TITLE 13

PROPERTY MAINTENANCE REGULATIONS

CHAPTER
1. MISCELLANEOUS.
2. JUNKYARDS.
3. JUNKED MOTOR VEHICLES.

CHAPTER 1

MISCELLANEOUS

SECTION
13-101. Health officer. The "health officer" shall be such municipal, county, or state officer as the city commission shall appoint or designate to administer and enforce health and sanitation regulations within the city. (as added by Ord. #201-2, Aug. 2001, and amended by Ord. #205-10, Oct. 2005)

13-102. 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. (as added by Ord. #201-2, Aug. 2001)

---

Municipal code references
Toilet facilities in beer places: § 8-110(9).
13-103. **Stagnant water.** It shall be unlawful for any person knowingly to allow any pond or pool of stagnant water to accumulate and stand on his property without treating it so as to effectively prevent the breeding of mosquitoes. (as added by Ord. #201-2, Aug. 2001, and amended by Ord. #205-10, Oct. 2005)

13-104. **Weeds and brush.** Every owner or tenant of property shall periodically cut the grass and other vegetation commonly recognized as weeds or tree sprouts on his property and maintain such vegetation at a height of twelve (12) inches or less. Furthermore, every owner or tenant of property shall keep brush, dead trees, fallen trees, stumps, etc., free from property that is normally mowed. It shall be unlawful for any person to allow grass clippings, leaves and/or brush to be discharged and/or accumulate in city streets or in drainage ditches located on city easements or right of ways. It shall be unlawful for any person to fail to comply with a request by the health officer to maintain their property as described in this section (13-104) of the property maintenance chapter. (as added by Ord. #201-2, Aug. 2001, and amended by Ord. #205-10, Oct. 2005)

13-105. **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 health officer shall direct. (as added by Ord. #201-2, Aug. 2001)

13-106. **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. (as added by Ord. #201-2, Aug. 2001)

13-107. **Sewage systems.** It shall be unlawful for any property owner to allow the escape of sewage waste (solid or liquid) from treatment systems, tanks, lines, etc. on their property. Also any alternative sewage systems must be maintained according to the manufacturer's specifications and state regulations. The health officer shall notify the appropriate State of Tennessee official whenever a violation of this chapter is noted. (as added by Ord. #205-10, Oct. 2005)

13-108. **Materials for filling of real property.** It shall be unlawful for any person to fill or dump or to permit anyone to fill or dump any material on their property other than dirt, rock, or stone without obtaining approval, in
writing, from the city's health officer.  (as added by Ord. #201-2, Aug. 2001, and renumbered by Ord. #205-10, Oct. 2005)

13-109. **Penalties.** Any person who shall violate the provisions of this chapter shall be guilty of a misdemeanor and shall be fined in accordance with the general penalty clause for this code. Each day in which such violation shall continue shall be deemed a separate offense.  (as added by Ord. #201-2, Aug. 2001, and renumbered by Ord. #205-10, Oct. 2005)

13-110. **Littering.**  (1)  It shall be unlawful for any person to litter, place, throw, track, obstruct or allow to fall on any street, alley, sidewalk, drainage ditch, or any other public place, any refuse, glass, tacks, nails, mud, limbs, trees, or other objects or materials which are unsightly, unsanitary, or which obstruct or tend to limit or interfere with the use of such public ways and/or places for their intended purposes or which tend to detract from the aesthetic beauty of the public ways and/or places.

(2) Any violation of this section shall subject the violator to a fifty dollar ($50.00) fine for each and every day said violation occurs.  (as added by Ord. #204-5, July 2004)

13-111. **Use of the mail center.**  (1)  It shall be unlawful for anyone to use the mail center or the mail center access road except for mail delivery or mail retrieval or as otherwise directed by the proper authorities.

(2) It shall be unlawful to use the mail center access road as a 'short cut' or an alternate route to the dedicated city streets or to otherwise violate the posted signs such as driving the 'wrong way' in the one-way sections.

(3) It shall be unlawful to use the mail center access road for recreational purposes, such as skate boarding, bicycle riding, horseback riding or other uses that could be determined to be recreational.

(4) It shall be unlawful for anyone to mutilate, deface or in any way, maltreat any and all properties located within the described boundaries herein, including the mail center, mail center access road, signs and the entire landscape of the property.

