



**US Army Corps  
of Engineers.**

# Public Notice

Public Notice No. 08-47

Date: July 29, 2008

Nashville District

Application No. 200801105

Expires: August 28, 2008

*Please address all comments to:* Regulatory Branch, 3701 Bell Road, Nashville, TN 37214-2660; ATTN: J. Ruben Hernandez

JOINT PUBLIC NOTICE  
US ARMY CORPS OF ENGINEERS  
AND  
TENNESSEE VALLEY AUTHORITY

SUBJECT: Proposed Old Knoxville Highway and Eagles Landing Golf Course Improvements, in Sevierville, Sevier County, Tennessee

TO ALL CONCERNED: The application described below has been submitted for a Department of the Army Permit pursuant to **Section 404 of the Clean Water Act (CWA)** and Tennessee Valley Authority (TVA) permit pursuant to **Section 26a of the TVA Act**. Before a permit can be issued, certification must be provided by the Tennessee Department of Environment and Conservation (TDEC) pursuant to Section 401(a)(1) of the CWA, that applicable water quality standards will not be violated. The applicant has applied separately for TDEC's certification.

APPLICANT: Sevierville Public Building Authority  
P.O. Box 5500  
Sevierville, Tennessee 37864-5500

LOCATION: Area north and northwest of the Sevierville Events Complex and west of the Little Pigeon River (LPR), in Sevierville, Sevier County, Tennessee. The work would affect a segment of Gist Creek (beginning at Mile 1.16), two unnamed Gist Creek tributaries, one unnamed LPR tributary, and several small wetlands. The proposed work is located on the Douglas Dam USGS Quad Map (156-NE), coordinates 35°54'41.8"N, 83°35'25.9"W.

DESCRIPTION: The applicant proposes to relocate a portion of the Old Knoxville Highway (OKH) and expand the Eagles Landing Golf Course (ELGC). The OKH improvements would result in the relocation of 1,845' of Gist Creek. The proposed channel would be 1,556' in length resulting in 289' of stream loss. Also associated with OKH improvements is the elimination of 35' of an unnamed tributary to Gist Creek (Stream Ex-2) and replacement of an existing 25' culvert on Gist Creek. The proposed structure would be a triple box culvert 152' long. The ELGC expansion would result in the relocation of an unnamed tributary to the LPR (Stream Ex-4), the elimination of an unnamed tributary to Gist

Creek (Stream Ex-3), and the elimination of several wetlands. A 337' section of Stream Ex-4 would be relocated into 452' of proposed channel resulting in 115' of additional stream footage. The tributary currently drains an existing lake on the golf course. Approximately 418' of Stream Ex-3 would be filled for the ELGC expansion. Seventeen wetlands throughout the golf course would be eliminated, totaling 2.99 acres. According to the applicant, the wetlands are generally low-quality and small (size range from 0.01 to 0.38 acres). The largest wetland (Area LL) is 1.11 acres in size and adjacent to an existing golf course lake.

Avoidance and Minimization. The applicant stated that the OKH road improvements are necessary to assist in alleviating traffic congestion in the City and is an essential component of its growth plans. The ELGC expansion is part of the City's development plan to attract visitors to the nearby events center. Since ELGC and OKH are existing features, the applicant is unaware of a suitable alternative that would be economically feasible and result in fewer stream and wetland impacts. The applicant further stated that due to the existing topography and existing development, impacts to Gist Creek could not be avoided within the design constraints for the roadway, but the impacts were reduced to relocation rather than encapsulation of the stream.

