

# PLANNING COMMISSION

February 26, 2026

The background features abstract, overlapping geometric shapes in various shades of green, ranging from light lime to dark forest green, set against a white central area.

# OLD BUSINESS

## Legislative Decision

# A. REZONING REMINGTON FARMS PUD

## SITE DATA

1. Address: 41A (Union St.) and Cloverdale Rd.
2. Tax Map 079 Parcels 047.00, 047.02, 047.03
3. Target Zoning: PUD
4. Total Land Area: +/- 158 acre
5. Annexed into the City: 2023

## PROPERTY OWNER

Remington Farms Group, James and Dawn Bobo Swing

## REPRESENTATIVE

Huddleston-Steele Engineering

## REQUEST.

Approval of rezoning of 158 acre to Mixed PUD and approval of regulating Pattern Book. This rezoning would permit 400 SFD on 114.5 ac, 135 Townhome Units on 14.1 ac, 20 ac. reserved for school, and 9.83 ac. reserved for commercial use.

LOCATION MAP (As Illustrated)



# A. REZONING REMINGTON FARMS PUD

## **ACTION BY THE PLANNING COMMISSION.**

Due to the requested zone district of Planned Unit Development (“PUD”) being permitted within the Union Street Corridor character area classification of the adopted Comprehensive Plan and thereby being in compliance with the Future Land use map designation for the property, and having substantially met requirements of the provisions of the zoning code related to a PUD, and satisfactorily addressing staff comments, **STAFF RECOMMENDS the Planning Commission provide a FAVORABLE RECOMMENDATION TO CITY COUNCIL regarding the rezoning request for the *Remington Farms* as described in the Pattern Book resubmitted on 01/22/2026, and dated 01/23/2026, and Traffic Impact Study (“TIS”) by RG Phillips, updated September 2025 with the following Procedural Notifications and Conditions of this Approval:**

## **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.*

The Application is a Rezoning Application (Mixed PUD), being a legislative decision, Mayor and City Council will further review for adoption.

If not deferred by the Planning Commission, the City Council 1st Meeting is the Study Session for discussion on 03/03/2026.

1<sup>st</sup> Reading of the Rezoning is 03/12/2026.

If Approved, Public Hearing occurs first, then 2<sup>nd</sup> Reading on 04/09/2026.

On 04/23/2026, if Adopted, the PUD takes effect on 04/24/2026.

Next Phase in the development is the Subdivision Process.

Requires Approved Building Permit for any construction.

Requires Grading Permit approval from Shelbyville Public Works.

Requires Approved TDOT Entrance Permit and Coordination through TDOT Region 3 BEFORE WORK ON THE PUBLIC ROW is initiated.

Requires TDEC Permit for grading 1-acre or more.

Requires TN CORE application for electrical permits.

# A. REZONING REMINGTON FARMS PUD

## CONDITIONS OF APPROVAL

1. Applicant to commit to all of the recommended off site improvements as identified in the referenced *Pattern Book that the Developer has agreed to and the TIS*. *Revise the TIS to include what Developer has agreed to in the Pattern Book for roadway improvements.*
2. Applicant to commit to any additional road improvements that might be required by TDOT as part of the access permit process.
3. On Page 2 of the Pattern Book, *Overview & Project Summary*, first paragraph, revise to include all three parcels contained in the PUD.
4. On Page 14, *Open Space Plan*, identify the area and highlight the Usable (or Formal) Open Space and include in appropriate phasing.
5. *Provide pedestrian connection to all Open Spaces (Not clear in the Pattern Book) especially to school site.*

## ALTERNATIVE ACTION BY THE PLANNING COMMISSION.

If all conditions are not met than the APPLICATION SHOULD BE DENIED.

# A. REZONING REMINGTON FARMS PUD

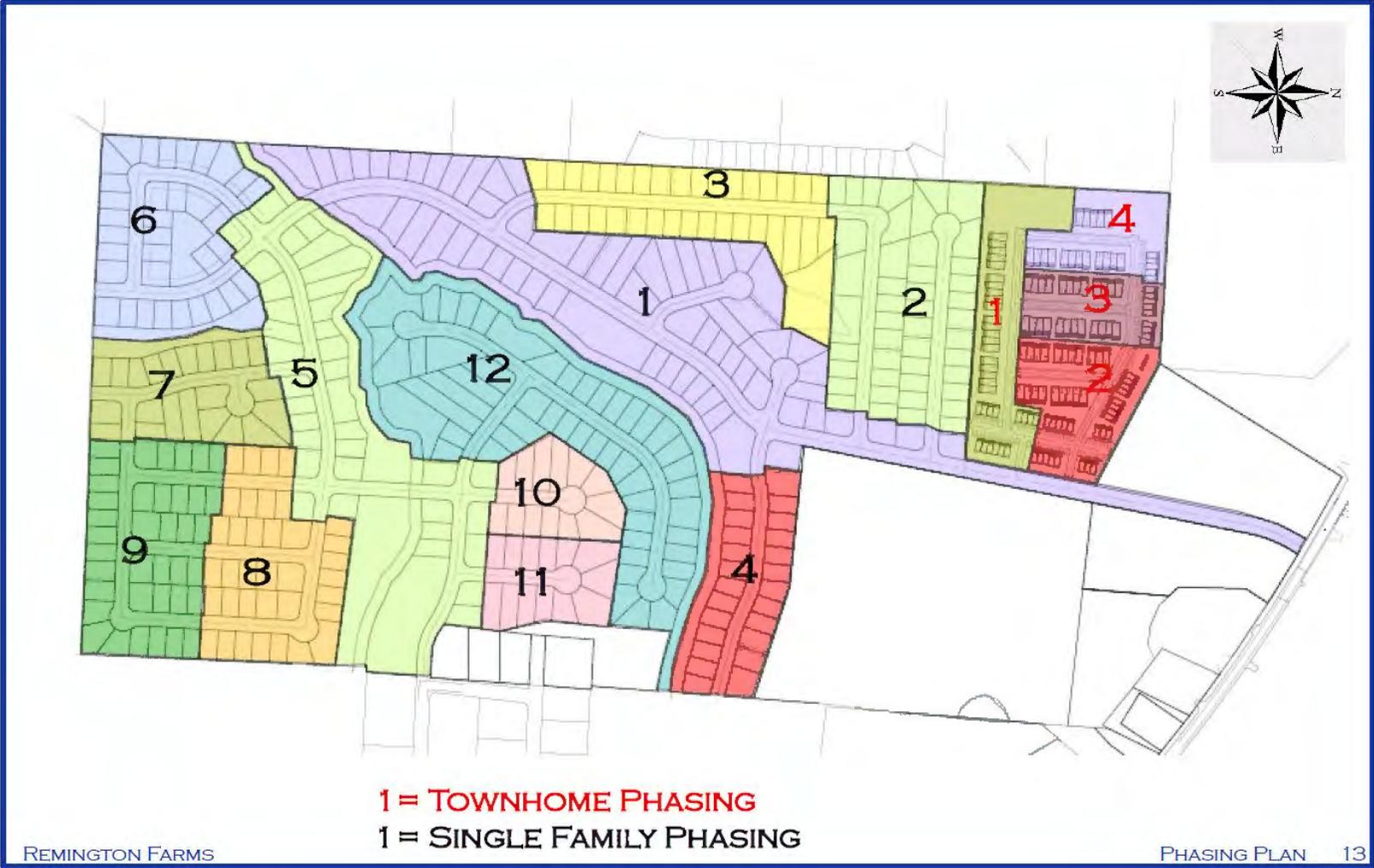
- 02/08/2024 Annexation and incorporation into Municipal Boundary
- Initial PUD application delayed
- Challenge from satisfying TDOT / City on addressing traffic impact made by the development
- Initial PUD proposed 715 Dwelling Units, 9.83 ac. commercial use, and Developer offered possible 4 ac. for new fire hall
- 01/23/2025 Developer requested deferral to negotiate with BOE for school site.
- Between Jan. and Dec. 2025, Developer negotiated 20 ac. for school site with BOE and negotiated with City and offered the offsite improvements identified in the regulating Pattern Book.

Date	Description	Comment
11/17/2022	Annexation Petition for 124 ac rec'd	
11/15/2023	Request to advance this annexation request	
12/26/2023	Letter from SPS implicitly supporting project based on amount of System Development Charge to receive	
12/28/2023	Recommendation to City Council to approve this annexation of 128 ac	6-3 majority
12/28/2023	1 <sup>st</sup> iteration Remington Farm PUD deferred to update Traffic Study	
01/11/2024	City Council approved this annexation at 1 <sup>st</sup> reading	
02/08/2024	Public Hearing held on this annexation	
02/08/2024	City Council approved this annexation at 2 <sup>nd</sup> reading	
02/23/2024	Incorporation of 124 ac into city boundary takes effect and zoned R-1	
04/03/2024	Updated TIS Completed	
04/04/2024	Pattern Book updated based on the updated TIS	
04/05/2024	Request by Development Team to return to PC	
04/23/2024	TDOT scoping meeting scheduled for May 2024	
05/16/2024	TDOT scoping meeting to review 04/04/2024 iteration of the TIS	
05/16/2024	TDOT provided comment for required improvements based on development impact	
05/17/2024	Development Team request deferring Application to review TDOT requirements based on development impact	
06/25/2024	Development Team proposal for offsite improvements to TDOT	
06/25/2025	TDOT response that not all requirements addressed	
07/23/2024	Development Team response to TDOT countering improvement requirement	
07/24/2024	TDOT to discuss internally with City staff	
08/12/2024	Requesting deferral of Application from August PC meeting	
08/19/2024	TDOT meeting. City commits to reducing speed limit per the recommendation in the Updated TIS, TDOT concurs using full signal warrants. Remaining comments are not addressed.	
12/17/2024	TIS Updated (Final iteration) based on 05/16/2024 TDOT requirements	
01/23/2025	Return to PC for consideration. Development Team request deferral of up to 90-days to evaluate a redesign incorporating a future school site. Developer in discussion with BOE.	01/23/2025
03/24/2025	TDOT internal meeting with City Staff to reach an agreement on what is required for improvements based on development impact	
03/24/2025	TDOT issues final requirements formulated from the 03/24/2025 internal discussions with City Staff	
04/03/2025	Meeting with Development Team, Attorney, and City Staff to reach a consensus and move towards agreement on required offsite improvements based on development impact. Developer Team later accepted and agreed to the 03/24/2025 TDOT requirements.	
12/23/2025	Remington Farms Pattern Book Resubmittal made final agreement for offsite improvements based on TDOT, City Staff, and Development Team consensus	
01/22/2026	Final Pattern Book resubmittal made incorporating last TDOT requirements.	

## APPLICATION HISTORY

# A. REZONING REMINGTON FARMS PUD

11-PHASES



# A. REZONING REMINGTON FARMS PUD

## SITE CONTEXT

### SITE DATA:

TOWNHOMES= 135 UNITS  
TOWNHOME AREA= 14.1 AC ±  
TOWNHOME DENSITY= 9.57 UNITS/AC

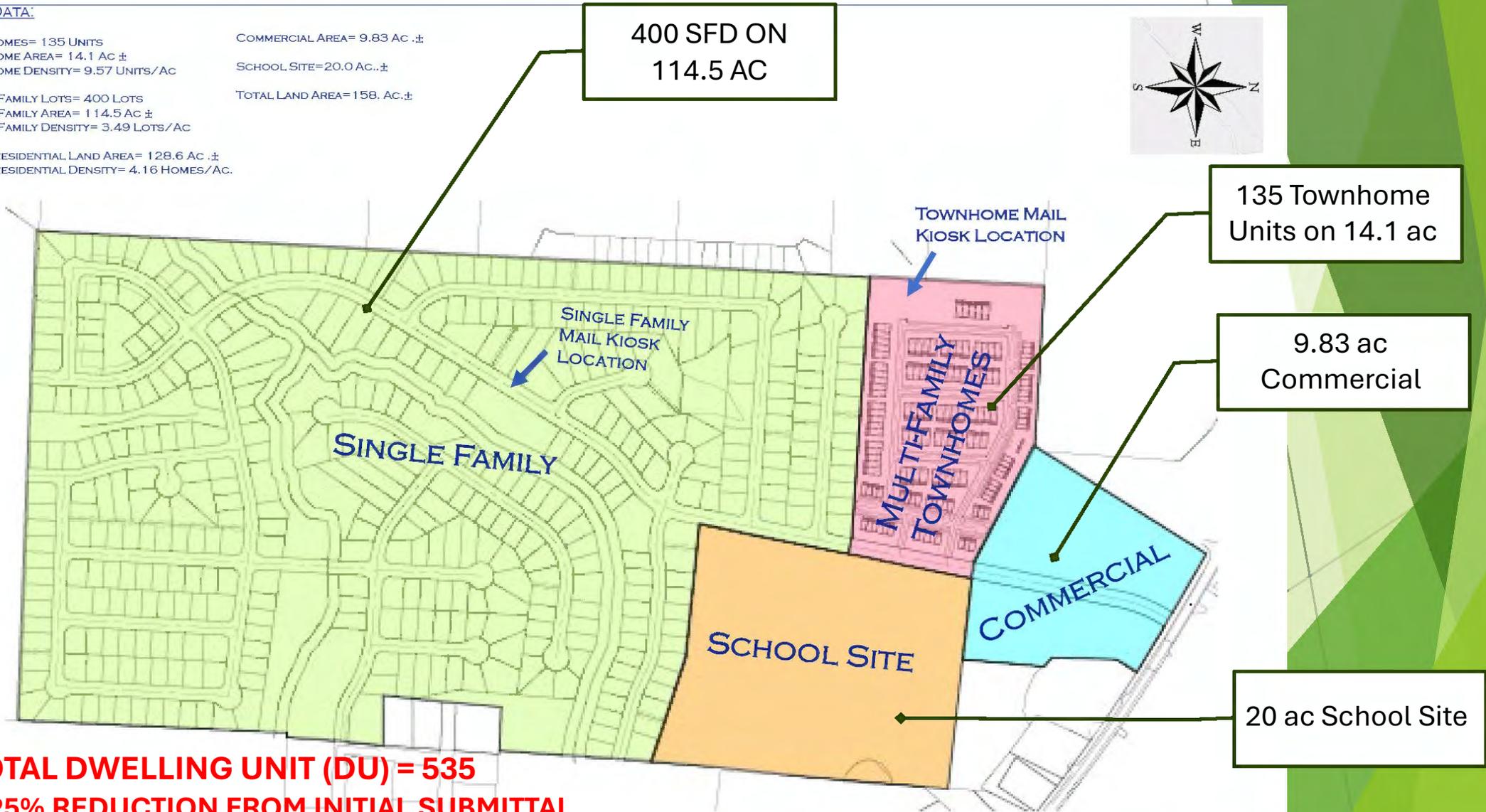
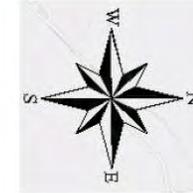
SINGLE FAMILY LOTS= 400 LOTS  
SINGLE FAMILY AREA= 114.5 AC ±  
SINGLE FAMILY DENSITY= 3.49 LOTS/AC

TOTAL RESIDENTIAL LAND AREA= 128.6 AC ±  
TOTAL RESIDENTIAL DENSITY= 4.16 HOMES/AC.

COMMERCIAL AREA= 9.83 AC ±

SCHOOL SITE=20.0 AC..±

TOTAL LAND AREA=158. AC.±



**TOTAL DWELLING UNIT (DU) = 535**  
**A 25% REDUCTION FROM INITIAL SUBMITTAL**

# A. REZONING REMINGTON FARMS PUD

## DEVELOPMENT GROSS DENSITY

### SITE DATA:

TOWNHOMES= 135 UNITS  
 TOWNHOME AREA= 14.1 AC ±  
 TOWNHOME DENSITY= 9.57 UNITS/AC

SINGLE FAMILY LOTS= 400 LOTS  
 SINGLE FAMILY AREA= 114.5 AC ±  
 SINGLE FAMILY DENSITY= 3.49 LOTS/AC

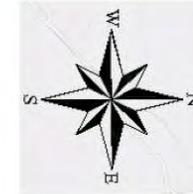
TOTAL RESIDENTIAL LAND AREA= 128.6 AC ±  
 TOTAL RESIDENTIAL DENSITY= 4.16 HOMES/AC.

COMMERCIAL AREA= 9.83 AC ±

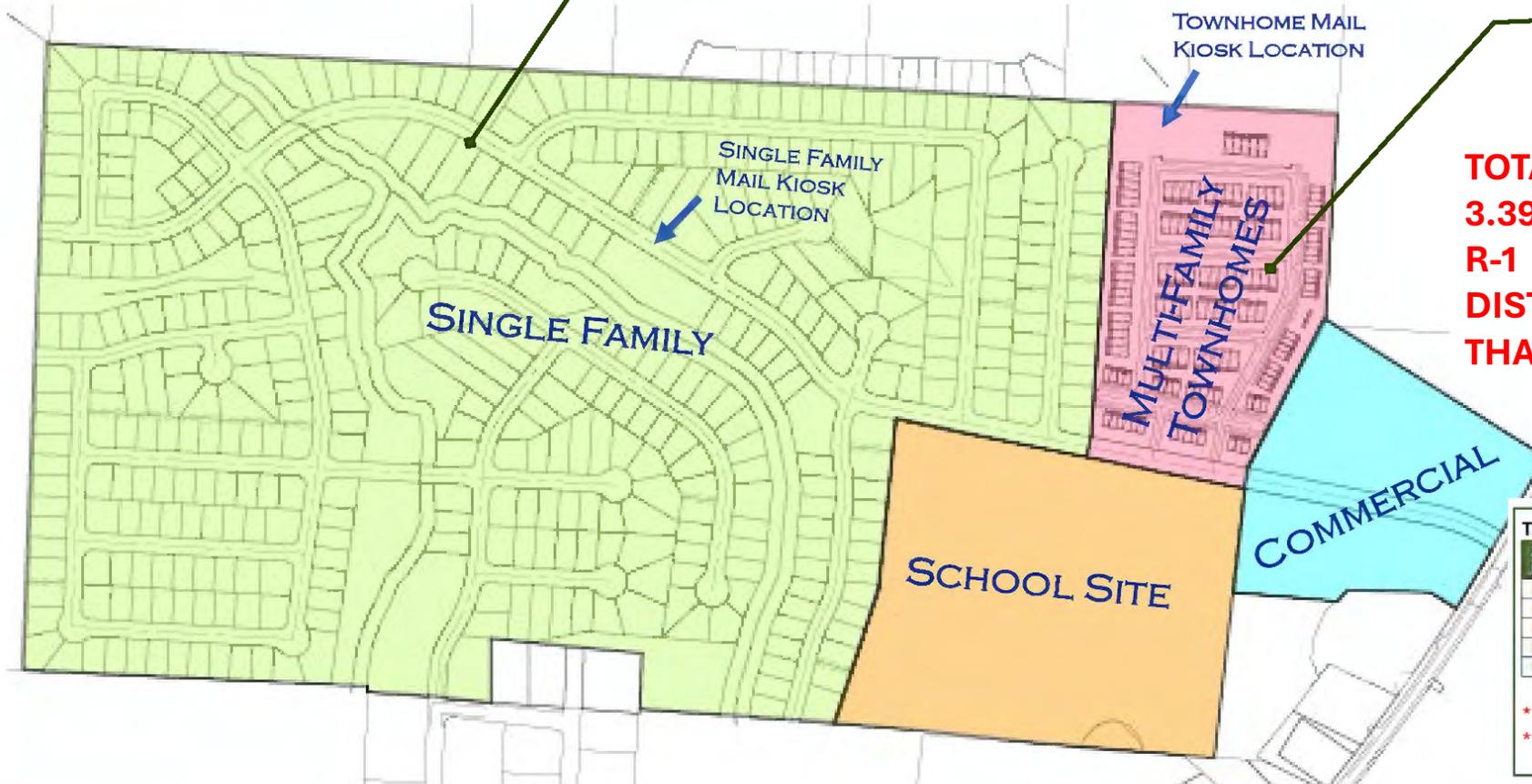
SCHOOL SITE=20.0 AC..±

TOTAL LAND AREA=158. AC.±

3.49 DU / AC for  
SingleFamily



9.57 DU/AC for  
Townhome



**TOTAL GROSS DENSITY IS 3.39 DU / AC. INBETWEEN R-1 AND R-2 ZONE DISTRICT AND 25% LESS THAN INITIAL SUBMITTAL**

TYPICAL GROSS DENSITY		
ZONING DISTRICT	CALCULATION	DWELLING UNIT / AC
R-1	43,560 / 15,000	2.9 DU/AC
R-2	43,560 / 10,000	4.36 DU/AC
R-3	43,560 / 7,500	5.8 DU/AC
R-3A	43,560 / 5,000	8.7 DU/AC
R-4	43560/3,000	14.52 DU/AC

\*Based on highest density

\*\*1-Acre = 43,560 sqft.

# A. REZONING REMINGTON FARMS PUD

## OPEN SPACE AND AMENITIES



**PLAYGROUND**

AMENITIES AND OPEN SPACE AREAS ARE TO BE CONSTRUCTED WITHIN THE SECTIONS THEY ARE LOCATED. NO OCCUPANCY PERMITS SHALL BE ISSUED UNTIL CONSTRUCTED AND DEDICATED TO A MAINTENANCE ORGANIZATION.



