
1999

MOBILE HOME

RESOLUTION

Bradley County, Tennessee

Adopted By Resolution
November 1999

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**BRADLEY COUNTY MOBILE HOME RESOLUTION
FOR THE DEVELOPMENT OF
MOBILE HOME PARK AND TRAVEL TRAILER PARK REGULATIONS.**

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

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

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

NOW THEREFORE, BE IT RESOLVED by the Bradley County Commission that the regulations contained in the following articles be adopted to govern various aspects of mobile home parks and travel trailer parks within the unincorporated areas of Bradley County.

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:

Green Strip. (Amended). A strip of land not less than fifty (50) feet in width planted in an evergreen buffer, composed of vegetation five (5) feet in width and at least eight (8) feet tall. No structures are permitted within the green strip.

Health Officer. The director of the Tennessee Department of Environment or Conservation (TDEC) or his duly authorized representative.

Mobile Home or Trailer. (Revised). A detached, single-family dwelling unit with any or all of the following characteristics:

1. Is not self-propelled, but is transportable on its own or detachable wheels, or on a flat-bed or other trailer, and which in the traveling mode is eight (8) body feet or more in width, or thirty-five (35) feet or more in length, or when erected on site is three hundred twenty (320) feet or more square feet;
2. Designed for long-term occupancy and containing sleeping accommodations, flush toilet, a tub or shower both, a kitchen facility, plumbing and electrical connections provided for attachment to outside systems;

3. Arriving at the site where it is to be inhabited or occupied on a single chassis and a complete dwelling, including major appliances and items of furniture, ready for occupancy except for minor and incidental unpacking and assembly operations, location on foundation supports, anchoring connection of utilities and the like.

Mobile Home Park. An area of land used by the landowner for the accommodation of three (3) or more mobile homes to be used for dwelling or sleeping purposes.

Mobile Home Space. (Revised). A plot of ground within a mobile home park designated for the accommodation of one (1) mobile home.

Mobile Home Subdivision. A subdivision of land specifically created to accommodate mobile homes on individual lots which are sold in fee simple. Such subdivisions shall meet all of the requirements of the *Bradley County Subdivision Regulations*.

Person. Includes any municipal or private corporation organized or existing under the laws of this or any other state.

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

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.

Travel Trailer. Includes all transportable units which provide temporary occupancy, whether or not self-contained or self-propelled; and the term **travel trailer** includes those units identified by the manufacturer as travel trailers or recreational vehicles such as pickup truck campers, motor homes, converted buses, pop-top (tent) trailers, and other units which:

1. Can operate independently of connections to external sewer, water, and electrical systems; and
2. Contain water storage facilities.

Travel Trailer Park. An area of land where two 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.

ARTICLE 2

APPLICATION REQUIREMENTS

SECTION 2.1 - PRE-APPLICATION REVIEW.

Whenever a mobile home park is proposed on land within the Bradley County Planning Region, the developer is urged to consult early and informally with the Planning Commission staff. The developer may submit sketch 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.

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. (Revised)

1. 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 Bradley County Office of Planning and Engineering. No mobile home park shall be established or maintained by any person unless such person holds a valid mobile home park permit renewed annually at the Bradley County Building Inspector's Office and the Building Inspector shall inspect the mobile home park annually to check for compliance with the site plan.
2. Applications shall be in writing, signed by the applicant, and accompanied by the owner's certification and any other certification deemed necessary by the Bradley County Planner as well as by a site plan of the proposed mobile home park.
3. The developer shall submit the site plan, permit application and any supporting documents to the Bradley County Planner fifteen (15) calendar days prior to the next regular meeting of the Planning Commission for inclusion on the AGENDA. Three (3) copies of the site plan must be submitted initially and fifteen corrected copies of the site plan seven (7) working days prior to the Planning Commission meeting.
4. The Planner shall "log-in" the site plan, assess the permit fee (see Section C - Permit Fee) 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, staff shall notify each developer with a site plan pending. A copy of the meeting agenda shall be sent to the developer to serve as written notice that his site plan will be considered.
5. After reviewing the site plan, staff shall, if possible, contact the developer to note obvious deficiencies which can be corrected before the meeting. Staff shall also study the appropriate Bradley County Tax Maps to see the proposed mobile home park in relation to surrounding developments, drainage, and road connections.
6. The Planning Commission may deny the site plat due to poor site design for traffic patterns, poor visibility at mobile home park entrance, poor drainage plans, inadequate soil percolation of 60 mpi or greater, lack of parking, etc.

