

Sullivan County, TN
 Planning & Codes Department
 2011 Newsletter

Planning

- **Subdivision Regulations:** From time to time the Planning Commission has updated their regulations governing the re-subdivision of land into lots as well as standards for street design and construction. Most notably, took a look at amendments to allow and regulate performance bonds so that developers can begin selling lots immediately.
- **Residential Developments Approved in 2011:**
 - New Major – (3 lots or more) 1 subdivision
 - New Minor – (2 lots or re-plats) 175
 - Subdivision Communities Under Construction
 - Aberlea Valley (Piney Flats)
 - Pinnacle at Harbor View (Blountville)
 - Cottages at Hickory Ridge (Sullivan Gardens)
 - Allison Heights Phase 1-3 (Piney Flats)
 - Stone Crest Community (Piney Flats)
 - Allison Hills Phases 3-4 (Piney Flats)
 - Allison Ridge Phase 1-2 (Piney Flats)
 - The Clifts at Boone (Piney Flats) – on hold
 - The Biltmore on Boone (Piney Flats)
 - Grande Harbor Estates (Blountville) on-going
 - Cedar Crest (Piney Flats, being annexed)
 - Tailwater Estates (Bluff City)
 - Poplar Ridge Estates Phases 1-2 (Piney Flats)
- **Commercial/Industrial/Business Park Site Plans:**
 - Reviewed by Planning Commission – 9
 - Approved Administratively – 77
- **Zoning Resolution Code Updates:**
 From time to time the Planning Commission studies and makes recommendations to the County Commission on

updates to the Zoning Code based upon the needs of the development community and the public in accordance with policies and plans. Copies of the code as well as all other planning and regulation documents are found on the website at www.sullivancountyttn.gov – Government/Planning&Codes

Re-Zoning Cases

- **Rezoning Requests Filed**
 - Approved Cases – 15
 - Denied – 2
 - Withdrawn - 1

Permits & Codes

Comparing the last seven years, there has been a slight but steady decline in the number of permits issued by the county each year except for this most recent past year:

Calendar Year:	Number of Permits:
2011	1342
2010	953
2009	826
2008	917
2007	1026
2006	1056
2005	1031

Property Maintenance – Code Violations

- **Property Maintenance Violations Worked**
 - Number of Complaints - 198
 - Number of Violations - 194
 - Number of Cases Closed – 153
- **Property Maintenance Board**
 - Number of Cases heard - 2
 - Court Cases
 - Won - 7
 - Lost - 0
 - Pending – 3

Geographic Information System (GIS)

Over the past seven years, Landmark GIS has performed special projects, mapping and database solutions for the department that has proved beneficial to our citizens, developers, surveyors, engineers as well as our boards and commissions. This past year, we have completed the following maps along with the accompanying datasets:

- Over 37 maps and databases for the Regional Plan;
- Land Use maps for the Volunteer Fire Service Depts.;
- Number of Structures within the Floodplains;
- Verified all 2006 Data from Pinnacle Mapping Consultants, downloaded and categorized all data to network;
- Set up ArcReader Program for P&Z staff so that staff can view and print zoning and parcel maps for customers and applicants – maintains database and program upgrades;
- Prepared Stream Assessment Map Books for Stormwater Administrator (impaired streams inventory);
- Prepared Historic Zoning District Maps as needed;
- Prepared Overmountain Victory Trail Maps per grant;
- 2010 Census Re-Tracking per US Census Bureau Program Guidelines (PSAP);
- Annual Boundary and Annexation Survey per Census Bureau Program (BAS);
- Worked with E911 Addressing Office and Property Assessor’s Office on Data Sharing and Base Mapping Updates;
- Worked with TCRA on airport planning;
- Prepared Topo/Aerial site maps for all BZA cases;
- Updated Zoning Maps per rezoning approved and annexations;
- Updated base mapping with new DFIRMs (floodplain maps from FEMA);
- Create data DVDs to customers as needed per data usage agreement of aerial/topo data;
- Recreational Plan and the Observation Knob Updates;
- Provided training documentation and cheat sheets for staff on GPS and Arc Reader Programs;
- Created Stormwater Complaints tracking map;
- Created the Stormwater Management/Stream Survey data collection map;

- Created the analyses of TDEC data, Impaired Streams, & Endangered Species Map;
- Created the Stormwater Outfalls Map;
- Assisted with tax consultant (Randy Sanders) on location of businesses using aerial images and base mapping data;
- Provided base data to PEFA consultants as needed;
- Weekly mapping updates per shared data with regional partners.
- Worked with Redistricting Committee and Election Office on updating the County Commission Districts, The School Board Districts, Constables Map, addressing and precinct mapping and database.
- Site plan for the proposed relocation and shelter construction for the Blountville Farmers Market.

