

TITLE 13

PROPERTY MAINTENANCE REGULATIONS¹

CHAPTER

1. MISCELLANEOUS.
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4. SWIMMING POOLS.
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6. PARKING VEHICLES ON UNIMPROVED SURFACES PROHIBITED.

CHAPTER 1

MISCELLANEOUS

SECTION

- 13-101. Smoke, soot, cinders, etc.
 13-102. Stagnant water.
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 13-104. Dead animals.
 13-105. Health and sanitation nuisances.
 13-106. Subdivision mail boxes.
 13-107. Grass, leaves, limbs, fallen trees and trimmings/appliances.

13-101. Smoke, soot, cinders, etc. It shall be unlawful for any person to permit or cause the escape of such quantities of dense smoke, soot, cinders, noxious acids, fumes, dust, or gases as to be detrimental to or to endanger the health, comfort, and safety of the public or so as to cause or have a tendency to cause injury or damage to property or business. (2004 Code, § 13-101)

13-102. Stagnant water. It shall be unlawful for any person knowingly to allow any pool of stagnant water to accumulate and stand on his property without treating it so as effectively to prevent the breeding of mosquitoes. (2004 Code, § 13-102)

13-103. Weeds. (1) (a) "Municipality," as used in this section, includes incorporated cities and towns and metropolitan governments.

¹Municipal code references
 Animal control: title 10.
 Littering streets, etc.: § 16-107.

(b) The authority provided in this section is permissive and not mandatory and may or may not be exercised by a municipality, as each municipality deems appropriate.

(2) If it is determined by the appropriate department or person as designated by the governing body of a municipality that any owner of record of real property has created, maintained or permitted to be maintained on such property the growth of trees, vines, grass, underbrush or the accumulation of debris, trash, litter, or garbage, or any combination of the preceding elements, so as to endanger the health, safety or welfare of other citizens or to encourage the infestation of rats and other harmful animals, the appropriate department or person shall provide notice to the owner of record to remedy the condition immediately. The notice shall be given by United States mail, addressed to the last known address of the owner of record. When an attempt at notification by United States mail fails or no valid last known address exists for the owner of record, the municipality may publish the notice in a newspaper of general circulation in the county where the property sits for no less than two (2) consecutive issues or personally deliver the notice to the owner of record. For purposes of this section, such publication shall constitute receipt of notice effective on the date of the second publication of the notice and personal delivery shall constitute receipt of notice immediately upon delivery. The notice shall state that the owner of the property is entitled to a hearing. The notice shall be written in plain language and shall also include, but not be limited to, the following elements:

(a) A brief statement of this section, which shall contain the consequences of failing to remedy the noted condition;

(b) The person, office, address and telephone number of the department or person giving notice;

(c) A cost estimate for remedying the noted condition, which shall be in conformity with the standards of cost in the community; and

(d) A place wherein the notified party may return a copy of the notice, indicating the desire for a hearing.

(3) (a) (i) If the person fails or refuses to remedy the condition within ten (10) days after receiving the notice, the appropriate department or person shall immediately cause the condition to be remedied or removed at a cost in conformity with reasonable standards and the cost thereof assessed against the owner of the property. The municipality may collect the costs assessed against the owner through an action for debt filed in any court of competent jurisdiction. The municipality may bring one (1) action for debt against more than one (1) or all of the owners of properties against whom such costs have been assessed, and the fact that multiple owners have been joined in one (1) action shall not be considered by the court as a misjoinder of parties. Upon the filing of the notice with the office of the register of deeds of the county in

which the property lies, the costs shall be a lien on the property in favor of the municipality, second only to liens of the state, county and municipality for taxes, any lien of the municipality for special assessments, and any valid lien, right or interest in such property duly recorded or duly perfected by filing, prior to the filing of such notice. These costs shall be collected by the municipal tax collector or county trustee at the same time and in the same manner as property taxes are collected. If the owner fails to pay the costs, they may be collected at the same time and in the same manner as delinquent property taxes are collected and shall be subject to the same penalty and interest as delinquent property taxes.