7. Fifteen (15) 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 Planning & Engineering Office shall deliver the copies as follows:

Public Water/Sewer Utility	1 copy
County Health Office	1 copy
Telephone Company	1 copy
Planning & Engineering Office.....	<u>15</u> copies
TOTAL.....	18 copies

8. The fifteen (15) copies left with the Bradley County Planning and Engineering Office shall be for the members of the BCRPC, the Planning and Engineering Office, the State's Local Planning Office, and the Bradley County Pike Road Superintendent. The Planning and Engineer's Office will distribute these as needed.
9. If the developer intends to have the services of the local natural gas company and the local cable television company, the developer will be responsible for delivering site plans to those services.

SECTION 2.3 - SITE PLAN APPLICATION FEE. (Revised)

The site plan application fee shall be assessed in the name of the person owning or operating the mobile home park. The fee shall be submitted to the Planner payable to the Bradley County Planning & Engineering Office.

Any addition or new section not on the previously approved plan of an existing mobile home park shall require a new mobile home park permit.

The fee for consideration of a site plan shall be:

Three (3) spaces (Minimum)	\$25.00
For each additional space	\$3.00

(These fees are non-refundable.)

Fees are due and payable on submission of the site plan. The Secretary of the Planning Commission shall not grant final approval on any site plan/permit under this Resolution nor shall any building permit(s) be issued for any mobile home park until fees due and payable have been received. The Building Inspector will not issue any building permits until a copy of the site plan with all required signatures has been returned to the Planning & Engineering Office.

ARTICLE 3

DESIGN REQUIREMENTS

SECTION 3.1 - SITE REQUIREMENTS.

Each mobile home park shall be located outside of flood hazard areas on a well-drained site and shall be situated so drainage will not endanger water supply. Each mobile home park shall be located on a single lot or on adjacent lots of the same ownership and planned so as to facilitate the efficient management and administration of such park.

SECTION 3.2 - MINIMUM MOBILE HOME PARK SIZE. (Revised)

The tract of land designated to be used as a mobile home park shall be a minimum of:

Public water and sewer available5 acres
Central water (public or private) septic system.....5 acres

SECTION 3.3 - DIMENSIONS OF MOBILE HOME SPACES. (Revised November 15, 1999)

Each mobile home space shall meet the following minimum standards:

1. If public water and sewerage are both available to the space, the space shall have a minimum area of **5,000 square feet.**
2. Parks with public water but not public sewerage, the space shall have a minimum area of **15,000 square feet.**
3. Parks without public water or sewerage, the space shall have a minimum area of **25,000 square feet.**

(Or more if required by the Tennessee Department of Environment and Conservation.)

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

1. Ten (10) feet clear and open space between the mobile home and any adjacent mobile home space line; and between the mobile home and any other buildings.
2. Fifty (50) feet from the mobile home to any public street right-of-way and the exterior property lines of the mobile home park;
3. Twenty-five (25) feet from the mobile home to any private roads or access drives within the mobile home park.

SECTION 3.4 - STREET REQUIREMENTS. (Revised)

1. The street layout shall be designed to provide for continuous flow of traffic with traffic control signs and street signs placed at every intersection and at the point where existing county roads are intersected by internal park roads. The sign shall state the name of both intersecting roads (*See Bradley County Subdivision Regulations Section 6.13*).

