

RESOLUTION NO. 24-07-019

SPONSORED BY: Commissioner Mike Caylor and Commissioner Scott King

A RESOLUTION ESTABLISHING STORMWATER QUALITY MANAGEMENT CRITERIA IN THE URBANIZED AREA OF BLOUNT COUNTY

WHEREAS; a resolution is needed to regulate the discharge of pollutants, particularly sediment, in stormwater runoff; and

WHEREAS; the streams and rivers of Blount County supply much of the water required by citizens for drinking and other municipal and industrial uses, and

WHEREAS; the people of Blount County use surface waters for fishing, canoeing, swimming, and other recreational and economic purposes, and

WHEREAS; the County Commission of Blount County finds that the protection of streams and rivers in Blount County is vital to the health, safety, and economic welfare of its citizens, and

WHEREAS; it is the intent of this resolution to establish new stormwater quality management rules for development and redevelopment located in the urbanized areas of Blount County, and

WHEREAS; a resolution is needed for compliance with state and federal regulations of the Clean Water Act:

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF BLOUNT COUNTY, TENNESSEE as follows:

SECTION 1: Purpose. The purpose of the Stormwater Quality Management Resolution is as follows:

- (1) To apply to the unincorporated, urbanized areas of Blount County;
- (2) To protect, maintain, and enhance the environment of Blount County and to safeguard the health, safety, and general welfare of the citizens of the County, by controlling discharges of pollutants to the public stormwater system, with the intent of maintaining and improving the quality

of the receiving waters into which the stormwater outfalls flow, including, without limitation, lakes, rivers, streams, ponds, wetlands, and groundwater of the County;

(3) To preserve the value of land throughout the County;

(4) To establish reasonable and accepted standards of design and procedures that prevent or reduce the discharge of pollutants from developed or redeveloped land;

(5) To preserve the natural beauty and aesthetics of the community;

(6) To allow Blount County to exercise the powers granted in Tennessee Code Annotated 68-221-1105.

(7) To enable Blount County to comply with the National Pollutant Discharge

Elimination System permit (NPDES) and applicable regulations, 40 CFR 122.26 for discharges from Small Municipal Separate Storm Sewer Systems (MS4s), Total Maximum Daily Loads (TMDLs), and other applicable state and federal regulations.

SECTION 2. Rules Applying to Resolution. For the purpose of this resolution, certain rules of construction shall apply as follows:

(1) Words used in the present tense shall include the future tense and the singular includes the plural, unless otherwise indicated in the text.

(2) The term "shall" or "must" is always mandatory and not discretionary. The words "may" and "should" are permissive in nature.

(3) Except as herein provided, all words used in this resolution shall have their common dictionary definition.

SECTION 3. Definitions.

(1) "Applicant." Person submitting the application for a grading permit. Typically, this is the owner or operator of the land-disturbing activity.

(2) "As-Built Drawings." As-built, field verified plans signed and sealed by a registered professional engineer and/or a registered land surveyor, both licensed to practice in the State of Tennessee, showing contours, elevations, grades, and location of drainage and hydraulic structures, water quality buffers, and permanent stormwater control measures.

(3) "Best Management Practices (BMP or BMPs)." Schedules of activities, prohibitions of practices, maintenance procedures, structural controls and other management practices designed to prevent or reduce the pollution of waters of the United States and to provide water quality treatment

and channel protection in accordance with this resolution. Stormwater control measures (SCMs) are a subset of best management practices.

(4) "Board of Zoning Appeals." The body that has been delegated with the authority by the Commission of Blount County to hear appeals concerning decisions made by the Stormwater Director or his designee regarding the interpretation of the meaning of this resolution.

(5) "Construction." Any placement, assembly, or installation of facilities or equipment (including contractual obligations to purchase such facilities or equipment) at the premises where such equipment will be used, including preparation work at such premises.

(6) "Covenants for Permanent Maintenance of Water Quality Best Management Practices." A legal document executed by the property owner, or a homeowners' association as an owner of record, and recorded with the Blount County Register of Deeds which guarantees perpetual and proper maintenance of stormwater control measures, water quality reduction areas, and water quality buffers.

(7) "Detailed Plans." Plans required by the Blount County Stormwater Department that present detailed information on the stormwater drainage structures and control measures that will be constructed for a proposed development or redevelopment.

