



CALLED REGIONAL PLANNING COMMISSION MEETING AGENDA

Monday, June 17, 2024 at 12:00 PM

City Hall, 415 Broad Street, Called Meeting- Conference Room: 226

This meeting is an open and accessible meeting. If interested parties request special assistance or accommodations, please notify the Planning Department three (3) days in advance of the meeting.

I. INTRODUCTION AND RECOGNITION OF VISITORS

II. APPROVAL OF THE AGENDA

III. APPROVAL OF MINUTES

IV. CONSENT AGENDA

Consent items are those items that have previously been brought before the Planning Commission, which have been reviewed by the Planning Commission in previous meetings or work sessions or are minor subdivisions and final plats not requiring any variances.

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

- 1.** Amend Zoning Chapter 114, Division 5, Floodplain Zoning by adopting the new model floodplain ordinance language as supplied by FEMA. (ZTA27-0120). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the Zoning Text Amendment. (Weems)

VII. OTHER BUSINESS

VIII. PUBLIC COMMENT

Citizens may speak on issue-oriented items. When you come to the podium, please state your name and address and sign the register that is provided. You are encouraged to keep your comments non- personal in nature, and they should be limited to five minutes.

IX. ADJOURN

History:

The City of Kingsport is a participant in the National Flood Insurance Program (NFIP) administered by the U.S. Department of Homeland Security Federal Emergency Management Agency (FEMA). The NFIP provides insurance to property owners, renters, and businesses impacted by flooding. In order to participate in the NFIP the city adopted Ordinance No. 5414 which established flood plain zoning, provisions for flood hazard reduction as well as other processes and procedures. The provisions of Ordinance 5414 were incorporated into Chapter 114, Article III, Division 5 of the Kingsport Code of Ordinances and have been amended over time to comply with provisions of the NFIP.

Presentation:

Earlier this year, FEMA completed a Flood Insurance Study (FIS) to identify needed changes to the Flood Insurance Rate Map based on flood hazard data. As a result of the FIS, Chapter 114, Article III, Division 5 of the Kingsport Code of Ordinances needs to be amended to update changes to Community Panels listed. FEMA has also drafted a new "model ordinance" that will bring our existing floodplain ordinance into compliance with updated FEMA standards. In general, these are minor changes that include new and updated definitions along with updated wording to existing regulations.

The proposed changes consists of the following (summarized below with a track changes edit page to follow):

- Community Panel Numbers updated.
- A definition for a mudslide and shore erosion.
- New definitions for a letter of map change (LOMC); a letter of map amendment (LOMA); a conditional letter of map revision based on fill (CLOMR-F); a letter of map revision based on fill (LOMR-F); a conditional letter of map revision (CLOMR); and a letter of map revision (LOMR).
- A definition for regulatory flood protection elevation and the state coordinating agency.
- New permit procedures during the application and construction phases.
- New requirement for a final Finished Construction Elevation Certificate.
- Further guidance on standards for special flood hazard areas with established base flood elevations and floodways designated.
- More detailed standards for areas of special flood hazard zones AE with established base flood elevation but without floodways designated.

- Reworded standards for areas of shallow flooding in AO and AH zones.

Upon adoption by the Board of Mayor and Aldermen the amended ordinance will be submitted to FEMA's Atlanta Regional Office for final approval.

The floodplain ordinance with changes highlighted follows on the next page. Staff recommends sending a positive recommendation to the Board in order to comply with the newly revised FEMA standards.

DIVISION 5. FLOODPLAIN ZONING

Subdivision I. In General

Sec. 114-251. Definitions.

The following words, terms and phrases, when used in this division, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Accessory structure means a subordinate structure to the principal structure on the same lot and, for the purpose of this division, shall conform to the following:

- (1) Accessory structures shall only be used for parking of vehicles and storage.
- (2) Accessory structures shall be designed to have low flood damage potential.
- (3) Accessory structures shall be constructed and placed on the building site so as to offer the minimum resistance to the flow of floodwaters.
- (4) Accessory structures shall be firmly anchored to prevent flotation, collapse, and lateral movement, which otherwise may result in damage to other structures.
- (5) Utilities and service facilities such as electrical and heating equipment shall be elevated or otherwise protected from intrusion of floodwaters.

Addition (to an existing building) means any walled and roofed expansion to the perimeter or height of a building.

Appeal means a request for a review of the local enforcement officer's interpretation of any provision of this division or a request for a variance.

Area of shallow flooding means a designated AO or AH zone on a community's flood insurance rate map (FIRM) with one percent or greater annual chance of flooding to an average depth of one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable and indeterminate; and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

Area of special flood hazard. See *Special flood hazard area.*

Area of special flood-related erosion hazard means the land within a community which is most likely to be subject to severe flood-related erosion losses. The area may be designated as zone E on the flood hazard boundary map (FHBM). After the detailed evaluation of the special flood-related erosion hazard area in preparation for publication of the FIRM, zone E may be further refined.

Base flood means the flood having a one percent chance of being equaled or exceeded in any given year. This term is also referred to as the 100-year flood or the one-percent annual chance flood.

Basement means any portion of a building having its floor subgrade (below ground level) on all sides.

Building. See *Structure.*

Development means any manmade change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavating, drilling operations, or storage of equipment or materials.

Elevated building means a non-basement building built to have the lowest floor of the lowest enclosed area elevated above the ground level by means of solid foundation perimeter walls with openings sufficient to facilitate the unimpeded movement of floodwater, pilings, columns, piers, or shear walls adequately anchored so as not to impair the structural integrity of the building during a base flood event.

Emergency flood insurance program or emergency program means the program as implemented on an emergency basis in accordance with section 1336 of the Act. It is intended as a program to provide a first layer amount of insurance on all insurable structures before the effective date of the initial FIRM.

Erosion means the process of the gradual wearing away of land masses. This peril is not per se covered under the program.

Exception means a waiver from the provisions of this division which relieves the applicant from the requirements of a rule, regulation, order or other determination made or issued pursuant to this division.

Existing construction means any structure for which the start of construction commenced before the effective date of the initial floodplain management code or ordinance adopted by the community as a basis for that community's participation in the NFIP.

Existing manufactured home park or subdivision means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, final site grading or the pouring of concrete pads) is completed before the effective date of the first floodplain management code or ordinance adopted by the community as a basis for that community's participation in the NFIP.

Existing structures. See *Existing construction*.

Expansion to an existing manufactured home park or subdivision means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

Flood or flooding

(A) means a general and temporary condition of partial or complete inundation of normally dry land areas from:

- (1) The overflow of inland or tidal waters.
- (2) The unusual and rapid accumulation or runoff of surface waters from any source.
- (3) Mudslides (i.e., mudflows) which are proximately caused by flooding as defined in paragraph (a)(2) of this definition and are akin to a river of liquid and flowing mud on the surfaces of normally dry land areas, as when earth is carried by a current of water and deposited along the path of the current.

(B) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a sever storm, or by an unanticipated force of nature, such as flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding as defined in paragraph (a)(1) of this definition.

