



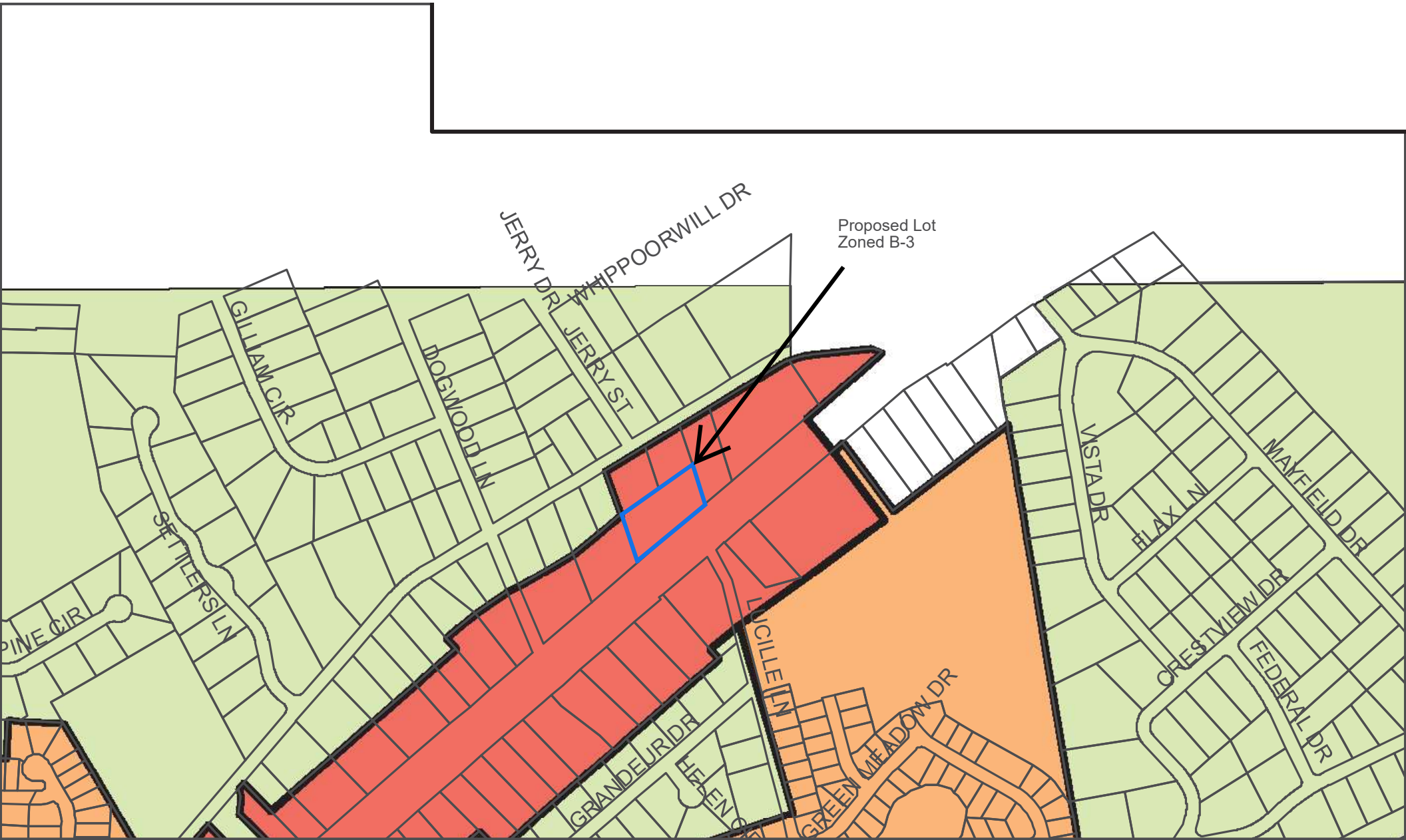
Regional Planning Commission Agenda

February 24, 2025 at 5:30 PM

Jefferson City Municipal Building

1. **Call to Order**
2. **Approval of Minutes from Previous Meetings**
 - a. Minutes from 01 27 2025 Meeting
3. **Citizen Comments (Citizens should state their name, address, and limit comments to five minutes.)**
4. **Old Business**
5. **New Business**
 - a. Dustin Cameron - Final Site Plan Review/ Approval for Premanufactured Shed Sales Location - Located in the B-3 District off Highway 11E
 - b. Jim Webb - Final Site Plan Review/ Approval for a Sherwin Williams - Located in the B-3 Zoning District off of Broadway Blvd.