(8) "Developer." The person, firm or corporation, either public or private, engaged in the development of land, as defined below.

(9) "Development." A development includes any of the following activities:

(a) The improvement of one lot or two or more contiguous lots, tracts or parcels of land for any purpose involving:

i. One or more residential or nonresidential buildings, or a single

nonresidential building on a lot or lots regardless of the number of occupants or tenure; or,

ii. The division or allocation of land or space, between or among two or more existing or prospective occupants by means of, or for the purposes of streets, common areas, leaseholds, condominiums, building groups or other features.

(b) A subdivision of land.

(c) The process of grading, clearing, filling, quarrying, construction, or reconstruction to improved or unimproved real estate or other similar activities.

(10) "Easement." A legally-dedicated right-of-way for the purposes of allowing the County to manage or inspect infrastructure, site access or stormwater flow within specified boundaries.

(11) "Grading Permit." A permit issued to authorize land-disturbing activities including excavation and/or fill to be performed under the guidelines of the Blount County Erosion and Sediment Control Resolution No. 09-03-004.

- (12) "Hotspot." An area where the land use or activities generate or have the potential to generate highly contaminated runoff, with concentrations in excess of those typically found in stormwater.
- (13) "Impervious Surfaces." Areas that prevent or impede the infiltration of stormwater into the soil as it infiltrated in natural conditions prior to development. Common impervious areas include, but are not limited to, rooftops, sidewalks, walkways, patio areas, driveways, parking lots, storage areas, compacted gravel and soil surfaces, awnings and other fabric or plastic coverings.
- (14) "Land-disturbing Activity." Any activity on private or public land that may result in soil erosion and the movement of sediments. Land disturbing activities include, but are not limited to, development, redevelopment, demolition of structures, construction, reconstruction, clearing, grading, filling, landscaping, transporting, and excavation.
- (15) "NPDES." National Pollutant Discharge Elimination System.
- (16) "Operator." In the context of construction activity stormwater, operator means any person associated with a construction project that meets either of the following two criteria:
- (a) this person has operational control over construction plans and specifications, including the ability to authorize modifications to those plans and specifications. This person is typically the owner or developer of the project or a portion of the project, or;
- (b) this person has day-to-day operational control of those activities at a project site which are necessary to ensure compliance with a site plan, sketch plan, WQMP, or grading permit for the site or other permit conditions. This person is typically a contractor or commercial builder and is often authorized to direct workers at a site to carry out activities required by approved plans or comply with other permit conditions.
- (17) "Owner or Property Owner." The legal owner of the property as recorded in the Blount County Register of Deeds office at the time of application of the grading permit.
- (18) "Person." Any individual, firm, corporation, partnership, association, organization or entity, including governmental entities, or any combination thereof.
- (19) "Manual." The Maryville-Alcoa Stormwater Management Manual that contains design specifications, technical criteria, required methods, tools and guidelines and other supporting documentation for implementation of the provisions of this resolution. When used in this resolution, "manual" shall denote the latest version of the documents comprising the Maryville-Alcoa Stormwater Management Manual, as amended.
- (20) "Project." The entire proposed development regardless of the size of the area of land to be disturbed.
- (21) "Redevelopment." The improvement of a lot or lots that have been previously developed.
- (22) "River." See "Stream."

(23) "Sediment." Solid material, both inorganic (mineral) and organic, that is in suspension, is being transported, or has been moved from the site of origin by wind, water, gravity, or ice as a result of erosion.

(24) "Sedimentation." The action or process of forming or depositing sediment.

(25) "Stormwater." Also "stormwater runoff" or "runoff." Surface water resulting from rain, snow, or other form of precipitation, which is not absorbed into the soil and results in surface water flow and drainage.

(26) "Stormwater Control Measure." Also "SCM". Nonstructural land development design strategies and structural stormwater facilities intended to prevent or reduce the discharge of pollution in, and/or regulate the volume or peak discharge of, stormwater runoff from a property that has undergone development or redevelopment at any prior time. SCMs may include structural devices, such as stormwater ponds, extended detention ponds, or bioretention areas, and nonstructural practices such as water quality buffers or natural open spaces.

(27) "Stormwater Program Director." The individual appointed by the County Mayor to administer the Blount County Stormwater Program and any designee operating under their direction and supervision.

