

ZONING RESOLUTION
JEFFERSON COUNTY, TENNESSEE

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ZONING RESOLUTION
JEFFERSON COUNTY, TENNESSEE

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**Prepared for
The Jefferson County, Tennessee
Board of County Commissioners**

**Originally
Prepared and Presented by
The East Tennessee Development District
Planning Advisory Services**

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RESOLUTION 98-24

A RESOLUTION PURSUANT TO THE AUTHORITY GRANTED BY SECTION 13-7-103 OF THE TENNESSEE CODE ANNOTATED TO ADOPT THE ZONING RESOLUTION OF JEFFERSON COUNTY, TENNESSEE FOR THE PURPOSE OF PROMOTING THE PUBLIC HEALTH, SAFETY, MORALS, CONVENIENCE, ORDER, PROSPERITY AND GENERAL WELFARE; TO PROVIDE FOR THE ESTABLISHMENT OF DISTRICTS WITHIN THE BOUNDARIES OF JEFFERSON COUNTY, TENNESSEE OUTSIDE THE CORPORATE LIMITS OF ANY MUNICIPALITY AND JEFFERSON CITY'S PLANNING REGION; TO REGULATE, WITHIN SUCH DISTRICTS, THE LOCATION, HEIGHT, BULK, NUMBER OF STORIES, AND SIZE OF BUILDINGS AND STRUCTURES, THE PERCENTAGE OF LOT OCCUPANCY, THE REQUIRED OPEN SPACE, THE DENSITY OF POPULATION, AND THE USES OF LAND, BUILDINGS AND STRUCTURES; TO PROVIDE FOR REGULATING LAND SUBJECT TO SEASONAL OR PERIODIC FLOODING; PROVIDING FOR AMENDMENTS AND VARIANCES; AND TO PRESCRIBE PENALTIES FOR THE VIOLATION THEREOF.

WHEREAS, The Jefferson County Board of Commissioners, in accordance with Title 13, Chapter 7, Sections 13-7-101 through 13-7-117, may adopt a Jefferson County Zoning Resolution and zoning map; and,

WHEREAS, the Jefferson County Regional Planning Commission has forwarded its certification of the Jefferson County Zoning Resolution text and map; and,

WHEREAS, the necessary public hearing was called for and held;

NOW, THEREFORE, BE IT RESOLVED by the Jefferson County Board of Commissioners that the Jefferson County Zoning Resolution and map be adopted as follows:

ARTICLE 1

TITLE

This resolution shall be known as the Zoning Resolution of Jefferson County, Tennessee and the zoning map shall be referred to as the Zoning Map of Jefferson County, Tennessee.

ARTICLE 2

PURPOSE

The purpose of this zoning code is to promote the health, safety, convenience, order, prosperity, and welfare, of both the present and future county residents. To attain this purpose, the code contains regulations conducive to the following: a less congested and more efficient transportation system; safety from fire; adequate light and air for buildings, structures, and their inhabitants; rational or balanced distributions of population relative to land resources or capacities; and, the classification of land uses, land development or utilization to facilitate adequate arrangements for transportation, water supply, drainage, sanitation, educational opportunities, recreation, soil fertility, food supply, and the protection of both urban and non-urban development in the county.

ARTICLE 3

AUTHORITY

The authority to adopt zoning is provided by the Tennessee Code Annotated, Sections 13-7-101 through 13-7-117.

ARTICLE 4

NON-CONFORMING USES

After the adoption of this zoning resolution and map, any new construction must be in conformance with this code. Existing structures will be allowed to remain as non-conforming uses except any new additions to non-conforming properties must be done in accordance with this code.

ARTICLE 5

DEFINITIONS

Words and other terms used in this zoning resolution shall be interpreted with their commonly known definitions except for the following:

ACCESS. The right to cross between public and private property, thereby permitting pedestrians and vehicles to enter and leave property.

ADULT ORIENTED BUSINESS. (revised by Resolution 2000-44, adopted 10-16-00). An adult oriented business is one in which: a) at least twenty-five (25) percent of the floor stock merchandise, whether printed, video, or sexual devices, are oriented toward the adult population and appeals to prurient interests. Said merchandise generally depicts male or female genitalia and/or breasts and/or sexual acts; b) the business appeals to prurient interests by offering male or female dancers, models, waiters, waitresses, or bartenders either nude, seminude, and/or exposing directly by lack of covering or clothing or transparently by the use of materials such as falsies, g-string or similar items/articles which allows the direct or indirect viewing of human genitalia, or breasts as an attraction to the establishment.

ADVERTISING. Includes any writing, printing, graphics, painting, display, emblem, drawing, sign, or other device designed, used or intended for advertising, whether placed on the ground, rocks, trees, or other natural features or on buildings, structures, milestones, sign boards, billboards, wall board, roof board, frames, supports, fences or other man-made structure.

AIRCRAFT. Aircraft means a device that is used or intended to be used for flight in the air. Aircraft does not include model/hobby, unmanned aircraft, hot air balloons, or ultra-light aircraft. (Resolution 2009-21)

AIR PARK. A residential planned unit development containing an airstrip for use by two or more occupants/residents and containing related facilities such as hangers, fuel facilities, and maintenance facilities that are for use only by occupants/residents of the PUD. (Resolution 2009-21)

AIRPORT. An airstrip or paved runway with facilities for the storage, fueling, and maintenance of aircraft for use by the public and/or commercial aircraft. (Resolution 2009-21)

AIR STRIP. A landing strip or runway and the surrounding property under the same ownership. (Resolution 2009-21)

ANTENNA. (added by Resolution 2000-44, adopted 10-16-00). Any exterior apparatus (rods, panels, discs, etc.) designed for telephonic, radio, or television communication through the sending and/or receiving of electromagnetic waves. Antenna does not include the support structure.

ARTERIAL. A street with access control, channelized intersections, restricted parking, and which collects and distributes traffic to and from major collectors.

BATTERY ENERGY STORAGE SYSTEM (BESS). A BESS is a facility or grouping of facilities that capture and store energy for use at a later time. (Resolution 2023-16, 7-17-2023)

BOARDING OR ROOMING HOUSE, TOURIST HOME, OR BED AND BREAKFAST INN. A building containing a single dwelling unit and not more than five guest rooms where lodging is provided with or without meals for compensation.

BREWERY. (Resolution 2016-48, 11-28-2016) A place or establishment where beer or malt liquor is brewed.

BREWERY, MICRO. (Resolution 2016-48, 11-28-2016) A brewery producing a maximum of one hundred thousand (100,000) gallons per year that are sold off site.

BUFFER STRIP. A strip of land not less than ten (10) feet in width and on which plant material is planted that has such growth characteristics as will provide an obscuring screen not less than six (6) feet in height within two (2) years of planting.

BUILDING. A structure built for the support, shelter, or enclosure of persons, animals, chattels, or property of any kind.

BUILDING, ACCESSORY. A subordinate building, whose use is incidental to that of the main building and located on the same lot as the main building.

BUILDING, PRINCIPAL. A building in which is conducted the main or primary use of a lot, on which said building is located.

BUILDABLE AREA OF LOT. That portion of a lot bounded by the required rear yard, side yards and building setback line.

BUILDING HEIGHT. The vertical distance measured from the finished grade at any building line to the highest point of the roof; provided that where land is subject to required minimum flood elevations, the building height shall be measured from such required elevation.

BUILDING SETBACK LINE. A line indicating the minimum allowable distance between the property line and a building on a lot, within which no building or other structure shall be placed except as otherwise provided.

BUILDING SETBACK LINE, FRONT. A line indicating the minimum allowable distance between the street right-of-way, or of an official future street right-of-way line, and the front of a building on a lot. The front building setback line extends the full width of the lot and is parallel to or concentric with the street right-of-way.

BUILDING SETBACK LINE, REAR. A line indicating the minimum allowable distance between the rear property line and a building on a lot (other than for permitted accessory structures). The rear setback line extends the full width of the lot.

BUILDING SETBACK LINE, SIDE. A line indicating the minimum distance between the side property line and a building on a lot. The side setback line extends from the front building setback line to the rear building setback line.

CADAVER RESEARCH CENTER (AKA BODY FARM). Any outdoor site where one or more human or animal carcasses/bodies, or portion thereof, are left above ground or are covered by less than two feet of soil.

CONDOMINIUM. A building, or group of buildings, in which units are owned individually, and the structure, common areas, and facilities are owned by all the owners on a proportional, undivided basis.

CRYPTOCURRENCY. Cryptocurrency is a digital currency designed to work as a medium of exchange through a computer network that is not reliant on any central authority, such as a government or bank, to uphold or maintain it. (Wikipedia) (Resolution 2022-16, 7-18-22)

CRYPTOCURRENCY MINING. Cryptocurrency mining is the process of using specialized computer equipment in the process of creating new coins in the blockchain by solving complex computations. (Resolution 2022-16, 7-18-22)

CUSTOMARY HOME OCCUPATION. A gainful occupation or profession conducted by one or more members of a family residing on the premises and conducted entirely within the principal dwelling unit.

DATA CENTER. (Resolution 2025-63, 1-20-2026) A Data Center is a physical location that stores computing machines and their related hardware equipment. It contains the computing infrastructure that IT systems require, such as servers, data storage drives and network equipment, and associated components; it is the physical facility that stores any digital data.

DAY CARE CENTER. An establishment which receives for care and supervision six (6) or more children or adults for less than 24 hours per day unattended by parent or legal guardian, and shall include day nurseries, child or senior adult day care services, connected to the required utilities.

DEVELOPMENT. Any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation, or drilling operations.

DISTILLERY. (Resolution 2016-48, 11-28-2016) A place or establishment where alcoholic liquors are distilled.

DISTILLERY, MICRO. (Resolution 2016-48, 11-28-2016) A distillery producing a maximum of fifty thousand (50,000) gallons per year that are sold off site.

DRIVEWAY. A single curb cut allowing access to and/or from a parcel. A single driveway may be split by a median if the total width for entrance, exit, and median does not exceed forty (40) feet.

DWELLING UNIT. One or more rooms designed as a unit for occupancy as living quarters for sleeping and cooking purposes.

- a. Dwelling, Multi-Family. A building designed, constructed or reconstructed and used for more than two dwelling units, with each dwelling unit having a common structural wall with any other dwelling on the same floor.
- b. Dwelling, Single Family. A building designed, constructed and used for one dwelling unit.
- c. Dwelling, Two Family or Duplex. A building designed, constructed, or reconstructed and used for two dwelling units that are connected by a common structural wall.

FAMILY. One or more persons occupying a premise and living together as a single housekeeping unit.

FLEA MARKET. The building or grounds where the sale, trade, or auction of predominantly used goods, wares, clothing, or general items is conducted.

FLOOD. A temporary condition of partial or complete inundation of dry land areas from the overflow of water from streams or rapid accumulation or runoff of surface water from any source.

FLOOD AREA. The total area of all floors of a building including a finished attic and finished basement.

HOME OCCUPATION. A home occupation is an activity conducted within a dwelling or accessory building and is clearly accessory, incidental, and subordinate to the principal residential use of the dwelling or property. Type "A" activities are conducted entirely within principal dwelling and Type "B" activities are conducted in an attached garage or accessory building. (Resolution 2012-06)

IT/AI DATA CENTER. (Resolution 2025-63, 1-20-2026) An Artificial Intelligence (AI) Data Center is a specialized facility to handle AI workloads; supporting advanced computing tasks, relying on GPUs, TPUs, and high performance processors. They are used for cloud computing, data storage, content delivery, disaster recovery and AI processing; serving users and running critical services for technology companies/entities and governments. IT/AI Data Centers house computers and machines that can reason, learn, and act in such a way that would normally require human intelligence or that archives data whose scale exceeds or may exceed what humans can produce.

JUNK YARD. Any lot, tract, or building which has collected scrap, rags, or other discarded materials, or stores more than five (5) vehicles or machines which are not in operating condition.

LANDFILL. Any lot or tract which collects salvage, scrap, or any type or discarded materials. Any lot or tract which permits the dumping of salvage materials on the property or disposes of such materials by disposal into sink holes or trenches shall be deemed a landfill.

LANDSCAPING. The planting and maintenance of trees, shrubs, lawns, and other ground cover or materials, provided that terraces, fountains, retaining walls, street furniture, sculptures, or other art objects, and similar accessory features may be considered as landscaping if integrally designed.

LOCAL COLLECTOR. A street which collects traffic from local streets and whose adjacent land use is primarily residential in nature.

LOCAL STREET. A street designed to provide vehicular access to abutting property and to discourage through traffic.

LOT. A parcel of land which fronts on and has access to a public (governmentally owned and maintained) street and which is occupied or intended to be occupied by a building or buildings with customary accessories and open spaces.

LOT OF RECORD. A lot existing prior to this resolution, the boundaries of which are filed as legal record.