SECTION 3.5 - ROAD CONSTRUCTION AND MAINTENANCE (Revised)

1. The internal street system should provide convenient circulation by means of minor streets and properly located collector streets.
2. Dead-end streets and cul-de-sacs shall not exceed five hundred (500) feet in length and have adequate turnaround with a minimum diameter of eighty (80) feet.
3. Internal streets shall be built to county standards (*See Bradley County Subdivision Regulations Articles 4 & 6*).
4. All internal streets shall be private and maintenance of the streets in a safe condition is the responsibility of park management.
5. Park management shall determine rules for use of the internal streets, post appropriate traffic control signs and enforce these rules.
6. Streets shall be identified by permanent signs confirming substantially to *Section 6.13* of the *Bradley County Subdivision Regulations*.

SECTION 3.6 - ACCESS (Added)

1. External.
 - a. Entrances to mobile home parks shall have direct connections to a public road and shall be designed to allow free movement of traffic on the adjacent public street.
 - b. Where the mobile home park does not abut a public road, width and length of the access strip shall conform to the standards for flag lots, *Section 3.09, Bradley County Subdivision Regulations*, as amended.
 - c. Where the mobile home park does not abut a public road, the access road shall be constructed to design standards, pavement cross-section standards, and widths as provided in Articles 4 and 6 of the *Bradley County Subdivision Regulations* as amended.
 - d. No mobile home park may be constructed in which the only access is by residential streets in a duly recorded subdivision.
2. Internal.
 - a. Safe and convenient vehicular access shall be provided from abutting internal streets to each mobile home lot. Such access shall be provided by streets or driveways.
 - b. Each mobile home space shall abut a minimum of fifty (50) feet on an access road.

SECTION 3.7 - PARKING AND BUFFER AREA.

1. Each mobile home park shall provide two (2) paved 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.
2. Each mobile home park shall have a "green strip" at least fifty (50) feet wide along exterior boundaries of the park.

SECTION 3.8 - WATER SUPPLY.

1. 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 the proposed mobile home park. If such a public water supply is available it shall be used exclusively.
2. Parks having over fifteen (15) lots must be on public water.
2. 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. Samples of water for bacteriological examination shall be taken before the initial approval of the physical structure and thereafter at least every twelve (12) months, or more frequently as required by Department of Environment and Conservation regulations.
3. When any repair or alteration of the said water supply system is made, the park operator shall notify the Bradley County Health Department for the purposes of resampling and testing of the water. If a positive sample is obtained, the owner or operator of the park shall be required to provide such treatment deemed necessary by the health officer in order to maintain a safe potable water supply. Water shall be furnished at the minimal capacity of two hundred (200) gallons per day per mobile home space (one hundred (100) gallons per day per travel trailer space).
4. Parks which have public water service available from a six (6) inch or larger water main shall install fire hydrants. Such hydrants shall be located so that no mobile home space is more than five hundred (500) feet from a fire hydrant.

SECTION 3.9 - SEWAGE DISPOSAL. (Revised)

1. Each mobile home park shall provide an adequate sewage disposal 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.
2. Parks having over fifteen (15) lots must be on public sewer.
3. The developer of a mobile home park shall first attempt to dispose of sewage through a public sewerage system. Where this is not feasible, then a septic tank and subsurface soil absorption system may be used where approved by the health officer.
4. The following information is given for general information only, but in all cases the health department's current standards will apply. The minimum size of any septic tank to be installed under any conditions shall be not less than seven hundred fifty (750) gallons working capacity. Such a tank shall accommodate no more than two (2) mobile homes. For each additional mobile home on such a single tank, a minimum additional liquid capacity of one hundred seventy-five (175) gallons shall be provided. The sewage from no more than twelve (12) mobile homes shall be disposed of in any one single tank installation.
5. The amount of effective soil absorption area or total bottom area of overflow trenches will depend on local soil conditions and shall be determined only on the basis of the percolation rate of the soil. The percolation rate shall be determined as outlined in Appendix A of the Tennessee Department of Public Health Bulletin entitled *Recommended Construction of Large Septic Tank Disposal Systems for Schools, Factories and Institutions*.
6. No mobile home shall be placed over a soil absorption field.
7. An officially approved package treatment plant may be used instead of a public sewerage or septic tank system.
8. Mobile homes with or without toilet facilities that cannot be connected to an approved sewer system shall not be permitted in a mobile home park.