Mitigation and Monitoring. The applicant has proposed to mitigate the loss of stream footage by restoring a 1,493' long section of Gist Creek that is currently channelized and impounded. TDEC has assessed Gist Creek as not being high quality but fully supporting its classified uses: Fish and aquatic life, recreation, livestock watering and wildlife, and irrigation. In addition, the applicant states that the stream possesses a Rosgen channel classification of E4/C4/1 (with low sinuosity). The applicant proposes to remove the impoundment and create 1,245' of sinuous channel. The lower 375' of stream would have accumulated sediment removed and in-stream habitat measures installed. Additional mitigation footage would also be created by the relocation of Stream Ex-4. Both tributaries proposed to be eliminated would have a french drain system installed to convey any seepage to the receiving stream. The wetland impacts would be compensated by creating a total of 9.02 acres of wetlands at eight locations within the ELGC. Most of the wetlands would be created on the fringe of existing lakes. The mitigation areas would be created by lowering the existing surface elevation to utilize the groundwater resources at the site. The 3:1 mitigation ratio offered is due to the better than average probability of success due to the fact that the mitigation project is partially a restoration of wetlands formerly within the Gist Creek and LPR floodplains. Additional wetland and stream mitigation details are available upon request to the Regulatory Branch. Following the stream relocations, wetland mitigation, and

Public Notice No. 08-47

associated plantings, a five-year monitoring program will be implemented. The streams and wetlands monitoring program will include vegetation, hydrology, and soils (wetlands) assessments. Annual reports will be prepared which will include adequate photographic documentation.

Plans of the proposed work are attached to this notice.

The decision whether to issue a permit will be based on an evaluation of the probable impacts including cumulative impacts of the activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the work must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the work will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shore erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership, and, in general, the needs and welfare of the people. In addition, the evaluation of the impact of the activity on the public interest will include application of the guidelines promulgated by the Administrator, Environmental Protection Agency, under authority of Section 404(b)(1) of the CWA (40 CFR Part 230). A permit will be granted unless the District Engineer determines that it would be contrary to the public interest.

The Corps of Engineers (Corps) is soliciting comments from the public; federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps to determine whether to issue, modify, condition, or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

An Environmental Assessment will be prepared by this office prior to a final decision concerning issuance or denial of the requested Department of the Army Permit.

Public Notice No. 08-47

An archaeological survey was conducted within the project area by an archaeological contractor in 2005. The report indicated that one historic property lies within the proposed project area delineated in this notice. The Corps is in the process of consulting with the State Historic Preservation Office concerning this property. Copies of this notice are being sent to the office of the State Historic Preservation Officer.

Based on available information, the proposed work will not destroy or endanger any federally-listed threatened or endangered species or their critical habitats, as identified under the Endangered Species Act. Therefore, we have reached a no effect determination and initiation of formal consultation procedures with the U.S. Fish and Wildlife Service is not planned at this time.

Other federal, state, and/or local approvals required for the proposed work are as follows:

a. Tennessee Valley Authority (TVA) approval under Section 26a of the TVA Act. In addition to other provisions of its approval, TVA would require the applicant to employ best management practices to control erosion and sedimentation, as necessary, to prevent adverse aquatic impacts.

b. Water quality certification from the State of Tennessee in accordance with Section 401(a)(1) of the Clean Water Act.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for public hearings shall state, with particularity, the reasons for holding a public hearing.

Written statements received in this office on or before August 28, 2008, will become a part of the record and will be considered in the determination. Any response to this notice should be directed to the Regulatory Branch, Attention: J. Ruben Hernandez, at the above address, telephone (615) 369-7519. It is not necessary to comment separately to TVA since copies of all comments will be sent to that agency and will become part of its record on the proposal. However, if comments are sent to TVA, they should be mailed to Ms. Karen Stewart, Holston-Cherokee-Douglas Watershed Team, 3726 E. Morris Boulevard (MOC 1A-MOT), Morristown, Tennessee 37813-1270.

If you received this notice by mail and wish to view all of the diagrams, visit our web site at:

<http://www.lrn.usace.army.mil/cof/notices.htm>, or contact Mr. Hernandez at the above address or phone number.

