



LAND USE REGULATIONS WHITE PAPER

a regional gap analysis

December 2023

WHY THIS WHITE PAPER?

This white paper is part of a five-part technical analysis on the following topics that affect the entire region of West Tennessee.

1. Transportation
2. Utilities
3. Economic Development
4. Land Use Regulations
5. Housing

These topics were studied to understand the regional needs and the context in which those needs exist from a physical, policy, resource, and/or regulatory standpoint. They are intended to:

- provide a consistent understanding of the current condition of each topic,
- identify specific challenges related to responsibly managing community growth,
- inform the next steps for the West TN Planning team and/or inform a discussion about a regional or state effort that could be considered to advance growth opportunities and resources.

Although these analyses are publicly available, they have not been made specific to individual community needs. Rather, they include general recommendations at the local and state level to take into consideration during subsequent planning and policy efforts to encourage a replicable approach to each topic by the consultant team as well as local, regional, and state-level partners.

ACKNOWLEDGMENTS

The three West Tennessee development districts were instrumental in collecting information on land use regulations and the current state of planning in the communities in which they serve. Additionally, TACIR research has greatly informed the basic state statutes, which have been noted in this report.

Main Report Prepared by: HDR on behalf of the West TN Planning team for TNECD.

CONTENTS

Executive Summary..... 1

Planning Context 2

Urban Growth Boundaries and Annexation 4

Planning Incentives 5

Status of Planning in Local Government 7

Conclusion and Recommendations 10

Appendix..... A-1

EXECUTIVE SUMMARY

The purpose of this memorandum is to summarize land use regulations in West Tennessee at the regional scale and understand the benefits and challenges as they relate to growth in these communities. As the population of West Tennessee increases, land use regulations will be critical for local communities to responsibly manage growth and maintain community character.

State and local governments place different amounts of regulation on land development. Overly restrictive regulation may impose on property rights and/or limit the opportunity for development that could improve the quality of life for residents. While limited or ineffective regulation can result in an inefficient use of land, loss of farmland and open space, negative environmental impacts, and increased costs for governments and citizens.

Generally, these regulations fall into four categories, which are explained in the following section:

- Land use plans
- Zoning ordinances
- Subdivision regulations
- Building codes

WEST TN PLANNING OVERVIEW

In late 2021, Governor Bill Lee announced that the Ford Motor Company and SK Innovation selected the 3,600 acre Megasite in Haywood County for a vehicle and battery manufacturing campus. This Ford Motor Company campus, known as BlueOval City, is expected to spur additional industrial, commercial, and residential development throughout West Tennessee. As a result, many of the predominantly rural communities in the region face unprecedented growth and development. In response to this, the Tennessee Department of Economic and Community Development (TNECD) is overseeing a five-year West Tennessee Planning effort to assist these communities as they prepare for the anticipated growth catalyzed by BlueOval City. The West TN Planning team is working with state, regional, and local agencies to help understand the regional impact on all aspects of community development.

PLANNING CONTEXT

Creating planning and development regulations typically starts with identifying the appropriate LAND USE, or the functional type of activities that should occur on each property in a jurisdiction. These land uses are designed to guide future development, and do not change the existing land use or restrict a property that has already been developed. Land use designations are typically communicated in the form of a comprehensive or general plan but can also exist in a standalone land use planning document. Preparation and adoption of a comprehensive local plan or land use plan is optional in Tennessee.

The state statutes authorize any county to appoint a planning commission to perform local land use planning, which can be done by jurisdiction or multi-jurisdiction. If a local planning commission prepares and adopts a comprehensive plan or land use plan, it must be adopted by the county legislative body to be considered a legal document, meaning all land use decisions in the future must be consistent with the adopted plan. If this local plan is not adopted by the county, at the local level this plan is advisory only and can be disregarded if desired.

