Public Notice

US Army Corps of Engineers
Nashville District

Public Notice No. **08-51** Date: **September 18, 2008**

Application No. **200800886** Expires: **October 18, 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 Waterfront Public Improvements Between Mile 647.4 and 649.1, Left Bank, Tennessee River, in Knoxville, Knox County, Tennessee

TO ALL CONCERNED: The application described below has been submitted for a Department of the Army (DA) Permit pursuant to **Section 10 of the Rivers and Harbors Act of 1899 (33 USC 403) and Section 404 of the Clean Water Act (33 USC 1344)** and a 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 State of Tennessee, Division of Water Pollution Control, pursuant to Section 401(a)(1) of the CWA, that applicable water quality standards will not be violated. The applicant has applied for the required certification by separate application.

APPLICANT: City of Knoxville
Department of South Waterfront Development
City County Building, Rm. 503
400 Main Street
Knoxville, Tennessee 37902

LOCATION: Between Mile 647.36 and 649.13, left (south) bank, Tennessee River (Fort Loudoun Lake), in Knoxville, Knox County, Tennessee, Lat 35° 57′ 43″, Lon 83° 54′ 17″, USGS Knoxville-TN Topographic Quadrangle.

BACKGROUND: The Knoxville City Council adopted the South Waterfront Vision Plan, Action Plan, Urban Renewal and Redevelopment Plan, and Form Based Development Code in 2006. The City has worked closely with the local community and stakeholders throughout the visioning and design process. A series of public workshops, open houses, and community meetings were held between 2005 and 2007 to elaborate and formalize the plans and develop the Phase 1 Public Improvements Schematic Design.

The 20-year goal of the Vision plan is to transform the south side of the downtown riverfront with a careful balance of development, preservation and enhancement. The Vision Plan proposes to transform the predominantly under-valued industrial properties and revitalize them to improve the riverfront's environmental value, recreational value, cultural resource value, civic value and economic value. The City is now shifting from a long-term planning focus to that of a short-term project design and implementation focus. The Action Plan identified and budgeted several public improvement projects that would assist in achieving the City's goals in the next five years, i.e., Phase 1.

DESCRIPTION: The proposed work consists of a series of public improvement projects recommended in Phase 1 of the Action Plan. A number of structures are planned along the river to provide recreational opportunities to lake users: kayak ramps and storage areas, floating docks, and riverfront decks. Additional land-based facilities include informal sports areas and a children's play area.

The improvement projects would involve work in three main sections: Lower (Projects 5-7), Middle (Projects 9 and 10), and Upper (Project 11). Project features would be as follows:

LOWER SECTION. Projects 5 (Henley Riverwalk), 6 (Shoals Riverwalk), and 7 (Gay Street Stair). (See Plan Areas 1-5).

- Construction of a series of four 20' wide pile supported floating walkways spanning a total length of 1544' from just east of the Norfolk Southern Railroad Bridge (Mile 647.36) to the Gay St. Bridge (Mile 647.68). The walkways will be supported by steel pipe guide piles anchored into the existing rock, with a top elevation of 827.00. At the western extent of these walkways, a 95'x64' floating dock will define a kayak training area located landward of the walkway. The docks are connected and accessed from the shore via Americans with Disabilities Act (ADA) accessible gangways. (Plan Areas 1-5).

- Excavation of the existing bank and construction of a concrete staircase, timber deck, and concrete landing. The staircase will connect the proposed St. Paul St. extension with the floating dock. The concrete landing will be constructed on a sheet pile wall and will be connected to the dock by an ADA accessible gangway. Approximately (Approx) 378 cubic yards (CY) of fill material will be placed riverward of the normal summer pool (NSP) shoreline to create the landing area. An additional 129 CY of fill will be placed between NSP and the 100-year flood elevation. (Plan Area 1).

- Removal of invasive plant species from 2.35 acres (AC) of existing riverbank east of Henley Bridge (Mile 647.45). Following removal, 830' of slope will be stabilized and planted with native woody species. (Plan Areas 2-4).

- Stabilization of 295' of riverbank in the vicinity of the riverside viewing area. The riverbank will be planted with grasses and native woody species. (Plan Areas 4-5).

- Construction of an at-grade paved overlook in the vicinity of the Gay Street Bridge (Mile 647.69). The paved space will provide a landing point for an ADA accessible gangway connecting to the floating dock. An at-grade walkway will provide water access for kayakers and a flight of stairs will connect the area to the Gay Street Bridge. Approx. 635 CY of fill material will be placed riverward of the NSP shoreline. An additional 1142 CY of fill will be placed between NSP and the 100-year flood elevation. (Plan Area 5).

MIDDLE SECTION. Projects 9 (River Plain Park) and 10 (Lincoln Street Landing). (See Plan Areas 6-11).

- Construction of approx. 1920' of at-grade riverfront walkway at Elev. 822.00 extending from the eastern boundary of Marathon Petroleum (Mile 648.02) to the proposed kayak landing north of Lincoln St. (Mile 648.44). (Plan Areas 6-10).

- Rehabilitation/enhancement of approx. 0.95 AC of existing degraded wetland. Exact acreages of enhancement will be determined following a comprehensive delineation of the existing wetland. Additional wetland areas will also be created adjacent to the existing wetland (exact acreages to be determined). The wetland will serve as a storm water retention facility capturing run off from adjacent future streets and development as well as an ecological resource. (Plan Areas 6 and 7).

- Regrading of existing river floodplain to create a series of landforms and recreational lawn areas. In total approx. 499 CY of material will be filled riverward of the existing NSP contour. In addition, 12,005 CY of material will be placed between the existing NSP contour and the proposed right of way. The area will be planted with native and ornamental tree species, grasses and lawn. 2235' of riverbank will be regraded, stabilized and planted with native woody species. (Plan Areas 7-10).

- Construction of a 115'x25' pile-supported timber pier and an 80'x30' concrete kayak ramp. Approx. 106 CY of material will be placed riverward of the NSP contour behind a sheet pile wall to create the kayak ramp. The ramp will provide row boat, kayak, and

scull lay down facilities. Kayak storage will be created under the proposed pier. (Plan Area 10).

- Construction of a 30'x120' pile-supported dock, connected to the proposed kayak ramp by an ADA gangway. The dock will allow for transient row boat, scull and kayak docking. A boat house structure on the dock will provide storage for single sculls. (Plan Area 10).

- Construction of 1600' of road and sidewalk running parallel to Langford Ave. and connecting to the northern end of Lincoln St. Also, Lincoln St. will be upgraded from Sevier Ave. north to the river and a surface parking area for 20 cars will be constructed adjacent to the kayak landing. (Plan Area 11).

UPPER SECTION. Project 11 (Baker Creek Landing). (See Plan Areas 12-14).

- Construction of a 30'x95' pile-supported timber pier and an 85'x20' concrete kayak ramp. Approx. 677 CY of material will be placed riverward of the NSP contour behind a sheet pile wall to create the kayak ramp. An additional 592 CY of material will be placed behind the NSP contour. The ramp will provide row boat, kayak, and scull lay down facilities. Kayak storage will be created under the proposed pier. (Plan Area 14).

- Construction of 835' of at-grade walkway at the top of the existing river bank (mile 649.01 to 649.13) at Elev. 827.50. The existing stabilized riverbank will be retained. Additional native planting on the slope is proposed. The adjacent road, Island Home Ave. will be realigned and widened. (Plan Area 12-14).

A private marina which could potentially connect to the proposed floating dock in Area 14 is planned by a property owner. An illustrative layout of the marina has been included in this public notice for information purposes and does not necessarily represent the final marina design. Neither the Corps of Engineers (Corps) nor TVA has received an application to evaluate this proposal. (Plan Areas 12 and 13).

Representative plans of the proposed waterfront public improvements are attached to this notice (Exhibits A-Q). To arrange viewing the complete permit application package and supporting reports in Nashville, please contact J. Ruben Hernandez, Corps of Engineers, at (615) 369-7519. In Knoxville, a complete permit application package will be available for viewing until October 18 at the Lawson McGee Library located at 500 W. Church Ave. In addition, the documents are available online at www.ci.knoxville.tn.us/southwaterfront/.

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.

