

The background features abstract, overlapping geometric shapes in various shades of green, ranging from light lime to dark forest green. These shapes are primarily located on the left and right sides of the page, framing the central text. The overall aesthetic is modern and clean.

City Council Meeting

February 12, 2026

NEW BUSINESS

A. REZONING AND CONCEPT_933 W. JACKSON ST.

SITE DATA

1. Address: 933 W Jackson St.
2. Tax Map 088 Parcel 062.00
3. Current Zoning: I-1, Light Industrial
4. Target Zoning: R-3, Medium Density Residential
5. Total Land Area: +/- 14 ~~ac.~~ **11.15 acres (created by latest Subdivision)***
5. Consistent with Comprehensive Plan for *Mixed Density Residential* Character Area
6. W. Jackson is functionally a Major Collector with no Future Context Classification.
7. Public Infrastructure and Services **are** available now or time of occupancy and requires extension/improvements to make accessible.

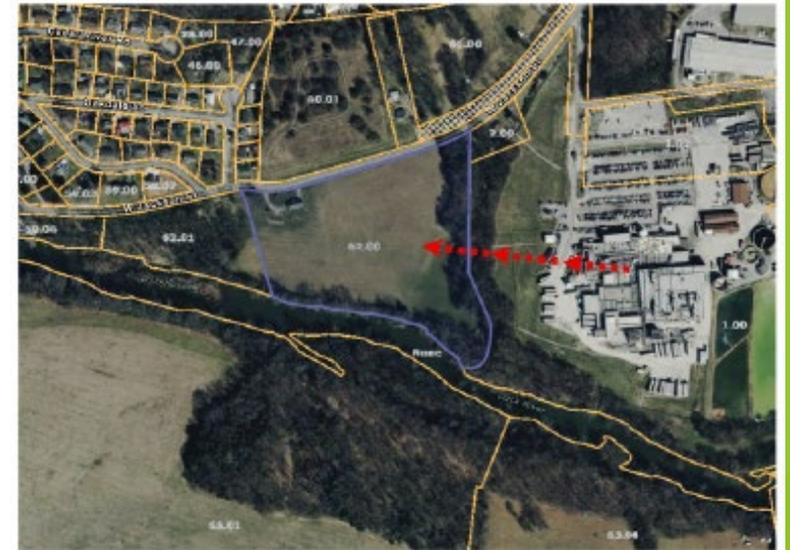
PROPERTY OWNER

Michael Drew & Courtney Clardy
Engineering, LLC.

REPRESENTATIVE

Northcutt Surveying, Inc. /St. John

LOCATION MAP



Owner is requesting rezoning of 933 W. Jackson St. from I-1 to R-3 for a duplex subdivision development. Received a letter of opposition from Tyson Foods, Inc. adjacent and contiguous to the East

**UNFAVORABLE RECOMMENDATION
FROM PLANNING COMMISSION ON
01/22/2026**

***02/11/2026 Update to this
Presentation identified by
“Asterisk”**

A. REZONING AND CONCEPT_933 W. JACKSON ST.

- LETTER OF OPPOSITION REC'D FROM TYSON FOODS, INC. (Full letter in Council Pckg)
- NEIGHBOR NORTH OF SITE SPOKE AT MEETING IN OPPOSITION TO DUPLEX DEVELOPMENT HOUSING TYPE SUBSTANTIALLY INCONSISTENT WITH HOUSING TYPES IN THE NEIGHBORHOOD NORTH SIDE OF W. JACKSON ST.



January 9, 2026

VIA EMAIL

Mr. Thomas E. Batchelor
Director of Planning & Community Development
Shelbyville City Hall
201 North Spring Street
Shelbyville, TN
thomas.batchelor@shelbyvilletn.org

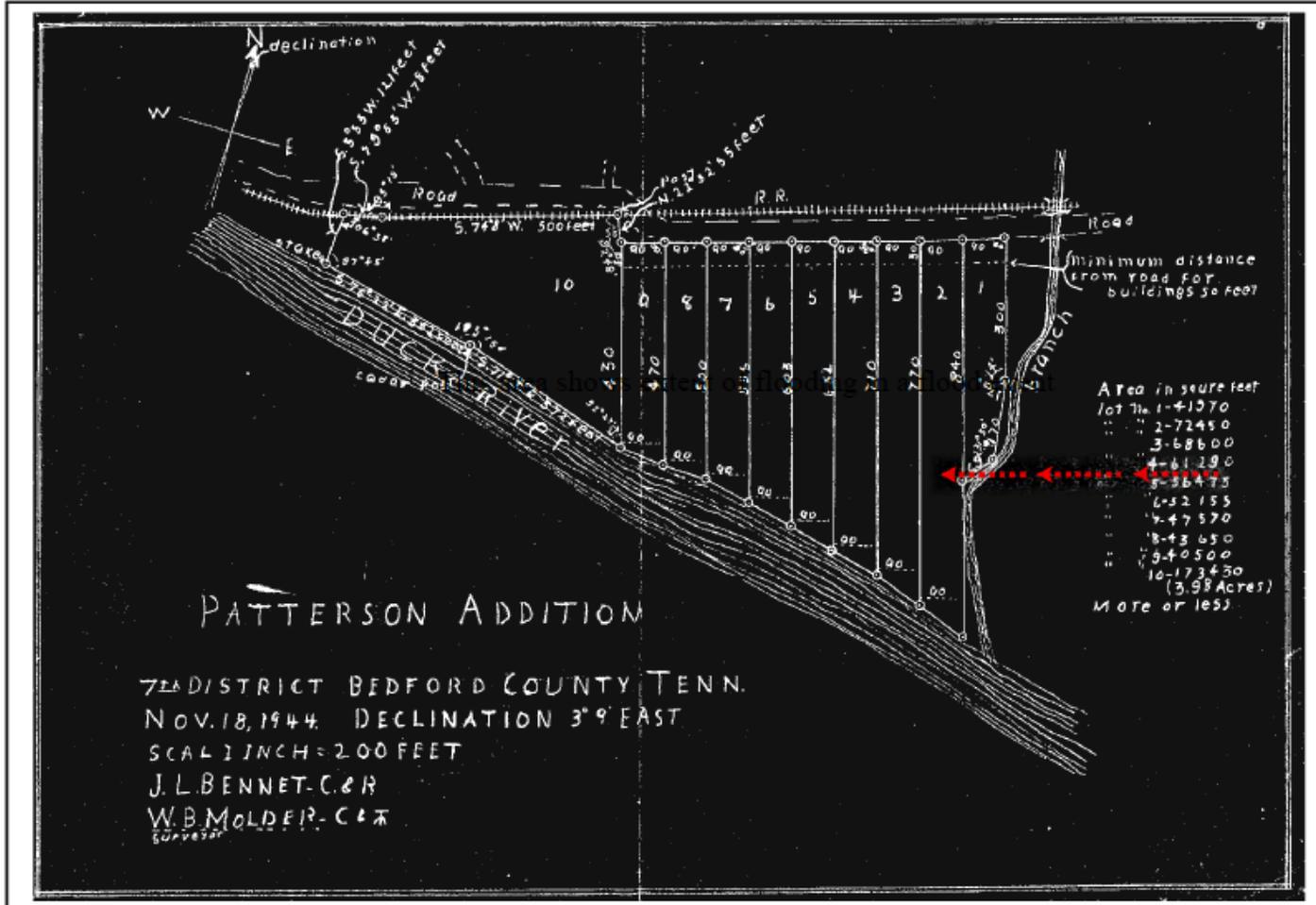
RE: Opposition to Rezoning Request Bedford Tax Map 088 Parcel 062.00

