

Zoning Plan: Rezoning Requests and/or Zoning Text Amendments
SULLIVAN COUNTY COMMISSION PUBLIC HEARING MEETING

December 12, 2024 - Work Session

RESOLUTION #1 - To Consider the following zoning amendments (map or text) as reviewed by the Regional Planning Commission.
 motion by: Calton 2nd by: Hayes

Order of Cases	Date of Application	Applicant's Name	Neighbor Opposition	Staff's Recommendation	Planning Commission's Recommendation	Regional Planning Commission Jurisdiction	Current Zoning District	Requested Zoning District	Civil District	Commissioner District
1	10/1/2024	Crystal Steffey (TedEBear Academy Daycare Center)	none received prior to meetings	yes	yes, unanimous	Sullivan voted on 11/19/2024	R-1	B-1	5th	4th
2		Text Amendment - Temporary RV per Article B-106F	none received prior to meetings	yes	yes, unanimous	all three Regional Commissions				
3		Text Amendment - Stormwater Drainage Plan - per Article 8-103.8	none received prior to meetings	yes	yes, unanimous	all three Regional Commissions				
4										
Voting Summary:										
<u>Name</u>	<u>Case Order</u>	<u>yes</u>	<u>no</u>	<u>pass / abstain</u>	<u>absent</u>	<u>Approved (yes or no)</u>				
Steffey	1	20			4	YES				
B-106F	2	20			4	YES				
8-103.8	3	20			4	YES				
	4									

* Completed Application is when all information is signed, fee has been paid and no outstanding documents needed. Date of Application is when the applicant initially files

THE CHAIR READ THE OPENING STATEMENT ON THE PROCESS FOR HEARING REZONING REQUESTS

F1. REZONING REQUEST FROM CRYSTAL STEFFEY – R-1 (SINGLE FAMILY RESIDENTIAL) TO B-1 (NEIGHBORHOOD BUSINESS)

FINDINGS OF FACT –

Landowner:	Samuel and Crystal Steffey, owners
Applicants:	Crystal Steffey, owner/manager of day care
Representative:	same
Location:	4918 Hwy 126, Blountville – day care
Mailing Address of Owners:	4764 Hwy 126, Blountville - residence
Civil district of rezoning:	5 th
Commission District of rezoning:	4 th
Parcel ID:	Tax Map 064, Parcel 116.01
Subdivision of Record:	n/a
PC1101 Growth Boundary:	Sullivan County Planned Growth Area
Existing Land Use:	Ted E. Bear Academy, daycare center
Utility District:	Kingsport
Public Sewer:	none – private on-site septic
Lot/Tract Acreage:	total acreage – .41 of an acre
Flood Plain:	n/a
Existing Zoning:	R-1
Surrounding Zoning:	R-1, B-3, R-3
Proposed Zoning Request:	B-1 – Neighborhood Business
Surrounding Land Uses:	Low Density Residential, Commercial, Central Middle School, Cemetery
2006 Land Use Plan:	Low Density Residential
Neighborhood Opposition:	No opposition received prior to the meeting

Staff Field Notes and Findings of Facts:

- The owner is requesting a rezoning of the existing daycare to be rezoned to B-1 to bring it into zoning conformance. The daycare center has operated for many years and in good standing with the county.
- Staff recommends in favor of this request for the following reasons:
 - The Sullivan County Land Use Plan area in close proximity to other existing businesses and the Kingsport City limits all zoned B-3.
 - This lot is a corner lot along Hwy 126 and Valley Drive; and while within the subdivision, a B-1 by definition is suitable along arterial and collector roads on corner lots as a place for community facilities serving the neighborhood.

Meeting Notes at Planning Commission:

- *Mr. and Mrs. Steffey were present.*
- *Staff read her report and recommendation. She added that upon confirmation with county records and current owner, the day care center has been in this location for over 40 years, prior to county zoning regulations.*
- *Calvin Clifton mentioned the driveway connection was on Valley Drive but was a corner lot.*
- *No one was present in opposition.*
- *Laura McMillan motioned to send a favorable recommendation to the County Commission for the rezoning request.*
- *Dr. Mary Rouse seconded the motion and the vote in favor passed unanimously.*

PETITION TO SULLIVAN COUNTY FOR REZONING

A request for rezoning is made by the person named below; said request to go before the Sullivan County Regional Planning Commission for recommendation to the Sullivan County Board of Commissioners.

Date: 10/1/2024

Property Owner: Crystal R. Steffey

Address: 4918 Highway 126 Blountville TN 37417

home: 4764 Hwy 126 423-914-2980

Phone number: 423-323-2212 Email: tedebear@btes.tn

Property Identification

Tax Map: 064

Group:

Parcel: 226.00

Zoning Map:

Zoning District: R-1

Proposed District: B-1

Civil District: 5th

Property Location: 4918 Hwy. 126, Blountville

Commission District: 4

Purpose of Rezoning:

Meetings

Planning Commission:

Place: Historic Courthouse, 2nd Floor, 3411 Hwy 126 Blountville TN

Date: 11/19/2024

Time: 6:00 PM

Approved: _____

Denied: _____

County Commission:

Place: Historic Courthouse 2nd Floor Commission Chambers 3411 Highway 126, Blountville TN

Date: 12/12/2024

Time: 6:00 PM

APPROVED 20 YES 4 ABSENT

Approved: ✓

Denied: _____

DEED RESTRICTIONS

I understand that rezoning does not release my property from the requirements of private deed/Subdivision restrictions. The undersign, being duly sworn, hereby acknowledges that the information provided in this petition to Sullivan County for Rezoning is true and correct to the best of my information, knowledge and belief.

Owner's Signature: Crystal R Steffey

Date: 10/1/2024

Notary Public: [Signature]

My Commission Expires: 3/25/2025

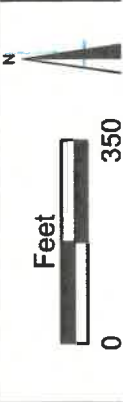


Zoning Plan

Address Data Source
 Sullivan County, Sull Co 911
 Kingsport: Xp: GIS
 Johnson City: JC GIS
 Bristol: Bristol 911

Notice:
 A tax map has no legal standing other than the assessment of taxes. It cannot be used to establish boundary lines or transfer and convey property. A land surveyor licensed to practice land surveying in the State of Tennessee should be retained for all questions of boundary and / or location of lot lines.

