

**Sullivan County, TN**  
**Planning & Codes Department**  
 2014 Year-End Report

**Planning**

- **Residential Developments Approved in 2014:**
  - New Major Subdivision Developments = 3 (The Farm Phases 1-3; Lakeridge Trail and Massengill Park, Phase 2)
  - New Minor – (2 lots or re-plats) 108 approved by staff
  - Subdivision Communities Under Construction
    - Aberlea Valley (Piney Flats)
    - Pinnacle at Harbor View (Blountville)
    - Cottages at Hickory Ridge (Sullivan Gardens)
    - Allison Heights Phases 2-3 (Piney Flats)
    - Stone Crest Community Phase 2 (Piney Flats)
    - Allison Hills Phase 4 (Piney Flats)
    - Allison Ridge Phase 2 (Piney Flats)
    - The Clifts at Boone (Piney Flats) – on hold
    - The Biltmore on Boone (Piney Flats)
    - Grande Harbor Estates (Blountville) on-going
    - Tailwater Estates (Bluff City)
    - Poplar Ridge Estates Phase 1 (Piney Flats)
    - The Farm (Piney Flats)
    - Lakeridge Trail (So. Holston Lake)
    - Massengill Park, (Bluff City are on Boone Lake)
    - Sugarwood final phases, (Indian Springs area)
- **Commercial/Industrial/Business Park Site Plans:**
  - Reviewed by Planning Commission – 9 plans
  - Approved Administratively – 65
  - Highlights include 5 new Dollar General Stores in county and building additions/expansions in TriCounty Ind. Park.
- **Zoning Resolution Code Updates:**

From time to time the Planning Commission studies and makes recommendations to the County Commission on updates to the Zoning Code based upon the needs of the development community and the public in accordance with policies and plans. Copies of the code as well as all other

planning and regulation documents are found on the website at [www.sullivancountytn.gov](http://www.sullivancountytn.gov) with the most recent zoning code adopted updated the sign code to permit electronic message boards for commercial districts and school signs and added exempt section for entrance signs.

**Individual Rezoning Cases**

- **Rezoning Requests Filed - 22**
  - Approved by County Commission - 14
  - Denied by County Commission - 8
  - Withdrawn - 0

**Permits & Codes**

Below reflects the past ten years of building permit totals:

Calendar Year:	Number of Permits:	Number of Inspections:
2014***	831	2196
2013	810	2083
2012	1064	2016
2011	1387	1817
2010*	953	old DOS database, data cannot be queried
2009	826	"
2008	917	"
2007	1026	"
2006	1056	"
2005	1031	"

\*2006 Residential Building Code Adopted – January 2010

\*\*2012 Residential Building Code Adopted and 2009 Energy Code Adopted – July 2014

\*\*\*2012 Plumbing & Mechanical Code Adopted – Sept. 2014

**Property Maintenance and/or Zoning Code Violations**

- 147 new cases reported and inspected in 2014
- (2006 Property Maintenance Code adopted January 2010)

**Geographic Information System (GIS)**

Over the past ten years, Landmark GIS has performed special projects, mapping and database solutions for the department that has proved beneficial to our citizens, developers, surveyors, engineers as well as our boards and commissions. Most recent projects in 2014 created were:

- Site Plan for Deery Inn Heritage Community Garden;
- Created countywide Subdivision/Neighborhood Map for property assessor's office;
- Updated School Zones map for School Dept.;
- Updating street-centerline map for county;
- Coordination with other depts.;
- On-going mapping as requested by surveyors and engineers or individuals;
- GPS data collection and Site Plan Layouts for Overmountain Trail Segments (Choate's Ford Trailhead, Patriots Trailhead, and Ft. Womack);
- On-going zoning and annexation boundary map updates.

**Special Projects (Grants, Mapping, Planning)**

- **TDOT Enhancement Grant (5yr) – Great Stage Road Walking Tour and Deery Inn Museum, Phase II (Preservation and Rehabilitation of the Old Sheriff's Home and Rutledge House)** – the department submitted a grant application to TDOT in 2009 and was awarded the Enhancement Grant in 2010 for the restoration and adaptive reuse of the Old Sheriff's Home (so that it can be turned into the Information Center for Historic Blountville and the county) and for final improvements for the Rutledge House. Bid process underway, awaiting Notice for Construction permit.
- **Overmountain Victory National Historic Trail** – The Choate's Ford Walking Trail and trailhead are completed. The Patriots Trailhead and path were finished in 2014 with enhancements made possible by a grant from the National Park Service and a local Eagle Scout team. Fort Womack historic site was certified by the NPS on 9/25/2014. The Rocky Mount Chapter of the OVTA was established and volunteers help support the trail maintenance and improvements.

## National Flood Insurance Program

In the early 80's Sullivan County became a participant in the Federal Emergency Management Agency's National Flood Insurance Program. The NFIP sets rates for flood insurance based upon the local government's participation and administration in their adopted Flood Damage Protection Resolution, which requires the county's day-to-day enforcement of the program. In 2006 FEMA published new Flood Insurance Rate Maps for our county, which was notably different from the old FIRMs prepared in the 1980's. The Sullivan County Flood Damage Protection Resolution was updated and approved by the Planning Commission in February of 2006 and adopted by County Commission in August of 2006. The floodplain regulations are strictly enforced by the Building Commissioner to ensure the county's good standing with FEMA and availability of flood insurance to the property owners. Flood permits and FEMA FIRM amendments are mapped in the GIS database as approved.

