

FINAL PUBLIC NOTICE

Mountain States Health Alliance has applied for Federal Emergency Management Agency (FEMA) Public Assistance (PA) Program funding through the Tennessee Emergency Management Authority (TEMA) as a sub-recipient. Pursuant to Executive Order 11988 and 44 CFR Part 9.12, notice is hereby given of FEMA's intent to provide funding for this project.

Under the National Environmental Policy Act (NEPA), federal actions must be reviewed and evaluated for feasible alternatives and for social, economic, historic, environmental, legal, and safety considerations. - Executive Orders (EO) 11988 and EO 11990 require FEMA to consider alternatives - and provide a public notice of any proposed actions in or affecting floodplains or wetlands. This notice may also fulfill requirements under Section 106 of the National Historic Preservation Act (NHPA).

This notice serves as a project-specific notice for FEMA's funding action located within a Special Flood Hazard Area (SFHA). FEMA has determined the only practicable alternative is to fund the proposed scope of work. Funding for the proposed project will be conditional upon compliance with all applicable federal, tribal, state and local laws, regulations, floodplain standards, permit requirements and conditions. This action complies with the National Flood Insurance Program (NFIP) requirements.

Responsible Entity: Public Assistance (PA) Program

Sub-Applicant: Mountain States Health Alliance

Project Title: PA-04-TN-4832-PW-000202 (PA-GM 799666)

Location of Proposed Work:

Facility	Address	Latitude	Longitude	Date of Construction
Ballad Health – Unicoi County Hospital	2030 Temple Hill Rd, Erwin, TN 37650	36.11838	82.44455	2019
Proposed New Hospital Site	Portion of Parcel 012 093.05, [Unassigned] Rocky Bottom Dr, Unicoi	36.19094	-82.3699	N/A

Special Flood Hazard Area Zone:

The demolition of the old facility will occur within an AE Zone (1% annual chance flood) and shaded Zone X (0.2% annual chance flood hazard area). Location in a Special Flood Hazard Area (SFHA) was determined by Unicoi County NFHL Map, Panel Number: 4717C0152C, dated 09/03/2008. The intended work shall conform to all applicable State of Tennessee and local floodplain regulations. There is minimal potential for the proposed new facility to be impacted by future flooding events due to its location outside of the SFHA, was determined by Unicoi County NFHL Map, Panel Number: 4717C0078C, dated 09/03/2008.

Proposed Work and Purpose:

Mountain States Health Alliance intends to demolish the flooded hospital facility on Temple Hill Rd (36.11838, 82.44455) and relocate the proposed new hospital outside of the floodplain in a former agricultural field on Rocky Bottom Rd (36.19094, -82.36991). A portion of a parcel has been obtained for the anticipated construction, which is to consist at least a main hospital complex approximating the layout and size of the original flooded structure and two parking lots with accompanying approach roads. Excavation for installation of utilities is expected and there is the potential for ground disturbance associated with other preparatory site work in addition to the actual building construction.

Unicoi County Hospital plays a vital role in ensuring people in East Tennessee have access to timely, high-quality healthcare close to home. In rural communities, a hospital is not only essential for medical care – it supports emergency response, economic stability and the overall well-being of the region. The rebuilding of the hospital is critical to the long-term health and stability of the community; bringing critical healthcare services closer to where people live and work while strengthening the county's ability to respond in emergencies. While the original hospital was located in the Town of Erwin, the top priority is that Unicoi County continues to have strong access to inpatient care.

Project Alternatives:

Alternative #1: The 'no action' alternative would include no construction activity to restore the hospital facility. While this would avoid construction costs and environmental disturbances, this action would be leaving the Unicoi County community without access to critical health service. This would potentially have adverse social, economic, and public safety impacts within the community, therefore not considered a viable course of action.

Alternative #2: Reconstructing the flooded facility within its pre-disaster footprint and design, without added mitigation to protect the facility leaves it susceptible to repetitive losses during subsequent storm events. Rebuilding the structure in kind fails to address the underlying risk of being located in a special flood hazard zone, thus this action is excluded from viable alternatives.

Comment Period:

Comments are solicited from the public, local, state or federal agencies, and other interested parties in order to consider and evaluate the impact of the proposed project. Interested persons may submit comments, obtain more detailed information about the proposed action, or request a copy of the findings by writing to the Federal Emergency Management Agency, Region IV - EHP, 3005 Chamblee Tucker Rd – Office #255, Atlanta, GA 30341-4112 or by email at FEMAR4EHP@fema.dhs.gov. Please include in the subject line of the email “DR-4832-TN EHAD.” Comments should be sent in writing at the above address within 15 days of the date of this notice.

POSTED ON: (8/25/2026)

End of Notice