



Town of Kingston Springs
Building and Codes Department
P.O. Box 256
396 Spring Street
Kingston Springs, TN 37082
Office 615.952.2110 Ext 24

Accessory Building Permit Application

Parcel ID# _____

Permit Number:

Expiration Date:

PROPERTY OWNER INFORMATION

Property Owner: _____ Phone: _____

Address: _____ City: _____ State: _____

Zip: _____

PROPERTY INFORMATION

Address: _____

City: _____ State: _____ Zip: _____

Directions to job site: _____

Subdivision Name: _____ Lot#: _____

CONTRACTOR INFORMATION

Cheatham County Business License Number: _____

Tennessee State License Number: _____

Address: _____

City: _____ State: _____ Zip: _____

Contact Person: _____ Phone: _____

PROJECT INFORMATION

Description of work: _____

Project Value:

\$ _____

Type of work: Accessory building less than 200 square feet

Accessory building over 200 square feet

Agriculture

Floor area (in ft²)

Finished area: _____ Garage: _____ Carport: _____

Storage: _____ Other: _____

Current use of property: Vacant Residential Agricultural

CONTRACTOR AUTHORIZATION

I, the contractor, authorize the property owner to pursue a building permit under my business license name and number.

Contractor Signature: _____ Date: _____

3.100. ACCESSORY USE REGULATIONS

The use of land, buildings, and other structures permitted in each of the districts established by this ordinance are designed by listing the principal uses. In addition to such principal uses, accessory uses which are customarily incidental to the permitted uses are also permitted in each district.

Each accessory use shall:

- A. Be customarily incidental to the principal use established on the same lot.
- B. Be subordinate to and serve such principal use.
- C. Be subordinate in area, intent, and purpose to such principal use.
- D. Contribute to the comfort, convenience, or necessity of users of such principal use.
- E. Total accessory uses in residential areas shall be limited in their size. An accessory use on any lot shall be limited to no more than one-half the size of its principal use on such lot.
- F. No accessory building or structure shall be located closer than ten (10) feet from any adjoining property line.

See Sections

3.040 And 3.050, for other related setback Requirements.

AGRICULTURAL USE:

This includes all forms of agriculture, growing of crops in the open, dairying, grazing, the raising and maintaining of poultry and other livestock, horticulture, viticulture, floriculture; forests and woods, provided, however, all health codes of Kingston Springs, Tennessee are complied with.

The feeding or disposal of community or collected garbage to animals shall not be deemed an agricultural use, nor shall commercial feed lots, the raising of fur-bearing animals, fish or minnow hatcheries, riding stables, livery or boarding stables or dog kennels be so considered.

AGRICULTURAL ACCESSORY USE: Those structures or equipment which are normally required in the operation of agricultural uses.

PERMIT INSPECTION REQUIREMENTS

1. Your Building permit must be placed where it can be seen from the street.
2. All concrete to be poured will be inspected.
3. Before the framing inspection, call for Plbg/Mech rough-in inspections. Water lines must have a test gauge installed and maintains 100 psi. Waste lines must be filled and a stack test done with the water in the tubs filled to overflow capacity.
4. Electrical rough-in must pass before the framing inspection will. be done.
5. Gas (if installed) must pass before the framing inspection will be done. Gas inspections are done by Greater Dickson Gas Authority in Dickson, TN.
6. DO NOT INSULATE BEFORE THE FRAMING INSPECTION
7. If there are gas lines installed, all gas lines and equipment installed inside the dwelling shall be inspected by the Building Inspector.
8. If a septic tank is required, all state paperwork must be presented. The septic tank must be inspected. City Sewer inspections are done by the Town of Kingston Springs Public Works.
9. Proof of approval of the water line by Second South Cheatham Utility District must be provided.
10. A \$10.00 re-inspection fee must be paid to the Town of Kingston Springs prior to re-inspection being performed. If an inspection fails, no re-inspection will be performed until all corrections are made and the re-inspection fee is paid.
11. Upon-completion of construction of new single-family dwellings, you are required by 911 Emergency Service to post your assigned street number on the structure. No Use and Occupancy Certificate will be issued until this is completed.
12. Final Gas, Water and Electrical inspections from each utility are required prior to the final building inspection being done.
13. If there is a new driveway, you must install an 18-inch culvert and a Type II Headwall.
14. Inspections must be called: in 24hrs in advance (Minimum), and should be set for Tuesday or Thursday. If weather threatens, all concrete inspections are given a priority.

