

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

1. MUNICIPAL PLANNING COMMISSION.
2. ZONING ORDINANCE.
3. BOARD OF ZONING APPEALS.

**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 eight (8) 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 six (6) 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 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 term of two (2) members 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. (1997 Code, § 14-101)

**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. (1997 Code, § 14-102)

**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. (1997 Code, § 14-103)

**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 Estill Springs shall be governed by Ordinance #50, titled "Zoning Ordinance, Estill Springs, Tennessee," and any amendments thereto.<sup>1</sup> (1997 Code, § 14-201)

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<sup>1</sup>Ordinance #50, and any amendments thereto, are published as separate documents and are of record in the office of the recorder.

## CHAPTER 3

### BOARD OF ZONING APPEALS

#### SECTION

14-301. Establishment.

14-302. Membership.

14-303. Variance.

14-304. Term of office.

**14-301. Establishment.** The Board of Mayor and Aldermen of the Town of Estill Springs, Franklin County, Tennessee, establishes a board of appeals to grant or reject a specific variance request by an aggrieved party. Their decisions shall be guided by procedures and powers compatible with "The Zoning Ordinance of the Town of Estill Springs, Tennessee." (1997 Code, § 14-301)

**14-302. Membership.** The board shall consist of a total of five (5) members appointed by the mayor with concurrence from the aldermen. This group shall consist of two (2) members of the board of mayor and aldermen, two (2) members from the regional-municipal planning commission and one (1) at-large member. The board of appeals shall elect a chairman to preside over the meetings, while minutes shall be recorded and maintained by the recorder or a delegated representative. (1997 Code, § 14-302)

**14-303. Variance.** When a variance is allowed by this board, such decision shall be transmitted to the mayor and board of aldermen by a letter stating the effective date and reasons for granting the variance. This document shall be signed by the chairman and attested by the recorder and sent within seven (7) calendar days. (1997 Code, § 14-303)

**14-304. Term of office.** The members of the board of appeals shall serve concurrently with the tenure of the mayor. (1997 Code, § 14-304)