



Maury County Regional Planning Commission

Walter Harlan Building # 5 -- 1st Floor
Courthouse Square -- Columbia, TN 38401
Office: (931) 375-3003

HOUSE MOVING APPLICATION

rev. 5/10/16

MCRPC File #

—

Effective May 10, 2007, to comply with Public Chapter No. 246, amending TCA, Title 13, Chapter 3, it is necessary to submit this application to move a single-family residence within Maury County from an existing foundation to another foundation located within a developed area of single-family residences in the county.

A “developed area of single-family residences” means an area generally referred to as a subdivision as indicated on a plat filed in the Register of Deeds office.

Refer to the Maury County Zoning Resolution Article 4.190 – Standards for House Moving

Existing House Location - Property Information

Property Address:			
Tax Map	Parcel Number	Deed Book	Page Number
Plat Book	Plat Book Page	Date Recorded	Acres

Proposed House Location - Property Information

Property Address:			
Tax Map	Parcel Number	Deed Book	Page Number
Plat Book	Plat Book Page	Date Recorded	Acres

Property Owner at location of house prior to moving:

Name:	
Address:	
Phone Number:	Email:
Property Owner Signature	Date:

Property Owner at location of where house is to be moved:

Name:	
Address:	
Phone Number:	Email:



Maury County Regional Planning Commission

Walter Harlan Building # 5 -- 1st Floor
Courthouse Square -- Columbia, TN 38401
Office: (931) 375-3003

Property Owner Signature

Date:

Estimated Date & Time of Day for Moving the House

Estimated Date(s):

Estimated Time of Day:

House Owner

Name:

Address:

Phone Number:

Email:

House Owner Signature

Date:

Agent (House Mover)

Name of Company:

Name of Contact Person

Address:

Phone Number:

Email:

Agent (House Mover) Signature

Date:

House Age

The house's age must be within 10 years of the average age of existing single-family residential structures in the subdivision or area of the proposed location.

Age of house to be moved

Average age of existing single-family residential structures within the subdivision or area of the proposed location.

House Appraised Value

The house's appraised value **before** all planned improvements have been made must be at least the average appraised value of all existing single-family residential structures within the subdivision or area of the proposed location. Per state law, do not include manufactured or modular structures in the calculation of the average appraised value of existing single-family residences.

Appraised value of house to be moved, prior to it being moved, and prior to all planned improvements being completed



Maury County Regional Planning Commission

Walter Harlan Building # 5 -- 1st Floor
 Courthouse Square -- Columbia, TN 38401
 Office: (931) 375-3003

Average appraised value of existing single-family residential structures within subdivision or area of the proposed location.

House Size & Type

The house's size must be within 100 square feet of the average square footage of existing singlefamily residential structures within the subdivision or area of the proposed location. Per state law, do not include manufactured or modular structures in the calculation of the size of existing singlefamily residences.

Size of house to be moved in square feet

Type of house – provide description

Average size of existing single-family residential structures within the subdivision or area of the proposed location.

Appearance

The house to be moved must be consistent in appearance with existing residences in the subdivision or area of the proposed location.

Timeframe to Complete Improvements

All improvements must be completed within six months of the issuance of a permit and must comply with the Building Codes adopted by Maury County.

Additional Submittal Items

1. Proof of ownership of the property at location of house prior to moving (e.g. copy of recorded property deed).
2. Proof of ownership of the property at proposed location of where house is to be moved (e.g. copy of recorded property deed).
3. Proof of ownership of the house to be moved.
4. Map of the subdivision or area of the proposed location of where house is to be moved
5. Spreadsheet detailing the calculations to determine the required information of **House Age, House Appraised Value** and **House Size**.
6. Copy of the "Tax Card" or "Real Estate Assessment Data" for each existing house in the subdivision or area at proposed location of where house is to be moved. Information can be obtained from the TN Property Data website; the link is: <http://www.assessment.state.tn.us/>
7. Copy of the "Tax Card" or "Real Estate Assessment Data" for the house to be moved at (1) its existing address and (2) its proposed new address. This information can be obtained from the TN Property Data website; the link is: <http://www.assessment.state.tn.us/>
8. Photographs of exterior of house to be moved (may also include interior photos).
9. Photographs of the property to where the house will be moved.
10. Photographs & addresses of houses within 1,000 feet of the property to where the house will be moved



Maury County Regional Planning Commission

Walter Harlan Building # 5 -- 1st Floor
Courthouse Square -- Columbia, TN 38401
Office: (931) 375-3003

