

NOW THEREFORE, BE IT FURTHER RESOLVED that this County Resolution shall become effective as county law upon being approved by the county commission as provided in Section 7.10 above.

APPROVED BY:
POLK COUNTY REGIONAL PLANNING COMMISSION

DATE

APPROVED BY:
POLK COUNTY COMMISSION

DATE

ATTEST:
COUNTY CLERK

DATE

SECTION 6.5 - IMPROPER UTILITY CONNECTION.

If a utility company or similar public facility corporation connects with the system of a structure or initiates service in violation of this Resolution or the regulations promulgated hereunder, the planning commission through the county attorney shall direct such company or corporation to close the connection and discontinue service at the company's or corporation's expense.

SECTION 6.6 - VIOLATIONS.

Violations of this Resolution or the regulations promulgated hereunder shall be punishable by a fine of not less than twenty-five dollars (\$25.00) nor more than fifty dollars (\$50.00) for each offense. Each day a violation is continued shall constitute a separate offense. Prior to the levy of a fine, written notice shall be given to the offender specifying in what manner he has violated this Resolution. This notice shall specify the manner and actions necessary to correct conditions in violation.

SECTION 6.7 - EXISTING MOBILE HOME PARKS (GRANDFATHER CLAUSE).

Any commercial mobile home park or travel trailer park permitted prior to the adoption of the provisions of this Polk County Mobile Home Park and Travel Trailer Park Resolution, may be continued even though such use does not entirely conform with the provisions of this Resolution provided they do not violate public health regulations and provided, however, that this Resolution will govern:

1. Commercial mobile home parks or travel trailer parks re-established after a discontinuance for more than one (1) year;
2. The extension or enlargement of any commercial mobile home park or travel trailer park in existence prior to the adoption of this Resolution; and
3. Commercial mobile home parks or travel trailer parks rebuilt, altered, or repaired after the effective date of this Resolution due to damage or destruction of more than one-half (1/2) of the park's total capacity.

SECTION 6.8 - AMENDMENT

Any member of the Polk County Commission may introduce such amendment, or any official, board or any other person may present a petition to the county commission requesting an amendment or amendments to this Resolution. All changes and amendments shall be effective only after a fifteen-day (15) official notice and public hearing. No such amendment shall become effective unless it is first submitted to the Polk County Regional Planning Commission for approval. If such amendment is disapproved by the planning commission, it shall receive the favorable vote of a majority of the entire membership of the Polk County Commission.

SECTION 6.9 - SEVERABILITY.

If any provision of this Resolution or its application to any person or circumstances is held invalid, this shall not affect other provisions or applications of the Resolution which are independent of the invalid provision or application, and to that end the various provisions of this Resolution are severable.

SECTION 6.10 - APPROVAL BY COUNTY COMMISSION NECESSARY.

This Resolution shall have no effect unless it is approved by a majority vote of the Polk County Commission. Its approval or non-approval shall be proclaimed by the presiding officer of the Polk County Commission.

ARTICLE 6

ADMINISTRATION AND ENFORCEMENT

SECTION 6.1 - HIGHEST STANDARDS APPLIES.

Should provisions of this Resolution be found to be in conflict with provisions of any other county resolution or state law, the provisions establishing a higher standard shall prevail.

SECTION 6.2 - ENFORCEMENT.

The Environmentalist and Polk County Attorney shall be authorized to enforce the provisions of this Resolution and the regulations made hereunder, and shall have the power and authority to enter upon any private or public property at reasonable times for the purpose of inspecting and investigating conditions relative to the enforcement of this Resolution or of regulations promulgated hereunder.

They shall be further authorized to suspend or revoke a permit where it is found that a mobile home park or travel trailer park covered by a permit is operating in violation of this Resolution or of the regulations promulgated by the health department to enforce this Resolution.

The Chairman of the Polk County Regional Planning Commission (PCRPC) may also appoint a committee which shall consist of members of the PCRPC to conduct any necessary inspections.

SECTION 6.3 - POLK COUNTY BOARD OF ZONING APPEALS TO HEAR APPEALS.

The applicability of this Resolution or the validity or applicability of a regulation promulgated pursuant to this Resolution, may be determined in a hearing before the Polk County Board of Zoning Appeals which shall have the powers granted by TCA. The Board of Zoning Appeals shall grant a hearing to aggrieved persons upon request. The complainant shall file a written petition.

An appeal to the Polk County Board of Zoning Appeals may be taken by any person, firm, or corporation aggrieved, or by any governmental office, department, board, or bureau affected by any decision of the planning commission and its staff, based in whole or in part upon the provisions of this resolution. Such appeal shall be taken by filing with the Board of Zoning Appeals a notice of appeal specifying the grounds thereof. The Board shall fix a reasonable time for the hearing of the appeal, give public notice thereof, as well as due notice to the parties in interest, and decide the same within a reasonable time, in no case less than 60 days of the receipt of the written petition. Upon the hearing, any person or party may appear in person, by agent, or by attorney.