A Joint Environmental Assessment will be prepared by the Corps and TVA prior to a final decision concerning issuance or denial of the requested DA and TVA permits.

A Phase I archaeological survey of the Lower, Middle, and Upper Section project sites was conducted by New South Associates in February 2008. The Corps plans to provide the State Historic Preservation Office (SHPO) copies of the report and this public notice along with our comments/recommendations regarding the undertaking's potential to affect historic properties. This review constitutes the full extent of cultural resources investigations unless comment to this notice is received

documenting that significant sites or properties exist which may be affected by this work, or that adequately documents that a potential exists for the location of significant sites or properties within the permit area.

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:

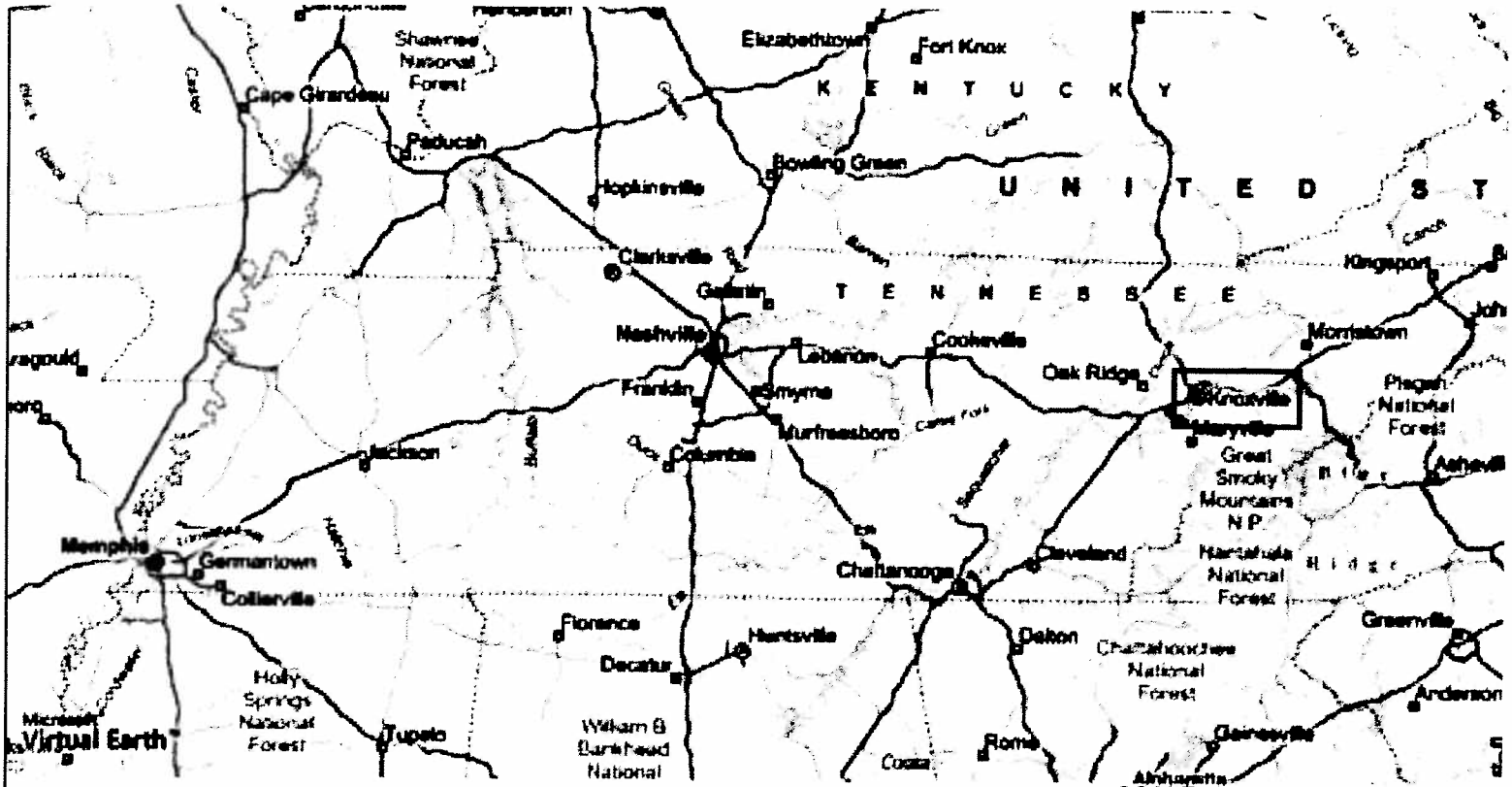
a. Tennessee Valley Authority (TVA) approval under Section 26a of the TVA Act. In addition to other provisions of its approval, TVA would require the applicant to employ best management practices to control erosion and sedimentation, as necessary, to prevent adverse aquatic impacts.

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.

All written statements received on or before October 18, 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, Attn: 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 Little Tennessee Watershed Team, Attn: Ms. Janet E. Duffey, 260 Interchange Park Drive (LCB 1A-LCT), Lenoir City, Tennessee 37772-5664.

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.