Flood elevation determination means a determination by the Federal Emergency Management Agency (FEMA) of the water surface elevations of the base flood, that is, the flood level that has a one percent or greater chance of occurrence in any given year.

Flood elevation study means an examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations, or an examination, evaluation and determination of mudslide (i.e., mudflow) or flood-related erosion hazards.

Flood hazard boundary map (FHBM) means an official map of a community, issued by FEMA, where the boundaries of areas of special flood hazard have been designated as zone A.

Flood insurance rate map (FIRM) means an official map of a community, issued by FEMA, delineating the areas of special flood hazard or the risk premium zones applicable to the community.

Flood insurance study means the official report provided by FEMA, evaluating flood hazards and containing flood profiles and water surface elevation of the base flood.

Flood protection system means those physical structural works for which funds have been authorized, appropriated, and expended and which have been constructed specifically to modify flooding in order to reduce the extent of the area within a community subject to a special flood hazard and the extent of the depths of associated flooding. Such a system typically includes hurricane tidal barriers, dams, reservoirs, levees or dikes. These specialized flood modifying works are those constructed in conformance with sound engineering standards.

Flood-related erosion means the collapse or subsidence of land along the shore of a lake or other body of water as a result of undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as a flash flood, or by some similarly unusual and unforeseeable event which results in flooding.

Flood-related erosion area or flood-related erosion prone area means a land area adjoining the shore of a lake or other body of water, which due to the composition of the shoreline or bank and high water levels or wind-driven currents, is likely to suffer flood-related erosion damage.

Flood-related erosion area management means the operation of an overall program of corrective and preventive measures for reducing flood-related erosion damage, including but not limited to emergency preparedness plans, flood-related erosion control works and floodplain management regulations.

Floodplain or floodprone area means any land area susceptible to being inundated by water from any source (see definition of flooding).

Floodplain management means the operation of an overall program of corrective and preventive measures for reducing flood damage, including but not limited to emergency preparedness plans, flood control works and floodplain management regulations.

Floodproofing means any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities and structures and their contents.

Floodway means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

Freeboard means a factor of safety usually expressed in feet above a flood level for purposes of floodplain management. Freeboard tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action, blockage of bridge or culvert openings, and the hydrological effect of urbanization of the watershed.

Functionally dependent use means a use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and shipbuilding and ship repair facilities, but does not include long-term storage or related manufacturing facilities.

Highest adjacent grade means the highest natural elevation of the ground surface, prior to construction, adjacent to the proposed walls of a structure.

Historic structure means any structure that is:

- (1) Listed individually in the National Register of Historic Places (a listing maintained by the U.S. Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- (2) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
- (3) Individually listed on the state inventory of historic places and determined as eligible by states with historic preservation programs which have been approved by the Secretary of the Interior; or
- (4) Individually listed on the city of Kingsport, Tennessee inventory of historic places and determined as eligible by communities with historic preservation programs that have been certified either:
 - a. By the approved state program as determined by the Secretary of the Interior or
 - b. Directly by the Secretary of the Interior.

Letter of Map Change (LOMC) means an official FEMA determination, by letter, that amends or revises an effective Flood Insurance Rate Map or Flood Insurance Study. Letters of Map Change include:

(1) *Letter of Map Amendment (LOMA)* means an amendment based on technical data showing that a property was incorrectly included in a designated special flood hazard area. A LOMA amends the current effective Flood Insurance Rate Map and establishes that a specific property or structure is not located in a special flood hazard area

(2) *Conditional letter of Map Revision Based on Fill (CLOMR-F)* means a determination that a parcel of land or proposed structure that will be elevated by fill would not be inundated by the base flood if fill is placed on the parcel as proposed or the structure is built as proposed.

(3) *Letter of Map Revision Based on Fill (LOMR-F)* means a determination that a structure or parcel of land has been elevated by fill above the base flood elevation and is, therefore, no longer exposed to flooding associated with the base flood. In order to qualify for this determination, the fill must have been permitted and placed in accordance with the community's floodplain management regulations.

(4) *Conditional Letter of Map Revision (CLOMR)* means a formal review and comment as to whether a proposed flood protection project or other project complies with the minimum NFIP requirements for such projects with respect to delineation of special flood hazard areas. A CLOMR does not revise the effective Flood Insurance Rate Map or Flood Insurance Study; upon submission and approval of certified as-built documentation, a Letter of Map Revision may be issued by FEMA, to revise the effective FIRM.

(5) *Letter of Map Revision (LOMR)* is generally based on the implementation of physical measures that affect the hydrologic or hydraulic characteristics of a flooding source and thus result in the modification of the existing regulatory floodway, the effective Base Flood Elevations (BFEs), or the Special Flood Hazard Area (SFHA). The LOMR official revises the Flood Insurance Rate Map (FIRM) or Flood Boundary and Floodway Map (FBFM), and sometimes the Flood Insurance Study (FIS) report, and when appropriate, includes a description of the modifications. The LOMR is generally accompanied by an annotated copy of the affected portions of the FIRM, FBFM, or FIS report.

Levee means a manmade structure, usually an earthen embankment, designed and constructed in accordance with sound engineering practices to contain, control or divert the flow of water so as to provide protection from temporary flooding.

Levee system means a flood protection system which consists of a levee, or levees, and associated structures, such as closure and drainage devices, which are constructed and operated in accordance with sound engineering practices.

Lowest floor means the lowest floor of the lowest enclosed area, including a basement. An unfinished or flood resistant enclosure used solely for parking of vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor; provided, that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this division.

Manufactured home means a structure, transportable in one or more sections, which is built on a permanent chassis and designed for use with or without a permanent foundation when attached to the required utilities. The term "manufactured home" does not include a recreational vehicle.

Manufactured home park or subdivision means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

Map means the flood hazard boundary map (FHBM) or the flood insurance rate map (FIRM) for a community issued by FEMA.

Mean sea level means the average height of the sea for all stages of the tide. It is used as a reference for establishing various elevations within the floodplain. For the purposes of this division, the term is synonymous with the National Geodetic Vertical Datum (NGVD) of 1929, the North American Vertical Datum (NAVD) of 1988, or other datum, to which base flood elevations shown on a community's flood insurance rate map are referenced.

National Geodetic Vertical Datum (NGVD), as corrected in 1929, means a vertical control used as a reference for establishing varying elevations within the floodplain.

New construction means any structure for which the start of construction commenced on or after the effective date of the initial floodplain management ordinance and includes any subsequent improvements to such structure.

New manufactured home park or subdivision means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of the ordinance from which this division is derived or the effective date of the initial floodplain management ordinance and includes any subsequent improvements to such structure.

North American Vertical Datum (NAVD), as corrected in 1988, means a vertical control used as a reference for establishing varying elevations within the floodplain.

100-year flood. See Base flood.

Person includes any individual or group of individuals, corporation, partnership, association, or any other entity, including state and local governments and agencies.

Reasonably safe from flooding means base floodwaters will not inundate the land or damage structures to be removed from the special flood hazard area and that any subsurface waters related to the base flood will not damage existing or proposed structures.