MAJOR COLLECTOR. A street which collects traffic from local collectors and connects with arterials.

MANUFACTURED RESIDENTIAL DWELLING. A factory built single family structure that is manufactured to the National Manufactured Housing Construction and Safety Act, is transportable in one or more sections and includes the following:

- a. Mobile Home, Single Chassis. A factory built single family residential structure having a single chassis, permanently attached axles with the ability to attach wheels for highway transportation, and without a permanent foundation when connected to the required utilities.
- b. Mobile Home, Multiple Chassis. A factory built single family residential structure constructed in two or more sections or chassis with permanently attached axles with the ability to attach wheels for highway transportation, and without a permanent foundation when connected to the required utilities.
- c. Modular Home. A factory built single family residential structure constructed in one or more sections, is transportable but does not have permanent axles with the ability to attach wheels for transportation, and is constructed on a permanent foundation when connected to the required utilities.

MANUFACTURED RESIDENTIAL DWELLING PARK (MOBILE HOME PARK). A five (5) acre or greater parcel of land under single ownership that has been planned and improved as a Planned Unit Development regulated in section 7.4, for the placement of a minimum of five (5) manufactured housing units for residential dwelling purposes.

MEDICAL FACILITIES.

- a. Convalescent, Rest or Nursing Home. A health care facility where persons are housed and furnished with meals and continuing nursing care for compensation.
- b. Dental Clinic or Medical Clinic. A facility for the examination and treatment of ill and afflicted human out-patients provided, however, those patients are not kept overnight except under emergency conditions.
- c. Hospital. An institution providing health services primarily for human in-patient medical care for the sick or injured and including related facilities such as laboratories, out-patient facilities, emergency medical services, and staff offices which are an integral part of the facility.
- d. Public Health Center. A facility utilized by a health unit for the provision of public health services.

NONCONFORMING USE. Any structure or land lawfully occupied by a use that does not conform to the regulations of the district in which it is situated.

NOXIOUS MATTER. Material (in gaseous, liquid, solid, particulate, or any other form) which is capable of causing injury to living organisms, chemical reactions, or detrimental effects upon the social, economic, or physiological well-being of individuals.

PAIN MANAGEMENT CLINIC. (Resolution 2012-12) A privately owned facility in which a medical doctor, an osteopathic physician, an advanced practice nurse, and/or a physician assistant provides pain management services to patients, a majority of whom are issued a prescription for, or are dispensed, opioids, benzodiazepine, barbiturates, or carisoprodol, but not including suboxone, for more than ninety (90) days in a twelve (12) month period.

PAYDAY AND TITLE LOAN BUSINESS. (Resolution 2015-33, 1-22-2016) A payday or title loan business (aka business providing deferred advance loans, cash advance loans, check advance loans, post-dated check loans, deferred deposit check loans, or title loans) is one that provides short term loans that are normally to be repaid within two weeks to three months and are characterized by high interest rates and fees.

PERSONAL SERVICES. Establishments primarily engaged in providing services involving the care of a person or his or her apparel, such as beauty and barber shops, shoe repair, tailor, seamstress, weight control and exercise salons.

PLANNED UNIT DEVELOPMENT. An integrated design for development of residential, commercial, or industrial uses or combination of uses which is professionally designed to allow flexibility and initiative in site and building design and location, in accordance with a plan approved by the planning commission.

PRIMITIVE CAMPING. Primitive camping is tent camping on unimproved property lacking potable water, sewer facilities, electricity, and parking.

PRINCIPAL USE. The specific primary purpose for which land or a building is used.

PROFESSIONAL OFFICE. The office of a physician, dentist, attorney, architect, engineer, urban planner, accountant, or related professions.

RECREATIONAL VEHICLE (RV) aka TRAVEL TRAILER, CAMPER. (Resolution 2016-46, 11-28-2016) A trailer that is towed behind a motor vehicle or a vehicle that is driven and designed and constructed for temporary human occupancy. RVs typically have a built-in kitchen, restroom, sleeping area, and lounging area.

RECREATIONAL VEHICLE (RV) PARK aka TRAVEL TRAILER PARK. (Resolution 2016-46, 11-28-2016) A Recreational Vehicle Park is a tract of property containing two (2) or more RV sites and/or tent camping sites for the purpose of short-term rent or lease not to exceed twenty-nine (29) days.

RETAIL TRADE AND SERVICES. Establishments engaged in selling goods and/or offering services to the general public for personal, small business, or household use or consumption.

SATELLITE DISH ANTENNA. An earth station antenna, parabolic or spherical design, for the reception or transmission for the satellite or terrestrial communication services.

SHOOTING OR FIRING RANGE. A shooting or firing range is a specialized facility designed and constructed for firearms, shotguns, air guns, or archery practice or completion. Indoor ranges are those where the entire range is within a building and outdoor ranges are those where all or a portion of the range are not within a building.

SHOPPING CENTER. For the purpose of this ordinance, a shopping center shall be considered as an enterprise located on a single parcel of property which is internally separated or segregated into individual shops or separate, distinct businesses or functions. Individual ownership is not a factor. The centers shall be considered as planned unit developments.

SIGN. Any object, device, structure, or natural feature or part thereof, which is used to attract the attention of persons for the purpose of communicating a message by any means, including words, letters, figures, designs, symbols, fixtures, colors, illumination or projected images. Included within the definition of sign are the following types of signs.

- a. BANNER SIGN. Any sign intended to be hung either with or without frames, possessing characters, letters, illustrations, or ornamentations applied to paper, plastic, or fabric of any kind. National flags, flags of political subdivisions, and symbolic flags of any institution shall not be considered banners for the purpose of this ordinance.
- b. BENCH SIGN. A sign located on any part of the surface of a bench or seat placed on or adjacent to a public right-of-way.

- c. BILLBOARD OR OFF-PREMISE SIGN. A non-point-of-sale sign which advertises a business, organization, event, person, place, or thing, unless such sign is more specifically defined herein.
- d. CHANGEABLE COPY OR READER BOARD SIGN. A sign that is designed so that characters, letters, or illustrations can be changed or rearranged without altering the face of the surface of the sign.
- e. CONSTRUCTION SIGN. Any sign giving the name or names of principal contractors, architects, and lending institutions responsible for construction on the site where the sign is placed, together with other information included thereon.
- f. DIRECTORY SIGN. A sign on which the names and locations of occupants or the use of a building is given.
- g. ELECTRONIC MESSAGING SIGN. A sign on which an electronic message is displayed. The message is not seen in its entirety, but portions of it are seen continually.
- h. FREESTANDING SIGN. Any mobile or portable sign or sign structure, not securely attached to the ground or to any other structure.
- i. GROUND SIGN. Any sign which is supported by structures or supports in or upon the ground and independent of support from any building.
- j. ILLUMINATED SIGN. Any sign illuminated in any manner by an artificial light source.
- k. INTEGRAL SIGN. Memorial signs or tablets, names of buildings, and date of erection when cut into any masonry surface or when constructed of bronze or other incombustible materials mounted on the face of a building.
- l. MARQUEE SIGN. Any sign attached to and made part of a marquee. A marquee is defined as a permanent roof-like structure projecting beyond a building wall at an entrance to a building or extending along and projecting beyond the building's wall. A marquee sign shall be considered a wall sign.
- m. NONCONFORMING SIGN. Any sign which does not conform to this ordinance.
- n. PROJECTING SIGN. Any sign other than a wall sign affixed to any building or wall whose leading edge extends beyond such building or wall.
- o. REAL ESTATE SIGN. Any sign which is used to offer for sale, lease, or rent the property upon which the sign is placed.
- p. ROOF SIGN. Any sign erected or constructed wholly upon and over the roof of any building and supported entirely on the roof structure.

- q. WALL SIGN. Any sign erected parallel to the face or on the outside wall of any building and supported throughout its entire length by such wall where the edges of the sign do not project more than twelve (12) inches therefrom.

SLAUGHTERHOUSE. Slaughterhouse means the facilities or premises where slaughtering and/or dressing, butchering, grinding, chopping, and mixing of the carcasses of animals for human consumption or other use occurs. Finished products are to be sold to consumers.

SLAUGHTERHOUSE, CUSTOM. Custom slaughterhouse means the facilities or premises where custom slaughtering occurs and includes mobile custom slaughtering and/or dressing, butchering, grinding, chopping, and mixing of the carcasses of animals for consumption or use by the owner of the animal. Finished products are not to be sold or offered for sale. The slaughterer may accept a portion of the finished product as payment for services rendered.

SLAUGHTERING, CUSTOM. Custom slaughtering means the slaughtering and/or dressing, butchering, grinding, chopping, and mixing of the carcasses of animals for consumption or use by the owner of the animal. Finished products are not to be sold or offered for sale. The slaughterer may accept a portion of the finished product as payment for services rendered.

SOLAR ENERGY SYSTEMS. (Resolution 2015-34, 1-22-2016) A system of facilities collecting, storing, and distributing energy derived from the sun.

TELECOMMUNICATIONS TOWER (added by Resolution 2000-44, adopted 10-16-00). Any structure that is designed and constructed primarily for the purpose of supporting any telecommunications antenna, dish, transmitter, or other equipment.

WIND ENERGY SYSTEMS. (Resolution 2015-34, 1-22-2016) A system of facilities collecting, storing, and distributing energy derived from the wind.

WINERY. (Resolution 2016-48, 11-28-2016) A place or establishment where wine is made.

WINERY, FARM. (Resolution 2016-48, 11-28-2016) A winery where seventy-five percent (75%) or more of the grapes for the making of wine are produced at the farm.

WINERY, MICRO. (Resolution 2016-48, 11-28-2016) A winery producing a maximum of fifty thousand (50,000) gallons per year that are sold off site.

USE. The purpose for which land or a structure is designed, arranged, or intended, or for which it is occupied or maintained.

ARTICLE 6

GENERAL PROVISIONS

6.1 Zoning Affects Every Building and Use. After this code is adopted, all new construction shall conform to the requirements in this code. This shall include new buildings or any additions to existing buildings.

6.2. Non-conforming Uses (Resolution 2002-29, 7-15-2002). All buildings and land uses in existence at the time of the adoption of this code shall be allowed to remain unless they are destroyed over sixty (60) percent of their value or vacated for a minimum of six (6) consecutive months. If buildings are destroyed after adoption of this code, any reconstruction must be in accordance with the requirements of the zoning resolution. However, mobile homes shall be allowed to replace legally nonconforming mobile homes provided such replacement is conducted within six (6) months of the removal of the original mobile home and the mobile home is replaced with a newer mobile home that is certified to meet the Standard Building Code, published by the Southern Building Code Congress International.

6.3. One Principal Building on Any Lot (Resolution 2002-30, 7-15-2002). Only one (1) principal building or structure and customary accessory buildings shall be permitted on a lot. The planning commission may allow commercial or industrial developments under one (1) ownership and planned unit developments to have more than one (1) principal building.

6.4. Lot Area Requirements. For purposes of this zoning code, a lot must be at least 10,000 square feet if provided with public water and sewer, and 20,000 square feet if served by public water with no public sewer. Lots which are without public water and sewer service shall be a minimum of 40,000 square feet in area, except where greater area is required by the Health Department.

6.5. Public Road Frontage Required. No construction may be permitted on any lot or tract which does not abut a public road for fifty (50) feet. Subdivided property must meet the requirements of the Jefferson County Subdivision Regulations.

6.6. Site Plan Requirements (Resolution 2002-31, 7-15-02). The planning commission shall review and approve site plans for all new construction except agricultural, single- and two-family developments, and on-promise signs prior to issuance of a zoning permit. Ten (10) copies of the site plan shall be provided to the zoning official ten (10) working days prior to the meeting at which it is to be reviewed. The approval of a site plan shall lapse six (6) months after the date of its approval unless a zoning permit has been issued. The validity of a zoning permit is established in Section 10.5. Time Limits. To allow for adequate review of new developments, all site plans shall comply with the following:

A. Drawn at a scale of not less than 1" = 20'.

- B. Prepared by a licensed surveyor unless the proposed development or building addition would require five or fewer parking spaces and be less than one thousand (1,000) square feet in area.
- C. Contain a location map and north arrow.
- D. Depict the locations and dimensions of all property lines.
- E. Depict the locations, dimensions, and uses of all existing and proposed buildings and remaining territory.
- F. Depict the locations, dimensions, and design of all existing and proposed utilities, including fire hydrants.
- G. Depict the dimensions and design of proposed parking, travel aisles, driveways, and walkways.
- H. Depict landscaping.
- I. Depict the locations and extent of all land subject to flooding.
- J. Contain a drainage plan showing the locations, dimensions, and design of all existing and proposed drainage facilities.

6.7. Commercial/Industrial Access. No business or industrial use may have access through a residential area or utilize subdivision streets or private easements. All business or industrial uses must have direct access to a public thoroughfare road.