SECTION 3.10 - SOLID WASTE DISPOSAL. (Revised)

Solid waste collection stands shall be provided either for each mobile home or through central stands and containers conveniently located throughout the mobile home park. Central waste containers shall be screened from view with appropriate access provided. The storage, collection, and disposal of refuse within a mobile home park shall be so managed as not to create health hazards. Garbage and refuse shall be collected and disposed of no less than once a week. Where trash dumpsters are located, there will be a concrete pad, about 12 feet x 30 feet in size and not less than five (5) inches in thickness, for the use of trash trucks emptying the dumpster. (taken from section 3.5)

SECTION 3.11 - REQUIRED RECREATION AREA. (Revised)

1. A centrally-located recreation area for the use of all mobile home park residents shall be provided in all mobile home parks having more than ten (10) mobile home spaces. The recreation area shall contain a minimum of two hundred and fifty (250) 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 twenty-five hundred (2,500) square feet, or may incorporate the recreation area into each individual lot, in which case each individual mobile home space shall be five hundred (500) square feet more than 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:
4
- 5 a. 3-10 spaces: a central recreation area of 2,500 square feet or an additional 500 square feet of area for each mobile home space.
- b. 10-25 spaces: A recreation area of 2,500 square feet plus 250 square feet 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:
 - a paved half court basketball court
 - a commercial grade swing and slide set.
- d. 51 to 75 spaces: As shown in b. and c. above plus:
 - a picnic pavilion and barbecue
 - a volleyball court with net
 - a horseshoe pit
- e. 76 spaces and above: as shown in b.,c., and d. above plus:
 - a community center in a permanent structure; minimum size 1000 sq. ft. plus 250 sq. ft. for each additional 25 spaces or fraction thereof. There shall be one paved parking space per 100 sq. ft. of floor area.
 - a full size-lighted basketball court (in lieu of a half court)
 - a shuffleboard court
 - a graded, grassy area open area suitable for softball, soccer or football scrimmage
 - a tot play area with appropriate apparatus and safety precautions
 - a paved parking space at the recreation area(s) for every 10 mobile home spaces or fraction thereof.

- f. The Planning Commission may waive part of all of the facilities specified above provided the developer offers a recreational facilities plan recommended by the County Planner as equal or superior to the requirements shown above, as part of the proposed site plan.

SECTION 3.12 - UTILITIES TO EACH SPACE. (Revised)

Each mobile home park shall provide and maintain sanitary sewer, water and electric connections for each mobile home space.

SECTION 3.13 - SKIRTING. (Revised)

The owner or operator of a mobile home park may require individual mobile homes within the park to be skirted with a specified period of time, not to exceed 60 days.

SECTION 3.14 - LARGE MOBILE HOME PARKS. (Revised)

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

1. Fire hydrants shall be located so that no mobile home space is more than five hundred (500) feet from a hydrant.
2. Main collector roads installed and built to the minimum local road standards in the county's subdivision regulations.
3. Each large park shall provide a management office and such service building(s) as are necessary to provide for mail distribution and storage of supplies, materials and equipment. Laundry facilities may be provided for use of park residents.
4. Recreation facilities as shown in Section 3.11.4.
5. Street lighting shall be provided throughout the community at intervals which provide adequate lighting for traffic and pedestrian safety or as required by the electric company/utility.
6. A paved or gravel surfaced parking area, appropriately screened from view for the parking or storage of boats, trailers, RV's, additional vehicles and the like.
7. Streets shall be identified by permanent signs, see *Bradley County Subdivision Regulations Section 6.13*
8. A common system of walkways shall be provided between locations where pedestrian traffic is concentrated, including school bus loading areas. Common walks shall be not less than four (4) feet in width and hard surfaced.