**DOG PARK**

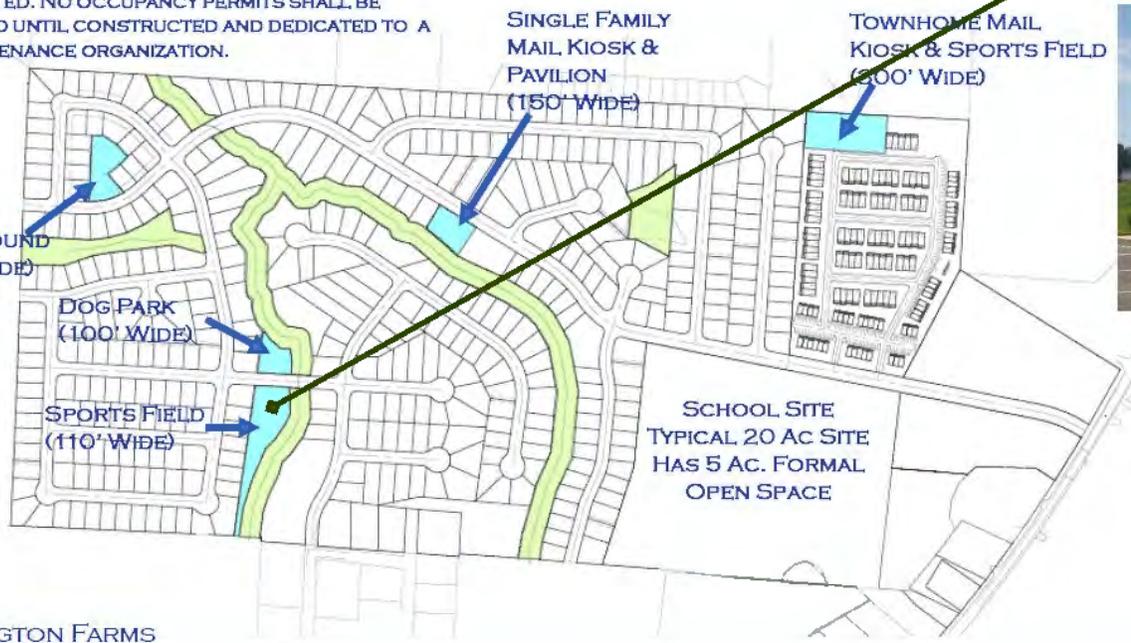


**SPORTS FIELD**

USABLE OPEN SPACE IS DISTRIBUTED THROUGHOUT (DESIRED)

### \*COMMENTS.

- The School site identifies 3 acres to be used for Open Space but not clearly delineated
- Without the delineation the school site Open Space connection is unclear
- Mail kiosks, SWM detention areas (except bio retention) cannot be factored as Open Space or Useable Open Space
- Amenities meet requirement



**MAIL KIOSK**

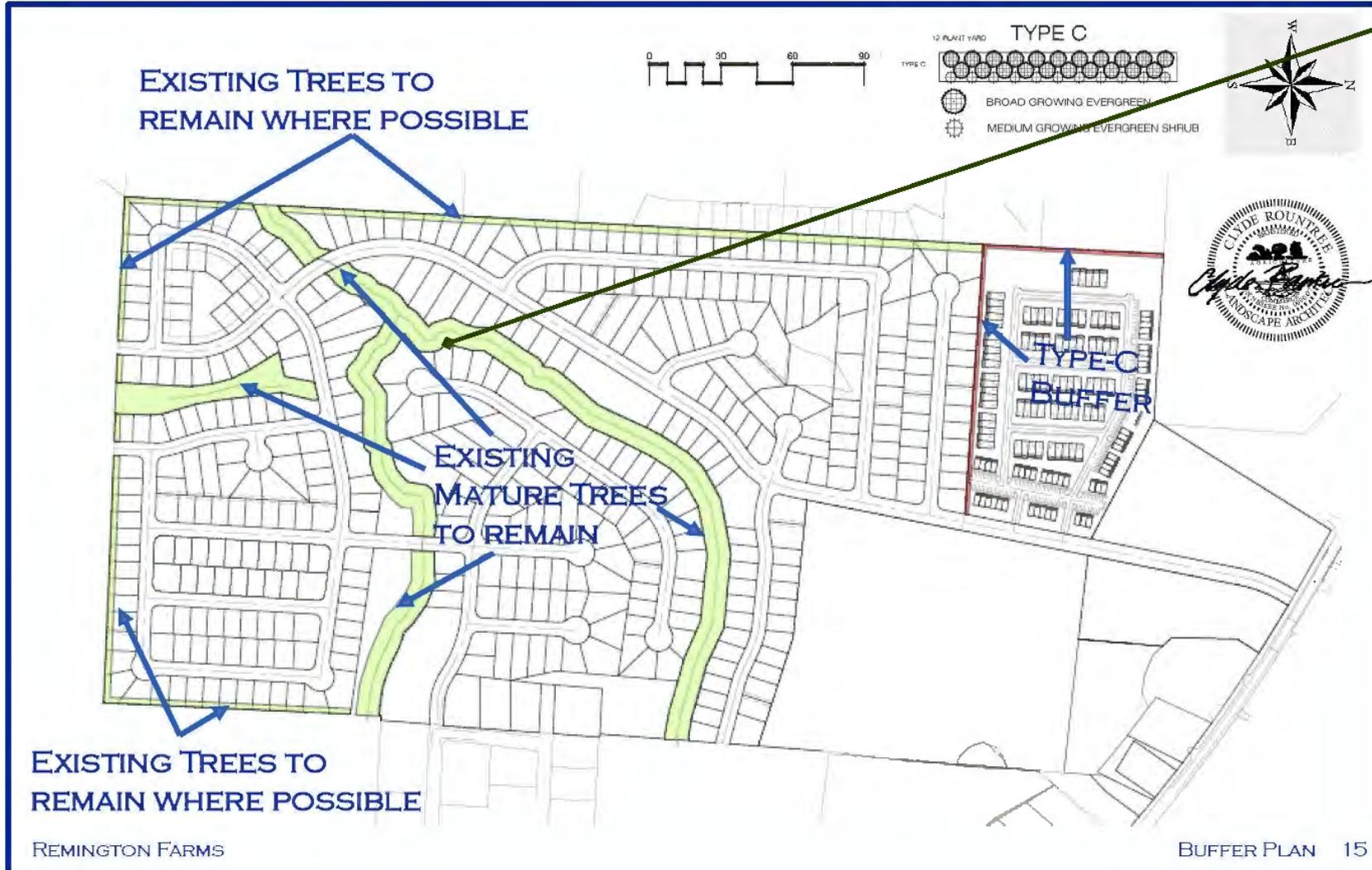
**TOTAL OPEN SPACE**  
 REQUIRED= 10% x 158 ACRES  
 = 15.8 ACRES  
 PROVIDED= 19.3 ACRES

**FORMAL OPEN SPACE**  
 REQUIRED= 50% x REQ OPEN  
 = 50% x 15.8 ACRES  
 = 7.9 ACRES  
 PROVIDED = 8.25 ACRES

# A. REZONING REMINGTON FARMS PUD

## OPEN SPACE (Continued)

PRESERVATION OF EXISTING MATURE TREES DESIRED

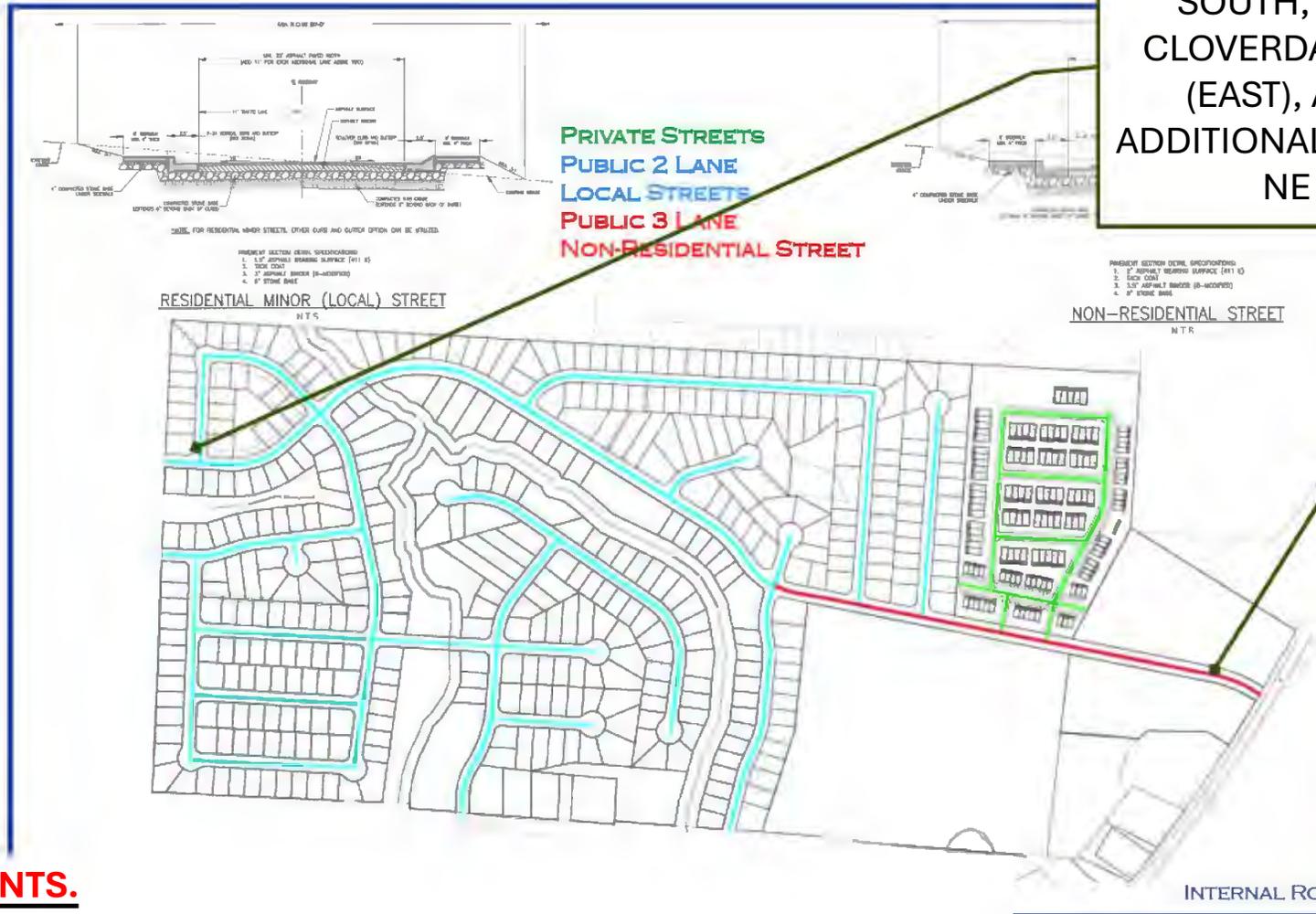


### \*COMMENTS.

- Mature tree lines may be utilized for Open Space, including Usable Open Space for trails, etc.
- It is unclear how the Open Space is calculated and the designer should provide testimony and at subdivision phase ensure Open Spaces meet the criteria of the Pattern Book as well as ensure pedestrian access

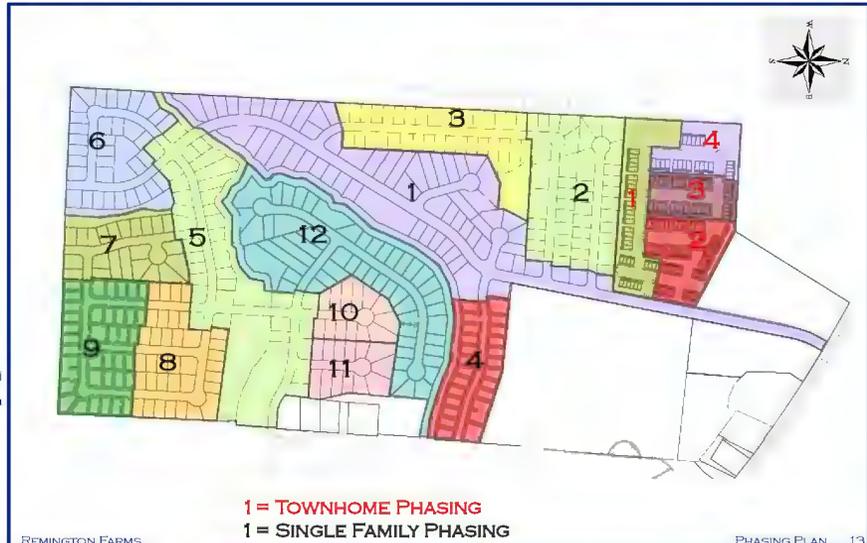
# A. REZONING REMINGTON FARMS PUD

## INTERNAL ROAD CONNECTIONS – MAXIMUM CONNECTIONS



2-STUBS TO THE SOUTH, 1-TO CLOVERDALE RD (EAST), AND ADDITIONAL TO THE NE

PRIMARY CONNECTION TO UNION ST (41A) – 5 TOTAL POTENTIAL CONNECTIONS



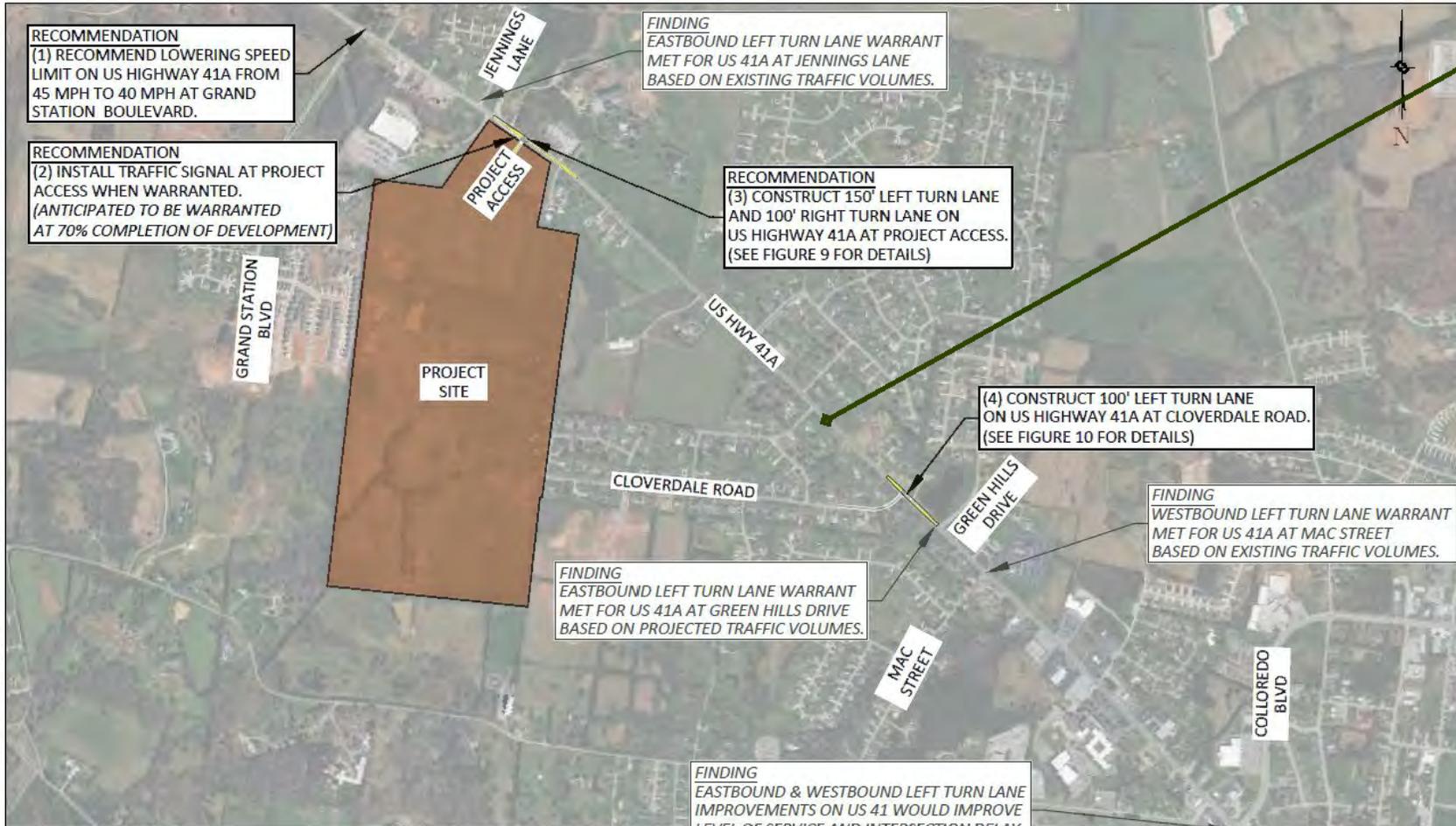
### \*COMMENTS.

- Depending on phasing, temporary cul-de-sac may be required
- At Preliminary plat phase, Development Team will need to work with Staff for phasing of infrastructure

# A. REZONING REMINGTON FARMS PUD

## DEVELOPER AGREEMENT TO IMPROVE OFFSITE BASED ON DEVELOPMENT IMPACT

TWTL from  
Remington Farm  
Entrance to Mac St.



### \*COMMENTS.

- Not graphically shown in the TIS, the Developer has provided statement in Pattern Book to also provide Two Way Turn Lane (TWTL) – a 3<sup>rd</sup> lane from Remington Farm entrance to Mac St. to the SE

# A. REZONING REMINGTON FARMS PUD

## DEVELOPER AGREEMENT TO IMPROVE OFFSITE BASED ON DEVELOPMENT IMPACT

A traffic study dated September 2025 has been completed and a copy provided to the City of Shelbyville. The traffic study recommends the following:

1. Recommend lowering the speed limit on US Highway 41A from 45 mph to 40 mph beginning near Grand Station Boulevard.
2. Recommend widening US Highway 41A at the project access roadway to provide a 250' left turn lane.
3. Recommend widening US Highway 41A at Cloverdale Road to provide a 150' left turn lane.

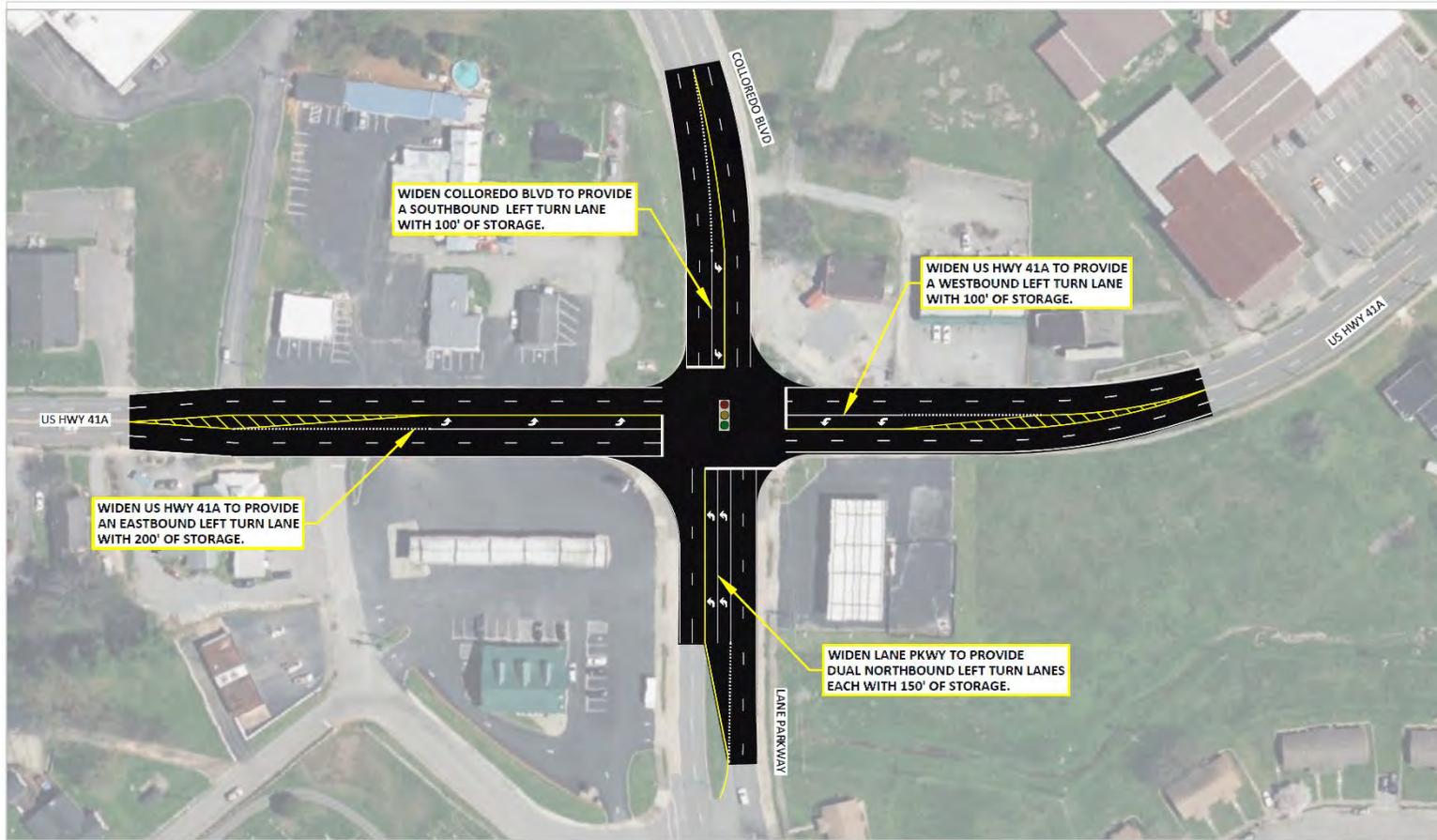
This development has agreed with the City of Shelbyville to do the following traffic improvements:

1. Speed limit reduction beginning at Grand Station Blvd
2. Provide a traffic signal at the project access on HWY 41A when warranted
3. Add a left and right turn lane on HWY 41A at project access
4. Improve HWY 41A from Mac Street to the project access to a 3 lane cross section with 3 11' lanes with shoulder width varying and no side street improvements

*\*The TIS and Pattern Book are inconsistent. The Pattern Book identifies greater improvements because of the development impact that the Developer is agreeing to. The TIS should be updated to include full improvements and may take place as a Procedural Notification.*

# A. REZONING REMINGTON FARMS PUD

## COLLOREDO BLVD - CONCEPT



Traffic Study Update  
Remington Farms Shelbyville, TN

Figure 1.  
Conceptual Sketch of Potential Improvements  
US Highway 41A & Colloredo Blvd / Lane Pkwy



**NEGATIVELY IMPACTED IN APPROXIMATELY 7-YEARS. CITY IS SEEKING GRANT FUNDING FOR IMPROVEMENT BEFORE DEVELOPMENT EFFECT**

### COMMENTS ON COLLOREDO BLVD.

Remington Farms is limited to one connection to Union St. and one internal connection on Cloverdale Road. Had the connection from Union Station Subdivision not been removed years ago, there may have been an alternative connection to the West.

2-stubs are proposed to the South for access to Rabbit Branch Rd. in the future.

The Level of Service (“LOS”) is expected to negatively impact Colloredo Blvd. However, the cost of improvements today is a substantial burden on one developer to bear and Staff and TDOT recognized that the impact is not expected for as long as 7 years.

Colloredo Blvd. needs improvements today and the City is pursuing infrastructure grants for planning and improvements *BEFORE* the expected lowering of LOS impacted by the Remington Farm Development.

# A. REZONING REMINGTON FARMS PUD

## ARCHITECTURAL MEET THE REQUIREMENTS



ELEVATIONS SHOWN ARE FOR STYLISTIC REPRESENTATION AND NOT NECESSARILY INDICATIVE OR LIMITING OF MATERIAL TYPES TO BE USED DURING HOME BUILDING

REMININGTON FARMS

SINGLE FAMILY ARCHITECTURAL ELEVATIONS 17



NON-GARAGE UNITS ARCHITECTURAL ELEVATIONS 21



ELEVATIONS SHOWN ARE FOR STYLISTIC REPRESENTATION AND NOT NECESSARILY INDICATIVE OR LIMITING OF MATERIAL TYPES TO BE USED DURING HOME BUILDING

REMININGTON FARMS

SINGLE FAMILY ARCHITECTURAL ELEVATIONS 18



REMININGTON FARMS

GARAGE UNITS ARCHITECTURAL ELEVATIONS 19

# A. REZONING REMINGTON FARMS PUD

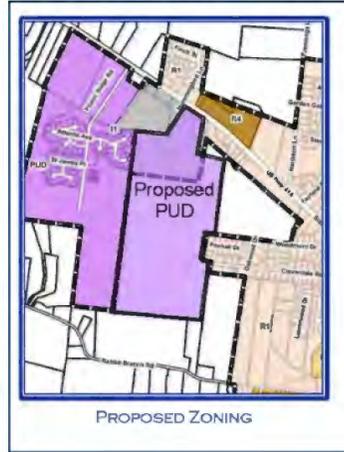
STAFF REPORT DETAILS THE CONSISTENCY WITH ADOPTED PLANS, CONFORMANCE WITH ZONING ORDINANCE AND SITE CONDITIONS

## CONFORMANCE WITH ZONING ORDINANCE AND CONSISTENCY WITH ADOPTED PLANS

**Zoning Ordinance**  
From current iteration Pattern Book Page 4. Substantially conforms with or may be made to conform during development. Pattern Book needs minor amendments to demonstrate conformance – Ref. Procedural Notifications.

