

**MCMINN COUNTY MOBILE HOME RESOLUTION FOR THE REVISION 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 McMinn County; and,

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

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

NOW THEREFORE, BE IT RESOLVED by the McMinn 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 McMinn County.

ARTICLE I

Definitions as used in this Resolution

Except as specifically defined herein, all words used in this resolution have their customary dictionary definitions where not inconsistent with the context. For the purpose of this resolution certain words or terms are defined as follows:

The term "shall" is mandatory.

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.

Words used in the present tense include the future.

Health Officer. The director of a city, county or district health department having jurisdiction over the community health in a specific area, or his duly authorized representative.

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

- a. Designed for long-term occupancy, and containing sleeping accommodations, a flush toilet, a tub or shower bath and kitchen facilities, with plumbing and electrical connections provided for attachment to outside systems.
- b. Designed to be transported after fabrication on its own wheels, or on a flatbed or other trailers or detachable wheels.
- c. Arriving at the site where it is to be occupied as a complete dwelling including major appliances and furniture, and ready for occupancy except for minor and

incidental unpacking and assembly operations, location on foundation supports, connection to utilities and the like.

Mobile Home Park. The term mobile home park shall mean any plot of ground under five (5) acres on which two (2) or more mobile homes, occupied for dwelling or sleeping purposes are located. The term mobile home park shall mean any plot of ground of five (5) acres or more on which four (4) or more mobile homes, occupied for sleeping or dwelling purposes are located.

Mobile Home Space. The term shall mean 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 McMinn County Subdivision Regulations.

Permit (License). A permit is required for mobile home parks, single mobile homes and travel trailer parks. Fees charged for mobile home and travel trailer parks under the permit requirements are for inspection and the administration of this resolution.

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

- a. can operate independently of connections to external sewer, water, and electrical systems; and,
- b. contain water storage facilities.

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.