- County Line
- Lot Numbers
- Parcel Acres
- Parcel Numbers
- Parcel Owner Labels
- Parcel Lines
- Kingsport Zoning
- B-3
- Current Zoning
- A-1
- B-3
- M-1
- PMD-1
- R-1



Sullivan County, TN
 Planning and Codes Dept.

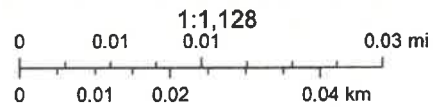


Sullivan County - Parcel: 064 116.01



Date: August 16, 2024

County: Sullivan
Owner: STEFFEY SAMUEL M &
Address: HWY 126
Parcel Number: 064 116.01
Deeded Acreage: 0
Calculated Acreage: 0.41
Date of TDOT Imagery: 2019
Date of Vexcel Imagery: 2023



Esri Community Maps Contributors, Tennessee STS GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA)

The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

SULLIVAN COUNTY

Planning & Codes Department
3425 Highway 126 | Historic Snow House
Blountville, TN 37617
Office: 423.323.6440
Fax: 423.279.2886



NOTICE OF REZONING REQUEST

October 24, 2024

Dear Property Owner:

Please be advised that your adjacent landowner, Crystal R. Steffey, has requested her property located at 4918 Hwy 126, Blountville, to be rezoned from ***R-1 (Single Family Residential)*** to ***B-1 (Neighborhood Business)*** for the purpose of bringing the day care center into zoning conformance. The property tax ID is: Tax Map 064, Parcel 116.01. The following are the scheduled meeting dates for this request:

Sullivan County Regional Planning Commission – Tuesday, November 19, 2024 at 6:00PM
(to be held in the Sullivan County Historic Courthouse, 3411 Hwy 126, Blountville, 2nd Floor)

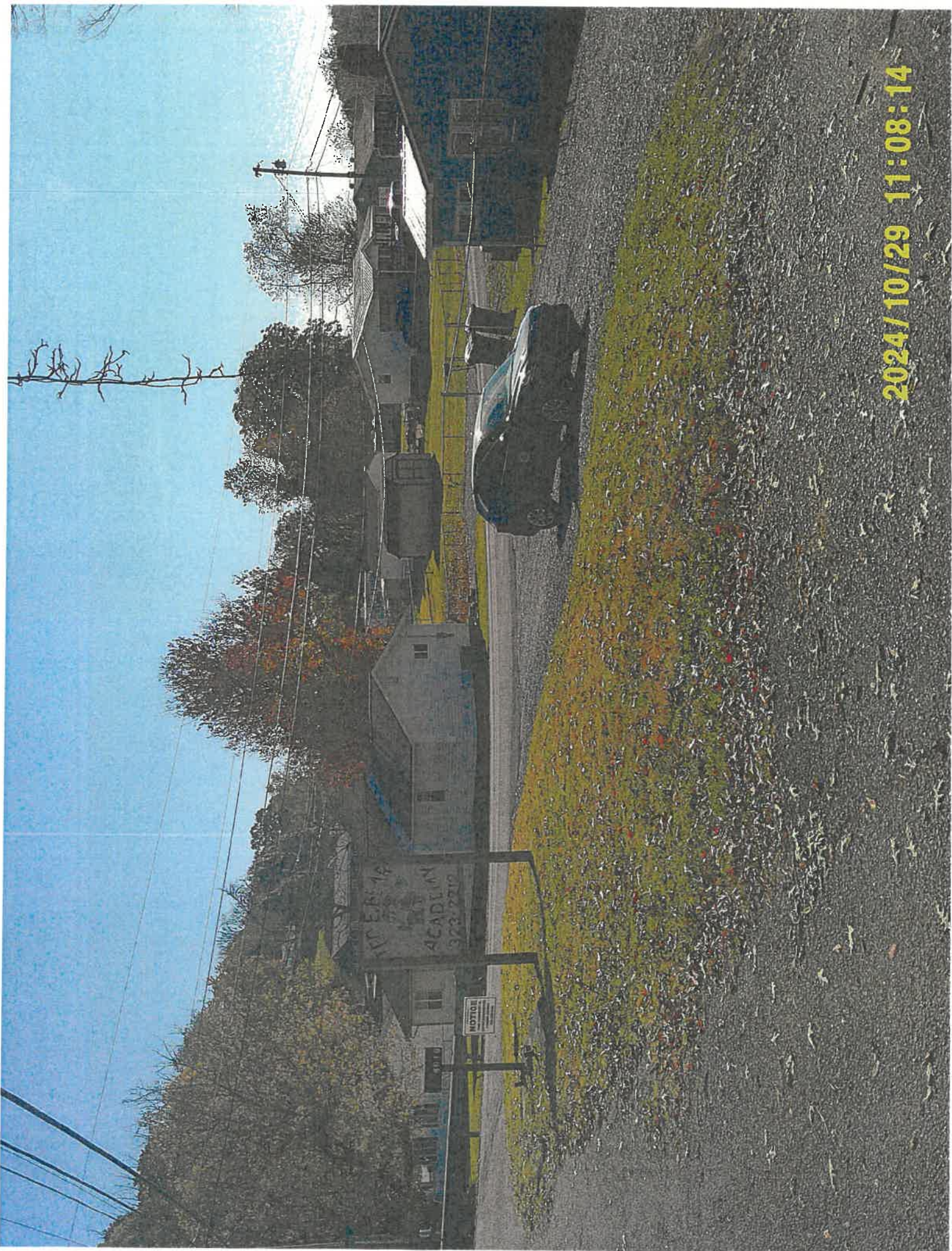
Sullivan County Commission's Work Session – Thursday, December 12, 2024 at 6:00 PM
(to be held in the Sullivan County Historic Courthouse, 3411 Hwy 126, Blountville, 2nd Floor)

Please let me know if you need any special assistance for these public meetings. The meetings are open to the general public and you are welcome to attend. If you have any questions or concerns on this request, please contact me. You may call, email or stop by our office during normal business hours. My email address is planning@sullivancountyttn.gov or you may call me directly at 423.279.2603.