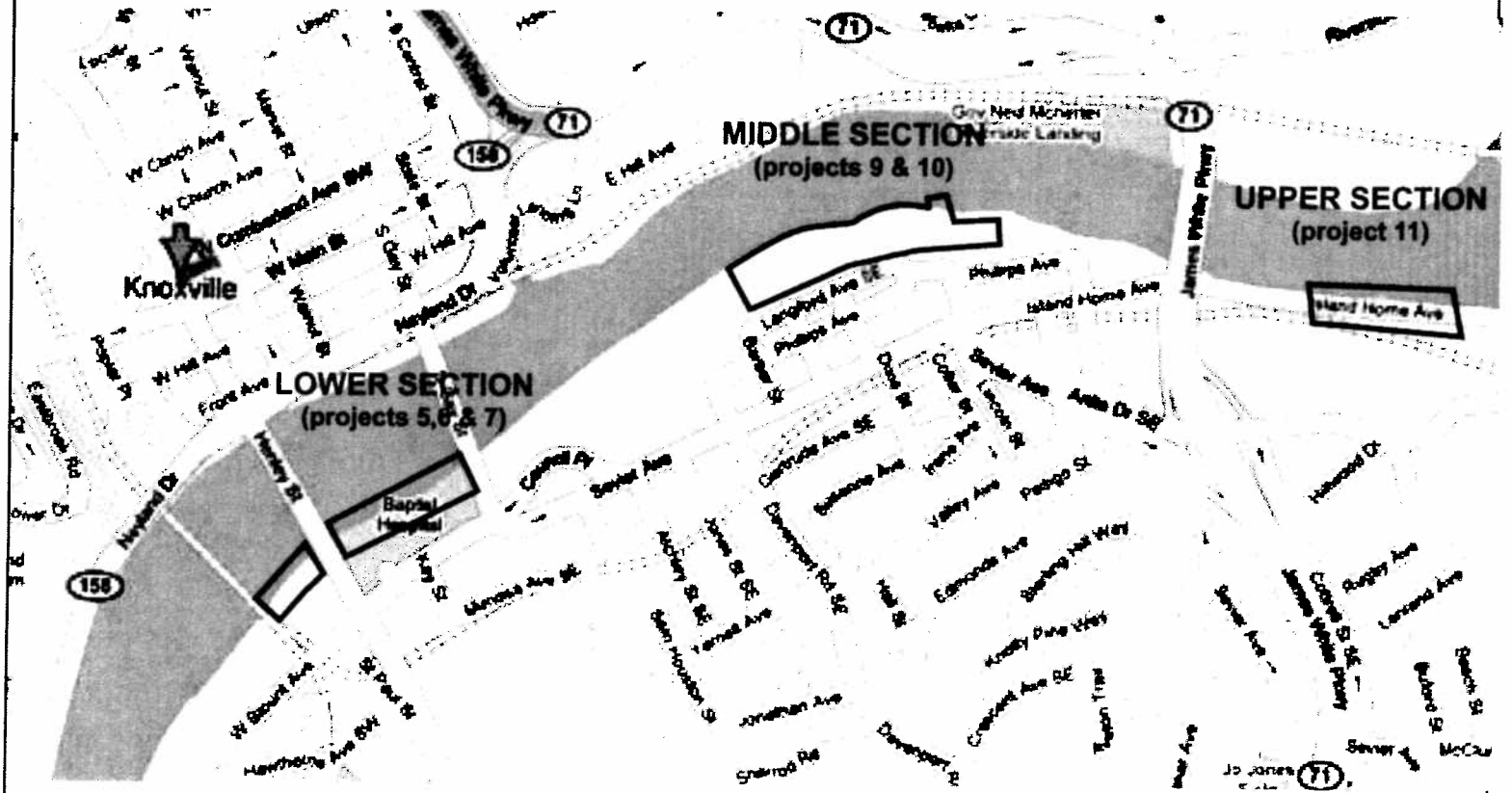


EXHIBIT A
FILE NO. 200800886
P.N. NO. 08-51

KNOXVILLE SOUTH WATERFRONT PUBLIC IMPROVEMENTS

TVA SECTION 26A/ USACE SECTION 404 JOINT PERMIT APPLICATION

APPLICATION BY: CITY OF KNOXVILLE

PURPOSE: REDEVELOPMENT OF FORT LOUDON LAKE SOUTH WATERFRONT

LOCATION PLAN

N

SCALE: N.T.S.
SHEET 3 OF 53
DATE: 05/02/08

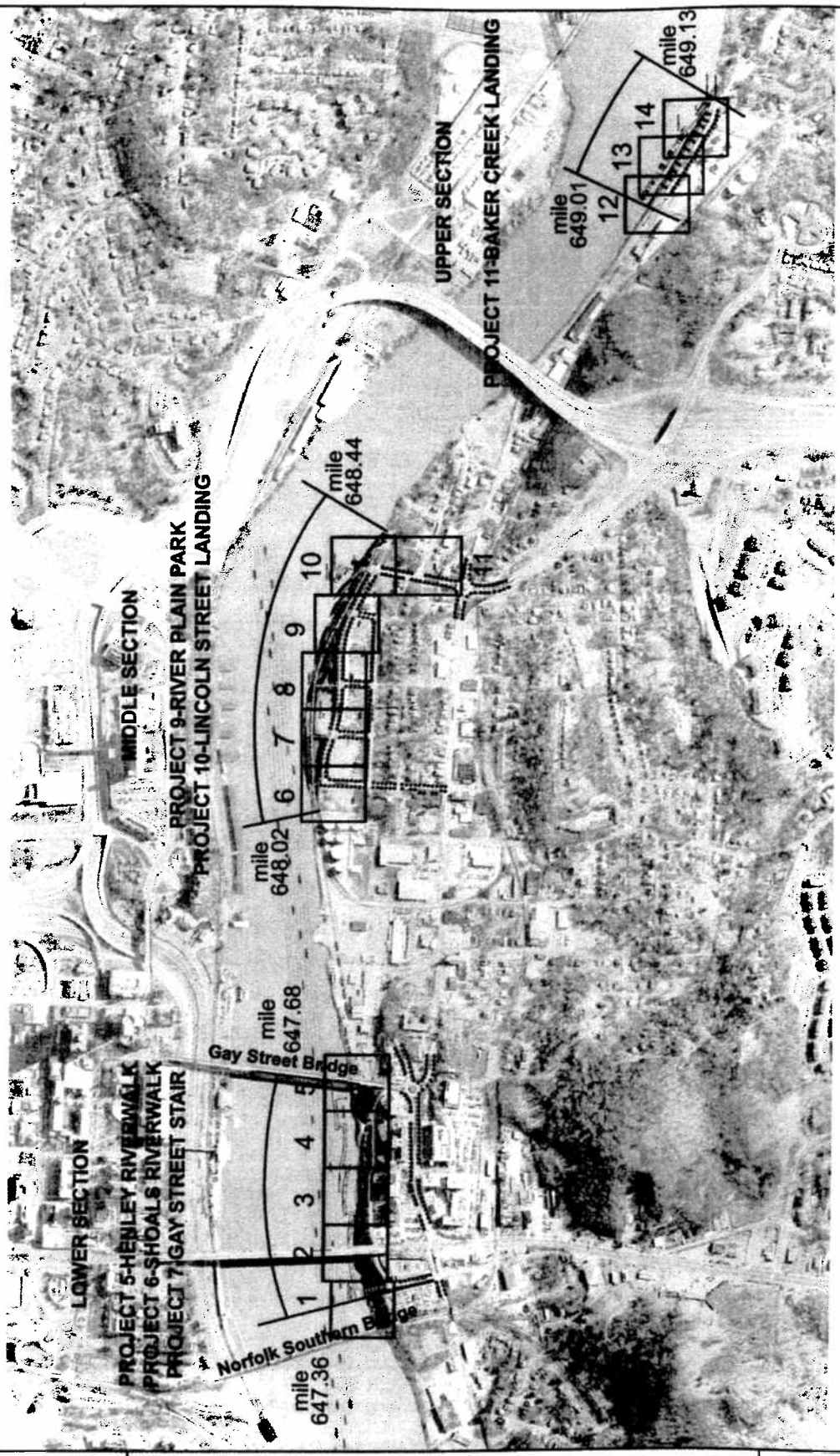


EXHIBIT B
FILE NO. 200800886
P.N. NO. 08-51

KNOXVILLE SOUTH WATERFRONT PUBLIC IMPROVEMENTS

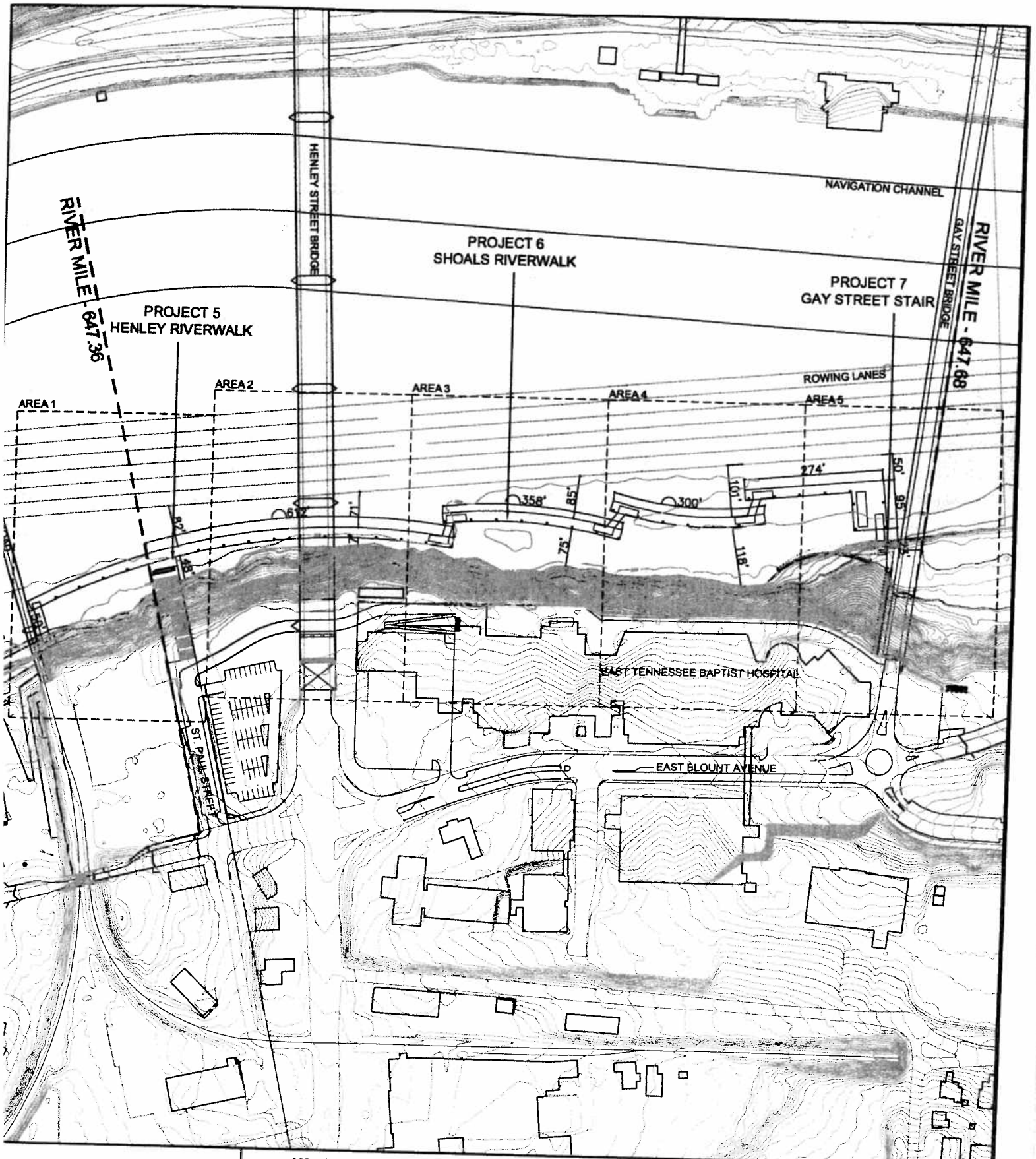
TVA SECTION 26A/ USACE SECTION 404 JOINT PERMIT APPLICATION

APPLICATION BY: CITY OF KNOXVILLE

PURPOSE: REDEVELOPMENT OF FORT LOUDON LAKE SOUTH WATERFRONT

PROJECT ILLUSTRATIVE PLAN

SCALE: N.T.S.
SHEET 6 OF 53
DATE: 05/02/08



KNOXVILLE SOUTH WATERFRONT PUBLIC IMPROVEMENTS

