

RESOLUTION NO. 30410

A RESOLUTION AUTHORIZING THE LAND DEVELOPMENT OFFICE TO WAIVE THE REVIEW FEE FOR WATERWAYS, A NON-PROFIT CORPORATION, TO IMPROVE THE STREAM HYDROLOGY AND BUFFER ZONE AND TO PROTECT AND RESTORE WATER RESOURCES AT OR NEAR 4216 MOUNTAIN CREEK ROAD, CHATTANOOGA, TN, AS OUTLINED IN THE ATTACHED REQUEST, IN THE AMOUNT OF ONE THOUSAND THREE HUNDRED SEVENTY-FIVE DOLLARS (\$1,375.00).

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That it is hereby authorizing the Land Development Office to waive the review fee for WaterWays, a non-profit corporation, to improve the stream hydrology and buffer zone and to protect and restore water resources at or near 4216 Mountain Creek Road, Chattanooga, TN, as outlined in the attached request, in the amount of \$1,375.00.

ADOPTED: July 7, 2020

/mem



ENGINEERING & CONSULTING, INC.

May 14, 2020

Via Email: tkinder@chattanooga.gov

Tony Kinder, PE
Site Development Manager
City of Chattanooga – Land Development Office
1250 Market Street, Suite 1000
Chattanooga, TN 37402

**RE: Stream Buffer Variance Request
4216 Mountain Creek Rd, Chattanooga, TN
LDP# 20-40225**

Dear Mr. Kinder,

This letter is a request for the City of Chattanooga Land Development Office to consider a stream buffer variance for disturbance within the 30' & 60' water quality buffers and bank. The property located at 4216 Mountain Creek Road is 3.3-acre single family residence. Morrison Spring Creek flows from the north end of the property and connects to Mountain Creek at the southern end. The existing house is located next to Morrison Spring Creek. During flood events, the stream's water surface elevations rise above the corner of the home's foundation. The goal of this project is to reconnect the stream's floodplain and redirect the stormwater so it has more area to flood during the peak rainfall events. Thus, reducing the streams peak water surface elevations.

Roughly 580 CY of material will be removed within the stream buffer, creating a gently sloping overflow channel of less than 2%. The bank will be lowered approximately 12" at the north end and 4-6" at the southern end to reconnect the floodplain. A lot of the plant material in the buffer is invasive plants, primarily Privet. Asa proposes to replant the buffer with a variety of native trees, shrubs and grasses and the landscape plan is attached. The denser vegetation will help slow down the water and stabilize the floodplain. The buffer restoration plan will also be included in the land disturbance permit (LDP #20-40225). An Aquatic Resource Alteration Permit (ARAP) has been applied for and will be included with the final submittal. Alterations to the Morrison Spring Creek will be limited to 330 ft and approximately 14,600 SF within the buffer and request a variance for this work.

If you have any questions during the review of this variance request, please do not hesitate to call.

Sincerely,
Shannon Kelly
Shannon Kelly, PE

Attachments:
Site Photos
C1.0 Existing Conditions
C2.0 Proposed Site & Grading Plan
C2.1 Buffer Disturbance Exhibit
CL1.0 Landscape Plan



Picture 1: View from Mountain Creek Road facing south. The stream bank at curve will be lowered approximately 12"



Picture 2: View from property's driveway facing west.



Picture 3: View from property's driveway, facing southwest



Picture 4: In front of stream bend facing south, stream is to the left. Picture's from March 25th showing the stream's natural path over the bank during larger storm events.



Picture 5: In front of stream bend facing south, to the right of picture 4 shows mostly privet and debris.



