

TITLE 14**ZONING AND LAND USE CONTROL****CHAPTER**

1. MUNICIPAL PLANNING COMMISSION.
2. ZONING ORDINANCE.
3. SIGNS.
4. DROUGHT MANAGEMENT PLAN.

CHAPTER 1**MUNICIPAL PLANNING COMMISSION****SECTION**

- 14-101. Creation and membership.
14-102. Organization, powers, duties, etc.

14-101. Creation and membership. Pursuant to the provisions of Tennessee Code Annotated, §§ 13-3-102, 13-4-101 through 13-4-105, and §§ 13-4-201 through 13-4-203, and any amendments and supplements thereto, there is hereby created a municipal planning commission, hereinafter referred to as the planning commission. The commission shall consist of nine (9) members as follows:

- (1) The Mayor of Dresden or his designee;
- (2) One (1) alderman of the City of Dresden, appointed by the board of mayor and aldermen;
- (3) Five (5) residents of the City of Dresden, appointed by the mayor;
- (4) Two (2) residents of the regional area outside of the municipal boundaries of Dresden, appointed by the mayor.

All members of the commission shall serve as such without compensation. Except for the initial appointments, the terms of the seven (7) members appointed by the mayor shall be for four (4) years each. The terms of the seven (7) members initially appointed by the mayor shall be as follows: two (2) members shall be appointed to a four (4) year term, two (2) members shall be appointed to three (3) year term, two (2) members shall be appointed to a two (2) year term, and one (1) member shall be appointed to a one (1) year term. The terms of the mayor and the members selected by the board of mayor and aldermen shall run concurrently with their terms of office on the Dresden Board of Mayor and Aldermen. Any vacancy in an appointive membership shall be filled for the unexpired term by the mayor, who shall also have the authority to remove any appointive member at his will and pleasure. (1988 Code, § 11-101, as replaced by Ord. #2008-01, Sept. 2007)

14-102. Organization, powers, duties, etc. The planning commission shall be organized and shall carry out its powers, functions, and duties in accordance with all applicable provisions of Tennessee Code Annotated, title 13. (1988 Code, § 11-102)

CHAPTER 2

ZONING ORDINANCE

SECTION

14-201. Land use to be governed by zoning ordinance.

14-201. Land use to be governed by zoning ordinance. Land use shall be governed by ordinance titled "Zoning Ordinance, Dresden, Tennessee," and any amendments thereto.¹

¹The Zoning Ordinance and any amendments thereto, are published as separate documents and are of record in the office of the city recorder.

CHAPTER 3

SIGNS

SECTION

14-301. Placement of advertising signs on city-owned property and rights-of-way.

14-301. Placement of advertising signs on city-owned property and rights-of-way. (1) Definitions. As used in this chapter, unless the context otherwise requires:

(a) "Public right-of-way" means a strip of land acquired by reservation, dedication, forced dedication, prescription, or condemnation and intended to be utilized as a road, sidewalk or crosswalk, railroad, electric transmission line, oil or gas pipeline, water line, sanitary sewer or storm sewer, or other public use.

(b) "Advertising sign" means any advertising display constructed of metal, plastic, wood, cloth, canvas, light fiber paper, cardboard, or other light materials, with or without frames, permanently or temporarily installed, which is displayed for the making of public announcements, promotion of goods or services for sale or lease, or promotional of an individual or an issue on an election ballot to be voted upon by the city's electorate.

(2) Signs prohibited in public rights-of-way. It shall be unlawful for any person to place, or attempt to place, any advertising sign within or upon any public right-of-way within the City of Dresden.

(3) Signs prohibited on city-owned property. It shall be unlawful for any person to place, or attempt to place, any advertising sign upon any city-owned property within the City of Dresden.

(4) Prohibited signs to be removed by the city. The Mayor of Dresden or his agent shall direct the prompt removal of all commercial, political, and temporary signs found to be within public rights-of-way or upon public grounds owned by the City of Dresden.