The complainant may appeal such decision of the Board of Zoning Appeals to the county legislative body of Polk County. Such an appeal shall be in writing. After an appeal to the county legislative body, the complainant may seek judicial review.

SECTION 6.4 - VARIANCE PROCESS

The purpose of a variance is to modify the strict application of the specific requirements of this resolution in the case of exceptionally irregular, narrow, shallow, or steep lots, or other exceptional physical conditions, whereby such strict application would result in practical difficulty or unnecessary hardship which would deprive an owner of the reasonable use of his land. A variance shall be granted by the Board of Zoning Appeals only where necessary to overcome some obstacle which is preventing an owner from using his property under this ordinance. Such variance and the reason as to why granted shall be noted in the minutes of the Board of Zoning Appeals.

A campground shall be located on a single lot or on adjacent lots of the same ownership, a minimum of 600 feet from any residence and planned so as to facilitate the efficient management and administration of the campground.

SECTION 5.10 - SITE OF CAMPGROUND.

2. Two-way street ----- (with no on-street parking)
-----16 feet wide;

1. One-way street ----- (with no on-street parking)
-----10 feet wide;

The minimum widths of roads within a campground shall comply with the following:

- 3. Parallel parking ----- 8 ft. of add'l width;
(on one side)
- 4. Parallel parking ----- 16 ft. of add'l width.
(on two sides)

SECTION 5.5 - SEWAGE DISPOSAL

Each travel trailer park shall provide an adequate sewage disposal system approved in writing by the health officer. Each travel trailer space designed to accommodate travel trailers requiring external connections to the sewage disposal system shall have such connections approved by the health officer. A collection and disposal system for liquid waste shall also be provided within the park for those travel trailers having self-contained waste systems. The liquid disposal and collection system shall meet all health department requirements.

The developer of a travel trailer park shall first attempt to dispose of sewage through a public sewerage system. If this attempt is not feasible, then a septic tank and subsurface soil absorption system may be used provided the soil characteristics are suitable and an adequate disposal area is available.

No travel trailer shall be placed over a soil absorption field.

An officially-approved treatment plant may be used instead of a public sewerage or septic tank system. If such a system is used, it shall be approved by the health department.

SECTION 5.6 - REQUIREMENTS THAT ARE THE SAME FOR CAMPGROUNDS AS FOR MOBILE HOME PARKS.

Many of the procedures and requirements for campgrounds are the same as for mobile home parks. In addition to any State of Tennessee requirements the developer of a campground must follow the requirements of the following sections in Articles 2, 3 and 4 after changing the word "mobile home park" to read "campground";

- 1) Preapplication Review ----- (See Article 2, Section 2.1)
- 2) Application ----- (See Article 2, Section 2.2)
- 3) Permit Fee ----- (See Article 2, Section 2.3)
- 4) Parking Area ----- (See Article 3, Section 3.5)
- 5) Buffer Area ----- (See Article 3, Section 3.6)
- 6) Solid Waste Disposal ----- (See Article 3, Section 3.9)
- 7) Site Plan Specifications ----- (See Article 4, Section 4.1)
- 8) Recording of Site Plan ----- (See Article 4, Section 4.2)
- 9) Required Certifications ----- (See Article 4, Section 4.3)

SECTION 5.7 - MINIMUM CAMPGROUND SIZE.

The tract of land designated to be used as a campground shall consist of a minimum lot area of five (5) acres.

SECTION 5.8 - SIZE OF CAMPGROUND SPACES.

Each campground space shall be at least one thousand two hundred (1,200) square feet, excluding parking area.

Each campground space shall be situated so that there is at least one hundred (100) feet between each campground space, which shall be "common area" between campsites.

SECTION 5.9 - STREET REQUIREMENTS.

A loop or other system of internal private roads shall be built so that all campground spaces take their access from such internal roads rather than directly from a public road.

ARTICLE 5

TRAVEL TRAILER PARKS AND CAMPGROUNDS

Travel trailer parks shall be encouraged to locate in attractive wooded areas which have easy access to all-weather roads and which are also located a short drive from complementary commercial facilities such as groceries, coin laundries, and service stations.

SECTION 5.1 - REQUIREMENTS THAT ARE THE SAME FOR TRAVEL TRAILER PARKS AS FOR MOBILE HOME PARKS.