*Shelbyville Municipal Zoning Ordinance Art. V, Sec. 5.8, Planned Unit Development District*<sup>24</sup>

- Modification to Bulk Standards
- Maximum Street and Pedestrian Connectivity
- Architectural Design Standards
- 10% Required Open Space
- 5% Required Usable Open Space
- Harmony with surrounding neighborhood
- Amenities
- Dedicated Mail Kiosk
- Establishment of HOA
- Enhanced Landscaping
- SWM Requirements



## FUTURE LAND USE MAP<sup>25</sup>

### Appropriate Zoning

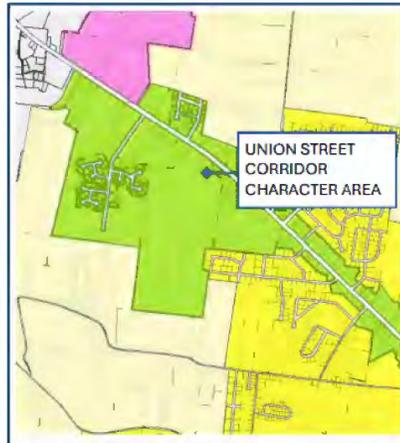
R-1 & R2 Low Density Residential, R-3 Medium Density Residential, R-3A Medium-High Density Residential, R-4 High Density Residential, C-2 General Business, C-3 Neighborhood Commercial, **Mixed Use and Residential Planned Unit Development (PUD),.**

### Primary Future Uses

**MOST APPROPRIATE:** The Union 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

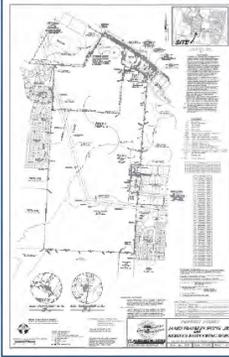
### Site Design

All uses along Union 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 elements should be included in new development.



## CONDITIONS OF SITE FOR DEVELOPMENT

CRITERIA	AUTHORITY	MAP	COMMENT
Water / Sewer / Power	SPS		The expected System Development Charge is planned to be used for improvements to neighborhood all along Union St. benefits extend beyond this development.  Power, Water, and Sewer improvements are required to make available and accessible to service this PUD.
Roadway Function	TDOT		41A is a Minor Arterial, capable of supporting development impact and proposed improvements will increase functionality and reduce conflicts on roadway.
Access Control	TDOT		Conformance with TDOT Highway Service Access Manual ("HSAM") in accordance with City Adopted Corridor Study for 41A.
Police Service	City		Service is made 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 <sup>26</sup>			Area of Minimal Flood Hazard <sup>27</sup>

Karst Features	City		08/23/2023 Survey mapped karst features
Neighborhood Compatibility (Land Use and Zoning)	City		North: Union St. (41A), Transportation South: County A-1, Vacant NE, R-1, SFD, Nonconforming Agriculture SE, R-1 SFD Subdivision West: R-2, SFD

The background features abstract, overlapping green shapes in various shades, creating a modern, geometric aesthetic. The shapes are primarily triangular and polygonal, with some appearing as if they are layered or folded.

# **OLD BUSINESS**

## **Planning Commission Decision**

# B1-3. SITE PLAN\_1049 Madison St. Laydown Yard

## SITE DATA

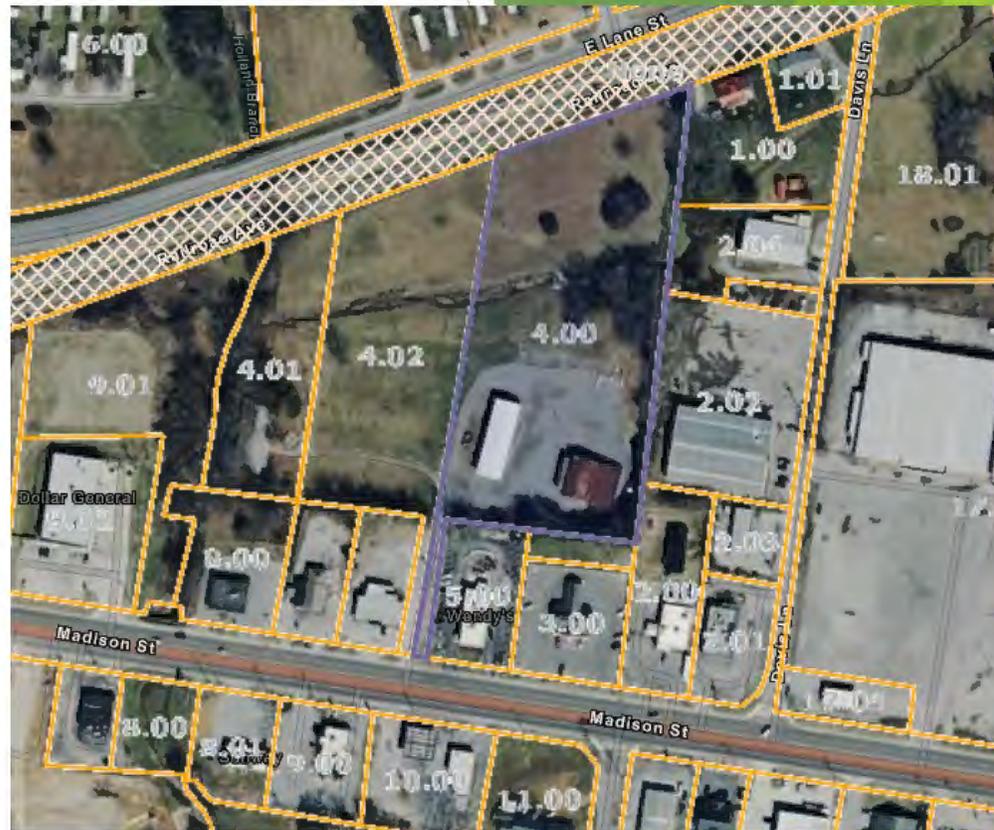
1. Address: 1049 Madison St.
2. Tax Map 089D Group A Parcel 004.01/04.02/04.00
3. Current Zoning: Parcel 04.00 is Split Zoned C-2/I-2  
Parcels 04.01 and 04.02 are I-2
4. Target Zoning: SAME – NO CHANGE
5. Total Land Area: +/- 8.81 ac. (3-LOTS)
5. Inconsistent with Comprehensive Plan for *Mixed Density Residential*
6. Madison St. is functionally Principal Arterial / Suburban future context classification (National HWY system)
7. Public Infrastructure and Services **NOT** available now or time of occupancy

## PROPERTY OWNER

JCG HOLDINGS, LLC.

## REPRESENTATIVE

TTL REPRESENTATIVE



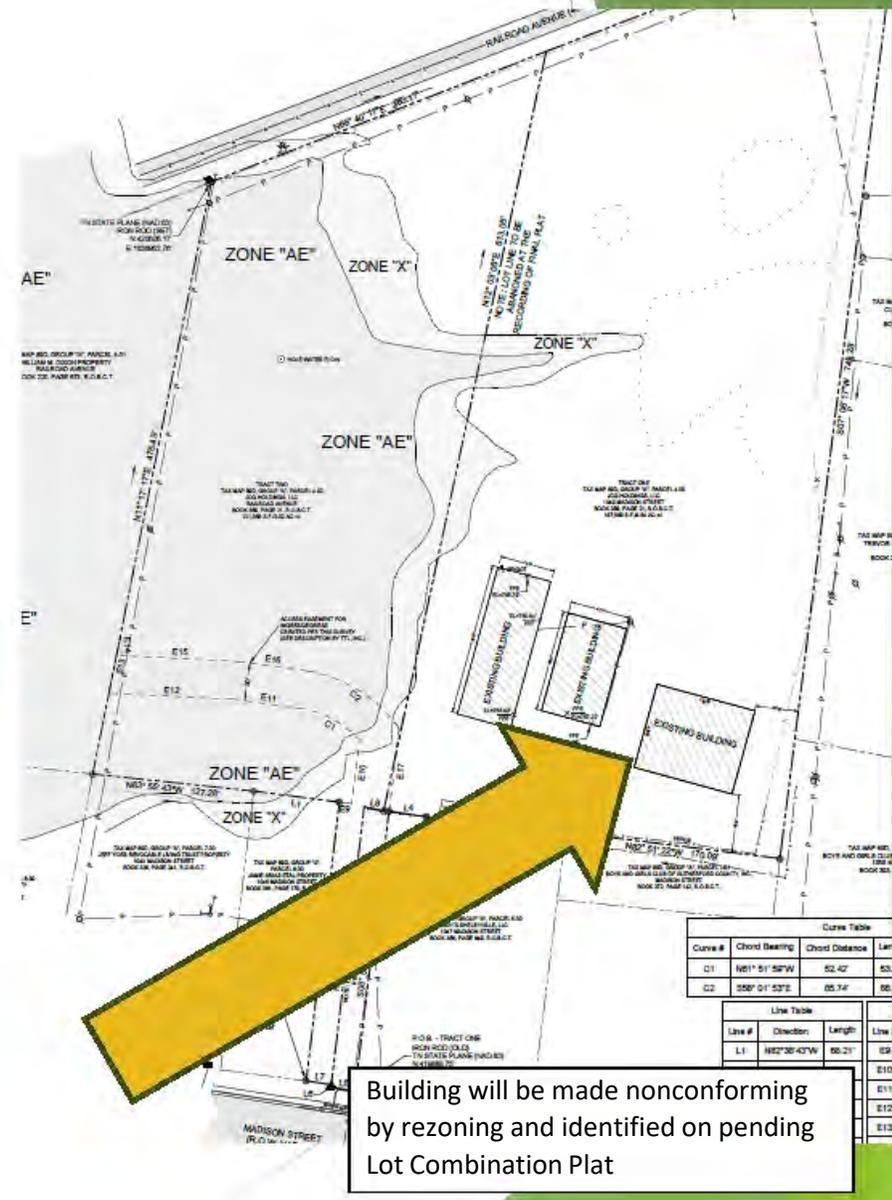
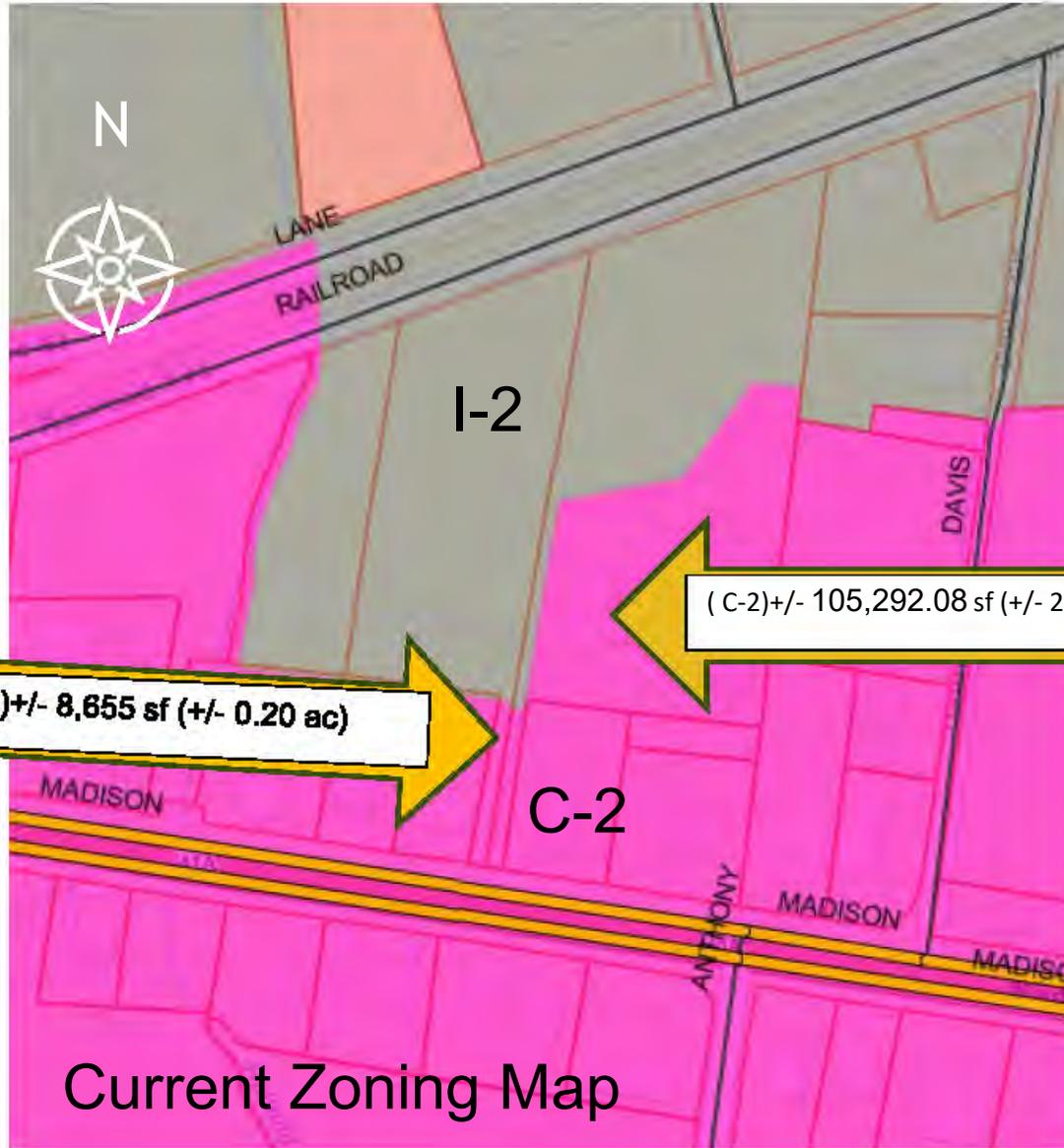
## **REQUEST**

Requesting approval of site plan application for development into industrial laydown yard on I-2 zoned portion of parcels and reused existing buildings for maintenance. Total development is 6.75 ac.

**Rec'd a 90-day deferral to complete Traffic Study and address remaining Staff Comments.**

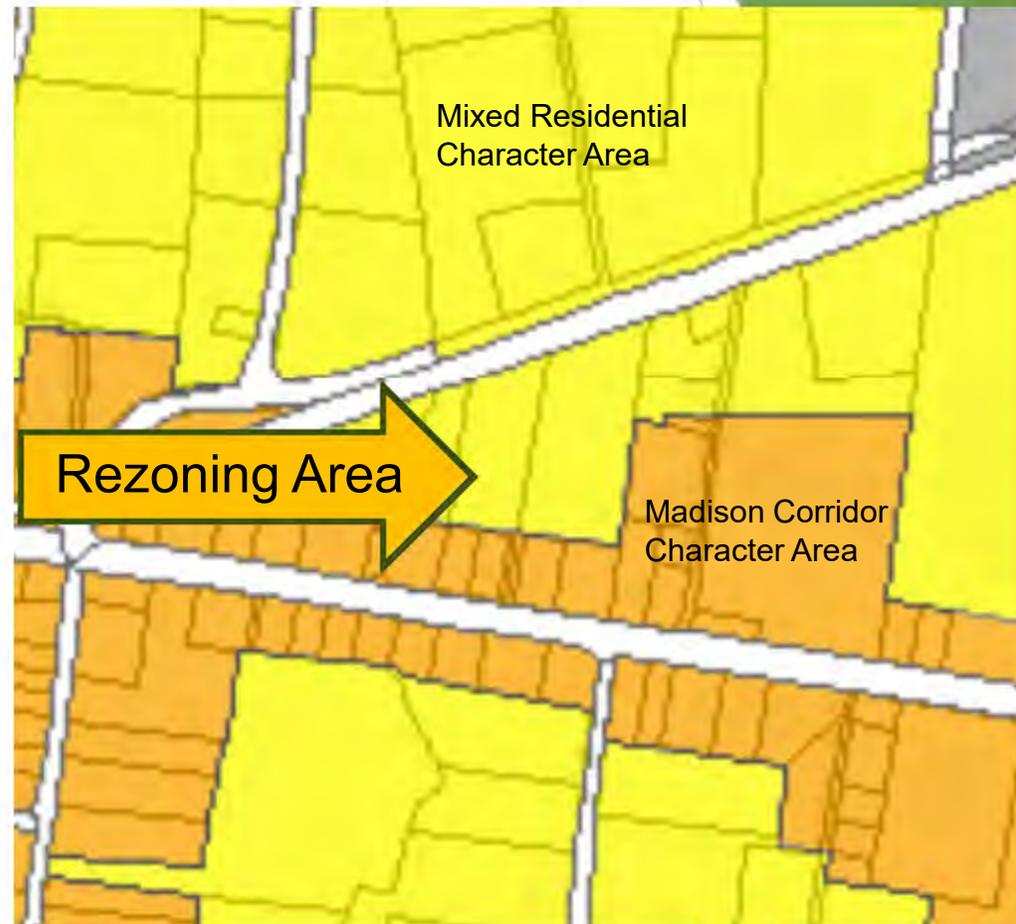
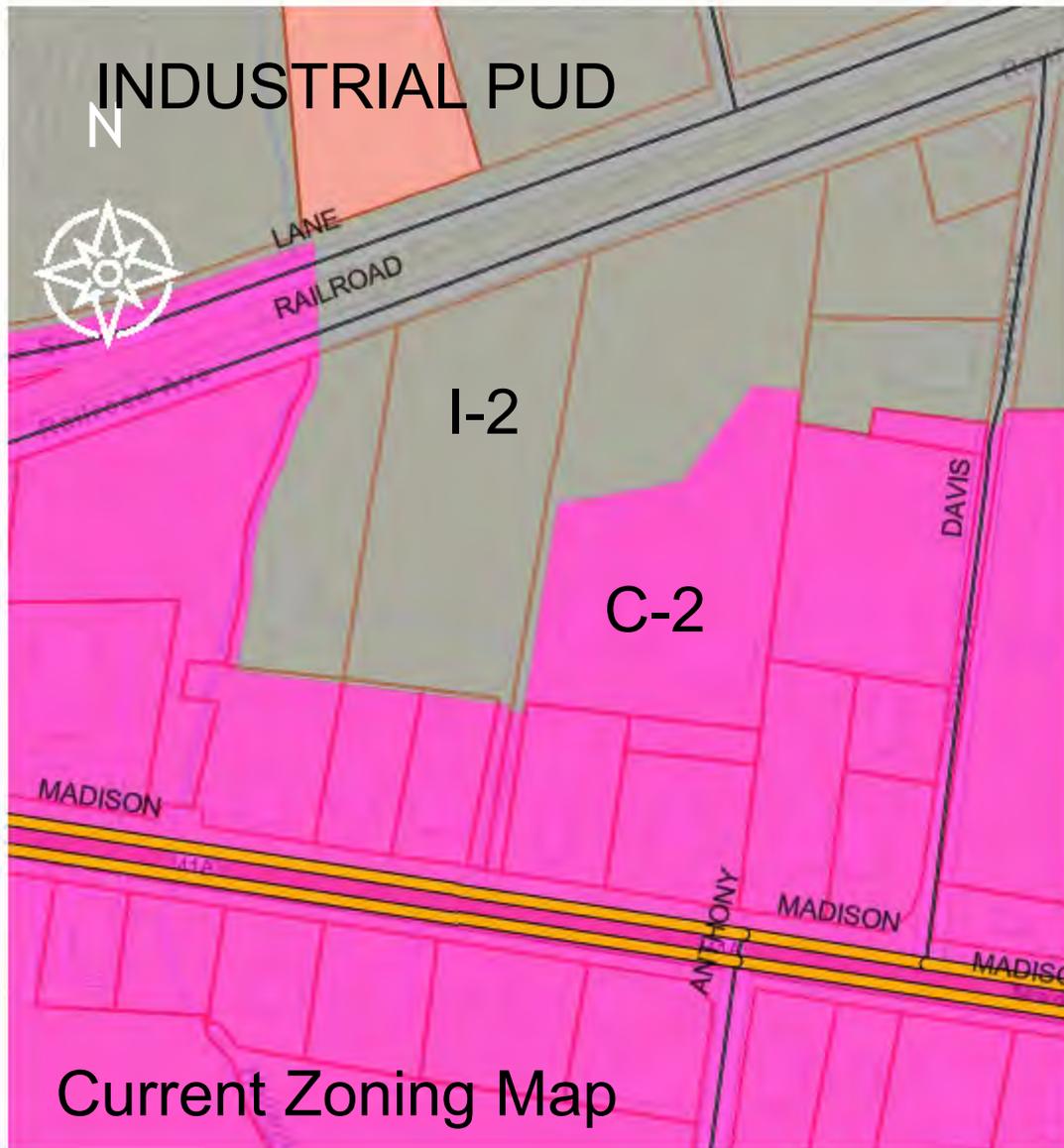
**As of this meeting, Staff comments substantially addressed or may be at time of construction with the exception of TIS review with TDOT and Staff**

# B1-3. SITE PLAN\_1049 Madison St. Laydown Yard



# B1-3. SITE PLAN\_1049 Madison St. Laydown Yard

## ZONING HISTORY



Future Land Use Map

Both C-2 and I-2 are inconsistent with Future Land Use Map

# B1-3. SITE PLAN\_1049 Madison St. Laydown Yard

## ZONING HISTORY



**APPLICATION WAS WITHDRAWN  
BY OWNER REQUEST IN OCT  
2024**

Current Neighborhood

# B1-3. SITE PLAN\_1049 Madison St. Laydown Yard

## CRITERIA FOR PLANNING COMMISSION RECOMMENDATIONS AND STAFF FINDINGS

In accordance with *Shelbyville Municipal Zoning Ordinance* Article 1, Sec. 1.7, and Art. III, Sec. 3.13, the Planning Commission is required to review all commercial, industrial, PUD, Multi-family and Mobile Home/RV park site plans.

Planning Commission bases their review on the adopted plans, policies, zoning ordinance, and subdivision regulations. Applications are required to meet the airport standards for landscaping and City Design Standard for the zoned district (I-1, Light Industrial). The following are findings based on Staff review:

- Proposed land use as an *industrial Laydown Yard* is inconsistent with the Mixed Density Residential Character Area of the Future Land Use Map. The neighborhood and existing underlying zoning has historically been vacant industrial zone. In this case the inconsistency may justify Future Land Use Map change – requires further study.
- Proposed land use conforms with the underlying zoning (I-2, General Industrial). Existing buildings re-purposed to maintenance office is conforming with the C-2 zone district.
- Substantial change in traffic impact from the development warrants a Traffic Study (Not yet received).
- This application was reviewed by the Pre-planning Committee on October 13, 2025, and comments delivered to the Applicant on October 17, 2025, in accordance with the adopted *Planning Commission (PC) Meeting Schedule*.
- Pre-planning Committee initial and final comments will be referenced in *Analysis and Supporting Documentation* of Staff Report.
- Comments from the initial submittal have NOT BEEN FULLY ADDRESSED by the resubmittal made on October 24, 2025. The application is deemed *Complete*.
- All comments HAVE NOT BEEN ADDRESSED to satisfaction of the Pre-planning Committee based upon the October 24, 2025, Resubmittal.

# **B1-3. SITE PLAN\_1049 Madison St. Laydown Yard**

[PUBLIC]

## **ACTION BY THE PLANNING COMMISSION.**

If the Planning Commission concurs with Staff Findings, Staff recommendation is to DEFER for the site development application resubmitted on October 23, 2025 for development proposal consisting of a 6.75 acres of development on 8.7 acres owned by JCG HOLDINGS, LLC., addressed as 1049 Madison St, Shelbyville, Tennessee, identified in Bedford County tax records as Tax Map 089D Group A Parcels 04.00, 04.01, 04.02, a use compatible with the underlying I-2 zoning district.

