

ORDINANCE

AN ORDINANCE OF THE COMMISSION  
OF KNOX COUNTY, TENNESSEE,  
AMENDING THE KNOX COUNTY CODE,  
APPENDIX A - ZONING, ARTICLE 3,  
BY ADDING SECTION 3.100, TEMPORARY  
USES, WHICH INCLUDES USE STANDARDS  
FOR TEMPORARY OCCUPATIONS OF A  
RECREATIONAL VEHICLE, CAMPER  
OR OTHER NON-PERMANENT HABITATION,  
AND ARTICLE 6, BY ADDING SECTION  
6.12, PERTAINING TO TEMPORARY USE  
PERMIT. (Ord. No. O-90-9-130, adopted 9-10-90,  
as amended).

ORDINANCE: O-22-12-101

REQUESTED BY: FULL COMMISSION

PREPARED BY: KNOX COUNTY LAW  
DIRECTOR'S OFFICE

APPROVED AS TO FORM  
AND CORRECTNESS:   
DIRECTOR OF LAW

APPROVED 1<sup>ST</sup> READING: December 19, 2022  
DATE

APPROVED 2<sup>ND</sup> READING: January 23, 2023  
DATE

APPROVED EMERGENCY: \_\_\_\_\_  
(YES) (NO)

VETOED: \_\_\_\_\_  
DATE

VETO  
OVERRIDE: \_\_\_\_\_  
DATE

MINUTE  
BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

WHEREAS, by means of Resolution R-22-8-907, the Knox County Commission (the "Commission") requested the Knoxville-Knox County Planning Commission to recommend amendments to the Knox County Zoning Ordinance to provide for use on review standards for temporary occupations in the A (Agricultural) zone; and

WHEREAS, Planning and Knox County Codes staff collaborated to address this request of Commission by drafting standards for temporary occupations and developing a new section and a permitting process specifically for temporary uses; and

WHEREAS, at its meeting on November 10, 2022, the Knoxville-Knox County Planning Commission recommended approval of the amendments to the Knox County Code, Appendix A – Zoning, as shown on the attached Exhibit A.

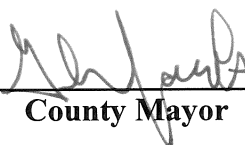
NOW THEREFORE BE IT ORDAINED BY THE COMMISSION OF KNOX COUNTY AS FOLLOWS:

SECTION 1. The Code of Knox County, Tennessee, Appendix A, entitled "Zoning", is hereby amended in Article 3 by adding Section 3.100 – Temporary Uses, and in Article 6 by adding Section 6.12 – Temporary Use Permit, which sections shall read as shown in Exhibit A attached hereto and fully incorporated herein by reference.

SECTION 2. This Ordinance shall take effect as provided by the Charter of Knox County, Tennessee, the public welfare requiring it.

  
\_\_\_\_\_  
Presiding Officer of the Commission      1/23/23  
Date

  
\_\_\_\_\_  
County Clerk      1/24/23  
Date

Approved:   
\_\_\_\_\_  
County Mayor      1/25/23  
Date

Vetoed: \_\_\_\_\_  
County Mayor      Date

## **EXHIBIT A**

### **Proposed amendments to Article 3, adding Section 3.100 pertaining to Temporary Uses**

#### **3.100. - Temporary Uses.**

3.100.01 Temporary uses are required to comply with the standards of this section, in addition to all other regulations of this Code. These regulations are for temporary uses located on private property. All temporary uses require a temporary use permit (Section 6.12) unless specifically cited as exempt or are required to obtain a license per the County Code. Temporary uses do not require additional parking unless specifically cited in the temporary use standards or stipulated as a condition of approval.

#### *3.100.02 Temporary occupations of a recreational vehicle, camper or other non-permanent habitation*

A. Temporary occupancy of the recreational vehicle, camper or other non-permanent habitation is permitted in residential areas that are not part of a platted subdivision while a single-family dwelling is under construction on the property.

#### B. Use standards:

1. Parcel shall be at least one (1) acre in size.
2. Occupancy is restricted to owner and household members.
3. Temporary units must have adequate provisions for cooking, sleeping, and sanitation.
4. These temporary units shall be connected to adequate water, electricity and a sewage disposal system or sewer.
5. The temporary unit shall not be rented, let or leased.
6. A temporary use permit for residential use of a recreational vehicle, camper or other non-permanent habitation shall be obtained per the temporary use standard in article 6.12.
  - a. Initial permit. The initial permit will expire within one (1) year of issuance. Such permits shall expire six (6) months from the date of issuance unless work has commenced and is verified by Knox County codes administration and enforcement.
  - b. Extensions. Permits may be renewed every six (6) months after the first year. Renewal applications shall be submitted prior to permit expiration.
7. All occupancy shall cease and the unit shall be disconnected from all utilities and/or sewage disposal systems as a condition to receiving a certificate of occupancy on the building permit for the new construction.

3.100.03 *Additional Temporary Uses.* In addition to the temporary uses listed above, a temporary use permit may be issued by the director of the department of code administration and enforcement for other temporary uses that are substantially similar to a temporary use listed above and not intended to become permanent. A permit may be issued if the director of the department of code administration and enforcement determines that such use is not incompatible with the surrounding land uses and proper care has been taken to protect surrounding development, traffic patterns, and the environment. The timeframe of such temporary use will be determined and approved as part of the temporary use permit.

## **Proposed amendments to Article 6, adding Section 6.12 pertaining to Temporary Use Permit**

### **6.12 Temporary Use Permit-**

6.12.01. *Purpose.* A temporary use permit allows for the short-term use of a lot, including the placement of temporary structures. The temporary use permit regulates temporary uses that occur entirely on and within a lot. Temporary uses located within the public right-of-way are regulated separately by the County Code.

6.12.02. *Initiation.* A property owner in the County, or person expressly authorized in writing by the property owner, may initiate a temporary use permit application.

6.12.03. *Authorization.* The director of the department of code administration and enforcement will review and make final decisions on temporary use permit applications.

#### *6.12.04. Procedure.*

- A. All applications for temporary use permit must be filed with the director of the department of code administration and enforcement.
- B. The director of the department of code administration and enforcement must render a decision on the temporary use permit within 30 days of the date of receipt of a complete application. The director of the department of code administration and enforcement must review and evaluate the application, pursuant to the standards of this section, and approve, approve with conditions, or deny the application.

6.12.05. *Standards.* All temporary uses must comply with the requirements of this Code, including the temporary use standards of Article 3.100, and the following standards:

- A. Unless otherwise allowed by this Code, the temporary use or structure complies with the dimensional requirements of the district in which it is located.
- B. The temporary use does not adversely impact the public health, safety, and welfare.
- C. The temporary use is operated in accordance with any restrictions and conditions as the Sheriff's Department, Fire Bureau, or Director of Code Administration and Enforcement, may require.
- D. The temporary use does not conflict with another previously authorized temporary use.
- E. The temporary use may decrease parking by up to 50% so long as traffic patterns and circulation are approved beforehand by the Department of Engineering.
- F. Occupied structures shall comply with applicable building and fire codes.

6.12.06. *Expiration.* The temporary use permit is valid for the time period granted as part of the approval or as set forth in the temporary use standards in Section 3.100. Unless stated otherwise in Section 3.100, the validity of a temporary use permit may be extended for one time period upon approval of a written request.

6.12.07. *Appeals.* Anyone aggrieved by a final determination of the director of the department of code administration and enforcement may file an appeal in accordance with Section 6.60.