

## STORMWATER MANAGEMENT COMMITTEE MEETING DETAILS for 04-APRIL-2019

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**Case # 201800021 Rebecca E. Dunkley Property**  
Address: 1035 Edwin Warner Dr.

**Council District: 23 (Mina Johnson)**  
APN: 12908003100

Case Description: Variance request is to allow the following:

1. Reduction of the minimum FFE requirements for residential structures.
2. Building of a residential addition within the Zone 1 Floodway Buffer.
3. Continuous mowing and maintenance of the Floodway Buffer.

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**Case # 201900001 Thornton Grove**  
Address: 3474 Brick Church Pike

**Council District: 03 (Brenda Haywood)**  
APN: 05000012900, 05000012900, &  
05000014600

Location was previously approved on October 4, 2018 under case # 201800024, variance request was to allow the following: 1) Relocation of the existing stream along Brick Church Pike and its buffer, 2) The disturbance of 7,965 SF of the new buffer along Brick Church Pike to provide required sidewalks and road improvements, 3) To permit accesses to be spaced less than 1,000 feet apart across the proposed buffer (approx. 600'), and 4) To permit 14,782 SF of disturbance to the floodway and floodway buffer (10,407 SF for stream and 3,880 SF for sidewalk and roadway improvements along Brick Church Pike).

Case Description: Variance request is to allow the following:

1. Permanent disturbance of 0.8 acres of an existing 25' Wetland Buffer.
2. Permanent disturbance of 3 acres of an existing low quality wetland.
3. To grade 0.8 acres of zone 1 floodway buffer in order for it to be converted from a low quality wetland with appropriate vegetation.
4. Temporary disturbance of 1.4 acres of existing low quality wetland for temporary erosion control and floodplain compensatory cut.

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**Case # 201900002 Aloft Hotel**  
Address: 608 McGavock Pike

**Council District: 15 (Jeff Syracuse)**  
APN: 09511019000

Location was previously denied on May 4, 2017 under case # 201700010, variance request was to allow the following: 1) Disturbance and encroachment to fill/eliminate 0.231 ac. of wetland and encapsulation of 198 linear ft. of stream for construction of a hotel and parking. Total amount of 25' wetland and 30' stream buffer to be eliminated = 0.606 ac. Disturbance also includes removal of an existing (unpermitted by Metro) 15" RCP pipe; however, pipe was permitted by TDEC permit No. NRS13.227 and NRS13.227A, 2) Disturbance and encroachment of 0.080 ac. of 50' stream buffer (30' Zone 1 & 25' Zone 2) of an unnamed tributary to Sims Branch for construction of parking, 3) Alteration to community waters, 4) Multiple stream crossings <1,000' apart, 5) Placement of Stormwater BMP in the buffer, 6) Waiver of buffer around newly constructed wetland to allow placement of parking, 7) Approval of past disturbances and encroachments: 60' wide crossing and 0.032 ac. wetland disturbance permitted by TDEC permit No. NRS13.227 and NRS13.227A, and 8) Continuous mowing and maintenance of the buffer.

Location was previously deferred on July 6, 2017 under case # 201700016, variance request was to allow the following: 1) Disturbance & encroachment to fill/eliminate 0.179 (0.209 ac. total 0.032 ac. left on site) of wetland and encapsulation of 198 linear ft. of stream, permitted by TDEC permit No. NRS16.124 that allowed offsite mitigation credits of 0.49 ac. purchased from Swamp Road Mitigation Bank II at a 2.2:1 ratio (note: TDEC considers the total amount cumulative impact as de minimus). NPDES PERMIT No. TNR240679, & USACE Permit No. \_\_\_\_\_ for driveway crossing, permitted under Metro Section 6.9.5 Table 6 3, and construction of hotel (footprints occupy 11% of total land) & parking. The total associated 25' buffers for wetland & 30' buffers for stream to be eliminated = 0.226 ac. (note: 198 linear feet includes re installation of existing 60' linear ft. 15' RCP pipe, unpermitted by Metro; however, was permitted by TDEC permit No. NRS13.227 and NRS13.227A).

**STORMWATER MANAGEMENT COMMITTEE MEETING DETAILS for 04-APRIL-2019  
(Continued)**

2) Disturbance & encroachment of 0.033 ac. of 50' stream buffer (Zone 2) of an unnamed tributary to Sims Branch for construction of driveway crossing, permitted under Metro Section 6.9.5 Table 6 3, & parking, 3) Alteration to community waters, 4) Multiple crossings <1,000' apart, 5) Placement of Stormwater BMP in the buffer, 6) Waiver of buffer around newly constructed wetland, 0.03 acres to allow placement of parking, 7) Approval of past disturbance & encroachment: 60' wide crossing and 0.032 ac. (ac. included in ITEM 1) wetland disturbance permitted by TDEC permit No. NRS13.227 & 227A, 8) Allow proposed drive aisles to be counted as driveway crossings and 9) Continuous mowing & maintenance of the buffer.

Case Description: Variance request is to allow the following:

1. Two crossings within 1000 feet.

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**Case # 201900003 4800 Lebanon Pike**  
Address: 4800 Lebanon Pike

**Council District: 11 (Larry Hagar)**  
APN: 06513000900

Case Description: Variance request is to allow the following:

1. Disturbance of Floodway
  2. Disturbance of Floodway Buffer of Scotts Hollow to allow installation of required water quality features
  3. Mowing & Maintenance
  4. No Buffer Signage
  5. No Flood proofing or Raising of Building to one foot above Base Flood Elevation of 480.1' NAVD 88
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