## **COMMENTS TO BE ADDRESSED.**

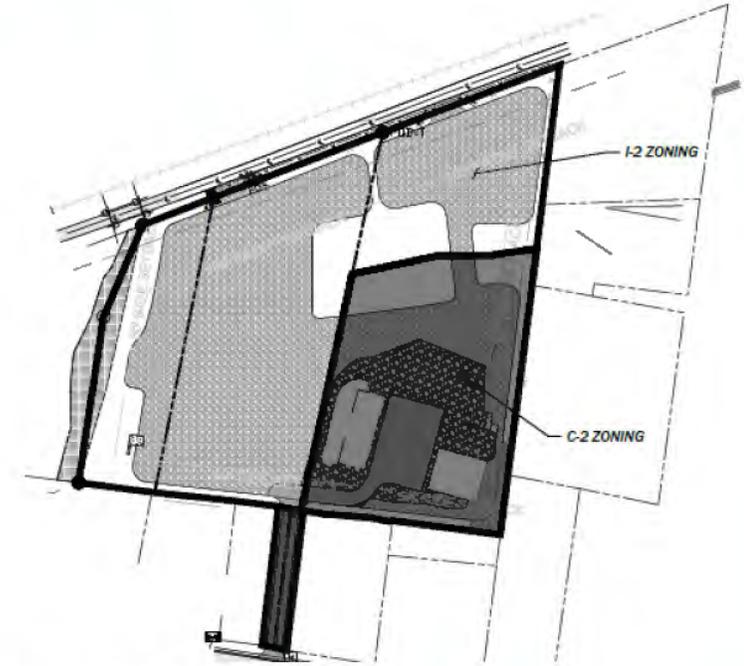
1. Provide traffic study and address engineering comment on access to Madison.
2. Address all of SPS comments.
3. Minor planning comment on drive entrance material.

**ALTERNATIVE ACTION BY THE PLANNING COMMISSION - NONE**

# B1-3. SITE PLAN\_1049 Madison St. Laydown Yard

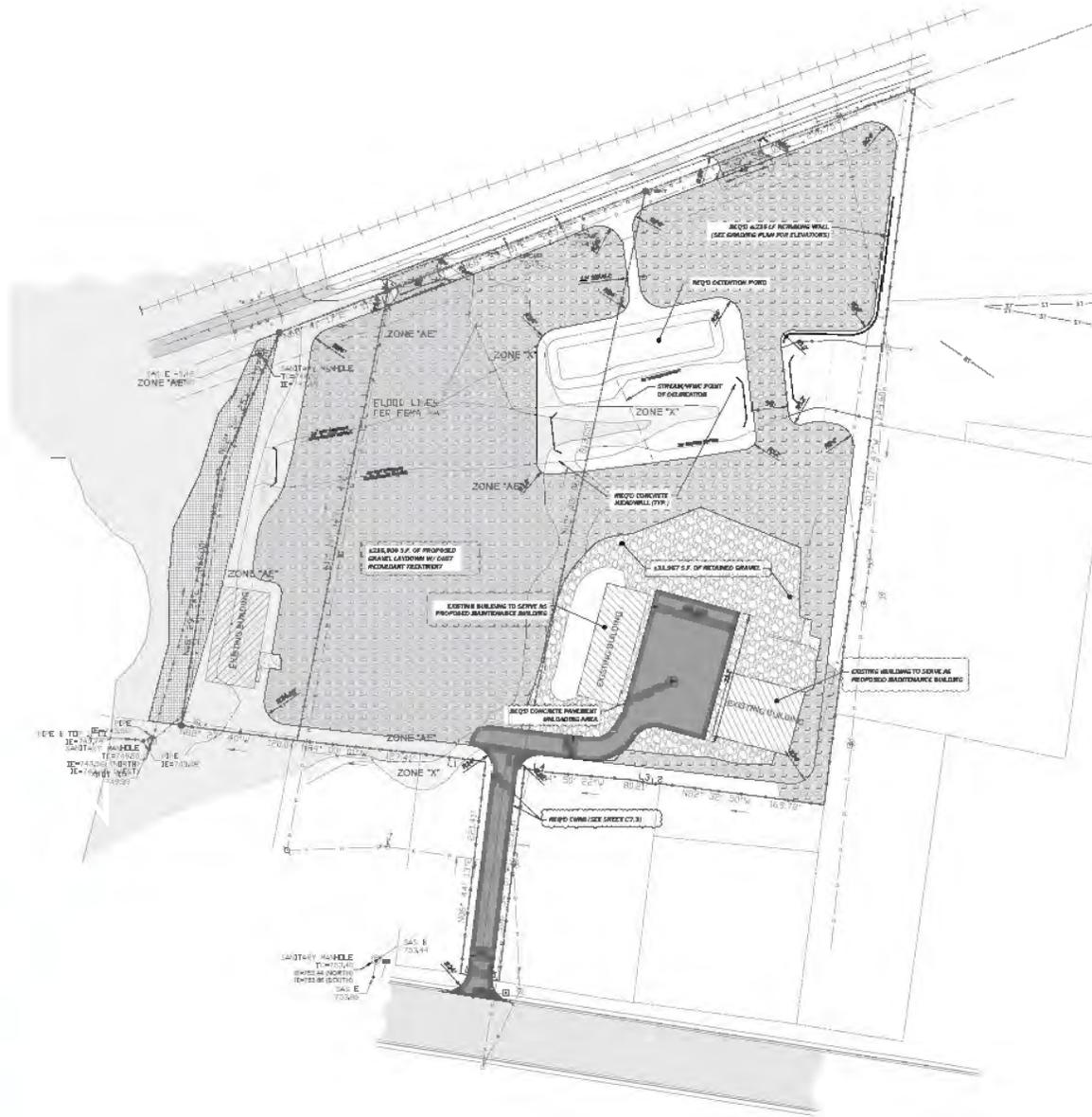
OWNER OR GOVERNING AGENCY WITH EXISTING INFRASTRUCTURE OR JURISDICTION IN THIS AREA.

## ZONING KEY-MAP

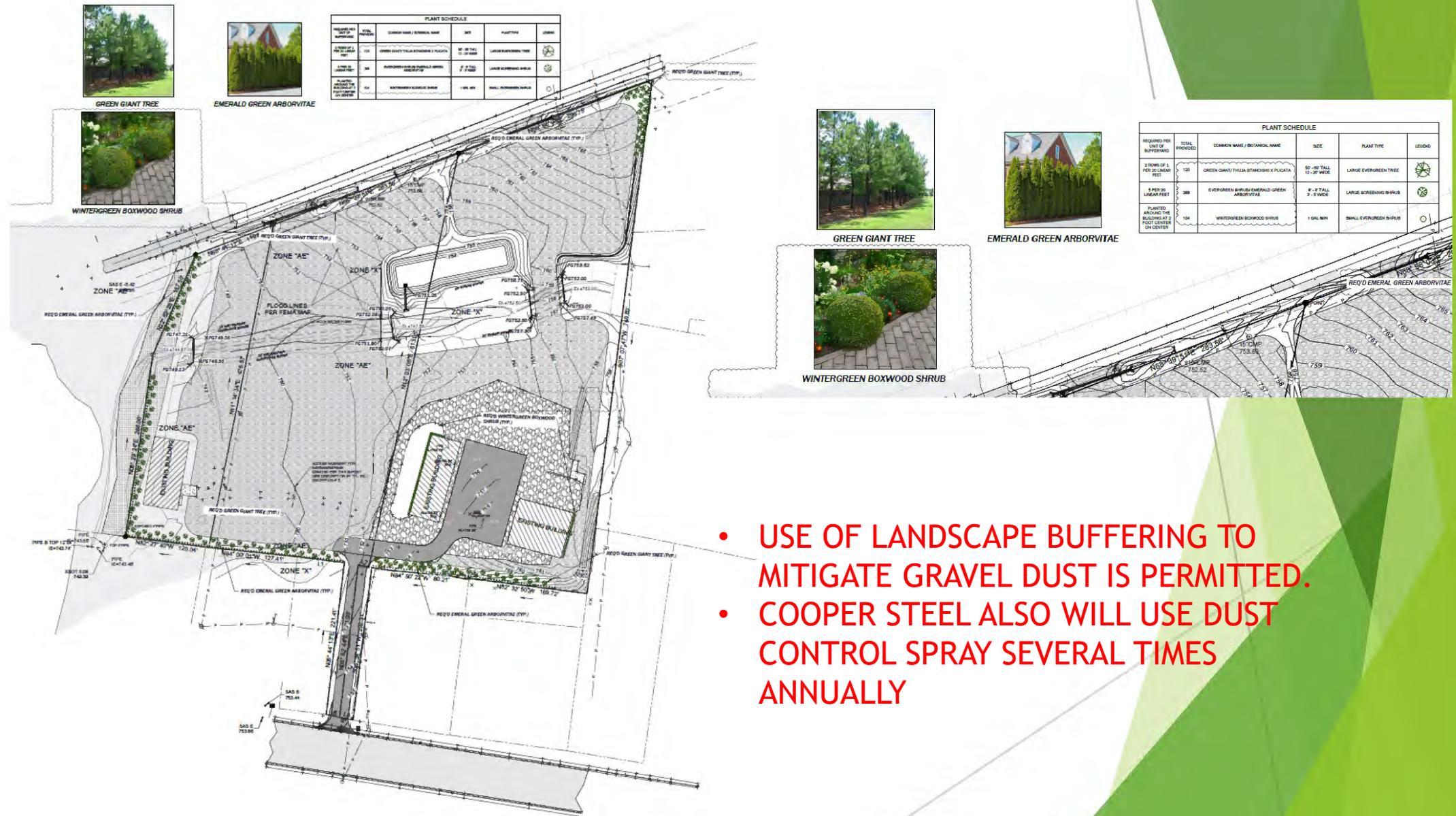


## HATCH LEGEND

	EXISTING BUILDING		EXISTING GRAVEL		EXISTING CONCRETE
	PROPOSED GRAVEL		CROSS ACCESS EASEMENT		PROPOSED CONCRETE
	PROPOSED PAVEMENT				



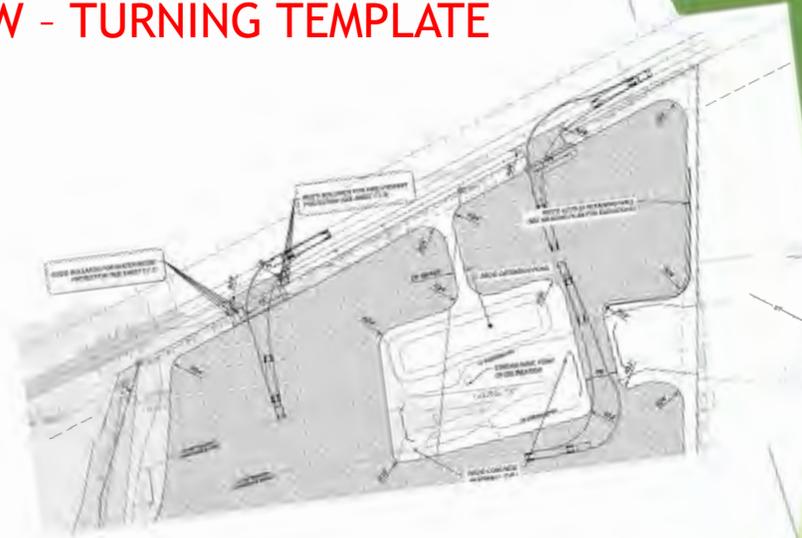
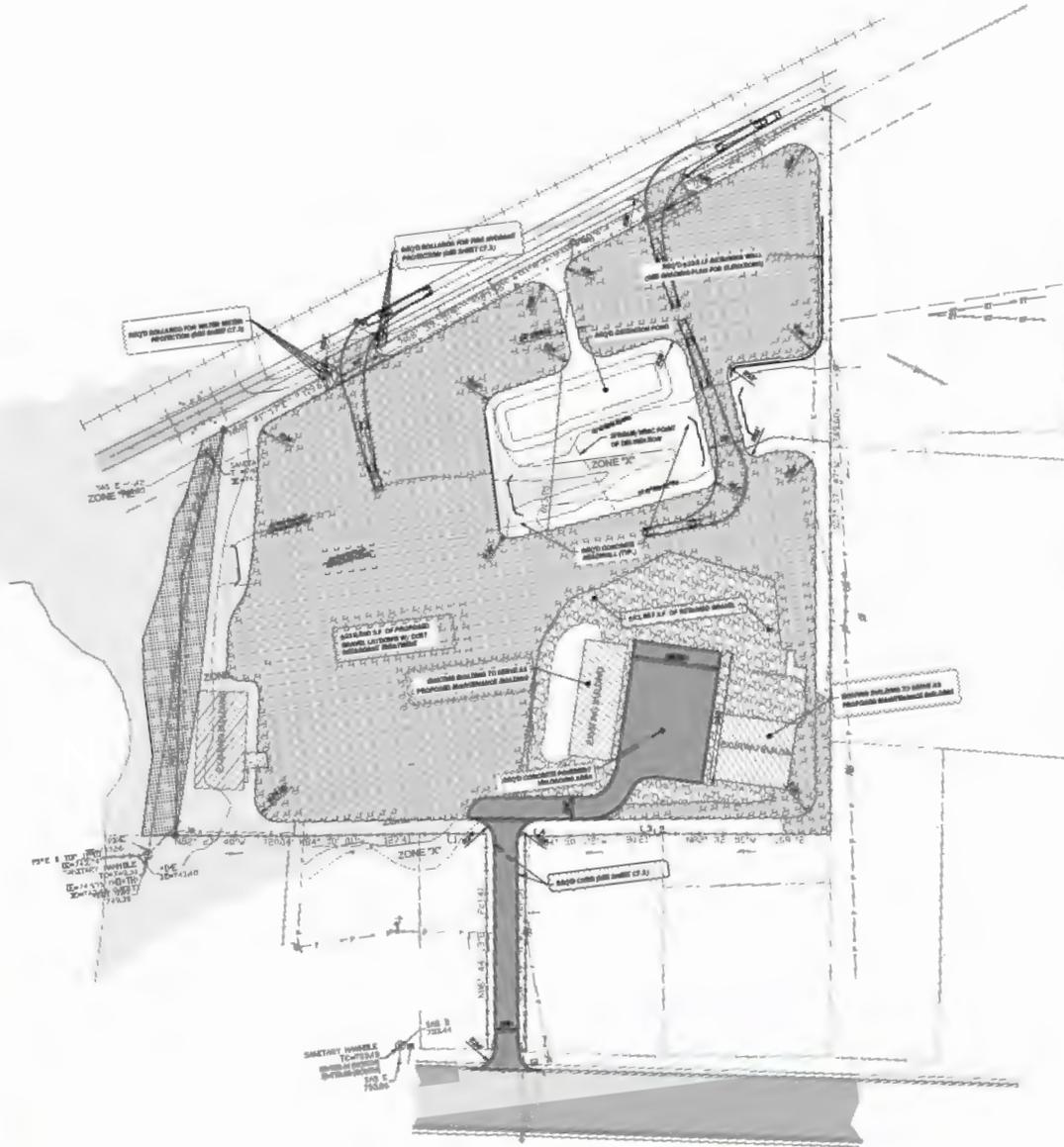
# B1-3. SITE PLAN\_1049 Madison St. Laydown Yard



- USE OF LANDSCAPE BUFFERING TO MITIGATE GRAVEL DUST IS PERMITTED.
- COOPER STEEL ALSO WILL USE DUST CONTROL SPRAY SEVERAL TIMES ANNUALLY

# B1-3. SITE PLAN\_1049 Madison St. Laydown Yard

TIS RECOMMENDATION PENDING STAFF AND TDOT REVIEW - TURNING TEMPLATE



ENLARGED at RAILROAD AVE



ENLARGED at MADISON

# C. PRELIMINARY PLAT “VICTORY PARKE”

## SITE DATA

1. Address: Cedar Glade Circle
2. Tax Map 069 Parcel 056.01 and 056.08 (Subdivided and Combined)
3. Current Zoning: R-4 Target Zoning: NO CHANGE
4. Total Land Area: 12.57 ac.
5. Inconsistent with Comprehensive Plan for *North Main Street Corridor* Character Area
6. Cedar Glade is functionally a Local Road with no Future Context Classification connects to 231 N a Principal Arterial.
7. Public Infrastructure and Services are available now or time of occupancy and requires extension/improvements to make accessible.

### PROPERTY OWNER

Alcorn Properties, LLC.

### REPRESENTATIVE

St. John Engineering, LLC.



MAP SOURCE: TN Parcel Viewer 2025

### **Preliminary Plat**

Applicant is requesting approval of preliminary plat approval for 150 Townhome Units in a TN Horizontal Property Regime

**TIS MEETING SCHEDULED FOR  
02/26/2026**

# C. PRELIMINARY PLAT “VICTORY PARKE”

## ACTION BY THE PLANNING COMMISSION.

Based on the 09/19/2026 resubmittals, the vacant parcel identified in Bedford Co., TN. tax records as Tax Map 069 Parcel 056.01, and P/O parcel with a Single Family Dwelling to be removed by this development, identified in Bedford County, TN. tax records as Tax Map 069 Parcel 056.08, the Preliminary Plat, “Victory Parke”, to be developed for 150-townhome dwelling units (DU’s) on 12.57 acres zoned R-4, High Density Residential, in a TN HPR, the Planning Commission, the Application *may be approved* by the Planning Commission with Conditions or **Require Applicant request a deferral to address ALL CONDITIONS BEFORE RETURNING TO THE PLANNING COMMISSION:**

## CONDITIONS.

- Obtain approval of the Minor Subdivision and Combination Plat upon final review and approval and BEFORE any grading permits are issued.
- Complete Traffic Impact Study.
- Add Legend, verify building lot coverage, and that detention and kiosk not in Open Space calculation.
- Acknowledge that Victory Parke development may not occur until completion of Phase 2, Cedar Glade PUD.
- Provide Roadway Cross Section.

## ALTERNATIVE PLANNING COMMISSION ACTION

Planning Commission may DENY application for not meeting ALL CONDITIONS.

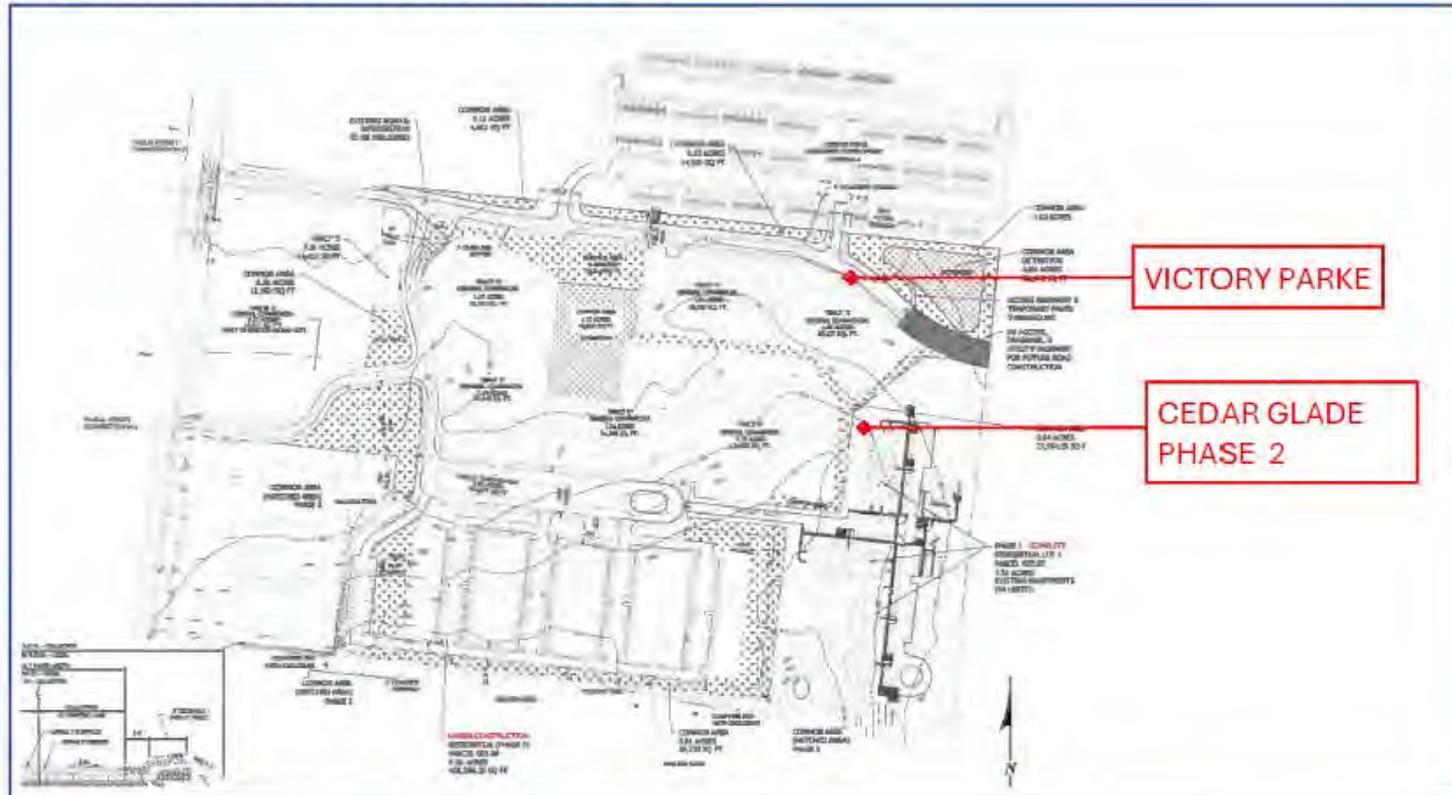
## POST APPROVAL PROCEDURAL NOTIFICATIONS

(Post Procedural Notifications are provided to the applicant to make aware of regulatory requirements to address during building and permitting phases, construction and post-construction phases up to and post occupancy.)

- Coordinate with Shelbyville Power System for remaining comments.
- If Phase 2 impacts the road to Victory Parke as anticipated, a Preliminary Plat Amendment is required to submitted for Planning Commission approval to reflect conditions in Construction, As Built, and Final Plat Phases. Preliminary Plat amendment may be submitted with Final Plat for approval.
- Add roadway cross section.
- Submit Preliminary Plat, Construction, As Built, and Final Plat for Phase 2, Cedar Glade PUD before any building permits are issued.
- Obtain a valid TDEC permit for disturbance 1-acre and greater.
- Submit Stormwater Management (“SWM”) Agreement and SWM Longterm Maintenance Plan (“LMTP”) for review and approval by the MS4 Coordinator. SWM Agreement is required to be recorded BEFORE a preconstruction meeting may be held.