Recreational vehicle means a vehicle which is:

- (1) Built on a single chassis;
- (2) 400 square feet or less when measured at the largest horizontal projection;
- (3) Designed to be self-propelled or permanently towable by a light duty truck;

- (4) Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

Regulatory floodway means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

Regulatory Flood Protection Elevation means the “Base Flood Elevation” plus the “Freeboard.” In “Special Flood Hazard Areas” where Base Flood Elevations (BFEs) have been determined, this elevation shall be the BFE plus 1 foot. In “Special Flood Hazard Areas” where no BFE has been established, this elevation shall be at least three (3) feet above the highest adjacent grade.

Riverine means relating to, formed by, or resembling a river (including tributaries), stream, brook, etc.

Special flood hazard area means the land in the floodplain within a community subject to a one percent or greater chance of flooding in any given year. The area may be designated as zone A on the FHBM. After detailed ratemaking has been completed in preparation for publication of the FIRM, zone A usually is refined into zone A, AO, AH, A1-30, AE or A99.

Special hazard area means an area having special flood, mudslide (i.e., mudflow) and/or flood-related erosion hazards, and shown on an FHBM or FIRM as zone A, AO, A1-30, AE, A99, or AH.

Start of construction includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure (including a manufactured home) on a site, such as the pouring of slabs or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; and includes the placement of a manufactured home on a foundation. Permanent construction does not include initial land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds, not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

State coordinating agency means ~~the state department of economic and community development's local planning assistance office~~ the Tennessee Emergency Management Agency, State NFIP Office, as designated by the governor of the state at the request of FEMA to assist in the implementation of the NFIP for the state.

Structure, for purposes of this division, means a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home.

Substantial damage means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

Substantial improvement means any reconstruction, rehabilitation, addition, alteration or other improvement of a structure in which the cost equals or exceeds 50 percent of the market value of the structure before the start of construction of the initial improvement. This term includes structures which have incurred substantial damage, regardless of the actual repair work performed. The market value of the structure should be (1) the appraised value of the structure prior to the start of the initial improvement, or (2) in the case of substantial damage, the value of the structure prior to the damage occurring. The term does not, however, include either: (1) Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been pre-identified by the local code enforcement official and which are the minimum necessary to ensure safe living conditions and not solely triggered by an improvement or

repair project or; (2) Any alteration of a historic structure, provided that the alteration will not preclude the structure's continued designation as a historic structure.

Substantially improved existing manufactured home parks or subdivisions means the repair, reconstruction, rehabilitation or improvement of the streets, utilities and pads equals or exceeds 50 percent of the value of the streets, utilities and pads before the repair, reconstruction or improvement commenced.

Variance means a grant of relief from the requirements of this division.

Violation means the failure of a structure or other development to be fully compliant with the community's floodplain management regulations. A structure or other development without the elevation certificate, other certification, or other evidence of compliance required in this division is presumed to be in violation until such time as that documentation is provided.

Water surface elevation means the height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929, the North American Vertical Datum (NAVD) of 1988, or other datum, where specified, of floods of various magnitudes and frequencies in the floodplains of riverine areas.

(Code 1998, § 114-320; Ord. No. 5414, § II, 6-20-2006; Ord. No. 5992, § I(art. II), 8-3-2010)

Sec. 114-252. Statutory authorization.

T.C.A. §§ 13-7-201 through 13-7-210 delegates the responsibility to local governmental units to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry. Therefore, the City of Kingsport, Tennessee, Mayor and the Kingsport Board of Mayor and Aldermen, do ordain as follows:

(Code 1998, § 114-316; Ord. No. 5414, § I(A), 6-20-2006; Ord. No. 5992, § I(art. I, § A), 8-3-2010)

Sec. 114-253. Findings of fact.

- (a) The city of Kingsport, Tennessee, Mayor, and the Kingsport Board of Mayor and Aldermen wishes to maintain eligibility in the National Flood Insurance Program (NFIP) and in order to do so must meet the NFIP regulations found in title 44 of the Code of Federal Regulations (CFR), ch. 1, § 60.3.
- (b) Areas of the city of Kingsport, Tennessee are subject to periodic inundation which could result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare.
- (c) Flood losses are caused by the cumulative effect of obstructions in floodplains, causing increases in flood heights and velocities; by uses in flood hazard areas which are vulnerable to floods; or construction which is inadequately elevated, floodproofed, or otherwise unprotected from flood damages.

(Code 1998, § 114-317; Ord. No. 5414, § I(B), 6-20-2006; Ord. No. 5992, § I(art. I, § B), 8-3-2010)

Sec. 114-254. Statement of purpose.

It is the purpose of this division to promote the public health, safety and general welfare and to minimize public and private losses due to flood conditions in specific areas. This division is designed to:

- (1) Restrict or prohibit uses which are vulnerable to flooding or erosion hazards, or which result in damaging increases in erosion, flood heights, or velocities;

- (2) Require that uses vulnerable to floods, including community facilities, be protected against flood damage at the time of initial construction;
- (3) Control the alteration of natural floodplains, stream channels, and natural protective barriers which are involved in the accommodation of floodwaters;
- (4) Control filling, grading, dredging and other development which may increase flood damage or erosion;
- (5) Prevent or regulate the construction of flood barriers which will unnaturally divert floodwaters or which may increase flood hazards to other lands.

(Code 1998, § 114-318; Ord. No. 5414, § I(C), 6-20-2006; Ord. No. 5992, § I(art. I, § C), 8-3-2010)

Sec. 114-255. Objectives.

The objectives of this division are:

- (1) To protect human life, health, safety and property;
- (2) To minimize expenditure of public funds for costly flood control projects;
- (3) To minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
- (4) To minimize prolonged business interruptions;
- (5) To minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets and bridges located in floodprone areas;
- (6) To help maintain a stable tax base by providing for the sound use and development of floodprone areas to minimize blight in flood areas;
- (7) To ensure that potential homebuyers are notified that property is in a floodprone area;
- (8) To maintain eligibility for participation in the NFIP.

(Code 1998, § 114-319; Ord. No. 5414, § I(D), 6-20-2006; Ord. No. 5992, § I(art. I, § D), 8-3-2010)

Sec. 114-256. Conflict with other ordinances.

In case of conflict between this division or any part thereof, and the whole or part of any existing or future ordinance of the city the most restrictive shall in all cases apply.

(Code 1998, § 114-350.26; Ord. No. 5414, § VII(A), 6-20-2006; Ord. No. 5992, § I(art. VII, § A), 8-3-2010)

Sec. 114-257. Application.

This division shall apply to all areas within the incorporated area of the city of Kingsport, Tennessee.

(Code 1998, § 114-326; Ord. No. 5414, § III(A), 6-20-2006; Ord. No. 5992, § I(art. III, § A), 8-3-2010)

Sec. 114-258. Basis for establishing the areas of special flood hazard.