Land use plans inform ZONING ORDINANCES and a zoning map, which are the official legal documents that determine the location, size, density, and use of buildings. These ordinances are meant to provide order to the character of the neighborhood; can address safety, environmental, and aesthetic goals; and can stimulate or suppress growth. They are governed either by a county or municipality, and sometimes a combination of the two through an intergovernmental agreement. A jurisdiction's "chief legislative body" adopts and amends a zoning ordinance. The adoption process and other requirements can be found in [Tennessee Code Title 13. Public Planning and Housing](#).

If there is a desire for an existing parcel of property to be subdivided into separate parcels, and/or different zoning classifications, that is addressed in the form of SUBDIVISION REGULATIONS. "Subdivision" means dividing a tract or parcel into two or more lots, sites, or other divisions requiring new street or utility construction; or any division of five or fewer acres for sale or for building development. Once land has been subdivided, typically the roads and utilities will need to be maintained by the jurisdiction. Therefore, the process to subdivide shall establish a minimum standard in the alignment and construction of these elements to ensure they are consistent with the character of the place and are able to be served by a jurisdiction and local utilities. Subdivisions must be approved by the planning commission associated with the location of the parcel. In the case where there is no planning commission or staff identified in **Table 1**, yet there are subdivision regulations and/or zoning listed, because the information is self-reported it is possible this is incorrect information that will be confirmed when individual community planning efforts commence. It is also possible that land use controls may have been rescinded or are simply no longer enforced in that particular jurisdiction.

BUILDING CODES are the next tier of regulation to safeguard public health, safety, and general welfare. In Tennessee there are statewide minimum building standards in place in the event that a jurisdiction does not adopt and enforce their own local building code. Any municipality may adopt by reference any code or portion of compilation of regulations that have been prepared by various technical trade associations. A municipality may choose to only adopt local codes for specific building types and/or may choose to exempt certain requirements from statewide building construction standards, as long as they are in compliance with publication dates and enforcement functions required by the state.

A summary of active planning commissions, zoning, subdivision regulations, and building code in the jurisdictions in West Tennessee can be found in Table 1 at the end of this document.

URBAN GROWTH BOUNDARIES AND ANNEXATION

County growth plans (PC 1101), and a coordinating committee to develop these plans, have been required in Tennessee since 1998, except in counties with metropolitan governments. However, they do not expire and are not required to include land use provisions. They are only required to be updated if a jurisdiction wants to amend their urban growth boundary (UGB) or planned growth area (PGA) in order to provide services or establish tax rates for those services in a certain area. This ensures that town and county zoning or annexation does not overlap or conflict.

According to the Tennessee Advisory Commission on Intergovernmental Relations (TACIR): "Plans are developed and recommended by coordinating committees and submitted to county commissions and the governing bodies of the municipalities within counties. Counties and municipalities may either reject or ratify those plans. Ratified plans are submitted to the Local Government Planning Advisory Committee (LGPAC), housed in TNECD, for approval." The plans establish UGBs or PGAs for municipalities, and Rural Areas (RAs) outside of those boundaries. If county and municipal government plans conflict, they may declare an impasse and have plan conflicts resolved by the Secretary of the State's Office.

In addition to the coordinating committee required to formulate a growth plan and any amendments, the law requires a Joint Economic and Community Development Board, consisting of both public and private representatives, to engage in long-term planning and maintain communication among various interest groups. Although their scope is broad and efforts may vary, they are required to meet at least four times a year to be eligible for state grants. They can request that an existing board be deemed sufficiently similar to reduce the number of different boards required in smaller jurisdictions.

As of 2014, cities can annex property only with the written consent of the landowner or by voter referendum; except in the case of agricultural land, which can only be annexed with written consent of the landowner. See Tennessee Code Title 6. Cities and Towns, Chapter 51 and Chapter 58 for additional information.