TVA SECTION 26A/ USACE SECTION 404 JOINT PERMIT APPLICATION

APPLICATION BY: CITY OF KNOXVILLE

PURPOSE: REDEVELOPMENT OF FORT LOUDON LAKE SOUTH WATERFRONT

EXHIBIT C
FILE NO. 200800886
P.N. NO. 08-51

KEY PLAN - LOWER SECTION
AREAS 1 to 5

Project 5-Henley Riverwalk
Project 6-Shoals Riverwalk
Project 7-Gay Street Stair

SCALE: 1"=250'

SHEET 17 OF 53
DATE: 05/02/08

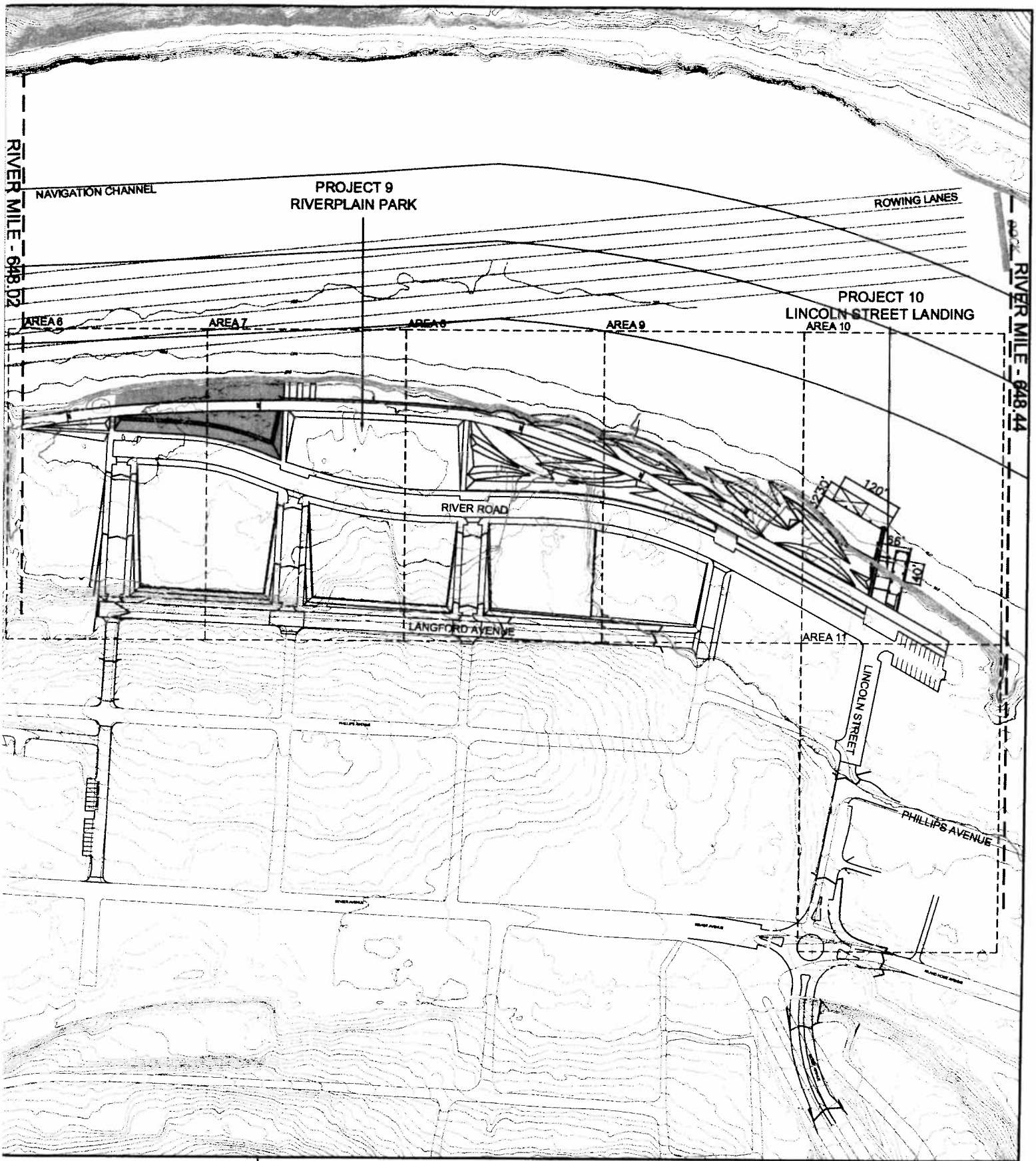


EXHIBIT D
FILE NO. 200800886
P.N. NO. 08-51

KNOXVILLE SOUTH WATERFRONT PUBLIC IMPROVEMENTS

TVA SECTION 26A/ USACE SECTION 404 JOINT PERMIT APPLICATION

APPLICATION BY: CITY OF KNOXVILLE

PURPOSE: REDEVELOPMENT OF FORT LOUDON LAKE SOUTH WATERFRONT

KEY PLAN - MIDDLE SECTION
AREAS 6 to 11

Project 9-River Plain Park
Project 10-Lincoln Street Landing

SCALE: 1"=250'