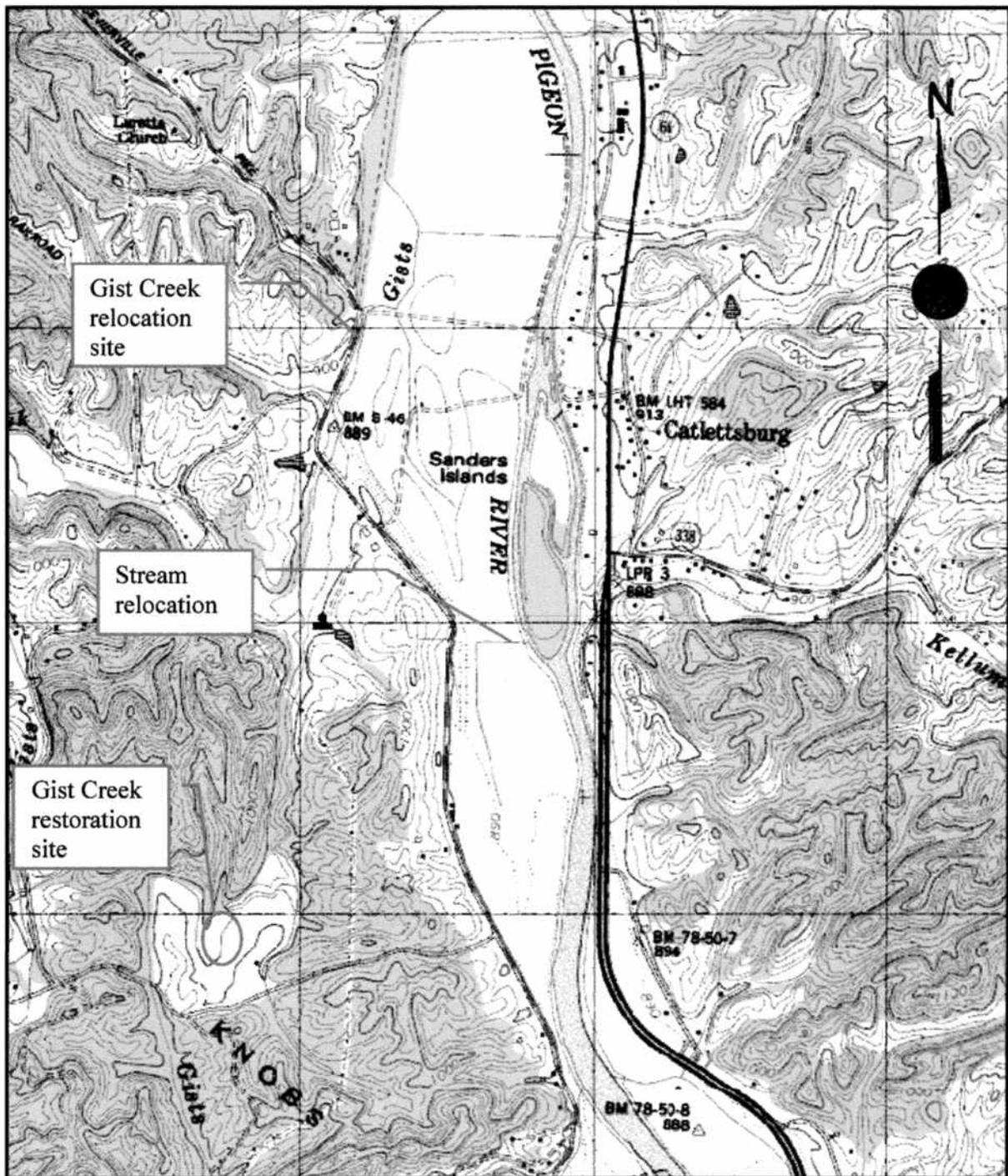


Figure 1: Approximate location of impacts. Wetlands impacts are too numerous to label