6.8. Off-Street Automobile Parking (added by Resolution 2002-32, adopted July 15, 2002). Off-street automobile parking is required for all uses in all zoning districts.

- A. **Parking Space Requirements.** The minimum number of parking spaces shall consist of the following requirements. Buildings or properties containing more than one use shall meet the minimum requirements for each use. Uses not specifically identified below shall be determined by the board of zoning appeals.
 - 1. **Automobile Service and Repair Facilities:** One space for each employee plus one (1) space for each two hundred and fifty (250) square feet of floor space used for repair work.
 - 2. **Bed and Breakfast Inns:** One (1) space for each guest room and three (3) spaces for the home.
 - 3. **Boarding and Rooming Houses:** One (1) space for each room designed for occupancy.
 - 4. **Bowling Alleys:** Four (4) spaces for each lane.

5. Churches: One (1) space for each four (4) seats in the chapel.
6. Clubs and Lodges: One (1) space for each three hundred (300) square feet of floor space.
7. Dwellings: Three (3) spaces for each unit.
8. Eating and Drinking Establishments: One (1) space for each fifty (50) square feet of space devoted to patron use.
9. Funeral Parlors: One (1) space for each four (4) seats in the chapel.
10. Gasoline Service Stations: Four (4) spaces for each bay or similar facility plus one (1) space for each employee.
11. Hospitals and Nursing Homes: One (1) space for each four (4) patient beds plus one (1) space for each two (2) employees including doctors and nurses.
12. Hotels and Motels: One (1) space for each guest room or accommodation plus one (1) space for each three (3) employees.
13. Industrial: One (1) space for each employee during peak work shift plus five (5) additional spaces.
14. Movie Theatres: One (1) space for each three seats and one (1) space for each employee during peak work shift.
15. General Office: One (1) space for each four hundred (400) square feet of floor space.
16. Medical Offices: One (1) space for each three hundred (300) square feet of floor space.
17. Recreation Establishments (indoor or outdoor): One (1) space for each four (4) customers, based on maximum service capacity plus one (1) space for each employee.
18. Retail: One (1) space for each two hundred (200) square feet of total floor area.
19. Schools, Elementary and Junior High: One (1) space for each employee plus ten (10) additional spaces for visitors.
20. Schools, High: One (1) space for each employee plus ten (10) additional spaces for visitors and five (5) spaces for each classroom.
21. Wholesale: One (1) space for each employee during peak work shift.

B. Parking Lot Design. The following design requirements shall apply to all parking facilities except those associated with single and two-family dwellings.

1. Stall Dimensions: 10 feet wide, 19 feet deep.

2. Aisle Width:	<u>Aisle</u>	<u>90°</u>	<u>75°</u>	<u>60°</u>	<u>45°</u>
	one-way	NA	18'	16'	14'
	two-way	22'	20'	20'	20'

3. All parking areas shall be designed so that no vehicle is required to back onto a public street or alley to obtain egress.

4. All parking areas shall be set back a minimum of five (5) feet from all public street rights-of-way.

5. All parking lots shall be adequately drained to eliminate surface water without contributing to drainage problems on adjacent properties.

6. Except for uses requiring fewer than five (5) parking spaces, all required off-street parking spaces, aisles, and driveways shall be paved with at minimum asphaltic concrete and have an adequate base.

7. All fixed items (such as utility poles, signs, fire hydrants, etc.) shall be contained within designated islands.

8. All islands shall be curbed or similarly delineated.

9. All islands and other areas not used for parking, travel aisles, or drives shall be landscaped with grass, shrubs, or other appropriate vegetation.

10. Vision Clearance. No plants or structures shall be placed that will obstruct the vision of vehicular or pedestrian traffic.

C. Driveways. The following regulations shall apply to all driveways.

1. All driveways shall be positioned at right angles to the roadway.

2. All driveways shall be positioned so that there is two hundred (200) feet of site distance in either direction for oncoming vehicular traffic.

3. Distance from side property lines:

Arterial Streets - 40 feet

Major Collector Streets - 30 feet

Minor Collector & Local Residential Roads - 20 feet

4. Distance from intersecting rights-of-way.

Arterial Streets - 75 feet

Major Collector Streets - 50 feet

Minor Collector & Local Residential Roads - 25 feet

[If the requirements of C.3 and C.4 cannot be met for a lot of record, a driveway will be permitted but the spirit and intent of the regulations shall be adhered to as closely as possible.]

5. Driveway Width: 24 to 30 feet for two lanes and 36 to 40 feet for three lanes.

6. Distance between driveways on same property: 40 feet.

7. Number of driveways allowed per road frontage (separated one-way driveways consisting of one ingress and one egress shall be considered as one driveway):

a. Lots with less than one hundred fifty (150) feet of road frontage may have one (1) driveway.

b. Lots with one hundred fifty (150) to five hundred (500) feet of road frontage may have two (2) driveways.

c. Lots with five hundred (500) or more feet of road frontage may have two (2) driveways for the first five hundred (500) feet of road frontage plus one (1) additional driveway for each additional three hundred (300) feet of road frontage.

D. Off-Street Loading and Unloading Space. Off-street loading and unloading space shall be provided for every commercial and industrial use. Retail, service, and similar uses shall have at least one (1) 12' x 25' space for each three thousand (3,000) square feet of floor space. Wholesale, industrial, and similar uses shall have at least one (1) 12' x 50' space for each ten thousand (10,000) square feet of floor space.

E. Remote Parking. If the parking space requirements cannot be provided on the same lot as the principal building, off-street parking may be allowed provided that:

1. The lot is under the same ownership as the lot with the principal building;

2. The lot is within three hundred (300) feet of the main entrance to the principal building; and

3. On the same side of a major road or river as the lot containing the principal building.

ARTICLE 7

SUPPLEMENTARY PROVISIONS

7.1 Home Occupation. Occupations permitted include, but are not limited to repair of watches, clocks, jewelry, guns, computers, small appliances, arts and crafts including ceramics, painting, photography, woodworking, and sculpture, tailoring and sewing, office uses including tax preparation, financial planning, writing, editing, professional counseling services, electronic commerce, tutoring and arts instruction, limited to two (2) students at a time and any use deemed by the board of zoning appeals to be similar to one listed above. (Resolution 2012-06)

A. Type A Home Occupations must comply with the following:

1. All worker(s) must reside in the house where the home occupation occurs.
2. No more than twenty-five (25) percent of the dwelling may be used for the home occupation.
3. The home occupation must be conducted entirely within the dwelling.
4. There shall be no outside storage of materials or products.
5. On-site sales are limited to products produced or fabricated on the premises as a result of the home occupation.
6. Except for a maximum two square foot sign designating the home occupation, there shall be no external evidence of the home occupation.

B. Type B Home Occupations must comply with the following:

1. Same as Type A except for a home occupation may be conducted within an attached garage or accessory building provided the building does not exceed nine hundred (900) square feet in area. A larger agricultural or other building may be used for a home occupation provided no more than nine hundred (900) square feet of the building are used for the home occupation.
2. No more than two non-residents of the dwelling are allowed.

7.2. Signs and Billboards. Signs and billboards shall be permitted in commercial, agriculture, and industrial districts. The height of such signs shall not exceed fifty (50) feet in height or 300 square feet in area. No flashing signs or other signage shall be permitted within two hundred (200) feet of a residential district or a residential structure. No signs shall be permitted on state, city, or county right-of-ways. "For sale" signs, not exceeding twenty-five (25) square feet shall be permitted in residential districts. Auction signs shall be permitted in all districts, not to exceed two hundred (200) square feet, and shall be removed within ten days of the auction.

7.3. Manufactured Residential Park Standards. A mobile home park consists of five or more mobile homes or mobile home sites on a lot or lots under the same ownership. The following standards shall apply:

- A. No mobile home park shall be within five hundred (500) feet of any residence except a residence owned by the mobile home park operator/owner.
- B. Mobile home parks within 1,000 feet of any residence, except that of the park owner, shall have an evergreen buffer, composed of vegetation five (5) feet in width and at least eight (8) feet tall. The buffer shall be required on any perimeter facing such residences.
- C. No mobile home park may be constructed in which the only access is by residential streets in a duly recorded subdivision. Mobile home parks must have thirty (30) foot wide access roads connected to a county, state, federal, or city owned road.
- D. Internal roads must be built to county owned standards.
- E. Six-inch public water line must be provided to all sites. A fire hydrant must be located every five hundred feet.
- F. Parks having over fifteen (15) lots must be on public sewer.
- G. Mobile home parks having less than fifteen units without access to public sewer must have individual sewage disposal systems approved by the State Department of Health and Environment.
- H. A site plan must be approved by the planning commission prior to any construction. Such a site plan must include site area, topography, drainage plans, specific parking arrangements, locations of water or sewer lines, septic systems (where applicable), fire hydrants, buffering, (accessory buildings such as offices or laundromats), parks and open space.
- I. The planning commission may deny the site plan due to poor site design for traffic patterns, poor visibility at mobile home park entrance, poor drainage plans, inadequate soil percolation of 60 mpi or greater, lack of parking, etc.
- J. All mobile home sites must have two off-road parking stalls of 9 feet by 18 feet. No on-street parking is permitted.
- K. All mobile home parks must provide and show on the site plan garbage disposal/dumpster units adequate to handle the refuse and dumped weekly.
- L. Five acres shall be the required minimum lot area for a mobile home park.

7.4 Planned Unit Development (PUD) Regulations. The purpose of the Planned Unit Development regulations is to provide for diversification in the relationship of uses and

structures to their sites and also provide flexibility which will create a more desirable living environment. A PUD shall mean an integrated, professionally prepared design for development of residential, commercial, or industrial uses, or as permitted, combinations of such uses, to allow application of new techniques and technology of site and building design and location; this for the purpose of achieving economies in land usage, maintenance, and street and utility systems while providing for attractive open areas, safe circulation, and general well-being of the inhabitants.

A. Applicability of PUD Regulations. A PUD may be developed in any district provided that the uses permitted and density requirements of the district allow the development and the PUD plan elements are approved by the planning commission. Residential, commercial, public, semi-public, or industrial uses, or combinations of these uses where district or special regulations permit, may be developed under the PUD concept. Cluster type subdivisions and condominiums, townhouses, multi-dwelling units, rental developments, multi-use parks, travel trailer parks, and multi-use or ownership developments shall be considered as PUDs for the purpose of this resolution.

B. Relationships of PUD Regulations to District and Site Plan Regulations. Unless specifically altered by any provision of this section, the use and development regulations of Article 8, or any other applicable provision of this ordinance shall apply to the development of a PUD.

C. General Requirements. All PUD developments shall comply with the following requirements.

1. Minimum Site. No PUD shall have an area less than that required by the planning commission as adequate for the proposed project; however, the minimum site shall not be less than the minimum lot size required in the district in which the proposed project is to be located.
2. Structures and Open Space. The planning commission shall require structures and open space to be arranged on the site in such a way that adjacent uses will not be adversely affected.
 - a. Where feasible, the highest height and intensity of uses shall be toward the interior of the projects.
 - b. No freestanding building shall be located closer than twenty (20) feet to any other freestanding building.
 - c. Minimum setback, and lot width at setback requirements for lots as established in Chapters 6 and 7 may be altered upon approval of the planning commission; except that, in no case shall the setbacks from any exterior project site side or rear property line be less than twenty-five (25) feet.
 - d. Landscaping/buffering requirements, as contained in, shall be applied to PUD developments; except that, the planning commission may require additional

landscape materials or structures where it is deemed to be in the public interest to do so.

D. Open Space Requirements. Preservation, maintenance, and ownership of open space areas and facilities shall be accomplished by one or more of the following methods, and shall be established in an appropriate legal manner.

1. Dedication to and acceptance by the public as part of a governmentally administered park and open space system.
2. A property owners' association.
3. The developer or management authority of the PUD.

E. Parking and Access Control Requirements. The provisions of this ordinance relating to vehicular access and parking shall be adhered to; except that, the planning commission may alter these requirements in instances in which a superior design alternative is presented which will not be detrimental to the public interest or in conflict with the intent of this resolution.

F. Density Requirements for Residential PUD. The density (units per gross acre) of dwelling units in a PUD shall be no greater than that allowed in the zoning district within which a PUD is located. The open spaces around public structures, such as schools and churches may be included in the gross acreage of the site for the purpose of calculating the number of residential units that are allowed within a PUD.

G. Signs. The number, size, type, and placement of signs within PUDs shall be governed by the applicable provisions of this resolution.