The areas of special flood hazard within the city of Kingsport, Tennessee are identified by FEMA, in its flood insurance study (FIS) and flood insurance rate map (FIRM), Community Panel Number(s) ~~47073C0110D, 47073C0120D,~~ 47073C0140D and 47073C0285D dated July 3, 2006, Panel Number(s) and 47163C0020D,

47163C0030D, 47163C0035D, 47163C0040D, 47163C0045D, 47163C0055D, 47163C0060D, 47163C0065D, 47163C0070D, 47163C0210D, 47163C0230D, 47163C0235D, 47163C0245D, 47163C0255D, ~~47163C0260D~~, dated September 29, 2006, [Panel Number 47073CIND0E dated June 6, 2024 and Panel Number\(s\) 47163CIND0B and 47163C0260E dated July 31, 2024](#), along with all supporting technical data, are adopted by reference and declared to be a part of this division.

(Code 1998, § 114-327; Ord. No. 5414, § III(B), 6-20-2006; Ord. No. 5992, § I(art. III, § B), 8-3-2010)

Sec. 114-259. Requirement for development permit.

A development permit shall be required in conformity with this division prior to the commencement of any development activities.

(Code 1998, § 114-328; Ord. No. 5414, § III(C), 6-20-2006; Ord. No. 5992, § I(art. III, § C), 8-3-2010)

Sec. 114-260. Compliance.

No land, structure or use shall hereafter be located, extended, converted or structurally altered without full compliance with the terms of this division and other applicable regulations.

(Code 1998, § 114-329; Ord. No. 5414, § III(D), 6-20-2006; Ord. No. 5992, § I(art. III, § D), 8-3-2010)

Sec. 114-261. Abrogation and greater restrictions.

This division is not intended to repeal, abrogate, or impair any existing easements, covenants or deed restrictions. However, where this division conflicts or overlaps with another regulatory instrument, whichever imposes the more stringent restrictions shall prevail.

(Code 1998, § 114-330; Ord. No. 5414, § III(E), 6-20-2006; Ord. No. 5992, § I(art. III, § E), 8-3-2010)

Sec. 114-262. Interpretation.

In the interpretation and application of this division, all provisions shall be:

- (1) Considered as minimum requirements;
- (2) Liberally construed in favor of the board of mayor and aldermen; and
- (3) Deemed neither to limit nor repeal any other powers granted under state statutes.

(Code 1998, § 114-331; Ord. No. 5414, § III(F), 6-20-2006; Ord. No. 5992, § I(art. III, § F), 8-3-2010)

Sec. 114-263. Warning and disclaimer of liability.

The degree of flood protection required by this division is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by manmade or natural causes. This article does not imply that land outside the areas of special flood hazard or uses permitted within such areas will be free from flooding or flood damages. This division shall not create liability on the part of the city [of Kingsport, Tennessee](#) or by any officer or employee thereof for any flood damages that result from reliance on this division or any administrative decision lawfully made hereunder.

(Code 1998, § 114-332; Ord. No. 5414, § III(G), 6-20-2006; Ord. No. 5992, § I(art. III, § G), 8-3-2010)

Sec. 114-264. Penalties for violation.

Violation of the provisions of this division or failure to comply with any of its requirements, including violation of conditions and safeguards established in connection with grants of variance shall constitute an offense and any person who violates this division or fails to comply with any of its requirements shall, upon adjudication therefor, pay a penalty of \$50.00 for each offense and all costs and expenses involved in the case, ~~and each day such violation continues shall be considered a separate offense.~~ Any person who violates this ordinance or fails to comply with any of its requirements shall, upon adjudication, therefore, be fined as prescribed by Tennessee statutes, and in addition, shall pay all costs and expenses involved in the case. Each day such violation continues shall be considered a separate offense. Nothing herein contained shall prevent the city of Kingsport, Tennessee from taking such other lawful actions to prevent or remedy any violation.

(Code 1998, § 114-333; Ord. No. 5414, § III(H), 6-20-2006; Ord. No. 5992, § I(art. III, § H), 8-3-2010)

Secs. 114-265 Conflict with Other Ordinances—114-270. Reserved.

In case of conflict between this division or any part thereof, and the whole or part of nay existing or future ordinances of the City of Kingsport, Tennessee, the most restrictive shall in all cases apply.

Secs. 114-266 Severability

If any section, clause, provision, or portion of this division shall be held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision, or portion of this division which is not of itself invalid or unconstitutional.

Secs. 114-267-114-270. Reserved.

Subdivision II. Administration

Sec. 114-271. Designation of administrator.

The city building official is hereby appointed as the administrator to implement the provisions of this division.

(Code 1998, § 114-341; Ord. No. 5414, § IV(A), 6-20-2006; Ord. No. 5992, § I(art. IV, § A), 8-3-2010)

Sec. 114-272. Permit procedures.

Application for a development permit shall be made to the administrator on forms furnished by the community prior to any development activities. The development permit may include, but is not limited to the following: plans in duplicate drawn to scale and showing the nature, location, dimensions, and elevations of the area in question; existing or proposed structures, earthen fill placement, storage of materials or equipment, and drainage facilities. Specifically, the following information is required:

(1) *Application stage.*

- a. Elevation in relation to mean sea level of the proposed lowest floor, including basement, of all buildings where base flood elevations are available, or to certain height above the highest adjacent grade when applicable under this division.
- b. Elevation in relation to mean sea level to which any nonresidential building will be floodproofed where base flood elevations are available, or to certain height above the highest adjacent grade when applicable under this division.
- c. A FEMA floodproofing certificate from a state-registered professional engineer or architect that the proposed nonresidential floodproofed building will meet the floodproofing criteria in sections 114-283 and 114-284.
- d. Description of the extent to which any watercourse will be altered or relocated as a result of proposed development.
- e. In order to determine if improvements or damage meet the Substantial Improvement Damage criteria, the applicant shall provide to the Floodplain Administrator a detailed cost to repair all damages and/or cost of improvements which includes the complete costs associated with all types of work necessary to completely repair or improve a building. These include the costs of all materials, labor, and other items necessary to perform the proposed work. These must be in the form of:
 - (1) An itemized cost of materials, and labor, or estimates of materials and labor that are prepared by licensed contractors or professional construction cost estimator.
 - (2) Building valuation tables published by building code organizations and cost-estimating manuals and tools available from professional building cost-estimating services.
 - (3) A qualified estimate of costs that is prepared by the local official using professional judgement and knowledge of local and regional construction costs.
 - (4) A detailed cost estimate provided and prepared by the building owner. This must include as much supporting documentation as possible (such as pricing information from lumber companies, plumbing and electrical suppliers, etc.). In addition, the estimate must include the value of labor, including the value of the owner's labor.

(2) *Construction stage.*

- a. Within AE zones, where base flood elevation data is available, any lowest floor certification made relative to mean sea level shall be prepared by or under the direct supervision of, a state-registered land surveyor and certified by same. The administrator shall record the elevation of the lowest floor on the development permit. When floodproofing is utilized for a nonresidential building, said certification shall be prepared by, or under the direct supervision of, a state-registered professional engineer or architect and certified by same.
- b. Within approximate A zones, where base flood elevation data is not available, the elevation of the lowest floor shall be determined as the measurement of the lowest floor of the building relative to the highest adjacent grade. The administrator shall record the elevation of the lowest floor on the development permit. When floodproofing is utilized for a nonresidential building, said certification shall be prepared by, or under the direct supervision of, a state-registered professional engineer or architect and certified by same.
- c. For all new construction and substantial improvements, the permit holder shall provide to the administrator an as-built certification of the lowest floor elevation or floodproofing level upon the completion of the lowest floor or floodproofing.

