

TOWN OF COOPERTOWN, TENNESSEE

ORDINANCE NO. 2026-006

(Replaces Ordinances 2022-009 & 2024-017)

AN ORDINANCE REPLACING THE PLANNING COMMISSION FEE SCHEDULE FOR DEVELOPMENT AND BUILDING AND CODES INSPECTIONS FOR THE TOWN OF COOPERTOWN, FOR COMPLIANCE WITH PUBLIC CHAPTER NO. 140

WHEREAS, Coopertown has a Municipal Planning Commission, and that Commission is required to evaluate, examine and approve site plans and subdivision plats; and

WHEREAS, Coopertown has adopted the International Building Codes to facilitate proper inspection relating to public safety, health and general welfare, and activities relating to construction and maintenance of buildings within the Town of Coopertown; and

WHEREAS, Coopertown has engaged the services of a Building Inspector skilled in the interpretation and implementation of the International Building Codes; and

WHEREAS, the complexity of reviewing requests for compliance with local and state building, zoning, and other applicable regulations and codes, and this review process takes a great deal of knowledge, time and attention by the local reviewing authorities; and

WHEREAS, it is the opinion of the Coopertown Board of Mayor and Aldermen, and the Municipal Planning Commission and other local zoning authorities that Coopertown will need to employ from time to time, for the purpose of providing construction inspection services and giving professional advice from engineers and/or surveyors regarding these matters; and

WHEREAS, these fees appear to be reasonable and are proper to be charged for the purposes herein indicated.

NOW THEREFORE BE IT ORDAINED BY THE TOWN OF COOPERTOWN, TENNESSEE AS FOLLOWS:

*See Attachment 'A' - Development Fee Schedule See
Attachment 'B' - Building Permit Fee Schedule*

The violation of any section of this ordinance shall be punishable by penalty of one hundred percent (100%) of the original permit fee and fifty dollars (\$50.00) for each offense. Violations should be rectified within ten (10) calendar days of notice. Each day a violation is allowed to continue shall constitute a separate offense. Failure to comply within twenty (20) days from the original notice date shall result in a summons to appear in Municipal Court.

Adoption of this ordinance supports or if conflicts, supersedes Section 8.030 of the Coopertown Zoning Ordinance, Paragraphs E and F, in which fees are paid to, and reviews are made by, the Coopertown Planning Commission and other local zoning authorities. Should any part of this ordinance be declared to be invalid or

unconstitutional, such invalidity or unconstitutionality shall not impair any other part.

BE IT FURTHER ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF COOPERTOWN, that this shall be effective immediately upon its passage and publication of its caption in a newspaper of general circulation within the Town of Coopertown.

Recommended by the Coopertown Municipal Planning Commission on 4.20.2026

Shane Gordon
Shane Gordon, Chairman

Passed First Reading: 5.26.26

Passed Second Reading: 6.23.26

Jeff Smith
Jeff Smith, Mayor

ATTEST:

Emily McKellar
Emily McKellar, City Recorder

TOWN OF COOPERTOWN, TENNESSEE

ORDINANCE NO. 2026-006 FEE SCHEDULE

(Adopted 6.23.2026 - Replaces Ordinances 2022-009 & 2024-017)

ATTACHMENT A – DEVELOPMENT FEES

COOPERTOWN DEVELOPMENT FEE SCHEDULE

SUBDIVISIONS

	CONCEPT PLANS	\$500 + \$30 PER DU + CEC
	PRELIMINARY PLANS	\$500 + \$30 PER DU + CEC
	CONSTRUCTION PLANS	\$500 + \$30 PER DU + CEC
S-1, S-5	FINAL PLATS	\$100 + \$50 PER DU + CEC
S-2	APPEALS OR VARIANCE REQUESTS BEFORE THE PLANNING COMMISSION	\$250 + CEC (ADD: NO FEE IF REVIEWED AS PART OF ANOTHER APPLICATION)
S-3, S-4	CONSTRUCTION PHASE INSPECTION FEES	DEVELOPER FUNDED
S-4, S-5	SURETY REDUCTION REQUEST	DEVELOPER FUNDED
S-4	CONSTRUCTION PLANS – REVISIONS	DEVELOPER FUNDED

SITE PLANS

SP-1	PRELIMINARY SITE PLAN	\$100 + \$50 PER DU + \$0.02 PER SF OF NON-RESIDENTIAL GROSS FLOOR AREA + CEC
	FINAL SITE PLAN	\$100 + \$50 PER DU + \$0.02 PER SF OF NON-RESIDENTIAL GROSS FLOOR AREA + CEC
	MINOR SITE PLAN ALTERATION	\$100 (ADMINISTRATIVE REVIEW ONLY)
	FINAL SITE PLAN REVISION	\$100 + CEC