# C. PRELIMINARY PLAT “VICTORY PARKE”

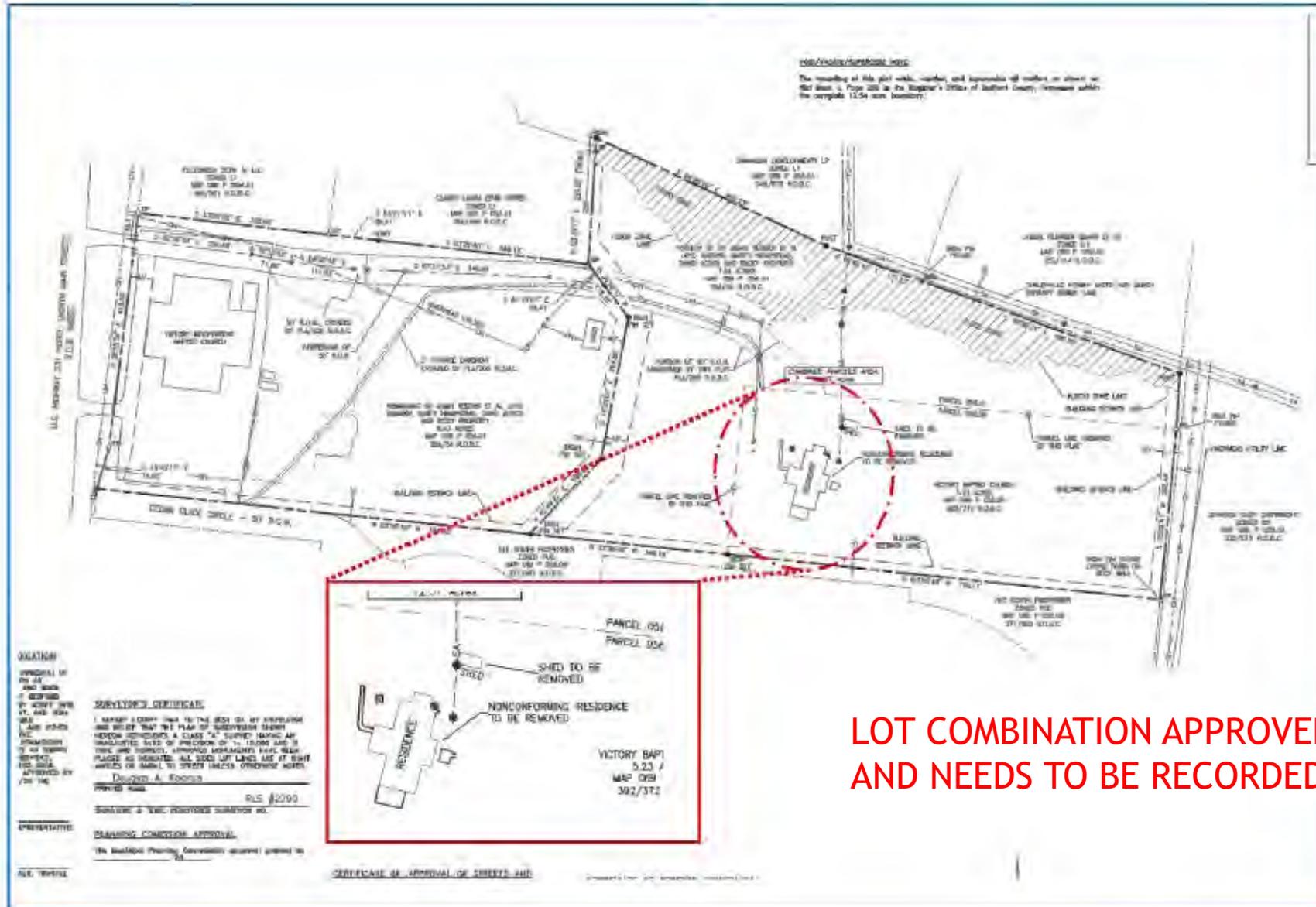
CONCEPT - CEDAR GLADE PUD AMENDMENT



**CEDAR GLADE PUD AMENDMENT AND PHASE 2  
REQUIRED TO DEVELOP VICTORY PARKE**



# C. PRELIMINARY PLAT "VICTORY PARKE"

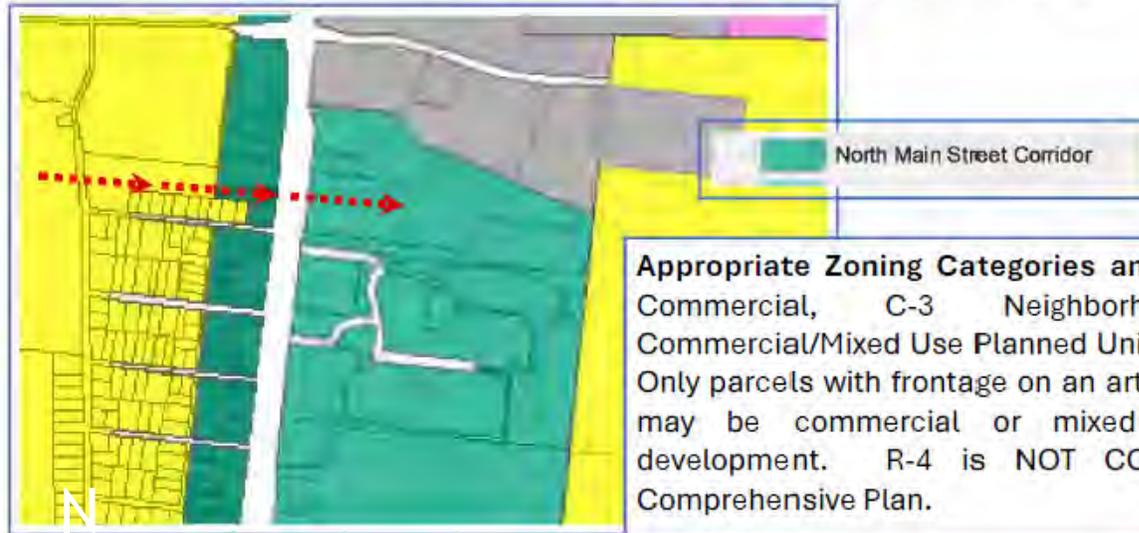


**LOT COMBINATION APPROVED IN NOVEMBER 2025 AND NEEDS TO BE RECORDED BEFORE DEVELOPMENT**

# C. PRELIMINARY PLAT “VICTORY PARKE”

## CONSISTENCY WITH THE FUTURE LAND USE MAP AND COMPREHENSIVE PLAN

Use conforms with Zoning Ordinance and Consistent with Comprehensive Plan



**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. R-4 is NOT CONSISTENT with the Comprehensive Plan.

**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.

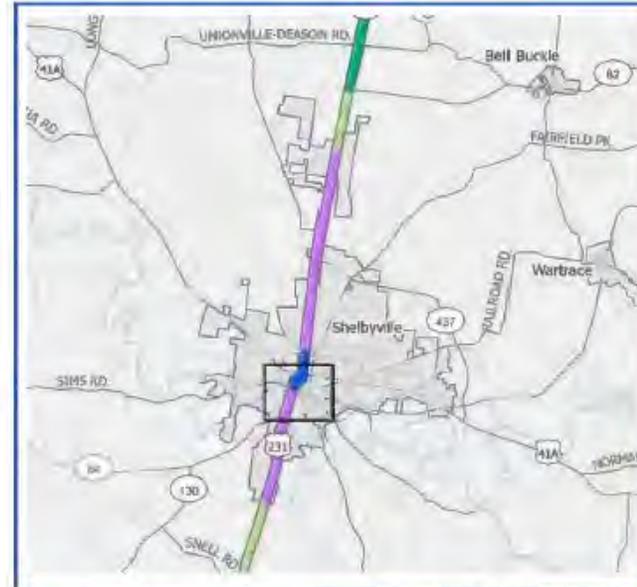
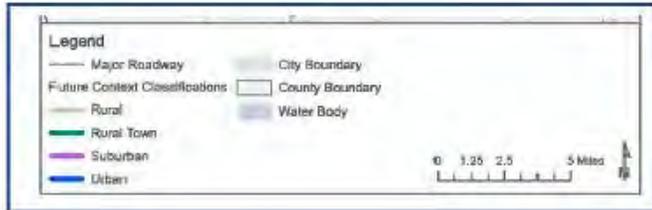
# C. PRELIMINARY PLAT "VICTORY PARKE"

## CONFORMANCE WITH ZONING ORDINANCE



PROPOSED SITE

- Cedar Glade connects to N. Main St. a Principal Arterial and part of the National Highway System
- Context Classification is *Suburban*



# C. PRELIMINARY PLAT “VICTORY PARKE”

## DEVELOPMENT CALCULATIONS (GROSS) – based on R-4, High Density Residential

### GIVEN. 12.57 AC. (547,549.2 SQFT)

- 547,549.2 sqft. / 3,000 sqft. = 182.5 DU'S Gross
- 150 < 182.5 (Meets the development requirement by lot size)

### AVAILABILITY AND ACCESS TO PUBLIC FACILITIES AND SERVICES (CONCURRENCY)

Cedar Glade Phase 2 is required to be constructed BEFORE this development has Access and Public Facilities. Cedar Glade PUD Amendment is in this Planning Commission review cycle and Preliminary Plat for roadway to the South is in the February PC Cycle.

N. Main St. is functionally classified as a Principal Arterial.<sup>11</sup>

Service extensions are required for fire protection, water and sewer.

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

1. N. Main St. is a Principal Arterial and Suburban Future Context Characterization.<sup>12</sup>

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

1. 26,074 (2014)

## BULK REGULATIONS BY COMPARISON BETWEEN REQUIRED AND PROPOSED

Bulk Regulations Comparison (R-4)	Duplex Dwelling	Multi-Family Dwelling	Proposed
Min. Lot Size	12,000 sqft	15,000 sqft.	In TN HPR, there are Common, Limited Common, and Private Element. The DU is the Private Element (Lot Size is 12.57 ac or 547,549.2 sqft.)
Min. Lot Size per Family	6,000 sqft	3,000 sqft.	3,650.33 sqft.
Min. Lot Width @ Bldg Setback (Road)	75ft	100ft	100ft (Private Road)
Min. Lot Width @ Bldg Setback (Cul-de-Sac)	50ft	20ft	N/A
Min. Front Yard Setback	40ft	40ft	40ft (Access Easement), 30ft (Lot 21)
Min. Side Yard Setback	12ft	15ft	10ft
Min. Rear Yard Setback	20ft	20ft	20ft
Min. Side Yard Adj. Residential	N/A	N/A	N/A
Min. Street Frontage	75ft	100ft	100ft
Min. Street Frontage @ Cul de sac	25ft	25ft	N/A
Max. Building Height	45ft	45ft	
Max. Building Lot Coverage	40%	40%	114,210 sqft. (761.4 sqft avg units x 150) = <b>21%</b> - <b>REQUIRES VERIFICATION BY APPLICANT</b>
Minimum Open Space based on Gross Project Area	30%	30% x 12.57 = <b>164,264.76 sqft</b>	<b>225,239 sqft</b> Need to confirm detention area and kiosk not included
Minimum Usable Open Space	15%	15% x 164,264.76 = <b>82,132.4 sqft</b>	111,467 sqft
Minimum Parking	2 per DU	2 Per DU + 8% Guest	300+ (0.08x300) = 324

# C. PRELIMINARY PLAT "VICTORY PARKE"

## SITE DATA:

ZONING - R-4

SETBACKS -  
FRONT- 40'  
SIDE- 15'  
REAR- 20'

PROPERTY AREA - 12.57 ACRES (547,383 FT<sup>2</sup>)

## BUILDING DATA:

UNIT AREA - 1,464 SF TO 1,816 SF  
PRIVATE ELEMENT DIMENSIONS - 16.2'± (MIN.) x 47'±

BUILDING TOTAL - 25  
6-UNIT BUILDINGS - 20  
5-UNIT BUILDINGS - 5

TOTAL UNITS - 150  
MAXIMUM DENSITY - 3,000 FT<sup>2</sup> PER UNIT

PROVIDED DENSITY -  
546,353 FT<sup>2</sup> / 150 UNITS = 3,642 FT<sup>2</sup> PER UNIT

## PARKING REQUIREMENTS:

PARKING SPACES REQUIRED- 2 PER UNIT (300) + 8% (24)  
PARKING SPACES PROVIDED- 324

## OPEN SPACE:

OPEN SPACE - 30% (15% USABLE)  
REQ'D O.S. - 163,906 FT<sup>2</sup> (81,953 FT<sup>2</sup>)  
SHOWN - 225,239 FT<sup>2</sup> (111,467 FT<sup>2</sup>)

## DEVELOPER:

ALCORN PROPERTIES, LLC  
4613 VETERANS PKWY  
MURFREESBORO, TN 37128

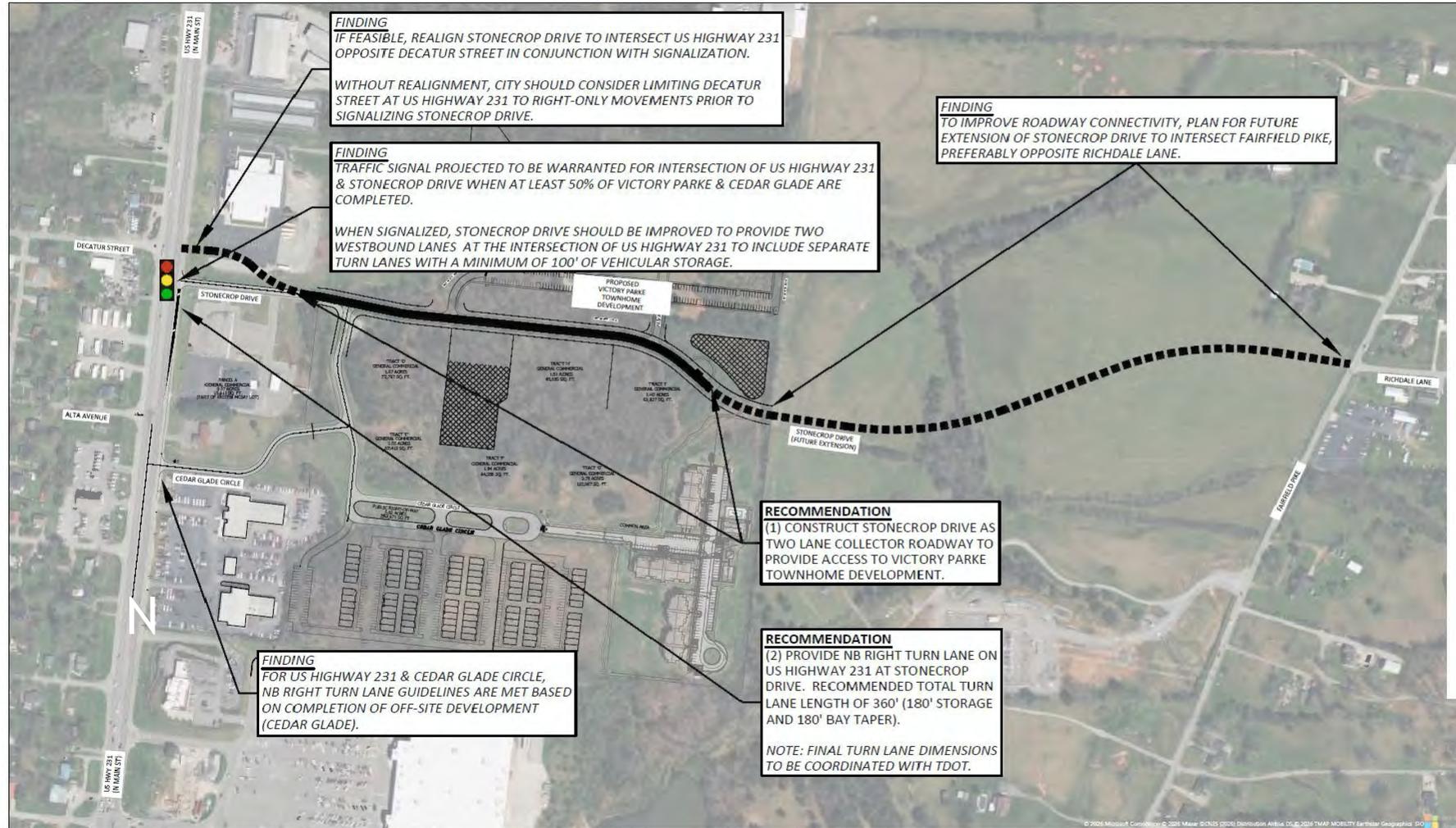
## FLOOD NOTE:

A PORTION OF THIS PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA IN ACCORDANCE WITH INSURANCE RATE MAP PANEL NUMBERS 47003C0189E, EFFECTIVE DATE AUGUST 27, 2007.



# C. PRELIMINARY PLAT “VICTORY PARKE”

## DEVELOPMENT IMPACT AND IMPROVEMENT RECOMMENDATION (TIS)



- COMMENT**
- Unclear whether the church owners are aware of the alignment
  - If not than no purpose in consideration
  - Helpful to know if there is coordination with others in the area working to develop adjacent commercial parcels

# C. PRELIMINARY PLAT “VICTORY PARKE”

## DEVELOPMENT IMPACT AND IMPROVEMENT RECOMMENDATION (TIS)

### Recommended Improvements

- Construct Stonecrop Drive as a two-lane collector roadway to provide access to the Victory Parke townhomes development.
- Provide a northbound right turn lane on US Highway 231 at Stonecrop Drive. The recommended total turn lane length is 360' (180' of storage and a 180' bay taper). Final turn lane dimensions will be coordinated with TDOT.

### Additional Findings

Figures 8 and 9 also include the following study findings:

- A traffic signal is projected to be warranted for the intersection of US Highway 231 and Stonecrop Drive when at least 50% of the Victory Parke and Cedar Glade developments are completed. When signalized, Stonecrop Drive should be improved to provide two westbound lanes at the intersection of US Highway 231 to include separate turn lanes with a minimum of 100' of vehicular storage.
- If feasible, realign Stonecrop Drive to intersect US Highway 231 opposite Decatur Street in conjunction with signalization. Without realignment, the City of Shelbyville should consider limiting Decatur Street at US Highway 231 to right-only movements prior to signalizing Stonecrop Drive.
- To improve roadway connectivity, plan for a future extension of Stonecrop Drive to intersect Fairfield Pike, preferably opposite Richdale Lane.
- For US Highway 231 and Cedar Glade Circle, northbound right turn lane guidelines are met based on the completion of the offsite Cedar Glade development.

Signal warranted at 50% build out of Victory Parke-unclear what portion of Cedar Glade completion referencing

# C. PRELIMINARY PLAT “VICTORY PARKE”

## CONFORMANCE WITH DESIGN STANDARDS<sup>13</sup>



RENDERING

**MEETS REQUIREMENTS OF THE DESIGN STANDARDS**

### H. Multi-family Residential Developments [Section Amended by Ordinance No. 2025-1256]

These standards are applicable to any site plan application for a building that contains three (3) residential dwellings or more.

- a. Open space and/or recreational areas shall be integrated into the overall design of the project. Refer to *Shelbyville Municipal Zoning Ordinance* Art. V, Sec. 5.4.2A and 5.4.3 for Open Space requirements. and must constitute at least 10 percent of the total area of the site.
- b. Multi-Family residential buildings (townhomes and condominiums) shall be designed so that each dwelling unit has a distinct front elevation. Multi-family buildings should be compatible with and make respectful transitions to their neighborhood context. The proportional relationship between adjacent buildings and between the proposed building/buildings and the street should be maintained. This can be achieved by having a transition in height and size when adjacent to areas with lower density developments.
- c. *Townhome and Condominium buildings should contain no more than six (6) units per building*
- d. A planting strip having a minimum width of 20 feet is required for properties fronting on arterial streets to reduce light and noise.
- e. Buildings should face streets, the common open spaces, and internal private streets.
- f. Buildings should be articulated into smaller segments. This can be accomplished by not permitting long uninterrupted building facades and rooflines, varying façade composition, changes of plane, breaks created by balconies or stairs, change of roof line, or changes of material.
- g. Generally, there should be articulation, change of color, or material for each 20 feet in the exterior walls, or alternating façade plane.
- h. The front facade and any other facade shall contain 100 percent primary wall materials. All percentages are calculated based on the wall surface area and do not include areas used for windows and doors. The use of alternate materials or secondary wall materials allowed herein in differing quantities may be authorized at the sole discretion of the Planning Director.
- i. An additional 8 percent of all the parking spaces required as per the Zoning Ordinance shall be designated as “guest parking spaces”. Guest parking spaces are to be disbursed throughout the site for convenience.
- j. Trim, eaves, and soffits may incorporate the use of vinyl, aluminum, and other materials approved by the International Residential Code as adopted.
- k. Avoid repetition and apply subtle variations to building setbacks, planes, rooflines, and use architectural features such as awning, light fixtures, and eave details.
- l. No wall or window mounted air conditioning or heating units may be installed or placed in any window.
- m. Mechanical equipment shall not be roof mounted, but may be on the ground, within attic space, or other location screened from public view. This includes electrical panels/meters, HVAC equipment, and phone/cable connections.

# C. PRELIMINARY PLAT "VICTORY PARKE"

TYPICAL BUILDING ELEVATIONS



MEETS REQUIREMENTS OF THE DESIGN STANDARDS

The background features abstract, overlapping green shapes in various shades, creating a modern and dynamic feel. The text is centered on a white background within this design.

# **NEW BUSINESS**

## **Planning Commission Decision**

# A. GROUP AND FAMILY CARE (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

FROM BZA REVIEW AND APPROVAL ON 02/19/2026  
ALL STAFF COMMENTS ADDRESSED

# A. Hope Ministries Site Plan\_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
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LOCATION MAP



5.13 ac  
vacant parcel

FROM BZA REVIEW AND APPROVAL ON 02/19/2026

# A. Hope Ministries Site Plan\_RLUIPA

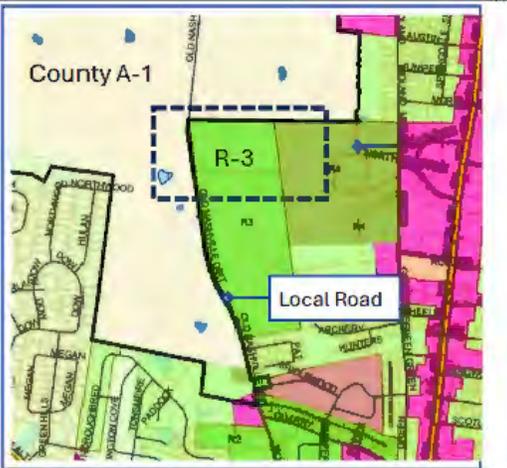
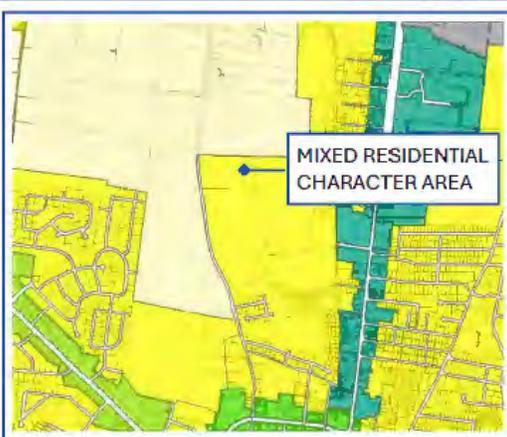
## APPENDIX I - TABLE OF USES City of Shelbyville, TN

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. Hope Ministries Site Plan\_RLUIPA

## CONFORMANCE WITH ZONING ORDINANCE AND CONSISTENCY WITH ADOPTED PLANS

<p><b>Current Zoning Ordinance</b>  <b>R-3, Medium Density Residential – Old Nashville Dirt Rd LLC Highlighted</b></p>	
<p><b>FUTURE LAND USE MAP<sup>15</sup></b>  <b>Current Future Land Use Map</b>          R-1 &amp; 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"> <li>• The property is located on an arterial or collector street or at the intersection of an arterial street and a collector street.</li> <li>• The property is a corner lot, and one of the two streets is at least a collector street.</li> <li>• The property has existing utility services.</li> <li>• The property is adjacent to commercial uses or existing higher intensity zones.</li> </ul> <p><b>Primary Future Uses</b>          MOST APPROPRIATE: Low Density (R-1 &amp; R-2) or Medium Density (R-3 &amp; 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, <b>Religious</b>, 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"> <li>• Religious use is appropriate with restrictions</li> </ul>

## CONDITION OF SITE FOR DEVELOPMENT<sup>16</sup>

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 <sup>17</sup>
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. Hope Ministries Site Plan\_RLUIPA

U.S. Public Law 106-274, of the 106<sup>th</sup> 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. Hope Ministries Site Plan\_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. Hope Ministries Site Plan\_RLUIPA