(5) Any law enforcement officer, the mayor, city commissioners and the city codes enforcement officer may issue citations for violation of this section.

(6) Any violation of this section shall be subjected to a fine of $50.00 if adjudged guilty of the violation.  (as added by Ord. #204-6, July 2004)
CHAPTER 2

JUNKYARDS

SECTION

13-201. Junkyards. All junkyards within the corporate limits shall be operated and maintained subject to the following regulations:

(7) All junk stored or kept in such yards shall be so kept that it will not catch and hold water in which mosquitoes may breed and so that it will not constitute a place, or places in which rats, mice, or other vermin may be harbored, reared, or propagated.

(8) All such junkyards shall be enclosed within close fitting plank or metal solid fences touching the ground on the bottom and being not less than six (6) feet in height, such fence to be built so that it will be impossible for stray cats and/or stray dogs to have access to such junkyards.

(9) Such yards shall be so maintained as to be in a sanitary condition and so as not to be a menace to the public health or safety. (as added by Ord. #201-2, Aug. 2001)
CHAPTER 3

JUNKED MOTOR VEHICLES

SECTION

13-301. Definitions.
13-303. Order to remove.
13-305. Exemptions.

13-301. Definitions. For the purposes of this chapter, the following terms, phrases, words, and their derivations shall have the meanings given herein:

(1) "Junked motor vehicles." A junked motor vehicle is any motor vehicle the condition of which is one or more of the following:
   (a) Wrecked,
   (b) Dismantled,
   (c) Inoperative,
   (d) Abandoned, or
   (e) Discarded.

(2) "Motor vehicle." A motor vehicle is any vehicle which is self-propelled and any device in, upon, or by which any person or property is or may be transported or drawn from one location to another, except devices moved only by human power or used exclusively upon stationary rails or tracks. (as added by Ord. #201-2, Aug. 2001)

13-302. Declared public nuisance. The location or presence of any junked motor vehicle on any lot, tract, or parcel of land, or portion thereof, occupied or unoccupied, improved or unimproved, within the city, shall be deemed a public nuisance and it shall be unlawful for any person to cause, maintain, or permit such public nuisance by wrecking, dismantling, rendering inoperable, abandoning, or discarding a motor vehicle on the property of another, or to suffer, permit, or allow the same to be placed, located, maintained, or to exist upon his own real property. This section shall not apply to:

(1) Any junked motor vehicle in an enclosed building.

(2) Any junked motor vehicle in an appropriate storage place of depository maintained in an officially designated place and manner by the city. (as added by Ord. #201-2, Aug. 2001, and amended by Ord. #205-10, Oct. 2005)

13-303. Order to remove. Whenever any junked motor vehicle is found in the city in violation of this chapter, the recorder shall cause the owner or occupant of the premises on which such vehicle is located to be served with an
order to remove such vehicle within ten (10) days after service of such order. It shall be unlawful for the owner or occupant of the premises to fail, neglect, or refuse to obey such order within ten (10) days after service of the same. (as added by Ord. #201-2, Aug. 2001, and amended by Ord. #205-10, Oct. 2005)

13-304. Removal by city. If the premises on which a junked motor vehicle is located contrary to this chapter are unoccupied and the owner or agent thereof cannot be found, or if he has permission of the owner of the premises, the recorder shall abate such public nuisance by entering upon the property and impounding and taking into custody the motor vehicle and disposing of same in accordance with Tennessee Code Annotated, title 55, chapter 16. Such impoundment and disposition shall not relieve any person from liability for penalty upon conviction for violating other provisions of this chapter, but is in addition to any other penalty. (as added by Ord. #201-2, Aug. 2001)

13-305. Exemptions. The provisions of this chapter shall not apply to:

1. Vehicles in operable condition specifically adapted or constructed for racing or operation on privately owned drag strips or raceways.
2. Vehicles stored by a member of the armed forces of the United States who is on active duty assignment, and stored with the permission of the property owner. (as added by Ord. #201-2, Aug. 2001)

13-306. Penalties. Any person who shall violate the provisions of this chapter shall be guilty of a misdemeanor and shall be fined in accordance with the general penalty clause for this code. Each day in which such violation shall continue shall be deemed a separate offense. (as added by Ord. #201-2, Aug. 2001)