H. Street and Utility Construction Standards. Public and common ways for pedestrian and vehicular circulation shall be developed in relationship to other existing or planned streets and ways and with the Jefferson County Major Road Plan. Whether or not the subdivision of property is proposed within a PUD, all project street and way improvements shall comply with the construction standards set out in the subdivision regulations. Due to the uniqueness of each PUD, the owner/developer of a PUD may request slight adjustments from widths of streets, ways, utility easements, curbing, and similar standards set out in the subdivision regulations; and, upon a determination of good cause being shown for such adjustments, the planning commission may permit changes or alterations in standards, provided the spirit and intent of this section can be preserved.

I. Plan Preparation and Review Process

1. PUDs requiring The Subdivision of Property. In PUDs in which property is divided for the purpose of sale or rental, such as a subdivision or mobile home park, the following requirements for PUD plan preparation shall apply:

- a. Preliminary PUD Plan. Prior to submitting a preliminary subdivision plat for review, a preliminary PUD plan shall be submitted to the planning commission which shall include the following: the general location of buildings and uses, general circulation patterns, open space and recreation areas, parking areas, ingress/egress points, sketch elevations and drainage, the boundary dimensions, overall density of development, public uses, landscaping concepts, zoning classification, and other information deemed pertinent by the planning commission. The approved preliminary PUD plan shall serve as the plan upon which the final PUD plan and preliminary subdivision plat are based. Approval of a preliminary PUD plan shall lapse twelve (12) months from the date it was approved.
 - b. Final PUD Plan/Preliminary Subdivision Plat. In addition to meeting the applicable provisions of the subdivision regulations regarding preparation of a preliminary plat, the final PUD plan shall include detailed architectural/engineering plans for: utilities, vehicular and pedestrian circulation systems, location of all structures, topographic intervals at no less than five (5) feet, minimum elevations, and grading, the physical relationship of uses, parking areas, open space and recreation areas, landscaped areas, buffer or screening materials and locations, areas proposed for dedication as parks, ways, or places, final drafts of legal documents, and other information deemed pertinent by the planning commission. Upon approval of the final PUD plan and the preliminary subdivision plat by the planning commission, development may commence with the installation of public improvements. No lots, however, shall be sold until the final subdivision plat approval has been granted by the planning commission with all required improvements having either been installed or appropriate security posted for the installation of such improvements.
2. PUDs Not Requiring The Subdivision of Property. In PUDs in which no individual parcel of property is owned or rented, such as condominium, apartment, commercial, or industrial PUDs, and similar uses, the following requirements for PUD plan preparation apply:
- a. Preliminary PUD Plan. A concept plan prepared by an architect/engineer containing the following information shall be submitted to the planning commission for review: the general location of buildings and uses, general circulation patterns, open space and recreation areas, parking areas, ingress/egress points, sketch elevations and drainage, the boundary dimensions, overall density of development, public uses, landscaping concepts, zoning classification, and other information deemed pertinent by the planning commission. The approved preliminary PUD plan shall serve as the plan upon which the final PUD plan is based. Approval of a preliminary PUD plan shall lapse twelve (12) months from the date it was approved.
 - b. Final PUD Plan. Following approval of a preliminary PUD plan, the developer may proceed to prepare a final PUD plan which shall include detailed architectural/engineering plans for: utilities, vehicular and pedestrian circulation systems, location of all structures, topographic intervals at no less than five (5) feet, minimum elevations, and grading, the physical relationship of uses, parking areas, open space and recreation areas, landscaped areas, buffer or screening materials and

locations, areas proposed for dedication as parks, ways, or places, final drafts of legal documents, and other information deemed pertinent by the planning commission. Upon approval of the final PUD plan, a special conditions permit may be issued.

J. Staging of Development. The PUD applicant may elect to develop the site in successive stages. The stages and expected development periods shall be shown on the preliminary PUD development plan. However, each stage given final PUD approval must be substantially complete within itself. The planning commission may also require the development of a PUD project in stages if public facilities are not adequate to handle the entire development initially.

K. Permits. The developer of a PUD shall be entitled to receive appropriate development permits following approval of the final PUD plan and the preliminary subdivision plat, where applicable. However, none of these permits shall be issued until the building official receives a PUD plan which bears the signed certificates of approval and of application and agreement (See Appendix C for examples).

L. Changes and Modifications. A PUD project may be changed or modified under conditions established for minor changes and major changes.

1. Minor changes. The planning commission may approve changes in minor shifts of building locations, proposed streets and ways, utilities and easements, recreation and open space areas or other features on the approved plan. However, these changes shall not increase densities, change exterior boundary lines, change uses, materially change location or amount of land devoted to specific uses, or significantly change the exterior features or appearance of buildings and uses shown on the approved plans.

2. Major changes. All changes other than those established as minor shall be considered as major changes to the PUD plan and shall require a new plan submission in accordance with the procedures requirements for approval of a PUD plan.

7.5. Development Standards for Automobile Wrecking, Junk and Salvage Yards, Dumps, and Junked Yards. Because of the nature and character of their operations, automobile wrecking and salvage yards, junk yards, and similar uses of land can have a decidedly detrimental effect upon surrounding properties. Salvage and wrecking yards tend to create problems of noise, dust, traffic and health hazards and may adversely affect property values by their general appearance. The following standards shall be used as a guide in evaluating whether proposed land uses, such as those outlined above, will have properly minimized their objectionable characteristics:

A. All motor vehicles stored or kept in such yards shall be so kept that they will not catch and hold water in which mosquitoes may breed and so that they will not constitute a place or places in which rats, mice, or other vermin may be harbored, reared, or propagated.

- B. Because of the tendency for salvage yards to promote the breeding of vermin, no such operation shall be permitted closer than five hundred (500) feet from any established residence.
- C. All outdoor storage of salvage and wrecking operations shall be conducted entirely within an enclosed opaque fence, screen, or wall, excepting driveway areas, from eight (8) to twelve (12) feet in height. Storage between the road or street and such fence, screen, or wall is expressly prohibited. Any fence, screen, or wall for screening purposes shall be properly painted or otherwise maintained in good condition.
- D. All such yards shall be so maintained as to be in a sanitary condition and so as not to be a menace to the public health or safety.
- E. Off-road parking: No vehicles may be parked outside of the fence, screen, or wall.
- F. Ingress and egress: The number of vehicular access driveways permitted on any single street frontage shall be limited to:
 - 1. One (1) driveway where the parcel to be used has a maximum road or street frontage of one hundred (100) feet or less.
 - 2. Two (2) driveways where the road or street frontage exceeds one hundred (100) feet.
- G. Except for non-conforming yards, no automobile wrecking, junk, or salvage yards shall be permitted within three hundred (300) feet of any public road in Jefferson County, except where a more stringent state or federal law applies.
- H. Application for Automobile Wrecking, Junk, or Salvage Yard Permit: No person shall own or maintain an automobile wrecking, junk or salvage yard within Jefferson County until he has secured a permit from the Jefferson County Board of Zoning Appeals. An application for said permit shall be filed and shall be accompanied by a detailed site plan, a schedule for construction, and any other information herein required.
- I. Dumps: No person shall own or maintain a dump within Jefferson County until a site plan has been submitted and approved by the planning commission, received approval as a special exception by the Board of Zoning Appeals; and a permit issued by the Tennessee Department of Environment and Conservation, Division of Solid Waste is also required. No dump shall be permitted within five hundred (500) feet of a residence, school, church, park, or public gathering place. All debris must be covered daily from public view. The dumping of chemicals or toxins is not permitted. Other standards required for junk yards shall also be required for dumps.
- J. Junked Yards/Lots/Tracts: Because of the nature of junked yards/lots/tracts and the health hazard posed from vermin, junked yards must be cleaned or a permit granted

as a dump or junk, salvage yards. Site plan and Board of Zoning Appeals approval as a special exception is required. No junked yards will be permitted within five hundred (500) feet of a residence, school, church, park, or public gathering place.

7.6. Development Standards for Sanitary Landfills. Because of the nature and character of landfill operations, detrimental effects to the health, safety, and welfare of surrounding residents can occur. To prevent potential problems, the following standards shall be used to evaluate proposed landfills.

- A. A minimum of 100 acres is required.
- B. Landfill operations, such as trenches and demolition areas, shall be no closer than 2,000 linear feet from any residence, school, or church.
- C. Ground water monitors must be located along all borders.
- D. A one hundred (100) foot wide buffer must be provided along all outside boundaries. Such a buffer shall be composed of dense evergreen plantings which shall not permit viewing of landfill operations.
- E. One sign shall be permitted on site noting the name of the landfill and shall be no larger than one hundred (100) square feet.
- F. All landfills must be located on a public road with at least fifty feet (50) right-of-way and a road pavement width of at least twenty-six feet (26) in width to accommodate safely the passage of garbage trucks. Any proposed landfill which does not meet these criteria must offer proposals to the county highway department for upgrading the public road. No site plan shall be approved unless the county highway department has accepted the proposed improvements and a bond has been posted with the planning commission for the improvements.
- G. All proposed landfills must meet all laws and regulations of the State of Tennessee and Jefferson County.
- H. A site plan is required showing access routes, entrances, signage, internal roadways, scales, office buildings, fencing, accessory buildings, trench and demolition areas, ground water monitors, owner's name, address, and telephone number, proposed life span of the landfill, proposed reclamation plans, phases, and topography. The site plan shall be drawn to scale and shall show dimensions of all buildings, signs, entranceways, and landscaping.
- I. Documents must be submittal stating mitigation measures to be undertaken by the developer/owner of damage to surrounding property owners.
- J. A bond amount shall be set by the planning commission in an amount to off-set any detrimental effects from landfill operations and/or site preparation such as damage to roadways, public waterlines, or other "clean-up" operations which the county has to

provide. Said bond shall be held for two years by the planning commission with the option to extend upon negotiations with the developer.

7.7. Development Standards for Telecommunications Towers (Resolution 2000-44, adopted 10-16-00). The following development standards and requirements shall apply to all proposed telecommunications towers to be located in the unincorporated portions of Jefferson County, Tennessee. It is the intent of this section to allow for the construction and placement of appropriate telecommunications facilities while minimizing their negative impacts upon the surrounding properties and the community as a whole.

- A. Telecommunications Towers as a Principal Use. Telecommunications towers are considered as a principal use of land.
- B. Site Plan Requirements. A site plan is required for any proposed telecommunications tower. The site plan shall show the locations of the property lines, tower, accessory building(s) or facilities, guy wires, and supports, and meet the requirements of Section 6.6.
- C. Setback Requirements. All buildings, guy wires, and supports shall meet the setback requirements for the district in which the facilities are located. Telecommunications towers must be set back from property lines equivalent to one and one-half (1½) times the height of the tower.
- D. Lighting. Towers shall not be lighted by artificial lighting except as required by the FAA or other applicable authority.
- E. Landscaping/screening. All facilities located in agricultural and residential districts shall be completely screened from view to a height not less than eight (8) feet. The screening material shall be natural or planted vegetation or opaque fencing. The preservation of existing mature trees is preferred except where such tree growth would interfere with the operation and maintenance of the facilities.
- F. Fencing. All facilities shall be enclosed by a security fence at least six (6) feet in height.
- G. Exemptions. Radio towers and/or antennas less than forty (40) feet in height and that are accessory to an existing residence, business, or government agency. Also exempt are antenna or similar facilities that are attached to existing structures provided they do not extend the height of the structures by more than forty (40) feet.
- H. Tower Removal. When the active use of a telecommunications tower ceases for a period of six (6) consecutive months, the tower shall be removed at the owner's expense.

7.8. Cadaver Research Center. (Resolution 2013-03, 6-19-2013) The following regulations shall apply to all cadaver research centers proposed for establishment within the unincorporated portions of Jefferson County.

- A. All cadaver research centers must comply with section 68-5-102 of the Tennessee Code Annotated.
- B. Minimum Area. Five (5) acres.
- C. Maximum Number of Carcasses/Bodies. One for each two thousand (2,000) square feet of the inner area.
- D. Fencing. Three (3) separate fences are required.
1. An inner fence surrounding the inner area where carcasses or bodies may be located shall consist of a chain link fence a minimum of six (6) feet in height. The inner fence shall have arms facing outward at a 45 degree angle and be topped with razor wire.
 2. A middle fence at least twenty (20) feet beyond the inner fence shall be rectangular metal mesh and three (3) strands of barbed wire being a minimum of six (6) feet in height.
 3. An outer fence at least twenty (20) feet beyond the middle fence consisting of three (3) strands of barbed wire.
- E. Screening. All human and animal carcasses shall be screened from view from adjoining properties. This may be accomplished by topography, trees, vegetation, or manmade barriers.
- F. Signage. Warning signs, a maximum of one (1) square foot in size, shall be placed at a maximum of twenty-five (25) foot intervals along all fences.
- G. Site Characteristics. Site characteristics for the inner area, where any carcasses/bodies will be located, shall:
1. Have a soil absorption rate of 2.00 inches per hour or less.
 2. Have at least two (2) feet of soil to bedrock.
 3. Have a maximum of 30.0 percent slope.
 4. Be at least 300 feet up gradient or 150 down gradient from any well.
 5. Be at least 150 feet from any creek, stream, and the 1002 contour line for Douglas Lake or other water body.
 6. Be at least 165 feet from any property line.