(ii) When the owner of an owner-occupied residential property fails or refuses to remedy the condition within ten (10) days after receiving the notice, the appropriate department or person shall immediately cause the condition to be remedied or removed at a cost in accordance with reasonable standards in the community, with these costs to be assessed against the owner of the property. Subdivision (3)(a)(i) shall apply to the collection of costs against the owner of an owner-occupied residential property, except that the municipality shall wait until cumulative charges for remediation equal or exceed five hundred dollars (\$500.00) before filing the notice with the register of deeds and the charges becoming a lien on the property. After this threshold has been met and the lien attaches, charges for costs for which the lien attached are collectible as provided in subdivision (3)(a)(i) for these charges.

(b) If the person who is the owner of record is a carrier engaged in the transportation of property or is a utility transmitting communications, electricity, gas, liquids, steam, sewerage or other materials, the ten-day period specified in subdivision (1)(a) shall be twenty (20) days, excluding Saturdays, Sundays and legal holidays.

(4) (a) The municipal governing body or the appropriate department, or both, may make any rules and regulations necessary for the administration and enforcement of this section. The municipality shall provide for a hearing upon request of the person aggrieved by the determination made pursuant to subsection (2). A request for a hearing shall be made within ten (10) days following the receipt of the notice issued pursuant to subsection (2). Failure to make the request within this time shall without exception constitute a waiver of the right to a hearing.

(b) Any person aggrieved by an order or act of the board, agency or commission under this subsection (4) may seek judicial review of the order or act. The time period established in subsection (3) shall be stayed during the pendency of a hearing.

(5) The provisions of this section are in addition and supplemental to, and not in substitution for, similar authority in any municipality's charter or other applicable law.

(6) In the event a privately owned cemetery would otherwise meet the requirements of this section, and if a Boy Scout troop or other organization were to remedy the conditions existing on such property, the municipality shall be prohibited from filing a lien against such property for the value of the work performed by such organization. Such organization shall be immune from any legal action for damages, and no cause of action for civil or criminal liability may be brought by the owner of record of the cemetery or descendants of those buried in the cemetery against such organization, so long as reasonable care is taken by such organization not to violate § 46-2-105, § 46-3-108, or any other provision of law, rule or regulation.

(7) (a) As used in this subsection (7):

(i) "Community organization" means a community-oriented organization or group including, but not limited to, a school group, church youth group, neighborhood preservation nonprofit corporation, or community support group; and

(ii) "Vacant property" means property on which no building exists or on which a building exists but any such building is no longer utilized for any business, commercial or residential purposes.

(b) Except as provided in subsection (6), if a person fails to remedy the condition on vacant property within the time period prescribed by subsection (3), subject to any stay as provided in subsection (4), upon the adoption of a resolution by a two-thirds (2/3) vote of the municipal legislative body of any municipality located in any county having a population in excess of eight hundred thousand (800,000), according to the 2000 federal census or any subsequent federal census, to implement this subsection (7) within any such municipality, a community organization shall be entitled to petition the municipality to enter upon such vacant property to remedy the conditions identified in subsection (2). Upon the filing of such a petition, the municipality is authorized to contract with such community organization for such purposes. The contract shall provide for the manner in which the community organization shall be compensated for remedying the conditions pursuant to such contract. Any municipality that contracts with a community organization for such purposes shall be absolutely immune from any liability to any and all persons and for damage to the vacant property for conditions remedied by the community organization. No monetary liability and no cause of action of any nature shall arise against the municipality for acts of omission or commission of such community

organization for conditions remedied pursuant to such contract. (Ord. #2013-6, Aug. 2013)

13-104. Dead animals. Any person owning or having possession of any dead animal not intended for use as food shall promptly bury the same or notify the health officer and dispose of such animal in such manner as the town recorder shall direct. (2004 Code, § 13-104)

13-105. Health and sanitation nuisances. It shall be unlawful for any person to permit any premises owned, occupied, or controlled by him to become or remain in a filthy condition, or permit the use or occupation of same in such a manner as to create noxious or offensive smells and odors in connection therewith, or to allow the accumulation or creation of unwholesome and offensive matter or the breeding of flies, rodents, or other vermin on the premises to the menace of the public health or the annoyance of people residing within the vicinity. (2004 Code, § 13-105)

13-106. Subdivision mailboxes. All subdivision mailboxes in the Town of Rossville shall be uniform. (2004 Code, § 13-106)

13-107. Grass, leaves, limbs, fallen trees and trimmings/appliances. (1) It shall be unlawful for any person to place leaves, grass clippings, tree limbs, shrubs or other yard wastes (all together hereafter called "yard waste") into the storm sewage system of the Town of Rossville or into any privately owned storm sewage system that drains or deposits into the town's storm sewage system.