## ELIMINATING SUBSTANTIAL BURDEN BY TREATING RELIGIOUS AND SECULAR LAND USE COMPARABLY

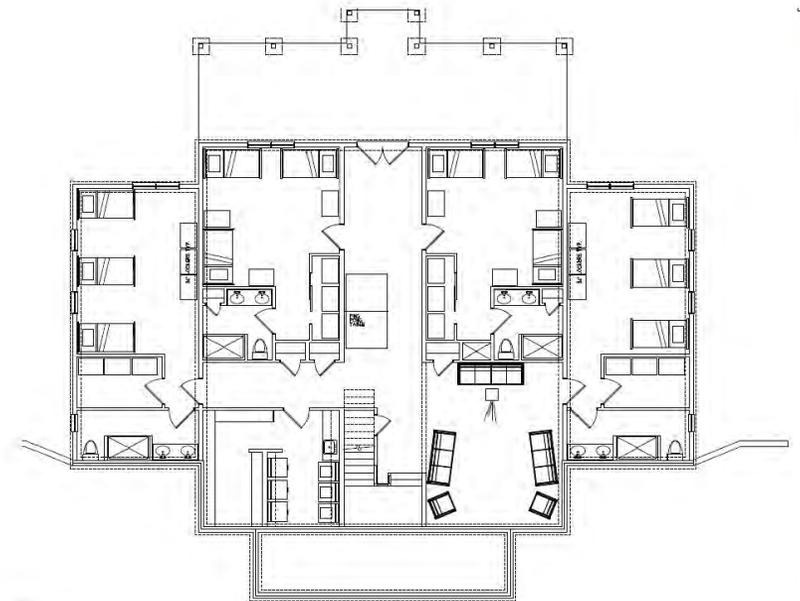
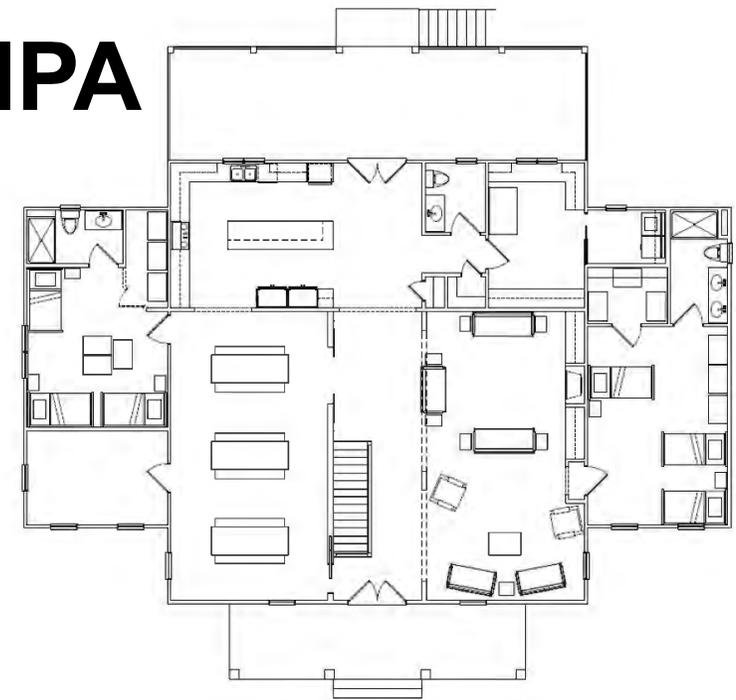
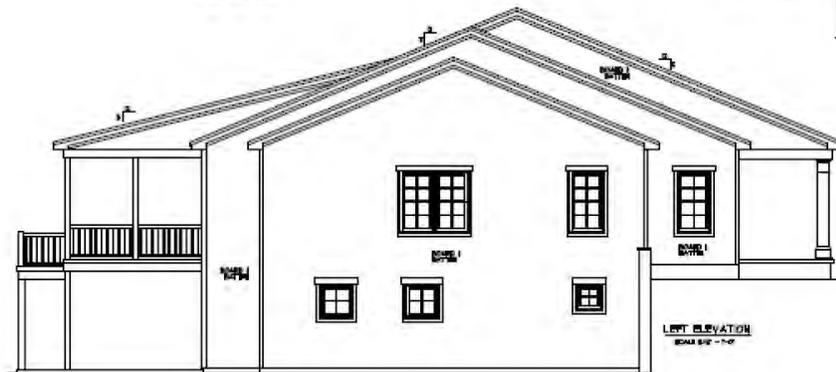
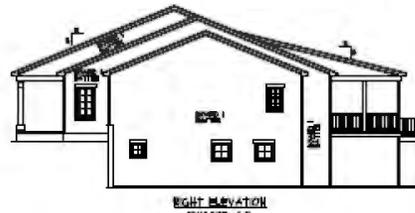
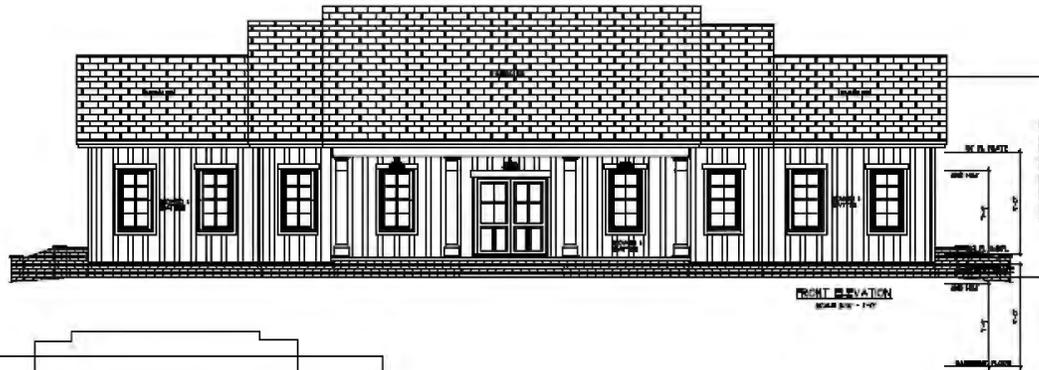
Proposed Land Use (Religious Group and Family Care) Compared with Secular *Assisted Living Land Use*

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. Hope Ministries Site Plan\_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. Hope Ministries Site Plan\_RLUIPA

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

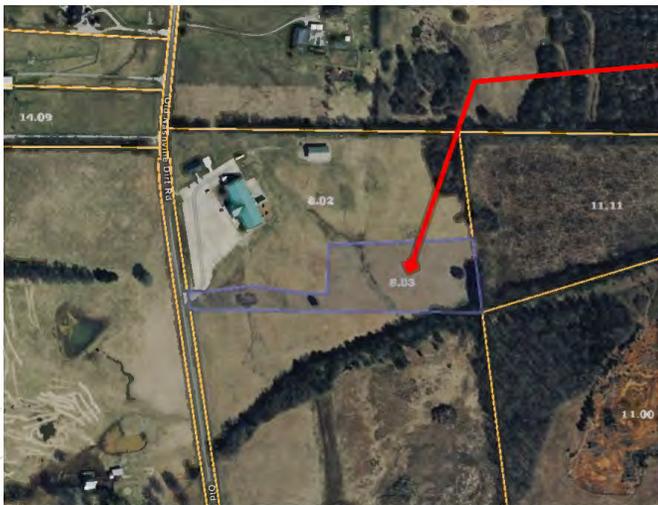
### MEETING THE 7 STANDARDS FOR SPECIAL EXCEPTION

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. <sup>21</sup>
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.

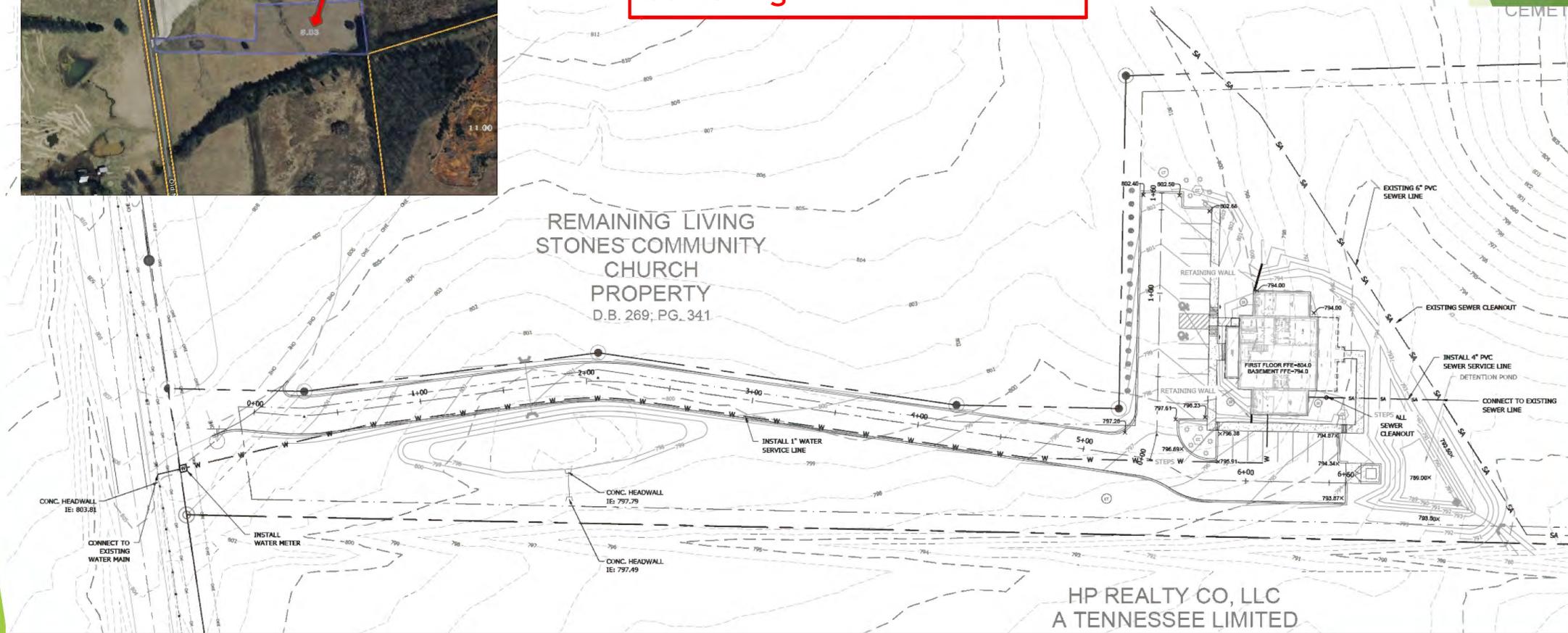
MEETS STANDARDS FOR SPECIAL EXCEPTION

# A. Hope Ministries Site Plan\_RLUIPA

ADDRESSED STAFF COMMENTS OR MAY BE ADDRESSED AT TIME SITE DEVELOPMENT

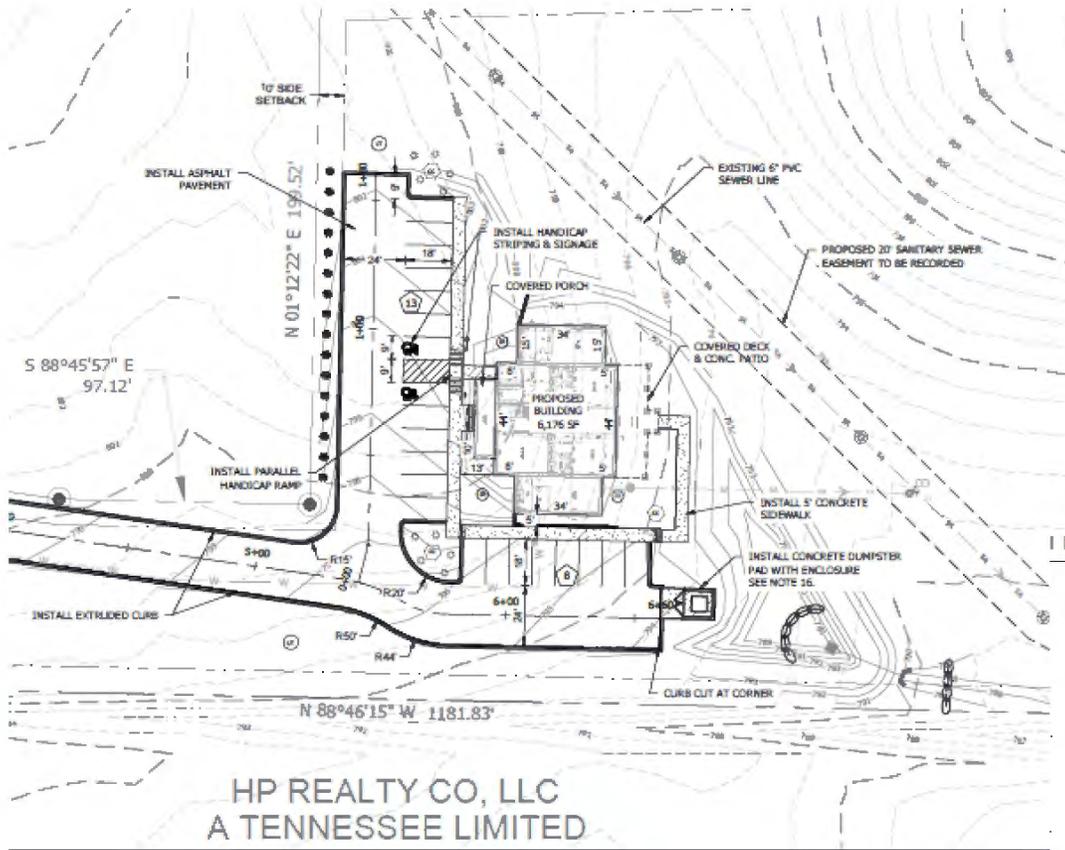


5.13 Ac. Residential in nature (Low adverse impacts), substantial buffering



# A. Hope Ministries Site Plan\_RLUIPA

APPROVED BY BZA ON 02/19/2026



HP REALTY CO, LLC  
A TENNESSEE LIMITED

## RECOMMENDATION

Staff Recommends the approval of the site plan application for 6,176 sqft, 2-story Family and Group Care located at Old Nashville Dirt Road, zoned R-3, identified in the tax assessment records as Tax Map and Parcel No. 078 08.03 as re-submitted on January 5, 2026, with the following Procedural Notifications.

1. Add BZA Approval date to Site Plan.
2. Obtain Building Permit.
3. Obtain Electrical Permit through TN Core.
4. Coordinate with SWM for grading.
5. Over 1 ac Disturbance required TDEC Permit

**PROPERTY OWNER:**  
OLD NASHVILLE DIRT RD, LLC  
1510 CLYDETON RD  
WAVERLY, TN 37185

**PARCEL ID:**  
TAX MAP 078; PARCEL 008.03

**PROPERTY ADDRESS:**  
OLD NASHVILLE DIRT ROAD  
SHELBYVILLE, TN 37160

**ZONING:**  
R-3

**PROPOSED USE:**  
GROUP CARE / REHAB / THERAPY

**SETBACKS:**  
FRONT - 40'  
SIDE - 10'  
REAR - 20'

**FLOOD NOTE:**  
THE PROJECT IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEMA PANELS 47003C0189E & 47003C0190E, EFFECTIVE DATE OF AUGUST 2, 2007.

**PARKING REQUIREMENTS:**  
SPACES REQUIRED - 21 SPACES  
(ANY BUILDING AREA > 1,400 SF)  
SPACES PROVIDED - 21 SPACES (INCL. 1 HC SPACE)

**SITE STATISTICAL DATA:**  
PROPERTY AREA - 5.13 AC  
DEVELOPED AREA - 0.089 AC  
PRE-CONSTRUCTION IMPERVIOUS AREA - 0.00 AC  
POST CONSTRUCTION IMPERVIOUS AREA - 0.72 AC

**LOT COVERAGE (BUILDING):**  
INITIAL - 0%  
FINAL - 2%

**GREEN AREA CALCULATIONS:**  
REQUIRED - 20%  
PROVIDED - 76%



# B. 734 N Main St. Commercial Subdivision CONCEPT

## SITE DATA

1. Address: 734 N Main St.
2. Tax Map 0780 Group G Parcel 004.00 (Ward: 5)
3. Current Zoning: R-3, Medium Density Residential
4. Total Land Area: +/- 3.07 ac

## PROPERTY OWNER/REPRESENTATIVE

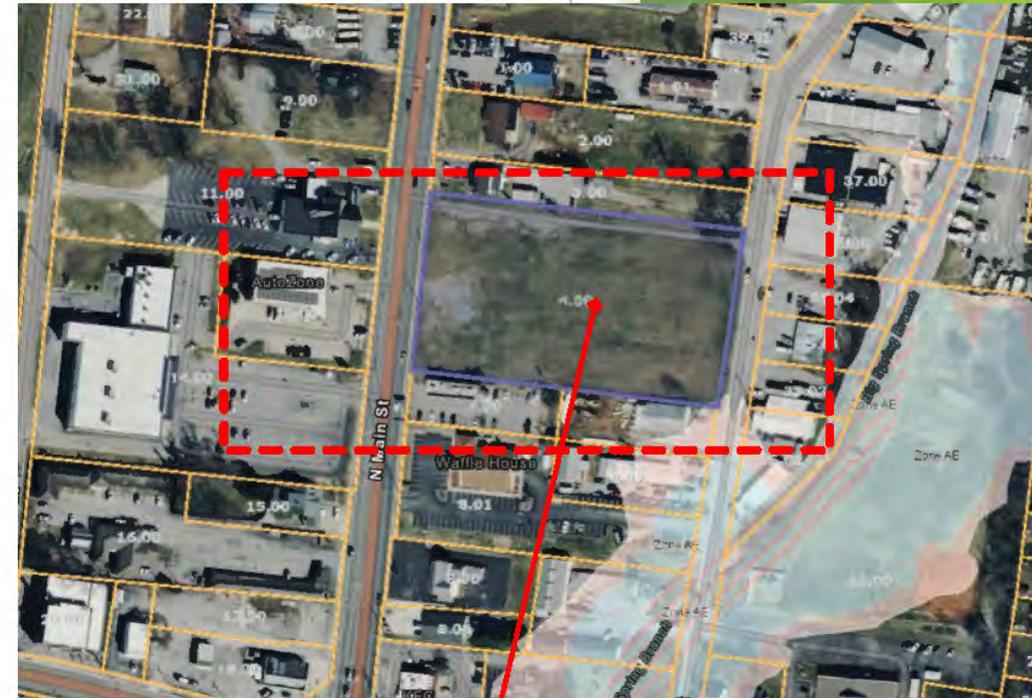
Rodney Parsons, Owner

St. John Engineering LLC., Representative

## REQUEST

RODNEY C. PARSON, owner, St. John Engineering, LLC., representative, requesting major commercial subdivision concept review by Planning Commission and proposing creation of 3-subdivided commercial lots. The approximately 3.07 (+/-) acres is currently zoned C-2 and classified as Core character in the Future Land Use Map. N. Main St. is functionally classified as a Principal Arterial with Suburban future context characterization.

LOCATION MAP



3.07 ac  
vacant parcel

# B. 734 N Main St. Commercial Subdivision CONCEPT



INFORMATIONAL ONLY

N15

**PURPOSE:**

SUBDIVIDE EXISTING PROPERTY INTO THREE (3) COMMERCIAL LOTS UNDER CURRENT ZONING.

**PROPERTY OWNER:**

RODNEY PARSONS  
P.O. BOX 528  
SHELBYVILLE, TN 37162

**PARCEL ID:**

TAX MAP 0780; GROUP G; PARCEL 004.00

**PROPERTY ADDRESS:**

734 N. MAIN ST.  
SHELBYVILLE, TN 37160

**ZONING:**

C-2

**SETBACKS:**

FRONT: 35  
SIDE: 0  
REAR: 20

**PROPOSED USE:**

COMMERCIAL

**PROPERTY AREA:**

3.07 ACRES

**PROPERTY REFERENCE:**

P.B. G, PG. 150

**FLOOD NOTE:**

THE PROJECT IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEMA PANEL 47003C0302E WITH EFFECTIVE DATE OF AUGUST 2, 2007.

# C. Preliminary Plat – Cedar Glade PUD Resubdivision

## SITE DATA

1. Address: Cedar Glade Circle
2. Tax Map 069 Parcel 055.00, 055.06, 055.08, 055.09
3. Current Zoning: Planned Unit Development - Mixed
4. Target Zoning: SAME – NO CHANGE
5. Total Land Area: +/- 39.83 ac.
5. Consistent with Comprehensive Plan for *North Main Street Corridor* Character Area
6. Cedar Glade is functionally a Local Road with no Future Context Classification connects to 231 N a Principal Arterial.
7. Public Infrastructure and Services are available now or time of occupancy and requires extension/improvements to make accessible.



## PROPERTY OWNER

MULTIPLE

## REPRESENTATIVE

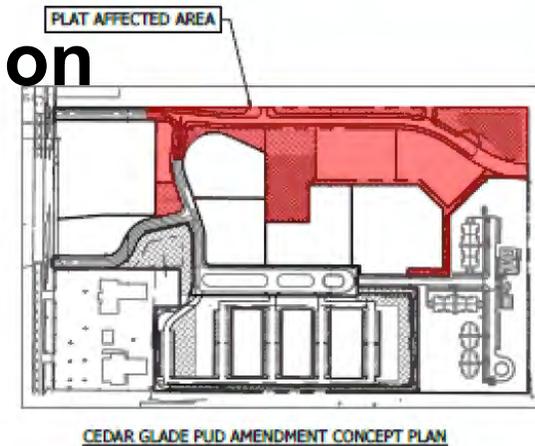
Alcorn Properties, LLC..

## **PUD Amendment**

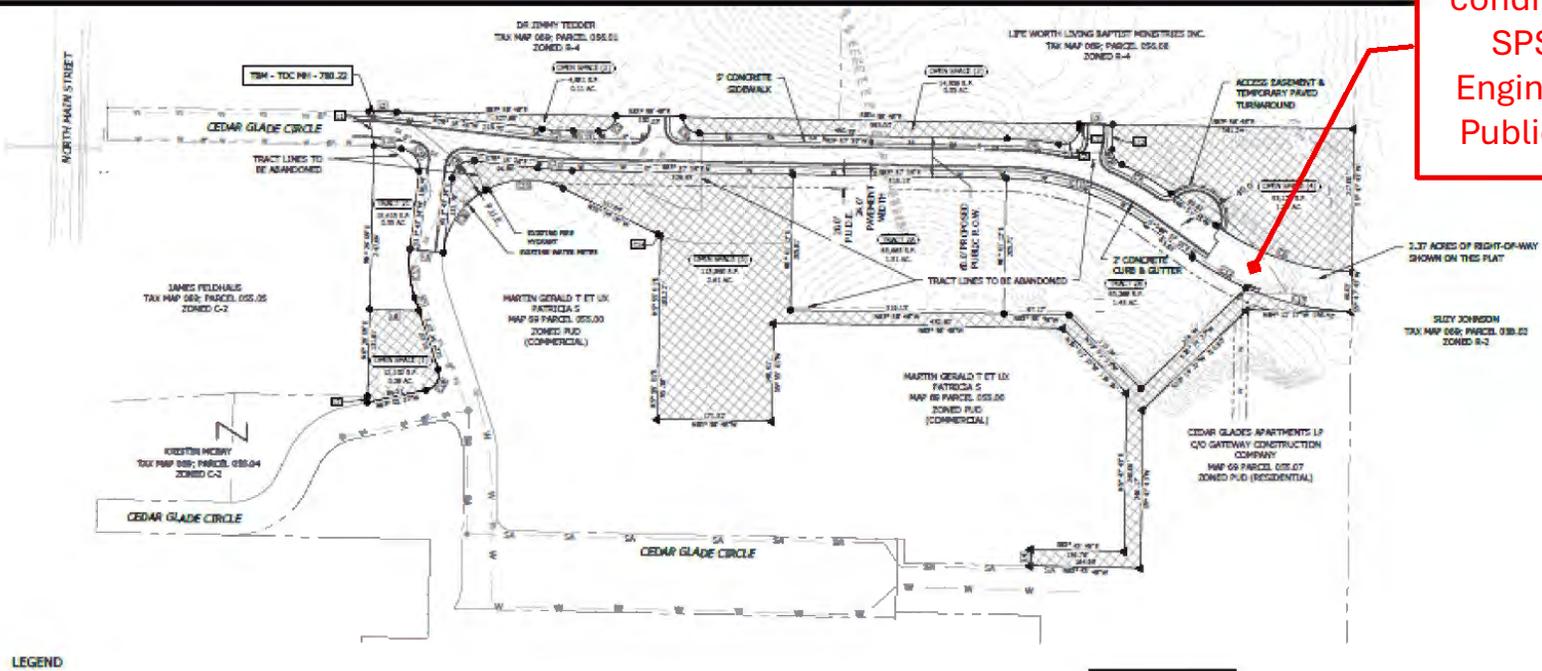
Requesting approval of re-subdivision of Open Space, tract of land and roadway totaling 10.63 acres. Concept shown in January meeting in anticipation of this consideration.

PUD AMENDMENT APPROVED  
01/23/2026

# C. Preliminary Plat – Cedar Glade PUD Resubdivision



Need to address this condition with SPS, City Engineer, and Public Works



**SITE DATA:**

CURRENT ZONING - PUD

TAX MAP 069; PARCELS 055.06 & 055.08

PROPERTY ADDRESS - CEDAR GLADE CIRCLE & STONECROP DRIVE

# OF LOTS - 9

TOTAL ACREAGE - 10.29 AC.

SETBACKS - PER PUD REGULATIONS  
FRONT- 40', SIDE- 10', REAR-10'.

**OWNER:**

PARCEL 055.06 - OLE SOUTH PROPERTIES  
262 ROBERT ROSE DR., STE 300  
MURFREESBORO, TN 37129  
D.B. 377; PAGE 692

PARCEL 055.08 - ALCORN PROPERTIES LLC  
4613 VETERANS PKWY  
MURFREESBORO TN 37128  
D.B. 374; PAGE 598

**FEMA NOTE:**

THIS PROPERTY LIES IN ZONE X, NOT A SPECIAL FLOOD HAZARD AREA, AS SHOWN ON FEMA FIRM MAPS FOR BEDFORD COUNTY, 47003C0189E WITH EFFECTIVE DATE OF AUGUST 2, 2007.

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL OF THE UNDERGROUND UTILITIES, ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPEARANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. AVAILABILITY AND LOCATION OF UTILITIES SHOWN SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY.

**PURPOSE STATEMENT:**

THE PURPOSE OF THIS PLAT IS TO INDICATE THE PROPOSED SUBDIVISION OF PARCELS 055.06 AND 055.08 INTO THE COMMERCIAL AND OPEN SPACE TRACTS AND DEDICATION OF PUBLIC RIGHTS-OF-WAY AS SHOWN HEREON.

- ALL OTHER STAFF COMMENTS ADDRESS
- 60FT ROW DEDICATION MEETS THE ESSENTIAL NEXUS-ROUGH PROPORTIONALITY FOR DEVELOPMENT IMPACT (9-COMMERCIAL LOTS)

LEGEND

# C. Preliminary Plat – Cedar Glade PUD Resubdivision

## STAFF RECOMMENDATION.

For the 10.29 acres Re-subdivision of Open Space, Tract of a Final Plat on Cedar Glade, zoned PUD, and known as Cedar Glade PUD, located on Cedar Glade Circle and Stonecrop Drive, Bedford County, TN. Tax Map 069 Parcels 055.06 and 055.08, having substantially addressed all of Staff Comments, and in accordance with the requirements established in the *Shelbyville Municipal Subdivision Regulations*, STAFF RECOMMENDS THE PLANNING COMMISSION APPROVE THE PRELIMINARY PLAT WITH THE FOLLOWING PROCEDURAL NOTIFICATIONS:

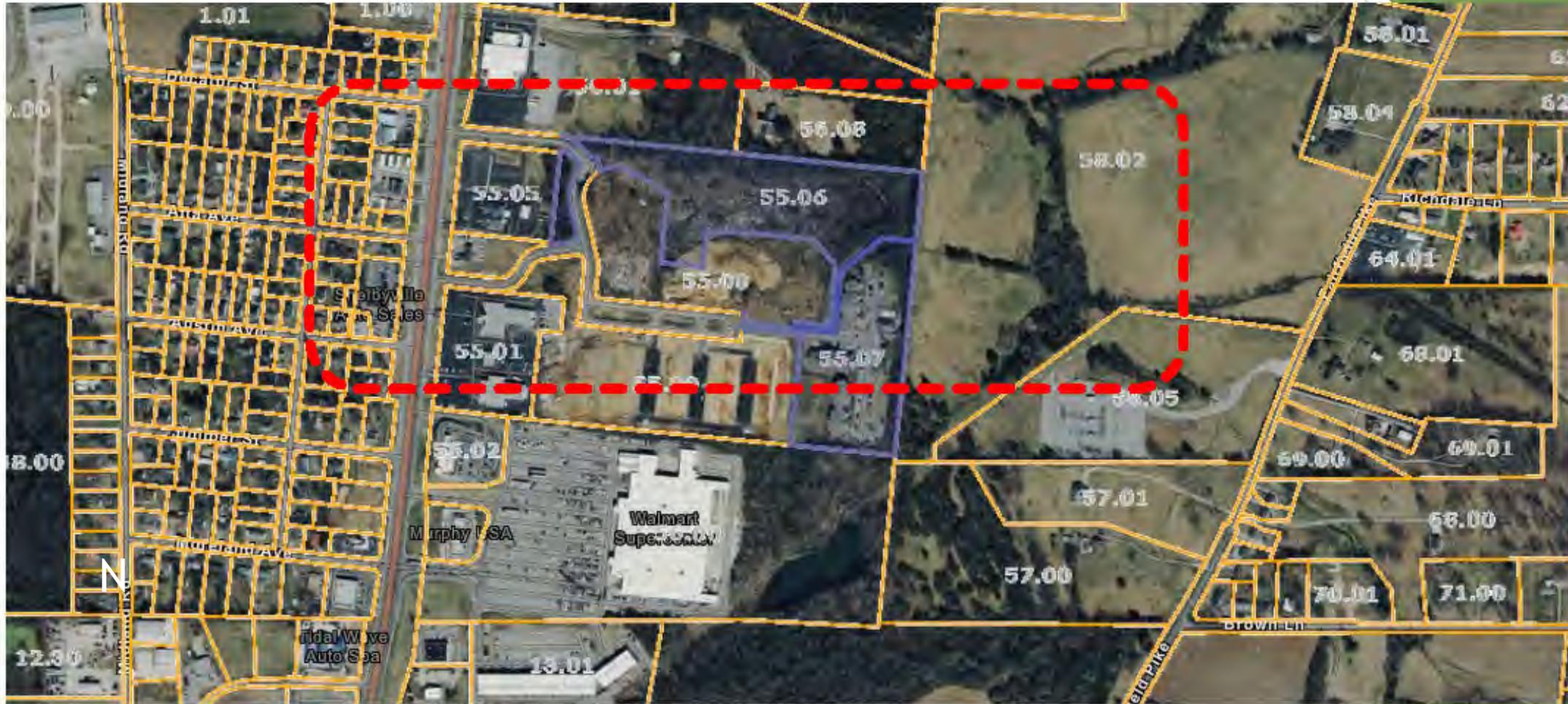
### 1. ESSENTIAL NEXUS AND ROUGH PROPORTIONALITY

In exercising the powers granted to it by § 13-4-302, the Planning Commission shall not require an owner of private property to dedicate real property to the public, or pay money to a public entity in an amount that is determined on an individual and discretionary basis, unless there is an essential nexus between the dedication or payment and a legitimate local governmental interest and the dedication or payment is roughly proportional both in nature and extent to the impact of the proposed use or development of the property, also known as the NOLLAN / DOLAN TEST

An owner of private property is required to make a dedication or pay money in violation of this subdivision may seek relief through a common law writ of certiorari in chancery court. For the resubdivision in this preliminary plat for Cedar Glade PUD, Tax Map 069 Parcels 055.06 and 055.08, the dedication of a 60ft Right-of-Way (“ROW”) is roughly proportional both in nature and extent to the development impact of the 9-commercial lots totaling 10.29 acres that are designated “Planned Unit Development” (PUD) and are intended for commercial development as per the regulations of the City of Shelbyville Zoning Ordinance.

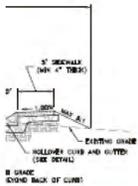
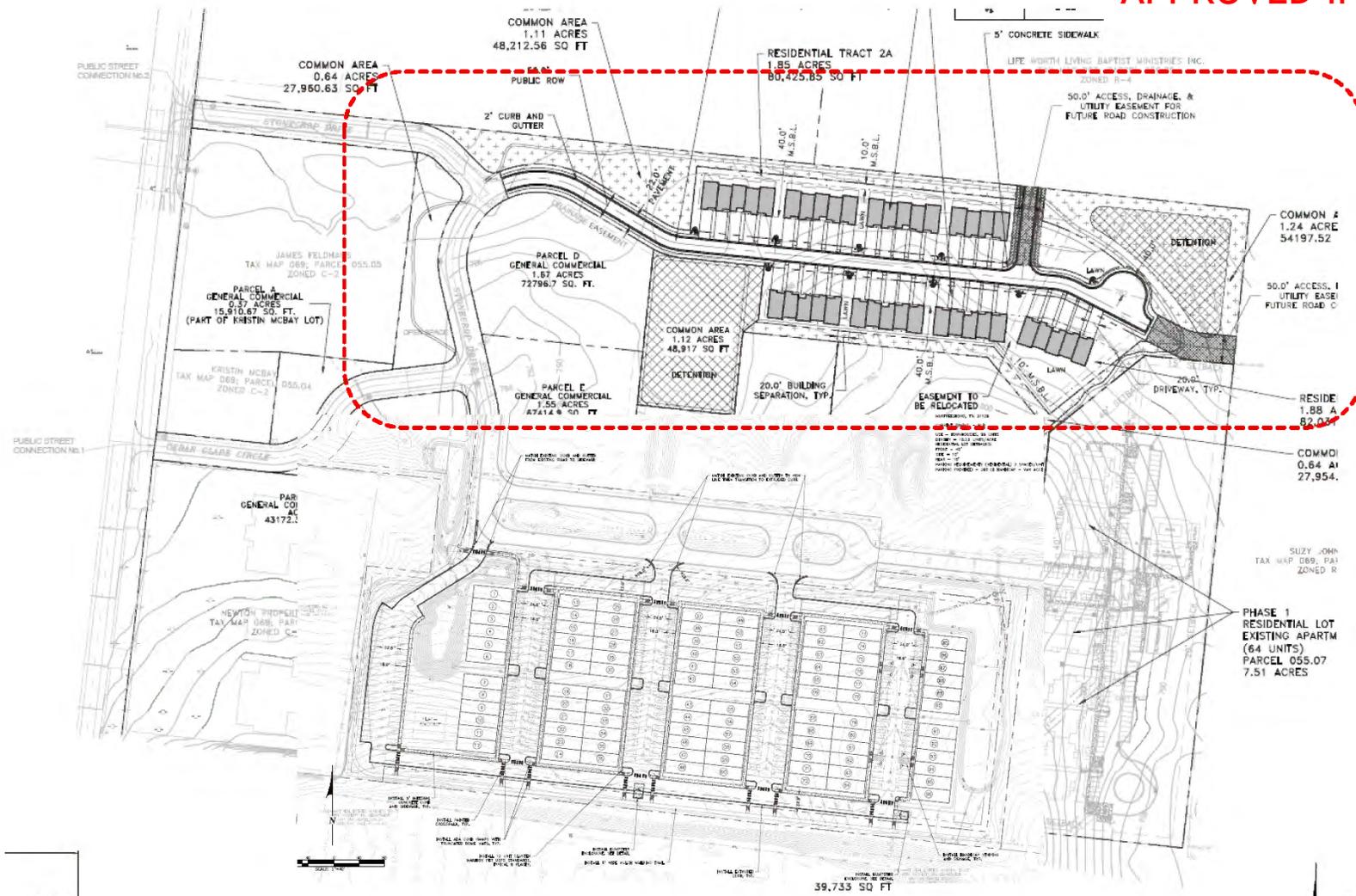
### 2. Coordinate with SPS, City Engineer, and Public Works for the not fully satisfied in the review comments on the extension of roadway.

# C. Preliminary Plat – Cedar Glade PUD Resubdivision



# C. Preliminary Plat – Cedar Glade PUD

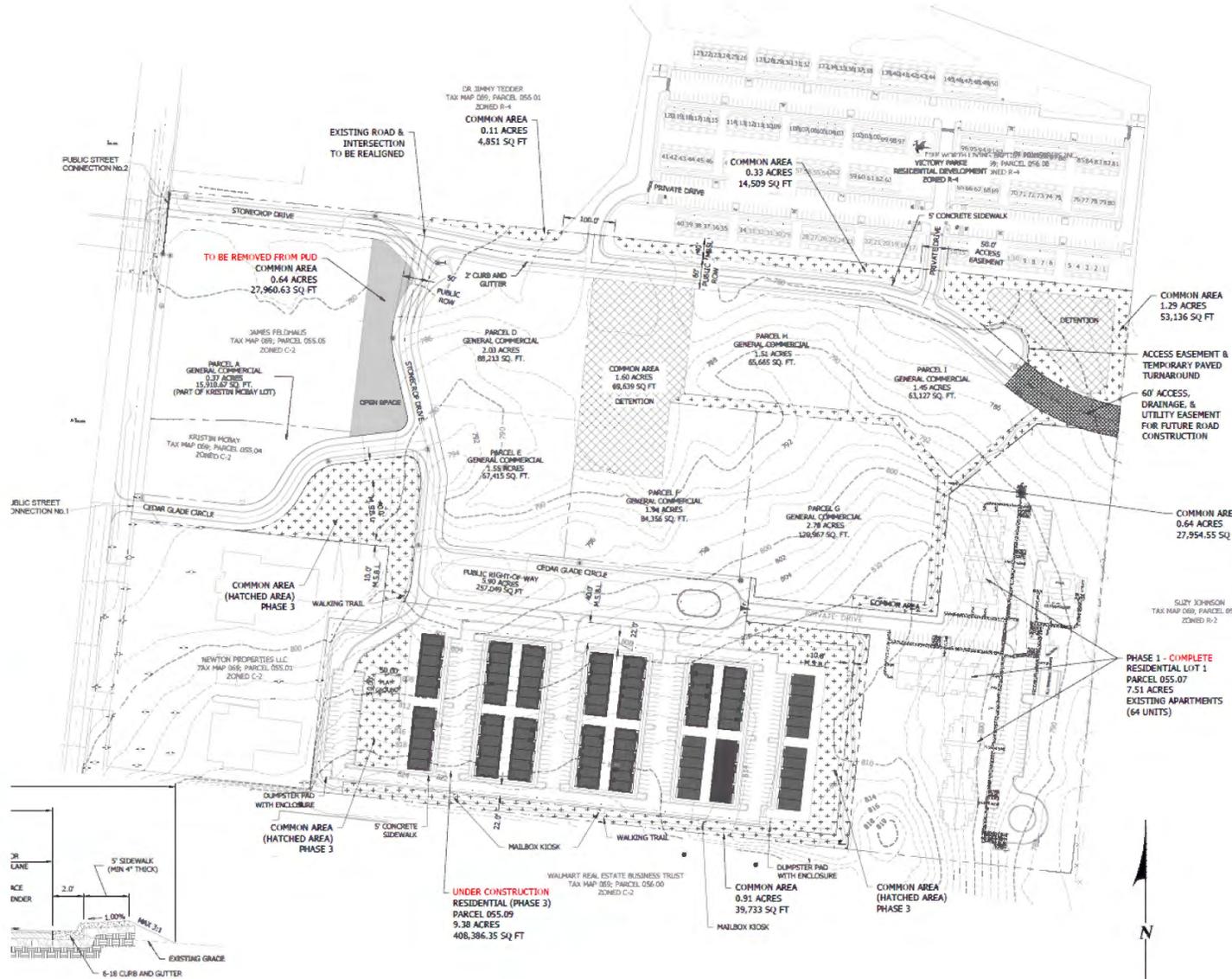
APPROVED IN 01/23/2026 MEETING



ADOPTED PATTERN BOOK (2022) AMENDED AS SHOWN PHASE 3 (2023)



# C. Preliminary Plat – Cedar Glade PUD Resubdivision



## SITE DATA:

PUD TOTAL AREA - 39.83 AC

TAX MAP 069; PARCELS 055.00, 055.06, 055.07, 055.08, 055.09

PARCELS AFFECTED BY AMENDMENT: 055.00, 055.06, 055.08

PROPERTY ADDRESS - CEDAR GLADE CIRCLE & STONECROP DRIVE

### OWNER:

PARCEL 055.08 - ALCORN PROPERTIES LLC  
4613 VETERANS PKWY  
MURFREESBORO TN 37128

PARCEL 055.06 - OLE SOUTH PROPERTIES  
262 ROBERT ROSE DR., STE 300  
MURFREESBORO, TN 37129

PARCEL 055.00 - HOLLINGSHEAD LAND, LLC  
1000 HOLLINGSHEAD CIRCLE  
MURFREESBORO, TN 37129

CURRENT ZONING - PUD

PUBLIC RIGHT OF WAY - 5.83 ACRES

TOTAL OPEN SPACE AREA - 9.09 ACRES (INCREASE OF 1.53 ACRES)  
USABLE - 7.28 ACRES (2.10 ACRES IN PHASE 3 RESIDENTIAL)  
DETENTION - 1.81 ACRES

### PHASE 1 RESIDENTIAL (PARCEL 55.07)

- COMPLETE, NOT AFFECTED BY PUD AMENDMENT

7.51 ACRES  
USE - APARTMENTS, 64 UNITS  
DENSITY - 8.52 UNITS/ACRE  
RESIDENTIAL LOT SETBACKS  
FRONT - 40'  
SIDE - 15'  
REAR - 20'

### PHASE 2A - COMMERCIAL (PARCEL 55.06)

GENERAL COMMERCIAL LOTS H & I  
TOTAL AREA - 6.00 ACRES

### PHASE 2B - COMMERCIAL (PARCEL 55.00)

GENERAL COMMERCIAL LOTS D, E, F, & G  
TOTAL AREA - 7.93 ACRES

### PHASE 3 RESIDENTIAL (PARCEL 55.09)

- UNDER CONSTRUCTION, NOT AFFECTED BY PUD AMENDMENT

9.38 ACRES  
USE - TOWNHOUSES, 96 UNITS  
DENSITY - 10.23 UNITS/ACRE  
RESIDENTIAL LOT SETBACKS:  
FRONT - 40'  
SIDE - 10'  
REAR - 10'  
PARKING REQUIREMENTS (RESIDENTIAL) 2 SPACES/UNIT = 192  
PARKING PROVIDED - 264  
USABLE OPEN SPACE - 2.10 AC. - 22%

### PARCEL A (PART OF KRISTIN MCBAY LOT)

- NOT AFFECTED BY PUD AMENDMENT  
GENERAL COMMERCIAL  
0.37 ACRES

# D. Final Plat Amendment – Building No. 5 Parke Place HPR

## SITE DATA

1. Address: Horse Mountain Rd.
2. Tax Map 069 Parcel 055.09
3. Current Zoning: Planned Unit Development in HPR
4. Target Zoning: SAME – NO CHANGE
5. Total Land Area: 8,485 sf., Building No. 5 consisting of 7 Townhomes

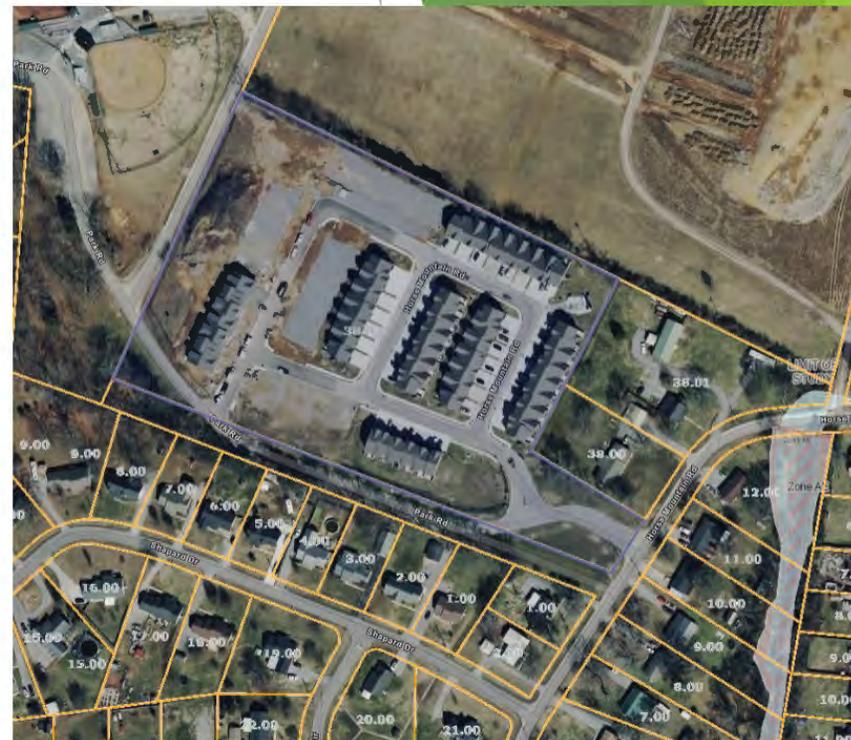
## PROPERTY OWNER

Ole South

## REPRESENTATIVE

Northcutt Surveying, Inc.

Approval of Final Plat Amendment adding underground infrastructure in PUDE.



Final Plat Approved in July 2024



# E/F. Final Plat – Cedar Glade Phase 3A and 3B

## SITE DATA

1. Address: Cedar Glade Circle
2. Tax Map 069 Parcel 055.09
3. Current Zoning: Planned Unit Development - Mixed
4. Target Zoning: SAME – NO CHANGE
5. Total Land Area: +/- 10.29 ac. 48 Townhomes
5. Consistent with Comprehensive Plan for *North Main Street Corridor* Character Area
6. Cedar Glade is functionally a Local Road with no Future Context Classification connects to 231 N a Principal Arterial.
7. Public Infrastructure and Services **are** available now or time of occupancy and requires extension/improvements to make accessible.

## PROPERTY OWNER

RHB LLC

## REPRESENTATIVE

St. John Engineering, LLC.