Analysis

A. REZONING AND CONCEPT_933 W. JACKSON ST.

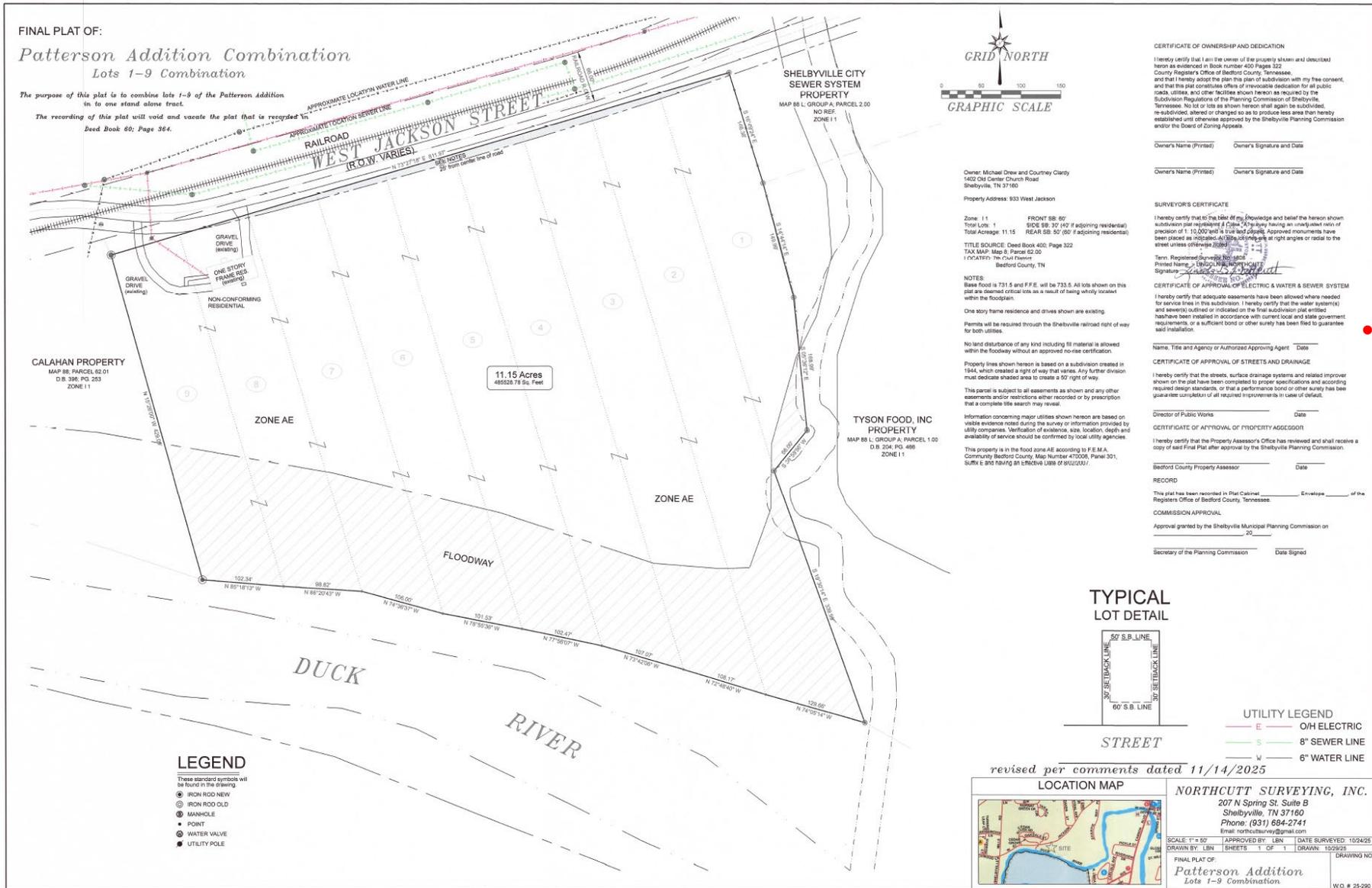
SITE CONTEXT AND PLAN DETAILS

LOTS OF RECORD¹



Recorded in 1949. Lot Combination Approved by the Planning Commission in December 2025 has not been recorded at the time of this report.

A. REZONING AND CONCEPT_933 W. JACKSON ST.



• Combination approved by PC in December 2025

A. REZONING AND CONCEPT_933 W. JACKSON ST.

02/11/2026 Presentation Update (Added for Clarification)

National Flood Hazard Layer FIRMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- Without Base Flood Elevation (BFE) Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levees See Notes Zone D
- Area with Flood Risk due to Levees Zone D

- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

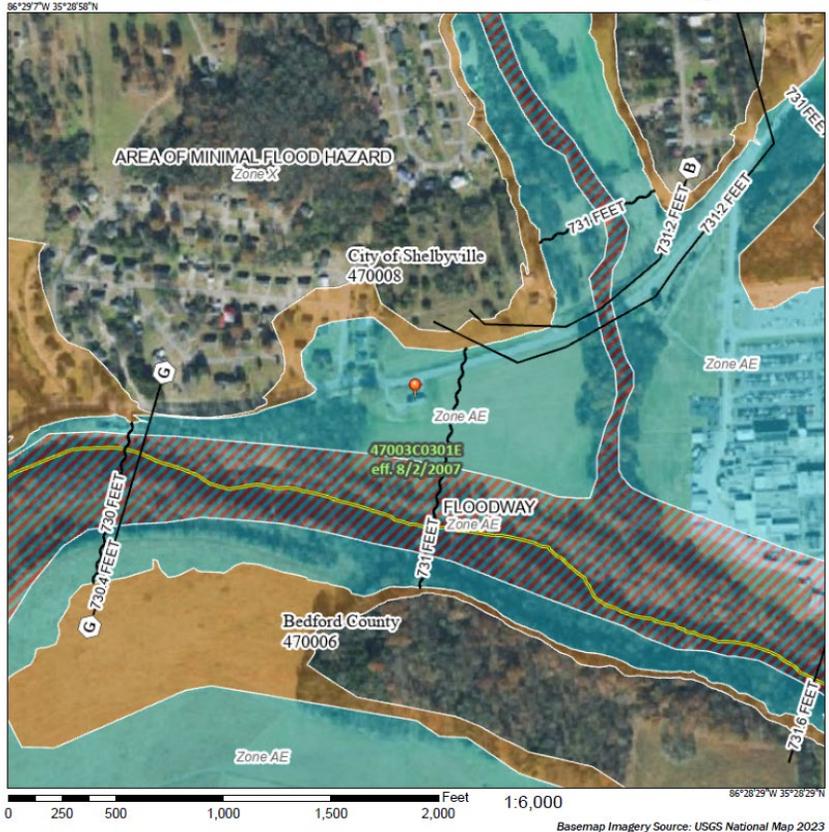
- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 02/11/2026 at 6:30 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