(2) The Town of Rossville will pick up and dispose of yard waste, provided that such items are prepared and placed for pick-up by the town in accordance with this section. The town will make every effort to pick up yard waste on a weekly basis.

(3) Grass clippings and leaves must be securely bagged in standard leaf bags, and each bag must weigh not more than fifty (50) pounds. No compactor bags may be used.

(4) Tree limbs, shrubs and branches must be not longer than six to eight feet (6'-8') in length. Larger trees, tree limbs, shrubs and branches will not be picked up by the town, and property owners and occupants must make arrangements for private disposal of such items at their own cost.

(5) All yard waste must be placed at the curb or, where there is no curb, beside the driveway, in one (1) location. Town employees will not go into private yards to collect yard waste. No yard waste may be left in the street for pick-up.

(6) When a property owner or occupant deposits yard waste for pick-up by the town at the same time, and because of the quantity and/or size of such items, the town is unable to remove all items in one (1) trip, there will be a fifty

dollar (\$50.00) charge for each additional time the town must send a truck to pick up such items.

(7) When a property owner or occupant contracts with a third party for cutting of trees or shrubs, the property owner or occupant shall make arrangements with such third party contractor to dispose of such items at the property owner's or occupant's cost.

(8) The town will pick up and dispose of large appliances which are placed at the curb or, if there is no curb, beside the driveway, or the property owner's or occupant's property. There will be a charge for pick-up and disposal of each large appliance in the amount of twenty dollars (\$20.00) plus the dump fee.

(9) Failure to comply with this section shall be a violation of the Rossville Municipal Code. The town shall send written notice of violation to the property owner or occupant, specifying the nature of the violation. If the violation has not been corrected within ten (10) days of receipt of the notice, the town shall issue a citation to town court. Upon conviction of a violation, the property owner or occupant shall be subject to a fine of up to fifty dollars (\$50.00) per day. Each day that a violation exists after notice is given shall constitute a separate violation.

(10) If any part of this section or its application to any person or circumstance should be declared invalid or unenforceable, the remaining portions of this section and its applicability to other persons or circumstances shall remain in full force and effect. (2004 Code, § 13-107)

CHAPTER 2

(as deleted by Ord. #2018-006, May 2018 *Ch1_02-13-24*)

CHAPTER 3

SLUM CLEARANCE¹

SECTION

- 13-301. Findings of board.
- 13-302. Definitions.
- 13-303. "Public officer" designated; powers.
- 13-304. Initiation of proceedings; hearings.
- 13-305. Orders to owners of unfit structures.
- 13-306. When public officer may repair, etc.
- 13-307. When public officer may remove or demolish.
- 13-308. Lien for expenses; sale of salvage materials; other powers not limited.
- 13-309. Basis for a finding of unfitness.
- 13-310. Service of complaints or orders.
- 13-311. Enjoining enforcement of orders.
- 13-312. Additional powers of public officer.
- 13-313. Powers conferred are supplemental.
- 13-314. Structures unfit for human habitation deemed unlawful.

13-301. Findings of board. Pursuant to *Tennessee Code Annotated*, § 13-21-101, *et seq.*, the board of mayor and aldermen finds that there exists in the town structures which are unfit for human occupation due to dilapidation, defects increasing the hazards of fire, accident or other calamities, lack of ventilation, light or sanitary facilities, or due to other conditions rendering such dwellings unsafe or unsanitary, or dangerous or detrimental to the health, safety and morals, or otherwise inimical to the welfare of the residents of the town.

13-302. Definitions. (1) "Dwelling" means any building or structure, or part thereof, used and occupied for human occupation or use or intended to be so used, and includes any outhouses and appurtenances belonging thereto or usually enjoyed therewith.