(28) "Stream." The linear surface water conveyance that can be characterized with either perennial or ephemeral base flow and:

(a) has published floodplain elevations that have been computed as part of an approved flood study; or

(b) are identified as a blue line on a 7.5-minute USGS quadrangle, unless otherwise designated by Tennessee Department of Environmental Conservation (TDEC); or

(c) are determined to be streams by Blount County, the United States Army Corps of Engineers (USACE) or Tennessee Department of Environmental Conservation (TDEC).

(29) "Structure." Anything constructed or erected such that the use of it requires a more or less permanent location on or in the ground. Structures include but are not limited to buildings, towers, smokestacks, overhead transmission lines, carports and walls.

(30) "Total Maximum Daily Load (TMDL)." A calculation of the maximum amount of a pollutant that a water body can receive and still meet water quality standards, and

an allocation of that amount to the source(s) of the pollutant as determined by TDEC.

(31) "Urbanized Area." A land area determined by the most recent United States Census to have a population of at least 50,000 people. The urbanized area is determined by the United States Census Bureau and can be supplied by the Blount County Stormwater Department upon request. Although the

United States Census Bureau and United States Environmental Protection Agency (USEPA) no longer uses the term “urbanized area”, the definition established herein is taken from the USEPA’s designation criteria for small municipal separate sewer systems (MS4s) established in 40 CFR Parts 122 and 123 and the State of Tennessee’s Small MS4 General Permit TNS000000, which are foundational to the requirements of this resolution.

(32) “Variance.” A grant of relief from the requirements of this resolution that permits construction or activities in a manner otherwise prohibited by this resolution, where specified enforcement would result in unnecessary hardship.

(33) “Water Quality Buffer.” A use restricted, permanent strip of natural, perennial vegetation adjacent to a stream, river, wetland, pond, or lake that is established, protected, and maintained in keeping with Blount County Water Quality Buffers Resolution No. ???.

(34) “Water Quality Management Plan (WQMP).” An engineering plan for the location and/or design of SCMs within a proposed development or redevelopment. A WQMP includes a map showing the extent of the land development activity and location of SCMs, design calculations for SCMs, and, when applicable, includes As-Built Plans and Covenants for Permanent Maintenance of Best Management Practices.

(35) “Water Quality Volume Reduction.” A decrease in the water quality volume for one or more areas of a proposed development which is obtained only for specific site development features or approaches that can reduce or eliminate the discharge of pollutants in stormwater runoff. Water quality volume reductions can only be obtained when specific guidelines presented in the Manual are met.

(36) “Water Quality Volume Reduction Areas.” Areas within the proposed development or redevelopment for which a water quality volume reduction can be obtained.

(37) “Waters of the State.” Any and all water, public or private, on or beneath the surface of the ground, which are contained within, flow through, or border upon Tennessee or any portion thereof except those bodies of water confined to and retained within the limits of private property in single ownership which do not combine or affect a junction with natural surface or underground waters.

(38) “Wetland.” An area that is inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances does support, a prevalence of vegetation typically adapted for life in saturated soil conditions. A wetland determination shall be made by the United States Army Corps of Engineers, and/or the Tennessee Department of Environment and Conservation, and/or the Natural Resources Conservation Service, or a qualified professional that has been trained in the identification and delineation of wetland areas.

SECTION 4. Authority.

- (1) The Stormwater Program Director shall administer the provisions of this resolution.
- (2) The Stormwater Program Director has the authority to

promulgate rules, regulations, policies, enforcement, and guidance consistent with this resolution in order to carry out the meaning and intent of this resolution. These rules, regulations, policies, enforcement and guidance shall be enforceable, consistent with other provisions of this resolution.

(3) The design standards, required methods, and specifications stated in the Maryville-Alcoa Stormwater Management Manual are adopted by reference in order to carry out the meaning and intent of this resolution. . The policies, criteria and requirements stated in the manual shall be enforceable, consistent with other provisions of this resolution.

(4) In the event that the Stormwater Program Director determines that a violation of any provision of this resolution has occurred, or that work does not have a required permit, or that work does not comply with an approved plan or permit, the Stormwater Program Director may issue a Notice of Violation to the permittee or property owner and/or any other person or entity having responsibility for activities performed at a development, at which time the penalty provisions of this resolution shall be implemented.

SECTION 5. Requirement for Submittal of a Water Quality Management Plan (WQMP).

(1) No individual, partnership, firm, association, joint venture, public or private corporation, trust, estate, commission, board, public or private institution, utility, city, county, or other political subdivision, cooperative, or any other legal entity shall engage in any land-disturbing activity within the unincorporated, urbanized areas of Blount County without meeting the requirements of this resolution, unless exempted from obtaining a grading permit under Section 5 of the Blount County Erosion and Sediment Control Resolution No. 09-03-004.

(2) New development or redevelopment projects located in the urbanized area of Blount County that will result in a land-disturbing activity that is equal to or greater than one (1) acre including projects less than one (1) acre that are part of a larger common plan of development or sale, that must obtain a grading permit under Section 5 of the Blount County Erosion and Sediment Control Resolution No. 09-03-004 shall submit a WQMP for approval by the Stormwater Program Director.

(3) The WQMP shall be submitted as part of the erosion prevention and sediment control plan, or formal plan, in accordance with and as required by the Blount County Erosion and Sediment Control Resolution No. 09-03-004 and the Blount County Water Quality Buffers Resolution No. ???.

(4) No grading or building permit shall be issued until a WQMP has been approved by the Stormwater Program Director.

(5) Developments or redevelopments of any size that received approval of formal plans prior to the effective date of this resolution or developments or redevelopments for which a WQMP was not required prior to the effective date of this resolution shall be exempted from the requirements of this resolution.

(6) Additional submittals may be required for infrastructure to be dedicated to the City, located in the right of way, or for manufactured (stormwater) treatment devices prior to the installation of the facilities.

SECTION 6. General Requirements.

(1) The WQMP shall include all of the required elements that are listed in a checklist provided by Blount County. The Stormwater Program Director may require submittal of additional information in the WQMP as necessary to allow an adequate review of the existing or proposed site conditions. Omission of any required items shall render the plans incomplete and they will be returned to the applicant for required changes prior to approval by the Stormwater Program Director.

(2) The WQMP shall be subject to any additional requirements set forth in the subdivision regulations, zoning regulations, building codes regulations, subdivision regulations for the Cities of Alcoa and Maryville when applicable, or other Blount County regulations.

(3) The WQMP shall be prepared and stamped by a professional engineer, landscape architect, or architect competent in civil and site design and licensed to practice in the State of Tennessee. Portions of the WQMP that require hydraulic and/or hydrologic calculations and design shall be prepared and stamped by a professional engineer competent in civil and site design and licensed to practice in the State of Tennessee.

(4) The approved WQMP shall be followed during grading and construction activities. Under no circumstance is the owner or operator of land development activities, or any person(s) acting on the owner's behalf, allowed to deviate from the approved WQMP without prior written approval of a plan amendment by the Stormwater Program Director.

(5) The approved WQMP shall be amended if the proposed site conditions change after plan approval is obtained, or if it is determined by the Stormwater Program Director during the course of grading or construction that the approved plan is inadequate.

(6) Other State and/or Federal permits that may be necessary for construction in and around streams and/or wetlands shall be approved through the appropriate agency and copies provided with the submittal of a WQMP to Blount County.

(7) SCMs and water quality volume reduction areas shown in WQMPs shall be maintained through the declaration of a protective covenant, entitled "Covenants for Permanent Maintenance of Water Quality Best Management Practices". The covenant must be approved by and shall be enforceable by Blount County. The covenant shall be recorded with the deed and shall run with the land and continue in perpetuity.

(8) SCMs and water quality volume reduction areas shall be placed into a permanent easement that is recorded with the deed to the parcel and held by Blount County. An access easement for ingress/egress that is continuous from a public right-of-way shall also be provided.

(9) The owner or operator of any land development activities may be subject to additional watershed or site specific requirements other than those stated in this resolution in order to satisfy local, state or Federal requirements, or where the Stormwater Program Director has determined through stormwater master plans, engineering studies, a history of existing or documented water quality problems, or engineering judgment that additional restrictions are needed to limit adverse impacts of the proposed development on water quality or channel protection. Areas subject to additional requirements may also include developments, redevelopments or land uses that are considered pollutant hotspots.

(10) The Stormwater Program Director may waive or modify the requirements of this resolution if adequate water quality treatment and channel protection are suitably provided by a downstream or shared off-site SCM, or if engineering studies determine that installing the required SCM(s) would actually

cause adverse impact to water quality or cause increased channel erosion or downstream flooding.

