



Lincoln County Planning & Zoning

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CHECKLIST BEFORE CONSTRUCTION, INSTALLING OR OCCUPYING A STRUCTURE

In an effort to ensure the property proposed for development meets with local requirements, please use the provided checklist. If you should have questions, please contact the Planning & Zoning office for assistance.

- Zoning Compliance Review issued by Planning and Zoning. Determines if property is legally recorded and approved for development and intended use.
- Approved address issued through E911 Addressing Office. If driveway is not in place, it must be staked and flagged on both sides of proposed drive. Location of access should be approved by either the state or local highway dept., respectively. Sites that have been made inactive by removal or disconnection of power or meter for 6 months or greater shall require verification the address has not been retired. (931) 433-8404
- Site Plan showing proposed distances (setbacks) to property lines and all easements. Approximate distance for acreage parcels is acceptable. Template available through Planning & Zoning office.
- Flood Zone determination by the Planning & Zoning office. If property contains a Special Hazard Flood Zone (Zone A or AE), a Flood Development Permit approval is required through Planning and Zoning. (931) 438-5186
- A copy of the property deed, if acting as an Owner-Builder. Available at the Register's office Lincoln Co. Courthouse, Room 104 (931) 433-5366
- Waste & Debris Acknowledgement. Form is available through Planning & Zoning office.
- Approved septic tank permit (copy is acceptable) from TDEC.
<https://tdec.tn.gov/septic> to apply for permit.
- Driveway Connection approval. Forms available through Planning & Zoning office.
 - County Road.** Driveway culvert sized and approved by Lincoln Co. Highway Dept., 161 Molino Rd. Fayetteville, TN 37334 (931) 433-2585
 - State Road.** Connection approval and culvert sized by TDOT, (931) 438-1914
 - Private Road.**
- Airport Authority Area

PLEASE TAKE NOTICE:

- Certain types of development, i.e. travel trailers, tiny homes, etc., require specific approval. Please contact the Planning & Zoning office for additional information.
- Permit holder is responsible for verifying all covenant and deed restrictions.
- Property must be a legal, recorded and mapped parcel. Properties that are pending subdivision or recording will not be processed until complete.
- Above requirements are subject to change.

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