(5) Traffic and directional signs. Nothing in this chapter shall be construed as prohibiting agencies of the federal, state, or municipal governments from placing authorized traffic control signs or directional signs in public rights-of-way within the City of Dresden.

(6) Effective date. The ordinance comprising this chapter shall be in full force and effect thirty (30) days from and after its date of passage by the board of mayor and aldermen.

(7) Penalty. Violators of this chapter will be given a warning for the first offense. Violators will then be fined fifty dollars (\$50.00) for the second and each subsequent offense. (as added by Ord. #2008-06, March 2008)

CHAPTER 4

DROUGHT MANAGEMENT PLAN

SECTION

- 14-401. Authority and status.
- 14-402. System characteristics and risks.
- 14-403. Purpose.
- 14-404. Drought management plan within the context of an EOP.
- 14-405. Goals, objectives and priorities.
- 14-406. General water uses in order of priority.
- 14-407. Interconnections, mutual aid agreements and backup sources.
- 14-408. Ordinances, policies and legal requirements.
- 14-409. Well static water levels.
- 14-410. Phased management.
- 14-411. Monitor supply and demand.
- 14-412. Management team.
- 14-413. Review, evaluation and up-dating the management plan.

14-401. Authority and status. City of Dresden is a municipal corporation chartered and organized under the laws of the State of Tennessee. City of Dresden owns and operates a water treatment plant and distribution system serving the citizens of Dresden and the surrounding area. The Mayor of Dresden has the authority to implement a drought management plan the chief water treatment plant operator has been given the responsibility to complete the plan. (as added by Ord. #2018-02, Oct. 2017 *Ch2_03-07-22*)

14-402. System characteristics and risks. City of Dresden Water Department has approximately one thousand five hundred (1,500) water connections. Using the household factor of 2.34 persons per household for Dresden this is equivalent to approximately three thousand five hundred ten (3,510) persons. The usage is categorized as follows:

Water Use Category	Use in Gallons (Avg)	Percent of Total Usage	Peak Water Use	Percent of Total Usage	Increase in Gallons	Percent Increase (Peak over Avg)
Residential	4,622,800	55	4,910,800	53	288,000	6
Commercial	3,692,500	45	4,248,600	47	556,100	15
Total	8,315,300	100	9,159,400	100	844,100	21

The City of Dresden Water Treatment Plant is a conventional groundwater plant with a design capacity of approximately one million eight hundred thirty-six thousand (1,836,000) gallons per day. Average usage for the system is approximately five hundred twenty-six thousand (526,000) gallons per day. The maximum daily pumpage in recent years, which occurred in May, 2016 was nine hundred eleven thousand (911,000) gallons. The treatment plant uses the three wells as its raw water source. The distribution system contains four (4) water storage tanks with a combined capacity of one million one hundred twelve thousand (1,112,000) gallons. (as added by Ord. #2018-02, Oct. 2017 *Ch2_03-07-22*)

14-403. Purpose. Typically drought has not affected the water source in past years. The purpose of this plan is to reduce water demand in the event of a drought where existing water supplies are inadequate to meet current demand for potable water. The significance of taking into account water use on average and during peak water demand (though it may not reflect an extreme or exceptional drought) is that system officials can identify water uses that have the potential to be reduced more easily. The point here is to identify potential discretionary or non-essential water uses. It is evident from the data above that water use by residential users typically increases six percent (6%) over average water use. The fifteen percent (15%) increase in commercial use indicates that this area may not be easily reduced.

Because water use data reflects a typical peak summer water use but not necessary a moderate, severe or extreme drought, additional water use could be expected by residential customers on the system to water cattle and other livestock, though they usually rely on ponds and small streams which are likely to be depleted in a severe drought.