(2) "Governing body" shall mean the board of mayor and aldermen charged with governing the town.

(3) "Municipality" shall mean the Town of Rossville, Tennessee, and the areas encompassed within existing town limits or as hereafter annexed.

(4) "Owner" shall mean the holder of title in fee simple and every mortgagee of record.

¹State law reference

Tennessee Code Annotated, title 13, chapter 21.

(5) "Parties in interest" shall mean all individuals, associations, corporations and others who have interests of record in a dwelling and any who are in possession thereof.

(6) "Place of public accommodation" means any building or structure in which goods are supplied or services performed, or in which the trade of the general public is solicited.

(7) "Public authority" shall mean any housing authority or any officer who is in charge of any department or branch of the government of the town or state relating to health, fire, building regulations, or other activities concerning structures in the town.

(8) "Public officer" means any officer or officers of a municipality or the executive director or other chief executive officer of any commission or authority established by such municipality or jointly with any other municipality who is authorized by this chapter to exercise the power prescribed herein and pursuant to *Tennessee Code Annotated*, § 13-21-101, *et seq.*

(9) "Structure" means any dwelling or place of public accommodation or vacant building or structure suitable as a dwelling or place of public accommodation.

13-303. "Public officer" designated; powers. There is hereby designated and appointed a "public officer," to be the building inspector of the town, to exercise the powers prescribed by this chapter, which powers shall be supplemental to all others held by the building inspector.

13-304. Initiation of proceedings; hearings. Whenever a petition is filed with the public officer by a public authority or by at least five (5) residents of the town charging that any structure is unfit for human occupancy or use, or whenever it appears to the public officer (on his own motion) that any structure is unfit for human occupation or use, the public officer shall, if his preliminary investigation discloses a basis for such charges, issue and cause to be served upon the owner of, and parties in interest of, such structure a complaint stating the charges in that respect and containing a notice that a hearing will be held before the public officer (or his designated agent) at a place therein fixed, not less than ten (10) days nor more than thirty (30) days after the service of the complaint; and the owner and parties in interest shall have the right to file an answer to the complaint and to appear in person, or otherwise, and give testimony at the time and place fixed in the complaint; and the rules of evidence prevailing in courts of law or equity shall not be controlling in hearings before the public officer.

13-305. Orders to owners of unfit structures. If, after such notice and hearing as provided for in the preceding section, the public officer determines that the structure under consideration is unfit for human occupation or use, he shall state in writing his finding of fact in support of such

determination and shall issue and cause to be served upon the owner thereof an order:

(1) If the repair, alteration or improvement of the structure can be made at a reasonable cost in relation to the value of the structure (not exceeding fifty percent (50%) of the reasonable value), requiring the owner, within the time specified in the order, to repair, alter, or improve such structure to render it fit for human occupation or use or to vacate and close the structure for human occupation or use; or

(2) If the repair, alteration or improvement of said structure cannot be made at a reasonable cost in relation to the value of the structure (not to exceed fifty percent (50%) of the value of the premises), requiring the owner within the time specified in the order, to remove or demolish such structure.

13-306. When public officer may repair, etc. If the owner fails to comply with the order to repair, alter, or improve or to vacate and close the structure as specified in the preceding section hereof, the public officer may cause such structure to be repaired, altered, or improved, or to be vacated and closed; and the public officer may cause to be posted on the main entrance of any dwelling so closed, a placard with the following words: "This building is unfit for human occupation or use. The use or occupation of this building for human occupation or use is prohibited and unlawful."

13-307. When public officer may remove or demolish. If the owner fails to comply with an order, as specified above, to remove or demolish the structure, the public officer may cause such structure to be removed and demolished.

