

## **TITLE 14**

### **ZONING AND LAND USE CONTROL**

#### **CHAPTER**

1. MUNICIPAL PLANNING COMMISSION.
2. ZONING ORDINANCE.
3. FLOOD DAMAGE PREVENTION ORDINANCE.
4. REGULATING RESIDENTIAL LOTS.

#### **CHAPTER 1**

### **MUNICIPAL PLANNING COMMISSION**

#### **SECTION**

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

**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. One member shall be the mayor of the town and one member shall be an alderman 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) appointive members of the planning commission 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 member expires each year. The terms of the mayor and the member selected by the board of mayor and aldermen shall run concurrently their membership on the board. 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. (1978 Code, § 11-101)

**14-102. Organization, powers, duties, etc.** The planning commission shall have such organization, rules, staff, powers, functions, duties, and responsibilities as are prescribed in the general law relating to municipal planning commissions in Tennessee Code Annotated, title 13. (1978 Code, § 11-102)

## 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 Linden shall be governed by Ordinance Number \_\_\_\_, titled "Zoning Ordinance, Linden, Tennessee," and any amendments thereto.<sup>1</sup>

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<sup>1</sup>Ordinance No. \_\_\_\_, and any amendments thereto, are published as separate documents and are of record in the office of the town recorder.

## CHAPTER 3

### **FLOOD DAMAGE PREVENTION ORDINANCE**

#### **SECTION**

14-301. Flood damage control to be governed by flood damage prevention ordinance.

**14-301. Flood damage control to be governed by flood damage prevention ordinance.** Regulations governing flood damage control within the City of Linden shall be governed by Ordinance Number 93-2, titled "Municipal Flood Damage Prevention Ordinance" and any amendments thereto.<sup>1</sup>

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<sup>1</sup>Ordinance No. 93-2, is published as a separate document and is of record in the office of the recorder.

## CHAPTER 4

### REGULATING RESIDENTIAL LOTS

#### SECTION

14-401. One-half acre lot requirement.

14-402. Distance required between houses or mobile homes.

14-403. Owner may apply for variance.

14-404. Present dwelling or mobile home in violation can not be replaced.

14-405. Underpinning required; lots kept mowed, and attractive in appearance.

**14-401. One-half acre lot requirement.** Each residence or mobile home erected or located within the town shall be on a lot having an area of not less than one-half ( $\frac{1}{2}$ ) acre. (as added by Ord. #02-3-B, April 2002)

**14-402. Distance required between houses or mobile homes.** A distance of 25 feet shall be left between all houses or mobile homes. (as added by Ord. #02-3-B, April 2002)

**14-403. Owner may apply for variance.** In cases of severe hardship, a landowner may apply to the board of mayor and aldermen for a variance permitting less distance between residential structures. (as added by Ord. #02-3-B, April 2002)

**14-404. Present dwelling or mobile home in violation can not be replaced.** Whenever any present dwelling or mobile home which would be in violation of this chapter is moved, torn down or destroyed, there shall be no replacement so as to use the lot in a manner not permitted by this chapter. (as added by Ord. #02-3-B, April 2002)

**14-405. Underpinning required; lot to be kept mowed, and attractive in appearance.** All mobile homes located within the town shall be underpinned and all residential lots shall be kept mowed, free of junk and attractive in appearance. (as added by Ord. #02-3-B, April 2002)