SECTION 3.15 - INDIVIDUAL MOBILE HOMES. (Revised)

Although individual mobile homes and manufactured 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 *Bradley County Subdivision Regulations* as amended, as well as the County Building Code.

SECTION 3.16 - MOBILE HOME STANDS.

1. Each mobile home shall have a pad large enough to accommodate the mobile home, 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 3.17 - ACCESSORY STRUCTURES. (Added)

1. Storage and normal accessory buildings shall be set back fifteen (15) 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.

SECTION 3.18 - USES PERMITTED. (Added)

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 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.

3. No building or structure erected or stationed in a mobile home park shall have a height greater than two (2) stories or thirty (30) feet. Provided, the Planning Commission may permit a water tower of greater height where a professional engineer certifies said tower is necessary to provide the required water supply to the mobile home park. The water tower design shall be compatible with and complement the appearance of the park.

SECTION 3.19 - SIGNAGE. (Added)

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.

ARTICLE 4

SITE PLAN REQUIREMENTS

The mobile home park site plan shall be clearly drawn at a scale not smaller than one hundred (100) feet to one (1) inch and shall contain:

- a. The name and address of the owner 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, acreage and dimensions of the mobile home park;
- e. Names of owners of adjoining land;
- f. Existing streets or roads, utilities, easements, and watercourses on and adjacent to the tract;
- g. Proposed design prepared according to the standards in this Resolution including streets, proposed street names, boundary lines, mobile home spaces, on and off street parking, buildings and uses thereof, wells, septic tank and field lines, 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;
- h. Provisions for water supply, sewerage, and drainage, solid waste disposal, and recreation area(s);
- i. 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. Mobile home permit
- j. (Added) Location and size of all points of entry and exit for motor vehicles and the internal circulation plan for vehicles; and
- k. (Added) Contour lines (at five (5) foot intervals) and complete drainage plan.
- l. (Added) Road cross-section and centerline profiles.

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

(Signature)

(Date)

Building Inspector

Manager of Electric System

Manager of Water System

County Health Department

*Secretary
Bradley Co. Regional Planning Commission*

The surveyor's statement shall read as follows:

"It is hereby certified that this site plan 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 Bradley County Mobile Home Park Resolution have been fully complied with."

SIGNATURE

DATE

The signature of the County Health 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 5

TRAVEL TRAILER PARKS

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 AS FOR MOBILE HOME PARKS.

Many of the procedures and requirements for travel trailer parks are the same as for mobile home parks. The developer of a travel trailer park must follow the requirements of the following sections in Article 2 and 3 after changing the words mobile home or mobile home park to read travel trailer or travel trailer park:

- | | | |
|-----|----------------------------|-------------------------|
| 1) | Preapplication review | (See Section 2.1) |
| 2) | Application | (See Section 2.2) |
| 3) | Permit Fee | (See Section 2.3) |
| 4) | Site Requirements | (See Section 3.1) |
| 5) | Street Requirements | (See Section 3.4, 5, 6) |
| 6) | Parking & Buffer Area | (See Section 3.7) |
| 7) | Water Supply | (See Section 3.8) |
| 8) | Solid Waste Disposal | (See Section 3.9) |
| 9) | Large Travel Trailer Parks | (See Section 3.13) |
| 10) | Uses Permitted | (See Section 3.18) |
| 11) | Signage | (See Section 3.19) |

SECTION 5.2 - MINIMUM TRAVEL TRAILER PARK SIZE.

The tract of land designated to be used as a travel trailer park shall conform to those same minimum lot area standards as established herein and in the *Bradley County Subdivision Regulations*.