Many of the procedures and requirements for travel trailer parks are the same as for mobile home parks. In addition to State of Tennessee requirements the developer of a travel trailer park must follow the requirements of the following sections in Articles 2, 3 and 4 after changing the words "mobile home" or "mobile home park" to read "travel trailer" or "travel trailer park":

- 1) Preapplication Review ----- (See Article 2, Section 2.1)
- 2) Application ----- (See Article 2, Section 2.2)
- 3) Permit Fee ----- (See Article 2, Section 2.3)
- 4) Site Requirements ----- (See Article 3, Section 3.1)
- 5) Parking Area ----- (See Article 3, Section 3.5)
- 6) Buffer Area ----- (See Article 3, Section 3.6)
- 7) Water Supply ----- (See Article 3, Section 3.7)
- 8) Solid Waste Disposal ----- (See Article 3, Section 3.9)
- 9) Large Travel Trailer Parks ----- (See Article 3, Section 3.13)
- 10) Site Plan Specifications ----- (See Article 4, Section 4.1)
- 11) Recording of the Site Plan ----- (See Article 4, Section 4.2)
- 12) Required Certifications ----- (See Article 4, Section 4.3)

SECTION 5.2 - MINIMUM TRAVEL TRAILER PARK SIZE.

The tract of land designated to be used as a travel trailer park shall be a minimum of three (3) acres in size.

SECTION 5.3 - SIZE OF TRAVEL TRAILER SPACES.

Each travel trailer space shall be at least two thousand four hundred (2,400) square feet, including parking space, with a minimum width and length of thirty (30) by eighty (80) feet, respectively.

Each travel trailer parking space in a travel trailer park shall be situated such that there is at least fifteen (15) feet from the edge of one travel trailer space to the edge of the next.

SECTION 5.4 - STREET REQUIREMENTS

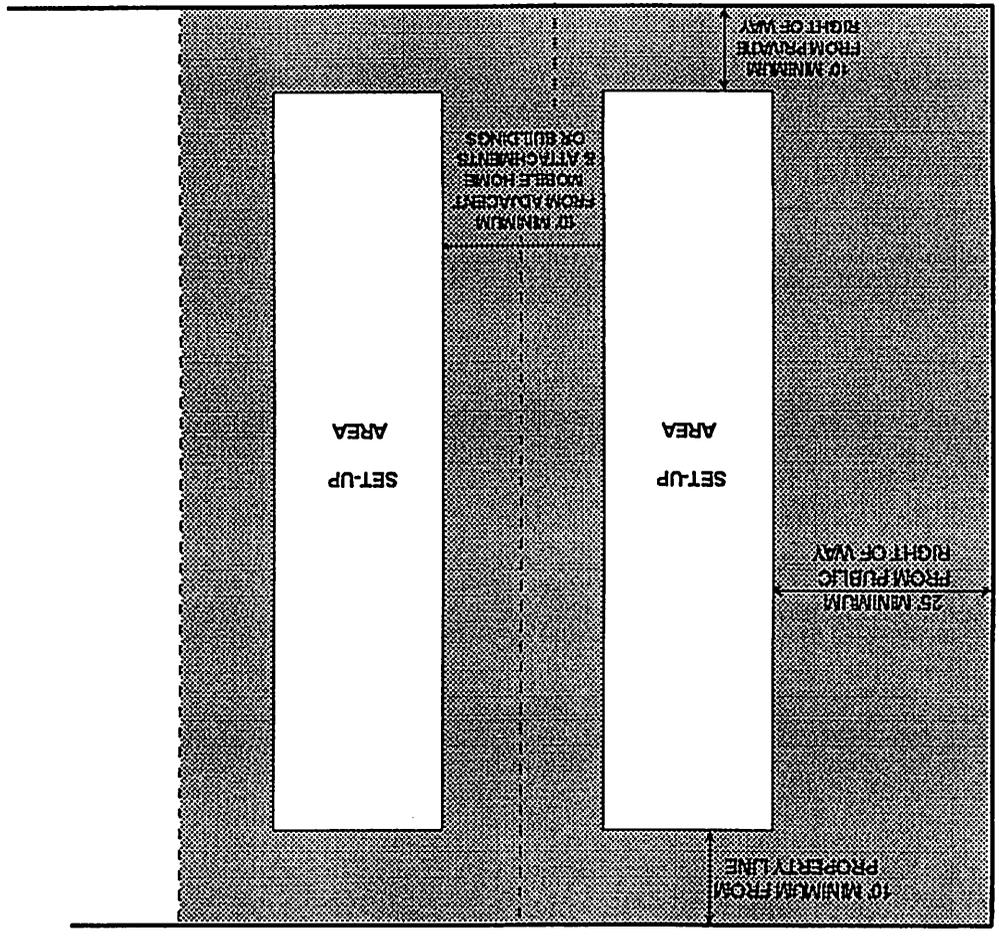
A loop or other system of internal private roads shall be built so that all travel trailer spaces take their access from such internal roads rather than directly from a public road. The use of pull-through spaces shall be allowed if the owner wants this arrangement.