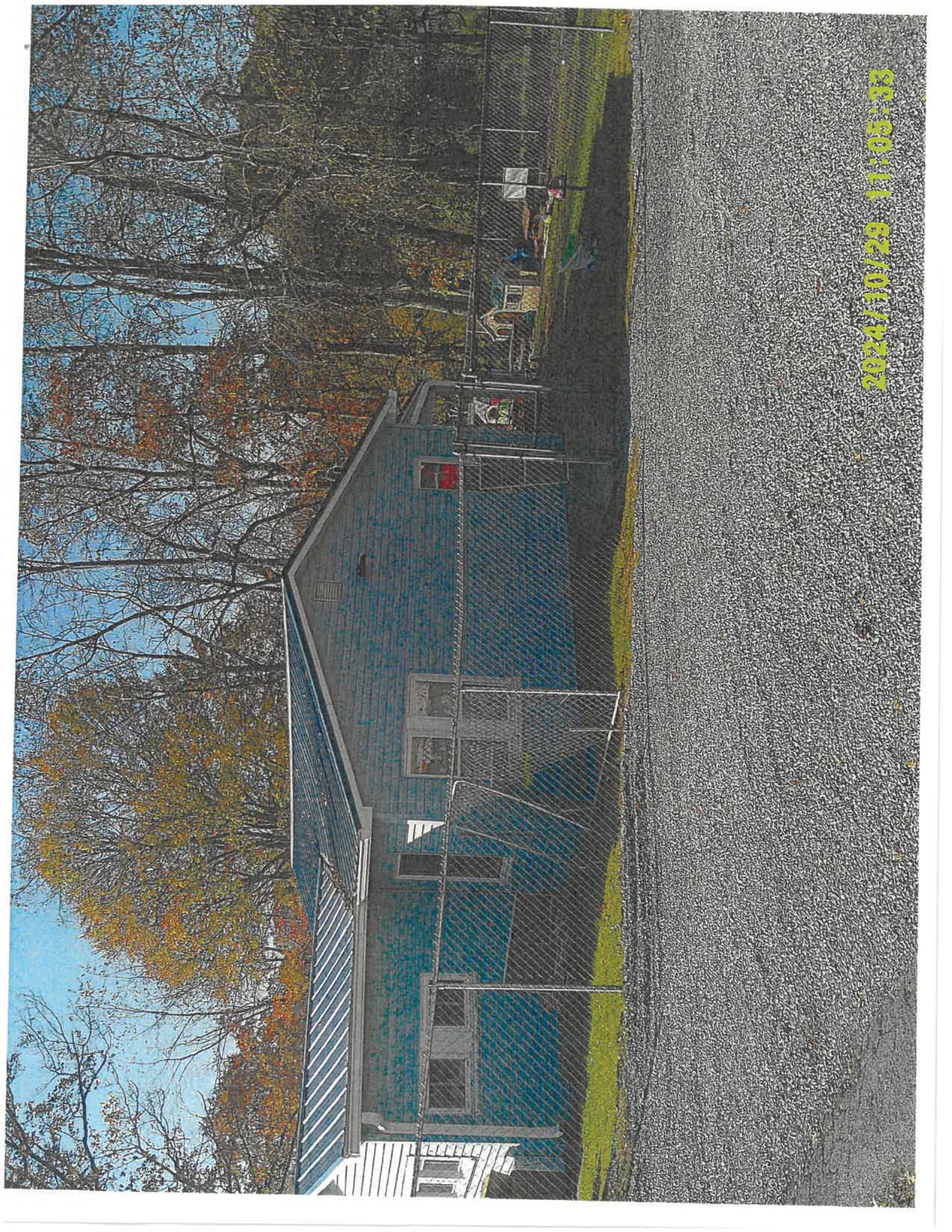
Regards,

A handwritten signature in blue ink, appearing to read "A. Torbett".

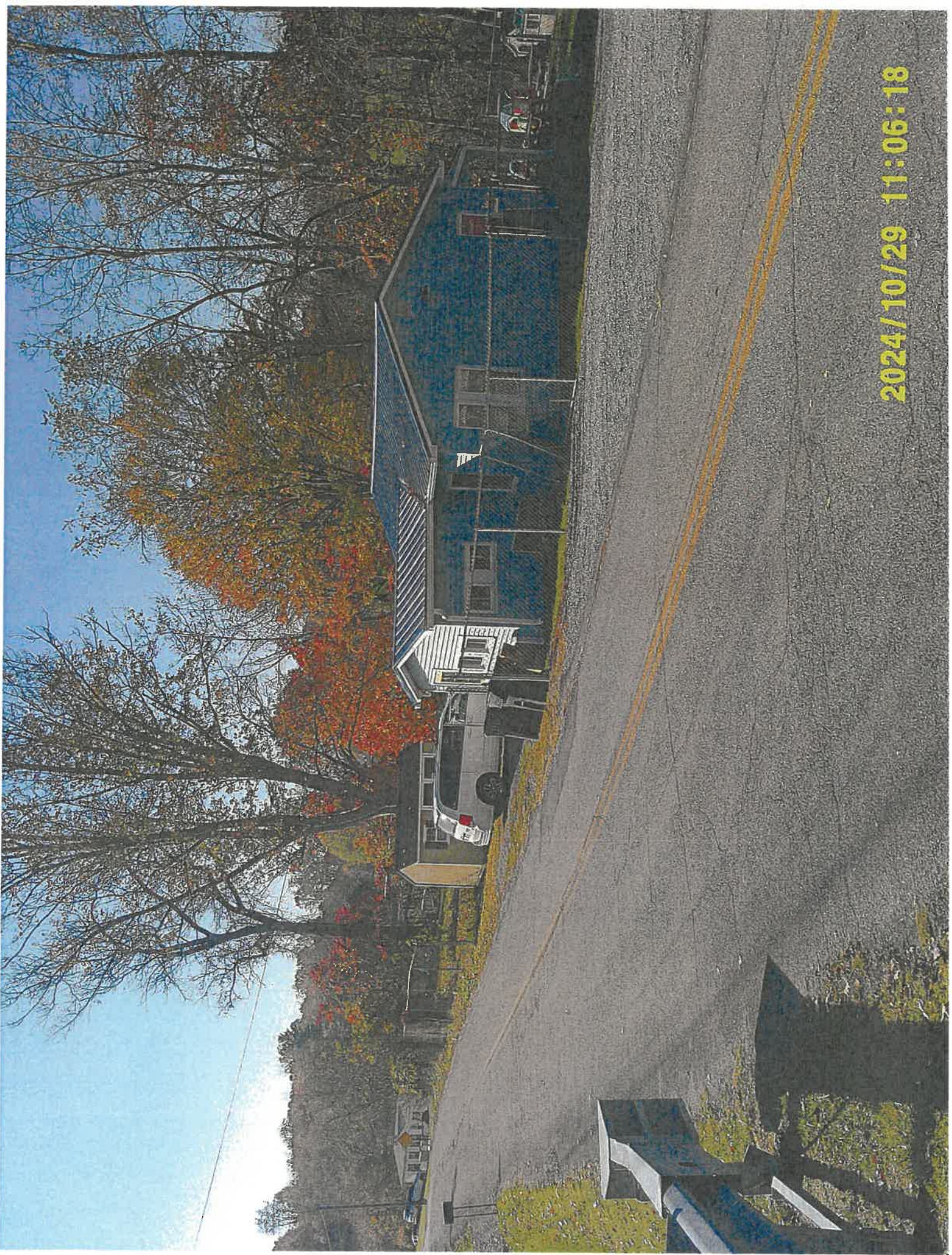
Ambre M. Torbett, AICP
Director of Planning & Community Development
Sullivan County Stormwater Coordinator