ACCORDING TO TACIR, THE FOLLOWING COMPONENTS OF PC 1101 REMAIN RELEVANT:

- It provides that no municipality may annex territory in another municipality's UGB, even with a landowner request, thus reducing the potential for inter-city disagreements.
- It provides an area in which a municipality may plan for its future expansion and the infrastructure to support the expansion by guiding the locations for sanitary sewer extension.
- It provides an area and a boundary in which a municipality may propose to the Department of Economic and Community Development that the planning commission be designated a municipal-regional planning commission with a designated planning region. (TCA § 13-3-102)
- It identifies areas in a county where new municipalities may be incorporated. New incorporations must occur within the planned growth areas.
- It identifies areas in which the community would likely be willing to support transit-oriented development, and therefore where future transit stations might be proposed.
- It identifies Rural Areas that are to be preserved or be developed at a very low density.
- It requires that each county appoint a Joint Economic and Development Board "to foster communication relative to economic and community development between and among governmental entities, industry, and private citizens."

PLANNING INCENTIVES

From a statewide planning context, since the closure of the Local Planning Assistance Office (LPAO) in 2011 due to budget cuts, there is no longer an entity that performs comprehensive, long-range statewide planning. This leaves state agencies without consistent data to support statewide infrastructure investment planning and may allow for departmental plans to conflict with each other, or adversely affect the other, due to the lack of a formal coordination process.

There is a statewide incentive program to encourage jurisdictions to undertake planning initiatives through TNECD called the ThreeStar Program. This program does not directly pay for ongoing planning services, but it does incorporate asset-based planning initiatives and provides grants in service of a community's stated goals, which may include planning initiatives. Participation in the program makes communities eligible for a four percent discount in the ability-to-pay calculation for funding of eligible projects. In addition, active participants in the program are eligible to participate in other TNECD Rural and Community Development programs. For example, CDBG provides a bonus of up to \$25,000 for participants. Today all 95 counties in the state are ThreeStar communities.

Additional programs that encourage some sort of planning include the Tennessee Main Street program, Tennessee Downtowns, Retire Tennessee, Historic Zoning Commissions, and Certified Local Government. Other state grant programs also encourage certain types of planning initiatives, such as the TDEC American Rescue Plan Act funds and the Local Parks and Recreation Fund. Additional information on these programs can be found on the tn.gov website. While these incentive programs exist, there is generally no funding allocated for the planning efforts involved.

Although there is no statewide planning agency, the [development districts](#), governed by a board of directors, act as regional planning agencies. They can be hired by local governments to provide professional advice and technical assistance through individual planning contracts. However, a local government's budget and resource constraints may restrict this activity or provide varied levels of planning services across the state. The development district funding sources include government member dues, federal- and state-funded contracts, grant funding, and an annual appropriation by the Tennessee General Assembly. The development districts maintain up-to-date records of certain types of planning activities by cities and counties such as the appointment of a planning commission, the enforcement of subdivision regulations and zoning ordinances, and the preparation and adoption of a long-range general plan. In West Tennessee, they also serve as the Rural Planning Organizations (RPO) for multimodal transportation planning in cooperation with the Tennessee Department of Transportation (TDOT). The development districts are granted authority to prepare long-range plans for land use and economic development, such as the Comprehensive Economic Development Strategy (CEDS) but have no implementation or enforcement authority.

STATUS OF PLANNING IN LOCAL GOVERNMENT

According to the American Planning Association Tennessee report “Status of Planning In Tennessee’s Counties & Cities 2020 Update¹”, since the close of the Local Planning Assistance Office (LPAO), there has been a downward trend in local land use controls and planning efforts across the state of Tennessee.