SHEET 23 OF 53

DATE: 05/02/08

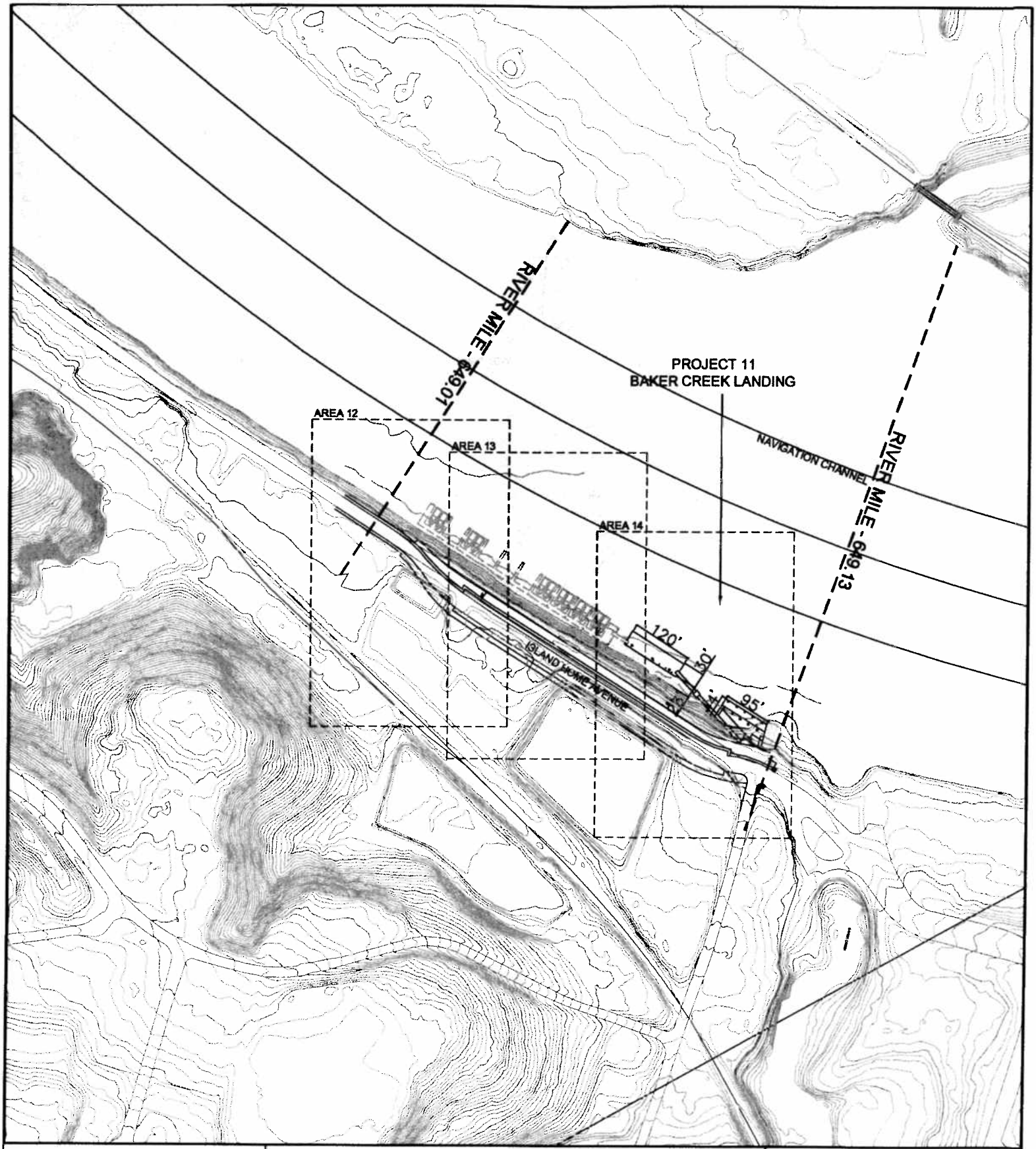


EXHIBIT E
FILE NO. 200800886
P.N. NO. 08-51

KNOXVILLE SOUTH WATERFRONT PUBLIC IMPROVEMENTS

TVA SECTION 26A/ USACE SECTION 404 JOINT PERMIT APPLICATION

APPLICATION BY: CITY OF KNOXVILLE

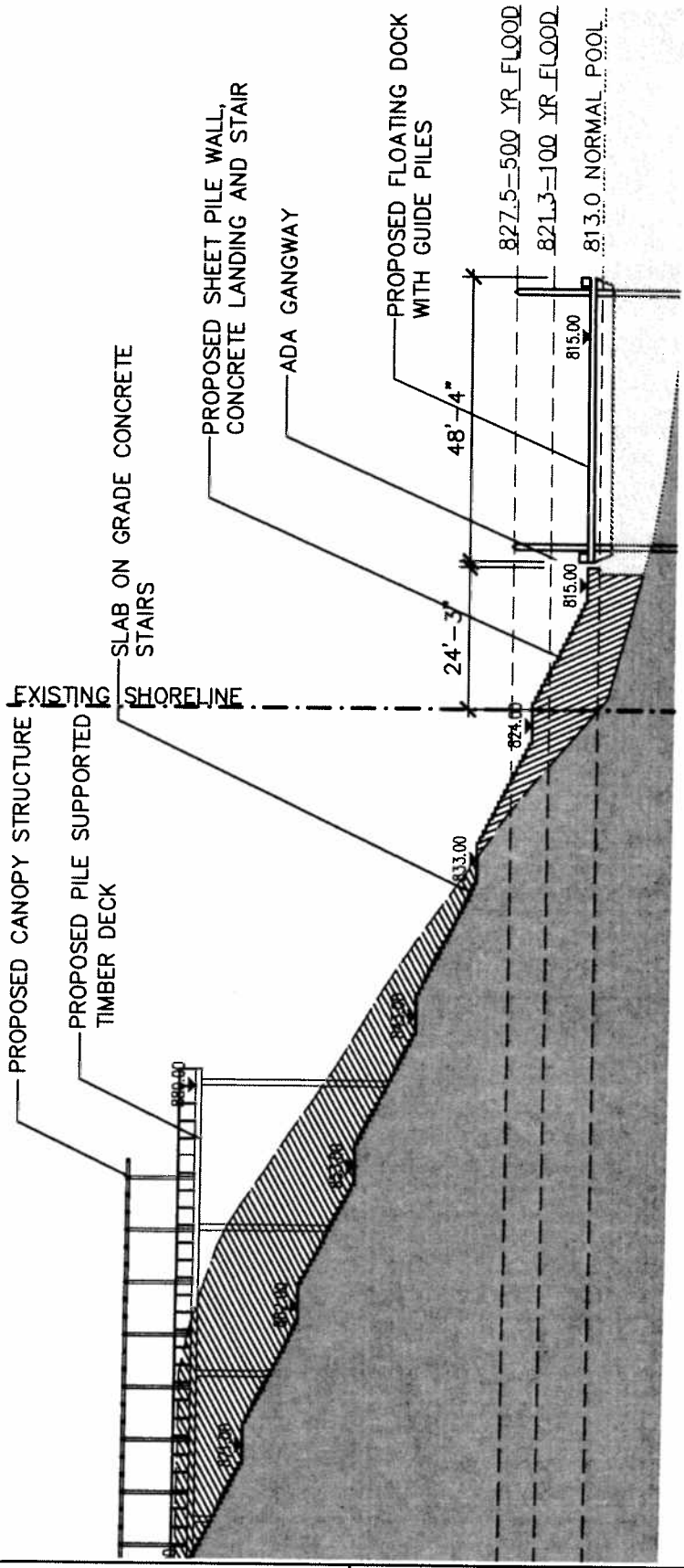
PURPOSE: REDEVELOPMENT OF FORT LOUDON LAKE SOUTH WATERFRONT

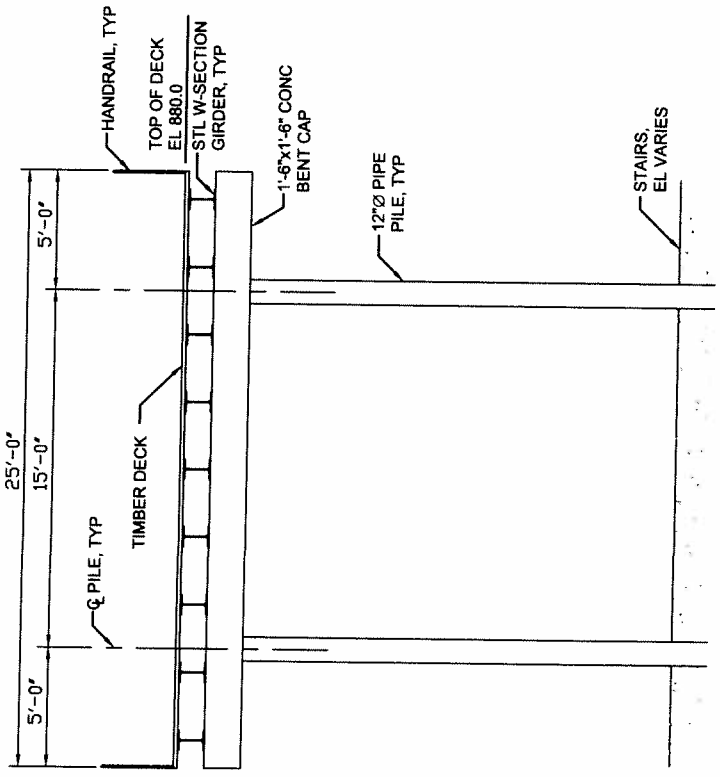
KEY PLAN - UPPER SECTION AREAS 12 to 14

Project 11-Baker Creek Landing

SCALE: 1"=250'
SHEET 30 OF 53
DATE: 05/02/08

EXHIBIT F
FILE NO. 200800886
P.N. NO. 08-51





PIER DETAIL - 1/8"=1'