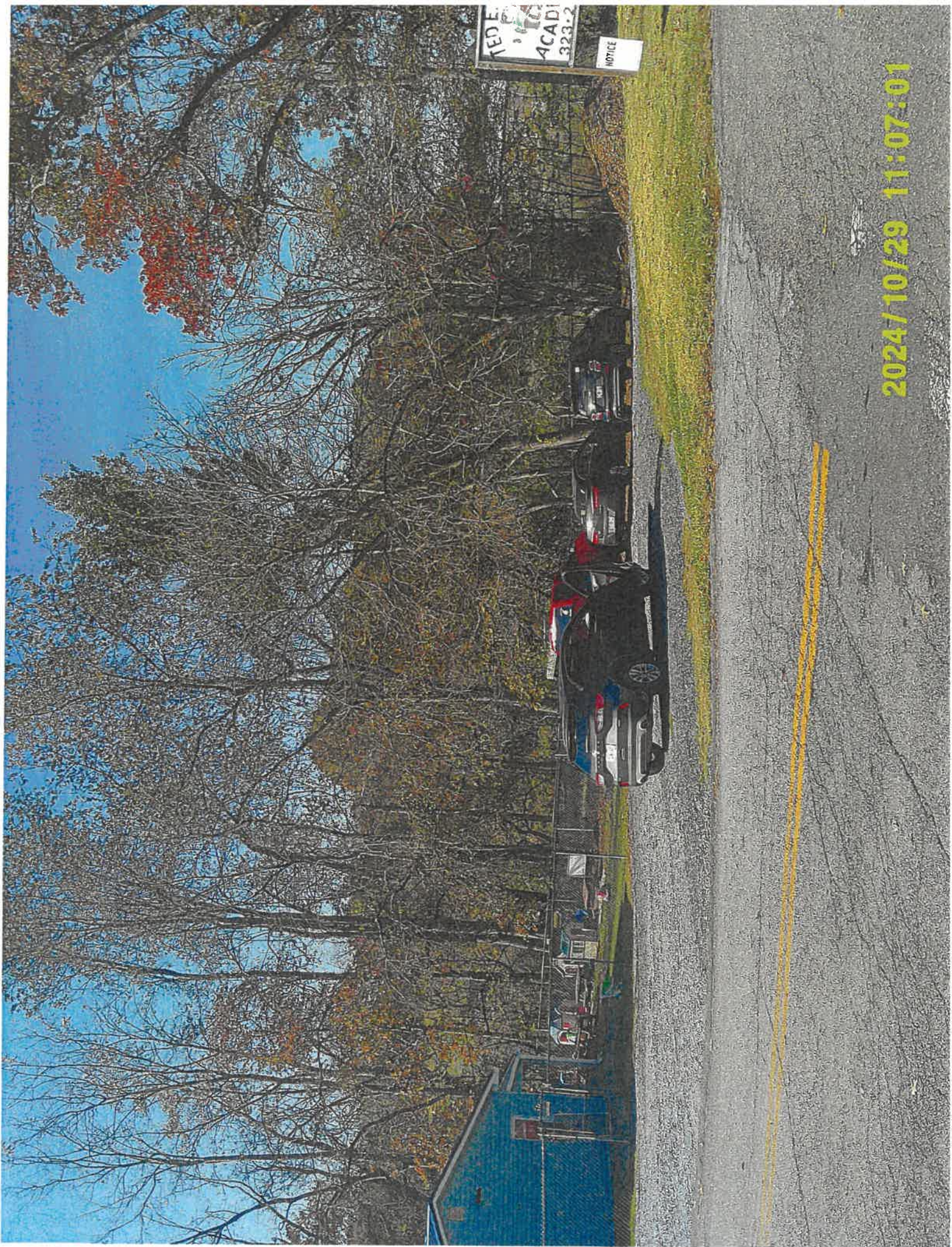
2024/10/29 11:08:14



2024/10/29 11:05:33

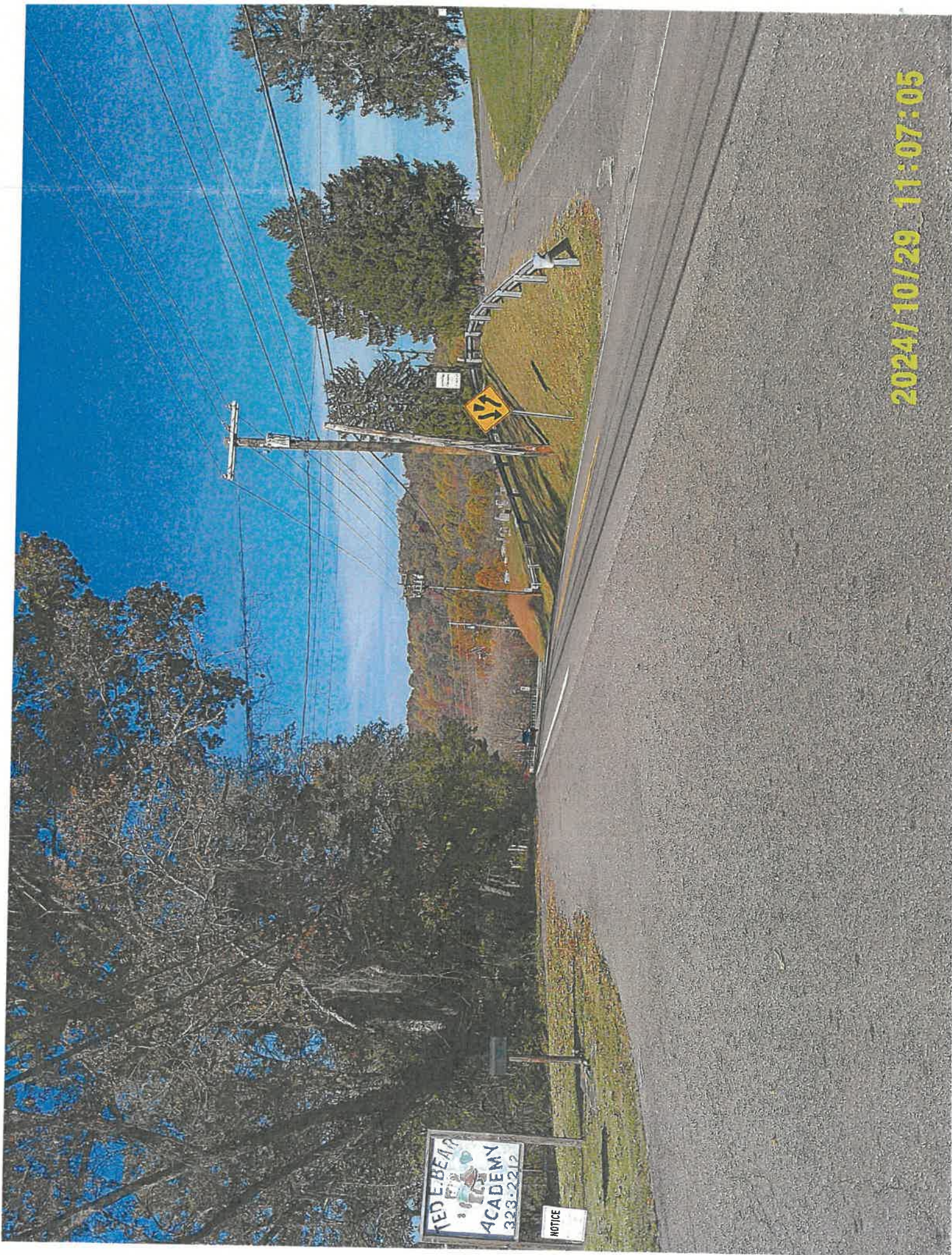


2024/10/29 11:06:18



TEDE
ACAD
323-2
NOTICE

2024/10/29 11:07:01



2024/10/29 11:07:05

TED E. BEAR
ACADEMY
323-2212

Sullivan County, TN

NOTICE
THIS PROPERTY IS
BEING CONSIDERED
FOR RE-ZONING
423-323-6440



2024/10/29 11:07:23

SULLIVAN COUNTY ZONING RESOLUTION

TEXT AMENDMENT PROCESS AND CHECKLIST:

Date: _____

Article Reference (Pg #):

8-106 [F]

Existing Zoning Resolution Text:

Proposed Zoning Resolution Text Amendment:

add temporary RV

Purpose and Need / Background Information: (Staff Report Attached)

Initiated by:

Planning Director

Sullivan County Regional Planning Commission

Landowner/Developer

Review and Recommendation Timeline:

<u>Public Review</u>	<u>Date</u>	<u>Recommendation</u>	<u>Vote Tally</u>
Initial Discussion by SCRPC	10/15/24	yes	unanimous
2nd Review by SCRPC	11/19/24	yes	unanimous
Bristol Staff	Oct & Nov		
Bristol Regional PC	10/21/24 & 11/18/24	yes	unanimous
Kingsport Staff	Oct & Nov		
Kingsport Regional PC	Oct 17 & Nov 21, 2024	yes	unanimous
Public Notice	10/10/24 & 11/21/24		
County Commission Public Hearing	12/12/2024		
If CC Denies/Remands back for further Study – repeat full public review process			

Sullivan County Zoning Text Amendment – October 2024
Text below not highlighted are existing codes for reference

Proposed changes in Highlighted Yellow Text:

3-102.6 Temporary Uses - The temporary uses and structures specified in Appendix B, as permissible within residential and agricultural districts may be permitted for the limited time periods indicated for each such use or activity.

8-105 Restriction of Recreational and/or Automotive Vehicles as Permanent Dwellings or Storage - No camper, Recreational Vehicle (RV), or any other automotive vehicle may be used as a permanent residential dwelling or storage structure. All such vehicles or campers shall only be allowed, as they were designed, for temporary and seasonal use within an approved campground facility, approved lake lot, or otherwise stored in an approved storage area not in use. Refer to the Temporary Supplemental Use provision for campground facilities in Appendix B and D.

A-102 GENERAL DEFINITIONS

A-102.1 Application - Except where definitions are specifically included in various articles and sections, words in the text or tables of this resolution shall be interpreted in accordance with the provisions set forth in this section. Where words have not been defined, the standard dictionary definition shall prevail.