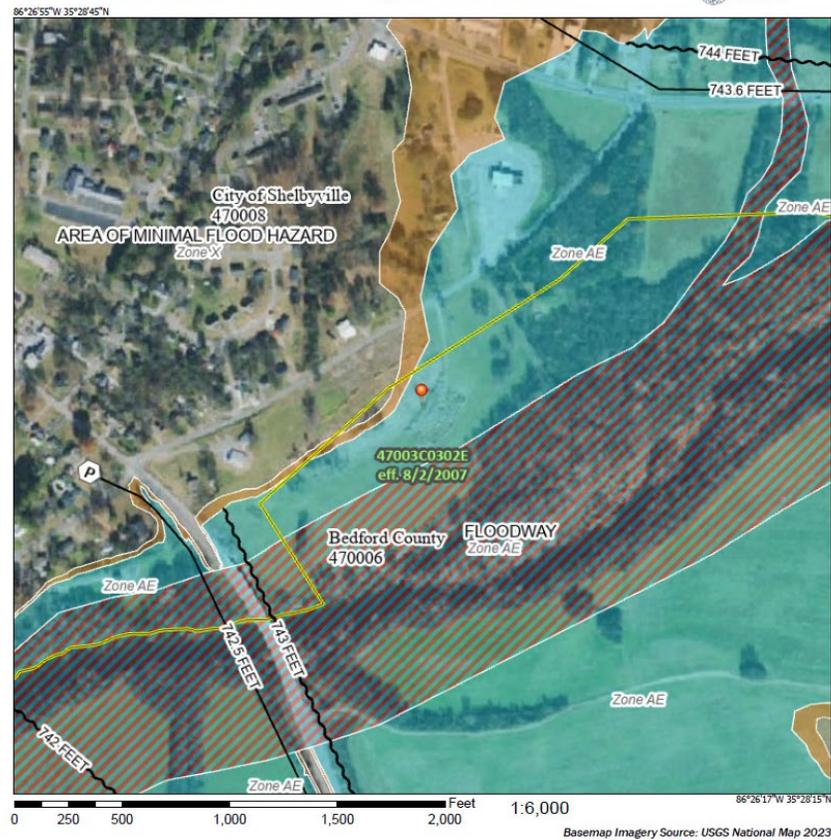
933 W Jackson St.

This Application is similar to Coney Island development proposed for in this flood hazard area. According to Public Works Director the area has flooded 5-6 times in his years of service (Approx. 1x per year)

A. REZONING AND CONCEPT_933 W. JACKSON ST.

02/11/2026 Presentation Update (Added for Clarification)

National Flood Hazard Layer FIRMette



FEMA

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) (Zone A, X, BFE)
- With BFE or Depth (Zone AE, AO, AH, VE, AR)
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard. Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile. (Zone X)
- Future Conditions 1% Annual Chance Flood Hazard (Zone X)
- Area with Reduced Flood Risk due to Levee. See Notes. (Zone X)
- Area with Flood Risk due to Levee (Zone D)

OTHER AREAS

- NO SCREEN Area of Minimal Flood Hazard (Zone X)
- Effective LOMRs
- Area of Undetermined Flood Hazard (Zone D)

