

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

1. MUNICIPAL PLANNING COMMISSION.
2. DESIGN REVIEW COMMISSION.
3. LAND DEVELOPMENT ORDINANCE.
4. REVIEW CHARGES AND INSPECTION FEES.
5. [DELETED.]

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

- 14-101. Creation.
- 14-102. Membership and terms.
- 14-103. Duties.
- 14-104. Training required.
- 14-105. Powers.

**14-101. Creation.** Pursuant to the provisions of Tennessee Code Annotated, § 13-4-101, there is here and now created and established a municipal planning commission for the municipality consisting of seven (7) members residing within the municipal limits of the town. The municipal planning commission shall be known as the Thompson's Station Municipal Planning Commission. (Ord. #03-004, Dec. 2003, as amended by Ord. #06-017, Jan. 2007)

**14-102. Membership and terms.** One (1) of the members shall be mayor of the municipality or a person designated by the mayor and one (1) of the members shall be one (1) of the aldermen of the town to be selected by the chief legislative body, the mayor and board of aldermen. All other members shall be appointed by the mayor, who shall strive to ensure racial composition of the planning commission which is at least proportionately reflective of the municipality's racial minority population. The appointed members from the citizenry of the town shall be of such length whereby the term of one (1) member shall expire each year. By virtue of the expansion of the size of membership of the municipal planning commission, the additional two (2) membership terms shall be for one (1) and two (2) years and thereafter, shall be for an appointment term of three (3) years. Any vacancy in an appointed member shall be filled for the unexpired term by the mayor of the municipality, who shall also have the authority to remove any appointed member at the mayor's pleasure. The mayor

shall, upon expiration of a member's term(s), either reappoint a member(s) for an additional three (3) year term(s) or make a new appointment of a citizenry member for a three (3) year term. The alderman of the chief legislative body's term serving on the municipal planning commission shall be for that alderman's term of office as a member of the chief legislative body. (Ord. #06-017, Jan. 2007)

**14-103. Duties.** Pursuant to Tennessee Code Annotated, § 13-4-102, the planning commission of the municipality shall elect a chair among its appointed members. The terms of the chair shall be one (1) year with eligibility for re-election. The planning commission shall adopt rules for the transactions, findings and determinations, which shall be a public record. The planning commission shall adopt by-laws at its organizational meeting, appoint such employees and staff as it may deem necessary for its work and funding for the planning commission shall be within amounts appropriated for the purpose by the mayor and board of aldermen.

The secretary of the municipal planning commission shall keep an official record of all minutes and other documents filed and acted upon by the municipal planning commission and shall execute, as required, approvals made by said body. (Ord. #03-004, Dec. 2003)

**14-104. Training required.** Each planning commissioner shall, within one (1) year of initial appointment and each calendar year thereafter, attend a minimum of four (4) hours of training and continuing education in one (1) or more of the subjects as listed in Tennessee Code Annotated, § 13-4-101(c)(5). Certification shall be made by December 31 of each calendar year. The requisite attendance by written statement filed with the secretary of such individual's respective planning commission. Each such requisite statement shall identify the date of the program attended, its subject matter, location, sponsors and the time spent in each program. The town shall be responsible for paying the training and continuing education course registration and travel expenses for each planning commissioner. (Ord. #03-004, Dec. 2003)

**14-105. Powers.** The planning commission shall have all powers to promote municipal planning as set forth in Tennessee Code Annotated, §§ 13-4-103, et seq., to carry out all planning functions for the municipality within the parameters of state law. (Ord. #03-004, Dec. 2003)

## CHAPTER 2

### DESIGN REVIEW COMMISSION<sup>1</sup>

#### SECTION

14-201. Creation and authority.

14-202. Membership.

14-203. Subordinate to planning commission; appeal.

**14-201. Creation and authority.** There is here and now created a design review commission for the Town of Thompson's Station, Tennessee which shall have the authority to develop general guidelines and to develop procedures for the approval of such guidelines for the exterior appearance of all non-residential property, multi-family residential property (as defined in the 2015 International Building Code or as it related to the prospective version(s) of the International Building Code adopted and utilized by the Town of Thompson's Station) and any entrance to non-residential developments within the municipality.

