

MEGAN BARRY
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

DEPARTMENT OF WATER AND SEWERAGE SERVICES
Stormwater Division – Development Review
800 Second Avenue South
P.O. Box 196300
Nashville, Tennessee 37219-6300

**Minutes
of the
Stormwater Management Committee (SWMC)
April 7, 2016

8:00 AM
800 Second Avenue South
Metro Office Building, 1st Floor – Development Services Conference Room**

STORMWATER MANAGEMENT COMMITTEE

(Quorum Required: Four Members)

Committee Members Present:

- Ms. Ronette Adams-Taylor
- Mr. Dodd Galbreath
- Ms. Debra Grimes
- Ms. Anna Maddox, P.E.
- Mr. Slade Sevier, P.E. – Vice Chairman
- Mr. Lance Wagner, P.E. – Chairman

Committee Members Absent:

- Mr. Roy Dale, P.E.

I. CALL TO ORDER

The meeting was called to order at 8:10 a.m.

II. APPROVAL OF MARCH 3, 2016 MEETING MINUTES & DECISION LETTERS

Ms. Anna Maddox moved and Ms. Debra Grimes seconded the motion to approve the meeting minutes and decision letters for the March 3, 2016 meeting. Mr. Dodd Galbreath, Ms. Grimes, Ms. Maddox, and Mr. Lance Wagner voted in favor of the motion. Ms. Ronette Adams-Taylor and Mr. Slade Sevier abstained from the vote due to the fact that they did not attend the meeting.

III. STORMWATER MANAGEMENT COMMITTEE AGENDA

Comments were solicited from the Planning and Codes Departments for the following Agenda items.

1. 201600007

Capitol View – Block D
Charlotte Avenue (Bounded by Charlotte Avenue, 11th Avenue North, Nelson Merry Street,
and Railroad)
APN 009305019900
Inspector: (Denice Johns) CD-19 (Freddie O’Connell)



If you need assistance or an accommodation, please contact Metro Water Services,
at 615-862-4862, 1600 Second Avenue North, Nashville, Tennessee 37208.

APPLICANT'S REQUEST: Request is to allow placement of approximately 434 cubic yards of uncompensated fill in the Cumberland River floodplain (BFE = 416.0') to construct a residential/retail/office development.

APPELLANT: Barge Waggoner Sumner & Cannon, Inc.

REPRESENTATIVE: Mr. Adrian Ward

COMMENTS:

SW STAFF: Staff comments are as follows:

1) Item #6 of the submitted Statement of Mitigation states that "Approximately 14,000 SF of the proposed building roof will be made up of green roof/planters that will drain to the proposed water quality units for double treatment." No details and locations of the green roof and planters were included on the Grading Plan and Civil Details sheets. Staff requests that the Applicant provide the details and locations of the proposed mitigation.

2) If the variance is approved, Staff requests that the maintenance of any planters proposed as mitigation, along with the green roof, be incorporated into the recorded Stormwater Maintenance Agreement.

3) Staff Question: Are there TDU requirements that need to be met per the Metro Urban Forester?

CODES: No comment provided.

PLANNING: Approved.

GREENWAYS: The project has been approved by the Park Board to accept park land and greenway right of way. The park will comprise 1.26 acres and include greenway on Gay Street and along the rail corridor from Charlotte to Gay Street.

Mr. Bill Lockwood (BWSC) gave an overview of the park and Greenway plans. He presented an aerial perspective of the site and a hardscape plan. There will be 15,714 square feet of green roofs. The site will exceed the required Metro TDUs as part of the mitigation. Mr. Adrian Ward (BWSC) stated that all of the green roofs currently drain to the water quality units for double treatment.

There was discussion regarding the remaining amount of uncompensated fill in the floodplain to be requested for Block E of the Capitol View project, based on the original Stormwater Management Preliminary Plan approval for 16,000 cubic yards. An adjacent parcel (North Gulch project, granted a variance in March 2016) was included in Area 1 of the hydraulic model for Capitol View (as part of the 16,000 cubic yards) and would be included in computing the remaining balance. Based on uncompensated fill for three previous variances granted (Roadway Infrastructure, Block B, and North Gulch) and approval of Block D, the calculated remaining balance equals 6,627 cubic yards.

Mr. Dodd Galbreath stated his concern about the uncompensated loss of flood storage that he believes should be compensated. Ms. Ronette Adams-Taylor asked where that water would be going (once the site is filled), to which Mr. Ward stated that the model showed there was not any significant difference. There was also discussion regarding the benefit of reducing surcharge of combined sewer overflows.

Mr. Michael Hunt, Stormwater – NPDES, stated that the development seems to be working toward the goal of providing trees that are lacking in the area inside the interstate loop. There is also regulatory significance in having combined sewer overflows during many events well below the 100-year. He requested to work with the engineers to develop a way to start quantifying on previous impervious areas what benefit is being obtained in smaller storms to delay the amount of water going into the system, i.e. keeping a balance for Metro Water and Sewer of the reduced runoff of lesser storms that do not involve main stem flooding. Mr. Lockwood also stated that some of this is getting separated from the combined system and can be quantified. Mr. Hunt will follow-up on the proposal.