Recreational Vehicle – A self-contained vehicle type unit primarily designed as a temporary living quarters for recreation, camping or travel use, which either has its own motor power or is mounted on or drawn by another vehicle. The basic entities are: travel trailer, camping trailer, truck camper and motor home.

B-106 TEMPORARY USES - The provisions of this section are necessary to govern the operation of certain seasonal and other temporary uses. Application for a temporary use and occupancy permit shall be made to the Building Commissioner. The application shall contain information as to the nature of the proposed use, the anticipated period of operation, the number and location of parking spaces and sanitary facilities. No permit issued, herein under, shall be for a time period in excess of that stipulated below for the individual activity indicated.

F. Temporary Dwelling Unit in Cases of Special Hardship or During Construction of Permanent Dwelling

In any agricultural or residential district, the use of a pre-existing residential dwelling may be continued during the construction of the permanent dwelling allowed within the district with the following restrictions: Along with the issuance of a temporary dwelling permit, the applicant must file for a new dwelling permit simultaneously. The purpose of such temporary use shall be to provide shelter for only the residents of the principal structure during the period of construction and to prevent an exceptional hardship on the same. Upon completion of the new dwelling, before a Certificate of Occupancy can be issued for the new dwelling, the pre-existing dwelling must be demolished or removed to comply with 3-103.6(5). Under no circumstances shall such dwelling be used for a permanent accessory structure, as defined herein. (Amended May 19, 2022). As an alternative when no pre-existing dwelling exists, the landowner may temporarily seek shelter within a personal self-contained recreational vehicle, which contains plumbing facilities, during construction of a permanent dwelling. A pop-up camper or RV that does not have such facilities included within, shall not be permitted. Such temporary recreational vehicle shall be connected to electricity, water and septic or sewer with proof of proper connections and permitting with the utility providers. The building inspector shall perform an inspection to check compliance with such electric/water/sewer requirements prior to the RV being occupied. Such temporary recreational vehicle shall be permitted for six (6) months during the construction with an active and approved building permit. The Building Official may extend the temporary dwelling permit so long as the building permit remains active and progress is being made on the construction of the permanent dwelling.