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

CROSS SECTIONS WITH 1% ANNUAL CHANCE WATER SURFACE ELEVATION

- 20.2
- 17.8
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

OTHER FEATURES

- Digital Data Available
- No Digital Data Available
- Unmapped

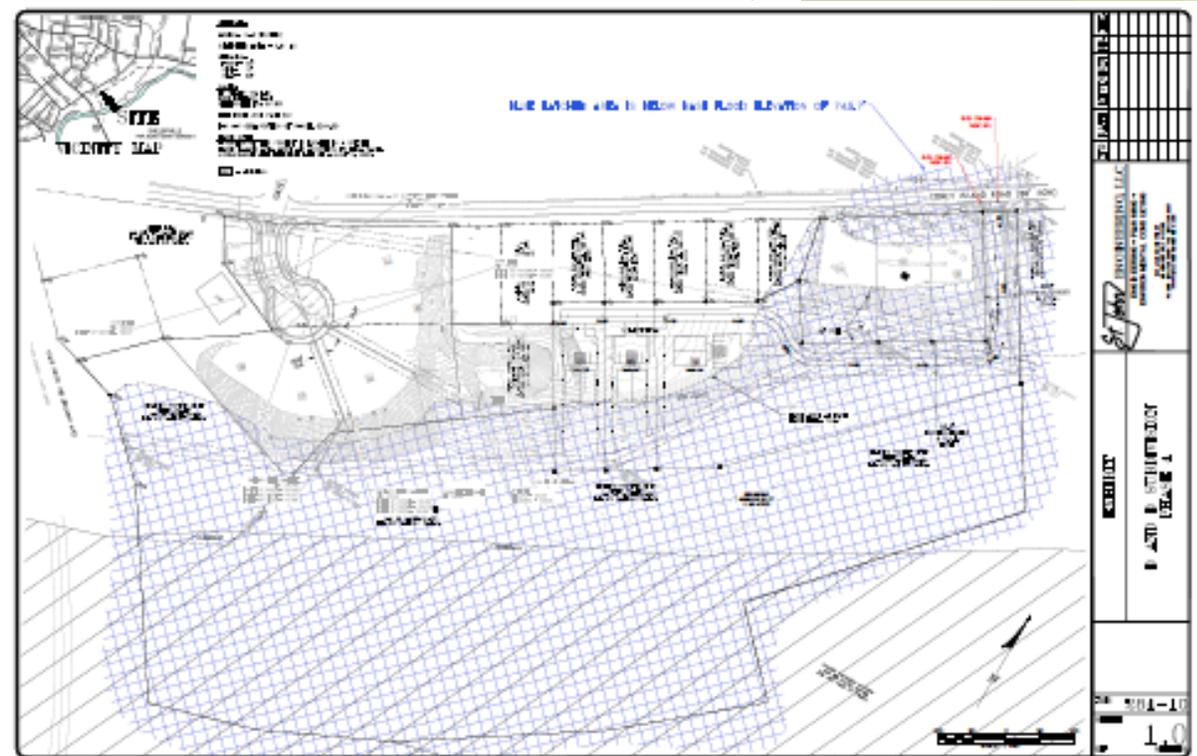
MAP PANELS

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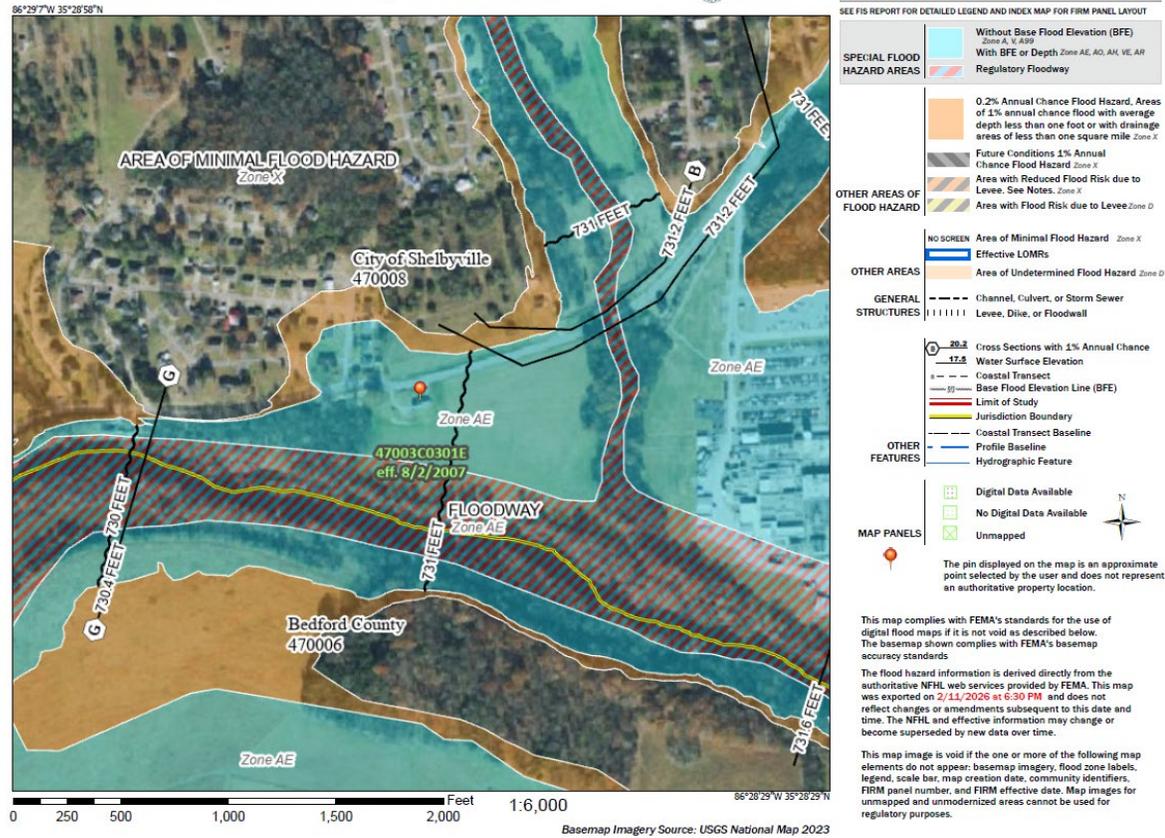
Coney Island

Coney Island Rd. project is similar to 933 W. Jackson St. proposal. Oct. 2025 BZA application requesting additional development was DENIED in part because of flooding event impact on Emergency Services

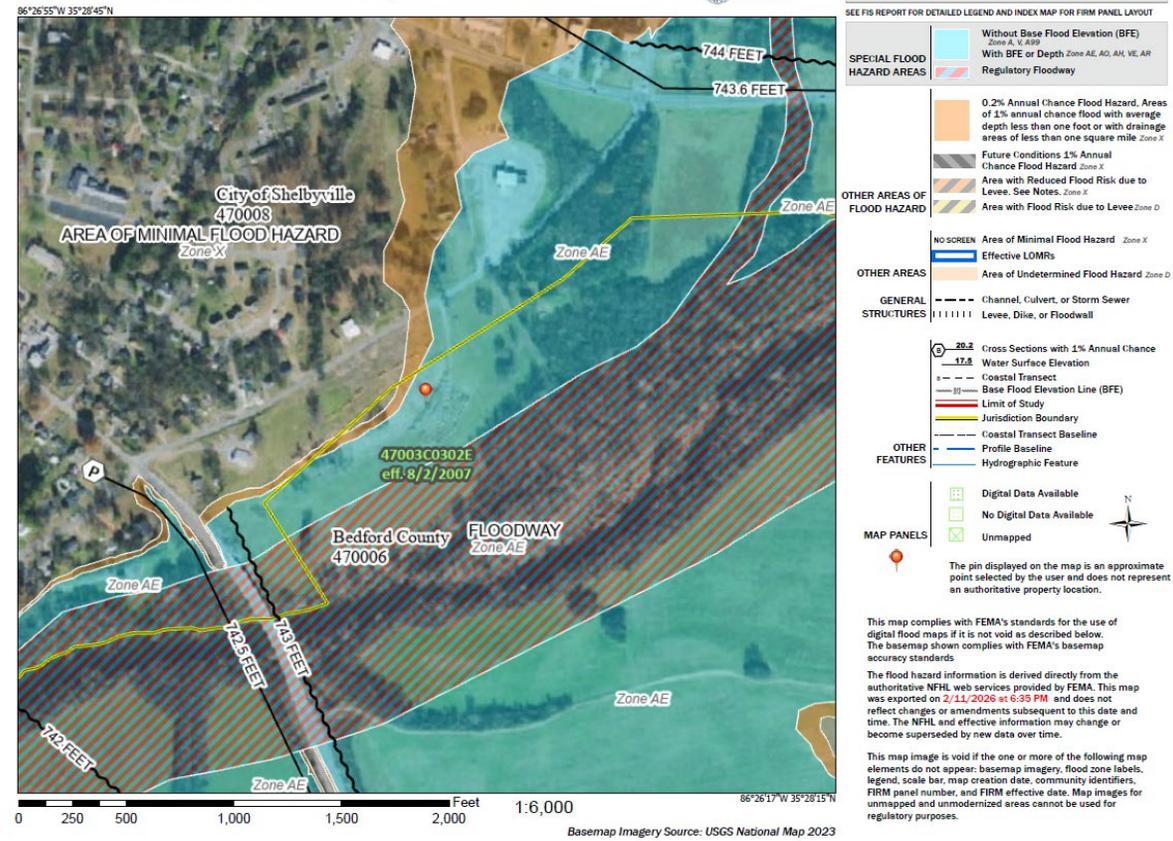
A. REZONING AND CONCEPT_933 W. JACKSON ST.

