

TITLE 14**ZONING AND LAND USE CONTROL****CHAPTER**

1. MUNICIPAL PLANNING COMMISSION.
2. ZONING ORDINANCE.
3. HOUSE TRAILERS AND PERMITS.
4. FLOODPLAIN ZONING ORDINANCE.

CHAPTER 1**MUNICIPAL PLANNING COMMISSION****SECTION**

- 14-101. Creation and membership.
14-102. Organization, powers, duties, etc.

14-101. Creation and membership. Pursuant to the provisions of *Tennessee Code Annotated*, § 13-4-101 there is hereby created a municipal planning commission, hereinafter referred to as the planning commission. The planning commission shall consist of seven (7) members; two (2) of these shall be the mayor and another member of the governing body selected by the governing body; the other five (5) members shall be appointed by the mayor. All members of the planning commission shall serve as such without compensation. Except for the initial appointments, the terms of the five (5) members appointed by the mayor shall be for four (4) years each. The five (5) members first appointed shall be appointed for terms of one (1), two (2), and three (3) years respectively so that the term of one (1) member expires each year. Each member shall be limited to two terms (eight (8) years) consecutively. The terms of the mayor and the member selected by the governing body shall run concurrently their terms of office. Any vacancy in an appointive membership shall be filled for the unexpired term by the mayor. (Ord. #676-21, Dec. 2021)

14-102. Organization, powers, duties, etc. The planning commission shall be organized and shall carry out its powers, functions, and duties in accordance with *Tennessee Code Annotated*, title 13. (1997 Code, § 14-102)

CHAPTER 2**ZONING ORDINANCE****SECTION**

14-201. Land use to be governed by zoning ordinance.

14-201. Land use to be governed by zoning ordinance. Land use within the City of Algood shall be governed by ordinance titled "Zoning Ordinance of the City of Algood, Tennessee," dated August, 1990, and any amendments thereto.¹ (1997 Code, § 14-201)

¹The zoning ordinance, and any amendments thereto, are published as separate documents and are of record in the office of the city recorder.

Amendments to the zoning map are of record in the office of the city recorder.

CHAPTER 3

HOUSE TRAILERS AND PERMITS

SECTION

- 14-301. Compliance with this chapter required.
- 14-302. Permit required.
- 14-303. Permit fees.
- 14-304. Cut-off date for issuance of permits.
- 14-305. Trailers to be located in licensed parks only.
- 14-306. Permits to be acquired annually; trailers not to be relocated or replaced.
- 14-307. Connection to water and sewer system required.
- 14-308. No change of ownership.

14-301. Compliance with this chapter required. It shall be unlawful to park, store, occupy, set, or place any house trailer, and/or mobile home on any lot or tract of land within the corporate limits of the City of Algood, Tennessee, unless the term and conditions of this chapter are complied with except on the lot of a duly authorized and licensed trailer or mobile home dealer exhibiting the same for sale. (1997 Code, § 14-301)

14-302. Permit required. No house trailer and/or mobile home shall be occupied or stored within the corporate limits of the City of Algood, Tennessee, unless the owner or occupant thereof shall first apply for a permit from the city building inspector and the owner or the occupant thereof shall have thirty (30) days to apply for said permit. (1997 Code, § 14-302)

14-303. Permit fees. The city building inspector shall charge a fee of fifteen dollars (\$15.00) for a permit to occupy or store a house trailer and/or mobile home and he shall not issue the same until the applicant exhibits a receipt from the Putnam County Court Clerk's Office showing that the state tax has been paid on the house trailer and/or mobile home for which application is being made and that the applicant conforms to all the terms and conditions contained in this chapter. If the trailer is exempt from the state trailer and/or mobile home tax, according to law, then the fee for the permit shall be twenty-five dollars (\$25.00) per annum. (1997 Code, § 14-303)

14-304. Cut-off date for issuance of permits. No permit shall be issued to occupy or store any house trailer and/or mobile home within the corporate limits of the City of Algood, Tennessee, more that thirty (30) days after December 1, 1974, it being the intent of the city council that after said date no additional house trailers and/or mobile homes shall be stored or occupied on

any lot or plot of ground within the corporate limits of the City of Algood, Tennessee, except as provided in § 14-305. (1997 Code, § 14-304)

14-305. Trailers to be located in licensed parks only. No permit shall be issued for a house trailer and/or mobile home to be stored or occupied on any lot or plot of ground within the corporate limits of the City of Algood, Tennessee, except in a duly licensed and authorized mobile home and/or trailer court which conforms to all the state statutes of the State of Tennessee and the rules and regulations promulgated by the Commissioner of Health of the State of Tennessee and approved by the Algood Planning Commission. (1997 Code, § 14-305)

14-306. Permits to be acquired annually; trailers not to be relocated or replaced. Every owner or occupant of a house trailer and/or mobile home obtaining a permit as required by § 14-302 shall apply and obtain the said permit annually and the said house trailer and/or mobile home for which the said permit has been obtained shall not be removed to any other location within the corporate limits of the City of Algood, Tennessee, nor can a new or used house trailer and/or mobile home be substituted on the lot or plot of ground for which the said permit was obtained. (Ord. #498-08, April 2008)

14-307. Connection to water and sewer system required. All house trailers and/or mobile homes occupied within the corporate limits of Algood, Tennessee shall be connected to the city water and sewer systems; provided, however, such additional time may be granted to tie on to the water and sewer systems as it takes for the water and sewer departments to connect the said trailer and/or mobile home on to the said lines under said departments' schedule of work and rules and regulations. (1997 Code, § 14-307)

14-308. No change of ownership. No owner of a house trailer and/or mobile home having obtained a permit as required by this chapter shall be permitted to sell and/or transfer title to some other person to said house trailer and/or mobile home. (1997 Code, § 14-308)

CHAPTER 4

FLOODPLAIN ZONING ORDINANCE

SECTION

14-401. Flood damage control to be governed by floodplain zoning ordinance.

14-401. Flood damage control to be governed by floodplain zoning ordinance. Regulations governing flood damage control within the City of Algood shall be governed by the "floodplain zoning ordinance" and any amendments thereto.¹

¹Ordinance #474, and any amendments thereto, are published as separate documents and are of record in the office of the city recorder.