



Public Notice
Tennessee Department of Environment and Conservation (TDEC)
Division of Water Resources (DWR)
Notice Requesting Public Comments on Draft Permit Actions
FILE # NRS24.021

The purpose of this notice is to advise the public of the following proposed permit action and solicit comments and information necessary to evaluate the potential impact of the proposed activities on the aquatic environment.

Pursuant to The Tennessee Water Quality Control Act of 1977, T.C.A. §69-3-108 and Tennessee Rules, Chapter 0400-40-07, the proposed activity described below has been submitted for approval under an Aquatic Resource Alteration Permit and Section 401 Water Quality Certification. Section 401 of the Clean Water Act requires that an applicant obtain a water quality certification from the state when a federal permit is required. This notice is intended to inform interested parties of this permit application and draft permit and rationale, and to ask for comments and information necessary to determine possible impacts to water quality. At the conclusion of the public notice period a final determination will be made whether to issue or deny the permit.

PERMIT COORDINATOR

Mike Lee
Tennessee Department of Environment & Conservation
Division of Water Resources, Natural Resources Unit
Davy Crockett Tower
500 James Robertson Parkway, 9th Floor
Nashville, Tennessee 37243
(615) 532-0712
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APPLICANT:

Mr. Ralph Knauss, Executive V.P.
Spring Hill Holdings, LLC
1620 Westgate Circle, Suite 170
Brentwood, TN 37027
(615) 796-8676

LOCATION :

Legacy Point, north of State Route 396/Saturn Parkway and west of Kedron Road Spring Hill, Maury County
Latitude: 35.735001, Longitude -86.936515

To view the proposed location of these impacts and the watershed condition, visit the Division's map viewer at <http://tdeconline.tn.gov/dwr/> and search on the permit number or coordinates listed in this Public Notice.

PROJECT DESCRIPTION / PURPOSE

Spring Hill Holdings, LLC is proposing to construct a mixed-use development located on approximately 225 acres in Maury County. The proposed residential structures included with this development consist of 55 single-family residences, 248 townhomes, 234 duplex units, and multi-family homes with 1,063 residential units. Commercial components include a 136,100 square foot headquarters for the United States Tennis Association (USTA), 323,000 square feet of commercial space, hotel spaces with an estimated

capacity of 600 rentable rooms, and approximately 17.39 acres (757,508.4 square feet) of recreational and green space.

Six wetlands, five streams, and six wet weather conveyances (WWCs) were identified within on or directly adjacent to the Site. The construction of the proposed development will result in unavoidable, permanent impacts to four wetlands (Wetlands-A, B, E, and F) totaling 3.82 acres and 190 linear feet of streams D-3a and D-7.

Construction of a roadway and utility crossing across stream D-3a and the lower portion of Wetland- F will require temporary impacts to the stream while an 8" water and an 8" sewer line are emplaced via open cut trenches and will require permanent impacts to 65 linear feet of D-3a and 0.04 acres of Wetland-F-lower during the construction of the main access road that connects to the existing roadway infrastructure in the adjacent the Crossings of Spring Hill development. The temporary utility impacts will affect approximately 34 linear feet of stream D-3a and 0.02 acres of Wetland-F at the utility crossings. A 3-foot-high by 28-foot-wide slab bridge road crossing will be constructed to avoid permanent impacts to the wetland substrate (which is approximately 25 feet wide at the road crossing location), and another 3-foot-high by 26-foot-wide slab bridge road crossing will be constructed over stream D-3a to avoid impacting the stream's bed, channel substrate, and banks.

Installation of a 4-foot-high by 22-foot-wide span bridge road crossing over stream D-7 will minimize disturbances to the stream substrate but will result in 125 linear feet of permanent impact to D-7. Emplacement of a 12" waterline within the span will eliminate the need for an open cut trench in this location. A 12" sewer line will be constructed several hundred feet downstream of the road crossing using jack-and-bore techniques to avoid impacts to the stream or its substrate/banks in this location. In total, the proposed project will result in unavoidable permanent impacts to 3.82 acres of wetlands (Wetlands A, B, E, and F), permanent impacts to 190 linear feet of streams (D-3a and D-7), and temporary impacts to approximately 34 linear feet of stream D-3a and 0.03 acres of Wetland-F.

The Applicant proposes to purchase 8.56 wetland mitigation credits from the Tennessee Mitigation Fund Lower Tennessee River Service Area to offset the Site impacts at a 2:1 ratio (with a 12% temporal loss multiplier). The total stream impacts associated with the two road crossings are 190 linear feet. These stream impacts are considered de minimis.

ANTIDegradation STATEMENT

In accordance with the Tennessee Antidegradation Statement (Rule 0400-40-03-.06), the Division has made a preliminary determination that the proposed activities will result in de minimis degradation because the applicant proposes to provide in-system mitigation to offset any appreciable permanent loss of resource values.

For more information, please reference Tennessee's Antidegradation Statement which is found in Chapter 0400-40-03 of the Rules of the Tennessee Department of Environment and Conservation.

FACTORS CONSIDERED

In deciding whether to issue or deny this permit, the Division will consider all comments of record and the requirements of applicable federal and state laws. The division will consider the nature, scale and effects of proposed impacts. The Division will consider practicable alternatives to the alteration, loss of waters or habitat, diminishment in biological diversity, cumulative or secondary impacts to the water resource, and adverse impacts to unique, high quality, or impaired waters.

In making this decision, a final determination will be made evaluating appreciable permanent loss of resource values and proposed compensatory mitigation to ensure the project will not result in no overall net loss of state water resources values.

HOW TO COMMENT

TDEC is requesting public comment on this proposed permit action. Obtaining a broad range of facts and opinions on Agency actions is one of the best ways to ensure appropriate decisions. Persons wishing to comment on the proposal are invited to submit written comments to the Division. Written comments must be received within **thirty days following distribution of the approved public notice materials** (including signage and newspaper ad). Comments will become part of the record and will be considered in the final decision. The applicant's name and permit number should be referenced. Send all written comments to the Division's address listed below to the attention of the permit coordinator. You may also comment via email to water.permits@tn.gov.

After the Division makes a final permit determination, a permit appeal may be filed by the applicant or by any person who participated in the public comment period whose appeal is based on comments given to the Division in writing during the public comment period or in testimony at a formal public hearing. If it is hard for you to read, speak, or understand English, TDEC may be able to provide translation or interpretation services free of charge. Please contact Alisha Looper at 615-571-4470 or alisha.looper@tn.gov.

Si le resulta difícil leer, hablar o comprender inglés, TDEC puede proporcionarle servicios de traducción o interpretación sin cargo comunicándose con Alisha Looper al 615-571-4470 o alisha.looper@tn.gov.

PUBLIC HEARING

Interested persons may request in writing that the Division hold a public hearing on this application. The request must be received by the Division within the comment period, indicate the interest of the party requesting it, the reason(s) a hearing is warranted, and the water quality issues being raised. When there is sufficient public interest in water quality issues, the Division will hold a public hearing in accordance with 0400-40-07-.04(4) (f). Send all public hearing requests to the attention of the permit coordinator at the address listed below or via email to water.permits@tn.gov. Any scheduled public hearings will be advertised through a similar public notice process.

FILE REVIEW

The permit application, supporting documentation, including detailed plans and maps, draft permit and rationale, and related comments are available for review on the internet at the Division's data viewer at [Report on Permits \(tn.gov\)](#) by entering the permit file number listed in the title of this Public Notice. The file may be viewed and copied at the address listed below.

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