LEGEND

PROPOSED CUT AREA
PROPOSED FILL AREA

KNOXVILLE SOUTH WATERFRONT PUBLIC IMPROVEMENTS

TVA SECTION 26A/ USACE SECTION 404 JOINT PERMIT APPLICATION

APPLICATION BY: CITY OF KNOXVILLE

PURPOSE: REDEVELOPMENT OF FORT LOUDON LAKE SOUTH WATERFRONT

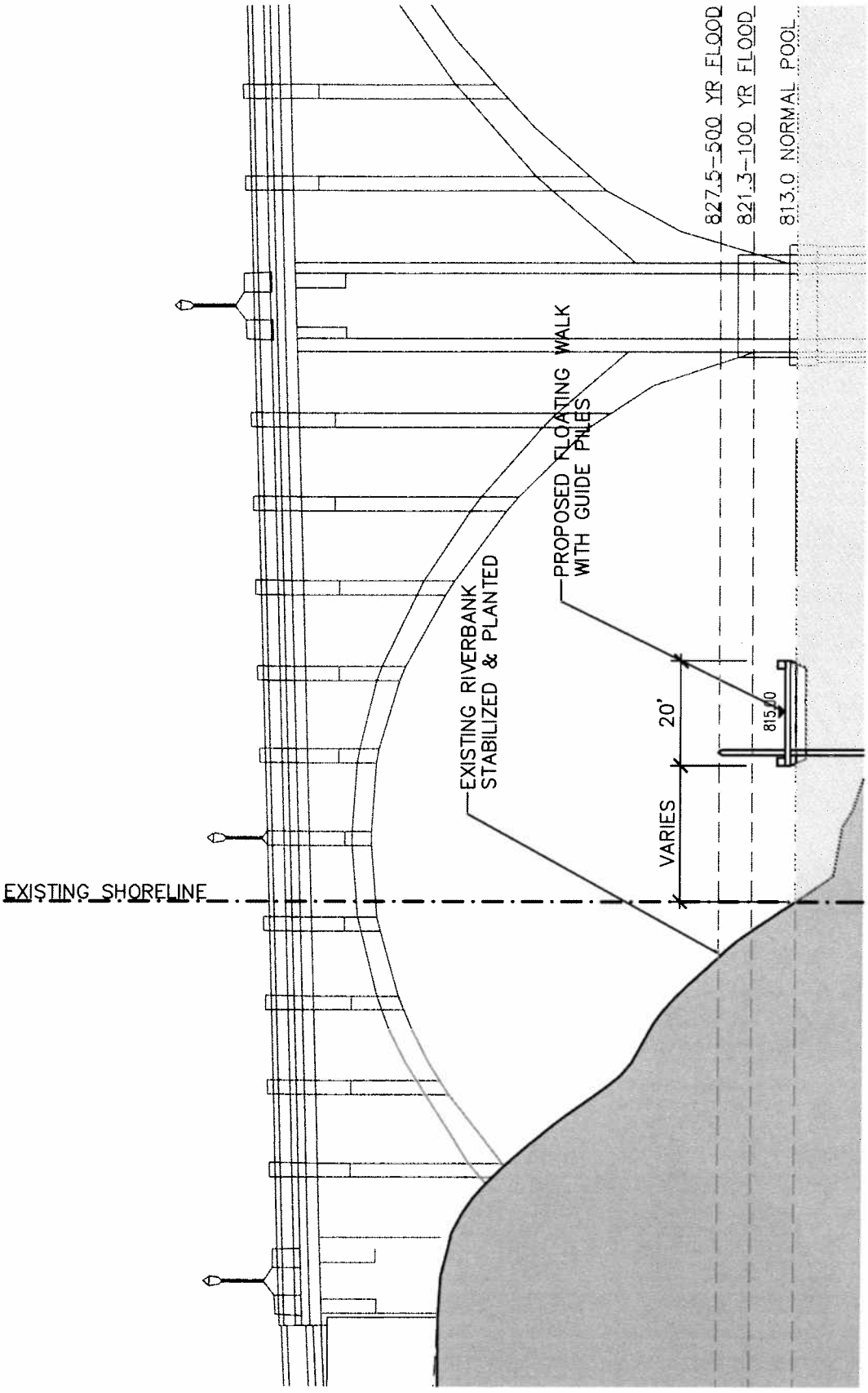
SECTION A

DATUM: NAVD 88
SCALE: 1"=30'

0 15 30

SHEET 34 OF 53
DATE: 05/02/08

EXHIBIT G
FILE NO. 200800886
P.N. NO. 08-51



LEGEND

PROPOSED CUT AREA
PROPOSED FILL AREA

KNOXVILLE SOUTH WATERFRONT PUBLIC IMPROVEMENTS

TVA SECTION 26A/ USACE SECTION 404 JOINT PERMIT APPLICATION

APPLICATION BY: CITY OF KNOXVILLE

PURPOSE: REDEVELOPMENT OF FORT LOUDON LAKE SOUTH WATERFRONT

SECTION B

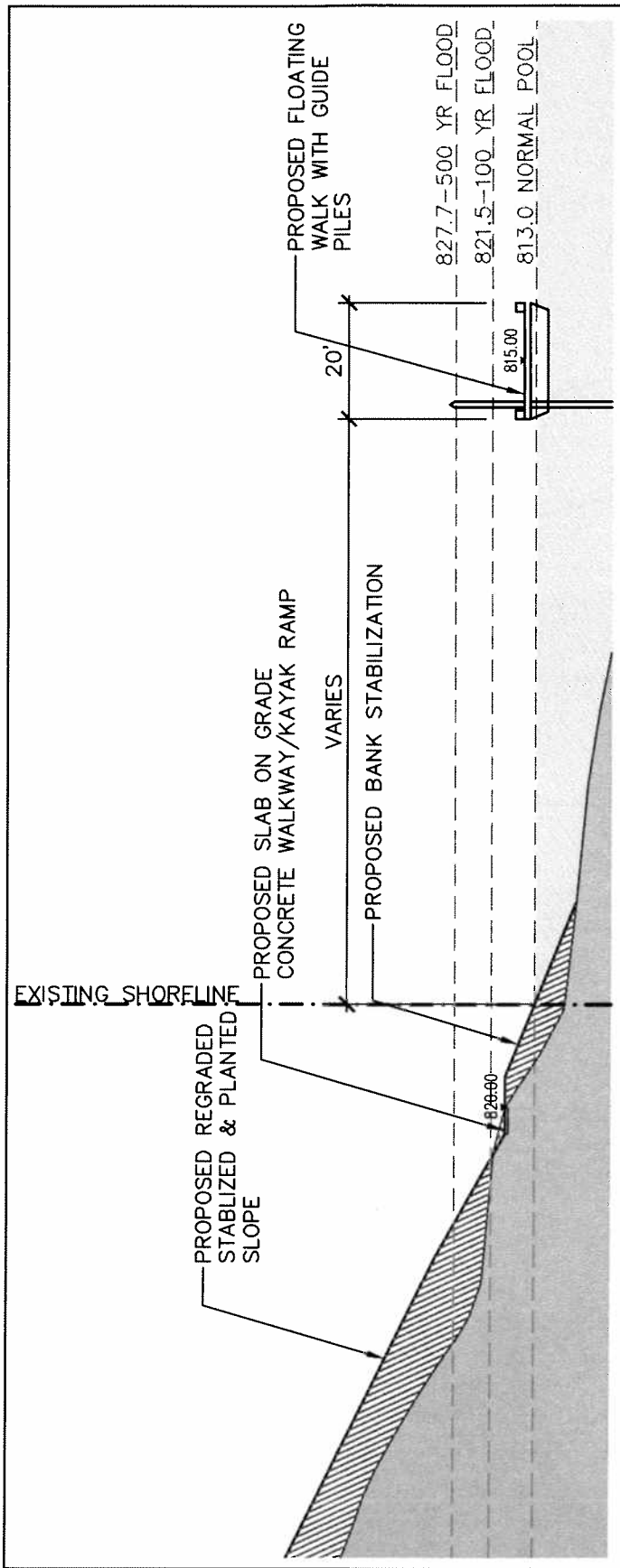
DATUM: NAVD 88
SCALE: 1"=30'