13-308. Lien for expenses; sale of salvaged materials; other powers not limited. The amount of the cost of such repairs, alterations or improvements, or vacating and closing, or removal or demolition by the public officer, as well as reasonable fees for registration, inspections and professional evaluations of the property, shall be assessed against the owner of the property, and shall, upon the certification of the sum owed being presented to the municipal tax collector, be a lien on the property in favor of the municipality, second only to liens of the state, county and municipality for taxes, any lien of the municipality for special assessments, and any valid lien, right, or interest in such property duly recorded or duly perfected by filing, prior to the filing of such notice. These costs shall be collected by the municipal tax collector or county trustee at the same time and in the same manner as property taxes are collected. If the owner fails to pay the costs, they may be collected at the same time and in the same manner as delinquent property taxes are collected and shall be subject to the same penalty and interest as delinquent property taxes as set forth in *Tennessee Code Annotated*, § 67-5-2010 and § 67-5-2410. In addition, the municipality may collect the costs assessed against the owner

through an action for debt filed in any court of competent jurisdiction. The municipality may bring one (1) action for debt against more than one (1) or all of the owners of properties against whom said costs have been assessed, and the fact that multiple owners have been joined in one (1) action shall not be considered by the court as a misjoinder of parties. If the structure is removed or demolished by the public officer, the public officer shall sell the materials of such structure and shall credit the proceeds of such sale against the cost of the removal or demolition, and any balance remaining shall be deposited in the chancery court of Fayette County by the public officer, shall be secured in such manner as may be directed by such court, and shall be disbursed by such court to the person found to be entitled thereto by final order or decree of such court. Nothing in this section shall be construed to impair or limit in any way the power of the Town of Rossville to define and declare nuisances and to cause their removal or abatement, by summary proceedings or otherwise.

13-309. Basis for a finding of unfitness. The public officer defined herein shall have the power and may determine that a structure is unfit for human occupation and use if he finds that conditions exist in such structure which are dangerous or injurious to the health, safety or morals of the occupants or users of such structure, the occupants or users of neighboring structures or other residents of the Town of Rossville. Such conditions may include the following (without limiting the generality of the foregoing): defects therein increasing the hazards of fire, accident, or other calamities; lack of adequate ventilation, light, or sanitary facilities; dilapidation; disrepair; structural defects; or uncleanliness.

13-310. Service of complaints or orders. Complaints or orders issued by the public officer pursuant to this chapter shall be served upon persons, either personally or by registered mail, but if the whereabouts of such persons are unknown and the same cannot be ascertained by the public officer in the exercise of reasonable diligence, and the public officer shall make an affidavit to that effect, then the serving of such complaint or order upon such persons may be made by publishing the same once each week for two (2) consecutive weeks in a newspaper printed and published in the town. In addition, a copy of such complaint or order shall be posted in a conspicuous place on premises affected by the complaint or order. A copy of such complaint or order shall also be filed for record in the Register's Office of Fayette County, Tennessee, and such filing shall have the same force and effect as other *lis pendens* notices provided by law.

13-311. Enjoining enforcement of orders. Any person affected by an order issued by the public officer served pursuant to this chapter may file a bill in chancery court for an injunction restraining the public officer from carrying out the provisions of the order, and the court may, upon the filing of such suit,

issue a temporary injunction restraining the public officer pending the final disposition of the cause; provided, however, that within sixty (60) days after the posting and service of the order of the public officer, such person shall file such bill in the court.

The remedy provided herein shall be the exclusive remedy and no person affected by an order of the public officer shall be entitled to recover any damages for action taken pursuant to any order of the public officer, or because of noncompliance by such person with any order of the public officer.

13-312. Additional powers of public officer. The public officer, in order to carry out and effectuate the purposes and provisions of this chapter, shall have the following powers in addition to those otherwise granted herein:

(1) To investigate conditions of the structures in the town in order to determine which structures therein are unfit for human occupation or use;

(2) To administer oaths, affirmations, examine witnesses and receive evidence;

(3) To enter upon premises for the purpose of making examination, provided that such entry shall be made in such manner as to cause the least possible inconvenience to the persons in possession;

(4) To appoint and fix the duties of such officers, agents and employees as he deems necessary to carry out the purposes of this chapter; and

(5) To delegate any of his functions and powers under this chapter to such officers and agents as he may designate.

13-313. Powers conferred are supplemental. This chapter shall not be construed to abrogate or impair the powers of the town with regard to the enforcement of the provisions of its charter or any other ordinances or regulations, nor to prevent or punish violations thereof, and the powers conferred by this chapter shall be in addition and supplemental to the powers conferred by the charter and other laws.