- H. Driveway/Parking. The inner area shall be accessed by a gravel driveway at least eight (8) feet wide and have at least two (2) gravel parking spaces.
- I. Monitoring. Owners or operators of any cadaver research center shall conduct quarterly studies of water quality down gradient at the edge of the property and prepare appropriate reports of its findings. Upon completion, monitoring reports shall be provided to the Jefferson County Environmental Department.

7.9. Development Standards for Solar Energy Systems. (Resolution 2015-34, 1-22-2016) Solar energy systems are considered a principal use of land if electricity generated is primarily sold or used off site. Conversely, solar energy systems which produce electricity solely for on-site use are considered accessory to the principal use of the property.

The following requirements apply to solar energy systems as a principal use:

- A. A detailed site plan showing the locations of buildings, driveways, fencing, solar panels, and other facilities drawn at a scale of no less than 1" = 50' shall be provided to the planning commission.
- B. The planning commission shall be provided with documentation showing that site and construction plans have been approved and that all federal and state requirements will be met.
- C. Solar panels shall be set back from front property lines a minimum of thirty (30) feet and twenty-five (25) feet from side and rear property lines.
- D. Associated buildings and appurtenances shall meet the minimum setback requirements for the district in which they are located.
- E. All on-site power lines and interconnections between producer and a utility shall be underground.

The following requirements apply to solar energy systems as an accessory use:

- A. Solar energy systems as accessory uses are allowed for all uses.
- B. Solar panels shall meet the setback requirements for the district in which they are located.

7.10. Development Standards for Wind Energy Systems. (Resolution 2015-34, 1-22-2016) Wind energy systems are considered a principal use of land if the electricity is primarily sold or used off-site. Conversely, wind energy systems which produce electricity solely for on-site use are considered accessory to the principal use of the property.

The following requirements apply to wind energy systems as a principal use:

- A. A detailed site plan showing the locations of buildings, driveways, fencing, wind turbines, and other facilities drawn at a scale of no less than 1" = 50' shall be provided to the planning commission.
- B. The planning commission shall be provided with documentation showing that site and construction plans have been approved and that all federal and state requirements will be met.
- C. Windmills or turbines shall be set back from property lines a minimum of 150 percent of the height of the windmill or turbine, including the blades extending upward.
- D. Associated buildings and appurtenances shall meet the minimum setback requirements for the district in which they are located.
- E. All on-site power lines and interconnections between a producer and a utility shall be underground.
- F. All windmills or turbines shall comply with FAA and FCC regulations for signal interference.
- G. All windmills or turbines shall comply with FAA requirements for lighting.
- H. All windmills or turbines shall be the same height and have the same number and length of blades.
- I. All windmills shall turn in the same direction.
- J. All windmills or turbines shall be of the same color and contain no advertising.
- K. The portion of the site containing windmills or turbines, generators, fans, or other equipment shall be enclosed by a six (6) foot security fence.
- L. When the active use of a windmill, turbine, or associated facilities ceases for a period of six (6) consecutive months, they shall be removed at owner's expense.

The following requirements apply to wind energy systems as an accessory use:

- A. Windmills, turbines, associated buildings, and appurtenances as accessory uses are allowed for all uses.
- B. Windmills, turbines, associated buildings, and appurtenances shall meet the minimum setback requirements for the district in which they are located.

7.11. Development Standards for Recreational Vehicle Parks. (Resolution 2016-46, 11-28-2016) The following standards shall apply to all proposed RV Parks:

- A. Property used to primitive camping is exempt from these regulations.

- B. Minimum Size. The minimum size tract for any RV Park is five (5) acres.
- C. Site Plan Requirement. A site plan is acquired in accordance with Article 6, Section 6.6.
- D. On-Site Office/Clubhouse Facilities. A building housing an office, restrooms, showers, and laundry facilities is required to serve the RV Park occupants.
- E. Camper sites are for rent only and are not to be sold or leased for a period longer than twenty-nine (29) days.
- F. RV Park Management. An on-site 24-hour manager is required.
- G. Utilities. The clubhouse and all RV sites shall be provided with water, sewer, and electric services. Utilities shall be provided by the RV Park and shall be underground. As built plans shall be provided to the zoning office when all utilities are completed.
- H. Fire Protection. Where available, a minimum six (6) inch water line and fire hydrants shall be installed along drives so that all buildings and RVs are within five hundred (500) feet of a hydrant.
- I. Garbage Collection. A garbage collection container to serve all RV Park occupants is required and must be emptied once each week.
- J. Buffering. A minimum ten (10) foot wide natural or planted buffer is required along all side and rear property lines. The buffer shall consist of existing trees and other vegetation or planted cedar or other evergreen trees.
- K. State License Compliance. All RV Parks shall comply with licensing requirements of the State of Tennessee.
- L. RV Site Requirements.
 - 1. RV sites shall be set back fifty (50) feet from outer property lines.
 - 2. RV sites shall be a minimum of thirty-five (35) feet wide and sixty (60) feet deep.
 - 3. Each RV site shall have connections to water, sewer, and electricity. Water and sewer utilities shall be approved by the county health department or appropriate utility district.
 - 4. Each RV site shall contain one (1) 10' x 19' automobile parking space.
 - 5. Permanent site improvements or structural additions to RVs such as decks and roofs are not allowed.

M. Drives.

1. Drives accessing an RV Park shall come off of a county road and in no case come off of a road in a residential subdivision.
2. Drives shall be designed in accordance with Article 6, Section 6.8, except that:
 - a. Two-way drives within the RV Park shall be twenty (20) feet wide.
 - b. One-way drives shall be twelve (12) feet wide.
 - c. The first three-hundred (300) feet of any drive from a county road and where the slope exceeds 5.0 percent shall be constructed to county road standards, including paving. Interior roads and those with slopes 5.0 percent or less shall meet county road standards except they may have a gravel surface.

N. Parking.

1. One (1) 10' x 19' automobile visitor parking space is required for every two RV sites.
2. Visitor parking spaces are to be separate from RV sites and may be provided at or near clubhouse and/or in interior of the park.
3. Parking and drives shall be designed in accordance with Article 6, Section 6.8.

O. Tent camping.

1. Tent camping is allowed in open space areas designated for that purpose.
2. The number of tent camping sites is limited to the number of parking spaces designated for that purpose.
3. Tent camp sites shall be within two hundred (200) feet of the clubhouse/restroom facilities.

P. Storage. On site storage is allowed for park occupants only.

1. Total storage building(s) serving the occupants is not to exceed fifty (50) square feet per RV site.
2. Outdoor storage of boats and vehicles is allowed for occupants only provided it is at least one hundred (100) feet from outer property lines and does not exceed five (5) percent of the gross land area.

Q. General Requirements.

1. No home occupations or commercial activities are to be conducted in the RV park by tenants.

7.12. Development Standards for Outdoor Shooting Ranges. (Resolution 2016-47, 11-28-2016) The following standards shall apply to all proposed commercial, public, and private Outdoor Shooting Ranges that are open to the public or members of a club or organization.

- A. Minimum Size. The minimum size tract for any Outdoor Shooting Range is determined by the design and nature of the range.
- B. Site Plan Requirement. A site plan is required in accordance with Article 6, Section 6.6. Additionally, the site plan shall show:
 1. The design and detailed layout of the proposed firing range.
 2. The locations and dimensions of all structures, fencing, firing lines, target areas, target pits, baffles, berms, and natural and/or planted buffers.
- C. Additional Plan Requirements. A professionally prepared Sound Abatement Plan and a Projectile Containment Plan are required in conjunction with the site plan.
- D. Development Standards.
 1. Shooting Direction. The shooting direction shall be away from the sun in a northern or northeastern direction.
 2. Setback Requirements. Firing stations, projectile travel areas, and target areas shall be two hundred (200) feet from any property line.
 3. Sound Abatement. A Sound Abatement Master Plan, professionally prepared in accordance with Section 1, Chapter 6, Article 3, of the *Range Source Book*, 2012 Edition, published by the NRA, showing the use terrain, natural/planted vegetation, berms, buffers, and fences shall be used to prevent sound in excess of 60 decibels from leaving the property.
 4. Projectile Containment. All outdoor shooting ranges shall be designed to contain projectiles to the shooting range property through the use of safety baffles, side baffles, berms, pits, and backstops. These measures shall be professionally designed and constructed in accordance with Section 1, Chapter 1, Article 2, of the *Range Source Book*, 2012 Edition, published by the NRA.
 5. Parking. One (1) parking space is required for each firing station. The parking area and driveway may have a gravel surface.
 6. Hours of Operation. 8:00a.m. to one-half hour before sunset Monday through Saturday and 12:00p.m. to one-half hour before sunset on Sundays.

7. Security. A security fence shall surround the shooting range and its facilities to prevent unauthorized persons from entering the shooting area. Warning signs shall be posted at one hundred (100) foot intervals.
8. Lead Management. Ongoing lead management shall be handled in accordance with requirements of the EPA's most current edition of *Best Management Practice for Lead* at Outdoor Shooting Ranges.
9. Shotgun Facilities. Shotgun facilities shall meet the requirements of Section 7.11.
10. Federal Requirements. All shooting ranges shall meet all requirements of all federal organizations and agencies.

7.13. Development Standards for Indoor Shooting Ranges. (Resolution 2016-47, 11-22-2016) The following standards shall apply to all proposed Indoor Shooting Ranges:

A. Site Plan Requirement. A site plan is required in conjunction with Article 6, Section 6.6.

B. Development Standards.

1. Projectile Containment. Indoor shooting ranges shall be designed and constructed so no projectiles can leave the building.
2. Sound Abatement. Indoor shooting ranges shall be designed and constructed so sound will not exceed 60 decibels at the property line.
3. Parking. One parking space is required for each firing station. The parking area and driveway may have a gravel surface.

7.14. Development Standards for Breweries, Distilleries, and Wineries. (Resolution 2016-48, 11-28-2016) Breweries, micro breweries, distilleries, micro distilleries, wineries and micro wineries shall meet the following minimum standards.

A. Minimum Lot Size. The minimum lot size is five (5) acres.

B. Building Setback Requirements. Minimum front, rear, and side building setback requirements – seventy-five (75) feet.

C. Minimum Road Frontage. One hundred (100) feet.

7.15. Air Parks and Air Strips. Airparks and Airstrips are permitted as special exceptions provided they meet the PUD requirements for the district in which they are located and the following conditions, as determined by the Jefferson County Board of Zoning Appeals. (Resolution 2009-21)

A. General:

1. These regulations shall apply only to aircraft as herein defined. Ultra light aircraft, model airplanes, model helicopters, model rockets, hot air balloons, and similar unmanned aircraft are exempt from these regulations.
2. Before an air strip or air park can be located in the A-1 zone, the site plans for the air strip or air park, plans for the runways, local traffic pattern, hangars, other industrial uses of the aircraft landing field, and other appropriate information and documentation shall be submitted to the BZA for approval.
3. The proposed air strip or air park must meet or exceed the requirements of any and all regulations, statutes, laws, ordinances of all local, state, and federal governmental entities and agencies, including, but not limited to the Federal Aviation Administration. Certification by an architect, engineer, or other approved design professional that the proposed air strip, air park, runway, etc. meets or exceeds the requirements of all local, state, and federal governmental entities and agencies, including, but not limited to the Federal Aviation Administration shall be required. Appropriate documentation substantiating that all requirements are met shall be provided to the board.
4. There shall be no existing sight obstructions, towers, chimneys, or other structures or natural obstructions outside the aircraft landing field which would fall within the runway safety area at each end of the proposed runway.

B. Air Strips:

1. Minimum lot area for air strips is ten (10) acres.
2. The use of an air strip is limited to no more than two (2) airplanes that are owned by the owner, or owners, of the air strip and air strip property.
3. All buildings shall be located no closer than one hundred feet (100) from the edge of the paved or grass airstrip.
4. Runways shall be grass and have a maximum length of three thousand (3,000) feet.
5. Runways shall not be lighted.
6. The center lines of runways shall be at least two hundred (200) feet from all property lines.
7. The ends of all runways shall be at least five hundred (500) feet from all property lines.
8. There shall be a three hundred (300) foot long runway safety area located at each end of the runways.
9. For air strips, runways shall be situated so that there are no schools, houses, residential dwelling units, churches, places of public gathering, or other occupied

buildings within the approach and takeoff areas. Approach and takeoff areas are those areas that are in line with the runway, are one thousand (1,000) feet from the edge of the runway safety areas outward, and are four hundred (400) feet wide at their beginning narrowing to the width of the runway safety areas where they join the runway safety areas.