 - c. Jefferson County - Consider Resolution 2025 - 14 - A Resolution Amending the Zoning Resolution of Jefferson County, Tennessee to Reflect Certain Prohibited Uses and Permitted Uses in the A-1 and C-2 Zoning Districts
6. **Other Items for Discussion**
7. **Adjourn**

Section 5, Item a.



OLD A.J. HWY.

HARRIS
IN.BK. 68
PG. 166

MYERS - D.B. 355 PG. 248
D.B. 202 PG. 320

MORGAN - IN.BK. 41 PG. 251

CLARK - D.B. 416 PG. 472

KIM - IN.BK. 983 PG. 355

APPROXIMATE LOCATION
SEWER LINE EASEMENT
TO MYERS PROPERTY



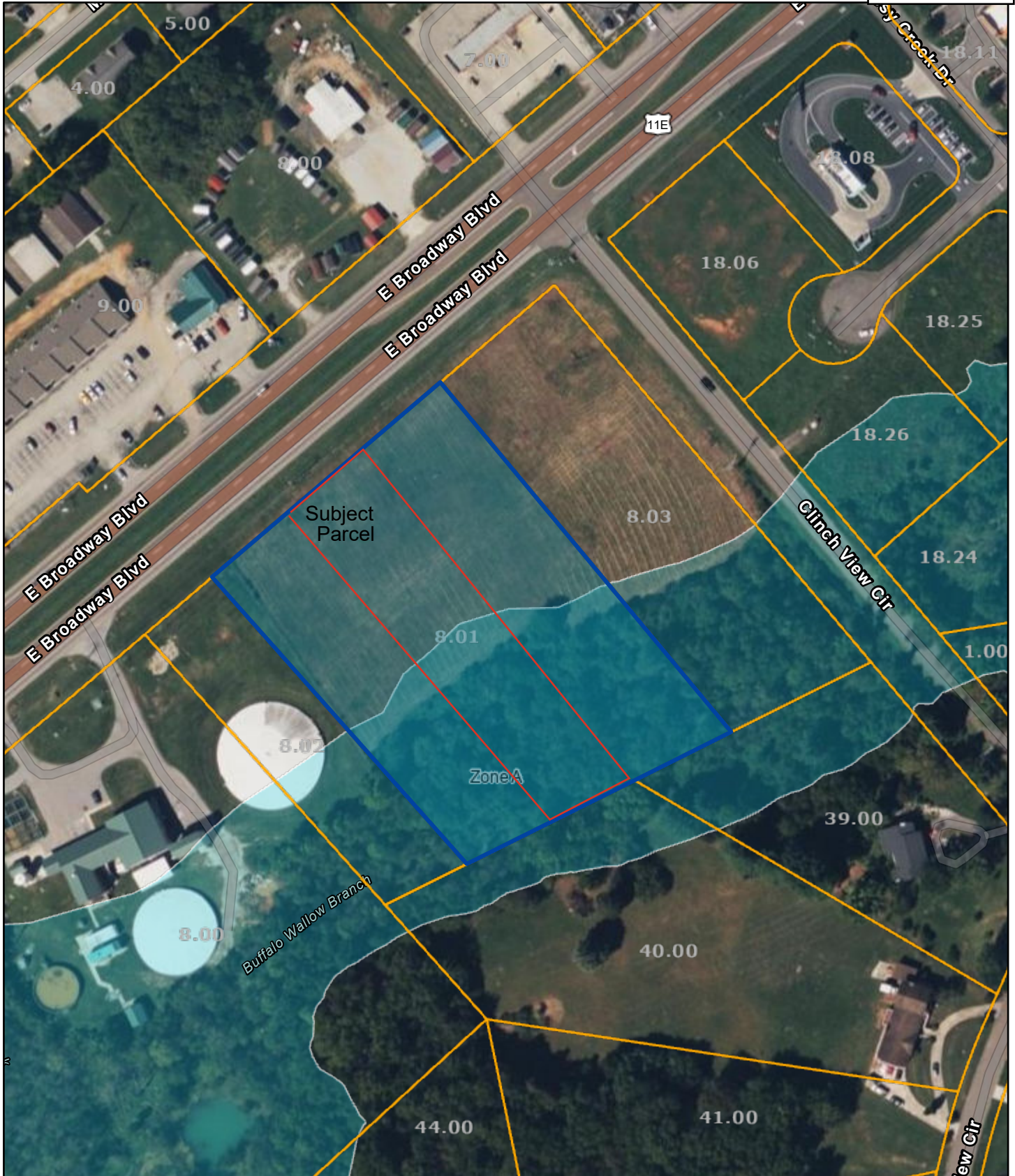
Section 5, Item a.