ZONING AMENDMENTS

	RE-ZONING (BASE ZONING CHANGE)	\$500
P-1	PUD PRELIM MASTER DEVELOPMENT PLAN	\$500 + \$30 PER DU + \$0.02 PER SF OF NON-RESIDENTIAL GROSS FLOOR AREA + CEC
P-1	PUD FINAL DEVELOPMENT PLANS	\$500 + \$30 PER DU + \$0.02 PER SF OF NON-RESIDENTIAL GROSS FLOOR AREA + CEC
S-5	PUD FINAL PLATS	SEE SUBDIVISION FINAL PLAT
S-3, S-4	PUD CONSTRUCTION PHASE INSPECT FEES	DEVELOPER FUNDED
S-4, S-5	PUD SURETY REDUCTION REQUEST	DEVELOPER FUNDED
S-4	PUD CONSTRUCTION PLANS - REVISIONS	DEVELOPER FUNDED
ZA-1	REZONING (BASE ZONING CHANGE) REQUEST TO POSTPONE OR DEFER	\$100 (NO FEE IF DEFERRED PRIOR TO PUB NOTICE SUBMISSION)

BOARD OF ZONING APPEALS

SPECIAL EXCEPTION/CONDITIONAL USE	\$200
VARIANCES	\$300
ADMINISTRATIVE REVIEW/APPEALS	\$300

SIGNAGE PERMITS

	BILLBOARD	\$250
	PERMANENT SIGN	\$200
TS-1	TEMPORARY SIGN	NO COST

TEMPORARY/SEASONAL BUSINESS PERMITS

ATTACHMENT B – BUILDING/CONSTRUCTION PERMIT FEES

BUILDING PERMIT FEE SCHEDULE

RESIDENTIAL BUILDING PERMITS

LSE-1, PF-1	LIVING SPACE ENCLOSED (INCL MODULAR /MANUFACTURED HOMES)	\$1.00 PSF
	BASEMENTS (EXCLUDING GARAGE SPACE)	\$1.00 PSF
	ROOM ADDITIONS	\$1.00 PSF
	REMODELS INVOLVING CHANGES TO STRUCTURAL, PLUMBING, ELECTRICAL, MECHANICAL, ETC.	\$0.50 PSF
	GARAGES, CARPORTS, ACCESSORY STRUCTURES (BOTH ATTACHED & DETACHED, COVERED & UNCOVERED)	\$0.25 PSF
	DECKS, PORCHES & PATIOS (BOTH COVERED & UNCOVERED)	\$0.25 PSF
	SINGLE WIDE TRAILER (NEW OR USED)	\$1.00 PSF
	STORM SHELTERS & CELLARS	\$0.25 PSF
	SOLAR PANELS	\$150
	SWIMMING POOLS	ABOVE \$75; INGROUND \$250
	FENCES - >7 FT. AND/OR CONSTRUCTED OF STONE OR BRICK MASONRY AND RETAINING WALLS 4' OR GREATER	
	REQUIRE STATE LICENSED ENGINEER'S STAMPED PLANS	\$150
	DRIVEWAY PERMIT (ALL ZONES)	\$50
	DRIVEWAY PERMIT – TEMPORARY (12 MONTHS)	\$25
	INSPECTIONS: FOUNDATION, FRAME, FINAL REINSPECTION	NO FEE FOR EACH 1 ST INSPECTION, \$75 FOR EACH

PF-1	COMMERCIAL and INDUSTRIAL BUILDING PERMITS	\$1.10 PSF
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LAND DISTURBANCE/GRADING PERMIT

	LESS THAN 1.0 ACRE	NO FEE
LD-1	1.0 ACRE TO LESS THAN 5.0	\$200
LD-1	GREATER THAN 5.0 ACRES	\$200 + \$30 PER ACRE

OTHER FEES

MECHANICAL PERMIT	\$75
PERMIT RENEWAL (60 DAYS)	\$50
COPIES – BLACK & WHITE 11X8.5 OR 11X14	\$0.15 CENTS PER PAGE
COPIES – COLOR 11X8.5 OR 11X14	\$0.50 CENTS PER PAGE

READ FOOTNOTES

LSE-1	LIVING SPACE ENCLOSED (INCLUDES SINGLE-FAMILY DETACHED, DUPLEXES, TOWNHOMES, MULTI-FAMILY, MODULAR & MANUFACTURED HOMES)
PF-1	PERMIT FEES INCLUDE ONE INSPECTION FOR FOUNDATION, FRAMING & FINAL. SECOND AND SUBSEQUENT CALLS FOR FOLLOW UP INSPECTIONS DUE TO CONTRACTOR'S FAILURE TO HAVE NECESSARY WORK COMPLETED WILL BE CHARGED \$75 PER EACH.
LD-1	IF ONE (1) ACRE OR MORE IS TO BE DISTURBED, A NOTICE OF INTENT (NOI) MUST BE FILED WITH THE TN DEPT. OF ENVIRONMENT & CONSERVATION (TDEC). A COPY OF THE NOTICE OF COVERAGE MUST BE PROVIDED PRIOR TO ISSUANCE OF PERMIT.