The minimum widths of roads within a travel trailer park shall comply with the following:

- 1. One-way street ----- 10 feet wide;
(with **no** on-street parking)
- 2. Two-way street ----- 16 feet wide;
(with **no** on-street parking)

MOBILE HOME SPACES

PUBLIC RIGHT OF WAY



PRIVATE ROAD

SECTION 4.3 - REQUIRED CERTIFICATIONS

The following certification shall be required directly on the site plan

I hereby certify that all requirements of approval have been fulfilled pursuant to the Mobile Home Park Regulations of Polk County that pertain to my department."

(Signature)

(Date)

Manager of Electric System

Manager of Water System *(If Applicable)*

Department of Environment & Conservation

Polk County Codes Compliance Coordinator

**Secretary;
Polk County Regional Planning Commission**

The surveyor's statement shall read as follows:

"It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property by me or under my supervisions; and that all monuments shown hereon actually exist or are marked as 'future,' and their location, size, type, and materials are correctly shown; and that all surveying requirements of the Polk County Mobile Home Park Resolution have been fully complied with."

SIGNATURE

DATE

The signature of the County Environmentalist is extremely important. He will inspect the mobile home park site for compliance with all applicable state regulations including those pertaining to water and sewer. He is also authorized to make rules and regulations to effectuate the purposes of this Resolution.

ARTICLE 4

SITE PLAN REQUIREMENTS

SECTION 4.1 - SITE PLAN SPECIFICATIONS

The mobile home park site plan shall be clearly drawn by a licensed surveyor or engineer at a scale not smaller than one hundred feet (100') to one inch (1"). The site plan shall contain the following information:

- a. The name, address, and phone number of the owner/developer of the mobile home park and of the surveyor;
- b. Proposed name of the park;
- c. North point, graphic scale, and date of drawing;
- d. Vicinity map showing location and acreage of the proposed mobile home park;
- e. Names of owners of adjoining land along with the deed book and page number;
- f. Tax Map/Parcel Number/Deed Book and Page Number of the proposed mobile home park;
- g. Existing streets or roads, utilities, easements, and watercourses on and adjacent to the tract;
- h. Proposed design prepared according to the standards in this Resolution including internal roads, road names, boundary lines, mobile home spaces, on and off-road parking with appropriate dimensions, easements, land to be surveyed or dedicated for public uses, and any other land to be used for purposes other than mobile home spaces;
- i. Provisions for water supply, sewerage, and drainage; and recreation area(s);
- j. Location and of all points of ingress and egress for automobiles and the internal circulation plan;
- k. Location and description of all monuments, (existing and new);
- l. Local governmental agencies', utilities', and surveyor's certifications. A block, as shown, shall be provided on the site plan for the signatures of the local governmental review agencies and the developer's surveyor. Designated officials shall sign and date the appropriate lines to certify that the site plan meets their department specifications for adequate development.

SECTION 4.2 - RECORDING OF SITE PLAN

Upon approval of the site plan the owner/developer shall have the site plan recorded in the Office of the Polk County Register-of-Deeds. *The recording of this site plan is not for the preparation of deeds of the individual mobile home spaces, only for information purposes of the county and any future reference(s).*

SECTION 3.17 - USES PERMITTED.

1. Mobile homes or modular homes shall not be used for commercial, industrial or other nonresidential uses within the mobile home park. Provided, however, one managerial office and neighborhood convenience services serving only residents of said park such as a laundromat, are permitted.
2. The sale of manufactured homes is allowed in mobile home parks provided the home is displayed and offered for sale on the site intended for location of the home. Homes may not be offered for sale on a retail basis in the mobile home park for siting outside said park.

SECTION 3.18 - SIGNAGE.

1. The mobile home park is allowed one sign designating the community not to exceed fifty (50) square feet in surface size or two signs not to exceed sixty (60) square feet in surface size.

2. Main collector roads installed and built to the minimum local road standards found in the subdivision regulations.
3. Each large park shall provide a management office and such service building(s) as necessary to provide for mail distribution and storage of supplies, materials and equipment. Laundry facilities may be provided for the use of park residents.
4. Recreation facilities as shown in Section 3.10.4.
5. Street lighting shall be provided throughout the community at intervals which provide adequate lighting for traffic and pedestrian safety.

SECTION 3.14 - INDIVIDUAL MOBILE HOMES.

Although individual mobile homes to be located on a lot by themselves, are not regulated by this resolution, they shall meet the same standards as conventional residences, and comply with the Polk County Subdivision Regulations.

SECTION 3.15 - MOBILE HOME STANDS.

1. Each mobile home shall have a pad a minimum of twelve (12) feet by fifty (50) feet, which shall have minimum depth of four (4) inches of compacted gravel.
2. Each space shall be provided with a deck or hard surfaced patio of at least one hundred (100) square feet.
3. Each space shall have a permanent site number or address sign clearly visible from the street, affixed on the power panel box serving that space.
4. All mobile homes shall be sited and anchored in conformance with the "Tennessee Manufactured Home Anchoring Act" (TCA 68-126-401 et. seq.) and the regulations adopted thereunder by the Department of Commerce and Insurance. The park owner shall provide setups as required by these laws and regulations.
5. The total area occupied by the mobile home and any accessory structures shall not exceed 66 2/3% of the mobile home space.