SECTION 7. Water Quality Treatment Requirements. All new developments or redevelopments that submit a WQMP shall provide treatment of stormwater runoff in accordance with the following requirements:

(1) Stormwater runoff generated from the development or redevelopment must be treated for water quality prior to discharging from the property in accordance with the stormwater pollutant removal treatment standard and criteria provided in the Manual.

(2) The treatment of stormwater runoff shall be achieved through the use of one or more SCMs that are designed and constructed in accordance with the design criteria, guidance and specifications provided in the Manual.

(3) Methods, designs or technologies for SCMs that are not specified in the Manual may be submitted for approval by the Stormwater Program Director if it is proven that such methods, designs or technologies will meet or exceed the stormwater treatment standards set forth in the Manual and this resolution. Certification of achievement of the stormwater treatment standards by an independent agency identified in the Manual may be required.

(4) SCMs shall not be installed within the public right-of-way without prior approval of the Blount County Highway Superintendent and the Stormwater Program Director. For state routes, prior approval will be required by the Tennessee Department of Transportation (TDOT).

SECTION 8. Channel Protection Requirements.

(1) All new developments or redevelopments that are required to submit a WQMP shall provide downstream channel erosion protection in accordance with the Manual.

(2) Downstream channel erosion protection can be provided by an alternative approach in lieu of controlling the channel protection volume subject to prior approval by the Stormwater Program Director. Sufficient hydrologic and hydraulic analysis showing that the alternative approach will offer adequate channel protection from erosion must be presented in the WQMP.

SECTION 9. SCM Installation Certification

- (1) It is the responsibility of the owner(s) or their designee to ensure that SCMs are installed in conformance with their designs depicted in the approved WQMP.
- (2) Within 90 days of installation of a SCM and prior to recording a final plat, a letter that is signed and stamped by the appropriate design professional required to stamp the WQMP, as stated in Section 6, of this resolution, shall be provided to the Stormwater Program Director either confirming the SCM is installed in conformance with the approved WQMP, or indicating the modifications to the installed SCM necessary to achieve conformance with the approved WQMP and associated timeline for said modifications. The provision of this letter to the Stormwater Program Director is not a substitute for and does not exempt the owner(s) or their designee from the submittal of as-built drawings upon completion of construction in keeping with Section 12 of this resolution.

SECTION 10. Performance Bond.

- (1) Prior to plat approval, a performance bond which guarantees satisfactory completion of construction work related to SCMs may be required for a period of two (2) years.
- (2) Performance bonds shall name Blount County as beneficiary and shall be guaranteed in the form of a surety bond, cashier's check, or letter of credit from an approved financial institution or insurance carrier. The surety bond, cashier's check, or letter of credit shall be provided in a form and in an amount to be determined by the Stormwater Program Director. The actual amount shall be based on submission of plans and estimated construction, installation or potential maintenance and/or remediation expenses.
- (3) The Stormwater Program Director may refuse brokers or financial institutions the right to provide a surety bond, letter of credit, or cashier's check based on past performance, ratings of the financial institution, or other appropriate sources of reference information.

SECTION 11. NPDES Permits. Persons or entities who hold NPDES general, individual and/or multi-sector permits shall provide a copy of such permit and the permit number assigned to them by the Tennessee Department of Environment and Conservation to the Stormwater Program Director prior to the issuance of the County permit.

SECTION 12. As-Built Drawings.

(1) Prior to the release of a bond, as-built drawings shall be provided to the Stormwater

Program Director, certifying that all SCMs, water quality buffers, and water quality volume reduction areas comply with the design shown on the approved WQMP(s). Features such as the location and elevation of structural SCMs and water quality volume reduction areas shall be provided to verify approved plans. Other contents of the certifications must be provided in accordance with a checklist provided by Blount County.

(2) As-built drawings shall be prepared in keeping with the checklist provided by Blount County and shall include sufficient design information to show that the SCMs required by this resolution are fully operational in the manner intended by the approved WQMP and will operate as approved. This shall include all necessary computations used to determine percent pollutant removal and the flow rates and treatment volumes required to size SCMs.

(3) The as-built drawings shall be stamped by the appropriate design professional required to stamp the WQMP, as stated in Section 6, of this resolution, and a registered land surveyor licensed to practice in the State of Tennessee. The appropriate design professional shall certify that the as-built conditions will meet all water quality requirements and the surveyor shall certify the accuracy and completeness of the survey.

