

TITLE 14 ZONING AND LAND USE CONTROL

CHAPTER

1. MUNICIPAL PLANNING COMMISSION.
2. ZONING ORDINANCE.
3. TRAILER COACH PARKS.
4. EARTHEN BERMS AND RETAINING STRUCTURES.

CHAPTER 1 MUNICIPAL PLANNING COMMISSION

SECTION

- 14-101. Creation and membership.
14-102. Organization, powers, duties, etc.
14-103. Additional powers.

14-101. Creation and membership. Pursuant to the provisions of Tennessee Code Annotated, § 13-4-101 the city council hereby creates the Dickson Planning Commission. The planning commission shall consist of eight members; one (1) of the members shall be the mayor, or a person designated by the mayor, and one (1) of the members shall be a member of the city council. All other members shall be appointed by the mayor. The city council shall determine what amount to compensate members of the planning commission. The terms of the six (6) appointive members shall be for three (3) years and shall be staggered. Any vacancy in an appointed membership shall be filled for the unexpired term by the mayor, who shall also have the authority to remove any appointed member at the mayor's discretion. (Ord. #956, Dec. 1996)

14-102. Organization, powers, duties, etc. The planning commission shall be organized and shall carry out its powers, functions, and duties in accordance with all applicable provisions of Tennessee Code Annotated, title 13. (1995 Code)

14-103. Additional powers. Having been designated as a regional planning commission, the Dickson Planning Commission shall have the additional powers granted by, and shall otherwise be governed by the provisions of the state law relating to regional planning commissions. (1995 Code)

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 Dickson shall be governed by the "Zoning Ordinance, Dickson, Tennessee," and any amendments thereto.¹ (Ord. #1238, June 2007)

¹The "Zoning Ordinance, Dickson Tennessee" and any amendments thereto, are published as separate documents and are of record in the office of the city recorder.

CHAPTER 3

TRAILER COACH PARKS

SECTION

14-301. Definitions.

14-302. License required.

14-303. Application for license.

14-304. Park plan.

14-301. Definitions. The following are definitions as used in this chapter:

- 1) “Multiple dwellings” means any structure designed and intended to accommodate more than one (1) family and shall include, but is not limited to, duplex buildings, group houses, and apartment buildings.
- 2) “Natural or artificial barrier” means any river, pond, canal, railroad, levee, embankment, fence, or hedge.
- 3) “Park” means trailer coach park.
- 4) “Person” means any natural individual, firm, trust, partnership, association, or corporation.
- 5) “Trailer coach” means any portable structure or vehicle so constructed and designed as to permit occupancy thereof for dwelling or sleeping purposes.
- 6) “Trailer coach park” means any plot of ground upon which five (5) or more trailer coaches, occupied or unoccupied for dwelling or sleeping purposes, are located, regardless of whether or not a charge is made for such accommodation.
- 7) “Trailer coach space” means a plot of ground within a trailer coach park designed for the accommodation of one (1) trailer coach. (1995 Code)

14-302. License required. It shall be unlawful for any person to maintain or operate a trailer coach park within the corporate limits of the City of Dickson unless such person shall first obtain a license therefor. (1995 Code)

14-303. Application for license. Application for a trailer coach park license shall be filed with the city recorder, signed by the applicant and contain the following information:

- 1) The name and address of the applicant.
- 2) The legal description of the trailer park.
- 3) A plan of the park conforming to the provisions of § 14-304.

- 4) Plans and specifications of all buildings and other improvements constructed or that are to be constructed on the site.
- 5) Any further information requested by the planning commission.

