

# Blount County


## Planning and Development Services

1221 McArthur Road  
Maryville, TN 37804-5906

Phone: 865-681-9301 Fax: 865-273-5759



To: Blount County Commission

From: Thomas A. Lloyd, AICP   
Director/Building Commissioner

Date: 10/3/2017

Subject: Request to set a public hearing for consideration of amendent to the zoning resolution to include the Flood Insurance Rate Map (FIRM) Panel Numbers in Article III, Section B identified in Blount County.

Staff was recently contacted by Amy Miller, State NFIP Coordinator for TDEC. Recommendation was made to staff to revise our existing floodplain regulations to include specific reference to all of the map panel numbers for the areas of special flood hazard identified in Blount County by deleting Article III, Section B:

### **Section B. Basis for Establishing the Areas of Special Flood Hazard**

The Areas of Special Hazard identified on the Blount County, Tennessee, Federal Emergency Management Agency, Flood Insurance Study (FIS) and Flood Insurance Rate Map (FIRM), Community Panel Numbers (47009C) 0025C to 0475C, dated September 19, 2007, along with all supporting technical data, are adopted by reference and declared to be a part of this Resolution.

And replacing it with the following:

### **Section B. Basis for Establishing the Areas of Special Flood Hazard**

The Areas of Special Flood Hazard identified on the Blount County, Tennessee, as identified by FEMA, and in its Flood Insurance Study (FIS) dated September 19, 2009 and Flood Insurance Rate Map (FIRM), Community 470356, Panel Numbers 47009C0025C, 47009C0050C, 47009C0075C, 47009C0094C, 47009C0100C, 47009C0105C, 47009C0110C, 47009C0115C, 47009C0117C, 47009C0119C, 47009C0120C, 47009C0128C, 47009C0129C, 47009C0130C, 47009C0133C, 47009C0135C, 47009C0136C, 47009C0137C, 47009C0138C, 47009C0139C, 47009C0141C, 47009C0142C, 47009C0143C, 47009C0144C, 47009C0165C, 47009C0175C, 47009C0200C, 47009C0225C, 47009C0232C, 47009C0235C, 47009C0250C, 47009C0251C, 47009C0252C, 47009C0253C, 47009C0254C, 47009C0275C, 47009C0280C, 47009C0285C, 47009C0292C, 47009C0295C, 47009C0311C, 47009C0312C, 47009C0325C, 47009C0350C, 47009C0375C, 47009C0400C, 47009C0425C and 47009C0475C, dated September 19, 2007, along with all supporting technical data, are adopted by reference and declared to be a part of this Resolution.

The Blount County Planning Commission met on August 24, 2017 and recommended approval. The Planning Commissions of Maryville and Alcoa also reviewed the amendment and made favorable recommendation on September 18 and September 21, respectively, as the County's zoning is applicable to areas within their Urban Growth Boundaries. Staff will prepare a formal resolution for the public hearing.

**BLOUNT COUNTY PLANNING COMMISSION  
REGULAR SESSION  
AUGUST 24, 2017  
5:30 P.M.**

The Blount County Planning Commission met in regular session on Thursday, August 24, 2017, at the Courthouse. Staff was represented by: Thomas Lloyd – Director/Building Commissioner, Doug Hancock – Senior Planner, Justin Teague – Storm Water Coordinator, and Jeff Headrick – Highway Superintendent.

Commissioners Present: Andy Allen, Dave Bennett, Brad Bowers, Shawn Carter Sr., Ron French, Roy Gamble, Geneva Harrison, Tom Hodge, Bruce McClellan, Darrell Tipton, Ed Stucky – Chairman, and Clifford Walker. Commissioner(s) Absent: None.