SETBACK REQUIREMENTS

It is the responsibility of the applicant to comply with the placement of any improvements on a lot (footings, foundation, etc.) in accordance with the minimum required building setback lines on the front, rear, and side of the property. These requirements are set by the Zoning District the property is located in, as well as by other plans, plats or restrictive covenants of record. The Town of Kingston Springs and its planning commission will gladly provide information on setback requirements established by the town's zoning ordinance, but is not responsible for providing information or enforcing requirements from plats of record or restrictive covenants.

The applicant must determine that all minimum setback requirements are met and are strongly encouraged to use a licensed surveyor to establish certainty. Additionally, it is the applicant's responsibility to place the improvement within the building envelope and not encroach upon restricted lot areas such as the septic disposal field and public utility and drainage easements. Should this office question the placement of the building at the time of the footing inspection, a surveyor's certificate will be required. Failure to comply will not guarantee a variance will be granted or required. However, it may have a financial impact on the applicant with regard to third parties such as a mortgage lender. If you have any questions, please contact the Building Inspector.

I have read and understand the Town of Kingston Springs policy regarding setback requirements.

Signature: _____ Date: _____

SITE PLAN

(may include on separate sheet/attachment)

The site plan must show the following to be accepted:

___ Distance to and location of any critical area, such as stream, creek, river, irrigation ditch or floodplain

___ Street frontage

___ Access/Driveway


___ Lot lines and dimensions

___ Location of **all** structures and specific use (any new buildings will require building permit

___ Location of well, septic tank, and drainfield

___ Distances between deck and all property lines

___ Easements and/or right-of-way and any overhead or underground utility lines



I certify that the proposed construction will conform to the dimensions and uses shown above and that no changes will be made without first obtaining approval.

Signature of Owner/Applicant

ZONING VERIFICATION

The Zoning Ordinance can be read online at www.kingstonsprings.net

SUBJECT PROPERTY:

ADDRESS: _____

MAP: _____ GROUP: _____ PARCEL: _____

ZONING DISTRICT OF SUBJECT PROPERTY: _____

INTENDED USE OF PROPERTY: _____

Check all that apply:

NEW BUILDING CONSTRUCTION WILL OCCUR

EXISTING STRUCTURE TO BE USED

REMODELING OF EXISTING LOCATION TO OCCUR.

ACCESSORY STRUCTURE ONLY (STORAGE, GARAGE, SWIMMING POOL

DRIVEWAY, ROOF OR FENCE STRUCTURE TO BE CONSTRUCTED

I hereby state that I have read the requirements and permitted uses of the Zoning District listed above and understand their limits.

Applicant Signature

Date

Applicant Printed Name

APPLICANT -DO NOT WRITE BELOW THIS LINE

This zoning verification must be signed by the appropriate Town official before ANY building permits can be approved or issued.

The proposed use for the subject property is appropriate for its current zoning district.

The proposed use for the subject property is NOT appropriate for its current zoning district.

Verified by: _____
Town of Kingston Springs

Date

I hereby certify that all work related to this application will be performed in accordance with all applicable town, and state laws and codes pertaining to building construction, and demolition and the information submitted and contained herein is accurate and correct. I further certify that I am the owner or an authorized agent of the property owner listed in this application, and have authority to make application for work to be performed.

Applicant Signature

Date

Applicant Printed Name

****DOUBLE PERMIT FEES WILL BE CHARGED FOR WORK STARTED PRIOR TO OBTAINING PERMITS****

Permit Fees: Accessory Structure (32690)
 Less than 200ft²
 \$50.00

 Accessory Structure (32690)
 More than 200ft².
 Total ft² _____ X .60 _____

 Agriculture Accessory Structure (32610)
 \$150.00

Date Paid: _____

Amount Paid: _____

Receipt Number: _____

Office Use Only

Approved/Rejected By: _____
Town of Kingston Springs

Date

Comments: