



City of Shelbyville, Tennessee
BOARD OF ZONING APPEALS MEETING

Planning & Building Codes Building, 100 N. Cannon Boulevard

Regular Meeting
Thursday, January 15, 2026
6:00 pm

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES FROM BZA MEETING OF NOVEMBER 20, 2025.
5. CONSTITUENTS' COMMENTS
6. OLD BUSINESS – NONE.
7. NEW BUSINESS.

A. 716 NORTH MAIN STREET (TAX MAP 0780 GROUP G PARCEL 008.00).

VARIANCE FROM THE STRICT APPLICATION OF SIGN SPACING REQUIREMENT IN THE *SHELBYVILLE MUNICIPAL CODE* CHAPTER 14, *SIGN CODE, SECTION 4-1406, REGULATIONS OF BILLBOARDS*, FOR THE PURPOSES OF ERECTING AN OUTDOOR ADVERTISING SIGN PURSUANT TO TENNESSEE DEPARTMENT OF TRANSPORTATION (“TDOT”) CHAPTER 1680-08-03, *CONTROL OF OUTDOOR ADVERTISING*, FOR A LOT OF RECORD APPROXIMATELY (+/-) 23,535.2 SQFT. AND CURRENTLY ZONED C-2, GENERAL BUSINESS. VU ANH NGUYEN AND GIAU THI HUYNH LAM, OWNERS, MICHAEL SUTHERLAND, REPRESENTATIVE AND APPLICANT.

B. 1301 RAILROAD AVE (TAX MAP 078 PARCEL 045.00).

VARIANCE FROM THE STRICT APPLICATION OF SETBACK REQUIREMENTS IN THE *SHELBYVILLE MUNICIPAL ZONING ORDINANCE* ARTICLE V, SECTION 5.6.2(C), *GENERAL INDUSTRIAL DISTRICT, BULK REGULATIONS*, FOR THE PURPOSES OF CONSTRUCTING AN 7,200 SQFT. ADDITION AND ESTABLISHING A BOLT STORAGE AND MACHINE SHOP. REFERENCED PARCEL IS ZONED I-2, GENERAL INDUSTRIAL. CITY OF SHELBYVILLE INUDUSTRIAL DEVELOPMENT BOARD, OWNER, COOPER STEEL FABRICATORS, INC., REPRESENTATIVE AND APPLICANT.

C. OLD NASHVILLE DIRT ROAD, LIVINGSTONES CHURCH SUBDIVISION (TAX MAP 078 PARCEL008.03). VARIANCE FROM PERMITTED UNDER USE IN THE *SHELBYVILLE MUNICIPAL ZONING ORDINANCE ARTICLE V, SECTION 5.4.2(B), MEDIUM DENSITY RESIDENTIAL DISTRICT, USES PERMITTED/PROHIBITED*, UNDER U.S. PUBLIC LAW 106-274, *RELIGIOUS LAND USE AND INSTITUTIONALIZED PERSONS ACT OF 2000*, FOR THE PURPOSES OF CONSTRUCTING A 6,176 SQFT. GROUP AND FAMILY CARE FACILITY TYPICALLY FOUND IN R-4, HIGH DENSITY RESIDENTIAL ZONE DISTRICT. OLD NASHVILLE DIRT ROAD, LLC., OWNER, ST. JOHN ENGINEERING, LLC., REPRESENTATIVE AND APPLICANT.

8. ELECTION OF CHAIRPERSON, VICE CHAIRPERSON, AND SECRETARY.

9. OTHER BUSINESS – Approval of Training Hours.

10. ADJOURN.

Release Date: 12/29/2025

Questions regarding agenda items should be addressed to:
The Planning & Community Development Department
Ph: 931.488-4221