C. Air Parks:

1. For air parks, the minimum property size is based on runway length:
 - a. runways 3,000 feet and under - one hundred (100) acres
 - b. runways 3,001 through 4,500 feet — one hundred seventy-five (175) acres
 - c. runways 4,501 through 6,000 feet — two hundred fifty (250) acres
2. The use of an air park is limited to no more than two (2) airplanes that are owned by the owner of a lot and/or housing unit within the air park.
3. For air parks, the maximum length of any runway shall be six thousand (6,000) feet.
4. For air parks, runways or air strips shall not be lighted.
5. For air parks, the center lines of runways or air strips shall be set back from property lines based on runway length:
 - a. runways 3,000 feet and under – five hundred (500) feet
 - b. runways 3,001 through 4,500 feet – six hundred (600) feet
 - c. runways 4,501 through 6,000 feet – seven hundred (700) feet
6. For air parks, the ends of all runway safety areas shall be set back from property lines based on runway length:
 - a. runways 3,000 feet and under – three hundred (300) feet
 - b. runways 3,001 through 4,500 feet – four hundred (400) feet
 - c. runways 4,501 through 6,000 feet – five hundred (500) feet
7. For air parks, all buildings and structures shall be set back from the edge of the runway or air strip based on the length of the runway or air strip.
 - a. runways 3,000 feet and under - one hundred fifty (150) feet

- b. runways 3,001 through 4,500 feet – two hundred (200) feet
 - c. runways 4,501 through 6,000 feet – two hundred fifty (250) feet
8. For air parks, runway safety areas shall be located on air park property, at each end of the runway, and shall be based on runway length:
- a. runways 3,000 feet and under - three hundred (300) feet
 - b. runways 3,001 through 4,500 feet – four hundred fifty (450) feet
 - c. runways 4,501 through 6,000 feet – six hundred (600) feet
9. For air parks, the runway must be situated so that there are no schools, houses, residential dwelling units, churches, places of public gathering or other occupied buildings within the approach and takeoff areas. Approach and takeoff areas are those areas at the ends of a runway that extend and fan outward in line with the runway. The approach and takeoff areas must be owned by the air park or the air park must have an easement controlling building development in the approach and takeoff areas. The lengths and widths of the required approach and takeoff areas are based on the length of the runway.
- a. runways 3,000 feet and under – one thousand five hundred (1,500) feet long and four hundred (400) feet wide at the farthest distance from the end of the runway.
 - b. runways 3,001 through 4,500 feet – two thousand (2,000) feet and five hundred (500) feet wide at the farthest distance from the end of the runway.
 - c. runways 4,501 through 6,000 feet – two thousand five hundred (2,500) feet and six hundred (600) feet wide at the farthest distance from the end of the runway.

7.16. Development Standards for Custom Slaughterhouses. (Resolution 2019-24, 7-15-19) Custom Slaughterhouses shall meet the following requirements:

- A. Custom Slaughterhouses are limited to twenty (20) maximum animal units per week.
- B. Site Plan Requirement. A site plan is required for any proposed Custom Slaughterhouse.
- C. Minimum Lot Size. The minimum lot size is five (5) acres.
- D. Building Setback Requirements. All buildings shall be set back from property lines a minimum of one hundred (100) feet.
- E. Loading/Unloading/Parking/Traffic Flow. All facilities for motor vehicles shall be designed in accordance with Article 6, Section 6.8 much as possible. The planning commission may allow flexibility in design provided it is deemed reasonable and safe. Asphalt paving is not required.

F. Animal Equivalency Table. For purposes of this resolution, animal equivalency is as per the following table.

	<u>Head per AU</u>	<u>AU per Head*</u>	<u>Max AU per Week</u>
Bison (male)	0.5	2.00	10
Cattle/Bison (female)	1.0	1.00	20
Moose/Elk/Horse	1.0	1.00	20
Sheep/Pigs/Boar	5.0	.20	100
Deer	7.0	.14	140
Goats	10.0	.10	200
Turkeys/Geese	20	.05	400
Ducks/Chickens	30	.03	600

*Average Animal Unit (AU) per head is used because most custom slaughterhouses will process a variety of animals.

7.17. Development Standards and Requirements for Battery Energy Storage Systems (BESS). (Resolution 2023-16, 7-17-2023)

- A. The minimum property size for a Battery Energy Storage System is five (5) acres and must be adjacent to a TVA Substation.
- B. Site Plan Requirement. A site plan, prepared in accordance with Section 6.6, and complying with all Jefferson County zoning guidelines for site plans. Included at the time of site plan submittal is an Emergency Response Plan that has been developed and approved by the Jefferson County EMA along with a fissure report.
- C. Stamped Engineered plans for the storage units showing compliance with UL9540, UL9540A, and standard 855 of the NFPA are required for any BESS.
- D. Setback Requirements: A BESS shall be located fifty (50) feet from the side facing the substation and one hundred (100) feet from all other property lines.
- E. All structures shall be surrounded and secured by an eight-foot-tall security fence.
- F. The Jefferson County Zoning Office and Emergency Management Agency shall be provided with copies of all required federal and state permits.
- G. Maximum noise level at all property lines is 60 DB.

- H. An 'As Built Survey' of all improvements is required to be submitted to the Jefferson County Zoning Office once all improvements are completed.
- I. The Developer/Owner/Operator is to provide training to local emergency personnel before the BESS is commissioned. Specialized equipment may be necessary which can be stored on site for use by First Responders. The cost for training and equipment to be provided by Developer/Owner/Operator.
- J. The BESS site shall have an E911 address, which shall be shown on the site plan.
- K. Decommission Bond. A bond is required for decommissioning the BESS/site. The bond amount is to be determined by the following formula:

Three (3) bids prepared by companies who have experience in decommissioning a BESS development. The three bids will be reviewed and, based upon the bids, a monetary value will be determined and the bond amount will be 1.5 times the determined amount. This bond will be made payable to Jefferson County. The bond will be reviewed every five years and renewal will be subject to an inflation adjustment. If the site sits idle for six (6) months then the owner, operator or developer will be contacted via a letter from the Jefferson County Zoning Office by Registered mail to determine if the owner, operator or developer is planning to decommission or restart operations. A response to the letter will need to be provided back to the Jefferson County Zoning Office within thirty (30) days of receipt at which time Jefferson County will determine the action that needs to be taken in regards to the Bond. Prior to the 5-year renewal, a notice will be sent alerting the developer, operator, or owner of pending renewal. At the time of decommissioning or whenever there is replacement of existing batteries or equipment, all materials must be removed and disposed of outside of Jefferson County, Tennessee in a hazardous landfill or recycling center.

- L. If a change in ownership or operator occurs, then a third party will be utilized to determine the credibility of the new owner or operator in operating the BESS as per the original design. If a new BESS design or expansion occurs, then a new site plan will be required along with a new commissioning process and a new Emergency Response plan.
- M. The new owner, operator or developer must provide contact names, phone numbers, and addresses to the Jefferson County Zoning Office.
- N. A BESS facility shall not be located within a five (5) mile radius of any Jefferson County School.
- O. A BESS facility shall have fire hydrants installed at the site.

7.18. Development Standards for Cryptocurrency Mining Facilities. (Resolution 2022-16, 10-21-24) Cryptocurrency Mining Facilities shall meet the following requirements:

- A. Minimum Lot Size. The minimum lot size is eight (8) acres.
- D. Written Assurance of Available Power. An official signed letter or similar written document from the power distributor is required in conjunction with the site plan. This letter/document shall assure that there is adequate available power for the Cryptocurrency Mining Facility.
- E. Site Requirements. The site must be accessible by emergency vehicles and the company is responsible for providing necessary access, water, wastewater, energy and other needed services or facilities for its safe operation.
- F. Site Plan Requirement. A site plan is required for any proposed Cryptocurrency Mining Facility prior to the beginning of construction, in accordance with Section 6.6.
- G. Building Setback Requirements. All buildings or facilities housing Cryptocurrency mining and related activities shall be set back from property lines a minimum of four hundred (400) feet.
- H. Maximum Sound Level. The sound level may not exceed sixty (60) decibels at the property lines. Excess sound mitigation may be necessary to achieve this requirement.
- I. Surety for Site Cleanup. A bond or other surety acceptable to the planning commission is required to ensure cleanup of the site once operations cease. The amount of the surety shall be based on a legitimate bid or estimate to remove all facilities and equipment from the site. Driveways and similar improvements may remain at the discretion of the planning commission.
- J. Disposal of Debris/Equipment/Materials. The disposal of computers, equipment, building materials, and other debris shall go to a landfill or similar operation outside of Jefferson County.

ARTICLE 8

EXCEPTIONS AND MODIFICATIONS

8.1. Lots of Record. Where lots, platted or deeded prior to the adoption of this zoning resolution, exist and do not conform to the minimum lot size requirements, construction may be approved, if no adjacent properties can be purchased to meet minimum lot size requirements. After the adoption of this resolution, no lot may be subdivided which does not meet the minimum lot size requirements.

8.2. Mineral Exception. It is recognized that the extraction of minerals is a basic industry within the area subject to this ordinance. It is further recognized that the location of underground mineral deposits will not necessarily coincide with the district boundaries established by this ordinance. It is not the purpose of this ordinance to regulate ruining operations under the surface of the land or restrict strictly temporary prospecting work by core or churn drill in any district.

ARTICLE 9

ZONING DISTRICTS

9.1. Absolute Minimum Lot Size (Resolution 2007-52, 9-17-07). The minimum lot size for lots in the various zoning districts is as designated below. However, where these requirements conflict with the Jefferson County Subdivision Regulations or the Jefferson County Health Department, the more restrictive requirements shall apply.

A-1 Agricultural-Forestry. Forty thousand (40,000) square feet. The averaging of lots within a subdivision in the A-1 District is allowed provided the average lot size is at least forty thousand (40,000) square feet, excluding road rights-of-way. Within a subdivision with lot averaging, the minimum lot size is 30,000 square feet and the maximum lot site is 78,000 square feet.

R-1 Rural Residential. Without public water and sewer – 40,000 square feet; with public water only – 20,000 square feet; with public water and public sewer – 10,000 square feet.

R-2 High Density Residential. Without public water and sewer – 40,000 square feet, with public water only – 20,000 square feet; and with public water and public sewer – 10,000 square feet.

R-R Rural Residential/Resort. Thirty thousand (30,000) square feet.

C-1 Neighborhood Commercial. Forty thousand (40,000) square feet.

C-2 General Commercial. Without public water and sewer – 40,000 square feet; with public water only – 20,000 square feet; and or sewer only – 20,000 square feet; and with public water and public sewer – 10,000 square feet.

I-1 Industrial District. Without public water and sewer – 40,000 square feet; with public water only – 20,000 square feet; and with public water and public sewer – 10,000 square feet.

I-2 Environmental Industrial District. Five (5) acres.

I-3 Cryptocurrency Mining Facilities. Eight (8) acres.

9.2. Classification of Districts. For the purpose of this resolution, the following zoning districts are hereby established in the un-incorporated sections of Jefferson County and are shown on the map entitled Zoning Map of Jefferson County, Tennessee.

A-1 Agricultural-Forestry

R-1 Rural Residential/Resort (Resolution 2012-07)

R-2 High Density Residential

R-R Rural Residential/Resort

F-1 Special Flood Hazard District

C-1 Neighborhood Commercial

C-2 General Commercial

I-1 Industrial

I-2 Environmental Industrial

I-3 Cryptocurrency Mining Facilities

9.3. Agricultural-Forestry District, A-1.

A. Permitted Uses. To achieve the intent of this district, the following uses are permitted.
(Resolution 2012-08)

1. Agricultural and similar activities including: general crop farming; livestock; poultry; horticulture; aquaculture; and the processing and/or sales of agricultural products raised, grown, or cultivated on the premises.
2. Residential activities including: single-family dwellings, duplexes, and mobile homes on individual lots.
3. Type B customary home occupations in accordance with section 7.1.
4. Convenience commercial activities including: gasoline service stations, convenience markets, coin operated laundries, video rental stores, restaurants, drug stores, grocery stores, lounges/bars, and florists.
5. Personal services including: barber shops, beauty shops, pedicure/manicure shops, massage therapists, and tanning salons.
6. Semi-public uses including: churches, cemeteries, lodges, and clubs.
7. Public uses including: post offices, libraries, schools, and buildings and facilities for emergency and non-emergency services.
8. Indoor recreation uses including: video game arcades and billiards/pool rooms.
9. Outdoor recreation activities including: golf courses, driving ranges, parks, athletic fields, and playgrounds.