2nd
review

Ambre Torbett

To: McMurray, Jessica
Subject: Sullivan County Zoning Text Amendment - Temporary Dwelling in RV during Construction - edits by County Attorney

From: McMurray, Jessica <JessicaMcMurray@KingsportTN.gov>
Sent: Friday, November 22, 2024 8:09 AM
To: Weems, Ken <KenWeems@KingsportTN.gov>; Ambre Torbett <planning@sullivancountyttn.gov>; Harmon, Jessica <JessicaHarmon@KingsportTN.gov>
Subject: **EXTERNAL**RE: **EXTERNAL**RE: **EXTERNAL**RE: EXTERNAL: Sullivan County Zoning Text Amendment - Temporary Dwelling in RV during Construction - edits by County Attorney

*** This is an EXTERNAL email. Please exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email ***

Hi Ambre,

The Kpt Planning Commission voted 7-0 to send a positive recommendation in support of your text amendment.

Thanks,
Jessica McMurray
Development Coordinator
City of Kingsport
P: 423-224-2482
C: 423-430-0126
jessicamcmurray@kingsporttn.gov



Ambre Torbett

1st
review

From: McMurray, Jessica <JessicaMcMurray@KingsportTN.gov>
Sent: Friday, October 18, 2024 8:26 AM
To: Ambre Torbett; Weems, Ken; Pyatte, Lori
Subject: **EXTERNAL**RE: EXTERNAL: ZTA for SC
Attachments: 2024 Sullivan ZTA24-0221 report - October 17, 2024 PC.docx; 2024 Sullivan ZTA24-0222report - October 17, 2024 PC.docx; 2024 Sullivan ZTA24-0223 report - October 17, 2024 PC.docx

*** This is an EXTERNAL email. Please exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email ***

Hey Ambre,

Kingsport Planning Commission sends a favorable recommendation to County Commission for all three. Vote was 6-0.

Thanks,

Jessica McMurray
Development Coordinator
City of Kingsport
P: 423-224-2482
C: 423-430-0126
jessicamcmurray@kingsporttn.gov



415 Broad Street
Kingsport, TN 37660
www.kingsporttn.gov

From: Ambre Torbett [mailto:planning@sullivancountyttn.gov]
Sent: Wednesday, October 16, 2024 12:33 PM
To: Weems, Ken; McMurray, Jessica; Pyatte, Lori
Subject: EXTERNAL: ZTA for SC

CAUTION: This email originated from outside of the city. DO NOT click links or open attachments unless you recognize and/or trust the sender. Contact the IT Dept with any questions or concerns.

Good afternoon,

All three ZTAs for the county were unanimously supported by County PC last night. Favorable recommendation to County Commission.

Thank you all,

Ambre M. Torbett, AICP
Director of Planning & Community Development
Stormwater Administrator

Sullivan County, Tennessee
Planning & Codes Department
3425 Hwy 126 | Historic Snow House

2nd mtg.

Ambre Torbett

From: Heather Moore <hmoore@bristoltn.org>
Sent: Friday, November 22, 2024 11:16 AM
To: Ambre Torbett
Cc: Cherith Young
Subject: **EXTERNAL**Bristol Planning Commission 11.18.24 recommendations on 3 Sullivan County text amendments
Attachments: 03 Sullivan County Fee schedule.pdf; 04 Sullivan County Stormwater.pdf; 05 Sullivan County Temporary Use RVs.pdf

*** This is an EXTERNAL email. Please exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email ***

Good morning, Ambre. I hope you are staying warm! This is an email follow-up, written to summarize Bristol Municipal Regional Planning Commission meeting's votes on November 18, 2024. The Commission was in full attendance and reviewed the three Sullivan County text amendments. They voted to send an unfavorable recommendation to Sullivan County Commission on the proposed Sullivan County Fee Schedule amendment (Dr. Webb voted against this). They voted unanimously (nine) in favor of the Sullivan County Stormwater update, and Sullivan County Temporary RVs text amendment. Bristol's staff reports are attached. Please let me know if you have any questions.

To conclude, is there anything we need to be aware of for December's Planning Commission meeting?

Thank you!

Regards,

Heather Moore, AICP
Land Use Planner, City of Bristol, Tennessee
104 8th Street, Bristol, TN 37620
hmoore@bristoltn.org <<mailto:hmoore@bristoltn.org>>
Office: 423-989-5549
Fax: 423-989-5717

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To: Bristol Tennessee Municipal-Regional Planning Commission
From: Heather Moore
Date: October 21, 2024
Subject: Amend Sullivan County Zoning Resolution - Temporary residential use in RVs

BACKGROUND

Sullivan County staff submitted a proposal to amend Resolution B-106—Temporary Uses. The proposed ordinance introduces the opportunity for someone to utilize a recreational vehicle as a temporary residence while constructing a permanent home on the same parcel. Director of Planning & Community Development Ambre Torbett emailed an explanation of the issue to the Sullivan County Planning Commission. A copy is included in your packet.

The Sullivan County Planning Commission reviewed the proposal on October 15, 2024, and sent a positive recommendation.

As required by state law, the Bristol Municipal Regional Planning Commission is requested to review and forward a recommendation to the Sullivan County Commission regarding the proposed changes because any text amendment may affect zoning matters on parcels located within Bristol's Urban Growth Boundary. Staff will forward the recommendation to the Sullivan County Commission for final action.

The Bristol Planning Commission previously reviewed the Sullivan County Temporary Use regulations on April 18, 2022. The staff report and minutes from that meeting are included in this packet. The Bristol Planning Commission voted to send a positive recommendation to the Sullivan County Commission in 2022.

PROPOSAL

The proposed amendments are highlighted in yellow on the attached document titled *Section B-106 Temporary Uses*. The ordinance allows the landowner to use a recreational vehicle, with the appropriate water, septic/sanitary sewer, and electric connection, as shelter during the construction of a permanent dwelling unit on the same parcel. The unit must be inspected and is permitted for six months with an active building permit. The temporary permit may be extended so long as progress is made on the primary unit.

