

## Floodplain Zoning Text Amendment

<b>Property Information</b>	City-wide		
<b>Address</b>			
<b>Tax Map, Group, Parcel</b>			
<b>Civil District</b>			
<b>Overlay District</b>			
<b>Land Use Designation</b>			
<b>Acres</b>			
<b>Existing Use</b>		<b>Existing Zoning</b>	
<b>Proposed Use</b>		<b>Proposed Zoning</b>	
<b>Owner /Applicant Information</b>			
<b>Name:</b> City staff initiated to comply with FEMA-mandated regulations  <b>Address:</b> <b>City:</b> <b>State:</b> <b>Zip Code:</b> <b>Email:</b> <b>Phone Number:</b>		<b>Intent:</b> To amend Zoning Chapter 114, Division 5, Floodplain Zoning by adopting the new model floodplain ordinance language as supplied by FEMA.	
<b>Planning Department Recommendation</b>			
<b>(Approve, Deny, or Defer)</b>  The Kingsport Planning Division recommends sending a positive recommendation to the Kingsport Board of Mayor and Aldermen to approve the FEMA-mandated changes.			
<b>Planner:</b>	Ken Weems	<b>Date:</b>	6/12/2024
<b>Planning Commission Action</b>		<b>Meeting Date:</b>	6/17/2024
<b>Approval:</b>			
<b>Denial:</b>		<b>Reason for Denial:</b>	
<b>Deferred:</b>		<b>Reason for Deferral:</b>	

**INTENT**

To amend Zoning Chapter 114, Division 5, Floodplain Zoning by adopting the new model floodplain ordinance language as supplied by FEMA.

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.