

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

1. MUNICIPAL PLANNING COMMISSION.
2. ZONING ORDINANCE.
3. HISTORIC ZONING COMMISSION.

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 seven (7) members; two (2) of these shall be the mayor and another member of the board of aldermen selected by the board of aldermen; the other five (5) members shall be appointed by the mayor. All members of the planning commission shall serve as such without compensation, except for membership on the zoning board of appeals. Except for the initial appointments, the terms of the five (5) members appointed by the mayor shall be for five (5) years each. The five (5) members first appointed shall be appointed for terms of one (1), two (2), three (3), four (4), and five (5) 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 aldermen shall run concurrently their terms of office. Any vacancy in an appointive membership shall be filled for the unexpired term by the mayor. (1968 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. (1968 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. (1968 Code, § 11-103)

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 City of Jellico shall be governed by the "Zoning Ordinance of the City of Jellico, Tennessee," and any amendments thereto.¹

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

CHAPTER 3

HISTORIC ZONING COMMISSION

SECTION

14-401. Creation of historic zoning commission.

14-402. Powers and duties.

14-403. Jurisdiction.

14-404. Review of decision.

14-401. Creation of historic zoning commission. (1) In accordance with Tennessee Code Annotated, § 13-7-401 *et seq.* there is hereby created a historic zoning commission for the City of Jellico which shall officially be known and designated as the "Jellico Historic Zoning Commission."

(2) The commission shall be comprised of seven (7) members which consist of an architect, if available; a member of the Jellico Planning Commission at the time of such person's appointment; and the remainder shall be from the community in general.

(3) The members of the commission shall be appointed by the mayor, subject to confirmation by the council. The terms of the members shall be five (5) years, except that the members appointed initially shall be appointed for staggered terms so that the terms of at least one (1) member but not more than two (2) members shall expire each year. All members shall serve without compensation.

(4) The commission shall annually elect from its members a chairman, vice-chairman and a secretary and shall establish a meeting schedule which provides for meetings with sufficient frequency to enable the commission to act without undue delay. The commission may adopt rules and regulations consistent with the provisions of Tennessee Code Annotated, § 13-7-403(a). (Ord. #2019-10, July 2019)

14-402. Powers and duties. (1) The Jellico Historical Zoning Commission shall review all permits for construction, alteration, repair, rehabilitation, relocation or demolition of any structure, or building in the designated zone, and further shall be authorized to review any construction, alteration, repair, relocation or demolition project on any structure not requiring permit in accordance with Tennessee Code Annotated, § 13-7-407(a), and which according to adopted guidelines requires a certificate of appropriateness.

(2) Historic zones and boundaries shall be recommended by the historic zoning commission to the Jellico Planning Commission and council of the City of Jellico.

(3) The commission shall adopt design guidelines for the historical district that specify the architectural and design elements and parameters to be permitted in the historical district. (Ord. #2019-10, July 2019)

14-403. Jurisdiction. The historic zoning commission shall adopt rules and regulations regarding review of construction projects and issuance or denial of certificate of appropriateness for such projects. However, in all cases the commission shall review within thirty (30) days all applications for construction within the designated zone. If a certificate of appropriateness is denied then the applicant shall be informed of the commission's finding in writing no later than seven (7) days after the termination of the thirty (30) day period. (Ord. #2019-10, July 2019)

14-403. Review of decision. Any person who may be aggrieved by any final order or judgment of the historic zoning commission may have such order or judgment reviewed by the courts as provided in Tennessee Code Annotated, title 27, chapter 8. (Ord. #2019-10, July 2019)