SECTION 3.16 - ACCESSORY STRUCTURES.

1. Storage and normal accessory buildings shall be set back five (5) feet from mobile home space lines.
2. Awnings, cabanas, and other additions shall be installed only if permitted and approved by the park management, when installed they shall be maintained in good repair.
3. A cabana shall be designed and constructed as a free-standing structure, provided said cabana may be attached to a mobile home with appropriate flashing or sealing materials to provide a weather seal.

in which case each individual mobile home space shall be five hundred square feet (500 sq. ft.) more than the otherwise required minimum per individual space.

2. Recreation areas shall be consolidated into usable areas with minimum dimensions on all sides of not less than fifty (50) feet.
3. Such recreational land, when provided separately by the mobile home park, shall be maintained in an attractive manner and shall be well-drained and usable for recreation.
4. Minimum Recreational Facilities
 - a. 2 to 9 spaces: a central recreation area of 2,500 sq. ft. or an additional 500 sq. ft. of area for each mobile home space.
 - b. 10 to 25 spaces: a recreation area of 2,500 sq. ft. plus 250 sq. ft. For each mobile home space over 10. The recreation area shall include at least one outdoor or covered picnic table for every 25 spaces or fraction thereof.
 - c. 26 to 50 spaces: as shown in "b" above plus:
 1. a paved ½-court basketball court.
 2. a commercial grade swing and slide set.
 - d. 51 to 75 spaces: as shown in "b" and "c" above plus:
 1. a picnic pavilion and barbecue.
 2. a volleyball court with net.
 3. a horseshoe pit.
 - e. 76 spaces and above:
 1. A community center in a permanent structure; minimum size of 1,000 sq. ft. plus 250 sq. ft. For each additional 25 spaces or fraction thereof. There shall be one paved parking space per each 100 sq. ft. of floor area.
 2. a full-size lighted basketball court (in lieu of a ½-court).
 3. a shuffleboard court.
 4. a graded, open grassy area suitable for scrimmage softball, baseball, soccer or football.
 5. a tot play area with appropriate apparatus and safety precautions.
 6. A paved parking space at the recreation area(s) for every 10 mobile home spaces or fraction thereof.

The planning commission may waive part or all of the facilities specified above provided the developer offers a recreational facilities plan equal or superior to the requirements shown above, as part of the site plan.

SECTION 3.11 - UTILITIES TO EACH SPACE.

Each mobile home park shall contain utility connections (i.e., water, sewer, gas, electricity, etc.) for each mobile home space.

SECTION 3.12 - SKIRTING.

The owner or operator of a mobile home park may require individual mobile homes within the park to be skirted.

SECTION 3.13 - LARGE MOBILE HOME PARKS.

In mobile home parks of over seventy-five (75) mobile home spaces, the following will be required:

1. Fire hydrants as needed or as required by the water utility district; and

SECTION 3.5 - PARKING AREA.

Each mobile home park shall provide two (2) parking spaces per mobile home space. Each parking space shall be at least ten (10) feet by twenty (20) feet. They may be arranged side-by-side or end-to-end.

SECTION 3.6 - BUFFER AREA.

Each mobile home park shall have a "green strip" at least ten (10) feet wide along exterior boundaries of the park.

SECTION 3.7 - WATER SUPPLY.

Water shall be piped directly to each mobile home space or site. The developer of a mobile home park shall attach to any public water supply located within one thousand (1,000) feet of a mobile home park. If such a public water supply is available it shall be used exclusively.

No independent water supply shall be constructed without written approval of plans and specifications by the health officer. In cases where an independent system is approved, the water shall be from a supply properly located and protected. The water supply shall be adequate in quantity and quality in accordance with county and state health regulations. Also, the operations and maintenance of such a supply system shall be done in accordance with all county and state health regulations.

Mobile home parks which have public water available from a six (6) inch or larger water main shall install fire hydrants. Such hydrants shall be located no more than seven hundred (700) feet apart or less if required by the utility district. (Also, see Article 3, Section 3.11)

SECTION 3.8 - SEWAGE DISPOSAL.

The developer of a commercial mobile home park shall first attempt to dispose of sewage through a public sewerage system. If this attempt is not feasible, then a septic tank and subsurface soil absorption system may be used provided the soil characteristics are suitable and an adequate disposal area is available.

Each mobile home park which utilizes a septic tank and subsurface soil absorption system shall have such system approved in writing by the health officer. Each mobile home space shall be equipped with at least a three (3) inch sewer connection trapped below the frost line and reaching at least four (4) inches above the surface of the ground. All trunk sewer lines shall be laid in trenches separated at least ten (10) feet horizontally from any drinking water supply line.

