

## TITLE 14

### ZONING AND LAND USE CONTROL

#### CHAPTER

1. MUNICIPAL PLANNING COMMISSION.
2. ZONING ORDINANCE.
3. FLOOD CONTROL.

#### CHAPTER 1

### MUNICIPAL PLANNING COMMISSION<sup>1</sup>

#### SECTION

- 14-101. Creation and membership.
- 14-102. Organization, powers, duties, etc.
- 14-103. Powers and duties.

**14-101. Creation and membership.** Pursuant to the provisions of Tennessee Code Annotated, § 13-4-101, there is hereby created a municipal planning commission, hereinafter referred to as the planning commission. The planning commission shall consist of eight (8) members; two (2) of these shall be the mayor and a member of the board of aldermen selected by the board of aldermen; the other six (6) members shall be appointed by the mayor. Except for the initial appointments, the terms of the six (6) members appointed by the mayor shall be for three (3) years each. The six (6) members first appointed shall be appointed for terms of one (1), two (2), and three (3) years respectively so that the terms of two (2) members expire each year. The terms of the mayor and the member selected by the board of aldermen shall run concurrently their terms of office. Any vacancy in an appointive membership shall be filled for the unexpired term by the mayor. (1974 Code, § 11-101, as amended by Ord. #523, Nov. 2001)

**14-102. Organization, powers, duties, etc.** The planning commission shall be organized and shall carry out its powers, functions, and duties in accordance with Tennessee Code Annotated, title 13. (1974 Code, § 11-102)

**14-103. Powers and duties.** The municipal planning commission shall have all of the powers, duties and responsibilities as set forth in Pub. Acts 1935, chapters 34, 44, and 45, or other acts relating to the duties and powers of the commission subsequently adopted. (1974 Code, § 11-103)

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<sup>1</sup>Ord. #523, Nov. 2001, of record in the office of the recorder, sets compensation for members of the planning commission and the board of zoning at twenty-five dollars (\$25.00) for attendance to regular and special called meetings including public hearings.

**CHAPTER 2****ZONING ORDINANCE**<sup>1</sup>**SECTION**

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

**14-201. Land use to be governed by zoning ordinance.** Land use within the City of Erin shall be governed by Ord. #303, titled "Zoning Ordinance, Erin, Tennessee," and any amendments thereto.<sup>2</sup>

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<sup>2</sup>Ord. #303, and any amendments thereto, are published as separate documents and are of record in the office of the city recorder.

Amendments to the zoning map are of record in the office of the city recorder.

## CHAPTER 3

### FLOOD CONTROL

#### SECTION

14-301. Building permits in flood areas.

14-302. Subdivision proposals reviewed.

14-303. Flooded water and sewer systems.

**14-301. Building permits in flood areas.** The building inspector shall review all building permit applications for new construction or substantial improvements to determine whether proposed building sites will be reasonably safe from flooding. If a proposed building site is in a location that has a flood hazard, any and all proposed new construction or substantial improvement (including prefabricated and mobile homes) must be designed or modified and anchored to prevent flotation, collapse, or lateral movement of the structure, use construction materials and utility equipment that are resistant to flood damage, and use construction methods and practices that will minimize flood damage. (1974 Code, § 4-601)

**14-302. Subdivision proposals reviewed.** The building inspector shall review subdivision proposals and other proposed new developments to assure that all such proposals are consistent with the need to minimize flood damage, all public utilities and facilities, and water systems, such as sewer, gas, electrical, are elevated, located, and constructed to minimize or eliminate flood damage, and adequate drainage is provided so as to reduce exposure to flood hazards. (1974 Code, § 4-602)

**14-303. Flooded water and sewer systems.** The building inspector shall require new or replacement water supply systems and/or sanitary sewage systems to be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into the flood waters, and require on-site waste disposal systems to be located so as to avoid impairment of them or contamination from them during flooding. (1974 Code, § 4-603)