

ARTICLE VI

ENFORCEMENT AND PENALTIES FOR VIOLATIONS

The enforcement of these regulations and penalties, for the unapproved recordation or transfer of land, are provided by State Law in the authority granted by Public Acts of the State of Tennessee.

A. ENFORCEMENT

1. No plat of a subdivision of land into two (2) or more lots located within the corporate limits of the City of Lakeland shall be admitted to the land records of Shelby County or received or recorded by the County Register of Deeds until the plat has received final approval in writing from the Planning Commission as provided in Section 13-4-302 Tennessee Code Annotated.
2. No board, public officer or authority shall light any street, lay or authorize the laying of water mains or sewers, or the construction of other facilities or utilities in any street located within the corporate limits of the City of Lakeland unless such street shall have been accepted, opened or otherwise received the legal status of a public street prior to the adoption of these regulations or unless such street corresponds in its locations and lines to a street shown on a subdivision plan approved by the Planning Commission and approved by the Planning Commission as provided in Section 13-4-307, Tennessee Code Annotated.

B. PENALTIES

1. Any County Register who receives, files or records a plat of a subdivision within the corporate limits of Lakeland without the approval of the Lakeland Planning Commission as required in Section 13-4-302, Tennessee Code Annotated shall be deemed guilty of a misdemeanor, punishable as other misdemeanors as provided by law.
2. Section 13-4-306, Tennessee Code Annotated, provides that if the owner or agent of any land transfers or sells or agrees to sell or negotiates to sell such land by reference to or exhibition of or by other use of a plan of such land without submitting a subdivision plat to the Planning Commission and obtaining its approval as required by these regulations shall be deemed guilty of a misdemeanor as provided by law. The description of metes and bounds in the instrument of transfer or other document used in the process of selling or transferring shall not exempt the transaction from such penalties. The City of Lakeland, through its solicitor or other official, designated by its Board of Commissioners, may enjoin such transfer or sale or agreement by action or injunction.
3. Any building or structure erected or to be erected in violation of these regulations shall be deemed an unlawful building or structure, and the City of Lakeland may bring action to enjoin such erection or cause it to be vacated or removed as provided in Section 13-4-308, Tennessee Code Annotated.