No mobile home shall be placed over a soil absorption field.

An officially approved package treatment plant may be used instead of a public sewerage or septic tank system if approved by the Tennessee Department of Environment and Conservation.

SECTION 3.9 - SOLID WASTE DISPOSAL.

The storage, collection, and disposal of refuse within a mobile home park shall be so managed as to create no health hazards. All refuse shall be stored in fly-tight, watertight, and rodent-proof containers. Garbage and refuse shall be collected and disposed of no less than one (1) time each week.

SECTION 3.10 - REQUIRED RECREATION AREA.

1. A centrally-located recreation area for the use of all mobile home park residents shall be required for all mobile home parks having more than ten (10) mobile home spaces. The recreation area shall contain a minimum of five hundred (500) square feet per mobile home space. Mobile home parks with ten (10) or less spaces shall have the option of providing a centrally-located recreation area with a minimum of three thousand square feet (3,000 sq. ft.), or five hundred square feet (500 sq. ft.) per unit if this is greater; or may incorporate the recreation area into each individual space,

ARTICLE 3

DESIGN REQUIREMENTS

SECTION 3.1 - SITE REQUIREMENTS.

Each mobile home park shall be located on a single lot or on adjacent lots of the same ownership a minimum of 100 yards from the nearest residential area and planned so as to facilitate the efficient management and administration of such park.

SECTION 3.2 - MINIMUM MOBILE HOME PARK SIZE.

The tract of land designated to be used as a mobile home park shall consist of : minimum lot area of five (5) acres.

SECTION 3.3 - SIZE OF MOBILE HOME SPACES.

Each mobile home space shall be at least four thousand (4,000) square feet, including parking area, with a minimum width and length of forty feet (40') by one hundred feet (100'), respectively.

Each mobile home located in a mobile home park shall be situated such that there is at least:

1. Ten (10) feet from the mobile home to any adjacent property line;
2. Twenty-five (25) feet from the mobile home to any public right-of-way;
3. Ten (10) feet from the mobile home to any roads or access drives within the mobile home park; and,
4. Ten (10) feet of clear and open space between the mobile home and any adjacent mobile home and its attachments, and between the mobile home and any other buildings.
5. Or as required by the Tennessee Department of Environment and Conservation for septic purposes.

SECTION 3.4 - STREET REQUIREMENTS.

The minimum widths of various streets within a mobile home park shall comply with the following:

1. One-way street ----- 10 feet wide;
(with no on-street parking)
2. Two-way street ----- 16 feet wide;
(with no on-street parking)
3. Parallel parking-----8 ft. of add'l width;
(on one side)
4. Parallel parking----- 16 ft. of add'l width.
(on two sides)

The structural components of the road (i.e. grading, required inspections, road base, surface course) shall meet the minimum requirements as specified for Double Bituminous Surfaces found in the Polk County Subdivision Regulations and any amendments or subsequent additions thereto.

SECTION 2.3 - PERMIT FEE.
No permit fee shall be required for a mobile home park, travel trailer park or campground in Polk County, but any person developing such shall be required to obtain a permit from the Polk County Assessor of Property.

Also, any addition or new section not on the previously approved plan of an existing mobile home park shall be considered a new mobile home park and shall require a new mobile home park permit in accordance with the above.

ARTICLE 2

APPLICATION REQUIREMENTS

SECTION 2.1 - PRE-APPLICATION REVIEW.

Whenever a mobile home park is proposed on land within the Polk County Planning Region, the developer is urged to consult early and informally with the planning commission staff. The developer may submit site plans and data showing existing conditions within the site and in its vicinity and the proposed layout and development of the mobile home park. No fee shall be charged for the pre-application review and no formal application shall be required for the pre-application review.

The purpose of the pre-application review is to afford the mobile home park developer an opportunity to avail himself of the advice and assistance of the planning commission staff in order to facilitate the subsequent preparation and approval of acceptable site plans.

SECTION 2.2 - APPLICATION FOR MOBILE HOME PARK PERMIT, STAFF REVIEW, AND PLANNING COMMISSION APPROVAL..

Following the optional pre-application review of a proposed mobile home park, the mobile home park developer, or his agent, shall apply for a mobile home park permit from the Polk County Assessor of Property. No mobile home park shall be established or maintained by any person unless such person holds a valid mobile home park permit approved by the Polk County Regional planning Commission.

Applications shall be in writing, signed by the applicant, and accompanied by the owner's certification and any other certification deemed necessary by the Polk County Assessor of Property, as well as by a site plan of the proposed mobile home park.

The developer shall also notify the planning staff of the Polk County Regional Planning Commission at least fifteen (15) calendar days prior to the next regularly scheduled meeting of the planning commission of what it is he wishes to have on the AGENDA.