Picture 6: In front of stream bend facing north, where bank will be lowered to approximately 12”

SEAL

ISSUE FOR PERMITTING

4216 MOUNTAIN CREEK ROAD
FOR WATERWAYS
CHATTANOOGA, TN 37415



SURVEY NOTES

- CONTOUR INTERVAL: 1 FOOT
- ELEVATIONS BASED ON: STATE OF TENNESSEE GPS CORE STATION NETWORKS AND THEY WERE TRANSFERRED TO SITE BY LEICA VIVA SYSTEM AND REFERENCES NAD83.
- SITE BENCHMARK: LOCATION
- ALL UNDERGROUND UTILITIES ARE AT APPROXIMATE LOCATIONS ONLY, AND WERE LOCATED BY ABOVE GROUND EVIDENCE AND INFORMATION SUPPLIED BY LOCAL UTILITY COMPANIES. CALL BEFORE YOU DIG! 800-351-1111
- I, HEREBY CERTIFY AFTER EXAMINATION OF THE CURRENT F.E.M.A.-FLOOD INSURANCE RATE MAP NO. 47065C0218G THAT THE SUBJECT PROPERTY LIES IN ZONE(S) "X, X SHADED, AE & FLOODWAY AE" THEREON AND A PORTION DOES LIE WITHIN THE 100 YEAR FLOOD HAZARD AREA. THE REFERENCE MAP BEARS A REVISED DATE OF 02/03/2016.
- I, CERTIFY THAT I HAVE SURVEYED THE PROPERTY HEREON, THAT THIS SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS >1:10,000 (CATEGORY I) AS SHOWN HEREON.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT & COMPLETE TITLE COMMITMENT. THE EXISTENCE OF ADDITIONAL EASEMENTS MAY OR MAY NOT EXIST THAT MAY OR MAY AFFECT THE SUBJECT PROPERTY.
- INVERTS OF MANHOLES LOCATED IN THE RIGHT-OF-WAY OF CENTRAL AVENUE WERE PROVIDED BY HAMILTON COUNTY GIS AND HAVE NOT BEEN FIELD VERIFIED.

SITE DATA:

PROPERTY INFORMATION:
TAX MAP #: 108D-B-3.82
STREET ADDRESS: 4216 MOUNTAIN CREEK ROAD
CHATTANOOGA, TN 37415
LOT SIZE: 3.31 ACRES

OWNER:
BRIAN DOUGLAS TUCKER
BRIANDOUGLASTUCKER@GMAIL.COM
4216 MOUNTAIN CREEK ROAD
CHATTANOOGA, TN 37415

PROJECT ENGINEER:
ASA ENGINEERING & CONSULTING, INC.
714 CHERRY ST.
CHATTANOOGA, TN 37402
423.805.3700

ZONING INFORMATION:
ZONING CLASSIFICATION: R-1

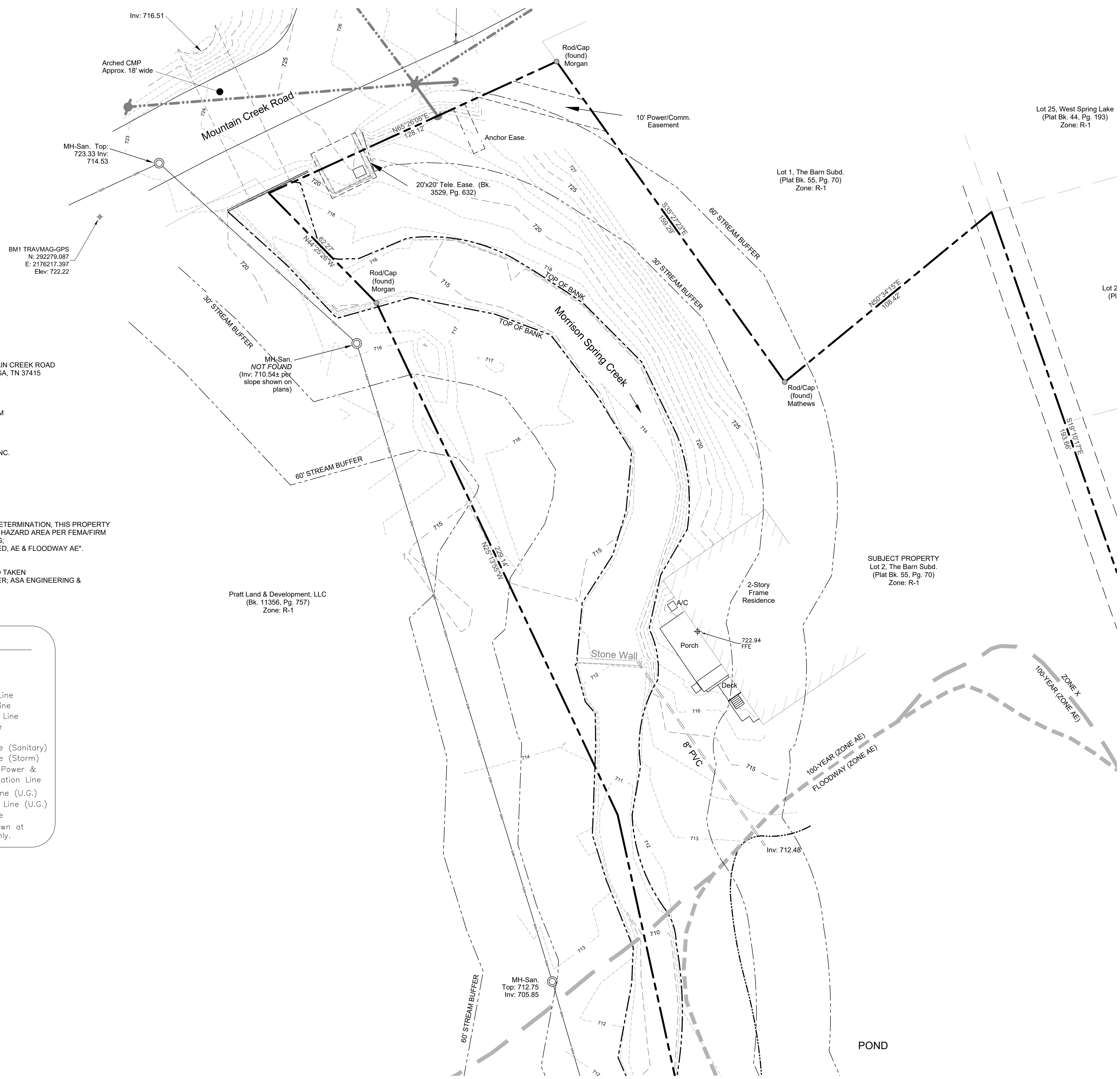
FLOOD ELEVATION (100YR):
BASED ON GRAPHIC SCALING AND DETERMINATION, THIS PROPERTY DOES LIE WITHIN A 100-YEAR FLOOD HAZARD AREA PER FEMA/FIRM COMMUNITY PANEL NO. 47065C0218G, DATED: 02/03/2016. ZONE "X, X SHADED, AE & FLOODWAY AE".

SURVEY INFORMATION:
BOUNDARY AND TOPOGRAPHIC INFO TAKEN FROM A SURVEY BY ROGER B. REIMER; ASA ENGINEERING & CONSULTING, INC..

LEGEND

⊗ Power Pole	⊙ Guy Wire	FFE Finished Floor Elevation
⊗ Light Pole	⊙ Tree	RCP Reinforced Concrete Pipe
⊗ Transformer Pad	⊙ Monitoring Well	CMP Corrugated Metal Pipe
⊗ Water Meter	⊙ Catch Basins	⊙ Centerline
⊗ Water Valve	● Iron Rod (Found)	— Property Line
⊗ Fire Hydrant	● Iron Pipe (Found)	— Building Line
⊗ Manhole	■ Concrete Monument (Found)	— Easement Line
⊗ Manhole Telephone	▲ P.K. Nail (Found)	— w — w — Water Line
⊗ Manhole Electric	▲ P.K. Nail (Set)	— g — g — Gas Line
⊗ Clean Out	○ Iron Rod (Set)	— S — S — Sewer Line (Sanitary)
⊗ Gas Meter	⊙ Concrete	— S — S — Sewer Line (Storm)
⊗ Gas Valve	— Edge of Asphalt	— O — O — Overhead Power & Communication Line
⊗ TR Telephone Riser	⊙ Electric Access Box	— UGE — UGE — Electric Line (U.G.)
⊗ Electric Access Box	⊙ Signal Pole	— UGT — UGT — Telephone Line (U.G.)
⊗ Signal Pole	⊙ Bench Mark	— // — // — Fence Line
⊗ Bench Mark	▲ Auto-Sprinkler Valve Box	
	▲ Sprinkler Valve	
	● Irrigation Control Valve	

Note: Utility Service Lines Shown at Approximate Locations Only.



