

TITLE 14

ZONING AND LAND USE CONTROL

CHAPTER

1. MUNICIPAL PLANNING COMMISSION.
2. SUBDIVISION REGULATIONS.
3. ZONING ORDINANCE.

CHAPTER 1

MUNICIPAL PLANNING COMMISSION

SECTION

- 14-101. Creation and membership.
- 14-102. Purpose and functions.
- 14-103. Member compensation.

14-101. Creation and membership. Pursuant to the provisions of Tennessee Code Annotated, §§ 13-4-101 through 13-4-308, there is hereby created a municipal planning commission, hereinafter referred to as the "planning commission." The commission shall consist of five (5) members. One (1) of the members shall be the mayor or his designated representative, one (1) member shall be a member of the town council, and the other three (3) members shall be appointed by the mayor. Any vacancy in an appointed membership shall be filled for the unexpired term by the mayor, who shall also have authority to remove any appointed member at the mayor's discretion. The planning commission member elected by the council shall be for a one (1) year term. The other four (4) members appointed by the mayor shall serve a four (4) year terms. For the initial appointment, one (1) member shall be appointed for a one (1) year term, one (1) for a two (2) year term, one (1) for a three (3) year term, and one (1) for a four (4) year term. As each member's term expires, the mayor shall appoint his or her replacement. (1983 Code, § 11-101, as amended by Ord. #121, Nov. 1991, and Ord. #190, Feb. 2000)

14-102. Purpose and functions. (1) Purpose. The purpose of the planning commission is the enforcement of subdivision regulations, zoning laws and ordinances as adopted by the council. The planning commission shall also have the duties and authority granted under Tennessee Code Annotated, § 13-4-101 which provides in part that all plans for development must be approved by the planning commission and no construction shall proceed or be authorized until and unless the location and extent thereof shall have been submitted to and approved by the planning commission; provided, that in case of disapproval, the commission shall communicate its reasons to the chief

legislative body of the municipality, and such legislative body, by a vote of a majority of its membership, shall have the power to overrule such disapproval, and, upon such overruling, the legislative body shall have the power to proceed. The widening, narrowing, relocation, vacation, change in use, acceptance, acquisition, sale or lease of any street or public way, ground, place, property, or structure, shall be subject to similar submission and approval, and the failure to approve may be similarly overruled. The failure of the commission to act within thirty (30) days from and after the date of official submission to it shall be deemed approval.

(2) General plan for physical development. It shall be the function and duty of the planning commission to make and adopt an official general plan for the physical development of the municipality, and it may consider land use in any area outside its boundaries which, in the commission's judgment, bears relation to the planning of the municipality. The plan, with the accompanying maps, plats, charts, and descriptive and explanatory matter, shall show the commission's recommendations for the physical development, and may include, among other things, the general location, character and extent of streets, bridges, viaducts, parks, parkways, waterways, playgrounds, airports and other public ways, grounds, places and spaces, the general location of public buildings and other public property, the general location and extent of public utilities and terminals, whether publicly or privately owned, for water, light, power, sanitation, transportation, communication and other purposes; also the removal, relocation, widening, extension, narrowing, vacating, abandonment, change of use or extension of any of the foregoing public ways, grounds, places, spaces, buildings, properties or utilities.

(3) Municipal planning regulations. The planning commission shall carry out its powers, functions and duties in accordance with all applicable provisions of Tennessee Code Annotated, §§ 13-4-101 through 13-4-308. (1983 Code, § 11-102, as amended by Ord. #190, Feb. 2000)

14-103. Member compensation. The compensation for planning commission members attending regular meetings shall be \$25.00 for each regular meeting and \$12.50 for special meetings. This compensation may be amended from time to time as approved by the Board of Aldermen and Mayor for the Town of White Bluff. (Ord. #158, March 1997, as amended by Ord. #190, Feb. 2000)

CHAPTER 2**SUBDIVISION REGULATIONS****SECTION**

14-201. Subdivision guidelines adopted in principal.

14-202. Enforcement to be responsibility of planning commission.

14-201. Subdivision guidelines adopted in principal. The Town of White Bluff adopts in principal the guidelines set forth and attached to ordinance #82.¹ The town council reserves the right to make immediate revisions to these regulations and future revisions as deemed necessary at any time after approval of revisions by the town council. (1983 Code, § 11-201)

14-202. Enforcement to be responsibility of planning commission. The enforcement of these subdivision regulations shall be the responsibility of the planning commission. (1983 Code, § 11-202, modified)

¹The guidelines and Ord. #82 are of record in the office of the recorder.

CHAPTER 3

ZONING ORDINANCE

SECTION

14-301. Land use to be governed by zoning ordinance.

14-301. **Land use to be governed by zoning ordinance.** Land use within the Town of White Bluff shall be governed by Ordinance #101, titled "Zoning Ordinance, White Bluff, Tennessee," and any amendments thereto.¹

¹Ordinance #101, and any amendments thereto, are published as separate documents and are of record in the office of the recorder.