“When compared to data collected in 2011 by the Local Planning Assistance Office (LPAO), four fewer counties report having Active Planning Commissions (78 in 2011 versus 74 in 2020) and eight fewer counties report hav[ing] County Zoning (48 in 2011 versus 40 in 2020)...In 2011, municipalities reported 283 (81.6%) Active Planning Commissions, 100 being designated as Municipal/Regional Planning Commissions and 159 (45.8%) having contracts with the Local Planning Assistance Office. Today, 280 (81.6%) have Active Planning Commissions, 93 are Municipal/Regional Planning Commissions, and only 83 (24.2%) have local or contract staff overseeing the planning process. Therefore, **in 2020 slightly more than fifty percent of the cities and towns once guided by professional planners no longer have these resources.**” ¹

STATEWIDE PLANNING SUPPORT¹:

COUNTIES		MUNICIPALITIES	
LPAO contracts	Staff/Contract Staff	LPAO contracts	Staff/contract staff
2011	2020	2011	2020
57.9%	31.6%	45.8%	24.2%

In more recent discussion with the development districts, this trend continues. Anecdotally, this may be due to the lack of funding and/or staff to procure planning services, although this has not been verified with every community. Directly related to this is the lack of current long-range planning documents across the state, which is summarized below referencing plans current as of the 2020 report. Since the 2020 report, the number of ‘current’ planning documents in West Tennessee has generally remained the same, with some expiring and some being updated; however, several are nearing expiration and will need updating.

STATEWIDE CURRENT LOCAL PLANNING DOCUMENTS¹:

COUNTIES		MUNICIPALITIES	
Current Plan	Current Plan	Current Plan	Current Plan
2011	2020	2011	2020
95.2%	83%	90.3%	58.3%

In West Tennessee specifically, this lack of local planning activities is even more prevalent. West Tennessee consists of 21 counties and 109 incorporated towns. From our analysis of existing planning documents, regulations, and development procedures in place, as well as discussions with these communities and the development districts on planning resources and capacity, it is clear that many of these communities lack the resources to plan for their communities. Given the expected population increases, this is even a bigger challenge to overcome. In summary:

1. 37% of the jurisdictions do not have an active planning commission or planning staff.
2. 8% of the counties and 33% of the towns do not have zoning.
3. 42% do not have subdivision regulations.
4. 44% do not have local building codes or inspectors, however they are required to follow state codes.
5. There are currently six jurisdictions without active participation in the National Flood Insurance Program which limits their residents by making them ineligible for flood insurance.

The following land use breakdown provides a general outline of the amount of developed land in West Tennessee. Due to the variability in large tracts of land being used for multiple purposes (ie agricultural land may also have residential uses), this table should be used to provide a general understanding of developed property and to demonstrate why some of the communities may not have required a lot of planning in the past due to the small amount of development property. However, with the rapid growth expected in areas near large employment centers such as BlueOval City, that need may increase exponentially.

	GENERAL LAND USE TYPES BY COUNTY					
	ACRES			PERCENTAGES		
	DEVELOPED	ROW / PUBLIC LAND	AGRICULTURE / UNDEVELOPED	DEVELOPED	ROW / PUBLIC LAND	AGRICULTURE / UNDEVELOPED
Benton	27,254	91,987	236,758	8%	26%	67%
Carroll	35,886	217,457	324,010	6%	38%	56%
Crockett	13,354	108,955	133,432	5%	43%	52%
Decatur	18,506	122,864	171,946	6%	39%	55%
Dyer	25,452	359,200	97,275	5%	75%	20%
Fayette	52,296	288,257	325,553	8%	43%	49%
Gibson	41,534	263,300	283,059	7%	45%	48%
Hardeman	30,762	250,143	353,036	5%	39%	56%
Hardin	34,100	245,150	262,061	6%	45%	48%
Haywood	16,104	258,087	228,566	3%	51%	45%
Henderson	38,560	180,835	268,190	8%	37%	55%
Henry	37,908	297,188	239,642	7%	52%	42%
Lake	1,325	160,073	7,786	1%	95%	5%
Lauderdale	20,994	307,349	128,881	5%	67%	28%
Madison	61,260	265,339	198,488	12%	51%	38%
McNairy	36,607	173,879	320,969	7%	33%	60%
Obion	25,420	253,911	255,316	5%	47%	48%
Tipton	52,376	206,298	164,650	12%	49%	39%
Weakley	32,582	228,742	300,538	6%	41%	53%
TOTALS	602,280	4,279,015	4,300,158	7%	47%	47%
<i>*Chester and Shelby County have not been calculated due to the land use databases being managed locally.</i>						