Pratt Land & Development, LLC
(Bk. 11356, Pg. 757)
Zone: R-1

Lot 1, The Barn Subd.
(Plat Bk. 55, Pg. 70)
Zone: R-1

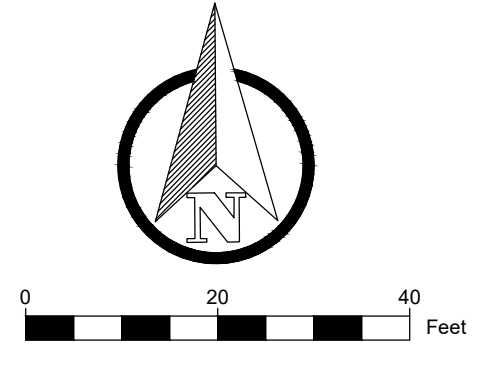
Lot 25, West Spring Lake
(Plat Bk. 44, Pg. 193)
Zone: R-1

Lot 2 (PI)

SUBJECT PROPERTY
Lot 2, The Barn Subd.
(Plat Bk. 55, Pg. 70)
Zone: R-1



Know what's below.
Call before you dig.



ANY LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVEGROUND STRUCTURES AND RECORD DRAWINGS PROVIDED THE SURVEYOR AND MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. FOR INFORMATION REGARDING THESE UTILITIES, CONTACT THE APPROPRIATE AGENCIES.

No.	Revision/Issue	Date

PROJECT NO. 19-0213
DATE 04/24/2020
SCALE AS SHOWN
DESIGNED BY ASA
DRAWN BY ASA
CHECKED BY ASA
TITLE

EXISTING CONDITIONS

SHEET NO.

C1.0

4/23/2019 1:44:04 PM | j01_projects\2019\19-0213\4216 mountain creek\3. engineering\Civil\Sheets\C1 EX COND & DEMO PLAN.dwg |

SITE DATA:

PROPERTY INFORMATION:
 TAX MAP #: 108D-B-3.82
 STREET ADDRESS: 4216 MOUNTAIN CREEK ROAD
 CHATTANOOGA, TN 37415
 LOT SIZE: 3.31 ACRES

OWNER:
 BRIAN DOUGLAS TUCKER
 BRIANDOUGLASTUCKER@GMAIL.COM
 4216 MOUNTAIN CREEK ROAD
 CHATTANOOGA, TN 37415

PROJECT ENGINEER:
 ASA ENGINEERING & CONSULTING, INC.
 714 CHERRY ST.
 CHATTANOOGA, TN 37402
 423.805.3700

ZONING INFORMATION:
 ZONING CLASSIFICATION: R-1

FLOOD ELEVATION (100YR):
 BASED ON GRAPHIC SCALING AND DETERMINATION, THIS PROPERTY DOES LIE WITHIN A 100-YEAR FLOOD HAZARD AREA PER FEMA/FIRM COMMUNITY PANEL NO. 47065C02180.
 DATED: 02/03/2016.

SURVEY INFORMATION:
 BOUNDARY AND TOPOGRAPHIC INFO TAKEN FROM A SURVEY BY ROGER B. REIMER; ASA ENGINEERING & CONSULTING, INC.