Special Projects (Grants, Mapping, Planning)

- **Overmountain Victory National Historic Trail** – Grant 1 completed, which included Certification and Construction of the Choate's Ford Walking Trail and the Sullivan County Master Plan of future trail segments. Grant 2 has also been completed with the construction of the trail head, complete with two new interpretive signs, picnic tables, landscaping, paved parking, trail improvements and maintenance. Implementation of future trail improvements based upon the master plan for the county, solely depends on funding and other resources.
- **Battle of Blountville Historical Research: Cultural and Archeological Inventory and Site Assessment** – The grant of \$16,822 was awarded to the county from the National Park Service. The archeological survey and inventory was completed by New South & Associates, a certified consultant. The final document was submitted to the state and the National Park Service. From that the Battle of Blountville listing moved up to high priority with the State's War Commission and the THC as well as the NPS. A secondary grant was submitted by the planner to the state to receive funding on the battlefield preservation planning and National Register nomination. These and other planning activities are part of the master plan for the **Battle of Blountville Military State Park**.

- **Tennessee Civil Wars Trails: Battle of Blountville Interpretive Signage Program** – Five interpretive signs have been installed in historic Blountville. The County Commission unanimously approved the development and installation of these signs. The directors of Archives & Tourism and Planning & Codes will continue to work with the TN Tourism Development and the TN Civil War Trails organization in the research, layout, fabrication and installation of future signs for the historic district as well as updates and maintenance of such per the agreement.
- **Preservation and Rehabilitation of the Old Sheriff's Home** – the department submitted a grant application to TDOT in 2009 and was awarded the Enhancement Grant in 2010 for the restoration and adaptive reuse of the Old Sheriff's Home so that it can be turned into the Information Center for Historic Blountville and the county. Progress is being made on the updated renovations plans.

National Flood Insurance Program

In the early 80's Sullivan County became a participant in the Federal Emergency Management Agency's National Flood Insurance Program. The NFIP sets rates for flood insurance based upon the local government's participation and administration in their adopted Flood Damage Protection Resolution, which requires the county's day-to-day enforcement of the program. In 2006 FEMA published new Flood Insurance Rate Maps for our county, which was notably different from the old FIRMs prepared in the 1980's. The 2006 maps illustrated altered floodplain widths, added new floodplains and floodways. However, no new engineering and surveying was performed by FEMA for this Map Remodeling Study. After careful scrutiny by the Planning & Zoning Department staff, FEMA amended several of the FIRM panels to reflect the current TVA controlled easements along our lakes. The Sullivan County Flood Damage Protection Resolution was updated and approved by the Planning Commission in February of 2006 and adopted by County Commission in August of 2006. The floodplain regulations are strictly enforced by the Building Commissioner to ensure the county's good standing with FEMA and availability of flood insurance to the property owners.

- # of Floodplain Permits Approved – 2

Sullivan County Board of Zoning Appeals

- **Variations/Special Exceptions/Appeals (total of 20 filed)**
 - Approved Cases – 9
 - Denied – 11
 - Withdrawn - 0

Stormwater Pollution Prevention Plan

- **North East TN Stormwater Association** – The Sullivan County Planning & Codes director/Stormwater Administrator and Highway Commissioner's offices have been participating in the NE TN Stormwater Association group since its inception, as well as the State Stormwater Association. From time-to-time the association provides training necessary to stormwater administrators and inspectors with carrying out the many responsibilities and enforcement measures for the management of the stormwater systems throughout the county. The association meets quarterly at the Gray Fire Department. The association consists of all of the stormwater administrators and support staff for the upper east TN region.
- **Stream Assessment Survey** – The department has been performing the stream assessments data collection using GPS technology in mapping and creating a database of all of the stormwater outfalls, drainage basins, and infrastructure for all impaired streams. This project is mandated as part of the EPA and TDEC. The county has one more years to map out over 30 stream segments in the county. Water sampling will need to be farmed out to a certified environmental engineering firm with lab analyses of the monitoring sites per the unfunded federal mandated program (Clean Water Act).

Regional Historic Zoning Commission

Certificates Of Appropriateness (COA) are the approvals from the board for any exterior major improvements requested in the districts per the unique design standards for each district.

- Blountville Historic Zoning District – 24 Total C.O.A.s
- Blountville Conservation Overlay Districts (neighborhood pockets surrounding the Historic District) - 5
- Piney Flats Village Historic District – 4 Total C.O.A.s