- d. Any work undertaken prior to submission of the certification shall be at the permit holder's risk. The administrator shall review the above-referenced certification data. Deficiencies detected by such review shall be corrected by the permit holder immediately and prior to further work being allowed to proceed. Failure to submit the certification or failure to make said corrections required hereby, shall be cause to issue a stop-work order for the project.

(3) Finished Construction Stage

A final Finished Construction Elevation Certificate is required after construction is completed and prior to Certificate of Compliance/Occupancy issuance. It shall be the duty of the permit holder to submit to the Floodplain Administrator a certification of final as-built construction of the elevation of the referenced level and all attendant utilities. The Administrator will keep the certificate on file in perpetuity.

(Code 1998, § 114-342; Ord. No. 5414, § IV(B), 6-20-2006; Ord. No. 5992, § I(art. IV, § B), 8-3-2010)

Sec. 114-273. Duties and responsibilities of the administrator.

Duties of the administrator shall include, but not be limited to, the following:

- (1) Review all development permits to ensure that the permit requirements of this division have been satisfied, and that proposed building sites will be reasonably safe from flooding.
- (2) Review proposed development to ensure that all necessary permits have been received from those governmental agencies from which approval is required by federal or state law, including section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 USC 1334.
- (3) Notify adjacent communities and the state department of economic and community development, local planning assistance office, prior to any alteration or relocation of a watercourse and submit evidence of such notification to FEMA.
- (4) For any altered or relocated watercourse, submit engineering data/analysis within six months to FEMA to ensure accuracy of community FIRM's through the letter of map revision process.
- (5) Ensure that the flood-carrying capacity within an altered or relocated portion of any watercourse is maintained.
- (6) Record the elevation, in relation to mean sea level or the highest adjacent grade, where applicable, of the lowest floor (including basement) of all new and substantially improved buildings, in accordance with section 114-272.
- (7) Record the actual elevation, in relation to mean sea level or the highest adjacent grade, where applicable to which the new and substantially improved buildings have been floodproofed, in accordance with section 114-272
- (8) When floodproofing is utilized for a nonresidential structure, obtain certification of design criteria from a state-registered professional engineer or architect, in accordance with section 114-272
- (9) Where interpretation is needed as to the exact location of boundaries of the areas of special flood hazard (for example, where there appears to be a conflict between a mapped boundary and actual field conditions), make the necessary interpretation. Any person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in this division Ordinance.
- (10) When base flood elevation data and floodway data have not been provided by FEMA, obtain, review, and reasonably utilize any base flood elevation and floodway data available from a federal, state, or other sources, including data developed as a result of these regulations, as criteria for requiring that

new construction, substantial improvements, or other development in zone A on the city of Kingsport, Tennessee FIRM meet the requirements of this division.

- (11) Maintain all records pertaining to the provisions of this division in the office of the administrator and shall be open for public inspection. Permits issued under the provisions of this division shall be maintained in a separate file or marked for expedited retrieval within combined files.
- (12) A final Finished Construction Elevation Certificate (FEMA Form FF-206-FY-22-152, formerly 086-0-33) is required after construction is completed and prior to Certificate of Compliance/Occupancy issuance. It shall be the duty of the permit holder to submit to the Floodplain Administrator a certification of final as-built construction of the elevation of the reference level and all attendant utilities. The Floodplain Administrator shall review the certificate data submitted. Deficiencies detected by such review shall be corrected by the permit holder immediately and prior to Certificate of Compliance/Occupancy issuance. In some instances, another certification may be required to certify corrected as-built construction. Failure to submit the certification or failure to make required corrections shall cause to withhold the issuance of a Certificate of Compliance/Occupancy. The Finished Construction Elevation Certificate certifier shall provide a least 2 photographs showing the front and rear of the building taken within 90 days from the date of certification. The photographs must be taken with views confirming the building description and diagram number provided in Section A. To the extent possible, these photographs should show the entire building including foundation. If the building has split-level or multi-level areas, provide at least 2 additional photographs showing side views of the building. In addition, when applicable provide a photograph of the foundation showing a representative example of the flood openings or vents. All photographs must be in color and measures at least 3"x3". Digital photographs are acceptable.

(Code 1998, § 114-343; Ord. No. 5414, § IV(C), 6-20-2006; Ord. No. 5992, § I(art. IV, § C), 8-3-2010)

Sec. 114-274. Board of zoning appeals; variance procedures.

- (a) *Authority.* The city of Kingsport, Tennessee board of zoning appeals shall hear and decide appeals and requests for variances from the requirements of this division.
- (b) *Procedure.* Meetings of the city board of zoning appeals shall be held at such times, as the board shall determine. All meetings of the city board of zoning appeals shall be open to the public. The city board of zoning appeals shall adopt rules of procedure and shall keep records of applications and actions thereof, which shall be a public record. Compensation of the members of the city board of zoning appeals shall be set by the ~~legislative Board of Mayor and Aldermen~~body.
- (c) *Appeals, how taken.* An appeal to the city board of zoning appeals may be taken by any person, firm or corporation aggrieved or by any governmental officer, department, or bureau affected by any decision of the administrator based in whole or in part upon the provisions of this division. Such appeal shall be taken by filing with the city board of zoning appeals a notice of appeal, specifying the grounds thereof. In all cases where an appeal is made by a property owner or other interested party, the appellant shall pay the necessary fee, as established in the annual fee resolution adopted by the Board of Mayor and Aldermen. a fee of \$50.00 for the cost of publishing a notice of such hearings shall be paid by the appellant. The administrator shall transmit to the city board of zoning appeals all papers constituting the record upon which the appeal action was taken. The city board of zoning appeals shall fix a reasonable time for the hearing of the appeal, give public notice thereof, as well as due notice to parties in interest and decide the same within a reasonable time which shall not be more than ten days from the date of the hearing. At the hearing, any person or party may appear and be heard in person or by agent or by attorney.
- (d) *Powers.* The city board of zoning appeals shall have the following powers:

- (1) *Administrative review.* To hear and decide appeals where it is alleged by the applicant that there is error in any order, requirement, permit, decision, determination, or refusal made by the administrator or other administrative official in carrying out or enforcement of any provisions of this division.
- (2) *Variance procedures.* In the case of a request for a variance the following shall apply:
- a. The city of Kingsport, Tennessee board of zoning appeals shall hear and decide appeals and requests for variances from the requirements of this division.
 - b. Variances may be issued for the repair or rehabilitation of historic structures as defined, herein, upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary deviation from the requirements of this division to preserve the historic character and design of the structure.
 - c. In passing upon such applications, the city board of zoning appeals shall consider all technical evaluations, all relevant factors, all standards specified in other sections of this division, and:
 1. The danger that materials may be swept onto other property to the injury of others;
 2. The danger to life and property due to flooding or erosion;
 3. The susceptibility of the proposed facility and its contents to flood damage;
 4. The importance of the services provided by the proposed facility to the community;
 5. The necessity of the facility to a waterfront location, in the case of a functionally dependent use;
 6. The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use;
 7. The relationship of the proposed use to the comprehensive plan and floodplain management program for that area;
 8. The safety of access to the property in times of flood for ordinary and emergency vehicles;
 9. The expected heights, velocity, duration, rate of rise and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site;
 10. The costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, water systems, and streets and bridges.
 - d. Upon consideration of the factors listed above, and the purposes of this division, the city board of zoning appeals may attach such conditions to the granting of variances, as it deems necessary to effectuate the purposes of this division.
 - e. Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.
- (e) *Conditions for variances.*
- (1) Variances shall be issued upon a determination that the variance is the minimum relief necessary, considering the flood hazard and the factors listed in section 114-274.
 - (2) Variances shall only be issued upon: a showing of good and sufficient cause, a determination that failure to grant the variance would result in exceptional hardship; or a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary

public expense, create nuisance, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.