JEFFERSON CITY, TENNESSEE
FOURTH CIVIL DISTRICT JEFFERSON COUNTY
SCALE: 1" = 50' DATE: 08/19/2022

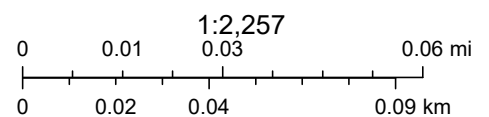
TAX MAP....0082 GROUP...."F" PARCEL....PT.004.00
PLAT BOOK 3 PG. 83
D.B. 355 PG. 248

AREA = 1.1558 AC.



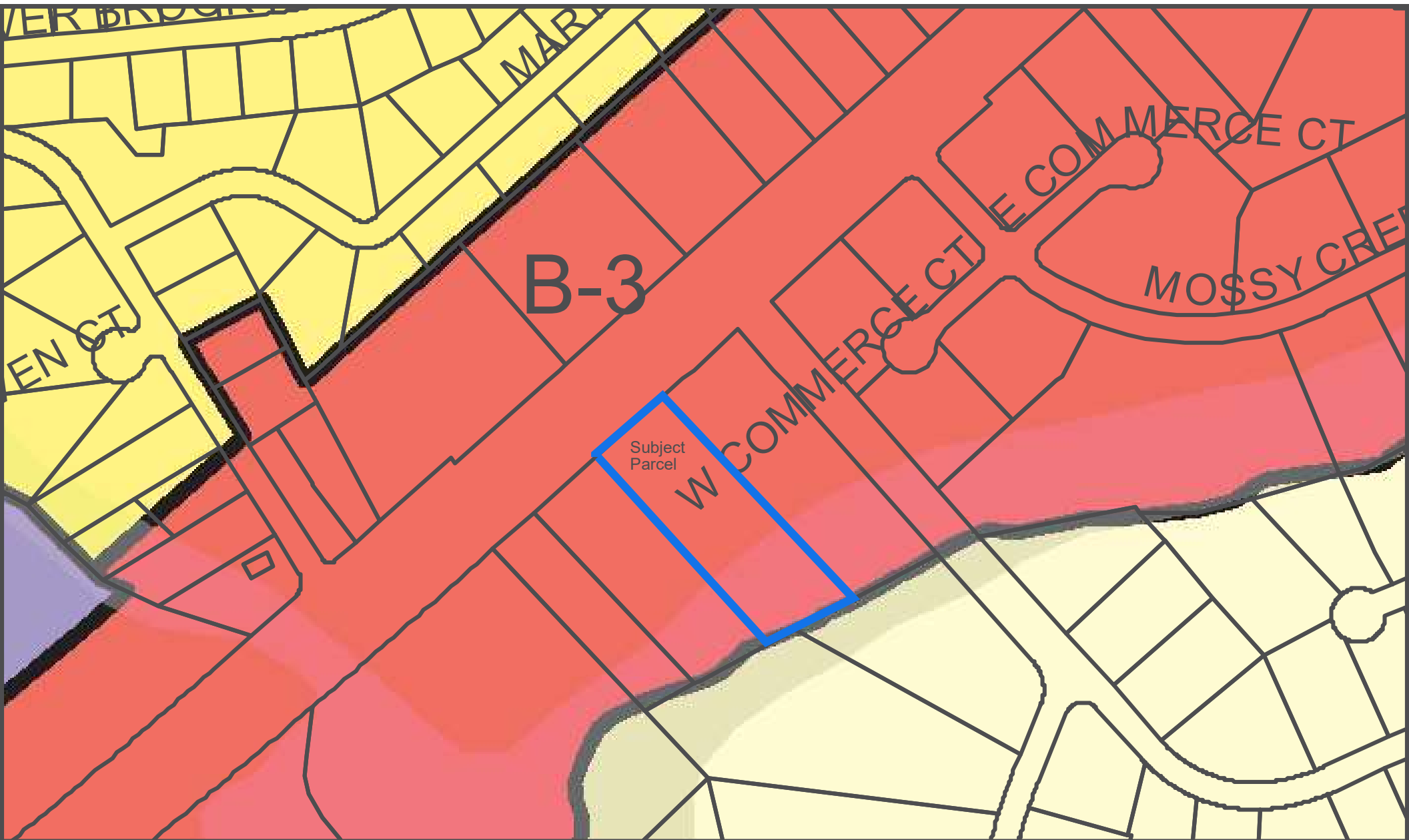
Date: January 14, 2025

County: JEFFERSON
Owner: RUGEL PATRICIA B TTE & BETTY CATLETT
Address: BROADWAY BLVD E
Parcel ID: 024 008.01
Deeded Acreage: 3.46
Calculated Acreage: 0
Vexcel Imagery Date: 2021



State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.



RESOLUTION 2025-14**A RESOLUTION AMENDING THE ZONING RESOLUTION OF JEFFERSON COUNTY, TENNESSEE TO REFLECT CERTAIN PROHIBITED USES AND PERMITTED USES IN THE A-1 AND C-2 ZONING DISTRICTS**

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

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

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

Section 2. Article 9.3 B. Uses Prohibited: is hereby amended by deleting the current sentence/section and substituting the following sentence: "*Campgrounds, mobile home parks, recreation vehicles, travel trailer parks, motor courts, travel trailer courts, and recreation vehicle parks; and any other use not specifically identified in permitted uses, unless the Jefferson County Board of Zoning Appeals determines that a proposed use is similar to one listed in permitted uses and is within the intent of the zoning district. The storage of a single recreational vehicle or the temporary use of a single recreational vehicle is not prohibited by this section. For the purposes of this section 9.3.B, "temporary use" shall be defined as "the use of a single recreational vehicle to temporarily house visiting relative(s) or friend(s) for a period of no longer than 30 days." In no event can the use of a recreational vehicle, travel trailer, camper, motor home, or tent be considered a principal use, primary use, or accessory use in the A-1 zone.*"

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

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

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

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

Approved / Denied by the Dandridge Regional Planning Commission:

Approved / Denied by the Jefferson City Regional Planning Commission:

Approved / Denied by the White Pine Regional Planning Commission:

Public hearing held: April 14, 2025.

Date of Adoption by County Commission: _____, 2025.

Date Received by County Mayor: _____, 2025.

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

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

Attest: _____ Date: _____, 2025
County Clerk

Approved: _____ Vetoed: _____

_____ Date: _____,2025
County Mayor, Mark Potts