

SENATE BILL 1232

By Bell

AN ACT to amend Tennessee Code Annotated, Title 13,  
Chapter 20, Part 2 and Title 13, Chapter 7, Part 2,  
relative to land use restrictions.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF TENNESSEE:

SECTION 1. Tennessee Code Annotated, Section 13-7-208, is amended by adding the following language as a new subsection:

(m) If a land area is subject to land use restrictions pursuant to other chapters of this title that relate closely to zoning by substantially affecting the use of property, or land use restrictions enacted pursuant to a redevelopment plan undertaken by any governmental agency of this state or of its political subdivisions pursuant to title 13, chapter 20, part 2, subsections (b)–(d), (h), and (i) shall apply to the land area, and any industrial, commercial, or business establishment in operation prior to the enactment of the land use restriction or redevelopment plan shall be allowed to continue in operation, to expand, and to rebuild, in accordance with subsections (b)–(d), (h), and (i).

SECTION 2. Tennessee Code Annotated, Section 13-20-203(a), is amended by adding the following language as a new subdivision:

(5) The designation of appropriate or proposed land uses or land development restrictions in a redevelopment plan shall not be more restrictive than the regulations prescribed under the local government's zoning authority. A redevelopment plan shall be subject to § 13-7-208(m).

SECTION 3. This act shall take effect July 1, 2015, the public welfare requiring it, and shall apply to all redevelopment plans irrespective of the redevelopment plan's date of enactment.