

**JEFFERSON COUNTY, TENNESSEE
BOARD OF COMMISSIONERS**

RESOLUTION 2023-49

**A RESOLUTION AMENDING THE ZONING RESOLUTION OF JEFFERSON
COUNTY, TENNESSEE, REGARDING SPECIAL USES AND SPECIAL USE PERMITS**

**Prime Sponsor, Commissioner Katy Huffaker
Commission Co-Sponsors: Jim Snodgrass and Jimmy Dale Patterson**

WHEREAS, *Tennessee Code Annotated* § 13-7-105 authorizes county legislative bodies to amend their zoning resolutions; and

WHEREAS, the Board of Commissioners of Jefferson County (hereinafter referred to as the “CLB”) desires to submit certain amendments to the Jefferson County Zoning Resolution (hereinafter referred to as “Zoning Resolution”) to the Jefferson County Regional Planning Commission (hereinafter referred to as the “JCRPC”) for their consideration and approval or denial; and

WHEREAS, *Tennessee Code Annotated* § 13-7-105 requires that amendments to the Zoning Resolution be first submitted to the JCRPC for approval, disapproval or suggestions;

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Jefferson County, Tennessee (“CLB”), meeting in regular session on the 16th day of October, 2023, as follows:

Section 1: Pursuant to *Tennessee Code Annotated* §13-7-105, the CLB submits to the JCRPC for disapproval or approval the following amendments to the Zoning Resolution:

A new section in Article 9, Section 9.12- (“SPECIAL USES AND SPECIAL USE PERMITS”), which states:

9.12 Special Uses/ Special Use Permits

This section of the regulations allows for the following special uses in the listed zones as a Special Use approved by the Jefferson County Board of Zoning Appeals, after notification of abutting property owners via certified mail at least 15 days before the public hearing, after public hearing before the Board of Zoning Appeals, and after review of such conditions as to operation, site development, signage, access, ingress/ egress, infrastructure, safety, health, and time limit as may be deemed necessary in order that such use will not seriously or significantly injure the appropriate use of the neighboring property or cause nuisance, and will conform to the general intent and purpose of this title and shall comply with the height and area regulations of the district in which they may be located as well as any other regulations and sections in this Zoning Resolution, addressing such uses.

- (a) Campgrounds, RV Parks, and travel trailer parks: A-1 and RR zones
- (b) Value-added agricultural processing activities: A-1
- (c) Crushing of Rock: A-1

Denied by the Jefferson County Regional Planning Commission: November 28, 2023

Denied by the Dandridge Regional Planning Commission: February 13, 2024.

Denied by the Jefferson City Regional Planning Commission: February 26, 2024

Denied by the White Pine Regional Planning Commission: March 19, 2024.

Public hearing held: April 8, 2024

Date of Adoption by County Commission: _____

Date Received by County Mayor: _____

Votes: _____
 Yes No Abstain Absent

Approved: _____ Date: _____
 James E. Carmichael – Chairman, County Commission

Attest: _____ Date: _____
 Frank C. Herndon – County Clerk

Approved: _____ Date: _____
 Mark Potts – County Mayor

Vetoed: _____ Date: _____
 Mark Potts – County Mayor

Veto
 Override
 Votes: _____
 Yes No Abstain Absent

Veto
 Override: _____ Date: _____
 James E. Carmichael – Chairman, County Commission