMARY:	
VALVOLUME TRACT: (AFTER ROW DEDICATION)	0.67 ACRES/ 29,403 SF
ZONING	C2
BUILDING	1,462 SF
FAR:	1:20.1
LOT COVERAGE:	4.97% (1,462 SF)
PARKING REQUIRED:	21 (1 ACCESS. PARKING SPACES)
PARKING PROVIDED:	11 (1 ACCESS. PARKING SPACES)
PERVIOUS COVER:	13,692 SF
IMPERVIOUS COVER:	15,711 SF
REQUIRED BICYCLE PARKING	N/A
PROVIDED BICYCLE PARKING	2

AKA. Quick Lubrication Vehicle Shop Land Use (As Classified in Institute of Transportation Engineer)

B. Administrative Review – Reduced Parking

USE IS PERMITTED (C-2 ZONE DISTRICT) - LAND USE TYPE GENERICALLY CLASSIFIED UNDER AUTOMOTIVE SERVICES - PASSENGER

EXHIBIT C – APPENDIX I, Table of Uses [Appendix 1 Table of Uses Update June, 2025.pdf](#)

APPENDIX I - TABLE OF USES
City of Shelbyville, TN

BUT NOT SPECIFICALLY FOR THIS TYPE OF USE WHICH GENERATES LESS PARKING THAN REQUIRED BY ZONING CODE

Land Use	R-1	R-2	R-3	R-3A	R-4
Residential Activities (Permanent)					
Accessory Dwelling/Apartment	X	X	X		
Double Wide Mobile Home	X	X	X		
Duplex			X	X	X
Upper Story Residential (C-1 Zone District Only)					
Multi-Family					X
Multi-Family (Max of 3 Units Per Building)				X	X
Multi-Family (Max of 4 Units Per Building)				X	X
Single Family Detached	X	X	X		
Single Family Attached	X	X	X		
Single Wide Mobile Home					Allowed in R-4
Residential Activities (Semi-Permanent and Transient)					
Bed and Breakfast Facilities	SE	SE	SE	SE	SE
Boarding House					X
Hotels, Motels					X
Rooming House					X
Sports and Recreational Vehicle Camps (Commercial Camp Grounds)					SE
Tourist Homes or Courts					SE
Agricultural Services and Activities					
Animal/Offal Processing					
Crop Drying, Storage, and Processing Services					
Crop Planting, Cultivating, and Protection Services					
Farm Supply - Retail Materials					
Feed Lots					
Horticultural Services					
Soil Preparation Services					
Stockyards					
Animal Services and Activities					
Kennels/Stables					
Large/Exotic Animal Training					
Small Animal Training					
Veterinary Clinics (large/exotic animal)					
Veterinary Clinics (small animal)					
Automotive Services - Commercial					
Bus Maintenance and Repair Services					
Commercial Vehicle Washes					
Commercial Vehicle Storage/Staging Areas					
Local and Long Distance Trucking Terminals					
Automotive Services - Passenger					
Auto Cleaning and Repair Services					
Auto Glass, Repair and Replacement Shops					

Land Use	R-1
Auto Inspection and Diagnostic Services	
Auto Paint Shops	
Auto Towing Services	
Car Dealerships (New and Used)	
Car Washes	
Motorcycle Dealerships (New and Used)	
Parking Garages	
Parking Lots	
Radiator and Muffler Shops	
Tire Retreading and Repair Shops	
Wheel Alignment and Transmission Repair Shops	

B. Administrative Review – Reduced Parking

TYPICAL PURPOSE OF ADMINISTRATIVE REVIEW IS ERROR

EXHIBIT A – Art. VII, Sec. 7.2(A) - [Municipal Zoning Ordinance - April 2017 Update.pdf](#)

7.2 AUTHORITY: The state enabling statutes as cited in Section 13-7-207 of the Tennessee Code Annotated limit the responsibilities of Boards of Zoning Appeals. A listing of these responsibilities in conjunction with a brief narrative thereof is as follows:

A. Administrative Review: The first enumerated power is to hear and decide appeals where it is alleged by the appellant that there is error in any order, requirement, permit, decision, or refusal made by a City Official in the carrying out or enforcement of any provision of the zoning ordinance. This power concerns the Board's authority to review the actions of the building official in relation to the specifics of the zoning ordinance. In all cases falling under this power, the burden of proof is on the applicant to prove that the administrative official actions are not in conformance with the provisions within the zoning text.

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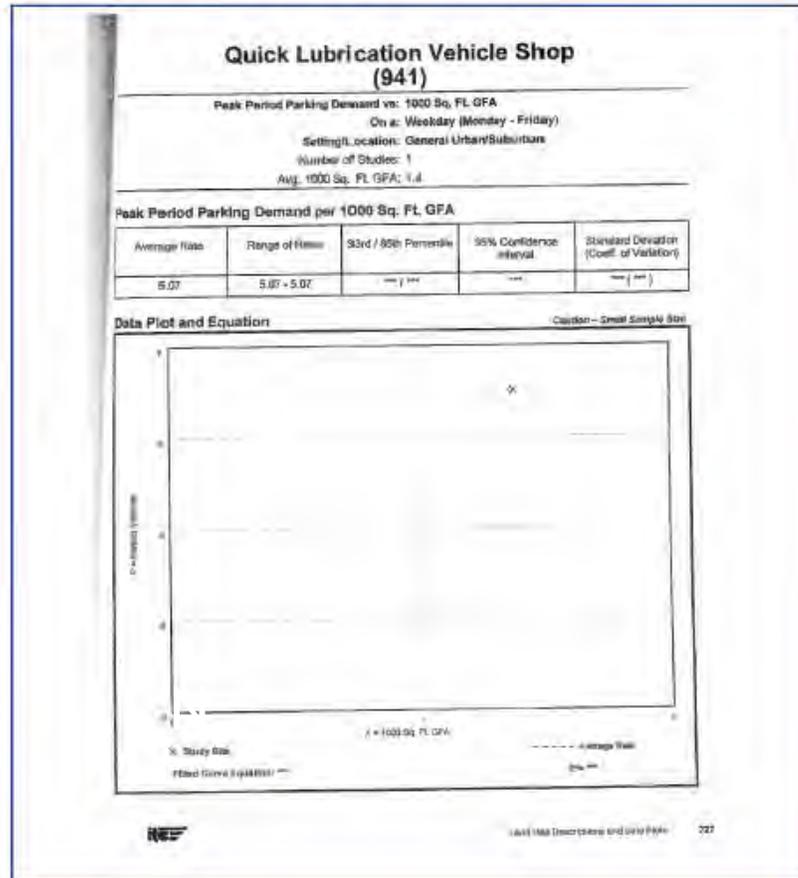
HOWEVER.....OUR ZONING CODE ADDS A PROVISION FOR BZA TO MAKE A DETERMINATION ART. 4.4(6)

6. For buildings and land uses not referred to in the pre-cited activity classifications and specifically listed in the corresponding use classification listings cited within this ordinance, the Board of Zoning Appeals shall determine the off-street parking requirements.

B. Administrative Review – Reduced Parking

STAFF REVIEWED RELIABLE SOURCE (INSTITUTE OF TRAFFIC ENGINEER, “ITE” 6TH GENERATION PARKING GENERATOR)

EXHIBIT E – ITE Parking Generation Manual, 6th ed.



...BECAUSE THERE WAS ONE SURVEYED

CALCULATION.

Given 1,462 sqft..

$1462/1000 = 1.462 \times 5.07$ average rate (Peak Demand, Urban and Suburban Setting)¹⁰ = 7.41 spaces required.

B. Administrative Review – Reduced Parking

STAFF REVIEWED OTHER JURISDICTIONS

EXHIBIT F – Franklin TN Offsite Parking Requirement

PARKING AND TRANSIT Minimum Parking		Chapter 10
Use	Minimum Vehicle Parking Spaces	Reduced Minimum Vehicle Parking Spaces in CFO, CAO1, CAO2, and CAO3
Rural Retreats	Variable ¹	No reduction
Short-Term Vacation Rentals	See dwelling unit type	No reduction
Showrooms	2 spaces per 1,000 square feet ¹ + 1 space per employee	No reduction
Theaters	0.33 space per seat	No reduction
Vehicle Sales and Rental	2 spaces per 1,000 square feet ¹ + 1 space per service bay	No reduction
Vehicle Service Facilities	3.33 spaces per 1,000 square feet ¹ + 1 space per service bay	No reduction
Vehicle Wash Facilities	1 space per drive space bay + 2 stacking spaces per washing spaces/bay	No reduction
INDUSTRIAL USES		
Adult-Oriented Establishments	0.33 space per person of maximum occupant load ²	No reduction
Area Dedicated to Indoor Retail Sales ³	1 space per 200 square feet ²	No reduction
Area Dedicated to Indoor Storage/Warehousing/Assembly/Manufacturing ⁴	1-3,000 square feet = 1 space per 250 square feet	No reduction
	3,001-5,000 square feet = 1 space per 500 square feet	
	5,001-10,000 square feet = 1 space per 750 square feet	
10,001 + square feet = 1 space per 1,250 square feet		
Area Dedicated to Office or Administrative Use ⁵	1 space per 300 square feet ²	No reduction
Area Dedicated to Outdoor Storage ⁶	1 space per 1,000 square feet ²	No reduction

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CALCULATION.
Given 1,462 sqft..
 $1462/1000 = 1.462 \times 3.33 = 4.87$ spaces required.

EXHIBIT F – Springhill and Gallatin TN Offsite Parking Requirement

SPRING HILL

Article 10. Off-Street Parking and Loading

Table 10-2: Off-Street Vehicle Parking Requirements

USE	MINIMUM REQUIRED
Self-Storage Facility: Enclosed	1 per 20 storage units
Self-Storage Facility: Outdoor	1 per 25 storage units
Social Service Center	1 per 300sf of office area
Specialized Food Service	1 per 500sf GFA
Vehicle Dealership	1 per 500sf GFA of indoor sales and display area + 4 per service bay
Vehicle Operations Facility	1 per 300sf of GFA of office
Vehicle Rental	1 per 300sf of GFA of office
Vehicle Repair – Major or Minor	2 per service bay
Warehouse	1 per 300sf of GFA of office + 1 per 20,000sf of GFA of warehouse area
Winery	1 per 300sf GFA of public area (tasting rooms, etc.) + 1 per 300sf of GFA of office
Wholesale Establishment	1 per 1,000sf GFA

CALCULATION.
Given 1,462 sqft..
 $1462/1000 = 1.462 \times 2 = 2.924$ spaces required.

GALLATIN

TABLE 11-01
OFF-STREET PARKING REQUIREMENTS
(Requirements Based on Gross Floor Area Unless Otherwise Noted)

Equipment rental and sales	See Schedule A	See Schedule A
Auto repair services	4 spaces per repair stall	4 spaces per repair stall
Equipment repair services	See Schedule A	See Schedule A
Vehicle storage	No requirement	

CALCULATION.
Given 1,462 sqft..
(2) Bays = $4 \times 2 = 8$ spaces required

B. Administrative Review – Reduced Parking

CRITERIA FOR BOARD OF ZONING APPEALS ADMINISTRATIVE DECISION.

The *City of Shelbyville Municipal Zoning Ordinance* (“ZONING CODE”), Art. VII, Sec. 7.2(A), *Administrative Review*^{1 2} The criteria for *Administrative Review* is summarized below and explained in detail in *Analysis* section of this Report. Staff determines that the Land Use is not specifically defined in the Zoning Code and BZA is authorized to decide for off-street requirements.

Administrative Review Criteria Summarized.

1. Error in any order, requirement, permit, decision, or refusal made by a City Official in enforcement of any provision of the Zoning Code (**In this request, a provision in the Zoning Code is available granting authority to the BZA to decide**).
2. The Board of Zoning Appeals (“BZA”) is granted authority under Tennessee Code Annotated (“T.C.A”) Title 13, Sec. 13-7-207, and codified in Zoning Code Art. VII, Sec. 7.2, of BZA Authority that includes review of the actions of the building official in relation to specifics of the Zoning Code.
3. Burden of proof is on the Applicant to prove the administrative official actions are not in conformance with provisions of the text of the Zoning Code.