Then, at least fifteen (15) calendar days prior to the meeting he shall submit to the planning staff three (3) copies of the mobile home park site plan and supporting documents, if any. **IN NO CASE SHALL THE PLANNING COMMISSION REVIEW A MOBILE HOME PARK SITE PLAN WHICH IS NOT SUBMITTED AT LEAST FIFTEEN (15) DAYS PRIOR TO THE REGULARLY SCHEDULED MEETING.**

The planning staff shall "log-in" the site plan and tell the developer the date of the meeting at which the site plan will be considered. *(The next regular meeting unless the site plan is late.)* If a meeting date is changed, the planning staff shall notify each developer with a site plan pending.

After reviewing the site plan, the county planning staff shall, if possible, contact the developer to note obvious deficiencies which can be corrected before the meeting. Staff shall also study the appropriate Polk County Tax Maps to see the proposed mobile home park in relation to surrounding developments, drainage, and road connections.

Three (3) copies of the site plan and other documents are needed to provide a review and/or record copy for concerned or affected county offices or utilities. The developer shall deliver copies to the appropriate public utilities.

If the developer intends to have the services of the local cable television company, copies of the plat should also be sent to this concern.

PLANNING COMMISSION. The Polk County Regional Planning Commission (PCRPC) which is the official planning commission for Polk County, Tennessee.

RECREATION FACILITY. A place designed and equipped for the conduct of sports, leisure time activities and other customary and usual recreational activities.

RECREATIONAL VEHICLE. A vehicular type unit primarily designed as temporary living quarters for recreational, camping, or travel use, which either has its own motive power or is mounted on or drawn by another vehicle (i.e., travel trailers, camping trailers, truck campers, and motor homes.)

REFUSE. Unwanted or discarded material, including garbage with insufficient liquid content to be free flowing.

SET UP. The support system which is a combination of footings, piers, caps and shims that will, when properly installed, support the mobile home.

SEWAGE. The total of organic waste and waste generated by residential and industrial and commercial establishments.

SITE PLAN. The development plan for one or more lots on which is shown the existing and proposed conditions of the lot including: topography, vegetation, drainage, floodplains, marshes and waterways; open spaces, walkways, means of ingress and egress, utility services, landscaping, structures and signs, lighting, and screening devices; any other information that reasonably may be required in order that an informed decision can be made by the approving authority.

SKIRTING. An enclosure permanently constructed from weather resistant materials, similar in nature and design to the mobile home, which encloses the space directly beneath the mobile home.

TEMPORARY STRUCTURE. A structure without any foundation or footings and which is removed when the designated time period, activity, or use for which the temporary structure was erected has ceased.

TEMPORARY USE. A use established for a fixed period of time with the intent to discontinue such use upon the expiration of the time period.

TRAVEL TRAILER. A vehicular unit, mounted on wheels, designed to provide temporary living quarters for recreational, camping, or travel use and of such size or weight as not to require special highway movement permits when drawn by a motorized vehicle, and with a living area of less than two hundred twenty square feet (220 sq. ft.), excluding built-in equipment (such as wardrobes, closets, cabinets, kitchen units or fixtures) and bath and toilet rooms.

TRAVEL TRAILER PARK. An area of land where two (2) or more travel trailer spaces are located; and the term **travel trailer park** shall not normally include land put to a non-commercial use by the owner or the portion of the land which serves as the principal dwelling place of the owner.

TRUCK CAMPER. A portable unit constructed to provide temporary living quarters for recreational, travel or camping use, consisting of a roof, floor and sides, designed to be loaded onto and unloaded from the bed of a pickup truck.

VARIANCE. A departure from any provision of an ordinance or resolution.

GARBAGE. Animal and vegetable waste resulting from the handling, storage, sale, preparation, cooking and serving of foods.

GREEN STRIP. A strip of land not less than ten (10) feet in width planted in shrubs, and/or trees.

ENVIRONMENTALIST. The authorized representative/sanitarian of the Department of Environment and Conservation.

LOT. A designated parcel, tract, or area of land established by plat, subdivision, or as otherwise permitted by law, to be used, developed or built upon as a unit.

MANUFACTURED HOME. A structure, transportable in one (1) or more sections, which, in the traveling mode, is eight (8) body feet or more in width, or forty (40) body feet or more in length, or, when erected on site, is three hundred twenty (320) or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein. A manufactured home for the purpose of this Resolution does not include a manufactured unit to be used in conjunction with a commercial or industrial activity.

MOBILE HOME. Any vehicle used, or so constructed as to permit it being used a conveyance upon the public roads or highways, and constructed in such a manner as will permit occupancy thereof as a dwelling or sleeping place for one (1) or more persons, and designed for long-term occupancy and to be moved infrequently. For purposes of these regulations, any defined as a mobile home is considered to be a "manufactured home".