**SELECTION OF MINUTES FOR:**

**LONG RANGE PLANNING:**

**Recommendation for amendment to the zoning resolution to include the Flood Insurance Rate Map (FIRM) Panel Numbers in Article III, Section B identified in Blount County:**

Staff was recently contacted by Amy Miller, State NFIP Coordinator for TDEC, and a recommendation was made to revise the existing floodplain regulations to include specific reference to all of the map panel numbers for the areas of special flood hazard identified in Blount County by deleting Article III, Section B and replacing it with the following:

**Section B. Basis for Establishing the Areas of Special Flood Hazard**

The Areas of Special Flood Hazard identified on the Blount County, Tennessee, as identified by FEMA, and in its Flood Insurance Study (FIS) dated September 19, 2009 and Flood Insurance Rate Map (FIRM), Community 470356, Panel Numbers 47009C0025C, 47009C0050C, 47009C0075C, 47009C0094C, 47009C0100C, 47009C0105C, 47009C0110C, 47009C0115C, 47009C0117C, 47009C0119C, 47009C0120C, 47009C0128C, 47009C0129C, 47009C0130C, 47009C0133C, 47009C0135C, 47009C0136C, 47009C0137C, 47009C0138C, 47009C0139C, 47009C0141C, 47009C0142C, 47009C0143C, 47009C0144C, 47009C0165C, 47009C0175C, 47009C0200C, 47009C0225C, 47009C0232C, 47009C0235C, 47009C0250C, 47009C0251C, 47009C0252C, 47009C0253C, 47009C0254C, 47009C0275C, 47009C0280C, 47009C0285C, 47009C0292C, 47009C0295C, 47009C0311C, 47009C0312C, 47009C0325C, 47009C0350C, 47009C0375C, 47009C0400C, 47009C0425C and 47009C0475C, dated September 19, 2007, along with all supporting technical data, are adopted by reference and declared to be a part of this Resolution.

Commissioner McClellan made a motion to forward a favorable recommendation to County Commission for the amendment to the zoning resolution to include the Flood Insurance Rate Map (FIRM) Panel Numbers in Article III, Section B identified in Blount County, seconded by Commissioner Allen. Motion received unanimous approval.

# Blount County

## Planning and Development Services

1221 McArthur Road  
Maryville, TN 37804-5906

Phone: 865-681-9301 Fax: 865-273-5759



To: Planning Commissioners

From: Thomas A. Lloyd, AICP  
Director/Building Commissioner

Date: 8/17/2017

Subject: Recommendation for amendment to the zoning resolution to include the Flood Insurance Rate Map (FIRM) Panel Numbers in Article III, Section B identified in Blount County

Staff was recently contacted by Amy Miller, State NFIP Coordinator for TDEC. Recommendation was made to staff to revise our existing floodplain regulations to include specific reference to all of the map panel numbers for the areas of special flood hazard identified in Blount County by deleting Article III, Section B:

### Section B. Basis for Establishing the Areas of Special Flood Hazard

The Areas of Special Hazard identified on the Blount County, Tennessee, Federal Emergency Management Agency, Flood Insurance Study (FIS) and Flood Insurance Rate Map (FIRM), Community Panel Numbers (47009C) 0025C to 0475C, dated September 19, 2007, along with all supporting technical data, are adopted by reference and declared to be a part of this Resolution.

And replacing it with the following:

### Section B. Basis for Establishing the Areas of Special Flood Hazard

The Areas of Special Flood Hazard identified on the Blount County, Tennessee, as identified by FEMA, and in its Flood Insurance Study (FIS) dated September 19, 2009 and Flood Insurance Rate Map (FIRM), Community 470356, Panel Numbers 47009C0025C, 47009C0050C, 47009C0075C, 47009C0094C, 47009C0100C, 47009C0105C, 47009C0110C, 47009C0115C, 47009C0117C, 47009C0119C, 47009C0120C, 47009C0128C, 47009C0129C, 47009C0130C, 47009C0133C, 47009C0135C, 47009C0136C, 47009C0137C, 47009C0138C, 47009C0139C, 47009C0141C, 47009C0142C, 47009C0143C, 47009C0144C, 47009C0165C, 47009C0175C, 47009C0200C, 47009C0225C, 47009C0232C, 47009C0235C, 47009C0250C, 47009C0251C, 47009C0252C, 47009C0253C, 47009C0254C, 47009C0275C, 47009C0280C, 47009C0285C, 47009C0292C, 47009C0295C, 47009C0311C, 47009C0312C, 47009C0325C, 47009C0350C, 47009C0375C, 47009C0400C, 47009C0425C and 47009C0475C, dated September 19, 2007, along with all supporting technical data, are adopted by reference and declared to be a part of this Resolution.