02/11/2026 Presentation Update (Added for Clarification)

National Flood Hazard Layer FIRMette



National Flood Hazard Layer FIRMette



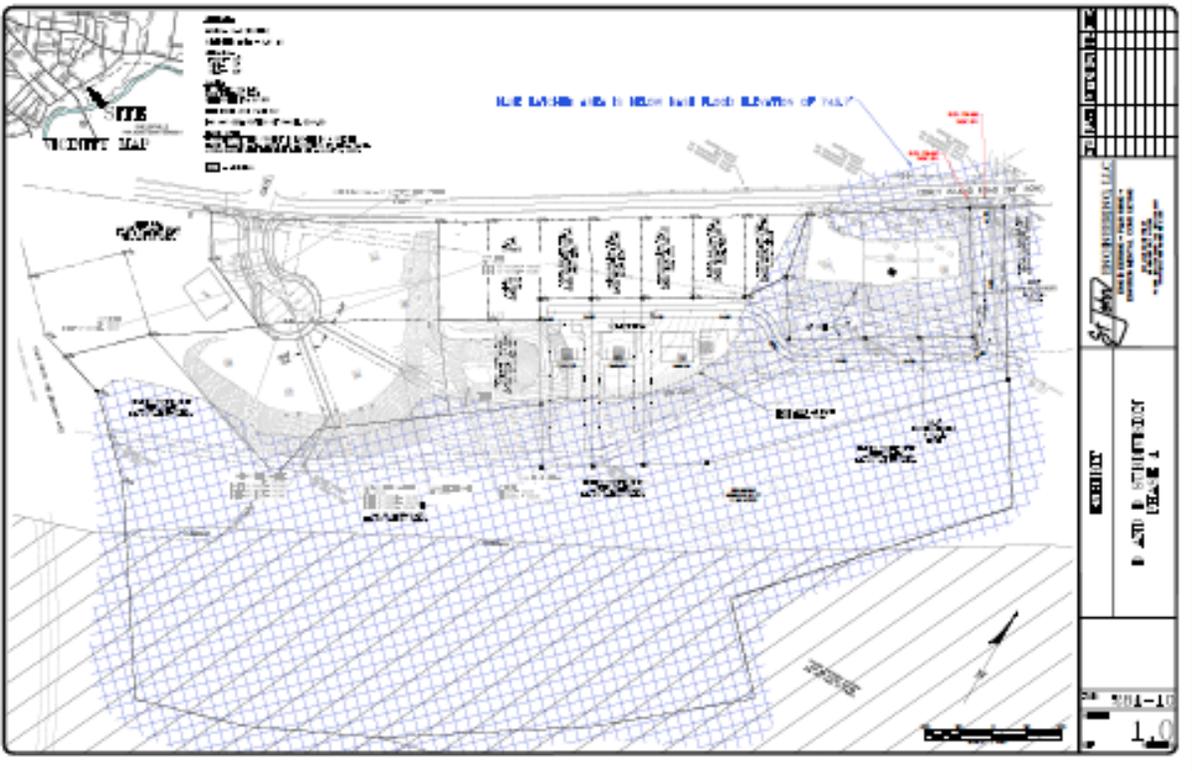
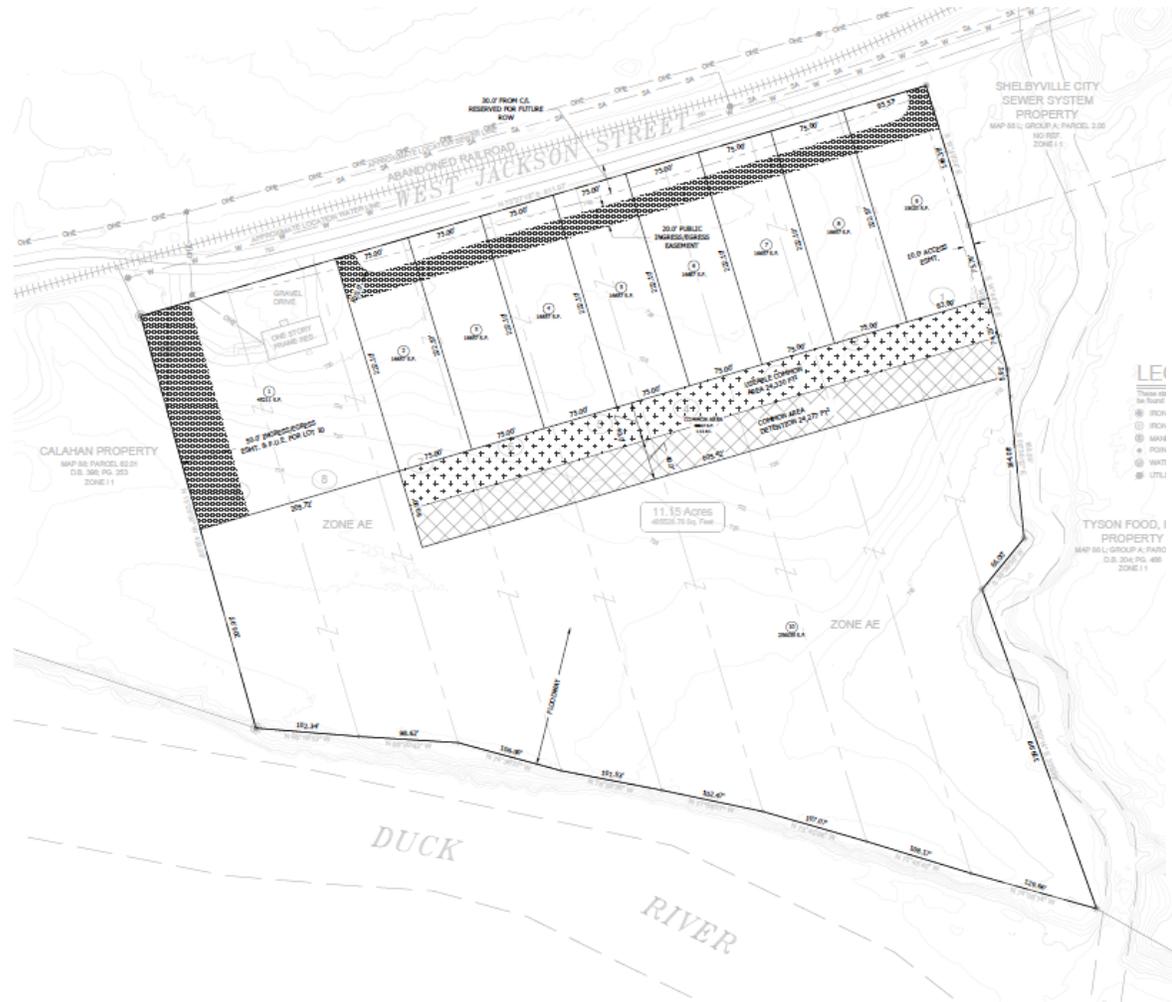
933 W Jackson St.