13-314. Structures unfit for human habitation deemed unlawful. It shall be unlawful for any owner of record to create, maintain or permit to be maintained in the town structures which are unfit for human occupation due to dilapidation, defects increasing the hazards of fire, accident or other calamities, lack of ventilation, light or sanitary facilities, or due to other conditions rendering such dwellings unsafe or unsanitary, or dangerous or detrimental to the health, safety and morals, or otherwise inimical to the welfare of the residents of the town.

Violations of this section shall subject the offender to a penalty under the general penalty provision of this code. Each day a violation is allowed to continue shall constitute a separate offense.

CHAPTER 4**SWIMMING POOLS**¹**SECTION**

13-401. Enclosure of swimming pools.

13-402. Exceptions.

13-401. Enclosure of swimming pools. Every outdoor swimming pool shall be completely surrounded by an approved fence not less than six feet (6') in height. A building or existing wall may be used as part of such enclosure. All gates or doors opening through such enclosures shall be designed to permit locking and shall be kept locked when the pool is not in actual use, or is left unattended. No person in possession of land within the town, either as owner, lessee, tenant, or a licensee, upon which is situated a swimming pool shall fail to provide and maintain such fence or wall herein provided. (2004 Code, § 13-401)

13-402. Exceptions. In instances, where a pool is located above ground and where the sides of the pool are forty-two inches (42") or higher and provided further that ladders are removed when not in use, fences shall not be required. This section shall not be construed to require a fence enclosure for inflatable wading pools. (2004 Code, § 13-402)

¹Municipal code reference

Swimming pool and spa code: title 12, chapter 5.

CHAPTER 5

JUNK VEHICLES

SECTION

- 13-501. Definitions.
- 13-502. Violations a civil offense.
- 13-503. Exceptions.
- 13-504. Enforcement.
- 13-505. Penalty for violations.

13-501. Definitions. For the purpose of interpretation and application of this chapter, the following words and phrases shall have the indicated meanings:

(1) "Person" shall mean any natural person, or any firm, partnership, association, corporation or other organization of any kind and description.

(2) "Private property" shall include all property that is not public property, regardless of how the property is zoned or used.

(3) "Traveled portion of any public street or highway" shall mean the width of the street from curb to curb, or where there are no curbs, the entire width of the paved portion of the street, or where the street is unpaved, the entire width of the street in which vehicles ordinarily use for travel.

(4) "Vehicle" shall mean any machine propelled by motor or human power, designed to travel along the ground by the use of wheels, treads, self-laying tracks, runners, slides or skids, including but not limited to automobiles, trucks, motorcycles, motor scooters, go-carts, golf carts, all-terrain vehicles, bicycles, campers, tractors, trailers, tractor-trailers, buggies, wagons, earthmoving equipment, grass cutting equipment and one or more parts of the above.

(5) "Junk vehicle" shall mean a vehicle of any age that is damaged or defective, including but not limited to, any one or the combination of any of the following ways that either makes the vehicle immediately inoperative for its intended use, or would prohibit the vehicle from being operated in a reasonably safe manner upon the public streets and highways under its own power if self-propelled, or while being towed or pushed, if not self-propelled:

(a) Flat tires, missing tires, missing wheels, or missing or partially or totally disassembled tires and wheels;

(b) Missing or partially or totally disassembled essential part or parts of the vehicle's drive train, including, but not limited to, engine, transmission, transaxle, drive shaft, differential, or axle;

(c) Extensive exterior body damage or missing or partially or totally disassembled essential body parts, including, but not limited to, fenders, doors, engine hood, bumper or bumpers, windshield, or windows;

(d) Missing or partially or totally disassembled essential interior parts, including, but not limited to, driver's seat, steering wheel, instrument panel, clutch, brake, gear shift lever;

(e) Missing or partially or totally disassembled parts essential to the starting or running of the vehicle under its own power, including, but not limited to, starter, generator or alternator, battery, distributor, gas tank, carburetor or fuel injection system, spark plugs, or radiator;

(f) Interior is a container for metal, glass, paper, rags or other cloth, wood, auto parts, machinery, waste or discarded materials in such quantity, quality and arrangement that a driver cannot be properly seated in the vehicle;

(g) Lying on the ground (upside down, on its side, or at other extreme angle), sitting on block or suspended in the air by any other method.