10. Repair shops including: shops that repair watches, jewelry, clocks, shoes, guns, appliances, and small engines.
 11. Micro distilleries, micro breweries, micro wineries, and farm distilleries, as regulated by Article 7, Section 7.12. (Resolution 2016-48, 11-28-2016)
 12. Other uses including: marinas, veterinarian offices, flea markets, bed and breakfast inns, and cadaver research centers. (Resolution 2013-03, 6-19-2013, and Resolution 2025-14, 7-21-2025)
 13. Solar energy systems and wind energy systems as principal or accessory uses provided they respectively meet the requirements of subsections 7.9, and 7.10. (Resolution 2015-34, 1-22-2016).
 14. Conditional uses including (see Article 7): indoor firing ranges, outdoor firing ranges, skeet shooting, kennels, off-road vehicle facilities, outdoor festivals/concerts, flea markets, bed and breakfast inns, and air parks/air strips.
 15. Custom Slaughterhouses. In conjunction with Article 7, Section 7.16. (Resolution 2019-24, 7-15-19)
 16. Accessory Buildings.
- B. Uses Prohibited. 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. (Resolution 2025-14, 7-21-2025)
- C. Setbacks. (Resolution 2019-23, 7-15-19)
1. Principal Building/Structure: Front – thirty (30) feet; rear – ten (10) feet; side – ten (10) feet.
 2. Accessory Buildings (properties less than two acres in size): rear – five (5) feet; side – five (5) feet. Not allowed in front yards.
 3. Accessory Buildings (properties two acres or greater in size): front – thirty (30) feet; side – five (5) feet; rear – five (5) feet.

4. Signs: Five (5) feet from any lot line.

9.4. R-1, Rural Residential District. The intent of this district is to establish areas for medium-density residential uses that are adjacent to or convenient to municipalities and to prevent non-compatible commercial, industrial, and other uses that would interfere with the residential and aesthetic characteristics of the district. The requirements of this district are designed to promote the efficient development of the county by encouraging residential activities in areas with good roads, good utilities, and good access to commercial activities. (Resolution 2012-09)

A. **Permitted Uses.** To achieve the intent of this district, the following land uses are permitted.

1. Residential activities including: single-family dwellings and duplexes.
2. Type A customary home occupations, in accordance with section 7.1.
3. Day care centers.
4. Schools.
5. Churches.
6. Cemeteries.
7. Solar energy systems as an accessory use provided the requirements of subsection 7.9 are met. (Resolution 2015-34, 1-22-2016).
8. Accessory Buildings. (Resolution 2019-23, 7-15-19)

B. **Uses Prohibited.** 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. (Resolution 2025-14, 7-21-2025)

C. **Minimum Lot Size.**

1. In accordance with Section 9.1.

D. **Setbacks.**

1. Principal Building/Structure: Front – thirty (30) feet; rear – twelve (12) feet; side – twelve (12) feet.
2. Accessory Building: Not permitted in front yards. Must be located seven (7) feet from side and rear property lines.

9.5. R-2, High Density Residential District. The intent of this district is to establish areas for high density residential uses that are adjacent to municipalities and to prevent non-compatible commercial, industrial, and other uses that would interfere with the residential and aesthetic characteristics of the district. The requirements of this district are designed to promote the efficient development of the county by encouraging residential activities in areas with good roads, good utilities, and good access to commercial activities. (Resolution 2012-09)

A. Permitted Uses. To achieve the intent of this district, the following land uses are permitted.

1. Residential activities including: single-family dwellings, duplexes, and multi-family dwellings and manufactured residential dwelling park (mobile home park). (Resolution 2025-14, 7-21-2025)
2. Type A customary home occupation, in accordance with section 7.1.
3. Day care centers.
4. Schools.
5. Churches.
6. Cemeteries.
7. Solar energy systems as an accessory use provided the requirements of subsection 7.9 are met.
8. Accessory Buildings. (Resolution 2019-23, 7-15-19)

B. Uses Prohibited. 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. (Resolution 2025-14, 7-21-2025)

C. Minimum Lot Size.

1. In accordance with Section 9.1.

D. Minimum Building Setbacks.

1. Principal Building/Structure: Front – thirty (30) feet; rear – twelve (12) feet; side – twelve (12) feet.
2. Accessory Building: Not permitted in front yards. Must be located ten (10) feet from side and rear property lines.

9.6. RR, Rural Residential/Resort District. The intent of this district is to allow and encourage residential planned unit developments, resorts, hotels, conference centers, and associated uses to safely locate in an attractive rural setting with natural amenities such as lakes, rivers, mountains, woodland, and other desirable landscape characteristics. It is also the intent of this district to allow the land to be used and developed in a manner consistent with its natural amenities and to protect the natural environment. This intent is to be achieved by appropriately designed developments resulting in clustering of buildings, minimizing the amount of roadway, maintenance of natural vegetation and vegetative buffers, landscaping, effective storm water management, maintenance of natural drainage ways, good road access to the site, and basing the intensity of the development on the availability of public utilities. (Resolution 2012-07)

A. Permitted Uses. To achieve the intent of this district, the following uses are permitted.

1. Residential activities including: multifamily developments (condominiums, townhouses, apartments) and detached single-family houses and duplexes provided they are part of a planned unit development.
2. Resort accessory uses including: resorts, hotels, conference centers, equestrian facilities, marinas, and golf courses.
3. Accessory uses including the following are permitted provided they are within the principal building or are part of a planned unit development and in total do not constitute more than 1,000 square feet of property, including parking, for each residential or transient housing unit:
 - a. Convenience commercial activities including: gasoline service stations, convenience markets, video rental stores, restaurants, drug stores, grocery stores, lounges/bars, video game arcades, billiards/pool rooms, and florists.
 - b. Personal services including: barber shops, beauty shops, pedicure/manicure shops, licensed massage therapists, and tanning salons.
 - c. Customary home occupations and bed and breakfast inns.

B. Uses Prohibited. 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. (Resolution 2025-14, 7-21-2025)

- C. Minimum Lot Size. Thirty-thousand (30,000) square feet.
- D. Minimum Building Setbacks. All buildings must be set back twenty-five (25) feet from exterior property lines, ten (10) feet from interior property lines, and twenty (20) feet from each other.
- E. Conditions. All residential developments must meet the design and construction standards for planned unit developments as set forth in section 7.4 and the following conditions:
 - 1. The density of residential and lodging uses shall be one unit for every 30,000 square feet of gross acreage.
 - 2. All developments must have access from existing paved public roads that are not less than eighteen (18) feet in width.
 - 3. All developments must be served by a public water system containing water lines at least six (6) inches in diameter and have adequate pressure and flow to support fire hydrants. Fire hydrants shall be provided so that all buildings are within 500 feet of a hydrant.
 - 4. All developments must be served by an approved waste water system prior to occupancy.
 - 5. In all developments, storm water facilities shall be designed and constructed so post-development storm water runoff does not exceed pre-development runoff based on a ten-year storm of twenty-four hour duration.
 - 6. The maximum height of the occupied portion of any building shall not exceed thirty-five (35) feet.

9.7 C-1, Neighborhood Commercial District. The intent of this district is to establish areas for compatible business activities that serve local residents of the immediate area and that do not require high visibility and accessibility. The requirements of this district are designed to encourage the location of commercial establishments along collector streets or main intersections for maximum convenience for local residents. (Resolution 2012-10)

- A. Permitted Uses. To achieve the intent of this district, the following uses are permitted.

1. Convenience commercial activities including: gasoline service stations, convenience markets, coin operated laundries, video rental stores, restaurants, drug stores, grocery stores, lounges/bars, billiards/pool rooms, and florists.
 2. Personal services including: barber shops, beauty shops, pedicure/manicure shops, licensed massage therapists, and tanning salons.
 3. Professional services including: surveyors' offices, insurance offices, real estate offices, financial services establishments, banks/lending institutions, attorney offices.
 4. Medical services including: offices for medical doctors, optometrists/ophthalmologists, dentists, psychologists, and chiropractors.
 5. Semi-public uses including: churches, cemeteries, lodges, and clubs.
 6. Public uses including: post offices, libraries, schools, and buildings and facilities for emergency and non-emergency services.
 7. Indoor recreation uses including: video game arcades and billiards/pool rooms.
 8. Outdoor recreation including: golf courses, driving ranges, parks, athletic fields, and playgrounds.
 9. Repair shops including: shops that repair watches, jewelry, clocks, shoes, guns, appliances, and small engines.
 10. Micro distilleries, micro breweries, micro wineries, and farm distilleries, as regulated by Article 7, Section 7.12. (Resolution 2016-48, 11-28-2016)
 11. Solar energy systems and wind energy systems as accessory uses provided they respectively meet the requirements of subsections 7.9 and 7.10.
 12. Custom Slaughterhouses. In conjunction with Article 7, Section 7.16. (Resolution 2019-24, 7-15-19)
 13. Accessory Buildings. (Resolution 2019-23, 7-15-19)
- B. Prohibited Uses. Any use not listed above unless the Jefferson County Board of Zoning Appeals determines that a proposed use is similar to one listed above and is within the intent of the zoning district.
- C. Minimum Lot Size.
1. In accordance with Section 9.1.

D. Minimum Building Setbacks.

1. Principal Building/Structure: Front - thirty (30) feet; rear – twenty (20) feet; side – ten (10) feet.
2. Accessory Building: Not permitted in front yards. Must be located ten (10) feet from side and rear property lines.

9.8 C-2, General Commercial District. The intent of this district is to establish areas for compatible business activities that require high visibility and accessibility. The requirements of this district are designed to encourage the location of commercial establishments along major collector streets and high traffic areas for maximum convenience for both local residents and regional travelers. (Resolution 2012-10)

A. Permitted Uses. To achieve the intent of this district, the following uses are permitted.

1. Convenience commercial activities including: gasoline service stations, convenience markets, coin operated laundries, video rental stores, restaurants, drug stores, grocery stores, lounges/bars, and florists.
2. General commercial activities including: automobile sales, truck sales, mobile home sales, agricultural implement sales, hardware stores, book stores, furniture stores, apparel stores, electronics stores, laundries, auto parts stores, shopping centers, rental stores, hotels/motels, day care centers, bed and breakfast inns, antique stores, and mini-warehouses.
3. Public uses including: post offices, libraries, schools, buildings and facilities for emergency and non-emergency services, and governmental offices.
4. Professional services including: surveyors' offices, insurance offices, real estate offices, financial services establishments, banks/lending institutions, attorney offices, and veterinarians.
5. Medical services including: hospitals; medical treatment facilities; and offices for medical doctors, optometrists/ophthalmologists, dentists, psychologists, and chiropractors.
6. Personal services including: barber shops, beauty shops, pedicure/manicure shops, licensed massage therapists, and tanning salons.
7. Indoor recreation uses including: video game arcades, billiards/pool rooms, bowling alleys, skating rinks, movie theaters, and indoor firing ranges.
8. Outdoor recreation uses including: golf courses, driving ranges, parks, and playgrounds, go-cart tracks, and fairs.

9. Repair shops including: shops that repair watches, jewelry, clocks, shoes, guns, appliances, and small engines.
10. Semi-public uses including: churches, cemeteries, and lodges and clubs.
11. Outdoor storage of motor vehicles.
12. Conditional uses including: airports, kennels, flea markets, and bed and breakfast inns.
13. Micro distilleries, micro breweries, micro wineries, and farm distilleries, as regulated by Article 7, Section 7.12. (Resolution 2016-48, 11-28-2016)
14. Solar energy systems and wind energy systems as accessory uses provided they respectively meet the requirements of subsections 7.9. and 7.10. (Resolution 2015-34, 1-22-2016).
15. Custom Slaughterhouses. In conjunction with Article 7, Section 7.16. (Resolution 2019-24, 7-15-19)
16. Accessory Buildings. (Resolution 2019-23, 7-15-19)
17. Campgrounds, recreation vehicles, travel trailer parks, motor courts, travel trailer courts, and recreation vehicle parks. (Resolution 2025-14, 7-21-2025)

B. Prohibited Uses. Any use not listed above unless the Jefferson County Board of Zoning Appeals determines that a proposed use is similar to one listed above and is within the intent of the zoning district.

C. Minimum Lot Size.

1. Without public water and sewer – 40,000 square feet.
2. With public water or sewer – 20,000 square feet.
3. With public water and sewer – 10,000 square feet.

D. Minimum Building Setbacks.

1. Principal building/Structure: Front – forty (40) feet; rear – twenty (20) feet; side – twenty (20) feet.
2. Accessory Building: Not permitted in front yards. Must be located ten (10) feet from side and rear property lines.