(4) The Stormwater Program Director shall rely on the as-built drawings and related onsite inspections to determine construction conformance with the approved WQMP. Where conformance has not been achieved, corrective actions shall be required. Corrective actions can include, but are not limited to:

a. revision and resubmittal of the WQMP or as-built drawing or portions thereof to prove the nonconforming SCM(s), water quality buffer, or water quality volume reduction area, as constructed, meet the requirements of this resolution and the manual;

b. reconstruction/modification of the nonconforming SCM(s), water quality buffer, or water quality volume reduction area, to conform to the approved WQMP and the requirements of this resolution and the manual.

(5) Upon approval of the as-built drawings, the property owner shall record the as-built drawings with the Blount County Register of Deeds. The location of SCMs, water quality buffers, and water quality volume credit areas, and their associated easements shall be shown on the property's plat that is also recorded with the Blount County Register of Deeds.

SECTION 13. Right of Entry.

(1) The Stormwater Program Director may enter upon any property

that discharges or contributes, or is believed to discharge or contribute, to stormwater runoff or the stormwater system; stream; natural drainageway; or other stormwater system during reasonable hours to monitor, remove foreign objects or blockages, inspect SCMs, water quality buffers, and water quality volume reduction areas, and to inspect for compliance with the provisions of this resolution.

(2) Failure of a property owner, person(s) working on behalf of the property owner, or other legal occupant of the property, such as a lessee, to allow such entry by the Stormwater Program Director onto a property for the purposes set forth in this resolution shall be cause for the issuance of enforcement actions in accordance with Section 22 through Section 24 of this resolution.

SECTION 14. Inspection and Maintenance.

(1) The owner(s) of SCMs and/or water quality volume reduction areas or their

designee shall at all times properly operate and maintain all SCMs and/or water quality volume reduction areas in such a manner as to maintain their full and intended function as documented in as-built drawings/certifications or County approved WQMPs if as-built drawings are not available. Further, owner(s) or their designee shall perform inspections of SCMs and water quality volume reduction areas at regular and appropriate frequencies. Inspection and maintenance of privately-owned SCMs and water quality volume reduction areas shall be performed at the sole cost and expense of the owner(s) of such features.

(2) Inspections and maintenance shall be performed in accordance with the requirements provided in the Manual. Prevailing practices shall be used where the manual does not address SCM conditions. The Stormwater Program Director has the authority to impose more stringent inspection and maintenance requirements as necessary for purposes of water quality protection and public safety.

(3) Inspection and maintenance activities shall be documented by the property owner or their designee. Such documentation shall be maintained by the property owner for a minimum of five (5) years, and shall be made available for review by the Stormwater Program Director

(5) The removal of sediment and other debris from SCMs shall be performed in accordance with all Blount County, State and Federal laws. The Stormwater Program Director may stipulate additional guidelines if deemed necessary for public safety.

(6) This resolution does not authorize access to neighboring private property by the owner of SCMs or water quality volume reduction areas or his/her designee. Arrangements for access to neighboring private property by the property owner or his/her designee for purposes of compliance with this resolution must be handled solely by the owner or his/her designee, and the owner(s) of the neighboring property.

SECTION 15. Corrective Actions.

The Stormwater Program Director may order the property owner or their designee to perform corrective actions to SCMs or water quality volume reduction areas as necessary to properly maintain the full and intended function of the features for the purposes of water quality treatment, channel erosion protection, or water quality volume reduction, to ensure adherence to local performance standards, and ensure public safety. If the property owner or his/her designee fails to perform corrective actions, the Stormwater Program Director shall have the authority to order the corrective

actions to be performed by the County or others. In such cases where a performance bond exists, the County may utilize the bond to perform the corrective actions. In cases where a performance bond does not exist, or is not sufficient to perform the corrective actions, the County may perform such actions or hire others to perform such actions and the property owner shall reimburse the County for double its direct and related expenses. If the property owner fails to reimburse the County in accordance with this section, Blount County is authorized to file a lien for said costs against the property and to enforce the lien by judicial foreclosure proceedings.

SECTION 16. Feature Integrity.

Any alteration, improvement, or disturbance to SCMs or water quality volume reduction areas that are shown in certified as-built drawings shall be prohibited without authorization from the Stormwater Program Director. This does not include alterations or repairs that must be made in order to maintain the full and intended function of the SCMs or water quality volume reduction areas.