- (3) Any applicant to whom a variance is granted shall be given written notice that the issuance of a variance to construct a structure below the base flood elevation will result in increased premium rates for flood insurance (as high as \$25.00 for \$100.00) coverage, and that such construction below the base flood elevation increases risks to life and property.
- (4) The administrator shall maintain the records of all appeal actions and report any variances to FEMA upon request.

(Code 1998, §§ 114-350.16, 114-350.17; Ord. No. 5414, § VI(A), (B), 6-20-2006; Ord. No. 5992, § I(art. VI, §§ A, B), 8-3-2010)

Note(s)—The provisions of this section shall apply exclusively to areas of special flood hazard within the city.

Secs. 114-275—114-282. Reserved.

Subdivision III. Provisions for Flood Hazard Reduction

Sec. 114-283. General standards.

In all areas of special flood hazard, the following provisions are required:

- (1) New construction and substantial improvements shall be anchored to prevent flotation, collapse and lateral movement of the structure;
- (2) Manufactured homes shall be installed using methods and practices that minimize flood damage. They must be elevated and anchored to prevent flotation, collapse and lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable state and local anchoring requirements for resisting wind forces;
- (3) New construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage;
- (4) New construction and substantial improvements shall be constructed by methods and practices that minimize flood damage;
- (5) All electrical, heating, ventilation, plumbing, air conditioning equipment, and other service facilities shall be designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding;
- (6) New and replacement water supply systems shall be designed to minimize or eliminate infiltration of floodwaters into the system;
- (7) New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into the systems and discharges from the systems into floodwaters;
- (8) On-site waste disposal systems shall be located and constructed to avoid impairment to them or contamination from them during flooding;
- (9) Any alteration, repair, reconstruction or improvements to a building that is in compliance with the provisions of this division, shall meet the requirements of new construction as contained in this division;

- (10) Any alteration, repair, reconstruction or improvements to a building that is not in compliance with the provision of this division, shall be undertaken only if said non-conformity is not further extended or replaced;
- (11) All new construction and substantial improvement proposals shall provide copies of all necessary federal and state permits, including section 404 of the Federal Water Pollution Control Act amendments of 1972, 33 USC 1334;
- (12) All subdivision proposals and other proposed new development proposals shall meet the standards of section 114-284;
- (13) When proposed new construction and substantial improvements are partially located in an area of special flood hazard, the entire structure shall meet the standards for new construction;
- (14) When proposed new construction and substantial improvements are located in multiple flood hazard risk zones or in a flood hazard risk zone with multiple base flood elevations, the entire structure shall meet the standards for the most hazardous flood hazard risk zone and the highest base flood elevation.

(Code 1998, § 114-350.1; Ord. No. 5414, § V(A), 6-20-2006; Ord. No. 5992, § I(art. V, § A), 8-3-2010)

Sec. 114-284. Specific standards.

In all areas of special flood hazard, the following provisions, in addition to those set forth in section 114-283, are required:

- (1) *Residential structures.* In AE zones where base flood elevation data is available, new construction and substantial improvement of any residential building (or manufactured home) shall have the lowest floor, including basement, elevated to no lower than one foot above the base flood elevation. Should solid foundation perimeter walls be used to elevate a structure, openings sufficient to facilitate equalization of flood hydrostatic forces on both sides of exterior walls shall be provided in accordance with the standards of this section: “enclosures”. Within approximate A zones where base flood elevations have not been established and where alternative data is not available, the administrator shall require the lowest floor of a building to be elevated to a level of at least three feet above the highest adjacent grade (as defined in section 114-320114-251). Should solid foundation perimeter walls be used to elevate a structure, openings sufficient to facilitate equalization of flood hydrostatic forces on both sides of exterior walls shall be provided in accordance with the standards of this section: “enclosures”.
- (2) *Nonresidential structures.* In AE zones, where base flood elevation data is available, new construction and substantial improvement of any commercial, industrial, or nonresidential building, shall have the lowest floor, including basement, elevated or floodproofed to no lower than one foot above the level of the base flood elevation. Should solid foundation perimeter walls be used to elevate a structure, openings sufficient to facilitate equalization of flood hydrostatic forces on both sides of exterior walls shall be provided in accordance with the standards of this section: “enclosures”. In approximate A zones, where base flood elevations have not been established and where alternative data is not available, new construction and substantial improvement of any commercial, industrial, or nonresidential building, shall have the lowest floor, including basement, elevated or floodproofed to no lower than three feet above the highest adjacent grade (as defined in section 114-320114-251). Should solid foundation perimeter walls be used to elevate a structure, openings sufficient to facilitate equalization of flood hydrostatic forces on both sides of exterior walls shall be provided in accordance with the standards of this section: Enclosures. Nonresidential buildings located in all A zones may be floodproofed, in lieu of being elevated, provided that all areas of the building below the required elevation are watertight, with walls substantially impermeable to the passage of water, and are built

with structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy. A state-registered professional engineer or architect shall certify that the design and methods of construction are in accordance with accepted standards of practice for meeting the provisions above, and shall provide such certification to the administrator as set forth in section 114-272.

- (3) *Enclosures.* All new construction and substantial improvements that include fully enclosed areas formed by foundation and other exterior walls below the lowest floor that are subject to flooding, shall be designed to preclude finished living space and designed to allow for the entry and exit of floodwaters to automatically equalize hydrostatic flood forces on exterior walls.
- a. Designs for complying with this requirement must either be certified by a state professional engineer or architect or meet or exceed the following minimum criteria.
 1. Provide a minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding;
 2. The bottom of all openings shall be no higher than one foot above the finished grade;
 3. Openings may be equipped with screens, louvers, valves or other coverings or devices provided they permit the automatic flow of floodwaters in both directions.
 - b. The enclosed area shall be the minimum necessary to allow for parking of vehicles, storage or building access.
 - c. The interior portion of such enclosed area shall not be finished or partitioned into separate rooms in such a way as to impede the movement of floodwaters and all such partitions shall comply with the provisions of section 114-284.
- (4) *Standards for manufactured homes and recreational vehicles.*
- a. All manufactured homes placed, or substantially improved, on: (1) individual lots or parcels, (2) in expansions to existing manufactured home parks or subdivisions, or (3) in new or substantially improved manufactured home parks or subdivisions, must meet all the requirements of new construction.
 - b. All manufactured homes placed or substantially improved in an existing manufactured home park or subdivision must be elevated so that either:
 1. In AE zones, with base flood elevations, the lowest floor of the manufactured home is elevated on a permanent foundation to no lower than one foot above the level of the base flood elevation; or
 2. In approximate A zones, without base flood elevations, the manufactured home chassis is elevated and supported by reinforced piers (or other foundation elements of at least equivalent strength) that are at least three feet in height above the highest adjacent grade (as defined in section ~~114-320~~114-251).
 - c. Any manufactured home, which has incurred substantial damage as the result of a flood, must meet the standards of sections 114-283 and 114-284.
 - d. All manufactured homes must be securely anchored to an adequately anchored foundation system to resist flotation, collapse and lateral movement.
 - e. All recreational vehicles placed in an identified special flood hazard area must either:
 1. Be on the site for fewer than 180 consecutive days;

