

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 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, 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 or the temporary use of a single recreational vehicle is not prohibited by this section. For the purposes of this section 9.3.B, "temporary use" shall be defined as "the use of a single recreational vehicle to temporarily house visiting relative(s) or friend(s) for a period of no longer than 30 days." In no event can the use of a recreational vehicle, travel trailer, camper, motor home, or tent be considered a principal use, primary use, or accessory use in the A-1 zone.*"

Section 3. Article 9.8 A. Permitted Uses: is hereby amended by adding a paragraph 18, which states: "*Campgrounds, recreation vehicles, travel trailer parks, manufactured residential park, 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.

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Approved by the Jefferson County Regional Planning Commission: January 28, 2025.

Approved / Denied by the Dandridge Regional Planning Commission:

Approved / Denied by the Jefferson City Regional Planning Commission:

Approved / Denied by the White Pine Regional Planning Commission:

Public hearing held: April 14, 2025.

Date of Adoption by County Commission: _____, 2025.

Date Received by County Mayor: _____, 2025.

Votes: Yes: _____ No: _____ Abstain: _____ Absent: _____

Approved: _____ Date: _____, 2025
Chairman, County Commission

Attest: _____ Date: _____, 2025
County Clerk

Approved: _____ Vetoed: _____

_____ Date: _____, 2025
County Mayor, Mark Potts