NOT FOR CONSTRUCTION

**EXHIBIT B**  
**FILE NO. 200801105**  
**P.N. NO. 08-47**

FIGURE 2A	DRAWN BY:	CRH
	APPROVED BY:	EMP
	SCALE:	1"=400'
	PROJECT NO.:	1434-04-306S
	DATE:	11-12-07

## Gist Creek Relocation and Wetland Mitigation

Proposed Eagles Landing Golf Course  
Sevierville, Tennessee

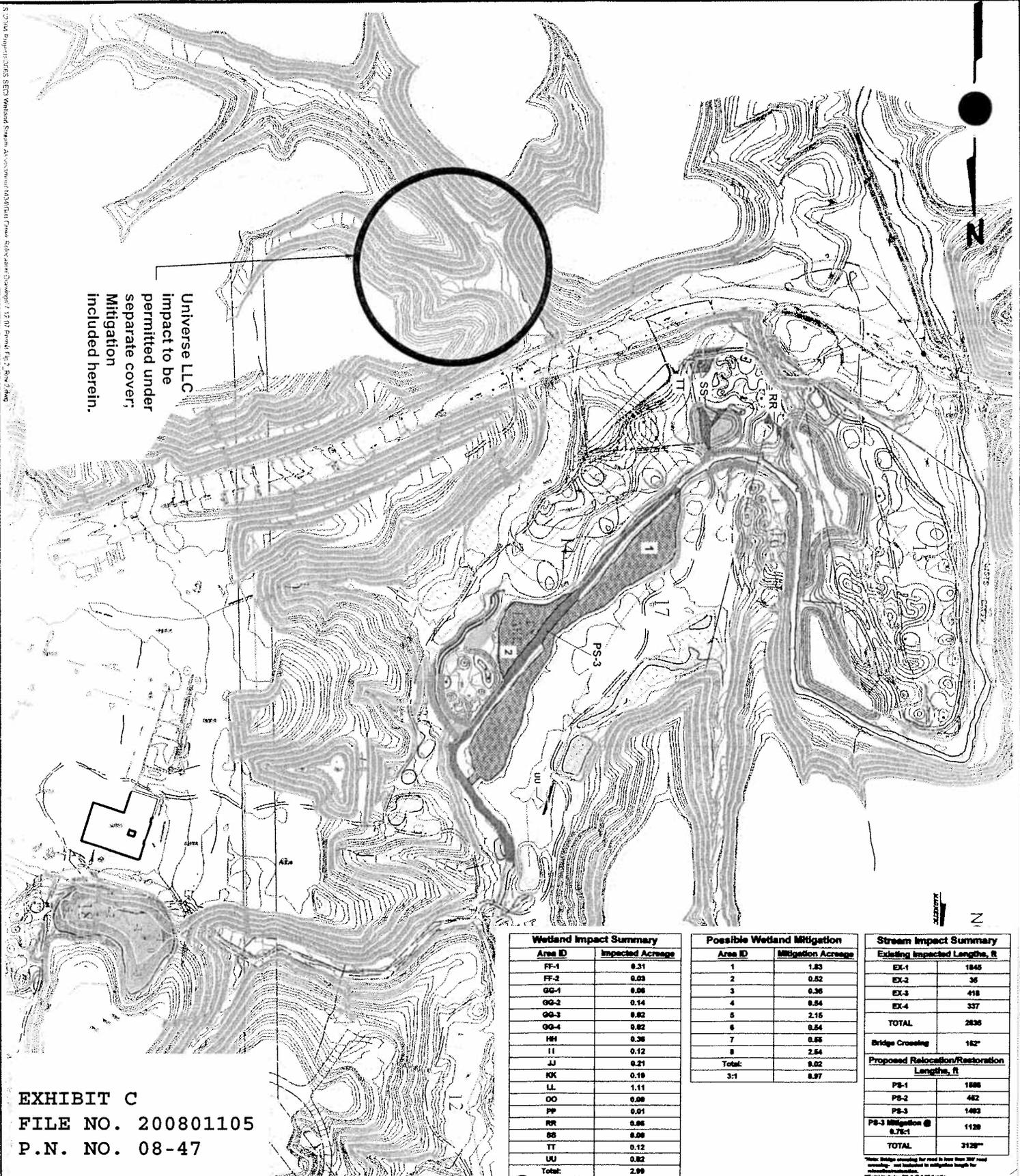


ENGINEERING · TESTING  
ENVIRONMENTAL SERVICES  
[WWW.SMEINC.COM](http://WWW.SMEINC.COM)

1413 Topside Road  
Louisville, Tennessee 37777

Phone: (865) 970-0003  
Fax: (865) 970-2312

S:\2008 Projects\2008 S&ME Wetland Stream Alteration\2008 Eagle Landing Sevierville\2008\1217 Final\Fig 2\_Site2.dwg



Universe LLC  
impact to be  
permitted under  
separate cover.  
Mitigation  
included herein.