CONCLUSION AND RECOMMENDATIONS

Land development regulations can be complex and have a regional impact, which is why it's important to understand this topic at a regional level and identify where communities may be unprepared for new growth. For example, large developments or certain types of land uses may increase the burden on regional infrastructure such as roads, sewer, or water. Further, in the case of BlueOval City and other industrial development, there is an additional impact to employment and housing, which can affect government services, existing residents, and landowners. Communities that are not well

equipped to handle this growth could see a reduction in their quality of infrastructure and therefore quality of life. Further, without planning activities, these communities may not see their needs and desires- expressed in the final build-out of their own communities. With most development being market-driven, the lack of community-led planning and subsequent regulations could lead to communities being taken advantage of and existing residents being pushed out of the places they call home.

Proactive and effective planning documents will ensure community needs are addressed and areas preferred for development are targeted for the land use that best serves the existing community. Different intensity and density of development allowed will ultimately determine where and what type of new development occurs, as well as the cost to build. This is a large determining factor in the attainability or affordability of the homes in the area. For example, a home constructed on a one-acre lot disconnected from central utilities will cost more than that same home constructed within the existing infrastructure grid on a quarter acre lot. Proactive planning can also open up federal and state funding opportunities, making quality of life improvements possible in many of these communities.

As planning occurs, concentrated growth will be necessary in many of these communities due to available land and the desire to preserve farmland and recreation areas that West Tennessee is known for. This strategy will also decrease the burden and cost of infrastructure. In addition, with more concentrated development located in town centers, there will be an increased chance that retail, services, and restaurants will locate in the town to serve the community.

Creating, updating, and posting local planning and policy documents can also help streamline the development approval process, allow administrative efficiencies, and encourage developers to invest in the area. A more defined and predictable process will help attract developers with a serious interest and allow those that are merely

PROACTIVE AND EFFECTIVE PLANNING DOCUMENTS WILL ENSURE COMMUNITY NEEDS ARE ADDRESSED AND AREAS PREFERRED FOR DEVELOPMENT ARE TARGETED FOR THE LAND USE THAT BEST SERVES THE EXISTING COMMUNITY.

speculative to move at their own pace without a lot of time-consuming interactions with local officials. A set of development documents would ideally contain an outline of the development plan approval process (schedule), where to obtain a copy of the subdivision standards, a list of fees associated with reviews, major policies guiding approvals, blank certificates and disclosures, and sample development agreements. These policies should be posted to a website for easy reference and universal access.

Because this is a regional assessment, detailed analysis of each local planning structure was not conducted. However, some general concepts have arisen that should be addressed during more detailed community planning efforts.

PLANNING RECOMMENDATIONS AT THE LOCAL LEVEL:

1. Assess if the existing urban growth boundary is sufficient for locally preferred annexation goals.
2. Assess if existing zoning regulations are conducive to the communities' goals for growth.
3. Consider county subdivision regulations as a minimum standard with distinctions for urban and rural land uses.
4. Assess if local land use policies are conducive to the conservation, protection and enhancement of the places that are currently treasured by the community. This may include open space, recreation, or general community features that should remain as the community grows.
5. Consider consistent zone districts, regulations, and processes across communities to decrease barriers to developers and businesses expanding into more communities by allowing for more predictability and transparency in the process.

PLANNING RECOMMENDATIONS AT THE STATE LEVEL:

1. Assess where TNECD grants should have requirements for updated plans to be in place for eligibility, and if resources may be provided to produce the required planning documents.
2. Consider an educational program for elected officials as it relates to land use and zoning regulations, potentially as an extension of the existing CTAS and MTAS training programs.
3. Assess the resources provided to the development districts is sufficient for the needs of the communities.
4. Assess if a state-level grant process would be beneficial for communities that cannot afford planning services or development district support.

