ELECTRONICALLY FILED
2024 Jul 31 8:19 AM - 24CV-97
Coffee County, Chancery Court

IN THE CHANCERY COURT OF THE FOURTEENTH JUDICIAL DISTRICT IN COFFEE COUNTY, TENNESSEE

CITY OF TULLAHOMA,	)	
	)	
Plaintiff,	)	**JUDGE CARTER**
	)	
v.	)	**Case No.: 24CV97**
	)	
JENNA R. AMACHER AND STANLEY D. AMACHER,	)	
	)	
Defendants.	)	

AGREED ORDER

COME NOW Plaintiff, City of Tullahoma, (the "City"), and Defendants, Jenna R. Amacher and Stanley D. Amacher, ("Defendants") (collectively, "the Parties,"), who jointly agree, and after review by the Court, the Court also finds, the following:

1. That Defendants jointly own the property at 1744 Ledford Mill Road, Tullahoma, Tennessee 37360, (the "Property").

2. The Property is zoned Residential, specifically, "R-1," under the City's Zoning Ordinances.

3. The Property also qualifies for, and is taxed pursuant to, the Agricultural, Forest and Open Space Land Act of 1976, more widely known as the "Greenbelt Law." Tenn. Code Ann. § 67-5-1001, *et seq.*, but this does not create an exemption from the City of Tullahoma's Building Codes, Fire Codes, or Ordinances.

4. The City has the authority to require developments within the City that are zoned Residential, including those zoned as "R-1," such as the Property, to be subject to the City of Tullahoma's Codes and Ordinances and is not restricted from doing so by the Greenbelt Law or Tennessee Code Ann. § 6-54-126.

5. Defendants agree that the Property and structures on it are subject to the City of Tullahoma Building and Fire Codes and Ordinances.

6. Defendants agree that the single-family house partially built on the Property has missed an exterior weatherization inspection, per the City of Tullahoma's Building and Fire Codes and Ordinances.

7. Defendants acknowledge that their building permit is expired.

8. Defendants agree to comply with all City of Tullahoma Building and Fire Codes and Ordinances and correct any current noncompliance after obtaining an updated building permit. Because Defendants have agreed to resolve the current violations and bring themselves in compliance before proceeding with any further construction, the City agrees to waive any fines and fees for said violations.

9. Defendants agree that prior to a Certificate of Occupancy ("CO") is issued, they shall allow the City to perform all inspections required for the building process including, but not limited to, Rough Electrical; Rough Framing, Plumbing, and Mechanical; Underground Water and Sewer; Insulation; Final Electrical; Final Storm Water; and Final Building, Plumbing, Mechanical, and Insulation, all at the proper times as directed under the applicable City of Tullahoma Building and Fire Codes and Ordinances.

10. Defendants specifically agree that prior to the City issuing Defendants a CO, Defendants shall choose to install one of the approved fire prevention water source options, the purpose of which is to provide an avenue and compliant water supply to a fire and rescue team in the event of a fire. Defendants are permitted to elect between a fire hydrant, sprinkler system, or retention pond as a water source. Any of these options must be in compliance with Tullahoma Building and Fire

Codes and Ordinances, and the requirements set forth by the Tullahoma Planning and Codes Department.

11. Defendants shall apply to renew its building permit before continuing any construction on the Property. The City agrees to continue its customary practice of not charging a renewal fee for Defendants' application for its new building permit per the powers granted to the Building Official in the IRC.

12. Following Defendants' submission of its application for its renewed building permit, Defendants shall allow the City's Codes and Fire Department representatives to inspect the Property and comply with all requirements found in this inspection.

13. Defendants agree to, and shall be required to, comply with all applicable City of Tullahoma Building and Fire Codes and Ordinances.

14. This Order and its findings shall be binding on the Parties' heirs, successors, and assigns.

15. Because of these agreements, the Verified Complaint shall be dismissed, with the City paying the outstanding court costs.

IT IS SO ORDERED.

_____

ROBERT T. CARTER
CHANCELLOR

APPROVED FOR ENTRY:

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SIGNATURE CERTIFICATE

REFERENCE NUMBER
695D0D33-945B-4D25-9249-FF29E1005768

TRANSACTION DETAILS	DOCUMENT DETAILS
Reference Number 695D0D33-945B-4D25-9249-FF29E1005768	**Document Name** Agreed Order signed by Stanley Amacher
Transaction Type Signature Request	**Filename** Agreed_Order_signed_by_Stanley_Amacher_.pdf
Sent At 07/30/2024 10:14 EDT	**Pages** 4 pages
Executed At 07/30/2024 11:23 EDT	**Content Type** application/pdf
Identity Method email	**File Size** 147 KB
Distribution Method email	**Original Checksum** 117e417b746cb380ea514d4fc9ebb8a4925b1364b35a68bff8fda33378ab43f1
Signed Checksum 357f67c008648d49e412dd24ed07ce89ea8dc93c2166fdedc3bc96c5f901a732	
Signer Sequencing Disabled	
Document Passcode Disabled	

SIGNERS

SIGNER	E-SIGNATURE	EVENTS
Name Jenna Amacher	**Status** signed	**Viewed At** 07/30/2024 11:22 EDT
Email jamacher@tullahomatn.gov	**Multi-factor Digital Fingerprint Checksum** 0781dbb32462aebff5eb12d8450d7ebf2ec7a7530d780c36a581e331c148520e	**Identity Authenticated At** 07/30/2024 11:23 EDT
Components 1	**IP Address** 174.212.105.131	**Signed At** 07/30/2024 11:23 EDT
	Device Mobile Safari via iOS	
	Drawn Signature	
	Signature Reference ID 1918401A	
	Signature Biometric Count 2	

AUDITS

TIMESTAMP	AUDIT
07/30/2024 10:14 EDT	Lisa Chapman (lchapman@spencerfane.com) created document 'Agreed_Order_signed_by_Stanley_Amacher_.pdf' on Chrome via Windows from 99.26.177.49.
07/30/2024 10:14 EDT	Jenna Amacher (jamacher@tullahomatn.gov) was emailed a link to sign.
07/30/2024 11:19 EDT	Jenna Amacher (jamacher@tullahomatn.gov) viewed the document on Mobile Safari via iOS from 174.212.105.131.
07/30/2024 11:22 EDT	Jenna Amacher (jamacher@tullahomatn.gov) viewed the document on Mobile Safari via iOS from 174.212.105.131.
07/30/2024 11:23 EDT	Jenna Amacher (jamacher@tullahomatn.gov) authenticated via email on Mobile Safari via iOS from 174.212.105.131.
07/30/2024 11:23 EDT	Jenna Amacher (jamacher@tullahomatn.gov) signed the document on Mobile Safari via iOS from 174.212.105.131.

Case Title: CITY OF TULLAHOMA vs JENNA M AMACHER (et. al)

Case Number: 24CV-97

Type: ORDER

It is so ordered.

/S/ Robert Carter, Circuit Judge Sitting as Chancellor