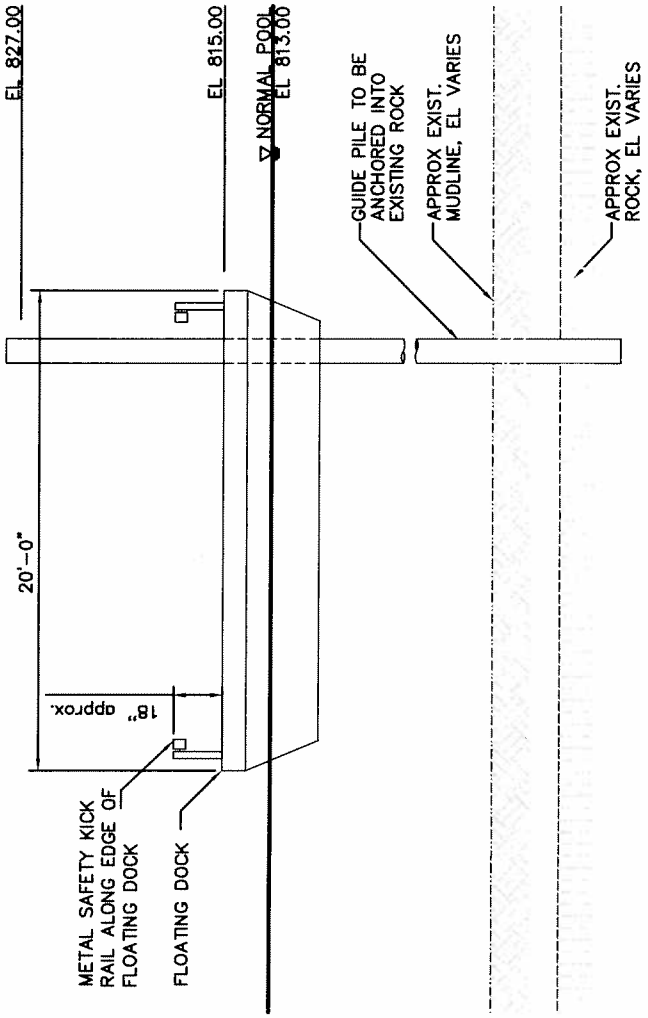
N

0 15 30

SHEET 35 OF 53
DATE: 05/02/08

EXHIBIT I
FILE NO. 200800886
P.N. NO. 08-51





FLOATING WALKWAY DETAIL -1/8"=1'

LEGEND

PROPOSED CUT AREA
PROPOSED FILL AREA

KNOXVILLE SOUTH WATERFRONT PUBLIC IMPROVEMENTS

TVA SECTION 26A/ USACE SECTION 404 JOINT PERMIT APPLICATION

APPLICATION BY: CITY OF KNOXVILLE

PURPOSE: REDEVELOPMENT OF FORT LOUDON LAKE SOUTH WATERFRONT

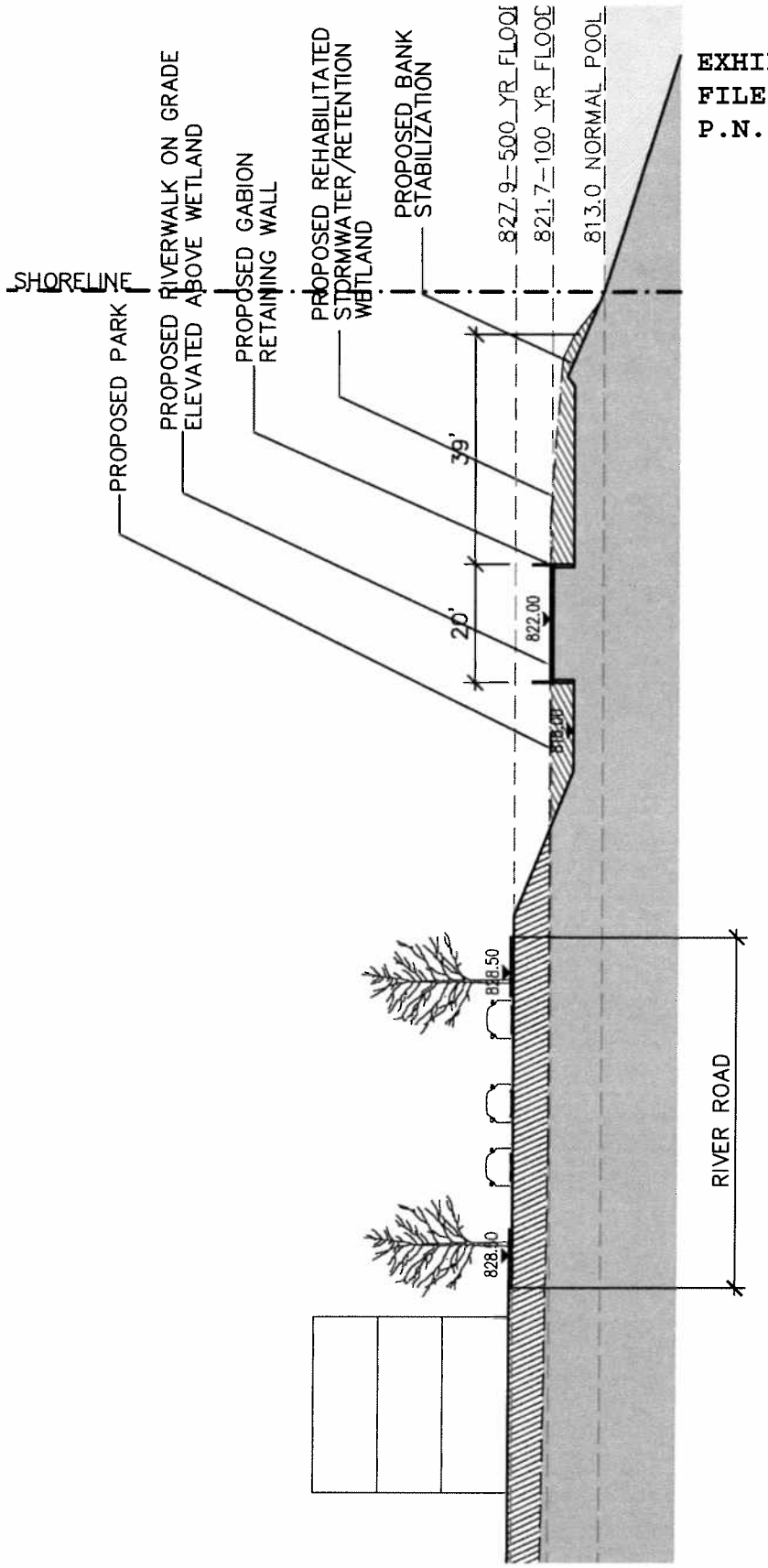
SECTION D

DATUM: NAVD 88
SCALE: 1"=30'

0 15 30

SHEET 37 OF 53
DATE: 05/02/08

EXHIBIT K
FILE NO. 200800886
P.N. NO. 08-51



LEGEND

PROPOSED CUT AREA
PROPOSED FILL AREA

KNOXVILLE SOUTH WATERFRONT PUBLIC IMPROVEMENTS

TVA SECTION 26A/ USACE SECTION 404 JOINT PERMIT APPLICATION

APPLICATION BY: CITY OF KNOXVILLE

PURPOSE: REDEVELOPMENT OF FORT LOUDON LAKE SOUTH WATERFRONT

SECTION F

DATUM: NAVD 88
SCALE: 1"=30'

