

ORDINANCE 22-274

**AN ORDINANCE TO ADOPT THE ZONING ORDINANCE OF THE TOWN OF
CORNERSVILLE, TENNESSEE, REPEALING THE EXISTING MUNICIPAL ZONING
ORDINANCE OF THE TOWN OF CORNERSVILLE, AS AMENDED**

WHEREAS, pursuant of the authority granted by Section 13-7-201, et seq. of Tennessee Code Annotated, and for the purposes of promoting the public health, safety, morals, convenience, order, prosperity and general welfare of the citizens and property owners of the Town of Cornersville, the Board of Mayor and Aldermen is empowered to regulate, in the Town of Cornersville, Tennessee, the location, height, bulk, number of stories and size of buildings and other structures, the percentage of the lot which may be occupied, the sizes of yards, courts and other open spaces, the density and distribution of population, and the uses of buildings, structures and land for trade, industry, residence, recreation, agricultural, forestry, soil and water conservation, public activities and other purposes including areas subject to flooding; to provide for the orderly and reasonable uses of solar energy in the interest of public health, safety and general welfare; to provide methods of administration, and to prescribe penalties for the violation thereof, all pursuant to the authority expressly granted by the State of Tennessee, and to establish districts and zones within the corporate limits of the Town of Cornersville for the purposes hereinabove stated and/or as otherwise authorized by statute; and

WHEREAS, the Town of Cornersville Board of Mayor and Aldermen deem it necessary, in order to lessen congestion in the streets, secure safety from fire or other dangers, to promote the general health and welfare, to provide adequate light, to provide against overcrowding of the land, to prevent undue concentration of population, to facilitate adequate provisions of transportation, water, sewage, schools, parks and other public requirements, to promulgate such regulations and reasonable consideration among other things to the character of the Town and its suitability for particular purposes and the review concerning the value of buildings, property, development in the Town of Cornersville and to encourage the most appropriate uses of land throughout the Town; and

WHEREAS, the Town of Cornersville Board of Mayor and Aldermen and Planning Commission has recognized the need for a comprehensive review, study, and update of the Town's zoning regulations; and

WHEREAS, the Town of Cornersville Planning Commission has given reasonable consideration to the Zoning Ordinance of the Town of Cornersville, Tennessee, contained in Exhibit A attached hereto and recommended to the Board of Mayor and Aldermen on the 10th day of January, 2022 to adopt the Zoning Ordinance of the Town of Cornersville, Tennessee; and

WHEREAS, the Board of Mayor and Aldermen in accordance with Section 13-7-203, Tennessee Code Annotated, held a public hearing on the 15th day of February, 2022, at least fifteen (15) days' notice of the time and place being published in a newspaper of general circulation to the Town of Cornersville.

NOW, THEREFORE BE IT ENACTED BY THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF CORNERSVILLE, TENNESSEE AS FOLLOWS:

SECTION 1. Adopt the Zoning Ordinance of Town of Cornersville, Tennessee as contained in Exhibit A attached hereto.

SECTION 2. The existing Municipal Zoning Ordinance of the Town of Cornersville, dated November 4, 1993, and all subsequent amendments thereto, are hereby repealed. The adoption of this ordinance, however, shall not affect or prevent any pending or future prosecution of an action to abate any existing violation of said regulations, as amended, if the violation is also a violation of this ordinance.

SECTION 3. Title 14, Chapter 2, Section 14-201 is repealed in its entirety and replaced with the following:

14-201. Land use to be governed by zoning ordinance. Land use within the Town of Cornersville shall be governed by Ordinance dated March 3, 2022, titled "Zoning Ordinance of the Town of Cornersville, Tennessee," and any amendments thereto.

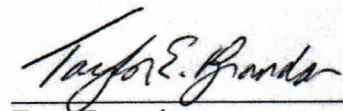
SECTION 4. Nothing contained herein shall be deemed, construed, or interpreted so as to supersede or repeal the Town of Cornersville Subdivision Regulations.

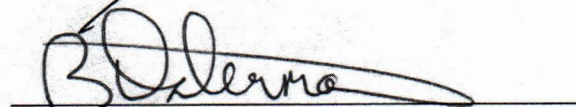
This ordinance shall become effective immediately upon its passage the public welfare requiring it.

Passed this ~~20th~~ day of January, 2022

Passed this 3rd day of March, 2022


Mayor


Town Recorder


Town Attorney