

11-806. Variances. The board of zoning appeals shall have the power to hear and decide applications for variances from the terms of this zoning code, but only where, by reason of exceptional narrowness, shallowness, or shape of a specific piece of property which at the time of the adoption of this zoning code as a lot of record; or where, by reason of exceptional topographic conditions or other extraordinary or exceptional situation or condition of a piece of property the strict application of the provisions of this zoning code would result in exceptional practical difficulties to or exceptional and undue hardship upon the owner of such property, provided that such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purposes of this zoning code.

In granting a variance the board may attach thereto such conditions regarding the location, character and other features or use as it may deem advisable in furtherance of the purposes of this zoning code. (Ordinance No. 382, Section 11-806)

Variances may be issued for the reconstruction, rehabilitation or restoration of structures listed on the National Register of Historic Places or the State Inventory of Historic Places without the variance is the minimum necessary so as not to destroy the historic character and design of the building and provided the proposed reconstruction, rehabilitation, or restoration will not result in the structure losing its historical designation.

Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.

CHAPTER 9

AMENDMENT AND LEGAL STATUS

SECTION

11-901. AMENDMENT.

11-902. LEGAL STATUS.

11--901. Amendment. Such regulations, restrictions, and boundaries as are provided for in this ordinance may be amended, supplemented, changed, modified, or repealed by the city council of LaFollette, Tennessee. All changes and amendments shall be effective only after notice and public hearing.

No amendment shall become effective unless it is first submitted to and approved by the planning commission, or, if disapproved, shall receive a majority vote of the entire membership of the city council of LaFollette, Tennessee. (Ordinance No., 382, Section 11-901)

11-902. Legal status. In case of conflict between this zoning code or any part thereof, and the whole or part of any existing or future ordinance of the City of LaFollette, Tennessee, the more restrictive provisions shall in all cases apply.

If any section, clause, provisions, or portion of this zoning code shall be held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision, or portion of this code which is not of itself invalid or unconstitutional. (Ordinance No.382, Section 11-902)