**EXHIBIT C**  
**FILE NO. 200801105**  
**P.N. NO. 08-47**

Wetland Impact Summary	
Area ID	Impacted Acreage
FF-1	0.31
FF-2	0.03
GG-1	0.06
GG-2	0.14
GG-3	0.02
GG-4	0.02
HH	0.26
II	0.12
JJ	0.21
KK	0.10
LL	1.11
OO	0.08
PP	0.01
RR	0.06
SS	0.08
TT	0.12
UU	0.02
<b>Total:</b>	<b>2.99</b>

Possible Wetland Mitigation	
Area ID	Mitigation Acreage
1	1.83
2	0.82
3	0.36
4	0.54
5	2.15
6	0.54
7	0.58
8	2.64
<b>Total:</b>	<b>9.02</b>
3:1	0.97

Stream Impact Summary	
Existing Impacted Lengths, ft	
EX-1	1846
EX-2	35
EX-3	418
EX-4	337
<b>TOTAL</b>	<b>2636</b>
<b>Bridge Crossing</b>	<b>162'</b>
Proposed Relocation/Restoration Lengths, ft	
PS-1	1686
PS-2	462
PS-3	1483
<b>PS-3 Mitigation @ 0.75:1</b>	<b>1129</b>
<b>TOTAL</b>	<b>3129'</b>

\*These design standards for road to have 300' road crossing - not included in mitigation length for this calculation.  
\*\*Total includes PS-3 @ 0.75:1 rate.

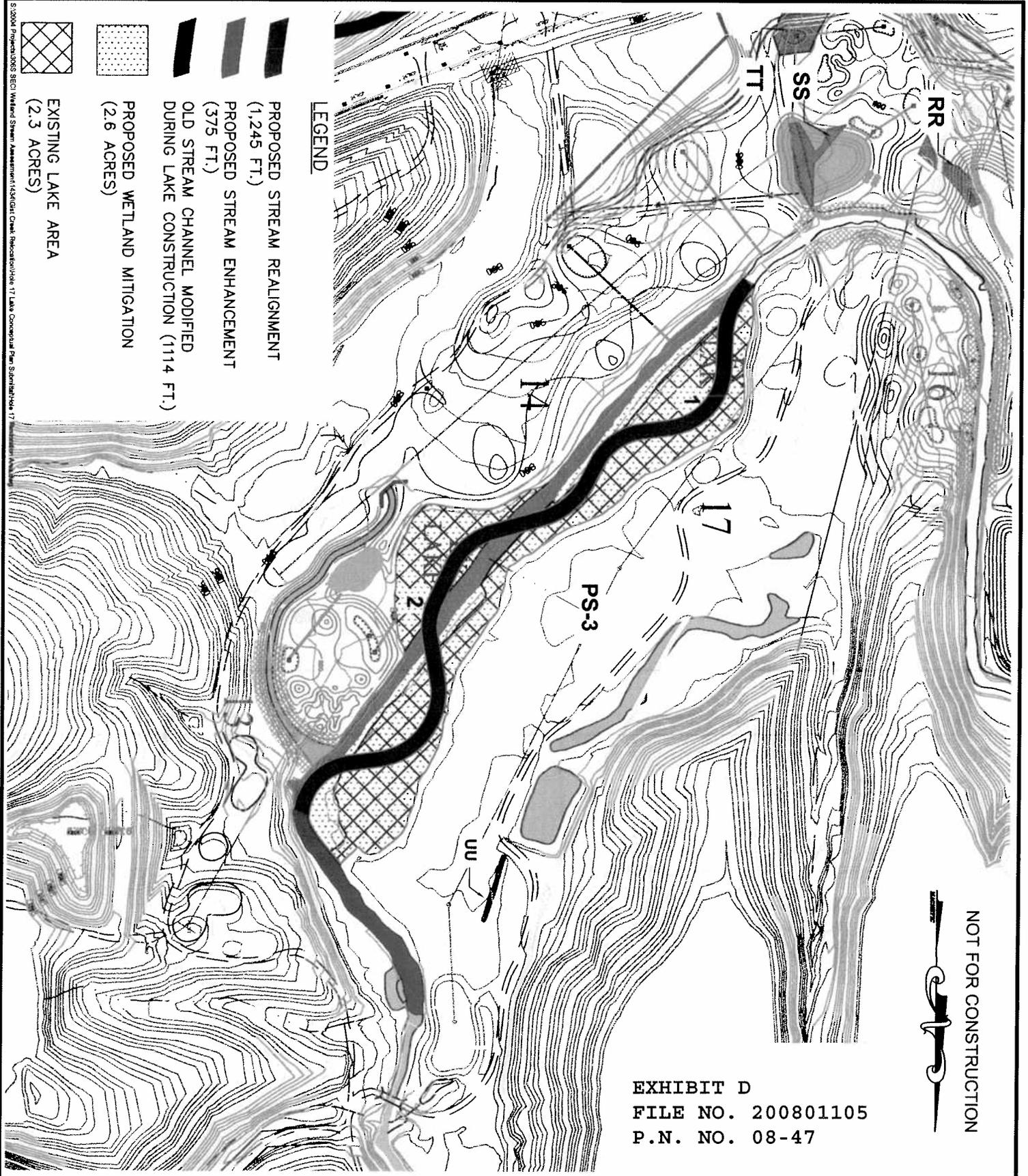
<b>FIGURE 2B</b>	DRAWN BY:	CRH
	APPROVED BY:	EMP
	SCALE:	1"=400'
	PROJECT NO.:	1434-04-306S
	DATE:	11-12-07

