

## STORMWATER MANAGEMENT COMMITTEE MEETING DETAILS for 05-JAN-2017

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**Case # 201600036 2655 MIAMI AVENUE (SINGLE FAMILY RESIDENTIAL)**

Address: 2655 MIAMI AVENUE APN: 05209015100 CD: 15

Case Description: Previously deferred on December 1, 2016. Variance request is to allow the following:

- 1) Disturbance of the 50' Zone 1 of the 75' floodway buffer of the Cumberland River for construction of a single family residence, including a porch, steps, and deck on the ends of the house.
- 2) Disturbance of the floodway of the Cumberland River to construct cantilevered portions of the house over the floodway maintaining minimum low chord of the structure approximately 6 feet above the 100-year flood elevation (BFE=421.1'). The cantilevered portions will include 2 balconies and 1 living space area.
- 3) Modified buffer signage (with alternate wording as approved) and placement as shown on the record plan (each property line at existing tree line).
- 4) Continuous mowing of the buffer to the edge of the existing tree line as shown on the record plan.

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**Case # 201600037 2659 MIAMI AVENUE (SINGLE FAMILY RESIDENTIAL)**

Address: 2659 MIAMI AVENUE APN: 05209015300 CD: 15

Case Description: Previously deferred on December 1, 2016. Variance request is to allow the following:

- 1) Disturbance of the 50' Zone 1 of the 75' floodway buffer of the Cumberland River for construction of a single family residence, including a porch, steps, and deck on the ends of the house.
- 2) Disturbance of the floodway of the Cumberland River to construct cantilevered portions of the house over the floodway maintaining minimum low chord of the structure approximately 6 feet above the 100-year flood elevation (BFE=421.1'). The cantilevered portions will include 2 balconies and 1 living space area.
- 3) Modified buffer signage (with alternate wording as approved) and placement as shown on the record plan (each property line at existing tree line).
- 4) Continuous mowing of the buffer to the edge of the existing tree line as shown on the record plan.

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**Case # 201600038 2661 MIAMI AVENUE (SINGLE FAMILY RESIDENTIAL)**

Address: 2661 MIAMI AVENUE APN: 05209015400 CD: 15

Case Description: Previously deferred on December 1, 2016. Variance request is to allow the following:

- 1) Disturbance of the 50' Zone 1 of the 75' floodway buffer of the Cumberland River for construction of a single family residence, including a porch, steps, and deck in the buffer.
- 2) Disturbance of the floodway of the Cumberland River to construct cantilevered portions of the house over the floodway maintaining minimum low chord of the structure approximately 6 feet above the 100-year flood elevation (BFE=421.1'). The cantilevered portions will include 2 balconies and 1 living space area.
- 3) Modified buffer signage (with alternate wording as approved) and placement as shown on the record plan (each property line at existing tree line).
- 4) Continuous mowing of the buffer to the edge of the existing tree line as shown on the record plan.

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**Case # 201600039 GREAT CIRCLE APARTMENTS (PRELIMINARY SWM PLAN)**

Address: 521 GREAT CIRCLE ROAD APN: 07011000100 CD: 02

Address: 545 GREAT CIRCLE ROAD APN: 07015004000 CD: 02

Case Description: Preliminary Stormwater Management (SWM) Plan approval is requested. The preliminary plan includes a variance request to allow the following:

1. Buffer disturbance to eliminate a 0.14 acre wetland and its associated wetland buffer that TDEC labeled as low quality.
2. Placement of Stormwater Best Management Practices (BMP), bioretention area, in the Zone 2 stream buffer.
3. Continuous maintenance of the portion of the Zone 2 buffer included in the bioretention area.
4. Buffer disturbance for installation of trees in the pond buffer as part of mitigation. Disturbance will be limited to installation of the trees with existing vegetation to remain.

**STORMWATER MANAGEMENT COMMITTEE MEETING DETAILS for 05-JAN-2017  
(Continued)**

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**Case # 201500024 WATERTOWER**

Address: 700 1 <sup>ST</sup> AVENUE NORTH	APN: 08214003000	CD: 19
Address: 702 1 <sup>ST</sup> AVENUE NORTH	APN: 08214002900	CD: 19
Address: 706 1 <sup>ST</sup> AVENUE NORTH	APN: 08214002700	CD: 19

Case Description: Extension of the previous Variance #201500024, granted January 7, 2016, is requested. The variance request is to allow the following:

1. Disturbance of the 75' floodway buffer (50' Zone 1 and 25' Zone 2) of the Cumberland River for the following:
    - a) Construction and encroachment of a multi-story apartment building.
    - b) Construction and encroachment of a boardwalk/overlook.
    - c) Installation and encroachment of stormwater outlet structures.
    - d) Installation of erosion prevention and sediment control (EPSC) measures.
  2. Allow portions of elevated structures to cantilever over into the floodway.
  3. Placement of Stormwater Best Management Practices (BMPs) in the buffer.
  4. Continuous mowing and maintenance of the buffer area.
  5. Use of modified educational buffer signage.
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**Case # 201600040 STARPOINTE – PHASE 1 (BLUE BEACON) (PRELIMINARY SWM PLAN)**

Address: 0 OLD HICKORY BOULEVARD	APN: 18300003600	CD: 33
Address: 13105 OLD HICKORY BOULEVARD	APN: 18300000900	CD: 33

Case Description: The project was first granted Variance #2007-018 on February 15, 2007 for a proposed hotel/retail development which involved a request for disturbance and encroachment of the buffer with a retaining wall, removal of an access drive, vehicular/pedestrian crossings, and sidewalk construction. Under the previous ownership, only portions of the project were completed under Grading Permit SWGR #200700628, including a driveway with culvert, pedestrian bridge, retaining walls, building pads, and rough grading (w/shot rock) for the parking facilities. Mitigation was included which also provided remediation for a previous Notice of Violation issued for buffer disturbance, and a portion of the mitigation plantings were installed. Both the grading permit and variance expired.

On June 4, 2015, Variance #201500008 was granted for completion of the project and approved a request for disturbance and encroachment of the buffer for construction of parking spaces and utilities, placement of Stormwater Best Management Practices (BMPs), continuous mowing and maintenance, and to allow existing buffer disturbances to remain and be approved. Grading Plans were not approved, no grading permit was issued, and the variance expired.

A new truck wash facility is now being proposed for this site, and Preliminary Stormwater Management (SWM) Plan approval is requested. The preliminary plan includes a new variance request to allow the following:

- 1) Disturbance of the 50' stream buffer (30' Zone 1 & 20' Zone 2) of an unnamed tributary to West Branch Hurricane Creek for construction of a new stream crossing, removal of two existing crossings, removal of retaining wall on the south side of the stream, construction of a portion of driveway in the buffer, pipe and storm structures with outlet protection (rip-rap), and public sidewalk.
- 2) Allow existing buffer disturbances to remain and be approved (two crossings, storage containers, and portions of walls to be removed).
- 3) Continuous mowing and maintenance of the buffer area.