(h) Missing or expired vehicle registration and/or no current year license plate displayed on the vehicle;

(i) General environment in which the vehicle sits, including, but not limited to, vegetation that has grown up around, in or through the vehicle, the collection of pools of water in the vehicle, and the accumulation of other garbage or debris around the vehicle. (as added by Ord. #2017-005, June 2017 *Ch1_02-13-24*)

13-502. Violations a civil offense. It shall be unlawful and a civil offense for any person:

(1) To park and or in any other manner place and leave unattended on the traveled portion of any public street or highway a junk vehicle for any period of time, even if the owner or operator of the vehicle did not intend to permanently desert or forsake the vehicle.

(2) To park or in any other manner place and leave unattended on the untraveled portion of any street or highway, or upon any other public property, a junk vehicle for more than forty-eight (48) continuous hours, even if the owner or operator of the vehicle did not intend to permanently desert or forsake the vehicle.

(3) To park, store, keep, or maintain a junk vehicle on private property. (as added by Ord. #2017-005, June 2017 *Ch1_02-13-24*)

13-503. Exceptions. (1) It shall be permissible for a person to park, store, keep and maintain a junk vehicle on private property under the following conditions:

(a) The junk vehicle is completely enclosed within a building where neither the vehicle nor any part of it is visible from the street or from any other abutting property. However, this exception shall not exempt the owner or person in possession of the property from any

zoning, building, housing, property maintenance, and other regulations governing the building in which such vehicle is enclosed.

(b) The junk vehicle is on property lawfully zoned for a business operating as a "junkyard" as defined in title 13, chapter 2 of the municipal code. However, this exception shall not exempt the owner or operator of any such property or business from any other zoning, building, fencing, property maintenance, permits and other regulations governing junkyards.

(2) No person shall park, store, keep and maintain on private property a junk vehicle for any period of time if it poses an immediate threat to the health, safety or welfare of citizens of the city. (as added by Ord. #2017-005, June 2017 *Ch1_02-13-24*)

13-504. Enforcement. Pursuant to *Tennessee Code Annotated*, § 7-63-101, the building inspector or his designee is authorized to issue ordinance summons for violations of this ordinance on private property. The building inspector or his designee shall upon the complaint of any citizen, or acting on his own information, investigate complaints of junk vehicles on private property. If after such investigation, the building inspector finds a junk vehicle on private property, he shall issue an ordinance summons. The ordinance summons shall be served upon the owner or owners of the property, or upon the person or persons apparently in lawful possession of the property, and shall give notice to the same to appear and answer the charges against him or them. If the offender refuses to sign the agreement to appear, the building inspector or his designee may:

- (1) Request the city judge to issue a summons, or
- (2) Request a police officer to witness the violation.

The police officer who witnesses the violation may issue the offender a citation in lieu of arrest as authorized by *Tennessee Code Annotated*, § 7-63-101 *et seq.*, or if the offender refuses to sign the citation, may arrest the offender for failure to sign the citation in lieu of arrest. In addition, pursuant to *Tennessee Code Annotated*, § 55-5-122, the municipal court may issue an order to remove vehicles from private property. (as added by Ord. #2017-005, June 2017 *Ch1_02-13-24*)

13-505. Penalty for violations. Any person violating this chapter shall be subject to a civil penalty of fifty dollars (\$50.00) plus court costs for each separate violation of this chapter. Each day the violation of this chapter continues shall be considered a separate violation. (as added by Ord. #2017-005, June 2017 *Ch1_02-13-24*)

CHAPTER 6

PARKING VEHICLES ON UNIMPROVED SURFACES PROHIBITED**SECTION**

- 13-601. Definitions.
- 13-602. Violations a civil offense.
- 13-603. Exceptions.
- 13-604. Enforcement.
- 13-605. Penalty for violations.