**Additional Proposed Mitigation Areas**  
Proposed Eagles Landing Golf Course  
Sevierville, Tennessee



**ENGINEERING · TESTING  
ENVIRONMENTAL SERVICES**  
WWW.SMEINC.COM

1413 Topside Road      Phone: (865) 970-0003  
Louisville, Tennessee 37777      Fax: (865) 970-2312



<b>FIGURE 2</b>	DRAWN BY:	MKP
	APPROVED BY:	EMP
	SCALE:	1"=200'
	PROJECT NO.:	1434-04-306S
	DATE:	1-31-08

**Conceptual Mitigation Plan**  
**Gists Creek**  
 Old Knoxville Hwy. & Eagles Landing Golf Club Improvements  
 Sevierville, Tennessee

  
**ENGINEERING TESTING ENVIRONMENTAL SERVICES**  
 WWW.SMEINC.COM

1413 Toppide Road  
 Louisville, Tennessee 37777

Phone: (865) 970-0003  
 Fax: (865) 970-2312

**Figure 3: Gist Creek Proposed Condition Cross Section**

○ Ground Surface      Wbkf = 23  
 ◆ Bankfull Indicators      Dbkf = 2.05  
 ▼ Water Surface Points      Abkf = 47.2

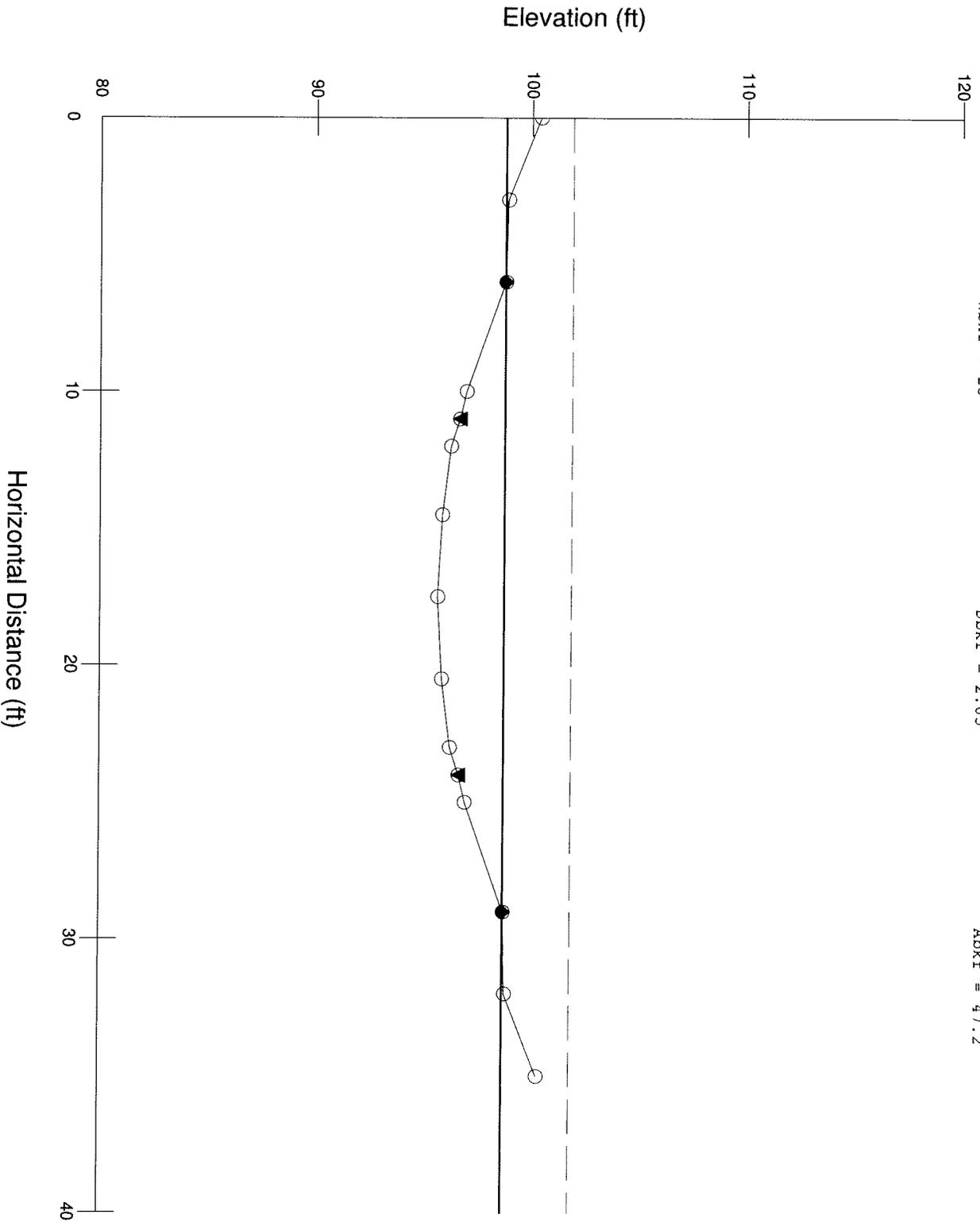
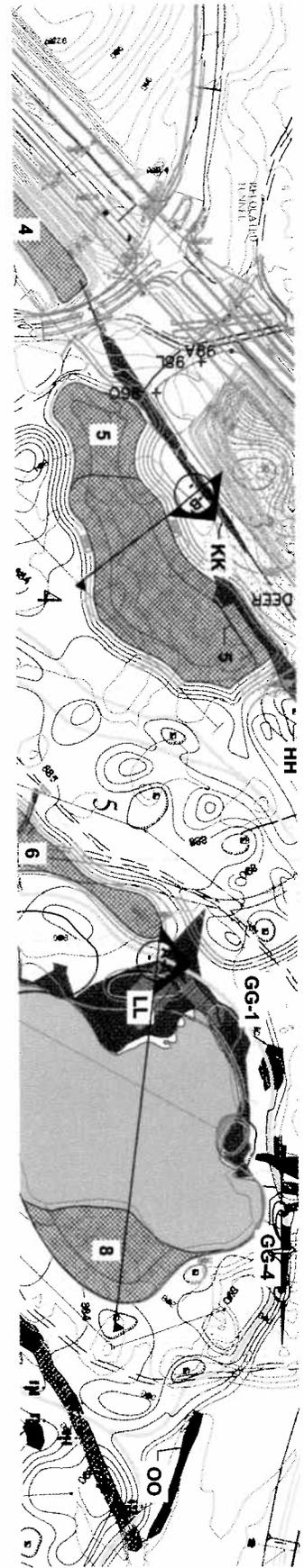
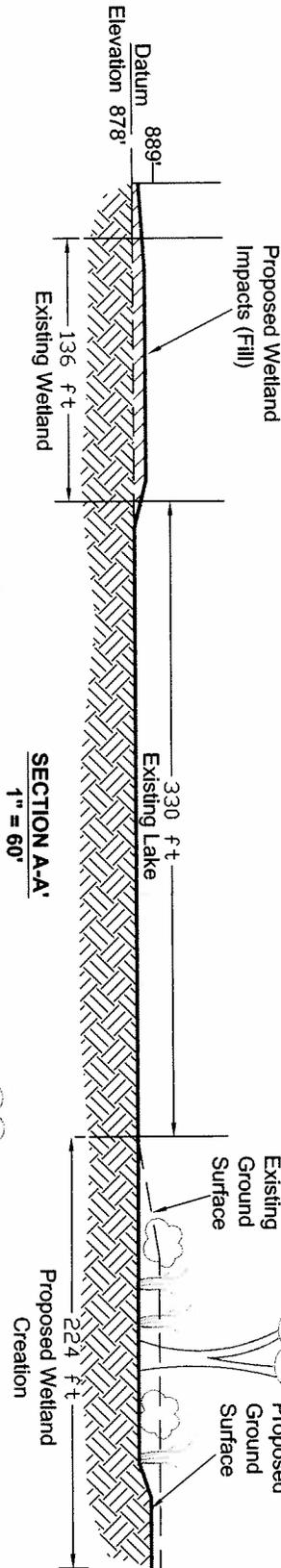