MOBILE HOME PARK. An area or tract of land of not less than five (5) acres where two (2) or more mobile homes/manufactured homes, as herein defined, are placed, located or maintained, or intended to be placed, located or maintained for permanent residence, and shall include all accessory buildings used or intended to be used as part of the equipment thereof.

MOBILE HOME SPACE. An area of land used or intended for the use and placement of one mobile home.

MOBILE HOME SUBDIVISION. A subdivision of land specifically created to accommodate mobile homes on individual lots which are sold in fee simple. These types of developments are also regulated under the Polk County Subdivision Regulations.

MODULAR UNIT. (sectional or relocatable home): A structural unit, or preassembled component unit including the necessary electrical, plumbing, heating, ventilating and other service systems, manufactured off-site and transported to the point of use in tow or more sections for installation or erection, with or without other specified components, as a finished building and not designed for ready removal to another site. This term does not apply to temporary structures used exclusively for construction purposes or nonresidential farm buildings.

MOTOR HOME. A vehicular unit designed to provide temporary living quarters for recreational, camping or travel use built on or permanently attached to a self-propelled motor vehicle chassis or on a chassis cab or van which is an integral part of the completed vehicle.

PERMIT. Written governmental permission issued by an authorized official, empowering the holder thereof to do some act not forbidden by law, but not allowed without such authorization.

PERSON. Every natural person, firm, partnership, association, social or fraternal organization, corporation, trust, estate, receiver, syndicate, branch of government, or any group or combination acting as a unit.

RESOLUTION NO. _____

**A RESOLUTION FOR THE REVISION
OF THE POLK COUNTY MOBILE HOME PARK/
TRAVEL TRAILER PARK REGULATIONS.**

WHEREAS, revised regulations are needed to guide the development of mobile home parks, travel trailer parks and campgrounds within the unincorporated areas of Polk County, Tennessee; and,

WHEREAS, Tennessee Code Annotated, Title 13, Chapter 7, Section 13-7-101 through Section 13-7-410, allows for the regulation of mobile home parks, travel trailer parks, and campgrounds; and,

WHEREAS, the Polk County Regional Planning Commission has prepared such regulations for the Polk County Commission.

NOW THEREFORE, BE IT RESOLVED by the Polk County Commission that the regulations contained in the following articles be adopted to replace the current "Mobile Home Regulations", dated 1992 and adopt the following to govern the various aspects of mobile home parks, travel trailer parks, and campgrounds within the unincorporated areas of Polk County, Tennessee.

ARTICLE 1

DEFINITIONS

Except as specifically defined herein, all words used in this Resolution have their customary dictionary definitions where not inconsistent with the context. When not inconsistent with the context, words used in the singular number include the plural and those used in the plural number include the singular. The term "shall" is mandatory, and words used in the present tense include the future. For the purpose of this Resolution, certain words or terms are defined as follows:

ACCESSORY BUILDING. A subordinate structure on the same lot as the principal or main building or use occupied or devoted to a use incidental to the principal use.

ACCESSORY USE. A use of land or of a building or portion thereof customarily incidental and subordinate to the principal use of the land or building and located on the same lot with such principal use.

CAMPER. Any individual who occupies a campsite or otherwise assumes charge of, or is placed in charge of, a campsite.

CAMPGROUND. A plot of ground containing five (5) acres upon which two (2) or more campsites are located, established or maintained for occupancy by camping units of the general public as temporary living quarters for recreation, education or vacation purposes.

CAMPING UNIT. Any tent, trailer, cabin, lean-to or similar structure established or maintained and operated in a campground as temporary living quarters for recreation, education or vacation purposes.

CAMPSITE. Any plot of ground within a campground intended for the exclusive occupancy by a camping unit or units under the control of a camper.

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**POLK COUNTY, TENNESSEE
REGULATIONS GOVERNING
MOBILE HOME PARKS
TRAVEL TRAILER PARKS
AND
CAMPGROUNDS**

Adopted by Resolution: August, 1998

(THESE REGULATIONS, DATED AUGUST, 1998, HAVE REPLACED THE PREVIOUS REGULATIONS ENTITLED POLK COUNTY TENNESSEE REGULATIONS GOVERNING COMMERCIAL MOBILE HOME PARKS AND TRAVEL TRAILER PARKS, AND DATED 1992. THESE NEW REGULATIONS ARE CONSIDERED COMPLETE AND IN-FORCE AT THE TIME OF ADOPTION, AND ARE SUBJECT TO AMENDMENT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER OR DEVELOPER TO CHECK FOR ANY AMENDMENTS WHICH MAY HAVE OCCURRED IN ANY ARTICLE OR SECTION PRIOR TO ANY DEVELOPMENT OCCURRING.)



POLK COUNTY, TENNESSEE

REGULATIONS GOVERNING:

MOBILE HOME PARKS

TRAVEL TRAILER PARKS

AND

CAMPGROUNDS

AUGUST, 1998