- # of Floodplain Permits Approved – 4

## Sullivan County Board of Zoning Appeals

- **Variances/Special Exceptions/Appeals (total of 20 filed)**
  - Approved Cases – 16
  - Denied – 3
  - Withdrawn – 1

## Stormwater Pollution Prevention Plan

- **North East TN Stormwater Association** – The Sullivan County Planning & Codes director/Stormwater Administrator and Highway Commissioner's offices have been participating in the NE TN Stormwater Association group since its inception, as well as the State Stormwater Association. From time-to-time the association provides training necessary to stormwater administrators and inspectors with carrying out the many responsibilities and enforcement measures for the management of the stormwater systems throughout the county. The association meets quarterly at the Gray Fire Department. The association consists of all of the stormwater administrators and support staff for the upper east TN region.

- **Stream Assessment Survey** – In 2012, the department has been performing the stream assessments data collection using GPS technology in mapping and creating a database of all of the stormwater outfalls, drainage basins, and infrastructure for all impaired streams. This task will need to be restudied in 2014 and each year thereafter to monitor the new water quality standards set forth by the US EPA. The department has been administering and enforcing the stormwater regulations since 2003 with TDEC oversight.

## Regional Historic Zoning Commission

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

- Blountville Historic Zoning District – 29 Total/3 in 2014
- Blountville Conservation Overlay Districts (neighborhood pockets surrounding the Historic District) – 4 Total
- Piney Flats Village Historic District – 10 Total/3 in 2014

## Northeast TN/VN HOME Consortium (HUD funds)

The Northeast Tennessee/Virginia HOME Consortium is authorized under Title I of the Housing and Community Development Act of 1974. The consortium follows the US HUD, HOME Investment Partnerships Program. The Consortium, the first in the state of Tennessee, was initially funded in 2003. Each year, Sullivan County is allotted a portion of these funds to be used for qualifying families for the assistance in homeownership, rehab, reconstruction and rental rehab. These funds come as Community Development Block Grant (CDBG) funds and CHDO funds (Community Housing Development Organization). These funds are shared by all participating cities in Sullivan and Washington Counties if eligible. Currently the HOME Consortium Executive Committee and Board are updating the *Five Year Consolidated Plan* while reviewing two new CHDO applications for funding.

## Transportation Planning Organizations

The Planning Director serves on the Bristol and Kingsport Metropolitan Transportation Planning Organizations (MPO) as well as the technical committee for the Rural Transportation Planning Organization for First TN and the Johnson City MPO. All four transportation organizations serve the region by developing two-year Transportation Improvement Plans, Long-Range Plans, and local projects utilizing funds from the Federal Highway Administration, TDOT, and local grants. All major projects in the region using public funds must seek MPO board approval prior to state or federal funding.

### Staff Resources/Contacts

**Janice Marie Deyton, Administrative Assistant/Codes Clerk** – earned her Bachelor's Degree in Business Administration from ETSU and has over 14 years of professional office and customer service experience as well as additional training. [permits@sullivancountyttn.gov](mailto:permits@sullivancountyttn.gov)

**Lynn Stewart, Deputy Codes Inspector** – has served the county for over 17 years, with the last 8 years as a certified building inspector. He is a licensed electrician and has hands on experience in home-building and remodeling. He also serves the Blountville Rescue Squad as an EMT and serves on the Sullivan County 911 Board. [codes@sullivancountyttn.gov](mailto:codes@sullivancountyttn.gov)

**Gary Wilkinson, Deputy Building Inspector II** – has served the county for over 10 years beginning in the Sheriff's Department then for the City of Bluff City before joining the county codes team in 2009. He is a licensed general contractor in his spare time and also sings with *Law & Grace* men's group. [inspector@sullivancountyttn.gov](mailto:inspector@sullivancountyttn.gov)

**Tim Earles, Building Commissioner (CBO)** – has served the county for almost 36 years, and has been the certified Building Commissioner since 1999. He attended ETSU and received the highest honor as Building Official of the year in 2010 from TBOA. He recently earned a Certificate of Merit from the Kingsport Home Builders Association. He is the past president of TBOA and serves on the board of directors for Region 8 of the ICC. [building@sullivancountyttn.gov](mailto:building@sullivancountyttn.gov)

**Ambre Torbett, AICP, Director of Planning & Codes** - earned her Bachelors of Urban Studies and Masters in Urban & Regional Planning from the University of TN in Knoxville. She has served the county as director for almost 15 years. She is a member of APA and a certified planner. She has served the TN Chapter of the APA as state secretary and was recently elected as state president of TAPA. She also serves as the current president of the Rotary Club of Kingsport, Rocky Mount Board of Trustees and Overmountain Victory Trail Association chapter secretary, as well as serves on several boards and commissions in the region. [planning@sullivancountyttn.gov](mailto:planning@sullivancountyttn.gov)