

## RESOLUTION 2025-14

### **A RESOLUTION AMENDING THE ZONING RESOLUTION OF JEFFERSON COUNTY, TENNESSEE TO REFLECT CERTAIN PROHIBITED USES AND PERMITTED USES IN THE A-1, R-1, R-2, RR AND C-2 ZONING DISTRICTS**

WHEREAS, The Jefferson County Regional Planning Commission, has reviewed the provisions of the Jefferson County Zoning Resolution (hereinafter "Zoning Resolution") and believes that certain provisions of the Zoning Resolution should be amended;

**NOW, THEREFORE, BE IT RESOLVED** by the Jefferson County Regional Planning Commission that it recommends the Board of Commissioners of Jefferson County (hereinafter referred to as the "Board") amend the Zoning Resolution as follows:

**Section 1.** Article 9.3 A.12. Permitted Uses is hereby amended by deleting in this Section 12, after the phrase "including: marinas," the words "*travel trailer parks*,".

**Section 2.** Article 9.3 B. Uses Prohibited: is hereby amended by deleting the current sentence/section and substituting the following sentence: "*Campgrounds, manufactured residential dwelling parks (mobile home parks), recreation vehicles, travel trailer parks, motor courts, travel trailer courts, and recreation vehicle parks; and any other use not specifically identified in permitted uses, unless the Jefferson County Board of Zoning Appeals determines that a proposed use is similar to one listed in permitted uses and is within the intent of the zoning district. The storage of a single recreational vehicle titled to the property owner/renter is not prohibited by this section. In no event can the use of a recreational vehicle, travel trailer, camper, motor home, tent or readily removable shed or other structures that do not meet the adopted building codes be considered a principal use, primary use, or accessory use in the A-1 zone.*"

**Section 3.** Article 9.4.B Prohibited Uses is hereby amended by deleting the current sentence/section and substituting the following sentence: "*Campgrounds, manufactured residential dwelling parks (mobile home parks), recreation vehicles, travel trailer parks, motor courts, travel trailer courts, and recreation vehicle parks; and any other use not specifically identified in permitted uses, unless the Jefferson County Board of Zoning Appeals determines that a proposed use is similar to one listed in permitted uses and is within the intent of the zoning district. The storage of a single recreational vehicle titled to the property owner/renter is not prohibited by this section. In no event can the use of a recreational vehicle, travel trailer, camper, motor home, tent or readily removable shed or other structures that do not meet the adopted building codes be considered a principal use, primary use, or accessory use in the R-1 zone.*"

**Section 4.** Article 9.5.A.1 Permitted Uses is hereby amended by adding after the phrase "and multi-family dwellings" the words "and manufactured residential dwelling park (mobile home park)."

**Section 5.** Article 9.5.B is hereby amended by deleting the current sentence/section and substituting the following sentence: *“Campgrounds, recreation vehicles, travel trailer parks, motor courts, travel trailer courts, and recreation vehicle parks; and any other use not specifically identified in permitted uses, unless the Jefferson County Board of Zoning Appeals determines that a proposed use is similar to one listed in permitted uses and is within the intent of the zoning district. The storage of a single recreational vehicle titled to the property owner/renter is not prohibited by this section. In no event can the use of a recreational vehicle, travel trailer, camper, motor home, tent or readily removable shed or other structures that do not meet the adopted building codes be considered a principal use, primary use, or accessory use in the R-2 zone.”*

**Section 6.** Article 9.6.B Prohibited Uses is hereby amended by deleting the current sentence/section and substituting the following sentence: *“Campgrounds, manufactured residential dwelling parks (mobile home parks), mobile homes single chassis, recreation vehicles, travel trailer parks, motor courts, travel trailer courts, and recreation vehicle parks; and any other use not specifically identified in permitted uses, unless the Jefferson County Board of Zoning Appeals determines that a proposed use is similar to one listed in permitted uses and is within the intent of the zoning district. The storage of a single recreational vehicle titled to the property owner/renter is not prohibited by this section. In no event can the use of a recreational vehicle, travel trailer, camper, motor home, tent or readily removable shed or other structures that do not meet the adopted building codes be considered a principal use, primary use, or accessory use in the RR zone.”*

**Section 7.** Article 9.8 A. Permitted Uses: is hereby amended by adding a paragraph 18, which states: *“Campgrounds, recreation vehicles, travel trailer parks, motor courts, travel trailer courts, and recreation vehicle parks.”*

**BE IT FURTHER RESOLVED** that these regulations shall take effect immediately upon passage, the public welfare requiring it.

**BE IT FURTHER RESOLVED**, if any provision of this resolution or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this resolution which can be given effect without the invalid provision or application and to that end the provisions of this resolution are declared to be severable.

**Date Considered by Jefferson County Regional Planning Commission: May 27, 2025**

**Approve**   X        **Denied**       

\_\_\_\_\_  
Chairman Jefferson County Regional Planning Commission

\_\_\_\_\_  
Secretary Jefferson County Regional Planning Commission

**Date Considered by Jefferson City Regional Planning Commission: \_\_\_\_\_**

**Approved**             **Denied**       

\_\_\_\_\_  
Chairman Jefferson City Regional Planning Commission

\_\_\_\_\_  
Secretary Jefferson City Regional Planning Commission

**Date Considered by Town of Dandridge Regional Planning Commission: \_\_\_\_\_**

**Approved**             **Denied**       

\_\_\_\_\_  
Chairman Dandridge Regional Planning Commission

\_\_\_\_\_  
Secretary Dandridge Regional Planning Commission

**Date Considered by Town of White Pine Regional Planning Commission: \_\_\_\_\_**

**Approved**             **Denied**       

\_\_\_\_\_  
Chairman White Pine Regional Planning Commission

\_\_\_\_\_  
Secretary White Pine Regional Planning Commission

**Date of Public Hearing- Jefferson County Board of Commissioners: \_\_\_\_\_**

**Date of Voting Meeting Jefferson County Board of Commissioners: \_\_\_\_\_**

**Ayes:**             **Nays:**             -      **Passed:**        **Failed:**       

\_\_\_\_\_  
Chairman Jefferson County Board of Commissioners

\_\_\_\_\_  
Jefferson County Clerk

Approved \_\_\_\_\_ Vetoed \_\_\_\_\_

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County Mayor, Mark Potts **Approved** \_\_\_\_\_ **Denied** \_\_\_\_\_

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Chairman Dandridge Regional Planning Commission