The application, plans, and specifications of the trailer coach park shall be inspected by the sanitarian, codes enforcement officer, and the planning commission who shall approve or disapprove such plans and specifications in accordance with the provisions of this chapter and all applicable provisions of this code and the state law as a condition precedent to issuance of a license for such park. (1995 Code)

14-304. Park plan. All trailer coach parks shall conform to the following requirements:

- 1) The park shall be located on a well-drained site, properly graded to insure rapid drainage and freedom from stagnant pools of water.
- 2) Each coach space shall be of a minimum of one thousand (1,000) square feet which shall be at least twenty-five feet (25') wide and clearly defined with a fifteen foot (15') clearance between trailer coaches and not closer than ten feet (10') from any property line bounding the park.
- 3) All trailer coach spaces shall abut upon a driveway of less than twenty feet (20') in width which shall have unobstructed access to a public street, alley, or highway.
- 4) An electrical outlet supplying at least one hundred ten (110) volts shall be provided for each trailer coach space.
- 5) No trailer court park may be established in any area of the city except in conformity with the provisions of the zoning ordinance.
- 6) A cold water supply faucet shall be located on each trailer coach space.
- 7) All waste water from showers, bath tubs, toilets, laundries, etc. shall be discharged into the public sewer system as provided by § 18-302(4), provided that in those locations where sewers are not available, disposal of such waste water shall be governed by the provisions of § 18-303 of this code.
- 8) Provisions and plans for disposal of refuse and garbage shall conform to the requirements established in § 17-103 of this code.
- 9) Every trailer coach park shall be provided with adequate firefighting equipment with at least one (1) fire extinguisher for each ten (10) trailer coach spaces and with no trailer being located more than two hundred feet (200') from a fire extinguisher.

- 10) Operators shall require all occupants to confine their pets and to restrain other acts which could constitute a nuisance such as barking or howling.
- 11) Operators of all trailer coach parks shall require all owners of trailers to register on the date of their arrival. He shall maintain permanent records which reflect the names and addresses of the owners and occupants, the date of their arrival, and the license numbers of the vehicles.
- 12) Each operator of a trailer coach park shall post his privilege license in a conspicuous place within the office of the park
- 13) When any person authorized to operate a trailer coach park shall be found in violation of any part of this chapter by a court of competent jurisdiction, the codes enforcement officer or the health officer may also revoke such operator's license. (1995 Code)

CHAPTER 4

EARTHEN BERMS AND RETAINING STRUCTURES

SECTION

- 14-401. Purpose.
- 14-402. Plans required.
- 14-403. Definitions.
- 14-404. Earth retaining structures.
- 14-405. Earthen berms/mounds.
- 14-406. Violations and penalty.

14-401. Purpose. To safeguard the citizens of the City of Dickson against the construction of earthen berms or earthen retaining structures that distract from the appearance of the surrounding area or that pose a potential threat to the public safety or property should failure of such structures occur. (1995 Code, § 12-1001)

14-402. Plans required. All earthen berms and earth retaining structures shall be deemed to be structures as per the Dickson Municipal Zoning Ordinance.¹ Therefore, plans for all such structures shall be submitted to the City of Dickson Office of Planning and Zoning. Such plans shall be reviewed by the staff and referred to the planning commission for review when appropriate. The City of Dickson Office of Planning and Zoning may also ask that the City of Dickson Engineer and/or consulting engineer review such plans and report to the staff and/or planning commission. All such plans shall be in conformance of this section as well as any other city requirements such as, but not limited to, the Dickson Municipal Zoning Ordinance and building and excavation codes adopted by the City of Dickson. (1995 Code, § 12-1002)

14-403. Definitions.

- 1) “Earth berm or mound.” Soil shaped in such a way as to provide higher elevation than the surrounding terrain, typically used as a landscaping treatment and not for structural purposes.
- 2) “Earth retaining structure.” Any structure or constructed feature intended to provide support or stability to a section of earth having a near-vertical face, without which the retained earth could reasonably be expected to slump or fall over time.
- 3) “Registrant.” A professional who, by means of education and examination, has been certified by the State of Tennessee to provide professional design services appropriate to the area of practice.
- 4) “Public roadway.” A roadway designated for public use for vehicular traffic, maintained and regulated by the City of Dickson or other public agency. (1995 Code, § 12-1003)

1The “Zoning Ordinance, Dickson, Tennessee,” and any amendments thereto, are published as separate documents and are of record in the office of the city recorder.

14-404. Earth retaining structures.