PROVISION WITHIN THE ZONING CODE FOR BZA DETERMINATION

According to Article IV, Sec. 4.4(6)³ the BZA is granted authority to make determination of off-street parking requirements if land use is not referred to in the and specifically listed.

B. Administrative Review – Reduced Parking

ACTION BY THE BOARD OF ZONING APPEALS.

Based on the site plan, “VALVOLINE INSTANT OIL CHANGE”, dated 01/14/2026, proposing 11-total parking stalls, including 1-ADA accessible, and 6 potential vehicles waiting in the queue drive aisle, for a total of 11 parking spaces, and 6 waiting in the queue drive aisle, the Applicant is requesting 10 less parking stalls than the required 21 total for a 1,462 sqft. located at 1817 N. Main St., Shelbyville, TN., a parcel zoned C-2, General Business. The proposed *Quick Lubrication Vehicle Shop* facility is a land use not specifically defined in Appendix I, *Table of Uses*, and therefore, STAFF FINDS THE FOLLOWING:

1. The location of the proposed land use and facility is addressed as 1817 N. Main Street, Shelbyville, TN., referenced in the Bedford County tax map as Tax Map 069O Group C Parcel 003.00, and approximately 0.764 acres.
2. The proposed land use conforms with the land use PERMITTED BY RIGHT ⁴ for C-2 zoning district.
3. The proposed land use and facility can meet the Bulk Regulations for the C-2⁵ zoning district.
4. The proposed land development requires Planning Commission Approval. The BZA approval is required BEFORE Planning Commission consideration. Any development conditions may be addressed and mitigated during site plan, building, and grading phases and not part of the BZA consideration, as listed in the *Procedural Notification*.
5. In accordance with the Zoning Code Art. V, Sec. 5.5.2(B) and reference ⁶, land use for a *Quick Lubrication Vehicle Shop* is not a specifically defined category of land use.
6. Zoning Code Art. II, Sec. 2.2, generally defines the proposed land use as *Automobile Service*.⁷
7. Zoning Code Appendix I, *Table of Uses*, generalizes the land uses and the classification closely resembles *Auto Cleaning and Repair Services* and/or *Auto Inspection and Diagnostic Services*.⁸
8. In accordance with Zoning Code Art. IV, Sec. 4.12(B), for a commercial facility between 1,401 sqft. and above, the Zoning Code requires 21 parking spaces.
9. In accordance with Zoning Code Art. IV, Sec. 4.4(6) ⁹, BZA is granted authority to determine off street parking requirements for categories of land use not specifically referenced ¹⁰.
10. The proposed land use is not specifically referenced in the Zoning Code.
11. Documentation includes the *Institute of Transportation Engineers* (“ITE”) *Parking Generation Manual*¹¹, demonstrating the Peak Period Parking Demand vs. 1000 sqft. Gross Floor Area of a *Quick Lubrication Vehicle Shop*, as 5.47 parking spaces generated.
12. Documentation includes comparison of surrounding municipality parking requirements for similar land use and number of parking spaces that is sufficient for the proposed facility size and land use¹².

BASED ON THE FINDINGS STAFF RECOMMENDS APPROVAL OF 11-PARKING STALLS (INCLUDING 1-ADA) AND THE USE OF THE DRIVE AISLE FOR ADDITIONAL QUEUING OF VEHICLES AS SHOWN IN THE SITE PLAN (6-TOTAL)

B. Administrative Review – Reduced Parking

PROCEDURAL NOTIFICATION.

Please note that notification below is not intended to be a comprehensive list of requirement and additional requirements, including procedural, dependent upon the complexity of the development and construction.

1. Requires Planning Commission approval of site development. BZA approval is required to be noted in the site plan.
2. Requires Approved Building Permit for construction.
3. Requires Grading Permit approval from Shelbyville Public Works.
4. Requires Approved TDOT Entrance Permit and Coordination through TDOT Region 3 BEFORE PLANNING COMMISSION consideration.
5. Requires TDEC Permit for grading 1-acre or more.
6. Requires TN CORE application for electrical permits.