

Table of Contents

Figures/Tables/Appendices	iii
1. INTRODUCTION: PURPOSE AND SCOPE	1
A. Purpose.....	1
B. Summary of Scope and Process	1
2. SPECIAL PLANNING AREA: DESCRIPTION OF BYPASS	3
A. Special Planning Area.....	3
B. Description of Bypass	3
3. PUBLIC INVOLVEMENT	6
A. Public Information Workshops	6
B. Meeting with Mayor and City Council.....	12
C. Meeting with County Judge-Executive and Fiscal Court	13
D. Final Public Information Workshop	14
E. Meetings with Planning Commission	15
F. Final Public Meeting.....	16
4. COMMUNITY PROFILE	18
A. Population Growth	19
B. Economic Development Issues.....	20
5. ENVIRONMENT / HISTORIC PROPERTIES.....	25
A. Environmental Features and Issues	25
B. Historic Properties.....	26
6. COMMUNITY FACILITIES	29
A. Schools	29
B. Parks and Recreation	29
C. Water and Sewer.....	29
7. TRANSPORTATION AND TRAFFIC.....	31
A. Explanation of Terms	31
B. Existing Conditions	32
C. Future Conditions	34
D. Transportation Strategies	35
E. Transportation Plan.....	36
8. LAND USE.....	47
A. Current Comprehensive Plan/Regulations.....	47
B. Property Ownership	49
C. Existing Land Use.....	49
D. Future Land Use Scenarios	52
E. Future Land Use/Timeline.....	56
9. IMPLEMENTATION	65
A. Adoption/Approval Process.....	65
B. Regulation Changes	65
10. ACKNOWLEDGEMENTS AND CONTACTS.....	67

Figures

Figure 1-1.	Location Map.....	2
Figure 2-1.	Special Planning Area	4
Figure 2-2.	Bypass Typical Sections	5
Figure 4-1.	Shelby County Population.....	19
Figure 5-1.	Floodplains	27
Figure 5-2.	Environmental Footprint.....	28
Figure 7-1.	2020 Traffic Forecasts	43
Figure 7-2.	Recommended Transportation Improvements.....	44
Figure 8-1.	Existing Property Boundaries and Parcel Numbers	58
Figure 8-2.	Existing Land Use	59
Figure 8-3.	Future Land Use Scenario 1	60
Figure 8-4.	Future Land Use Scenario 2.....	61
Figure 8-5.	Future Land Use Scenario 3.....	62
Figure 8-6.	Future Land Use Scenario 4.....	63
Figure 8-7.	Recommended Future Land Use Map	64

Tables

Table 7-1.	Recommended Transportation Projects.....	45
Table 7-2.	Project Priorities and Timeline	46
Table 9-1.	Land Use Recommendations Timeline	66

Appendices

Appendix A.	Property Owners in the Shelbyville Bypass Study Area.....	68
Appendix B.	Examples of Overlay Zone Regulations	71