

## Planning Commission Approval Requirement for Developments

Rob Mathis <rob.mathis@cockecountytn.gov>

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Good afternoon, everyone.

After consulting with our regional planner, county attorney, building commissioner, Planning Commission Chairman, and the heads of both utilities, it seems we have a consensus on an important matter for our county.

The consensus is that all new developments requiring new road and/or utility infrastructure, whether subdivided or not, shall require approval from the County regional Planning Commission before any utilities can be provided. This also applies to the expansion of any existing developments.

This requirement is already codified in the county subdivision regulations, so it can be enacted immediately.

Below is the applicable portion of the county regulation (page 30, article V, section B, paragraph 2):

No board, public officer, or authority shall light any street, lay or authorize the laying of water mains or sewers, or the construction of other facilities or utilities in any street located within the Cocke County Planning region unless such street shall have been accepted, opened, or otherwise received the legal status of a public street prior to the adoption of these regulations, or unless such street corresponds in its location and lines to a street shown on a subdivision plat approved by the planning commission, or on a street plan made and adopted by the commission as provided in Section 13-3-406, Tennessee Code Annotated.

The obvious application for this is subdivisions, mobile home parks (and other such non-subdivided permanent dwelling parks, communities, etc), camp grounds, RV parks, planned unit developments, and the like.

This would not apply to cases that do not require new infrastructure, such as building a second home on an existing parcel. That would be covered under zoning regulations.

For any questions, please contact the county building commissioner, Ashley Shelton at (423)623-8791 or email her at ashley.shelton@cockecountytn.gov

Thank you all for your work in helping our community,

**Rob Mathis**

County Mayor

360 East Main Street

Suite 146

Newport, TN 37821

Office: 423.623.8791