During the droughts of 2007 and 2008, the water treatment plant was able to meet customer demand with no restrictions implemented. Static water levels in our wells remained at normal levels. Presently there are no connections with any neighboring water systems. An emergency connection with City of Gleason is in place, however since their source is also groundwater, a drought that affects City of Dresden would likely affect them. (as added by Ord. #2018-02, Oct. 2017 *Ch2_03-07-22*)

14-404. Drought Management Plan within the Context of an EOP. Development of the town's drought management plan and EOP were assigned to the chief water plant operator. He organized a team of individuals, including employees and local officials to help organize and frame the plan. City of Dresden Water System's EOP addresses line breaks, storms, earthquakes, hazardous material spills and civil disturbances. The EOP is not available for public scrutiny. The drought management plan focuses attention on managing supplies and demand during a declared drought. (as added by Ord. #2018-02, Oct. 2017 *Ch2_03-07-22*)

14-405. Goals, objectives and priorities. The initial goal of the drought management plan was to provide water to all priority uses as established by the water system under worsening drought conditions (three levels). The water uses and levels of water availability take into account the maintenance of public health and safety, sustaining economic activity, preserving critical environmental resources and life activities. (as added by Ord. #2018-02, Oct. 2017 *Ch2_03-07-22*)

14-406. General water uses in order of priority. (1) Medical facilities.

- (2) Nursing homes and elderly care facilities.
- (3) Human consumption (drinking water, domestic cooking, bathing, toilet use).
- (4) Fire protection (structural facilities, and hazardous situations).
- (5) Pets (animal hospitals, kennels) and livestock.
- (6) Environment (erosion, aquatic habitat).
- (7) Commercial uses (restaurant, laundry, office, retail).
- (8) Industry and manufacturing (sanitation, process, cooling).
- (9) Recreation (pools, athletic fields).
- (10) Landscape (shrubbery) watering (home and commercial).
- (11) Lawn watering, vehicle washing (home and commercial). (as added by Ord. #2018-02, Oct. 2017 *Ch2_03-07-22*)

14-407. Interconnections, mutual aid agreements and backup sources. As a result of customers with livestock on the system with potentially inadequate streams, the plan calls for the use of fire department tankers to haul water from area streams (having available water) to assist farmers with livestock. (as added by Ord. #2018-02, Oct. 2017 *Ch2_03-07-22*)

14-408. Ordinances, policies and legal requirements. The city's drought management plan, rules, ordinances, and policies are available for review. Copies can be examined at Dresden City Hall. (as added by Ord. #2018-02, Oct. 2017 *Ch2_03-07-22*)

14-409. Well static water levels. During periods of drought or impending drought, operators at the City of Dresden Water Treatment Plant will monitor the static water levels of system wells. US Drought Monitor (<https://www.drought.gov/gdm/current-conditions>) will be monitored to determine severity of drought. In the event that the static water levels begin to approach preset trigger points, the Tennessee Division of Water Resources will be contacted to discuss possible actions. (as added by Ord. #2018-02, Oct. 2017 *Ch2_03-07-22*)

14-410. Phased management. The drought response plan is broken into four (4) phases: Drought Alert, Voluntary Water Reductions, Mandatory Water Restrictions and Emergency Water Management. The drought management phases and sets of trigger points along with their associated goals are described below. Failure to achieve a management phases goal within a reasonable time shall call for the next phase to be implemented.

(1) Drought alert. In the drought alert phase, no reduction in water use demand is planned. The City of Dresden Water System will focus on monitoring conditions and prepare for the possible implementation of "voluntary reductions."

(2) Voluntary water reductions. Under "voluntary reductions" City of Dresden has established a water use reduction goal of ten percent (10%). This figure corresponds to approximately ninety-one thousand (91,000) gallons per day water use judging by peak usage. Among the trigger points for implementing this phase would be a drop in static water levels of twenty percent (20%) and an increase in the usage to eight hundred thousand (800,000) gpd for five (5) consecutive days. The public appeal would consist of news releases to the media (weekly newspaper, local radio and regional television stations). Customers will be encouraged to use efficient water practices, e.g., watering lawns between sunset and sunrise, along with the more careful watering of shrubs and other landscape plantings.