SECTION 17. Conflict and Severability.

- (1) This resolution is not intended to repeal, abrogate, or impair any existing easements, covenants, deed restrictions or existing resolutions and regulations. However, where the provisions of this resolution and other regulation conflict or overlap, that provision which is more restrictive or imposes higher standards or requirements shall prevail. It is required that the Stormwater Program Director be advised of any such regulatory conflicts upon submittal of a WQMP.
- (2) Each separate provision of this resolution is deemed independent of all other provisions herein so that if any provision or provisions of this resolution shall be declared invalid, all other provisions thereof shall remain enforceable.

SECTION 18. Responsibility.

This resolution does not imply a warranty or the assumption of responsibility on the part of Blount County for the suitability, fitness or safety of any structure with respect to flooding, water quality or structural integrity. This resolution is a regulatory instrument only, and is not to be interpreted as an undertaking by Blount County to design any structure or facility.

SECTION 19. Enforcement During Construction.

- (1) The requirements of this resolution shall be enforced by the Stormwater Program

Director who shall inspect all the work, grading or construction involved. Failure to properly install or maintain SCMs or water quality volume reduction areas as specified on the approved WQMP will result in the following actions:

(a) First offense – Written warning requiring corrective action that includes a deadline for compliance. If conditions warrant, a stop work order will be immediately issued. Corrective actions will be in accordance with Section 15 of this resolution.

(b) Second offense – A notice of violation, a stop work order and suspension of all County inspections until the violation is corrected.

(c) Third offense – A court citation and civil penalty of a minimum of fifty dollars (\$50.00) per day per violation and a maximum of five thousand dollars (\$5,000.00) per day per violation and possible damage assessment.

(d) Any performance bond posted may be forfeited based on the circumstances if compliance is not achieved after notice of violation within the time specified in the notice. Any grading or building permit granted may also be suspended.

(2) All stop work orders shall be effective immediately upon issuance and shall be in effect until the necessary corrective action(s) or mitigation has occurred and the Stormwater Program Director has approved the corrective action(s). Such notice shall be in writing and shall be given to the owner of the property, or an agent of the owner, or the person in charge of the job site; or conspicuously posted at the project location, and shall state the necessary corrective actions with a completion date before other activities can resume.

SECTION 20. Enforcement After Construction.

The requirements of this resolution shall be enforced by the Stormwater Program Director who shall inspect the SCMs and water quality volume reduction areas at regular and appropriate intervals. Failure to properly maintain SCMs or water quality volume reduction areas to their full and intended function shall result in a written requirement for corrective action that includes a deadline for compliance. Corrective actions will be in accordance with Section 15 of this resolution. If conditions warrant, the issuance of enforcement actions will be immediately issued. A court citation and civil penalty of a minimum of fifty dollars (\$50.00) per day per violation and a maximum of five thousand dollars (\$5,000.00) per day per violation and possible damage assessment may also be levied on the property owner by Blount County.

SECTION 21. Variances. The Stormwater Program Director may waive or modify any of the general criteria which are deemed inappropriate or too restrictive for site conditions, by granting a variance as set forth herein. Variances may be granted in writing under the following conditions:

(1) At the time of plan submission, an applicant may request variances to become part of the approved WQMP. The applicant must explain the reasons for requesting variances in writing and must submit documentation that the issuance of a variance will not result in a reduction in water quality. Specific variances which are allowed must be documented on the approved WQMP.

(2) During construction, a permit holder may request variances to the approved WQMP. Until such time as the amended plan is approved by the County, the land- disturbing activity and associated construction shall not proceed, except in accordance with the WQMP as originally approved.

Absent universal circumstances, a response to the variance request should be given by the County within ten (10) working days. Without a written approval, no variance shall be considered valid.

SECTION 22. Unlawful Acts. Any person who:

(1) Violates any provision of this resolution;

(2) Violates the provisions of any permit issued pursuant to this resolution;

(3) Fails or refuses to comply with any lawful notice to abate issued by the Stormwater

Program Director or his/her designee, which has not been timely appealed to the Board of Zoning Appeals (BZA), within the time specified by such notice; or

(4) Violates any lawful order of the County or the Board of Zoning Appeals within the time allowed by such order; shall be guilty of a violation. Each day of such violation or failure or refusal to comply shall be deemed a separate offense and punishable accordingly.