Since the floodplain regulations are adopted as part of the zoning resolution, the Planning Commission must make a recommendation to the County Commission who must hold a public hearing prior to adoption of any changes. Staff will also ask for recommendations from the Cities of Maryville and Alcoa since the County's zoning is applicable to areas within their respective Urban Growth Boundaries.



Development Services  
416 W. Broadway Ave.  
Maryville, TN 37801  
(865) 273-3500 *phone*  
(865) 273-3525 *fax*

October 3, 2017

Thomas Lloyd, Director  
Blount County Planning Department  
1223 McArthur Road  
Operations Center  
Maryville, TN 37804

RE: Decision from Maryville Regional Planning Commission

Dear Mr. Lloyd:

This letter is for your records. On September 18, 2017, the Maryville Regional Planning Commission approved your request to amend the Blount County Flood Plain Resolution [00-06-011].

If you have any questions, please do not hesitate to contact me.

Sincerely,

Michelle Portier | LEED AP  
Land Use Administrator  
City of Maryville  
mmportier@maryville-tn.gov

**A RESOLUTION RECOMMENDING, TO THE BLOUNT COUNTY COMMISSION, APPROVAL OF AN AMENDMENT TO THE BLOUNT COUNTY FLOOD PLAIN RESOLUTION (FLOOD INSURANCE RATE MAP/FIRM NUMBERS)**

**WHEREAS**, the Alcoa Municipal/Regional Planning Commission did meet in regular session on September 21, 2017, in accordance with the provisions of TCA Section 13-7-104, certifying that the regional planning commission, the Alcoa Regional Planning Commission, did first approve, disapprove, or suggest to the county legislative body any change or departure from its zoning regulations, text or maps; and,

**WHEREAS**, such regulations are to be designed and enacted for the purpose of promoting the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of the state and of its counties;

**NOW, THEREFORE, BE IT RESOLVED**, by the Alcoa Municipal/Regional Planning Commission, that the planning commission recommends approval of a resolution to amend the Blount County Flood Plain Resolution, as follows:

Deleting Article III, Section B, stating—

**Section B. Basis for Establishing the Areas of Special Flood Hazard**

The Areas of Special Hazard identified on the Blount County, Tennessee, Federal Emergency Management Agency, Flood Insurance Study (FIS) and Flood Insurance Rate Map (FIRM), Community Panel Numbers (47009C) 0025C to 0475C, dated September 19, 2007, along with all supporting technical data, are adopted by reference and declared to be a part of this Resolution.

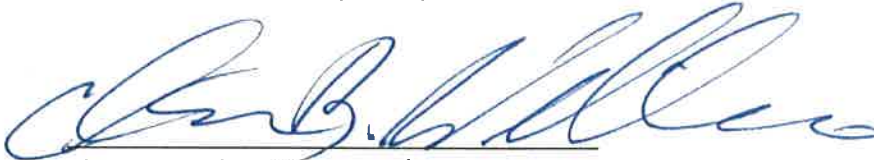
And replacing such with the following—

**Section B. Basis for Establishing the Areas of Special Flood Hazard**

The Areas of Special Flood Hazard identified on the Blount County, Tennessee, as identified by FEMA, and in its Flood Insurance Study (FIS) dated September 19, 2009 and Flood Insurance Rate Map (FIRM), Community 470356, Panel Numbers 47009C0025C, 47009C0050C, 47009C0075C, 47009C0094C, 47009C0100C, 47009C0105C, 47009C0110C, 47009C0115C, 47009C0117C, 47009C0119C, 47009C0120C, 47009C0128C, 47009C0129C,

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47009C0400C, 47009C0425C and 47009C0475C, dated September  
19, 2007, along with all supporting technical data, are adopted by  
reference and declared to be a part of this Resolution.

**ADOPTED this 21<sup>st</sup> day of September, 2017.**



Chairman, Alcoa Municipal/Regional  
Planning Commission

ATTEST:



Acting Secretary, Alcoa Municipal/Regional  
Planning Commission