

ARTICLE I
ENACTMENT

SECTION

- 1.010 Authority
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1.010. Authority. This resolution is adopted pursuant to authority of Sections 13-7-101 through 13-7-115, Tennessee Code Annotated, to regulate, in the portions of Hickman County, Tennessee, which lie outside of the Centerville Municipal Corporation, 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 of this resolution, and to prescribe penalties for the violation thereof.

1.020. Title. This resolution shall be known as The Zoning Resolution of Hickman County, Tennessee, dated _____. The zoning map shall be referred to as the Official Zoning Atlas of Hickman County, Tennessee. All explanatory matter thereon is hereby adopted and made a part of this resolution.

1.030. Enactment. WHEREAS, Section 13-7-101 through 13-7-115 and 13-7-401 of the Tennessee Code Annotated empowers the County to enact a zoning resolution and to provide for its administration, enforcement, and amendment, and

WHEREAS, the County Commission deems it necessary, for the purpose of promoting the public health, safety, morals, convenience, order, prosperity and general welfare of the County to enact such a resolution, and

WHEREAS, all the requirements of Section 13-7-101 through 13-7-115 of the Tennessee Code Annotated with regard to the preparation of the zoning plan by the planning commission and subsequent action of the County Commission have been met;

NOW THEREFORE BE IT ORDAINED BY THE COUNTY COMMISSION OF HICKMAN COUNTY, TENNESSEE, THAT "THE ZONING RESOLUTION OF HICKMAN COUNTY, TENNESSEE", BE ENACTED INTO LAW.

1.040. Purpose. The purpose of this resolution is to promote the public health, safety, morals, convenience, order, prosperity and general welfare by:

- a. enhancing the character and stability of residential, business, commercial, and industrial areas, and promoting the orderly and beneficial development of such areas;
- b. preventing overcrowding of land;
- c. conserving the value of land and buildings;

- d. minimizing traffic hazards and congestion;
- e. preventing undue concentration of population;
- f. providing for adequate light, air, privacy, and sanitation;
- g. reducing hazards from fire, flood, and other dangers;
- h. assisting in the economic provision, utilization, and expansion of all services provided by the public, including but not limited to roads, water and sewer service, recreation, schools, and emergency services;
- i. encouraging the most appropriate uses of land;
- j. enhancing the natural, man-made and historical amenities of Hickman County, Tennessee.