2. Be fully licensed and ready for highway use (a recreational vehicle is ready for highway use if it is licensed, on its wheels or jacking system, attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached structures or additions); or
 3. The recreational vehicle must meet all the requirements for new construction.
- (5) *Standards for subdivisions and other proposed new development proposals.* Subdivisions and other proposed new developments, including manufactured home parks, shall be reviewed to determine whether such proposals will be reasonably safe from flooding.
- a. All subdivision and other proposed new development proposals shall be consistent with the need to minimize flood damage.
 - b. All subdivision and other proposed new development proposals shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize or eliminate flood damage.
 - c. All subdivision and other proposed new development proposals shall have adequate drainage provided to reduce exposure to flood hazards.
 - d. In all approximate A zones require that all new subdivision proposals and other proposed developments (including proposals for manufactured home parks and subdivisions) greater than 50 lots or five acres, whichever is the lesser, include within such proposals base flood elevation data (See section 114-287).

(Code 1998, § 114-350.2; Ord. No. 5414, § V(B), 6-20-2006; Ord. No. 5992, § I(art. V, § B), 8-3-2010)

Sec. 114-285. Standards for special flood hazard areas with established base flood elevations and with floodways designated.

Located within the special flood hazard areas established in section 114-258 are areas designated as floodways. A floodway may be an extremely hazardous area due to the velocity of floodwaters, debris or erosion potential. In addition, the area must remain free of encroachment in order to allow for the discharge of the base flood without increased flood heights and velocities. Therefore, the following provisions shall apply:

- (1) Encroachments are prohibited, including earthen fill material, new construction, substantial improvements or other development within the regulatory floodway. Development may be permitted however, provided it is demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practices that the cumulative effect of the proposed encroachments or new development shall not result in any increase in the water surface elevation of the base flood elevation, velocities, or floodway widths during the occurrence of a base flood discharge at any point within the community. A ~~state~~-registered professional engineer must provide supporting technical data, using the same methodologies as in the effective flood insurance study for the city and certification, thereof.
- (2) ~~New construction and substantial improvements of buildings, where permitted, shall comply with all applicable flood hazard reduction provisions of sections 114-273 and 114-274. A community may permit encroachments within the adopted regulatory floodway that would result in an increase in base flood elevations, floodway width or base flood discharge provided that the applicant first applies for a Conditional letter of Map Revision (CLOMR) from FEMA prior to the start of construction. Upon completion of the project, the applicant shall apply for a Letter of Map Revision (LOMR) from FEMA. Submittal requirements and fees shall be the responsibility of the applicant as established under the provisions of subsection 65.12~~

- (3) Only if section 114-285, provisions (1) through (2) are satisfied, then any new construction or substantial improvements shall comply with all other provisions of Subdivision III, Sections 114-283 and 114-284.

(Code 1998, § 114-350.3; Ord. No. 5414, § V(C), 6-20-2006; Ord. No. 5992, § I(art. V, § C), 8-3-2010)

Sec. 114-286. Standards for areas of special flood hazard zones AE with established base flood elevations but without floodways designated.

Located within the special flood hazard areas established in section 114-258, where streams exist with base flood data provided but where no floodways have been designated (zones AE), the following provisions apply:

- ~~(1) No encroachments, including fill material, new construction and substantial improvements, shall be located within areas of special flood hazard, unless certification by a state-registered professional engineer is provided demonstrating that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the community. The engineering certification should be supported by technical data that conforms to standard hydraulic engineering principles.~~
- ~~(2) New construction and substantial improvements of buildings, where permitted, shall comply with all applicable flood hazard reduction provisions of sections 114-283 and 114-284.~~
- (1) Require until a regulatory floodway is designated, that no new construction, substantial, or other development, including fill shall be permitted within Zone AE on the community's FIR, unless it is demonstrated through hydrologic and hydraulic analyses performed that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one (1) foot at any point within the community. The engineering certification should be supported by technical data using the same methodologies used in the effective Flood Insurance Study for Kingsport, Tennessee.
- (2) A community may permit encroachments within Zones AE on the community's FIRM, that would result in an increase in the water surface elevation of the base flood, provided that the applicant first applies for a Conditional Letter of Map Revision (CLOMR) from FEMA prior to the start of construction. Upon completion of the project, the applicant shall apply for a Letter of Map Revision (LOMR) from FEMA. Substantial requirements and fees shall be the responsibility of the applicant as established under the provisions of subsection 65.12
- (3) Only if Section 114-286, provisions (1) through (2) are satisfied, then any construction or substantial improvements shall comply with all other applicable flood hazard reduction provisions of Subdivision III, Sections 114-283 and 114-284.

(Code 1998, § 114-350.4; Ord. No. 5414, § V(D), 6-20-2006; Ord. No. 5992, § I(art. V, § D), 8-3-2010)

Sec. 114-287. Standards for streams without established base flood elevations and floodways (A zones).

Located within the special flood hazard areas established in section 114-258, where streams exist, but no base flood data has been provided and where a floodway has not been delineated, the following provisions shall apply:

- (1) The administrator shall obtain, review, and reasonably utilize any base flood elevation and floodway data available from any federal, state, or other sources, including data developed as a result of these

- regulations (see subsection (2) of this section), as criteria for requiring that new construction, substantial improvements, or other development in approximate A zones meet the requirements of sections 114-283 and 114-284.
- (2) Require that all new subdivision proposals and other proposed developments (including proposals for manufactured home parks and subdivisions) greater than 50 lots or five acres, whichever is the lesser, include within such proposals base flood elevation data.
 - (3) Within approximate A zones, where base flood elevations have not been established and where such data is not available from other sources, require the lowest floor of a building to be elevated or floodproofed to a level of at least three feet above the highest adjacent grade (as defined in section ~~114-320~~114-251). All applicable data including elevations or floodproofing certifications shall be recorded as set forth in section 114-272. Openings sufficient to facilitate automatic equalization of hydrostatic flood forces on exterior walls shall be provided in accordance with the standards of section 114-284.
 - (4) Within approximate A zones, where base flood elevations have not been established and where such data is not available from other sources, no encroachments, including structures or fill material, shall be located within an area equal to the width of the stream or 20 feet, whichever is greater, measured from the top of the stream bank, unless certification by a state-registered professional engineer is provided demonstrating that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the city of Kingsport, Tennessee. The engineering certification should be supported by technical data using the same methodologies used in the effective Flood Insurance Study for Kingsport, Tennessee that conforms to standard hydraulic engineering principles.
 - (5) New construction and substantial improvements of buildings, where permitted, shall comply with all applicable flood hazard reduction provisions of sections 114-283 and 114-284. Within approximate A zones, require that those subsections of section 114-284 dealing with the alteration or relocation of a watercourse, ensuring watercourse carrying capacities are maintained and manufactured homes provisions are complied with as required.

