

- What is the planning commission?

The planning commission is a citizen volunteer agency that objectively reviews and recommends sound and efficient planning regulations to the legislative body of the community. The Planning Commission is the primary entity responsible for long term, comprehensive planning.

Members are appointed by the County Mayor and serve a defined term. Planning Commissions can use professional staff and technical advisors to assist in carrying out its responsibilities. Planning Commissions can be a critical board to assist with the community and economic development of an area.

➤ Relationship of the Planning Commission to the County Commission

The local government body, Bedford County Board of Commissioners, creates the planning commission. In Bedford County the planning commission is appointed by the County Mayor. The Planning Commission only makes recommendations to the local legislative body on land use decisions such as rezoning and annexation.

The legislative body takes the final action on adoption of zoning resolutions. The Planning Commission makes a final decision on applications for site plans and subdivision plats.

A planning commission is obligated to:

- Serve the public interest
- Support Citizen participation in planning
- Recognize the comprehensive and long-range nature of planning decisions
- Expand choice and opportunity for all persons
- Facilitate coordination through the planning process
- Render thorough and diligent planning services
- Ensure access to public reports and studies on an equal basis
- Ensure full disclosure at public hearings

The enabling legislation that the Planning Commission's powers are derived are listed as follows:

Title 13 of Tennessee Code Annotated (TCA – Planning – Zoning)

Title 6 of Tennessee Code Annotated (TCA growth planning)

Public Chapter 1101

Municipal Regional Planning Commissions

➤ Powers and Roles of the Planning Commission

1. Prepare and adopt an official General Plan that defines a vision for how the community will look and function in the future. (TCA 13-4-201)
2. Make advisory reports and recommendations to all public officials and agencies regarding the plan and development of an area.
3. Have advance notification of the location and extent of the construction or authorization of any public street, building, park, open space, or utility, whether public or privately owned, for the purpose of commission review and approval.
4. Site plan review.
5. Implements subdivision regulations.
6. Approves or denies requests for subdivisions, with or without certain stipulations or conditions, basing those decisions on consistency with the adopted regulations, the intent of the regulations, and with the plan.
7. Adopt development regulations that govern many of the physical characteristics of development such as the width of streets, the provision of sidewalks, the location of parking, and the extent and characteristics of open space.
8. Establishes zoning resolutions and zoning districts for the regulation of land use and development standards
9. Holds public hearings to information from professional staff, citizens groups, property owners and development applicants on property issues

The State of Tennessee defines a subdivision as:

“Subdivision” means the division of a tract or parcel of land into two (2) or more lots, sites, or other divisions requiring new street or utility construction or any division of less than five (5) acres for the purpose, whether immediate or future, of sale or building development, and includes re-subdivision and when appropriate to the context, relates to the process of re-subdividing or to the land or area subdivided.