Footnotes:

1 APA TN report "Status of Planning In Tennessee's Counties & Cities 2020 Update" prepared by Thomas H. Skehan, AICP, CFM; West Tennessee Section Director, TAPA; August 2

Appendix Table 1

Primary	ACTIVE PLANNING COMMISSION & PLANNER	MUNICIPAL DESIGNATED REGIONAL	COUNTY ZONING	MUNICIPAL - REGIONAL ZONING	MUNICIPAL ZONING	SUBDIVISION REGULATIONS	BUILDING CODE	BUILDING INSPECTIONS
Benton Co.	No	---	No	---	---	No	Yes	State
Big Sandy	No	No	---	No	No	No	No	No
Camden	Yes - Jim Pillow	Yes	---	No	Yes	Yes	Yes	Local
Carroll Co.	Yes - NWTDD	---	Yes	---	---	Yes	No	No
Atwood	No	No	---	No	Yes	Yes	No	No
Bruceton	Yes - Local Staff	No	---	No	Yes	Yes	Yes	State
Clarksburg	Yes - Local Staff	No	---	No	No	No	Yes	State
Hollow Rock	No	No	---	No	No	No	No	No
Huntingdon	Yes - NWTDD	Yes	---	No	Yes	Yes	Yes	Local
McKenzie	Yes - SWTDD	Yes	---	No	Yes	Yes	Yes	Local
McLemoresville	No	No	---	No	No	No	No	No
Trezevant	No	No	---	No	Yes	No	No	No
Chester Co.	Yes - SWTDD	---	No (in progress)	---	---	Yes	Yes	State
Enville	No	No	---	No	No	No	No	No
Henderson	Yes - SWTDD	Yes	---	Yes	Yes	Yes	Yes	Local
Milledgeville	No	No	---	No	No	No	No	No
Sileron	Yes	No	---	No	Yes	No	No	No
Crockett Co.	Yes - NWTDD	---	Yes	---	---	Yes	Yes	State
Alamo	Yes - Local Staff	No	---	No	Yes	Yes	Yes	State
Bells	No	No	---	No	No	No	No	No
Friendship	Yes- NWTDD	No	---	No	No	No	No	No
Gadsden	No	No	---	No	No	No	No	No
Maury City	No	No	---	No	No	No	No	No
Decatur Co.	No	---	No	---	---	No	No	No
Decaturville	Yes	No	---	No	No	No	No	No
Parsons	Yes - Radford	Yes	---	No	Yes	Yes	No	No
Scotts Hill	No	No	---	No	No	No	Yes	State
Dyer Co.	Yes - NWTDD	---	Yes	---	---	Yes	Yes	Local
Dyersburg	Yes - Radford	Yes	---	No	Yes	Yes	Yes	Local
Newbern	Yes - Local Staff	Yes	---	Yes	Yes	Yes	Yes	State
Trimble	Yes - NWTDD (upcoming)	No	---	No	Yes	No	Yes	State
Fayette Co.	Yes - Jim Atkinson	---	Yes	---	---	Yes	Yes	Local
Braden	Yes - Radford	No	---	No	Yes	Yes	Yes	State
Gallaway	Yes - UrbanInsites	No	---	No	Yes	Yes	Yes	State