- 1) The following regulations shall apply to any earth retaining structure located in any area other than on individual residential building lots.
 - a) Earth retaining structure materials shall be of a type, appearance and durability appropriate to the use and setting of the proposed structure.
 - b) Earth retaining structures three feet (3’) or more in retained height or longer than fifty feet (50’) require submittal of a site and landscaping plan and retaining structure design prepared and sealed by a registrant licensed in the State of Tennessee.
 - c) Earthen retaining structures intended for use along fifty percent (50%) or more of any one (1) property line or fifty percent (50%) or more of the roadway frontage of a property/parcel shall have a site plan and structural design (structural design for heights of three feet (3’) or more) prepared by a registrant licensed in the State of Tennessee.
 - d) Wood timber retaining structures shall be limited to landscaping applications supporting embankments less than three feet (3’) in retained height, no longer than thirty feet (30’) on a side, and shall not be used to retain soils adjacent to buildings, roadways, parking lots or property lines in such instances that failure of the retained slope could affect said improvement or adjacent properties.
 - e) Earth retaining structures intended to retain embankment fills for roadways, parking lots, buildings, bridge openings, or for use near property lines shall have construction plans and details prepared by a registrant licensed in the State of Tennessee.
 - f) Earth retaining structures used to support embankments of public roadways shall be utilized only when practical alternatives (such as slopes) are unavailable.
 - g) Earth retaining structures used to support embankments of public roadways shall be cast-in-place reinforced concrete or structurally supported pre-cast panels, unless otherwise approved by the planning commission. For consideration, documentation must be submitted demonstrating the durability, suitability and stability of the alternative for the application, manufacturer’s recommendations relative to the application, and examples of use by other public works departments or transportation agencies in the State of Tennessee.
 - h) Where earth retaining structures are used in connection with public roadways, guardrail shall be installed in accordance with state and federal guidance and standards of practice.
- 2) The following regulations shall apply for any earth retaining structures located on individual residential building lots.

- a) Any such structure that adjoins a property line and is such height that the failure of such wall could affect adjoining property owners or any public right-of-way or utility or any wall over six feet (6') in height shall submit construction plans and details prepared by a registrant licensed in the State of Tennessee for the proposed structure.
- b) Any wall using manufactured materials in which the manufacturer of the materials recommends measures to insure stability of the structure shall comply with all such recommended installation methods.
- c) Any retaining structure that is constructed near a building or other structure shall be located a minimum of the height of the retaining wall plus two feet (2') from the adjacent building or structure unless construction plans and details prepared by a registrant licensed in the State of Tennessee for the proposed structure are submitted.
- d) Wood timber retaining structures shall be limited to landscaping applications supporting embankments less than three feet (3') in retained height, for no longer than thirty feet (30') continuous or cumulative per lot and shall not be used to retain soils adjacent to buildings, roadways, or property lines in such instances that failure of the retained slope could affect said improvement or adjacent properties. (1995 Code, § 12-1004)

14-405. Earthen berms/mounds.

- 1) Any earthen berms or mounds for screening shall be used in common areas of residential developments, for multi-family residential developments, or on the grounds of any commercial or industrial developments shall be approved by the planning commission on a site plan or as part of a master development plan as per the Dickson Municipal Zoning Ordinance.
- 2) Earthen berms or mounds shall blend aesthetically with the surrounding lots and landscape, and shall not create the appearance of fortifications.
- 3) Earthen berms or mounds shall have appropriate accommodation for surface drainage.
- 4) Earthen berms or mounds shall have appropriate landscaping and shall be maintained in accordance with the recommendations relative to the type of plantings.
- 5) Earthen berms located within any required building setback line on individual residential lots and where such berm is either twenty-five percent (25%) of the length of the lot line or is fifty feet (50') or more in length shall meet all of the requirements of this section as well as those below.
 - a) Earthen berms or mounds shall be no more than three feet (3') in height and shall have side slopes no steeper than four (4) horizontal to one (1) vertical.
 - b) Scale plans for any such berm shall be submitted to the City of Dickson. (1995 Code, § 12-1005)

14-406. Violations and penalty. It shall be unlawful for any person to violate or fail to comply with any provision contained herein as adopted by reference and modified. Each day is a separate violation. (1995 Code, § 12-1006, modified)