Temporary recreational vehicle use is prohibited in Bristol while another home is under construction. The occupancy of a recreational vehicle is only permitted in a temporary or

permanent campground. Staff review concluded that the proposed Temporary Use updates to allow the temporary dwelling in recreational vehicles under the parameters included in the proposal are appropriate in Sullivan County's jurisdiction.

We have yet to receive a public comment as of the writing of this report.

STAFF RECOMMENDATION

Staff recommends that the Bristol Tennessee Municipal-Regional Planning Commission forward a favorable recommendation to the Sullivan County Commission to approve this text amendment.

REVIEW/APPROVAL PROCESS – NEXT STEPS

Staff will communicate the Bristol-Municipal Regional Planning Commission's recommendation to the Sullivan County Commission. They are scheduled to hear this request on November 14, 2024, at 6 p.m.



Heather Moore, AICP
Land Use Planner

F2. Zoning Text Amendment – Minor edits for Temporary RV Restrictions, per County Attorney’s Review

B-106 TEMPORARY USES - The provisions of this section are necessary to govern the operation of certain seasonal and other temporary uses. Application for a temporary use and occupancy permit shall be made to the Building Commissioner. The application shall contain information as to the nature of the proposed use, the anticipated period of operation, the number and location of parking spaces and sanitary facilities. No permit issued, herein under, shall be for a time period in excess of that stipulated below for the individual activity indicated.

F. Temporary Dwelling Unit in Cases of Special Hardship or During Construction of Permanent Dwelling

In any agricultural or residential district, the use of a pre-existing residential dwelling may be continued during the construction of the permanent dwelling allowed within the district with the following restrictions: Along with the issuance of a temporary dwelling permit, the applicant must file for a new dwelling permit simultaneously. The purpose of such temporary use shall be to provide shelter for only the residents of the principal structure during the period of construction and to prevent an exceptional hardship on the same. Upon completion of the new dwelling, before a Certificate of Occupancy can be issued for the new dwelling, the pre-existing dwelling must be demolished or removed to comply with 3-103.6(5). Under no circumstances shall such dwelling be used for a permanent accessory structure, as defined herein. (Amended May 19, 2022). As an alternative when no pre-existing dwelling exists, the landowner may temporarily seek shelter within a personal self-contained recreational vehicle, which contains plumbing facilities, during construction of a permanent dwelling. A pop-up camper or RV that does not have such facilities included within, shall not be permitted. Such temporary recreational vehicle shall be connected to electricity, water and septic or sewer with proof of proper connections and permitting with the utility providers. The building inspector shall perform an inspection to check compliance with such electric/water/sewer requirements prior to the RV being occupied. Such temporary recreational vehicle shall be permitted for six (6) months during the construction with an active and approved building permit. The Building Official may extend the temporary dwelling permit so long as the building permit remains active and progress is being made on the construction of the permanent dwelling.

Meeting Notes at Planning Commission:

- Staff briefed the commission on the change per review from the County Attorney. He apologized for the delay in review. This amendment was reviewed last month and recommended for approval. He found a typo and recommended using the word restriction rather than regulation. The opening paragraph was amended two years ago and the highlighted in yellow bottom portion is the proposed.
- Dr. Mary Rouse motioned to recommend in favor of the updated amendment. Mary Ann Hager seconded the motion and the vote in favor passed unanimously. Staff reported that Bristol approved the amendment last night (deferred from their October meeting) and Kingsport approved last month as well but will reconsider the update this Thursday (November 21).

SULLIVAN COUNTY ZONING RESOLUTION

TEXT AMENDMENT PROCESS AND CHECKLIST:

Date: _____

Article Reference (Pg #):

8-103

Existing Zoning Resolution Text:

Proposed Zoning Resolution Text Amendment:

add 80% TSS Water Quality

Purpose and Need / Background Information: (Staff Report Attached)

TDEC audit

Initiated by:

Planning Director

Sullivan County Regional Planning Commission

Landowner/Developer

Review and Recommendation Timeline:

<u>Public Review</u>	<u>Date</u>	<u>Recommendation</u>	<u>Vote Tally</u>
Initial Discussion by SCRPC	10/15/2024	yes	<div style="font-size: 2em;">}</div> <i>unanimously</i>
2 nd Review by SCRPC	11/19/2024	yes	
Bristol Staff	Oct & Nov		
Bristol Regional PC	10/21/24 & 11/18/24	yes	
Kingsport Staff	Oct		
Kingsport Regional PC	10/17/24		
Public Notice	10/10/24 & 11/21/24	<i>requires</i>	
County Commission Public Hearing	12/12/2024	<i>15-day notice prior to CC hearing</i>	
<i>If CC Denies/Remands back for further Study - repeat full public review process</i>			

Staff reported these text amendments are scheduled for both the Kingsport and Bristol Regional Planning Commissions as well, prior to presenting to the County Commission.

F2. Zoning Text Amendment – 8-103 – Stormwater Management Codes
8-103.8 Protection of Adjacent Properties

1. Use of Buffer Strips – Vegetated buffer strips shall be used alone only where stormwater runoff is anticipated to occur through sheet flow and shall be a minimum of 20 feet in width and 8 feet in length. If at any time it is found that a vegetated buffer strip alone is ineffective in stopping erosion onto adjacent property, additional perimeter controls shall be provided by the owner.
2. Directed Discharge – If stormwater is discharged in concentrated flow, such as from gutters or culverts, in addition to the Buffer Strip an additional mechanism, such as riprap or splash plates, must be implemented such that the velocity of the discharge is reduced to prevent erosion of neighboring properties.
3. Protection of Streets and Roadways – To prevent streets from becoming impassable or otherwise unsafe, driveways, parking lots, and other such areas that connect directly to the road must be maintained such that gravel, sediment, and similar debris does not get washed into the public roadway.
4. Violations – Any person responsible for a property or premises, which is the source of a violation, may be required to implement, at the person’s expense, the best management practices necessary to prevent further damage to adjacent properties.

8-103.10 Peak Stormwater Management (Drainage Plan) – Pre-construction and Post-construction

In accordance with State requirement, SCMs must be designed, at a minimum, to achieve an overall treatment efficiency of 80% TSS removal from the WQTV with a 1-year, 24- hour design storm event. Uncontaminated roof runoff may be excluded.