LaGrange	Yes - UrbanInsites	No	---	No	Yes	Yes	Yes	State
Moscow	Yes - UrbanInsites	No	---	No	Yes	Yes	Yes	Local
Oakland	Yes - Local FTE	No	---	No	Yes	Yes	Yes	State
Piperton	Yes - UrbanInsites	No	---	No	Yes	Yes	Yes	Local
Rossville	Yes	No	---	No	Yes	Yes	Yes	Local
Somerville	Yes - Jim Atkinson	No	---	No	Yes	Yes	Yes	Local
Williston	No	No	---	No	No	No	Yes	State
Gibson Co.	Yes - Radford	---	Yes	---	---	Yes	Yes	Local
Bradford	Yes - NWTDD	No	---	No	Yes	Yes	Yes	State
Dyer	No?	Yes	---	No	Yes	Yes	Yes	Local
Gibson	Yes - NWTDD	Yes	---	No	Yes	Yes	Yes	State
Humboldt	Yes - NWTDD	Yes	---	No	Yes	Yes	Yes	Local
Kenton	Yes - Local Staff	No	---	No	Yes	Yes	Yes	State
Medina	Yes - NWTDD	Yes	---	No	Yes	Yes	Yes	Local
Milan	Yes - Jim Pillow	Yes	---	No	Yes	Yes	Yes	Local
Rutherford	Yes- NWTDD (recent)	No	---	No	Yes	Yes	Yes	State
Trenton	Yes-Local Staff	Yes	---	No	Yes	Yes	Yes	Local
Yorkville	No	No	---	No	No	No	Yes	State
Hardeman Co.	Yes - SWTDD	---	Yes	---	---	Yes	Yes	Local
Bolivar	Yes - SWTDD	Yes	---	No	Yes	Yes	Yes	Local
Grand Junction	Yes	No	---	No	Yes	Yes	Yes	Local
Hickory Valley	No	No	---	No	No	No	No	No
Hornsby	No	No	---	No	No	No	No	No
Middleton	Yes	No	---	No	Yes	Yes	No	No
Saulsburly	No	No	---	No	No	No	No	No
Toone	No	No	---	No	No	No	No	No
Whiteville	Yes - Radford	No	---	No	Yes	Yes	No	No
Hardin Co.	No	---	No	---	---	No	No	No
Crump	Yes	No	---	No	Yes	No	No	No
Saltito	Yes - SWTDD	No	---	No	No	No	Yes	State
Savannah	Yes - Local Staff	Yes	---	No	Yes	Yes	Yes	Local
Haywood Co.	Yes - SWTDD	---	Yes	---	---	Yes	Yes	Local
Brownsville	Yes - SWTDD	Yes	---	Yes	Yes	Yes	Yes	Local
Stanton	Yes - SWTDD	No	---	No	No	Yes	Yes	Local (with County)
Henderson Co.	Yes - SWTDD	---	No	---	---	Yes	No	No
Lexington	Yes - SWTDD	Yes	---	No	Yes	Yes	Yes	Local
Parker's Crossroads	Yes - SWTDD	No	---	No	Yes	Yes	Yes	State
Sardis	No	No	---	No	No	No	No	No
Henry Co.	Yes - Local Staff	---	No	---	---	Yes	No	No
Cottage Grove	No	No	---	No	No	No	Yes	State
Paris	Yes - Local Staff	No	---	No	Yes	Yes	Yes	Local