13-601. Definitions. For the purpose of interpretation and application of this chapter, the following words and phrases shall have the indicated meanings:

(1) "Person" shall mean any natural person, or any partnership, association, corporation or other organization of any kind and description.

(2) "Vehicle" shall mean any machine propelled by motor or human power, designed to travel along the ground by the use of wheels, treads, self-laying tracks, runners, slides or skids including but not limited to automobiles, trucks, motorcycles, motor scooters, go carts, golf carts, all-terrain vehicles, bicycles, campers, trailers, tractors, tractor trailers, buggies, wagons, earthmoving equipment, bicycles, grass cutting equipment and any one or more parts of the above.

(3) "Improved surface" shall mean a continuous area constructed of concrete, asphalt, brick, or pavers which is free of visible dirt, grass and other vegetation.

(4) "Unimproved surface" shall mean any area that is not an improved surface as defined hereinabove.

(5) "Inoperative vehicle" shall mean a vehicle which is currently not registered or which will not operate under its own power.

(6) "Commercially-zoned property" shall mean any property zoned for retail or office use excluding properties zoned for industrial use. (as added by Ord. #2017-003, May 2017 *Ch1_02-13-24*, and replaced by Ord. #2020-004, April 2020 *Ch1_02-13-24*)

13-602. Violations a civil offense. It shall be unlawful and a civil offense for any person to park, store, keep, maintain or display an operative or inoperative vehicle on any unimproved surface of commercially-zoned property. (as added by Ord. #2017-003, May 2017 *Ch1_02-13-24*, and replaced by Ord. #2020-004, April 2020 *Ch1_02-13-24*)

13-603. Exceptions. Nothing in this chapter shall be construed to prohibit the short-term, temporary parking of vehicles engaged in the provision

of services to the building owners or occupants, including but not limited to, the loading or unloading of merchandise or other bulky items; construction activities for which a building permit has been secured; building maintenance or repair, emergency activities; any activity involving the use of a bucket truck or similar equipment; and other temporary activities for which no reasonable parking alternatives exists. (as added by Ord. #2017-003, May 2017 *Ch1_02-13-24*, and replaced by Ord. #2020-004, April 2020 *Ch1_02-13-24*)

13-604. Enforcement. The building inspector or his designee shall upon the complaint of any citizen, or acting on his own information, investigate complaints of violations. If after such investigation, the building inspector or his designee finds a vehicle parked in violation of this ordinance, he shall first issue a notice of non-compliance upon the owner or owners of the property, or upon the person or persons apparently in lawful possession of the property. If the offender fails to comply with this ordinance within the time period stated in the notice, the building inspector or his designee may:

- (1) Request the city judge to issue a summons, or
- (2) Request a police officer to witness the violation.

The police officer who witnesses the violation may issue the offender a citation in lieu of arrest, as authorized by *Tennessee Code Annotated*, section 70. The ordinance summons shall be served upon the owner or owners of the property, or upon the person or persons apparently in lawful possession of the property, and shall give notice to same to appear and answer the charges against him or them. If the offender refuses to sign the agreement to appear, the building inspector may:

- (1) Request the city judge to issue a summons, or
- (2) Request a police officer to witness the violation.

The police officer who witnesses the violation may issue the offender a violation in lieu of arrest as authorized by *Tennessee Code Annotated*, § 7-63-101 *et seq.* or if the offender refuses to sign the citation, may arrest the offender for failure to sign the citation in lieu of arrest. In addition, pursuant to *Tennessee Code Annotated*, § 55-5-122, the municipal court may issue an order to remove the vehicle or vehicles from the property at the owner's expense. (as added by Ord. #2017-003, May 2017 *Ch1_02-13-24*, and replaced by Ord. #2020-004, April 2020 *Ch1_02-13-24*)

13-605. Penalty for violations. Any person violating this chapter shall be subject to a civil penalty of fifty dollars (\$50.00) plus court costs for each separate violation of this chapter. Each day the violation of this chapter continues shall be considered a separate violation. (as added by Ord. #2017-003, May 2017 *Ch1_02-13-24*, and replaced by Ord. #2020-004, April 2020 *Ch1_02-13-24*)