After discussion during the Executive Session of the Committee on April 7, 2016 and review of the information presented, Mr. Slade Sevier made a motion to approve the plan as submitted based on consistency with past approvals, with the following Condition #1 and standard Conditions #2-3. Mr. Lance Wagner seconded the motion. Ms. Adams-Taylor, Ms. Debra Grimes, Ms. Anna Maddox, Mr. Sevier, and Mr. Wagner voted in favor of the motion. Mr. Galbreath voted against the motion.

1. The Appellant shall incorporate the maintenance of any planters proposed as mitigation, along with the green roof, into the recorded Stormwater Maintenance Agreement.
2. The Appellant shall have the landscaper who installs the required mitigation plantings to certify to MWS Stormwater – NPDES Office, in writing (referencing Variance #201600007), once plantings are installed per approved variance plans and again once plantings have been found to meet a two full growing season requirement. The owner shall maintain a minimum of 75 percent survivability of plantings through two full growing seasons.
3. This variance will expire on April 7, 2017. However, if a Grading Permit, Stormwater Single Family Permit, or Building Permit is issued within that period, the variance expiration date will run concurrent with that permit expiration date.

Below is a summary of the approximate, proposed uncompensated fill volumes to-date (including the current variance):

#201400012	Capitol View – Preliminary SWM Plan Approval	+16,000 cubic yards
#201400024	Capitol View – Infrastructure Improvements	– 6,729 cubic yards
#201400025	Capitol View – Block B	– 1,020 cubic yards
#201600006	North Gulch	– 1,190 cubic yards
#201600007	Capitol View – Block D	– 434 cubic yards
	Remaining Balance:	6,627 cubic yards

2. 201600008

Villages of Riverwood – Phase 7
0 Hoggett Ford Road
APN 09700000400
Inspector: (Harold Bryant)

CD-14 (Kevin Rhoten)

APPLICANT'S REQUEST: Request is to allow filling of 0.308 acres of wetland and 0.312 acres of associated 25' wetland buffer for construction of a single family residential development and roadway infrastructure.

APPELLANT: Beazer Homes

REPRESENTATIVE: Mr. Geoff Hart

COMMENTS:

SW STAFF: No additional Stormwater Staff comment.

CODES: No comment provided.

PLANNING: Approved.

GREENWAYS: Greenways will defer to Stormwater Staff comments.

Mr. Matt Williams (Beazer Homes) gave an overview of the project and variance request. Mr. Chris Fleming (BDY) and Mr. Brad Slayden (Ragan Smith) were also in attendance. Three points made by Mr. Williams were:

- 1) Maintaining Streetscape – In 2004, the water feature was recognized in the original UDO and had planned to be removed to maintain the streetscape for Hoggett Ford Road that was coordinated with Metro Planning Department. Beazer’s desire is to continue to follow the UDO and remove the feature.
- 2) Sustainability – From historic aerials, the pond has continued to degrade over the last 15 years, has no water source going into it, and was constructed years ago as a livestock pond. The volume has started to lower, the pond is shrinking, and if it remains, it may become a nuisance/burden to Metro or the homeowners.
- 3) Environmental Conservation – Even though the water feature will be removed, a) throughout the UDO process there has been open space set aside and also additional undevelopable lots set aside as open space, b) a wet pond (over twice the size of the subject wetland) was constructed in Phase 6, and c) Beazer continues to work with Metro and the Greenways trail system to purchase and donate additional greenspace.

Mr. Dodd Galbreath asked if they were going to purchase the required mitigation credits, to which Mr. Williams responded yes.

After discussion during the Executive Session of the Committee on April 7, 2016 and review of the information presented, Mr. Galbreath made a motion to approve the plan as submitted with the following standard Condition #1. Ms. Ronette Adams-Taylor seconded the motion. Ms. Adams-Taylor, Mr. Galbreath, Ms. Debra Grimes, Ms. Anna Maddox, Mr. Slade Sevier, and Mr. Lance Wagner voted in favor of the motion.

1. This variance will expire on April 7, 2017. However, if a Grading Permit, Stormwater Single Family Permit, or Building Permit is issued within that period, the variance expiration date will run concurrent with that permit expiration date.

The reasons for approval are that the Corps had signed off, TDEC had requested mitigation and the applicant will provide it, the wetland is not connected and is degrading, and the applicant is going beyond what is required.

IV. ITEMS OF BUSINESS

There were no items of business.

V. ADJOURNMENT

The meeting was adjourned at 9:00 a.m.

Metropolitan Stormwater Management Committee

Approved:

By: _____
Secretary

Date: _____