## **PUD Amendment**

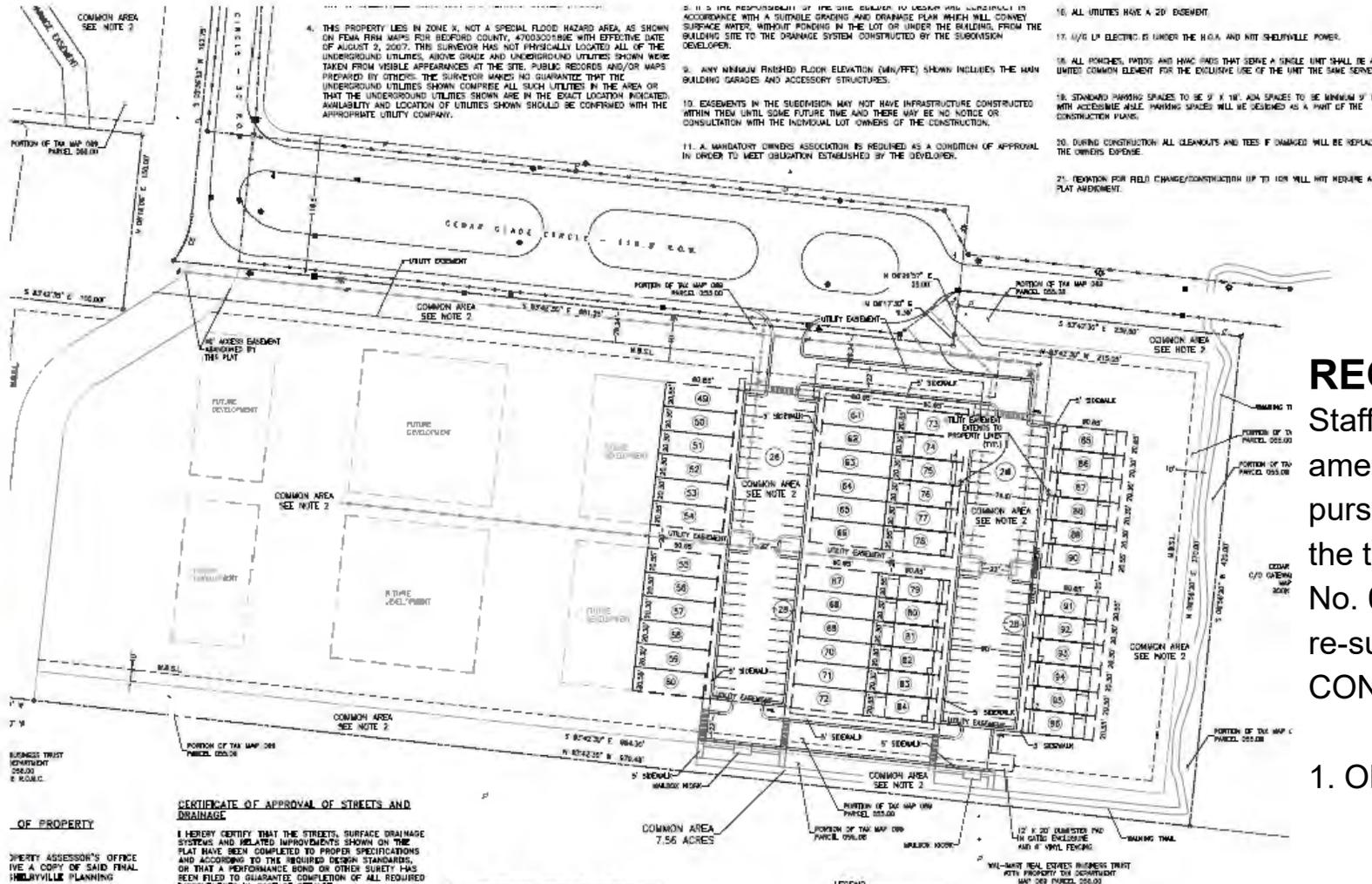
Approval of Final Plat Amendment for Phase 3A adding townhome size, Common, Private, and Limited Common Areas and and Final Plat for Phase 3B adding townhome size, Common, Private, and Limited Common Area



Cedar Glade Phase 3A  
approved in January 2025



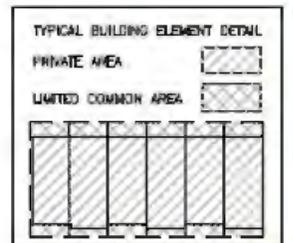
# E/F. Final Plat – Cedar Glade Phase 3A (Approved in Jan 2025)



- THIS PROPERTY LIES IN ZONE X, NOT A SPECIAL FLOOD HAZARD AREA, AS SHOWN ON FEMA FIRM MAPS FOR BEDFORD COUNTY, 47003001B1E WITH EFFECTIVE DATE OF AUGUST 2, 2007. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL OF THE UNDERGROUND UTILITIES, ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPEARANCES AT THE SITE. PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. AVAILABILITY AND LOCATION OF UTILITIES SHOWN SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY.
- ANY MINIMUM FINISHED FLOOR ELEVATION (MIN/FFE) SHOWN INCLUDES THE MAIN BUILDING GARAGES AND ACCESSORY STRUCTURES.
- EASEMENTS IN THE SUBDIVISION MAY NOT HAVE INFRASTRUCTURE CONSTRUCTED WITHIN THEM UNTIL SOME FUTURE TIME AND THERE MAY BE NO NOTICE OR CONSULTATION WITH THE INDIVIDUAL LOT OWNERS OF THE CONSTRUCTION.
- A MANDATORY OWNERS ASSOCIATION IS REQUIRED AS A CONDITION OF APPROVAL IN ORDER TO MEET OBLIGATION ESTABLISHED BY THE DEVELOPER.
- ALL UTILITIES HAVE A 20' EASEMENT.
- 4/0 ELECTRIC IS UNDER THE H.O.A. AND NOT SHELBYVILLE POWER.
- ALL FENCED, PAVED AND HUNG PADS THAT SERVE A SINGLE UNIT SHALL BE A LIMITED COMMON ELEMENT FOR THE EXCLUSIVE USE OF THE UNIT THE SAME SERVES.
- STANDARD PARKING SPACES TO BE 9' X 18', ADA SPACES TO BE MINIMUM 9' X 12' WITH ACCESSIBLE ANGLE. PARKING SPACES WILL BE DESIGNATED AS A PART OF THE CONSTRUCTION PLANS.
- DURING CONSTRUCTION ALL CLEANOUTS AND TREES IF DAMAGED WILL BE REPLACED AT THE OWNERS EXPENSE.
- DESIGN FOR FIELD CHANGE/CONSTRUCTION UP TO 10% WILL NOT REQUIRE A FINAL PLAT AMENDMENT.

TYPICAL BUILDING LAYOUT

LOT 49	LOT 50	LOT 51	LOT 52	LOT 53	LOT 54	LOT 55	LOT 56	LOT 57	LOT 58	LOT 59	LOT 60	LOT 61	LOT 62	LOT 63	LOT 64	LOT 65	LOT 66	LOT 67	LOT 68	LOT 69	LOT 70	LOT 71	LOT 72	LOT 73	LOT 74	LOT 75	LOT 76	LOT 77	LOT 78	LOT 79	LOT 80	LOT 81	LOT 82	LOT 83	LOT 84	LOT 85	LOT 86	LOT 87	LOT 88	LOT 89	LOT 90	LOT 91	LOT 92	LOT 93	LOT 94	LOT 95	LOT 96
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## RECOMMENDATION

Staff Recommends the approval of the final plat amendment application for 48, 2-story Townhome pursuant to the TN Horizontal Property Act identified in the tax assessment records as Tax Map and Parcel No. 069 Parcel 55.09, Cedar Glade PUD Phase 3A, as re-submitted on January 14, 2026, with NO CONDITIONS and one Procedural Notification.

- Obtain final approval of As Built and Record Plat.

**CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE**  
 I HEREBY CERTIFY THAT THE STREETS, SURFACE DRAINAGE SYSTEMS AND RELATED IMPROVEMENTS SHOWN ON THE PLAT HAVE BEEN COMPLETED TO PROPER SPECIFICATIONS AND ACCORDING TO THE REQUIRED DESIGN STANDARDS, OR THAT A PERFORMANCE BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

UNIT ASSIGNMENTS - 400 CEDAR GLADE CIRCLE

LOT #	UNIT #						
1	101	25	301	41	461	57	1301
2	102	26	302	42	462	58	1302
3	103	27	303	43	463	59	1303
4	104	28	304	44	464	60	1304
5	105	29	305	45	465	61	1305
6	106	30	306	46	466	62	1306
7	107	31	307	47	467	63	1307
8	108	32	308	48	468	64	1308
9	109	33	309	49	469	65	1309
10	110	34	310	50	470	66	1310
11	111	35	311	51	471	67	1311
12	112	36	312	52	472	68	1312

LEGEND

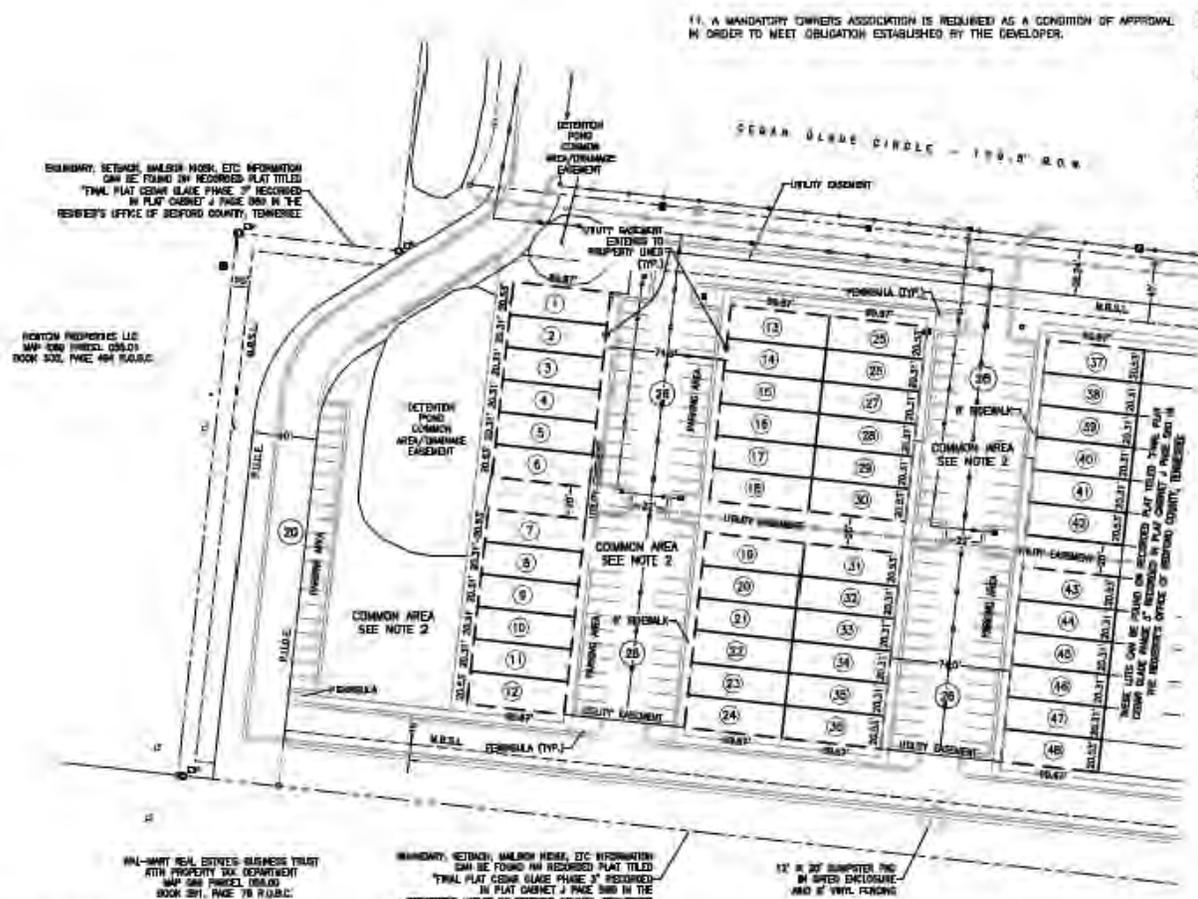
①	LIGHT POLE
②	WATER VALVE
③	FIRE HYDRANT
④	CURB INLET
⑤	POWER POLE
⑥	CLEANOUT
⑦	GRASS MARK

LINE	BEARING	DISTANCE
10	S 27° 00' 00" E	13.28'
11	S 17° 51' 00" E	13.28'

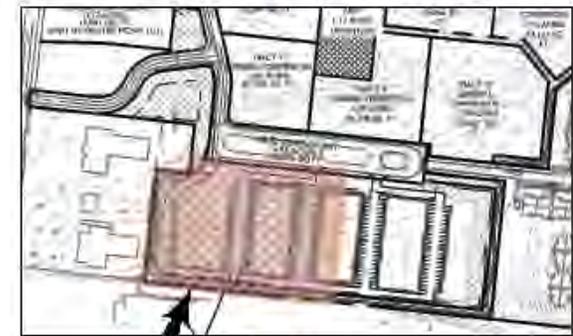
LESSOR \_\_\_\_\_ DATE \_\_\_\_\_  
 DIRECTOR OF PUBLIC WORKS \_\_\_\_\_ DATE \_\_\_\_\_  
 IN PLAT CABINET \_\_\_\_\_  
 SHERIFF OF THE REGISTERS \_\_\_\_\_  
 PRIVATE \_\_\_\_\_



# E/F. Final Plat – Cedar Glade Phase 3B (Approved in Jan 2025)



- 11. A MANDATORY OWNERS ASSOCIATION IS REQUIRED AS A CONDITION OF APPROVAL IN ORDER TO MEET OBLIGATION ESTABLISHED BY THE DEVELOPER.
- 20. DURING CONSTRUCTION THE OWNERS EXPENSE
- 21. THE HOMEOWNER ELEMENTS LOCATED IN
- 22. DEVIATION FOR PLAT AMENDMENT.
- 23. PROPERTY IS SUBJECT TO MAINTENANCE AGREEMENT OFFICE OF REDEVELOPMENT



**SITE** PHASING MAP OVERVIEW

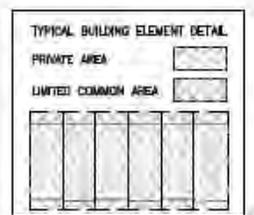
## RECOMMENDATION

Staff Recommends the approval of the final plat amendment application for 48, 2-story Townhome pursuant to the TN Horizontal Property Act identified in the tax assessment records as Tax Map and Parcel No. 069 Parcel 55.09 Cedar Glade PUD Phase 3B as re-submitted on January 23, 2026, with **NO CONDITIONS** and one Procedural Notification.

- 1. Obtain final approval of As Built and Record Plat.

### CERTIFICATE OF APPROVAL OF PROPERTY ASSESSOR

I HEREBY CERTIFY THAT THE PROPERTY ASSESSOR'S OFFICE HAS REVIEWED THE PLAT AND DEEMED IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE PLAT ACT AND THE PLAT ACT RULES.



The background of the slide features abstract, overlapping geometric shapes in various shades of green, ranging from light lime to dark forest green, set against a white central area.

# Staff Report Administrative Approvals

# A. Minor Subdivision Scotland Heights

## SITE DATA

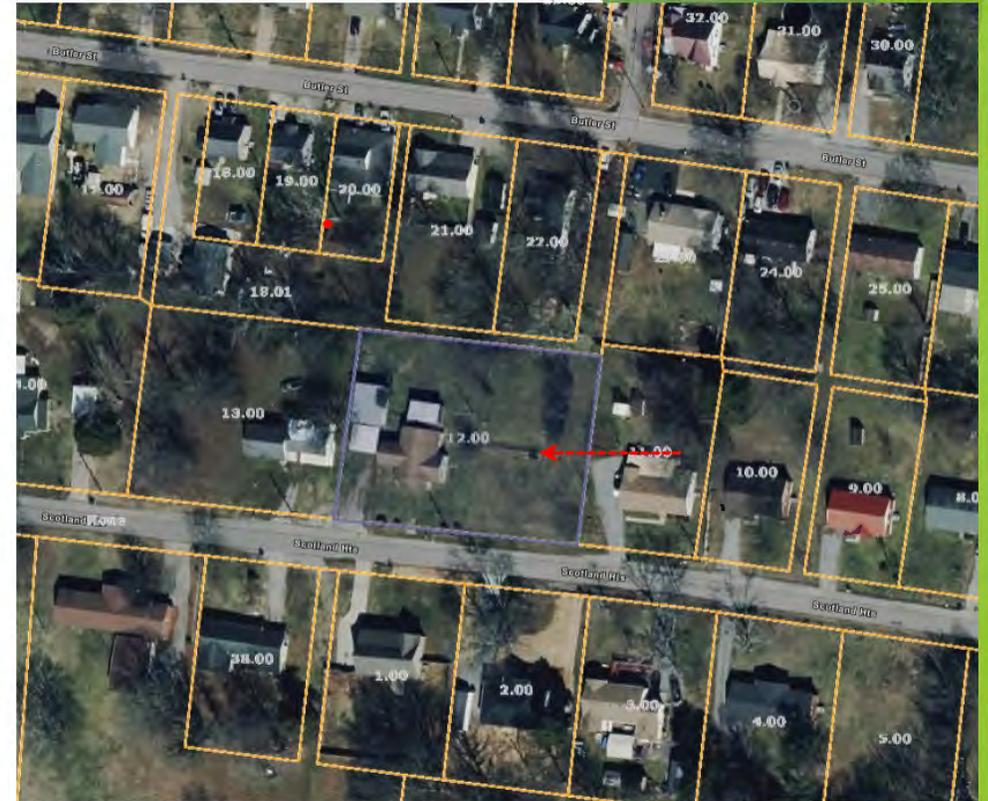
1. Address: 115 Scotland Heights
2. Tax Map 078J Group B Parcel 012.00
3. Current Zoning: R-2
4. Total Land Area: +/- 0.69 ac.
5. Consistent with Mixed Density Residential Character Area (Comprehensive Plan)
6. Public Infrastructure and Services. All services available and accessible but may require improvements depending on location of SFD
7. Scotland Heights is substandard width and req'd dedication

## PROPERTY OWNER / REPRESENTATIVE

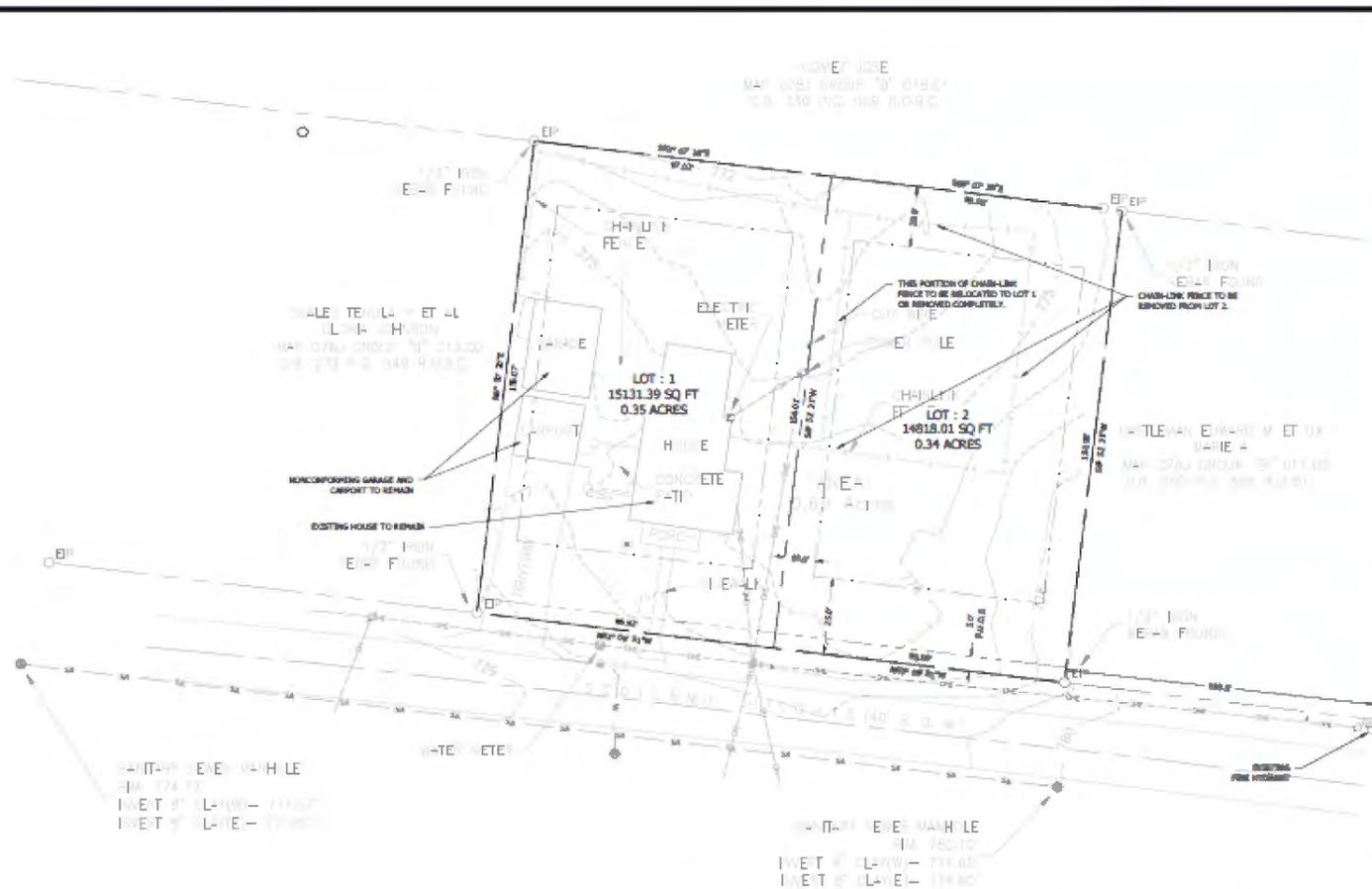
DCC Strategic Realty Partners, LLC.

## **REQUEST**

Minor Subdivision, single lot created from Parent



# A. Minor Subdivision Scotland Heights



FILE

**SITE DATA:**

ZONING- R-2

SUBDIVIDED AREA - 29,949 FT<sup>2</sup> (0.69) AC

SETBACKS-  
FRONT- 25'  
SIDE- 10'  
REAR- 20'

OWNER:  
DCC STRATEGIC REALTY PARTNERS LLC  
PO BOX 8  
WARTRACE TN 37183

PROPERTY ADDRESS: 115 SCOTLAND HEIGHTS

DEED BOOK 401; PAGE 811

TAX MAP 078J; GROUP B ; PARCEL 012.00

**FLOOD NOTE:**  
THE PROJECT IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEMA PANEL 47003C0189E WITH EFFECTIVE DATE OF AUGUST 2, 2007.

**PURPOSE:**  
THE PURPOSE OF THIS PLAT IS TO DIVIDE PARENT LOT INTO 2 LOTS.

**NOTES:**

1. SANITARY SEWER MAY HAVE BE ON A GRINDER PUMP. DETERMINATION TO BE MADE AT TIME OF RESIDENCE CONSTRUCTION.
2. A 1" COPPER SERVICE WILL NEED TO BE EXTENDED 84' TO SERVE THE NEW LOT

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
 I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK NUMBER 401, PAGE 811, COUNTY REGISTER'S OFFICE OF BEDFORD COUNTY, TENNESSEE, AND THAT I HEREBY ADOPT THE PLAN THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, AND THAT THIS PLAN CONSTITUTES OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC ROADS, UTILITIES, AND

**CERTIFICATE OF APPROVAL OF ELECTRIC & WATER & SEWER SYSTEM**  
 I HEREBY CERTIFY THAT ADEQUATE EASEMENTS HAVE BEEN ALLOWED WHERE NEEDED FOR SERVICE LINES IN THIS SUBDIVISION. I HEREBY CERTIFY THAT THE WATER SYSTEMS AND SEWERS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED DCC STRATEGIC REALTY PARTNERS LLC SCOTLAND HEIGHTS MINOR DIVISION HAS/HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE

**CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE**  
 I HEREBY CERTIFY THAT THE STREETS, SURFACE DRAINAGE SYSTEMS AND RELATED IMPROVEMENTS SHOWN ON THE PLAN HAVE BEEN COMPLETED TO PROPER SPECIFICATIONS AND ACCORDING TO THE REQUIRED DESIGN STANDARDS, OR THAT A PERFORMANCE BOND OR OTHER SECURITY HAS BEEN FILED TO GUARANTEE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

# Request deferring Sign Code Comparison