(Code 1998, § 114-350.5; Ord. No. 5414, § V(E), 6-20-2006; Ord. No. 5992, § I(art. V, § E), 8-3-2010)

Sec. 114-288. Standards for areas of shallow flooding (AO and AH zones).

Located within the special flood hazard areas established in section 114-258, are areas designated as shallow flooding areas. These areas have special flood hazards associated with base flood depths of one to three feet where a clearly defined channel does not exist and where the path of flooding is unpredictable and indeterminate. In addition to Subdivision III, Sections 114-283 and 114-284, all new construction and substantial improvements shall meet the following requirements; therefore, the following provisions, in addition to those set forth in sections 114-283 and 114-284, apply:

- (1) ~~All new construction and substantial improvements of residential and nonresidential buildings shall have the lowest floor, including basement, elevated to at least one foot above as many feet as the depth number specified on the FIRMs, in feet, above the highest adjacent grade. If no flood depth number is specified on the FIRM, the lowest floor, including basement, shall be elevated to at least three feet above the highest adjacent grade. Openings sufficient to facilitate automatic equalization of hydrostatic flood forces on exterior walls shall be provided in accordance with standards of section 114-284. The lowest floor (including basement) shall be elevated at least as high as the depth number specified on the Flood Insurance Rate Map (FIRM), in feet, plus a freeboard of one (1) foot above the~~

- highest adjacent grade; or at least three (3) feet above the highest adjacent grade, if no depth number is specified.
- (2) All new construction and substantial improvements of nonresidential buildings may be floodproofed in lieu of elevation. The structure together with attendant utility and sanitary facilities must be floodproofed and designed watertight to be completely floodproofed to at least one foot above the flood depth number specified on the FIRM, with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy. If no depth number is specified on the FIRM, the structure shall be floodproofed to at least three feet above the highest adjacent grade. A state-registered professional engineer or architect shall certify that the design and methods of construction are in accordance with accepted standards of practice for meeting the provisions of this division and shall provide such certification to the administrator as set forth above and as required in accordance with section 114-272. Non-residential structures may, in lieu of elevation, be floodproofed to the same level as required in Article V, Section F (1) so that the structure, together with attendant utility and sanitary facilities, below that level shall be watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. Certification is required in accordance with Section 114-272 (1)(c) and Section 114-284(2).
- (3) Adequate drainage paths shall be provided around slopes to guide floodwaters around and away from proposed structures.

(Code 1998, § 114-350.6; Ord. No. 5414, § V(F), 6-20-2006; Ord. No. 5992, § I(art. V, § F), 8-3-2010)

Sec. 114-289. Standards for Areas of Shallow Flooding (Zone AH)

Located within the Special Flood Hazard Areas established in Section 114-258, are areas designed as shallow flooding areas. These areas are subject to inundation by 1-percent-annual-chance shallow flooding (usually areas of ponding) where average depths are one (1) to three (3) feet. Base Flood Elevations are derived from detailed hydraulic analyses are shown in this zone.

In addition to meeting the requirements of Subdivision III Sections 114-283 and 114-284, all new construction and substantial improvements shall meet the following requirements:

- (1) Adequate drainage paths shall be provided around structures on slopes, to guide floodwaters around and away from proposed structures.

Sec. 114-~~289~~290. Standards for areas protected by flood protection system (A-99 zones).

Located within the areas of special flood hazard established in section 114-258 are areas of the 100-year floodplain protected by a flood protection system but where base flood elevations have not been determined. Within these areas (A-99 zones) all provisions of sections 114-271 through 114-273 and subdivision III of this division shall apply.

(Code 1998, § 114-350.7; Ord. No. 5414, § V(G), 6-20-2006; Ord. No. 5992, § I(art. V, § G), 8-3-2010)

Sec. 114-~~290~~291. Standards for unmapped streams.

Located within the city of Kingsport, Tennessee are unmapped streams where areas of special flood hazard are neither indicated nor identified. Adjacent to such streams, the following provisions shall apply:

- (1) No encroachments including fill material or other development including structures shall be located within an area of at least equal to twice the width of the stream, measured from the top of each stream bank, unless certification by a state-registered professional engineer is provided demonstrating that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the locality.
- (2) When a new flood hazard risk zone, and base flood elevation and floodway data is available, new construction and substantial improvements shall meet the standards established in accordance with sections 114-271 through 114-273 and subdivision III of this division.
- (3) ONLY if Section 114-291, provisions (1) and (2) are satisfied, then any new construction or substantial improvement shall comply with all other applicable flood hazard reduction provisions of Subdivision III Sections 114-283 and 114-284.

(Code 1998, § 114-350.8; Ord. No. 5414, § V(H), 6-20-2006; Ord. No. 5992, § I(art. V, § H), 8-3-2010)

Secs. 114-~~291~~292—114-297. Reserved.



Preliminary Changes Since Last FIRM Layer

Preliminary

- Coastal High Hazard Area Change
 - Coastal High Hazard Area Increase
 - Coastal High Hazard Area Decrease
- Floodway Change
 - Floodway Increase
 - Floodway Decrease
- Special Flood Hazard Area Change
 - Special Flood Hazard Area Increase
 - Special Flood Hazard Area Decrease
- Non-Special Flood Hazard Area Change
 - Non-Special Flood Hazard Area Increase
 - Non-Special Flood Hazard Area Decrease

Pending National Flood Hazard Layer

- Pending FIRM Panel Index
- Pending FIRM Panels
- Pending Political Jurisdictions
- Pending Profile Baselines
- Pending Water Lines
- Pending Cross-Sections
- Pending Base Flood Elevations
- Pending Transect Baselines

NOTICE OF CALLED MEETING

The Kingsport Regional Planning Commission will conduct a called meeting on June 17, 2024. The meeting will begin at noon in City Hall Conference Room 226, 415 Broad Street, Kingsport, TN 37660. The sole agenda item for consideration is an amendment to Chapter 114, Article III, Division 5, to make updates to the City's flood plain management measures as required by the Federal Emergency Management Agency.

If you have any questions, please call the Kingsport Planning Department at (423) 229-9485.

All City of Kingsport public meetings are conducted in accessible locations. If you require accommodations to participate in this meeting, these may be requested by calling (423) 229-9401, ext. 5 or by emailing ADAContact@KingsportTN.gov at least 72 hours in advance. Copies of any documents used are available in accessible formats upon request.

Angie Marshall, City Clerk

P1T: 6/12/2024