

ARTICLE 10

ADMINISTRATION

10.1. Enforcement Officer. Deleted and replaced (revised by Resolution 2000-44, adopted 10-16-00). A zoning official shall be appointed to issue all permits, maintain records, and forward materials to the Board of Zoning Appeals and the planning commission. The zoning official shall routinely attend meetings of these two public bodies. Current zoning maps and map amendments shall be maintained by the zoning official and he shall conduct inspections as prescribed by this ordinance.

10.2. Zoning Compliance/Building Permits. Deleted and replaced (revised by Resolution 2000-44, adopted 10-16-00). It shall be unlawful to start construction of a principal building or accessory building unless a permit is obtained. It shall also be unlawful to construct additions to any existing building unless a permit is obtained. However, no zoning compliance/building permit shall be required for the purposes of ordinary building maintenance or repair. Furthermore, no zoning compliance/building permit shall be required for the construction of buildings intended for agricultural uses.

10.3. Permit Denial. Deleted and replaced A zoning compliance/building permit shall be denied when the proposed construction is a type of land use which is not allowed in that zoning district, when the setbacks cannot be met, or any other type of violation of the regulations in this zoning resolution. The applicant is required to submit relevant details of construction and certify on the permit that the details are correct.

10.4. Stop Work Orders. Deleted A stop work order may be issued on construction or land usage when the zoning official notices a zoning violation. All work must therein desist until the problem is corrected.

10.5. Time Limits. Deleted The zoning compliance/building permit is valid for six (6) months after which time it is invalid if construction on the project site is not progressing.

10.6. Penalties. Deleted and replaced with 10.4 Any person found violating the provisions of this resolution shall be found guilty of a misdemeanor, and upon conviction shall be fined not less than five (5) dollars per day nor more than fifty (50) dollars per day.

10.7. Fee Schedule. Deleted (added by Resolution 2000-44, adopted 10-16-00). The following fee schedule shall apply to new construction.

Valuation of Construction

Residences, including mobile and modular homes.

Housing Additions.

Fee

\$225 base fee plus \$3 for each \$1,000 of valuation and any fraction thereof

\$25 base fee plus \$3 for each \$1,000 of valuation

Churches.

exempt – no fee

Violations.

permit fees are doubled

Valuation for used mobile homes is \$300 per linear foot and new mobile home valuations are based on sales sheet information. All other valuations are based on "Building Valuation Data," using the National Standard Averages that are published quarterly by the Southern Building Code Congress International.

ARTICLE 11

BOARD OF ZONING APPEALS

Additions to section

11.1. Creation. The Board of Zoning Appeals shall be created and appointed in accordance with Tennessee Code Annotated, Sections 13-7-106 and 13-7-107.

Deleted and replaced

11.2. Appeals. Any person, adjacent property owner, or governmental unit may appeal to the Board of Zoning Appeals for special exceptions, variances, and allegations that the building inspector has issued or failed to issue a permit.

Deleted and replaced

11.3. Powers of the Board. The Board of Zoning Appeals can hear an aggrieved person who is contesting an action of the building inspector, is requesting a special exception which is either listed under special exceptions in the existing zoning district or is a similar character permitted for interpretation as a special exception in the zoning district, or has a variance request which can be approved under Tennessee Code Annotated, Section 13-7-109.

Deleted and replaced

11.4. Special Exception and Variance Hearing. Within thirty (30) days after a request for a hearing before the Board of Zoning Appeals, a public meeting should be held. The Board's decision on the issue must be contained in the minutes of the meeting.