

ARTICLE VI
ENFORCEMENT AND PENALTIES FOR VIOLATIONS

Section A. Enforcement

Section B. Penalties

The enforcement of these regulations and penalties for the unapproved recordation or transfer of land is provided by state law in the authority granted by public acts of the State of Tennessee.

Section A. Enforcement

1. No plat or plan of a subdivision of land into two or more lots located within the planning region shall be admitted to the land records of the county or received or recorded by the county registrar of deeds until said plat or plan has received final approval in writing by the Planning Commission as provided in Sections 13-3-402 and 13-4-302 of the Tennessee Code Annotated.
2. No board, public officer, or authority shall light any road, lay or authorize the laying of water mains or sewers, or the construction of other facilities or utilities in any road located within the planning region unless such road shall have been accepted, opened or otherwise received the legal status of a public road prior to the adoption of these regulations, or unless such road corresponds in its location and lines to a road shown on a subdivision plat approved by the Planning Commission, or on a road plan made and adopted by the commission as provided in Sections 13-3-406 and 13-4-307 of the Tennessee Code Annotated.

Section B. Penalties

1. No county registrar shall receive, file, or record a plat of a subdivision within the planning region without the approval of the Planning Commission as required in Sections 13-602 and 13-302 of the Tennessee Code Annotated, and any county registrar so doing shall be deemed guilty of a misdemeanor punishable as other misdemeanors as provided by law.
2. Sections 13-3-410, 13-4-306, Tennessee Code Annotated provide that whoever being the owner or agent of the owner of any land, transfers to sell or agrees to sell or negotiates to sell such land by reference to or exhibition of or by other use of a plat of subdivision of such land without having submitted a plat of such subdivision to the Planning Commission and obtained its approval as required before such plat be recorded in the office of the appropriate county registrar, shall be deemed guilty of a misdemeanor, punishable as other misdemeanors as provided by law; and the description

by metes and bounds in the instrument of transfer or other document used in the process of selling or transferring shall not exempt the transaction from such penalties. The municipality, through its solicitor or other official designated by its chief legislative body, and the county, through its county attorney, or other official designated by the quarterly county court, may enjoin such transfer or sale or agreement by action or injunction.

3. Any building or structure erected or to be erected in violation of the subdivision regulations shall be deemed an unlawful building or structure, and the building commissioner or the solicitor of the municipality or other official designated by the chief legislative body and/or the county attorney or other official designated by the quarterly county court may bring action to enjoin such erection or cause it to be vacated or removed as provided in Sections 13-3-105 and 13-4-308, Tennessee Code Annotated.