Coney Island

SIDE BY SIDE COMPARISON BY FLOOD HAZARD AREAS

A. REZONING AND CONCEPT_933 W. JACKSON ST.

02/11/2026 Presentation Update (Added for Clarification)



933 W Jackson St.

Coney Island

SIDE BY SIDE COMPARISON PROPOSED DEVELOPMENT

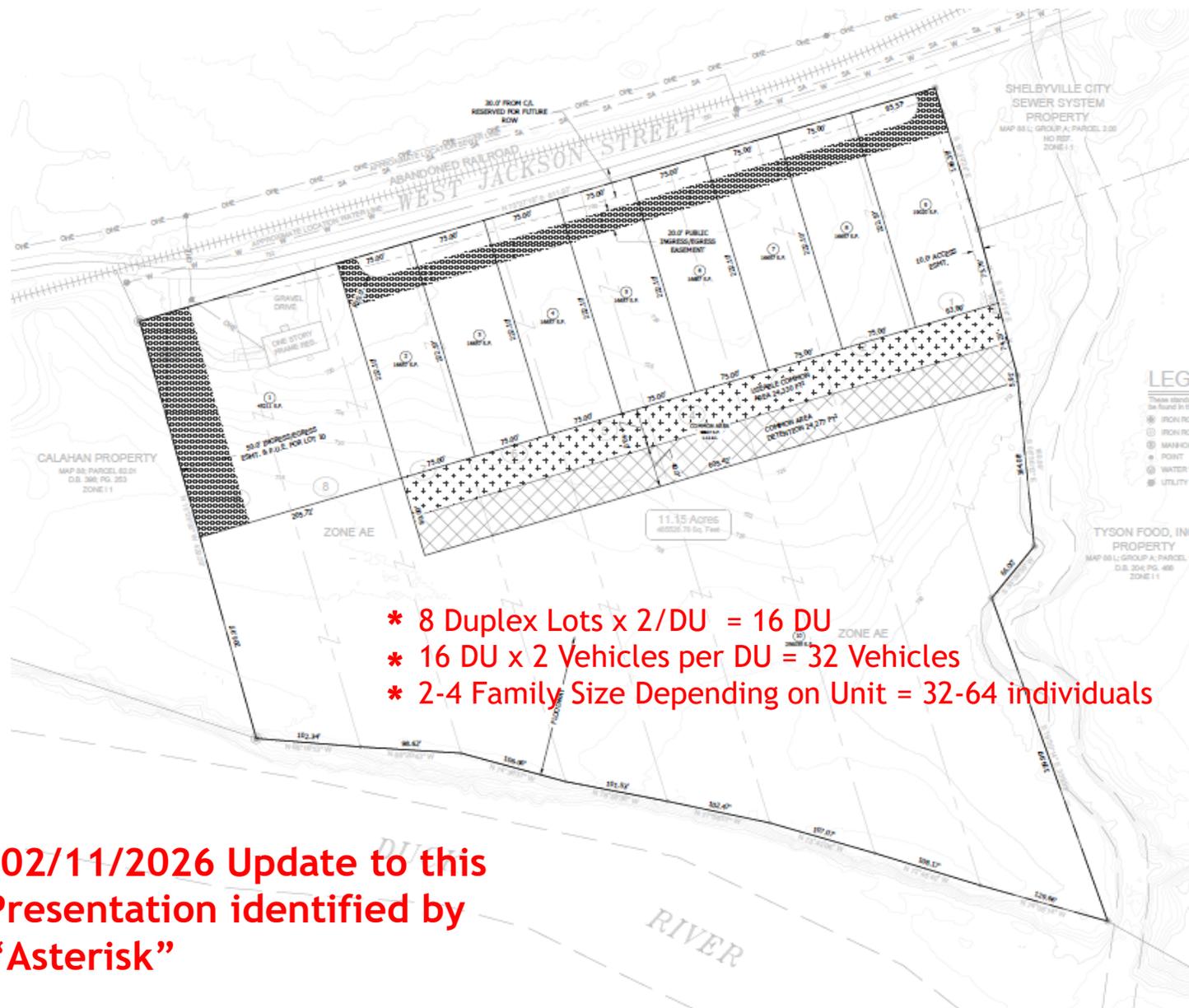
A. REZONING AND CONCEPT_933 W. JACKSON ST.

02/11/2026 Presentation Update (Added for Clarification)



LOCATION OF DUPLEXES COMPARED TO THE PROPOSED

A. REZONING AND CONCEPT_933 W. JACKSON ST.



- * 8 Duplex Lots x 2/DU = 16 DU
- * 16 DU x 2 Vehicles per DU = 32 Vehicles
- * 2-4 Family Size Depending on Unit = 32-64 individuals

*02/11/2026 Update to this Presentation identified by "Asterisk"

SITE DATA:

ZONING- R-3

USAGE- DUPLEX RESIDENTIAL

SETBACKS-
FRONT- 40'
SIDE- 12'
REAR- 20'

BUILDING HEIGHT - 45' MAX

OWNER:

MICHAEL CLARDY
1402 OLD CENTER CHURCH ROAD
SHELBYVILLE, TN 37160

PROPERTY ADDRESS:

933 WEST JACKSON STREET

TAX MAP 088; PARCEL 062.00

FLOOD NOTE:

THIS PROJECT IS LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEMA PANELS 47003C0301E WITH EFFECTIVE DATE OF AUGUST 2, 2007.