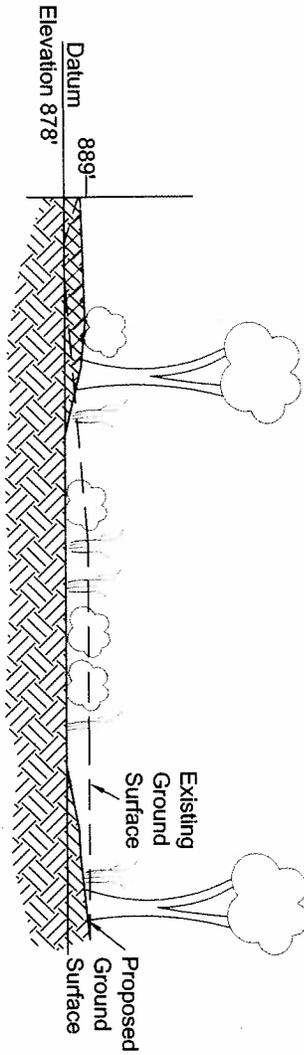
EXHIBIT F  
 FILE NO. 200801105  
 P.N. NO. 08-47



PLAN VIEW  
 1" = 200"



SECTION A-A'  
 1" = 60"



SECTION B-B'  
 1" = 60"

LEGEND	
	Existing Ground Surface Profile
	Proposed Ground Surface Profile
	Fill Area

FIGURE 7

Revisions			
No.	Date	Description	By:
A	9-20-07	Client Review	CRH

TYPICAL CROSS SECTIONS  
 PROPOSED WETLAND MITIGATION  
 EAGLES LANDING GOLF COURSE  
 SEVIERVILLE, TENNESSEE

DRAWN BY:	CRH
APPROVED BY:	EMP
SCALE:	AS SHOWN
PROJECT NO.:	1434-04-306S
DATE:	09-20-07

**S&ME**  
 ENGINEERING TESTING  
 ENVIRONMENTAL SERVICES  
 WWW.SMEINC.COM

1413 Topside Road  
 Louisville, Tennessee 37177

Phone: (66) 970-9163  
 Fax: (66) 970-2512