

DICK GEE  
Mayor

PHILLIP A. NOBLETT  
Town Attorney

BOYD VEAL  
Town Manager



BILL WALLACE  
Vice Mayor

BILL LUSK  
Councilmember

CHRIS J. HOWLEY  
Councilmember

ROBERT SPALDING  
Councilmember

## Town of Signal Mountain

1111 RIDGEWAY AVENUE  
SIGNAL MOUNTAIN, TENNESSEE 37377  
423-886-2177

### THE MUNICIPAL PLANNING COMMISSION

### HAS AN OPENING

Those citizens wishing to apply are asked to complete a board application. The board application can be downloaded from the town website,

[www.signalmountaintn.gov](http://www.signalmountaintn.gov).

Please mail to the Town Hall.

Application deadline is Feb. 12<sup>th</sup> at 4:30 p.m.

For more information, contact

Boyd Veal

886-2177

1/20/2016

## **Municipal Planning Commission**

**Establishment and purpose.** As directed by the town charter, Private Acts, chapter 126, article II, "Powers," section 1, (30) there is hereby established a municipal planning commission under the provisions of Tennessee Code Annotated, title 13, chapter 4, section 101, "Municipal Planning," hereinafter referred to as the planning commission, to maintain the town as a predominantly single-family residential community by protecting existing and future land areas from encroachment by incompatible land uses and endeavoring to prevent commercial, industrial and multi-family development from impairing the property values of single-family residential areas within the town in accordance with the "comprehensive land use plan." (as added by Ord. #2010-3, Jan. 2010, and replaced by Ord. #2012-4, March 2012)

**Organization and membership.** (See title 2, chapter 1, "General Board and Commission Requirements," §§ 2-101--2-107.) The planning commission shall consist of nine (9) residents of the town; two (2) who shall be the mayor and a councilmember, as appointed by a majority of the town council. The terms of the mayor and the councilmember shall run concurrently with their terms of office, and they shall serve as contributing, voting members of the planning commission.

**Duties and functions.** In accordance with Tennessee Code Annotated, § 13-4-101, et seq., "Municipal Planning," and town code, Appendix A, "Town of Signal Mountain, Tennessee Zoning Regulations and Amendments," articles I-XXIV), the planning commission's duties and functions shall include but not be limited to the following:

- (1) Collect data and keep informed. Each member of the planning commission shall be required to stay current in the art of municipal planning and zoning by completing four (4) hours of training per year to remain qualified to act on matters that affect the present and future movements of traffic, the convenience and safety of persons and property, the health, recreation and general welfare and the use of buildings, structures and land for trade, industry, residence, recreation, public activities and all other needs of the town that are dependent upon a town plan.
- (2) Work in cooperation with town departments and employees. The various departments of the government of the town and the employees thereof shall give the planning commission all possible assistance, advice and cooperation consistent with the performance of the other duties required of them by law or assigned to them by the town manager.
- (3) Make maps and plans of the whole or any portion of the town or any land outside of the town, which bears a relation to the planning and future growth of the municipality and to make changes in the plans and maps as necessary. The plans shall show the planning commission's recommendations for any streets, alleys, ways, viaducts, bridges, subways, railroads, terminals, transit lines, parkways, parks, playgrounds or any other public grounds or public improvements and the removal, relocation of, widening or extension of such public works then existing.
- (4) Certify to the town council a zoning plan, in accordance with Tennessee Code Annotated, § 13-4-201, which shall include both a full text of a proposed zoning ordinance and maps, representing the recommendations of the planning commission for the regulation by districts or zones of the location, height, bulk, number of stories and size of buildings and other structures, the size of yards, courts and other open spaces, the density of population and the uses of buildings, structures and land for trade, industry, residence, recreation,

public activities and other purposes. In making such recommendations, the planning commission shall take into consideration the present character of the district, the value of the land therein and the character of the building thereon, the peculiar suitability of the district for a particular use and other considerations which will promote the public health, safety, convenience and general welfare.

(5) Carry out its power and authority to review plats and develop regulations for the subdivision of land within the limits of the town and decide whether to permit or deny such plat applications. The planning commission's review shall include, but is not limited to, subdivision and right-of-way designs; access, frontage, depth and area of lots; drainage, easements, utility layout and designs; street grades; and conformity to official plans. In addition, the planning commission may require additional information and data be furnished by applicants on particular matters of concern.

(6) Hire the services of architects, engineers and contract for other professional services or appoint clerks, draftsmen and other subordinates, as it shall deem necessary for the performance of its functions with approval of the town manager.

(7) Carry out all of its powers, functions and duties in accordance with all applicable provisions of Tennessee Code Annotated, title 13. (as added by Ord. #2010-3, Jan. 2010, and replaced by Ord. #2012-4, March 2012)