11. Completed and signed "Applicant Certificate" that is part of this application.
12. Letter from homeowner's association or neighborhood association (on association letterhead), if such association exists, addressed to the Maury County Regional Planning Commission stating approval for moving the house into the neighborhood at the proposed address.
13. Provide a statement regarding the condition of the house to be move from a Certified Building Inspector or TN Licensed Engineer.
14. Plot Plan of the lot to where the house will be moved: show the location of the house, the dimensions of the house, the zoning of the property and all building setback lines.
15. Include a statement stating and an image showing if the property in a FEMA floodplain, to include the FEMA panel number & effective date. Links include: <https://msc.fema.gov/portal> or <http://maps.maurycounty-tn.gov/>. The applicant may need to retain the services of a TN licensed surveyor and a TN licensed engineer
16. Provide written certification from the TN Department of Environment & Conservation regarding the suitability of subsurface sewage disposal on the lot to where the house will be moved.
17. Provide a water availability letter from the water utility provider stating that water service will be provided.
18. Provide drawings & detailed written information of the improvements to be made to the house once moved. This includes but is not limited to: type of foundation, roofing, siding, brick, windows, doors, porches, decks and if additions are proposed. Coordinate with the Building Commissioner

Application Fee(s):

Refer to the latest Application Fee Schedule. Coordinate with the Building & Zoning Office regarding the amount due in advance of submitting the application. (Make the check payable to Maury County. Cash must be in the Exact Amount to be accepted.) **Fees must be submitted with the application – or the application will not be accepted for consideration.**

Submittal Requirements and Submittal Deadlines: Submit a "pdf" of your presentation.

Submit 15 copies of this application form and all required document.

Your application may be deemed incomplete due to lack of the required documents not being submitted at the time this application is submitted. This may result in this application not being reviewed and/or advanced to the Planning Commission until the required documents are submitted. The applicant must comply with all County deadlines.

Subdivision Regulations and Zoning Resolution Compliance:

The submittal is subject to the requirements of both the Subdivision Regulations and Zoning Resolution; both are available on-line at the Maury County website. The link is <http://www.maurycounty-tn.gov/>. Under the "Government" tab – click on "Building and Zoning" where the Subdivision Regulations, Zoning Resolution and other useful documents & information may be found.

The parties associated with this application are responsible for reading and complying with the requirements related to this application.

Property Owners' Authorization



Maury County Regional Planning Commission

Walter Harlan Building # 5 -- 1st Floor
Courthouse Square -- Columbia, TN 38401
Office: (931) 375-3003

By signing this application, each Owner is acknowledging and granting the submission of this application and stating the agents listed herein are authorized to act as my representative(s). If other agents are utilized to represent me, I will provide a letter acknowledging and stating the agents that are authorized to act as my representative(s). Authorization is also granted to Maury County and its representatives to enter upon the property for examinations & evaluations.

APPLICANT CERTIFICATE

I certify that I/we have provided accurate information regarding the following:

- I have read the requirements of the Maury County Zoning Resolution Article 4.190 – Standards for House Moving and have provided the information required.
- I have provided the information required by this application.
- I will comply with these requirements
- I have provided the required fees with the submittal of this application.

Print Applicant's Name: _____

Applicant's Signature: _____

Date: _____



Maury County Regional Planning Commission & Zoning

Applicant Full Disclosure Agreement

The applicant(s) are required to be completely honest and forthright with regard to representations made in all stages of the application process. Full disclosure is required by the applicant(s) of any and all proposed, projected or planned activities, services to be performed or business to be conducted on the realty described in the application process. Full disclosure includes, but is not limited to, representation(s) made by the applicant(s) to the Maury County TN Building and Zoning Department, the Maury County TN Board of Zoning Appeals, Maury County TN Regional Planning Commission, the Maury County TN Chief Legislative Body, and any other governmental entity or department of Maury County, Tennessee.

No intended use, preparation or disturbance of the realty described in the application nor construction or pre-construction activity may commence thereon and no activity, services be performed and no business may be conducted thereon or proposed business to be performed thereon prior to approval thereof by all required governmental entities including, but not limited to, the entities heretofore referenced.

Any and all reasonably foreseeable future potential development by the applicant(s) of the realty described in the application must be disclosed at all stages of the application process prior to commencement thereof.

All activities and proposed activities, services to be performed, and business to be conducted on the realty described in the application must be fully disclosed by the applicant(s) throughout the application process and must be supplemented. Maury county governmental entities reserve the right to summon the applicant(s) to reappear before them for additional questioning, information and/or documentation, at any time.

The applicant(s) acknowledge(s) having fully read this document and fully understand the requirements contained herein.

I(We) affirm that the information I(We) provide on this application and that I(We) present before the Maury County TN Board of Zoning Appeals, the Maury County Regional Planning Commission, the Maury County Chief Legislative Body, and the Maury County Building & Zoning Department is true and complete. I(We) acknowledge and understand that falsified information or significant omissions may disqualify the applicant(s) and their application from further consideration during any stage of the application process or may be considered justification for voiding and vacating any prior approval of any governmental entity associated with any stage of the application process, even if discovery occurs at a later date after the application process has been completed and granted final approval by any Maury County governmental entity including the Maury County Chief Legislative Body.

Applicants Signature

Date

Print Name

Witness Signature

Date

Print Name