SITE STATISTICAL DATA:

10 LOTS

TOTAL AREA	= 11.15 AC. (485,528 FT ²)
USEABLE GREEN SPACE PROVIDED	= 24,330 FT ² (5%)

NOTES:

1. MINIMUM PAD ELEVATION FOR EACH DUPLEX TO BE 732.00.

A. REZONING AND CONCEPT_933 W. JACKSON ST.

BULK REGULATIONS BY COMPARISON BETWEEN CURRENT AND PROPOSED (R-3)

Bulk Regulations Comparison (R-3)	Single Family Dwelling	Duplex	I-1
Min. Lot Size	7,500 sqft	15,000 sqft.	1-acre
Min. Lot Size per Family	7,500 sqft	7,500 sqft.	Not Permitted
Min. Lot Width @ Bldg Setback (Road)	75ft	75ft	None
Min. Lot Width @ Bldg Setback (Cul-de-Sac)	50ft	50ft	None
Min. Front Yard Setback	25ft	40ft	60ft
Min. Side Yard Setback	10ft	10ft	30ft
Min. Rear Yard Setback	20ft	20ft	50ft
Min. Side Yard Adj. Residential	N/A	N/A	40ft
Min. Rear Yard Adj Residential	N/A	N/A	60ft
Min. Street Frontage	75ft	75ft	100ft
Min. Street Frontage @ Cul de sac	25ft	25ft	75ft
Max. Building Height	45ft	45ft	None
Max. Building Lot Coverage	35%	35%	50%

- No Open Space Requirements for R-1, R-2, or R-3

***02/11/2026 Update to this Presentation identified by "Asterisk"**

DEVELOPMENT CALCULATIONS (MAXIMUM AND GROSS) – based on Comparison with R-1, Low Density Residential, and R-3, Medium Density Residential

* **GIVEN. +/- ~~14 ac. 609,840 sf~~ 11.15 ac. x 43,560 sf = 485,694**
Gross Density (R-3). (DU), 15,000 lot (7,500 per family)

- No. Lots: ~~40.66~~ $485,694 / 15,000 = 32.38$
- No. of DU's: ~~81.31~~ $485,694 / 7,500 = 64.76$ DU

64.76 DU x 2 per DU Vehicles = 259.04

A. REZONING AND CONCEPT_933 W. JACKSON ST.

Planning Staff evaluates rezoning applications summarized as follows:

- Consistency with Adopted Plans (including Maps).⁹
- Whether proposed land use conforms to zoning ordinance for the targeted zoning district.
- Compatibility with underlying zoning district and land use to avoid “Spot Zoning”.
- Comparison of the proposed zoning and compatibility with the neighborhood development growth pattern and development policy.
- Whenever a use is not conceptualized, the highest and best use for a targeted zone is used for evaluation.
- Availability and accessibility of Public Services and Infrastructure.
- Compatibility of proposed development and potential adverse impacts.
- Identify conflicts and inconsistencies within adopted plans for future amendment.

A. REZONING AND CONCEPT_933 W. JACKSON ST.

CONSISTENCY WITH THE FUTURE LAND USE MAP AND COMPREHENSIVE PLAN

Use conforms with Zoning Ordinance and Consistent with Comprehensive Plan



CHARACTER, APPROPRIATE ZONING CATEGORIES, AND INFRASTRUCTURE.

The Mixed Density Residential Character Area is intended to serve as a Low and Medium-Density Residential Character Area. It consists of residential development that includes quality neighborhoods and housing options for the community at a low or medium density per acre, with a wider range of typical lot sizes, ranging from 7,500 to 15,000 square feet. Subdivisions in this Character Area allow a gross density of up to 5.8 single-family dwelling units per acre.

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.

A. REZONING AND CONCEPT_933 W. JACKSON ST.

CONFORMANCE WITH ZONING ORDINANCE

Appropriate Zoning Categories and Uses R-1 & R-2 Low Density Residential, R-3 Medium Density Residential, C-2 General Commercial, C-3 Neighborhood Commercial, Mixed and Residential Planned Unit Development (PUD).¹⁰

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-3
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)						X		
Multi-Family					X	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 Mobile Home Parks Only

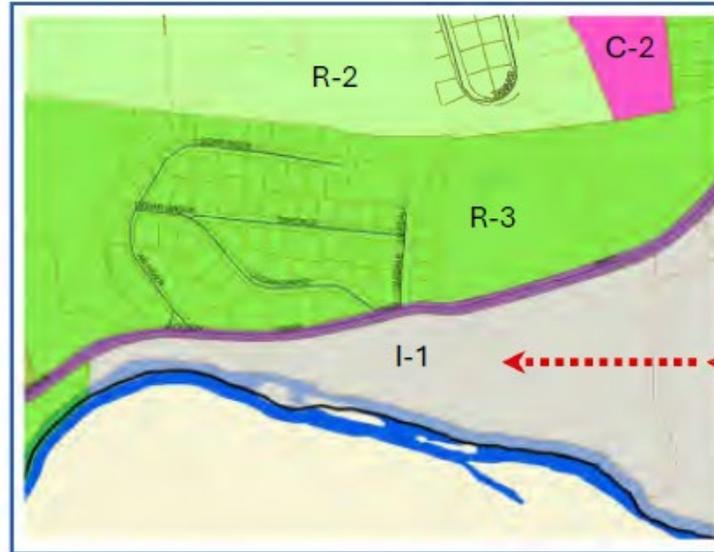
<u>MEASURED IN SQUARE FEET</u>	SINGLE DETACHED	
	DWELLING	DUPLEX
MIN. LOT SIZE	7,500	15,000
MIN. AREA PER FAMILY	7,500	7,500

A. REZONING AND CONCEPT_933 W. JACKSON ST.

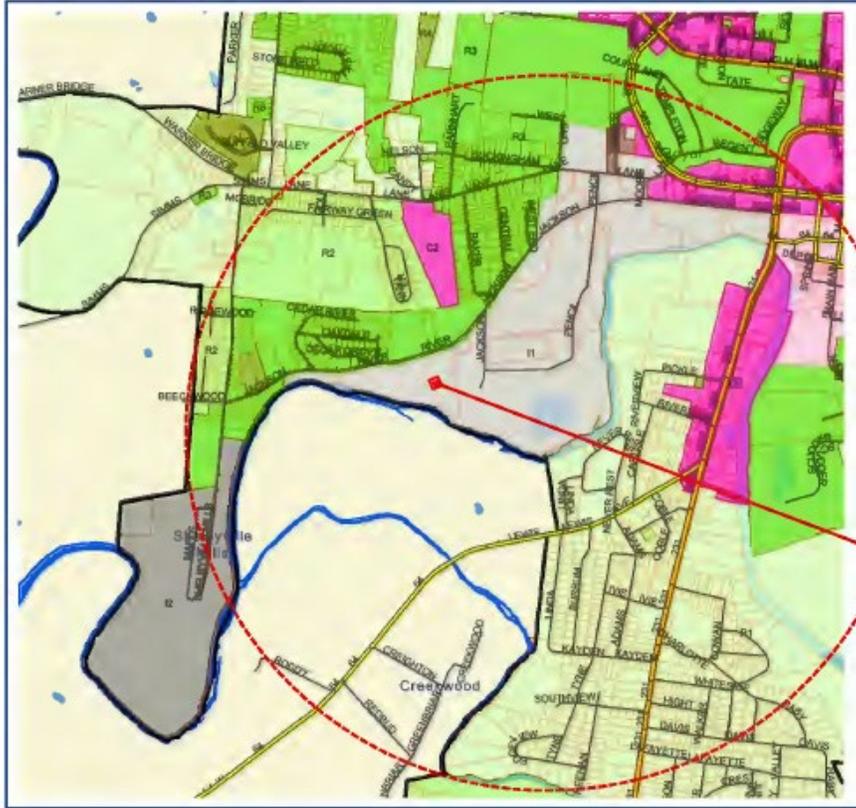
Since on or before 1987 the parcel has been zoned I-1¹¹.