A copy of the "Design Guidelines," adopted by the town September 9, 2008, is located in Appendix B of this code or a current copy may be requested from the Planning and Codes Office for the Town of Thompson's Station. (Ord. #07-002, Feb. 2007, modified, as replaced by Ord. #2020-010, Oct. 2020 *Ch2\_8-2-21*)

**14-202. Membership.** The mayor shall appoint the members of the design review commission from residents of the municipality as a whole, including, if possible, members with either architectural or engineering knowledge, or any other person having experience in non-residential building. (Ord. #07-002, Feb. 2007, as replaced by Ord. #2020-010, Oct. 2020 *Ch2\_8-2-21*)

**14-203. Subordinate to planning commission; appeal.** The authority granted to the design review commission of the town is subordinate to and in no way exceeds the authority delegated to the Thompson's Station Municipal Planning Commission pursuant to Tennessee Code Annotated, title 13, chapter 4, as amended.

Any property owner aggrieved by a decision promulgated under the guidelines of the design review commission may appeal such decision to the Thompson's Station Municipal Planning Commission for review of the decisions made by filing a written appeal with the office of the town recorder not less than

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<sup>1</sup>Municipal code reference  
Design guidelines: Appendix B.

thirty (30) days following the decision of the design review commission. Said appeal shall be de novo. (Ord. #07-002, Feb. 2007)

**CHAPTER 3****LAND DEVELOPMENT ORDINANCE****SECTION**

14-301. Land development ordinance.

**14-301. Land development ordinance.** Land use and development within the town shall be governed and regulated by the land development ordinance, including the sector map and zoning map contained therein, adopted by Ord. #2015-007 and any amendments thereto. Said ordinance and any amendments thereto are published as separate documents, but are included herein by reference and shall not be amended or repealed by an update of the municipal code.<sup>1</sup> (as replaced by Ord. #2015-007, Sept. 2015 ***Ch2\_8-2-21***)

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<sup>1</sup>Ordinance #2015-007, and any amendments thereto, are published as separate documents and are of record in the office of the town recorder.

## CHAPTER 4

### REVIEW CHARGES AND INSPECTION FEES

#### SECTION

- 14-401. Costs for review and inspection to be paid by developer or owner.
- 14-402. Reimbursement required.
- 14-403. Charges due when application filed.

**14-401. Costs for review and inspection to be paid by developer or owner.** All owners, developers and applicants, individually or by their authorized agents, employees or servants, seeking municipal approval for any proposed development/improvement of land by: subdivision, planned unit development, site plan, special exceptions approved by the board of zoning appeals, use changes, landscape plans, sketch plats, preliminary plats, final plats, construction plans, grading plans, roadway plans, drainage plans, wastewater facility plans, matters requiring the establishment of performance bonding, dedication of easements and facilities/structures associated with any of the foregoing, shall be responsible for the reimbursement to the Town of Thompson's Station for all actual review charges including, but not limited to, engineering review, engineering oversight and project site inspection charges/fees for services incurred by said town by virtue of, and as relate to the foregoing, by the town's designated consulting engineer and/or his appointed designee, town attorney or any other designated consultant rendering services ancillary to the foregoing for and on behalf of the municipality.

Such charges and fees are not deemed to be taxes, but rather offset actual incurred engineering expenses of the municipality for an owner, developer and applicant seeking development of land and improvement of lands within the municipality. (Ord. #04-001, April 2004, modified)

**14-402. Reimbursement required.** All actual charges to be reimbursed to the municipality shall be paid within fifteen (15) days from the date of billing by the municipality. In the event said reimbursed charges are not paid, timely, any permit or approval before given or issued shall become void and default may be declared upon any performance bonding posted with the Town of Thompson's Station. (Ord. #04-001, April 2004)

**14-403. Charges due when application filed.** Notwithstanding the foregoing, certain charges shall be paid at the time of submittal or time application is made to the town or its planning commission as a base minimum. The schedule of such charges to be paid in advance, as set by ordinance, shall be maintained in the town recorder's office. (Ord. #04-001, April 2004, modified)

**CHAPTER 5**

**[DELETED]**

(This chapter was deleted by Ord. #13-016, Sept. 2013)