

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

1. MUNICIPAL PLANNING COMMISSION.
2. ZONING ORDINANCE.
3. POLICY FOR DEVELOPERS.

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

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

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 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 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. (1960 Code, § 11-101)

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. (1960 Code, § 11-102)

14-103. Additional powers. Having been designated as a regional planning commission, the municipal planning commission shall have the additional powers granted by, and shall otherwise be governed by the provisions of the state law relating to regional planning commissions.

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 Town of Wartrace shall be governed by Ordinance Number 87-005, titled "Zoning Ordinance, Wartrace, Tennessee," and any amendments thereto.¹

¹Ordinance No. 87-005, and any amendments thereto, are published as separate documents and are of record in the office of the city recorder.

CHAPTER 3

POLICY FOR DEVELOPERS

SECTIONS

14-301. Definitions and policy.

14-301. Definitions and policy. (1) For the purposes of this developer's policy, the following definitions apply:

(a) "Subdivision." A parcel of parcels of land divided into lots for immediate or future use or sale or for building development.

(b) "Developer." A company or individual who, for investment purposes, conceives of a subdivision or building project, determines its conceptual use, organizes the design and construction services required for its completion, and arranges the financing and sale of the completed project, or may retain a part interest or the entire ownership for his own investment portfolio.

(2) Developer shall submit plans to Town of Wartrace.

(3) Our engineer will review developer's cost estimate for the proposed development, including any off-site improvements that may be required to serve this development. The utility department shall approve all materials provided by the developer. Approved plans will then be submitted to the Tennessee Department of Environment & Conservation.

(4) Developer shall pay 10% of approved cost estimate of on-site water lines to the Town of Wartrace. This 10% is to pay for engineering review, legal fees, inspection, and administration. If 10% is not enough to cover all costs incurred by the Town of Wartrace, the remainder shall be paid by the developer before water service is allowed.

(5) (a) Developer shall install water lines, with services as required, by the approved plans and specifications of the Town of Wartrace, both inside and outside the development. Meters will not be installed but will be turned over to the Town of Wartrace to be installed as required.

(b) Developments will require line size as determined by the Town of Wartrace's engineer; however, it shall be no less than a six (6) inch diameter water line extending from an existing line sufficient to provide service to the proposed development. The developer shall be responsible for all costs associated with installing the necessary size line to the proposed development from the nearest line suitable for the required service.

(6) Developer shall pay the Town of Wartrace a privilege fee equal to the amount of the normal tap fee (see Item 11) for each lot in the proposed development, if the existing system is not being upgraded.

(7) All work shall be performed by a contractor properly licensed to perform the work to be constructed.

(8) Developers will receive credit for off-site improvements by deducting privilege fees for lots. If privilege fees amount to more than off-site improvements, then this additional amount will be paid to the Town of Wartrace. However, if privilege fees are less than off-site improvements, developer will not have a credit with the Town of Wartrace.

(9) (a) All work shall be inspected and approved by the Town of Wartrace before or after final acceptance.

(b) The value of the development's on-site and off-site additions to the Town of Wartrace's inventory shall be recorded as aid-in-construction and depreciated as required by law.

(10) In case of any discrepancies regarding this policy, the final ruling will be made by the Town of Wartrace's Board of Mayor and Aldermen.

(11) Normal tap fee is \$_____¹for a 5/8" x 3/4" meter. When house is ready for occupancy, the homeowner shall come to the Town Hall, request service, and pay a \$50.00 service fee. The Town of Wartrace shall install meter. If builder desires water while constructing a house, then the builder shall request service, pay a \$50.00 non-refundable, non-transferable service fee, and obtain water at the prevailing rate. There shall be no jumpers installed.

(12) Attachment 1: Cost Schedule Summary which is included in its entirety.²

¹Ordinance 97-002 (June 1997) from which this chapter was taken, did not indicate an amount.

²Attachments to Ordinance 97-002 (June 1997) are of record in the office of the recorder.