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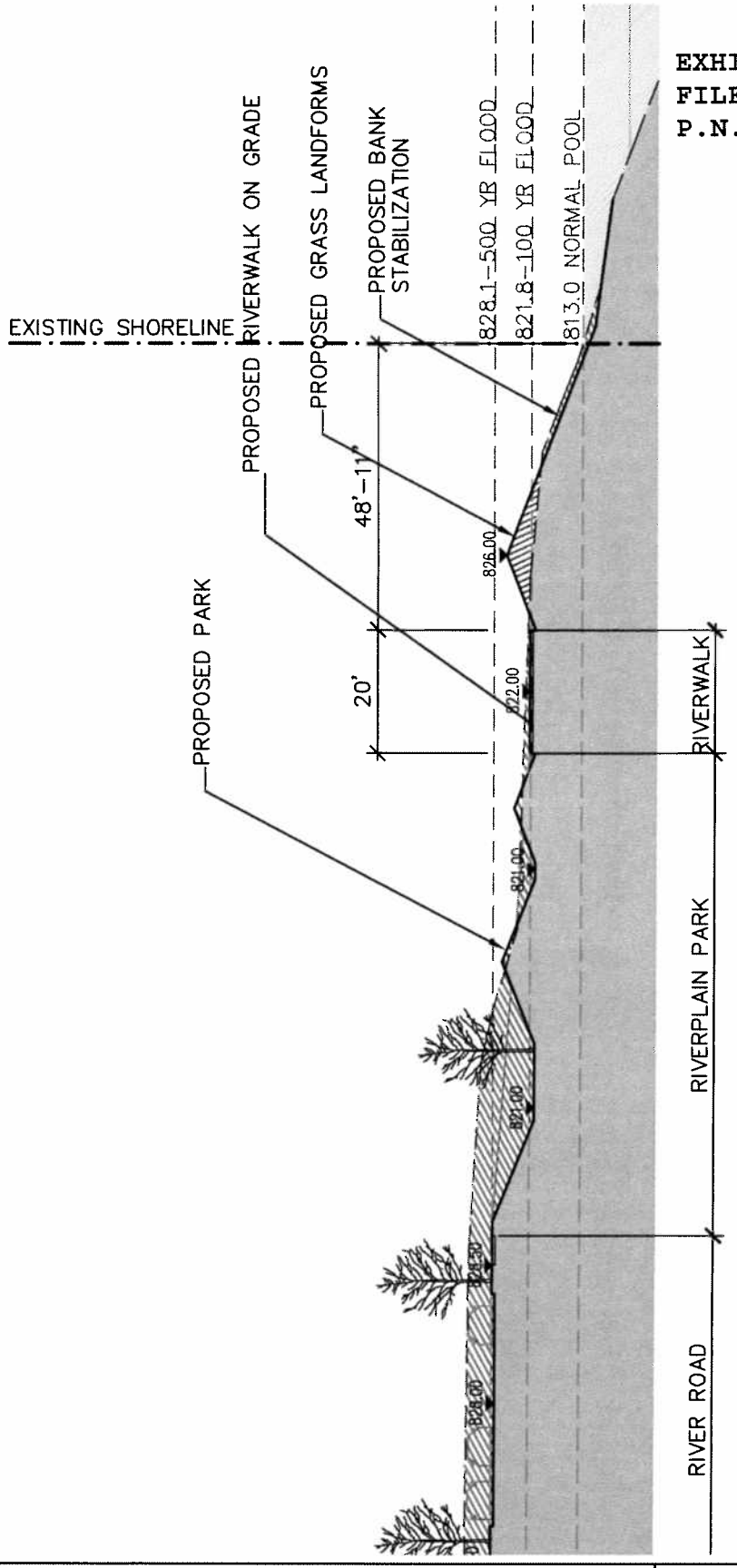
0 15 30

SHEET 39 OF 53
DATE: 05/02/08

EXHIBIT M
FILE NO. 200800886
P.N. NO. 08-51



LEGEND

PROPOSED CUT AREA
PROPOSED FILL AREA

KNOXVILLE SOUTH WATERFRONT PUBLIC IMPROVEMENTS

TVA SECTION 26A/ USACE SECTION 404 JOINT PERMIT APPLICATION

APPLICATION BY: CITY OF KNOXVILLE

PURPOSE: REDEVELOPMENT OF FORT LOUDON LAKE SOUTH WATERFRONT

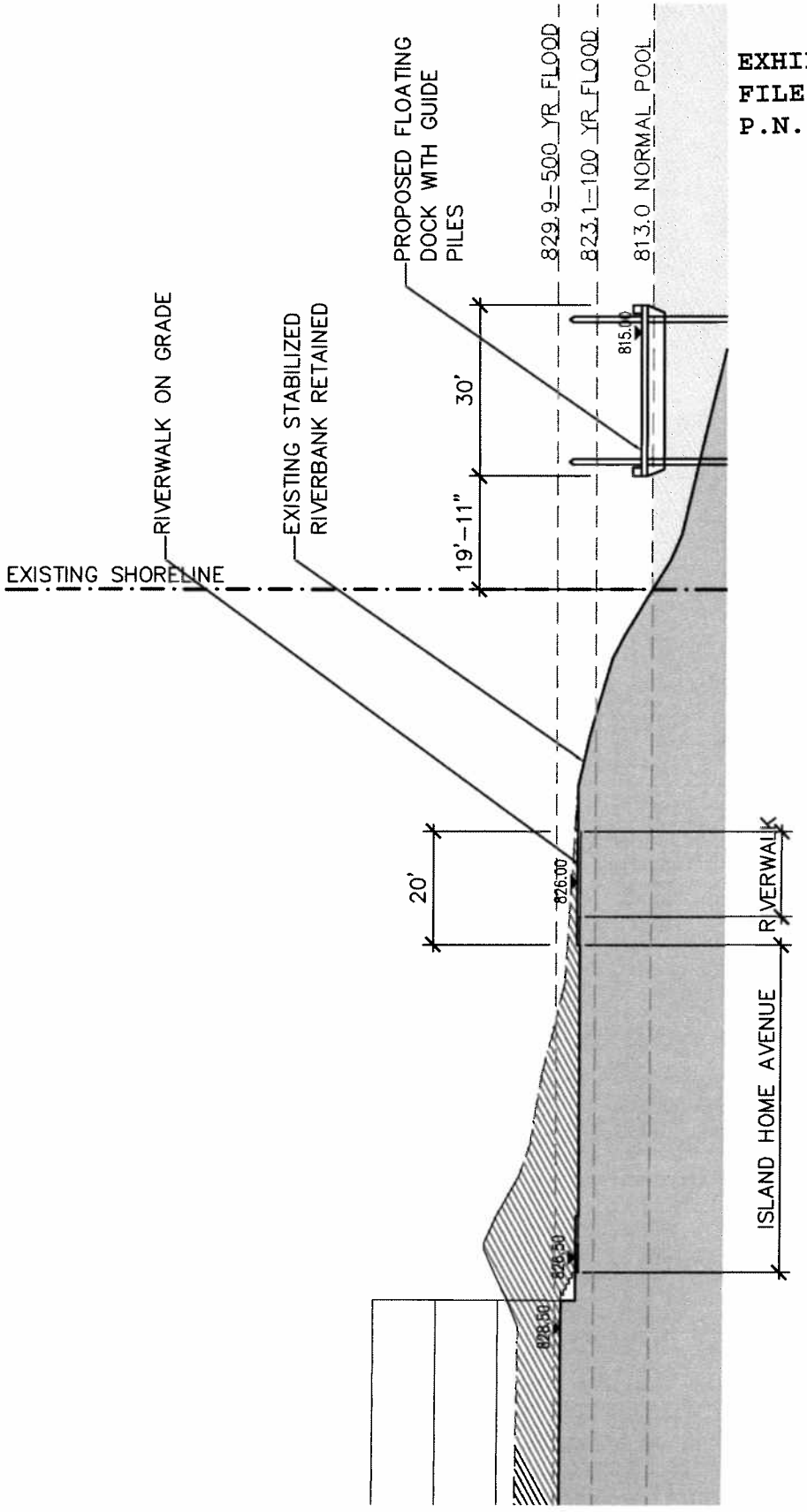
SECTION H

DATUM: NAVD 88
SCALE: 1"=30'

0 15 30

SHEET 41 OF 53
DATE: 05/02/08

EXHIBIT O
FILE NO. 200800886
P.N. NO. 08-51



LEGEND

PROPOSED CUT AREA
PROPOSED FILL AREA

KNOXVILLE SOUTH WATERFRONT PUBLIC IMPROVEMENTS

TVA SECTION 26A/ USACE SECTION 404 JOINT PERMIT APPLICATION

APPLICATION BY: CITY OF KNOXVILLE

PURPOSE: REDEVELOPMENT OF FORT LOUDON LAKE SOUTH WATERFRONT

SECTION J

DATUM: NAVD 88
SCALE: 1"=30'

0 15 30

SHEET 43 OF 53
DATE: 05/02/08