Primary	ACTIVE PLANNING COMMISSION & PLANNER	MUNICIPAL DESIGNATED REGIONAL	COUNTY ZONING	MUNICIPAL - REGIONAL ZONING	MUNICIPAL ZONING	SUBDIVISION REGULATIONS	BUILDING CODE	BUILDING INSPECTIONS
Puryear	Yes – Local Staff	Yes	---	No	Yes	Yes	No	No
Lake Co.	Yes – NWTDD	---	Yes	---	---	Yes	No	No
Ridgely	No?	Yes	---	No	Yes	Yes	No	No
Tiptonville	Yes – Radford	Yes	---	Yes	Yes	Yes	Yes	State
Lauderdale Co.	Yes – Radford	---	Yes	---	---	Yes	Yes	Local
Gates	No	No	---	No	No	No	No	No
Halls	Yes - in transition	Yes	---	No	Yes	Yes	Yes	State
Henning	Yes - confirm	Yes	---	No	Yes	Yes	Yes	State
Ripley	Yes - Radford	Yes	---	No	Yes	Yes	Yes	Local
Madison Co.	Yes – Local Staff	---	Yes	---	---	Yes	Yes	Local
Jackson	Yes – Joint Local Staff	Yes	---	Yes	Yes	Yes	Yes	Local
Medon	No	No	---	No	Yes	Yes	Yes	State
Threeway	Yes – contracted via Madison County	No	---	No	Yes	Yes	Yes	Local
McNairy Co.	No	---	No	---	---	No	No	No
Adamsville	Yes – Radford	No	---	No	Yes	Yes	Yes	Local
Bethel Springs	Yes	No	---	No	Yes	Yes	Yes	State
Eastview	No	No	---	No	No	No	Yes	State
Finger	No	No	---	No	No	No	Yes	State
Guys	No	No	---	No	No	No	Yes	State
Michie	No	No	---	No	No	No	Yes	State
Rarner	No	No	---	No	No	No	Yes	State
Selmer	Yes – SWTDD	Yes	---	Yes	Yes	Yes	Yes	Local
Stantonville	No	No	---	No	No	No	No	No
Obion Co.	No	---	No	---	---	No	No	No
Hornbeak	Yes – Local Staff	No	---	No	Yes	Yes	No	No
Obion	Yes – NWTDD	No	---	No	Yes	Yes	Yes	Local
Rives	No	No	---	No	No	No	No	No
Samburg	Yes – Local Staff	Yes	---	No	No	No	No	No
South Fulton	Yes – Radford	Yes	---	No	Yes	Yes	Yes	Local
Troy	No	No	---	No	No	No	No	No
Union City	Yes – NWTDD	Yes	---	No	Yes	Yes	Yes	Local
Woodland Mills	No	No	---	No	Yes	Yes	No	No
Shelby Co.	Yes – Local Staff	---	Yes - Private Act	---	---	Yes	Yes	Local
Arlington	Yes – Local Staff	No	---	No	Yes	Yes	Yes	Local
Bartlett	Yes – Local Staff	No	---	No	Yes	Yes	Yes	Local
Collierville	Yes – Local Staff	No	---	No	Yes	Yes	Yes	Local
Germantown	Yes – Local Staff	No	---	No	Yes	Yes	Yes	Local
Lakeland	Yes – Local Staff	No	---	No	Yes	Yes	Yes	Local
Memphis	Yes – Local Staff	Private Act	---	Yes	Yes	Yes	Yes	Local
Millington	Yes – Local Staff	No	---	No	Yes	Yes	Yes	Local
Tipton Co.	Yes – Local Staff	---	Yes	---	---	Yes	Yes	Local
Atoka	Yes – confirm	Yes	---	Yes	Yes	Yes	Yes	Local
Brighton	Yes – Radford	Yes	---	Yes	Yes	Yes	Yes	State
Burlison	No	No	---	No	No	No	No	No
Covington	Yes – Radford	Yes	---	Yes	Yes	Yes	Yes	Local
Garland	Yes	No	---	No	Yes	Yes	Yes	Local
Gilt Edge	Yes – confirm	No	---	No	Yes	Yes	Yes	Local
Mason	Yes – UrbanInsites	No	---	No	Yes	Yes	Yes	Local
Munford	Yes – Radford	Yes	---	Yes	Yes	Yes	Yes	Local
Weakley Co.	No	---	No	---	---	No	No	No
Dresden	Yes – NWTDD	Yes	---	No	Yes	Yes	Yes	State
Gleason	Yes – NWTDD (recent)	No	---	No	Yes	Yes	No	No
Greenfield	Yes – Local Staff	No	---	No	Yes	Yes	No	No
Martin	Yes – NWTDD	Yes	---	No	Yes	Yes	Yes	Local
Sharon	Yes – Local Staff	No	---	No	Yes	Yes	No	No



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