CURRENT ZONING.

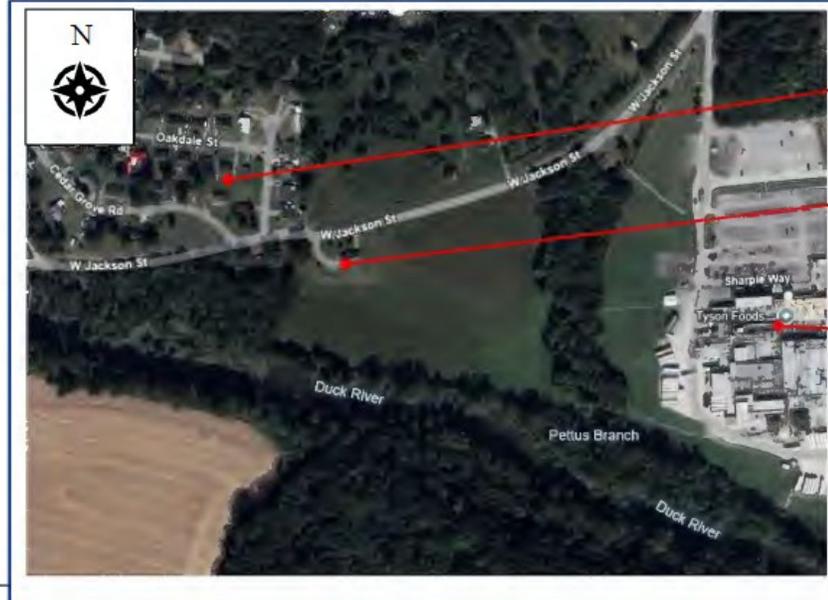


A. REZONING AND CONCEPT 933 W. JACKSON ST.



SUBJECT

EXISTING NEIGHBORHOOD LAND USE (2023)¹³

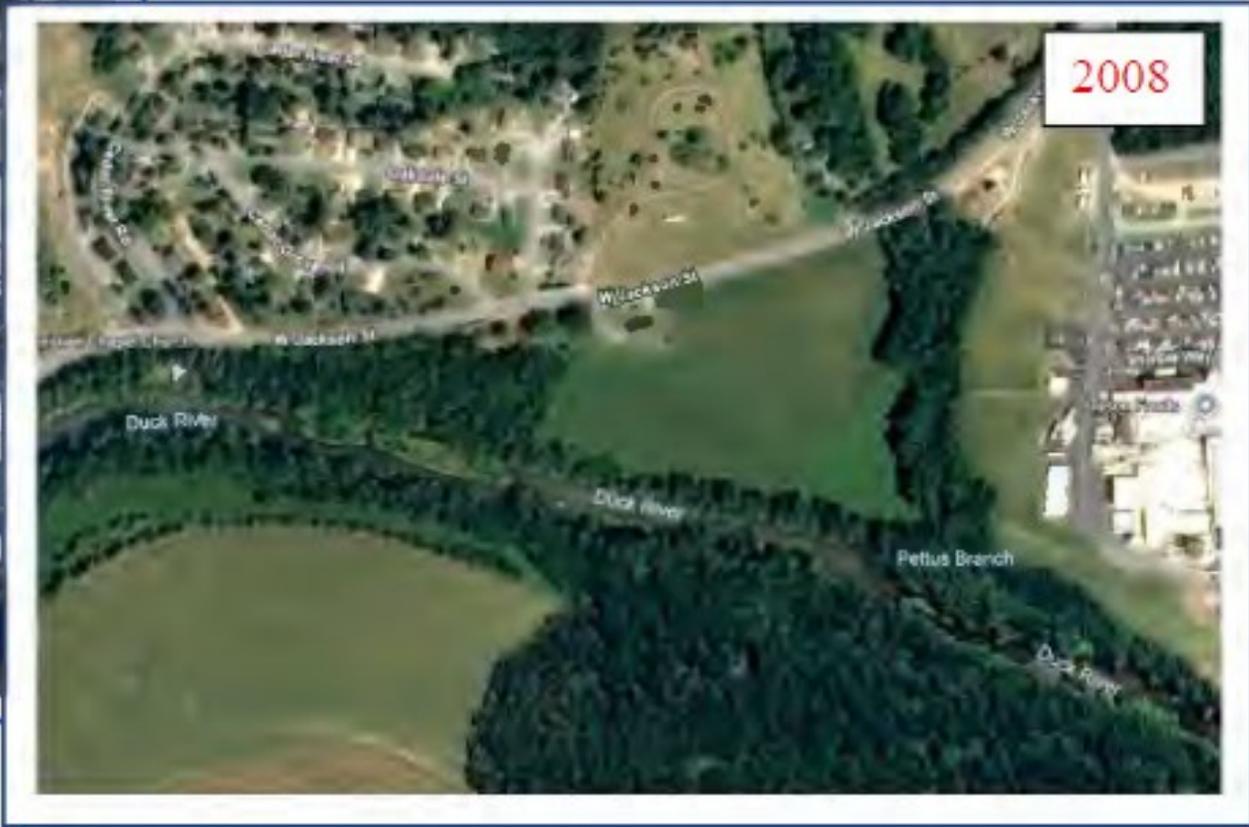


SFD in R-3 (7,500 sf +/- lots)

EX. SFD ON SUBJECT

TYSON FOODS, INC.

A. REZONING AND CONCEPT_933 W. JACKSON ST.



A. REZONING AND CONCEPT_933 W. JACKSON ST.

VIEW OF W. JACKSON TO THE EAST (2023)¹⁴



VIEW OF EX. HOUSE ON SUBJECT PARCEL

AVAILABILITY AND ACCESS TO PUBLIC FACILITIES AND SERVICES (CONCURRENCY)

The subject parcel has access to public services including Police, Fire, Water, Power, Waste, and Sewer,

Service extensions/improvements are required in any development.

FUNCTIONAL CLASSIFICATION OF ROADWAY (From TDOT Long Range Planning Division, 07/27/2018 and City Major Throughfare Map).

1. W. Jackson St. is a Major Collector.
2. Future Context classification has not been determined.¹⁵.

AVERAGE ANNUAL DAILY TRAFFIC (AADT) OF W. Lane St. (From TDOT Traffic Count).

1. 1,306 (2024).