

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

1. REGIONAL/MUNICIPAL PLANNING COMMISSION.
2. ZONING ORDINANCE.
3. UNIFORM PROPERTY IDENTIFICATION SYSTEM.

**CHAPTER 1****REGIONAL/MUNICIPAL PLANNING COMMISSION****SECTION**

- 14-101. Purpose.
- 14-102. Creation and membership.
- 14-103. Organization and fiscal policy.
- 14-104. Powers, duties, and responsibilities.
- 14-105. Effect of master plan.

**14-101. Purpose.** For the purpose to guide and accomplish a coordinated and harmonious development of the city which will, in accordance with existing and future needs, best promote public health, safety, morals, order, convenience, prosperity, and for the general welfare as well as efficiency and economy in the process of development, there is hereby created and established a municipal planning commission as authorized by the charter of the city and the state law. (1971 Code, § 11-101)

**14-102. 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 five (5) members; two (2) of these shall be the mayor and another member of the board of mayor and aldermen selected by the board of mayor and aldermen; the other three (3) members shall be appointed by the mayor. All members of the planning commission shall serve as such without compensation. Except for the initial appointments, the terms of the three (3) members appointed by the mayor shall be for three (3) years each. The three (3) members first appointed shall be appointed for terms of one (1), two (2), and three (3) years respectively so that the term of one (1) member expires each year. The terms of the mayor and the member selected by the board of mayor and aldermen shall run concurrently with their terms of office. 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.

**14-103. Organization and fiscal policy.** The planning commission shall elect its chairman and secretary. The terms of the chairman and secretary shall be one year with eligibility for reelection. The planning commission shall adopt rules for the transaction of its business and shall keep a record of its transactions, findings, and determinations. The planning commission may appoint such other employees and staff as it may deem necessary for its work and make contracts with such engineers, planners, or other consultants for such service as it may require. The expenditures of the planning commission, exclusive of gifts, shall be within the amounts appropriated for such purposes by the board of commissioners. (1971 Code, § 11-103)

**14-104. Powers, duties, and responsibilities.** When the planning commission has been duly appointed they shall take an oath as prescribed by the charter of the city, applicable to all other officials of the city, and when they have organized, as herein provided and adopted their rules of procedure, then said planning commission shall have all powers, duties, and responsibilities as set forth in the charter of the city and the state law, heretofore enacted, providing for regional/municipal planning as may be authorized by the State of Tennessee. The planning commission has the authority to set forth special requirements, including but not limited to, such items as screening/buffering, landscaping, signage, access, circulation and other requirements of a similar nature, to bring a site into conformity with neighboring land uses. (1971 Code, § 11-104, as replaced by Ord. #14-323, Jan. 2014)

**14-105. Effect of master plan.** From and after the time when the planning commission shall have adopted a master plan which includes at least a major street plan or shall have progressed in its master planning to the stage of the making and adoption of a major street plan, and shall have filed a certified copy of such major street plan in the office of the Register of Blount County, no plat of a subdivision of land lying within the municipality shall be filed or recorded until it shall have been submitted to and approved by the said planning commission and such approval entered in writing on the plat by the secretary of the commission.

No Blount County Register shall file or record a plat of a subdivision of land within the municipality without the approval of the planning commission as required by this chapter, and any county register so doing shall be deemed guilty of a misdemeanor. (1971 Code, § 11-105)

## 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 within the City of Alcoa shall be governed by Ordinance Number 338, titled "The Zoning Ordinance of the City of Alcoa," and any amendments thereto.<sup>1</sup>

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<sup>1</sup>Ordinance #338, May 8, 1952, and any amendments thereto, are published as separate documents and are of record in the office of the city recorder.

Ordinance #865, of record in the recorder's office. It provides for zoning the area adjacent to and outside the city but inside the city's planning jurisdiction. Ordinance #865 also provides a separate board of zoning appeals for the area outside the city.

Ordinance #98-014 (May 1998) of record in the office of the recorder is "an ordinance to establish a building setback of 85 feet from the centerline of Topside Road (from U.S. 129 to Louisville Road), to facilitate anticipated future widening."

Ordinance #98-015 (May 1998) of record in the office of the recorder is "an ordinance to establish a building setback of 90 feet from the centerline of Cusick Road, Louisville Road (from U.S. 129 By-Pass to South Louisville Loop Road), and Hunt Road (from Louisville Road to Old Knoxville Highway), to facilitate anticipated future widening."

## CHAPTER 3

### UNIFORM PROPERTY IDENTIFICATION SYSTEM

#### SECTION

- 14-301. Uniform numbering system.
- 14-302. Assignment of street numbers.
- 14-303. Posting of designated street address.
- 14-304. New buildings and administration.
- 14-305. Penalties.