SECTION 5.3 - SIZE OF TRAVEL TRAILER SPACES.

Each travel trailer space shall be at least four thousand (4,000) square feet, including parking space, with a minimum width and length of forty (40) by one-hundred (100) 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 various streets or roads within a travel trailer park shall comply with the following:

1. One-way street 11 feet wide;
(with no on-street parking)
2. Two-way street 18 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)

SECTION 5.5 - SEWAGE DISPOSAL

1. 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.
2. 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.
3. No travel trailer shall be placed over a soil absorption field.
4. An officially-approved treatment plant may be used instead of a public sewerage or septic tank system.

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 Bradley County Building Inspector 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.

The Bradley County Building Inspector 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.

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

(Revised November 15, 1999)

1. 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 Bradley County Board of Zoning Appeals (BZA). The BZA shall grant a hearing to aggrieved persons upon request. The complainant shall file a written petition. The Planning Commission shall hold a hearing on the appeal within sixty (60) days of receipt of petition. The complainant and all other interested parties shall be given notice of the time and place of the hearing.
2. After an appeal to the Board of Zoning Appeals, the complainant may seek judicial review.

SECTION 6.4 - VARIANCE PROCESS (Revised November 15, 1999)

Where, by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the enactment of the regulation or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of such piece of property, the strict application of any regulation enacted under such sections would result in peculiar and exceptional practical difficulties to or exceptional and undue hardship upon the owner of such property, authorize, upon an appeal relating to the property, a variance from such strict application so as to relieve such difficulties or hardship; provided that such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the Bradley County Zoning Resolution and Mobile Home Park Resolution.

Variance shall be through the approval of the site plan by a two-thirds vote of the quorum present. Such variance and the reason as to why granted shall be noted in the minutes of the Board of Zoning Appeals.

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. (Amended)

Violations of this Resolution or the regulations promulgated hereunder shall be punishable by a fine of not less than fifty (50) nor more than one hundred (100) dollars 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 action(s) necessary to correct conditions in violation.

SECTION 6.7 - EXISTING MOBILE HOME PARKS (GRANDFATHER CLAUSE). (Revised November 15, 1999)

Any mobile home park or travel trailer park permitted pursuant to the provisions of the Bradley County Mobile Home Resolution adopted on February 17, 1973, or the later ones adopted in 1980, 1984, 1990, 1995 and 1998 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. 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 mobile home park or travel trailer park in existence prior to the adoption of this Resolution; and
3. 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.

Mobile home park site plans may be revised under the Mobile Home Resolution under which it was adopted if the revision reduces the density of the park.

SECTION 6.8 – AMENDMENT (Revised November 15, 1999)

Any member of the 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 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 Bradley 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. (Amended)

This Resolution becomes effective upon approval by a majority vote of the Bradley County Commission, following an advertised public hearing and publication of the caption and complete summary of this resolution in a newspaper of general circulation (TCA 13-7-104).

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 6.10 above.

APPROVED BY	DATE
BRADLEY COUNTY REGIONAL PLANNING COMMISSION	

APPROVED BY	DATE
BRADLEY COUNTY COMMISSION	

ATTEST	DATE
COUNTY CLERK	

BRADLEY COUNTY MOBILE HOME RESOLUTION

Appendix 1

Street Standards

Size of Park	Internal Street Width	Surface	Reference
Less than 10 spaces	One-way.....11 ft. Two-way.....18 ft. Parallel Parking.....+8 ft. for each parking lane	Gravel	Sec. 3.4
10 spaces or more	As shown above	Asphalt; 3" base + 2" asphalt 4" base + 2 coats (See 6.8 - B.C.S.R)	Sec. 3.5 S/R, Art. 6
Any street serving 75 spaces or more	22 - 24' + 3 ft. shoulder on each side	Asphalt or surface treated	Sec. 3.14 S/R, Art. 6