Water Quality Treatment Volume and the Corresponding SCM Treatment Type for the 1-year, 24-hour design storm		
SCM Treatment Type	WQTV	Notes
infiltration, evaporation, transpiration, and/or reuse	runoff generated from the first 1 inch of the design storm	Examples include, but are not limited to, bioretention, stormwater wetlands, and infiltration systems.
biologically active filtration, with an underdrain	runoff generated from the first 1.25 inches of the design storm	To achieve biologically active filtration, SCMs must provide minimum of 12 inches of internal water storage.
Flow-through MTDs must provide an overall treatment efficiency of at least 80% TSS reduction.	runoff generated from the first 2.5 inches of the design storm or the first 75% of the design storm, whichever is less	Examples include, but are not limited to, sand filters, permeable pavers, and underground gravel detention systems. Ponds must provide forebays comprising a minimum of 10% of the total design volume. Existing regional detention ponds are not subject to the forebay requirement.

hydrodynamic separation, baffle box settling, other flow-through manufactured treatment devices (MTDs), and treatment trains using MTDs	maximum runoff generated from the entire design storm	
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8-103.11 Notice of Termination –

8-103.12 Illicit Discharge and Illegal Connections or Dumping –

8-103.13 Prohibition of illicit discharges

8-103.14 Prohibition of illegal connections

8-103.15 Elimination of Discharges or Connections

8-103.16 Notification of Spills

8-103.17 Authority

1. The Director may require reports or records from the permit holder or person responsible for eliminating the violation to ensure compliance.

8-103.18 Inspections by the County

8-103.19 Enforcement, Penalties, and Liability

Meeting Summary | Public Comments

- Staff provided copies of the Stormwater Code within Article 8 of the Zoning Code. The changes are highlighted in yellow. This includes all recommendations from TDEC staff during audit last year. This includes clarifying language, the Water Quality Treatment Table and reformatting the last sections from using A, B, C, D, etc., to code numbering for consistency. She stated the Stormwater Codes have evolved over the last 20 years as state and federal mandates necessitate. Therefore, the codes have been piecemealed together over time. These edits should clear up the formatting and reflect the mandates per the last permit cycle and General Construction Permit for Sullivan County. Calvin Clifton motioned to send a favorable recommendation for the amendment to the County Commission. Dr. Rouse seconded the motion and the vote in favor passed unanimously.

To: Bristol Tennessee Municipal-Regional Planning Commission
From: Heather Moore
Date: October 21, 2024
Subject: Amendment of stormwater regulations in Sullivan County Zoning Resolution

BACKGROUND

In an October 1, 2024, email, the Sullivan County staff submitted the attached proposal to amend Sullivan County Resolution *Section 8-103 Peak Stormwater Management and Erosion and Sediment Control Pollution Prevention*. Director of Planning & Community Development and Stormwater Administrator Ambre Torbett explained the last Tennessee Department of Environment and Conservation (TDEC) audit of the county's stormwater program prompted the need for the amendments. The revisions include a Water Quality Treatment Volume table as mandated by TDEC and other revisions to comply with the EPA Clean Water Act and Code of Federal Regulations.

The Sullivan County Planning Commission reviewed the text amendment on October 15, and sent a favorable recommendation.

As required by state law, the Bristol Municipal Regional Planning Commission is requested to review and forward a recommendation to the Sullivan County Commission regarding the proposed changes because any text amendment may affect zoning matters on parcels located within Bristol's Urban Growth Boundary. Staff will forward the recommendation to the Sullivan County Commission for final action.

The Bristol Planning Commission previously reviewed the Sullivan County stormwater regulations on February 20, 2023. The staff report and minutes from that meeting are included in this packet. The Bristol Planning Commission voted to send a favorable recommendation to the Sullivan County Commission in 2023.

PROPOSAL

The attached *Section 8-103 Peak Stormwater Management and Erosion and Sediment Control Pollution Prevention* highlights the proposed amendments/additions in yellow.

The City and County codify their stormwater regulations differently; the stormwater regulations are housed in the Bristol Municipal Code, while Sullivan County adopts theirs through the Zoning Resolution, therefore under the approval authority of the Sullivan

County Planning Commission and County Commission. The Bristol Planning Commission is not required to act on the City's stormwater regulations. The City's Engineering Department is the authorized city department that carries out the stormwater program. The City also recently updated stormwater regulations through Ordinance 24-11. The Ordinance was recently approved on second reading by the Bristol City Council on August 27, 2024.

Staff review concluded that Sullivan County's proposed stormwater updates to the Zoning Resolution are procedural in nature. The amendments should not negatively affect parcels in Bristol's urban growth boundary. Staff sees no conflict with the Zoning Resolution update and supports these revisions as they are needed to comply with state and federal regulations.

Bristol staff have yet to receive any public comments as of the writing of this report.

STAFF RECOMMENDATION

Staff recommends that the Bristol Tennessee Municipal-Regional Planning Commission forward a favorable recommendation to the Sullivan County Commission to approve this text amendment.

REVIEW/APPROVAL PROCESS - NEXT STEPS

Staff will communicate the Bristol-Municipal Regional Planning Commission's recommendation to the Sullivan County Commission. The next Sullivan County Commission will be on November 14, 2024, at 6 p.m.



Heather Moore, AICP
Land Use Planner

BRISTOL TENNESSEE MUNICIPAL-REGIONAL PLANNING COMMISSION MEETING AGENDA

Easley Municipal Annex
104 8th Street | Bristol, TN 37620
November 18, 2024
5:00 PM

- I. CALL TO ORDER AND ROLL CALL**
- II. APPROVAL OF THE AGENDA**
- III. APPROVAL OF MINUTES**
October 21, 2024
- IV. UNSCHEDULED COMMENTS FROM THE PUBLIC**
- V. REPORTS OF OFFICERS AND COMMITTEES**
- VI. OLD BUSINESS**
 - A. Sullivan County Text Amendment: Fee Schedule
 - B. Sullivan County Text Amendment: Stormwater
 - C. Sullivan County Text Amendment: Temporary Uses
- VII. NEW BUSINESS**
 - A. Rezoning Request - Glen Street
 - B. Surety Extension - Centre Pointe
 - C. Surety Extension - Fox Meadows Phase 4A
- VIII. OTHER MATTERS**
 - A. City Council Update
 - B. Training Update
 - C. Site Plan and Subdivision Plats Report
- IX. ADJOURNMENT**