SECTION 23. Penalties.

(1) Any person violating the provisions of this resolution shall be guilty and punished

as provided in the general provisions of this resolution. Each day that a continuing violation of this resolution is maintained or permitted to remain shall constitute a separate offense.

(2) Any person violating the provisions of this resolution may be assessed a civil penalty by the County through the Stormwater Department of not less than fifty dollars (\$50.00) nor more than five thousand dollars (\$5,000.00) per day for each day of the violation. Each violation shall constitute a separate offense. The County, through the Stormwater Department, may also recover all damages proximately caused to the County by such violation.

(3) In assessing the civil penalty, the County, through the Stormwater Department, may consider:

a. the harm done to the public health or the environment;

b. whether the civil penalty imposed will be of substantial economic

deterrent to the illegal activity;

- c. the economic benefit gained by the violator;
- d. the amount of effort put forth by the violator to remedy this violation;
- e. any unusual or extraordinary enforcement costs incurred by the County;
- f. the amount of penalty established by ordinance or resolution for specific categories for violations, if any; and
- g. any equities of the situation which outweigh the benefit of imposing any penalty or damage assessment.

(4) In addition to the civil penalty in sub-section (3) above, the County, through the Stormwater Department, may recover all damages proximately caused by the violator to the County which may include any reasonable expenses and attorneys fees incurred in investigating, enforcing and/or correcting the violations of this resolution.

(5) The County may bring legal action to enjoin the continuing violation of this resolution and the existence of any other remedy in law or equity shall be no defense to any such action.

(6) The remedies set forth in this section shall be cumulative, not exclusive, and is not to be a defense to any action, civil or criminal, that one or more of the remedies set forth herein has been sought or granted.

SECTION 24. Notice of Violation. Whenever the Stormwater Program Director determines that a violation of any provision of this resolution has occurred, the Stormwater Program Director may issue a Notice of Violation to the property owner or operator, utility, facility operator, lessee, tenant, contractor, permittee, the equipment operator and/or any other person or entity doing work on the site of the land-disturbing activity. The Notice of Violation shall:

- (1) be in writing;
- (2) include a description of the property sufficient for identification of where the violation(s) has occurred;
- (3) list the violation(s);
- (4) state the action(s) required; and
- (5) provide a deadline for compliance or to stop work.

SECTION 25. Judicial Proceedings and Relief.

(1) The legal counsel designated by the County Mayor may initiate proceedings seeking legal and/or equitable relief in any court of competent jurisdiction against any person who has:

(a) Violated the provisions of this resolution;

(b) Violated the provisions of any permit issued pursuant to this resolution;

(c) Failed or refused to comply with any lawful order issued by the

Stormwater Program Director, which has not been timely appealed to the Board of Zoning Appeals within the time allowed by this resolution; or

(d) Violated any lawful order of the Board of Zoning Appeals within the time allowed by such order.

(2) The legal counsel designated by the County Mayor may also initiate civil

proceedings in any court of competent jurisdiction seeking monetary damages for any damages caused to publicly-owned stormwater facilities by any person.

SECTION 26. Appeals. Appeal or review of a civil penalty or damage assessment under this section may be made to the Board of Zoning Appeals (BZA) of Blount County by any person incurring a damage assessment or civil penalty. Such review shall be requested within thirty (30) days after the damage assessment or civil penalty is served by filing a written notice of appeal with the BZA. If a petition for review of such damage assessment or civil penalty is not filed within thirty (30) days after the damage assessment or civil penalty is served in any manner authorized by law, the violator shall be deemed to have consented to the damage assessment or civil penalty and it shall become final. Upon receipt of an appeal, the BZA shall hold a public hearing within sixty (60) days or a later date mutually agreed upon by both parties. Ten (10) days prior, notice of the time, date and location of said hearing shall be published in the Maryville- Alcoa Daily Times or its equivalent local paper. Ten (10) days notice shall be provided to the aggrieved party at the address provided at the time of the appeal.

The alleged violator may appeal a decision of the Board of Zoning Appeals, pursuant to the provisions of State law found in Title 27, Chapter 8.

SECTION 27. Effective Date. The provisions of this resolution shall take effect immediately upon final passage, the public welfare requiring it.

ADOPTED this 18th day of July, 2024.

MAYOR DATE

ATTEST:

County Clerk