9.9. I-1, Industrial District. The intent of this district is to establish areas for industrial land uses that require good transportation facilities and utilities and that will not adversely affect

neighboring properties. The requirements of this district are designed to promote industrial activities and prevent most other uses. (Resolution 2012-11)

A. Permitted Uses. To achieve the intent of this district the following uses are allowed.

- 1 . Manufacturing.
2. Food Processing.
3. Distilleries, breweries, and wineries, as regulated by Article 7, Section 7.12. (Resolution 2016-48, 11-28-2016)
4. Mining.
5. Refinement of raw materials.
6. Truck terminals.
7. Mini-warehouses.
8. Warehousing/indoor storage.
9. Wholesale trade.
10. Outdoor storage yards.
11. Outdoor storage of motor vehicles.
12. Lumber sales.
13. Adult uses, provided no portion of the building is located closer than one thousand (1,000) feet to any public or private school, day care center, church, or the R-1 or R-2 districts.
14. Payday and title loan businesses. (Resolution 2015-33, 1-22-2016)
15. Outdoor Shooting Ranges. (Resolution 2016-47, 11-28-2016)
16. Solar energy systems and wind energy systems as accessory uses provided they respectively meet the requirements of subsections 7.9. and 7.10. (Resolution 2015-34, 1-22-2016).
17. Custom Slaughterhouses. In conjunction with Article 7, Section 7.16. (Resolution 2019-24. 7-15-19)
18. Accessory Buildings. (Resolution 2019-23, 7-15-19)

B. Special Exceptions. Other uses may be permitted by the Board of Zoning Appeals that are similar in type to those uses permitted above. No use may be permitted by the Board of Zoning Appeals which is noxious in nature and may adversely affect the health and safety of the surrounding properties. (Resolution 2012-12, 3-22-12)

1. Methadone and Pain Management Clinics provided:

- a. Obtaining a business License, a valid Certification by the State of Tennessee Health Department, compliance with all applicable requirements of Jefferson County and continued compliance with the conditions set forth in the Special Use Permit that is issued.
- b. The clinic or facility shall be located on and have access to a street classified as a Major Collector or Arterial, as shown on the Jefferson County Major Road Plan.
- c. Map(s) showing existing land use and zoning within one-quarter (1/4) mile of the proposed site with an accompanying site plan.
- d. Compliance with all applicable requirements of Section 62-38-201 through 62-38-210 of the Tennessee Code Annotated.
- e. The clinic or facility shall not be located within five hundred (500) feet of a residential zoning district, a school, day care facility, park, church or hospital.
- f. The maximum sign area does not exceed twenty (20) square feet in area and meets all requirements of Section 11-604.
- g. Off-Street Parking provided at one (1) space for each five hundred (500) square feet of floor space.
- h. The site shall not be less than one thousand (1,000) feet from any other methadone treatment clinic or facility.
- i. The clinic or facility shall not be located within one thousand (1,000) feet of any establishment that sells alcoholic beverages for either on-or-off-premises consumption.

C. Prohibited Uses. Any use not listed above unless the Jefferson County Board of Zoning Appeals determines that a proposed use is similar to one listed above and is within the intent of the zoning district.

D. Minimum Lot Size.

1. Without public water and sewer – 40,000 square feet.
2. With public water or sewer – 20,000 square feet.

3. With public water and sewer – 10,000 square feet.

E. Minimum Building Setbacks.

1. Principal Building/Structure: Front – fifty (50) feet; rear – twenty-five (25) feet; side – twenty-five (25) feet.
2. Accessory Building: Not permitted in front yards. Must be located ten (10) feet from side and rear property lines.

9.10. I-2, Environmental District. The intent of this district is to establish areas for heavy industrial activities that will minimize any adverse effects on neighboring properties and the environment. (Resolution 2012-11)

A. Permitted Uses. To achieve the intent of this district the following uses are allowed.

1. Landfills.
2. Smelting plants.
3. Asphalt plants.
4. Slaughterhouses.
5. Incinerators for burning of waste materials.
6. Accessory Buildings. (Resolution 2019-23, 7-15-19)
7. Chemical plants where potentially hazardous chemicals are used or made.
8. Solar energy systems and wind energy systems as accessory uses provided they respectively meet the requirements of subsections 7.9. and 7.10. (Resolution 2015-34, 1-22-2016).
9. Custom Slaughterhouses. In conjunction with Article 7, Section 7.16. (Resolution 2019-24, 7-15-19)
10. Battery Energy Storage Systems (BESS). (Resolution 2023-62, 4-15-2024)

B. Prohibited Uses. Any use not listed above unless the Jefferson County Board of Zoning Appeals determines that a proposed use is similar to one listed above and is within the intent of the zoning district.

C. Minimum Lot Size.

1. Five (5) acres.

D. Minimum Building Setbacks.

1. Principal Building/Structure: Front – one hundred (100) feet; rear – fifty (50) feet; side – fifty (50) feet.
2. Accessory Building: Not permitted in front yards. Must be located ten (10) feet from side and rear property lines.

9.11. Special Flood Hazard District, F-1. The special flood hazard district is an overlay district regulated by the Jefferson County Flood Damage Prevention Regulations, 2008. This district is shown on the Official Zoning Map of Jefferson County as a shaded area where the flood damage prevention regulations shall be applied in addition to the underlying zoning district requirements.

9.12. I-3, Cryptocurrency Zoning District. (Resolution 2022-15, 10-21-2024). The intent of this district is to establish areas in the county where cryptocurrency mining facilities can be located that have good sources of electricity and where the facilities will have minimal effect on residential and other sensitive properties.

A. Permitted Uses. To achieve the intent of this district the following uses are allowed.

1. Cryptocurrency Mining and related accessory uses and facilities.
2. Data Centers and AI/IT Data Centers are only permitted in the I-3 Zone.
(Resolution 2025-63, 1-20-2026)

B. Prohibited Uses. Any use not listed above unless the Jefferson County Board of Zoning Appeals determines that a proposed use is similar to one listed above and is within the intent of the zoning district.

ARTICLE 10

ADMINISTRATION

10.1. Zoning Official. A zoning official shall be appointed to enforce and administer the Zoning Resolution, maintain records, and forward materials to the Board of Zoning Appeals (BZA) and the planning commission (RPC). The zoning official shall routinely attend meetings of the BZA and the RPC. Current zoning maps and map amendments shall be maintained by the zoning official and the zoning official shall conduct inspections of properties in furtherance of the zoning official's duties and powers as prescribed by the provisions of the Zoning Resolution. The zoning official is authorized to interpret the Zoning resolution and the determination the applicability of the provisions of the Zoning Resolution and the determination of whether particular uses are not permitted in the various zoning districts. (Resolution 2025-65, 02-17-2026)

10.2. Building Permits. It shall be unlawful to start construction of a principal building or accessory building unless a permit is obtained. It shall also be unlawful to construct additions to any existing building unless a permit is obtained. Building Permits shall be obtained from the Jefferson County Building Department. The approval, granting or denial of a building permit is within the jurisdiction and authority of the Jefferson County Building Department. (Resolution 2025-65, 02-17-2026)

10.3 Notice of Violation, Stop Work Orders, and Sanctions. If the zoning official finds that any of the provisions of this Zoning Resolution are being violated or believes that a use is not permitted in a particular zoning district, the person responsible for such violations shall be notified in writing. The zoning official shall indicate the nature of the violation and order the action necessary to correct it. The zoning official shall take any other action authorized by law to ensure compliance with or to prevent violation of the provisions of this Zoning Resolution. All work must cease and desist until the violation is corrected. (Resolution 2025-65, 02-17-2026)

10.4. Penalties for Violations. Violations of the Zoning Resolution are punishable under the state statutes governing misdemeanors authorized in Title 13, Tennessee Code Annotated and violations of the Zoning Resolution are also subject to the other remedies and actions described in *Tennessee Code Annotated, §§13-7-101 et seq.*, including but not limited to those described in §13-7-111. Violations of the Zoning Resolution may also be punishable by a \$50.00 fine per day. Each day a violation of the Zoning Resolution persists shall be considered a separate offence or violation. The zoning office shall have primary enforcement authority. (Resolution 2025-65, 02-17-2026)

ARTICLE 11

BOARD OF ZONING APPEALS

11.1. Creation. The Board of Zoning Appeals shall be created and appointed in accordance with Tennessee Code Annotated, Sections 13-7-106 and 13-7-107. (Resolution 2025-65, 02-17-2026)

The BZA shall:

- (i) Maintain a record of the BZA's proceedings, including resolutions, transactions, motions, and actions, which are public records;
- (ii) Elect from its membership a chair and other officers as the board deems necessary; and
- (iii) Require parties to proceeding before it to present relevant proof, regarding the particular matter which is being considered.

11.2. Appeals. The Board of Zoning Appeals shall have the following powers, jurisdiction, authority and duties: (Resolution 2025-65, 02-17-2026)

- (a) Appeals to the BZA may be taken by any person aggrieved, or by any officer, department or board of the county affected, by any action, inaction, decision or determination of the zoning official or other administrative official based in whole or in part upon any provision of this Zoning Resolution. Such appeals must be in writing and signed by the person making the appeal or contest. The writing does not have to be extensive or in any particular form but should describe what action, inaction decision or determination of the zoning official is being appealed or contested.
- (b) The zoning official or other administrative officials who make decisions or determinations pursuant to the Zoning Resolution shall inform, in writing, the person receiving the decision or determination and the person or entity who owns the property about which the decision or determination was made of the person's right to appeal to the BZA.

11.3. Powers of the Board. The Board of Zoning Appeals shall have the following powers, jurisdiction, authority and duties. (Resolution 2025-65, 02-17-2026)

- (a) To hear and decide appeals where an aggrieved person is contesting an action or inaction of the zoning official in the carrying out or enforcement of Zoning Resolution.
- (b) To hear and decide appeals or contests of an appellant or aggrieved person that there is an error in any order, requirement, permit, decision, determination, or

refusal made by the zoning official or other administrative official in the carrying out or enforcement of Zoning Resolution.

- (c) To hear and decide, in accordance with provisions of the Zoning Resolution, requests for special exceptions or for interpretations of the zoning map and/or provisions of the Zoning Resolution or for decisions upon other special questions authorized by this resolution.
- (d) To grant variances from the terms of the zoning regulations in specific cases where there exists a lot (parcel or tract) recorded prior to the enactment of zoning regulations, and such lot is exceptionally narrow, shallow, or shaped, or such piece of property has exceptional topographic conditions or other extraordinary and exceptional situation or condition that the strict application of certain zoning requirements would result in peculiar and exceptional practical difficulties to or exception or hardship upon the owner. (Hardship does not include conditions and/or situations resulting in financial problems resulting from an act or acts by past and/or present owner). Variances may be granted to relieve such difficulties or hardship, provided such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the zone plan and regulations.
- (e) In exercising the powers in the zoning Resolution, the Board of Zoning Appeals may be in conformity with the provisions of this Zoning Resolution, reverse or affirm, wholly or in part, or may modify an order, requirement, decision, action, inaction, or determination of the zoning official and to that end shall have all powers and authority of the zoning official.
- (f) The BZA shall further have all other powers and authority as described in the provisions of the Zoning Resolution.
- (g) The official actions of Board of Zoning appeals shall be the final decision and may be appealed only to a Court of Competent Jurisdiction.

11.4. BZA Hearings- Time.

If the request for a hearing, appeal or contest, is received by the zoning official at least 14 calendar days before the next regular meeting of the BZA, the hearing shall be heard at this next regular meeting of the BZA. However, the BZA has the discretion and authority to continue or reschedule the hearing to a future meeting of the BZA. Upon receipt of any request for hearing, appeal or contest, the zoning official shall notify, in writing, the person or entity making said request and any property owner about which the request is being made of the hearing date, the right of said persons to attend the hearing, and the right to present evidence pursuant to the provisions of the Zoning Resolution. (Resolution 2025-65, 02-17-2026)

ARTICLE 12

AMENDMENTS AND INTERPRETATION

12.1. Amendments. (Resolution 2017-14, 3-16-2017) This resolution may be amended by first submitting a proposed amendment to the text or map to the planning commission and then to the Jefferson County Board of Commissioners. The amendment shall be effective upon the majority vote of approval by the county's Board of Commissioners. A public hearing must be held on any amendment by the county commission with notice of said hearing published at least fifteen (15) days prior to the hearing in a local newspaper of general circulation in the county.

12.2. Interpretation. Where other state or local laws are in conflict, the more stringent standards shall prevail.

12.3. Separability. Should a section, clause, or provision of this resolution be declared invalid by a court of competent jurisdiction, or unconstitutional, the judgment shall not affect the validity of this resolution as a whole or any part other than the part judged to be invalid.

12.4. Effective Date. This resolution shall take effect from and after the effective date of its passage and publication as required by law, the public welfare requiring it.

DATE OF ADOPTION: August 17, 1998

APPROVED:
Gary W. Holiway
County Executive

ATTEST:
R.E. Farrar III
County Clerk

MINUTES BOOK NUMBER: _____

Certification of the Regional Planning Commission

This Zoning Resolution, text and map, was certified by the Jefferson County Regional Planning Commission on May 11, 1998.

Chairman - Planning Commission

Secretary - Planning Commission