**14-301. Uniform numbering system.** (1) A uniform system is hereby established for numbering properties and principal buildings fronting on all public and private streets, avenues, boulevards, roads, lanes, alleys, and other ways in the City of Alcoa, as designated on the map titled "Property Numbering System". This map and all explanatory matter therein, is hereby made a part of this chapter, and a copy shall be found in the offices of the Blount County Communications Center, Emergency 911 of Blount County, Tennessee.

(2) The Emergency 911 of Blount County, Tennessee office shall keep a record of all numbers assigned under this chapter and shall maintain a copy of such records in the city building inspector's office of the City of Alcoa. Any unincorporated area adjacent to the city may be permitted to be a part of or an extension of the city's property numbering system if approved by the local postmaster and respective governmental jurisdiction.

(3) On the property numbering map, referred to in subsection (1) of this section, the intersection of Lincoln Road and Hall Road (State Route 35) is designated as the "point of reference", the place from whence street naming and property numbering begin. Hall Road and Alcoa Highway (State Route 35) are designated as the base line for the east-west dividing axis, and Lincoln Road is designated as the base line for the north-south dividing axis. All streets and ways running generally east and west shall be numbered consecutively from the Hall Road-Alcoa Highway base line to the corporate limits or end of respective street or way. Streets or ways running generally north and south shall be numbered from the Lincoln Road base line in the same manner.

(4) Wherever possible, one hundred numbers shall be assigned to each block in order that the number of each consecutive block shall commence with consecutive hundreds and whenever streets and ways do not extend through any platted or unplatted lands the number shall be assigned to spaces between streets and ways as if streets and ways were extended. (Ord. #988, Aug. 1995)

**14-302. Assignment of street numbers.** (1) Property numbers for all properties or parcels of land, dwelling units, or places of business, shall be assigned by the E-911 Center in accordance with the provisions outlined herein.

(2) The owner, occupant, person or corporation occupying or responsible for any property, dwelling, or building to which a number has been assigned will be notified in writing by the E-911 Center of the assigned number after passage of this chapter.

(3) A whole number shall be assigned for every interval of ground, whether lot or parcel is improved or vacant. All properties shall be assigned a property number in accordance with the interval schedule as follows; and designated on the "Property Numbering System" map:

(a) Within Zone 1, a separate number shall be assigned for each ten feet of frontage.

(b) Within Zone 2, a separate number shall be assigned for each 20 feet of frontage.

(c) Within Zone 3, a separate number shall be assigned for each 50 feet of frontage.

(4) Odd numbers shall be assigned to the left-hand side of the street for any and all streets as they proceed outward from either base line, and even numbers shall be assigned to the right-hand side of the street.

(5) All existing numbers of property and buildings not in conformity with provisions of this chapter shall be changed to conform to the system herein adopted within one (1) year from the date of passage of this chapter. (Ord. #988, Aug. 1995)

**14-303. Posting of designated street address.** (1) Each principal building shall display the number assigned to the frontage on which the front entrance is located. In case a principal building is occupied by more than one business or family dwelling unit, each separate front entrance may display a separate number.

(2) Numerals indicating the official numbers for each principal building or each front entrance to such building shall be placed either over or at the side of the main entrance of said building or upon the front of any porch or stoop thereof or over or at the side of any gateway leading thereto, or upon the steps thereof in such a manner that the same may be plainly seen and distinguishable from the street on which the property is located and in such manner that the same shall not be hidden from view by an trees or shrubs or other obstructions.

(3) All building numbers displayed shall be permanent, legible figures not less than two and one-half (2 1/2) inches nor more than five (5) inches high and of a color contrasting to the building background.

(4) It shall be the duty of the owner or occupant or person in charge of each principal building upon affixing the new numbers to remove any different number which might be mistaken for, or confused with, the number assigned to said structure by the E-911 Center. (Ord. #988, Aug. 1995)

**14-304. New buildings and administration.** (1) The E-911 Center shall assign the number to each lot or tract which may be hereafter platted, and shall indicate the same upon an approved final subdivision plat.

(2) No building permit shall be issued for any principal building until the owner or developer has procured from the E-911 Center the official number of the premises. Final approval of a certificate of occupancy of any principal building erected or repaired after the adoption of this ordinance shall be withheld until permanent and proper numbers have been displayed in accordance with § 14-303 of this chapter. (Ord. #988, Aug. 1995)

**14-305. Penalties.** In the event that an owner, occupant person, or corporation responsible for any parcel or unit or building refuses to comply with the terms herein stated by failing to affix the number assigned within one (1) year after adoption of this chapter or thirty (30) days after notification of assigned number, shall be deemed guilty of a misdemeanor and upon conviction shall be subject to a fine of not more than \$50.00. Each day the unit or property is in violation of this chapter shall constitute a separate offense. (Ord. #988, Aug. 1995)