(3) Mandatory water restrictions. The goal of activating a "mandatory water restrictions" phase would be to reduce water demand by customers by fifteen percent (15%) (from estimated peak demand). This would amount to a reduction of approximately one hundred thirty-seven thousand (137,000) gpd. Vehicle washing will be restricted. Restrictions to car/vehicle washing will apply to commercial car washes that do not re-cycle water and to the domestic washing of cars, etc. Lawn and landscape watering will be restricted. To assist in reducing usage, the water system will reduce the amount of flushing where possible. Among the trigger points for implementing this phase would be a drop in static water levels of forty percent (40%) and an increase in the usage to nine hundred thousand (900,000) gpd for five (5) consecutive days. Restrictions will be provided to the public through the media and posted in public buildings such as libraries, city hall, court house, banks and grocery stores. A fifteen dollar (\$15.00) surcharge will be assessed to all residential customers using over six thousand (6,000) gallons per month. System personnel will be utilized to monitor compliance with restrictions. Customers will also be requested to report violators of the restrictions.

The following will be used to enforce restrictions:

- (a) First offense - A written warning will be issued
- (b) Second offense - A fifty dollar (\$50.00) surcharge
- (c) Third offense - Customer's water service will be discontinued for a maximum of five (5) days. A reconnection fee will be required to have service restored.

(4) Emergency water management. The "emergency water management" phase of the drought plan would be triggered by severe water pressure or other hydraulic issues, the static water level drops fifty percent (50%) or more and the daily usage reaches one million (1,000,000) gpd for five (5) consecutive days. The purpose of this phase would be to reduce water use to twenty-five percent (25%) of the peak demand. This would be a reduction of approximately two hundred twenty-seven thousand seven hundred fifty (227,750) gpd. The media will be used to strongly encourage all customers to curtail any nonessential usage. A twenty-five dollar (\$25.00) surcharge will be assessed to all customers using over five thousand (5,000) gallons per month. System personnel will be utilized to monitor compliance with restrictions. Customers will also be requested to report violators of the restrictions.

The following will be used to enforce restrictions:

- (a) First offense. A written warning will be issued
- (b) Second Offense. A fifty dollar (\$50.00) surcharge
- (c) Third offense. Customer's water service will be discontinued for a maximum of fifteen (15) days. A reconnection fee will be required to have service restored. (as added by Ord. #2018-02, Oct. 2017 *Ch2_03-07-22*)

14-411. Monitor supply and demand. City of Dresden established three (3) drought management phases in addition to a "drought alert" phase. All four (4) phases are described above. In addition, numerous trigger points were identified signaling the beginning of a phase. (as added by Ord. #2018-02, Oct. 2017 *Ch2_03-07-22*)

14-412. Management team. City of Dresden designated the chief water treatment plant operator to be the drought plan implementation manager. He is ultimately in charge of managing the water system. In addition, the Mayor of Dresden, the chief of the fire department and distribution supervisor make up the drought management group responsible for overseeing the implementation of the plan. They advise and assist the chief operator in gathering information, assessing the situation and recommend/advise/approve the chief operator's actions. The task group is activated and will meet as necessary once a "drought alert" has been initiated. A "drought alert" corresponds to the U.S. Drought Monitor's categorization of the water system's service area as being characterized as under "severe" drought conditions. The task group monitors water system conditions, including water demand, water supply, forecasted conditions, hydraulic conditions, water quality issues, impacted communities, public notification, plan modifications, staffing, trigger points and other issues related to the implementation of the plan. The task group and chief operator must also maintain records of their actions, system conditions at the time of management actions taken, and their effects. Finally, the drought management group and plan implementation manager must also determine and announce the

step-down and/or deactivation of the plan. (as added by Ord. #2018-02, Oct. 2017 *Ch2_03-07-22*)

14-413. Review, evaluation and up-dating the management plan.
The drought management plan was adopted on October 2, 2017 by the town council. The drought manager will review the plan within six (6) months after any phase of the plan has been implemented and/or every three (3) years. Refinements to the drought management plan will be made as necessary. The drought manager is responsible for making the review and presenting that review before the council. (as added by Ord. #2018-02, Oct. 2017 *Ch2_03-07-22*)