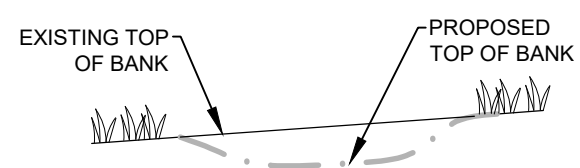
EARTHWORK QUANTITIES

CUT: 580 CY
 FILL: 0 CY
 NET: 580 CY (CUT)

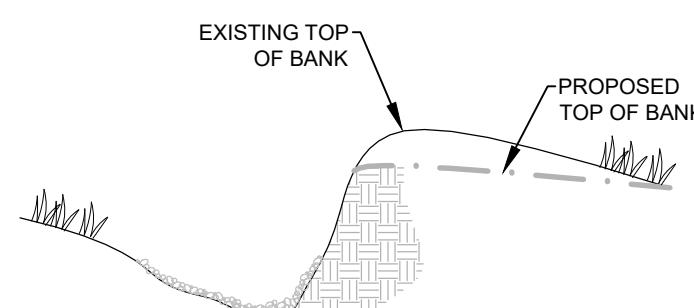
A PEDESTRIAN PATH TO BE CONSTRUCTED BY PRATT HOME BUILDERS

NOTES:

- ALL EROSION AND SEDIMENT CONTROL PRACTICES MUST COMPLY WITH THE CURRENT EDITION OF THE TN EROSION & SEDIMENT CONTROL MANUAL, THE CITY OF CHATTANOOGA BMP MANUAL, AND THE TDEC CONSTRUCTION GENERAL PERMIT.
- THERE SHALL BE NO PARKING, STORAGE, STOCKPILING OR DISTURBANCE WITHIN THE TREE CONSERVATION AND STREAM BUFFER AREAS OUTSIDE OF THE WORK SHOWN ON THE PLANS.



SECTION A-A



SECTION B-B

STREAM SECTIONS NOT TO SCALE

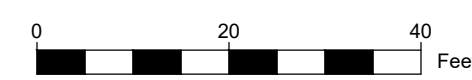
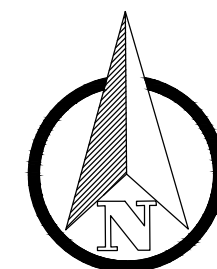
PROJECT DATA:

DISTURBED AREA = 16,467 SF
 SITE IMPERVIOUS COVER:

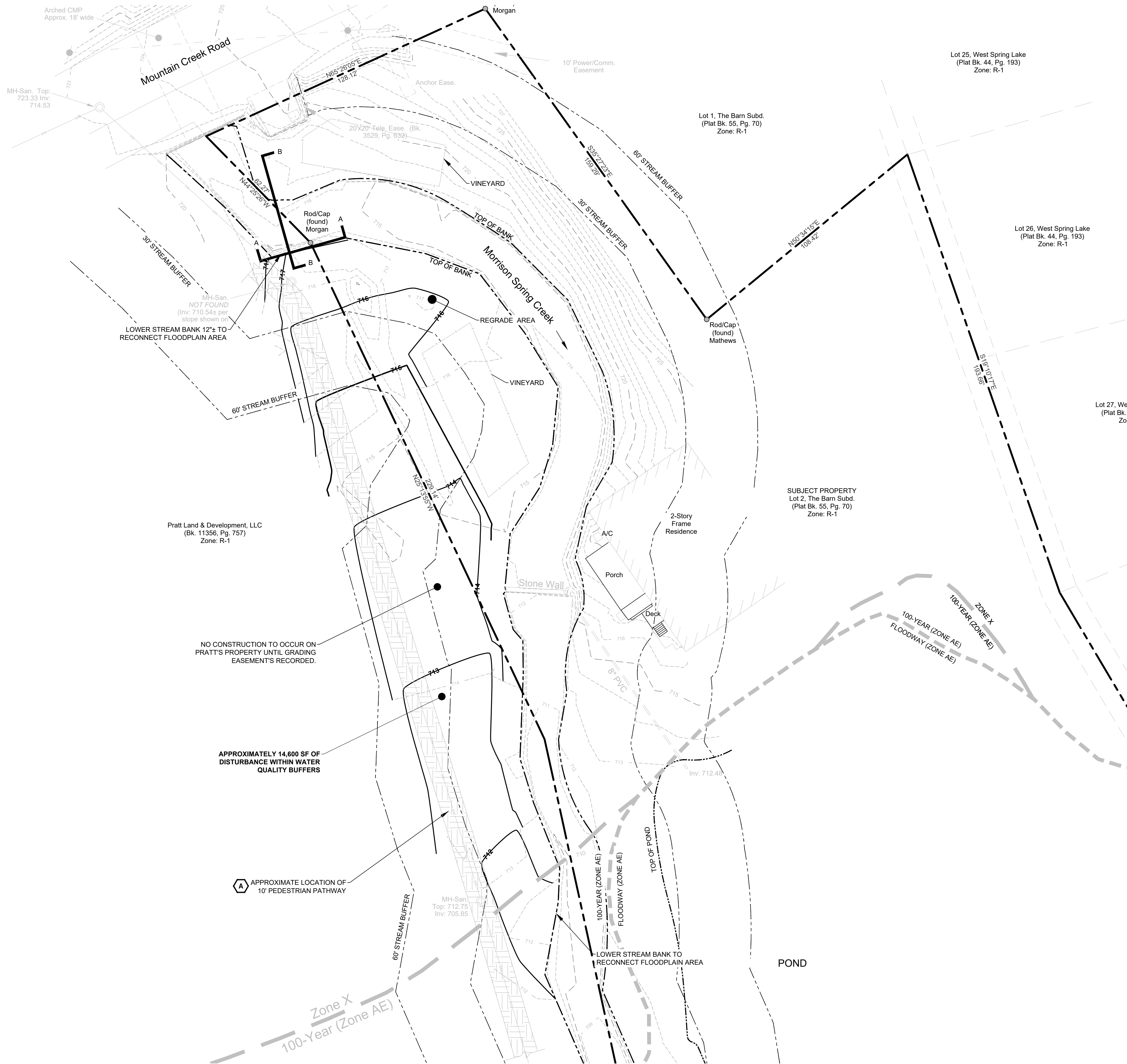
- EXISTING IMPERVIOUS COVER: 0 AC
- PROPOSED IMPERVIOUS COVER: 0 AC
- TOTAL INCREASE IN IMPERVIOUS COVER: 0 AC



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714 CHERRY STREET
 CHATTANOOGA, TN 37402
 www.AsaEngineering.com
 423.805.3700

ISSUE FOR PERMITTING

4216 MOUNTAIN CREEK ROAD
 FOR WATERWAYS
 CHATTANOOGA, TN 37415

No.	Revision/Issue	Date

PROJECT NO. 19-0213
 DATE 04/24/2020
 SCALE AS SHOWN
 DESIGNED BY ASA
 DRAWN BY ASA
 CHECKED BY ASA
 TITLE

SITE & GRADING PLAN

SHEET NO.

C2.0

4/23/2019 1:44:04 PM | J:\01_projects\2019\19-0213\4216 mountain creek\3. engineering\Civil\Sheets\C2 SITE PLAN.dwg |

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ZONING INFORMATION:
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 DATED: 02/03/2016.

SURVEY INFORMATION:
 BOUNDARY AND TOPOGRAPHIC INFO TAKEN FROM A SURVEY BY ROGER B. REIMER; ASA ENGINEERING & CONSULTING, INC.

EARTHWORK QUANTITIES

CUT: 580 CY
 FILL: 0 CY
 NET: 580 CY (CUT)

NOTES:

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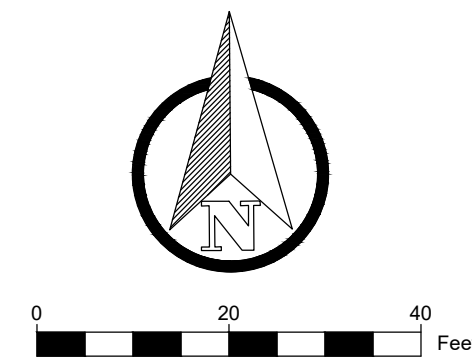
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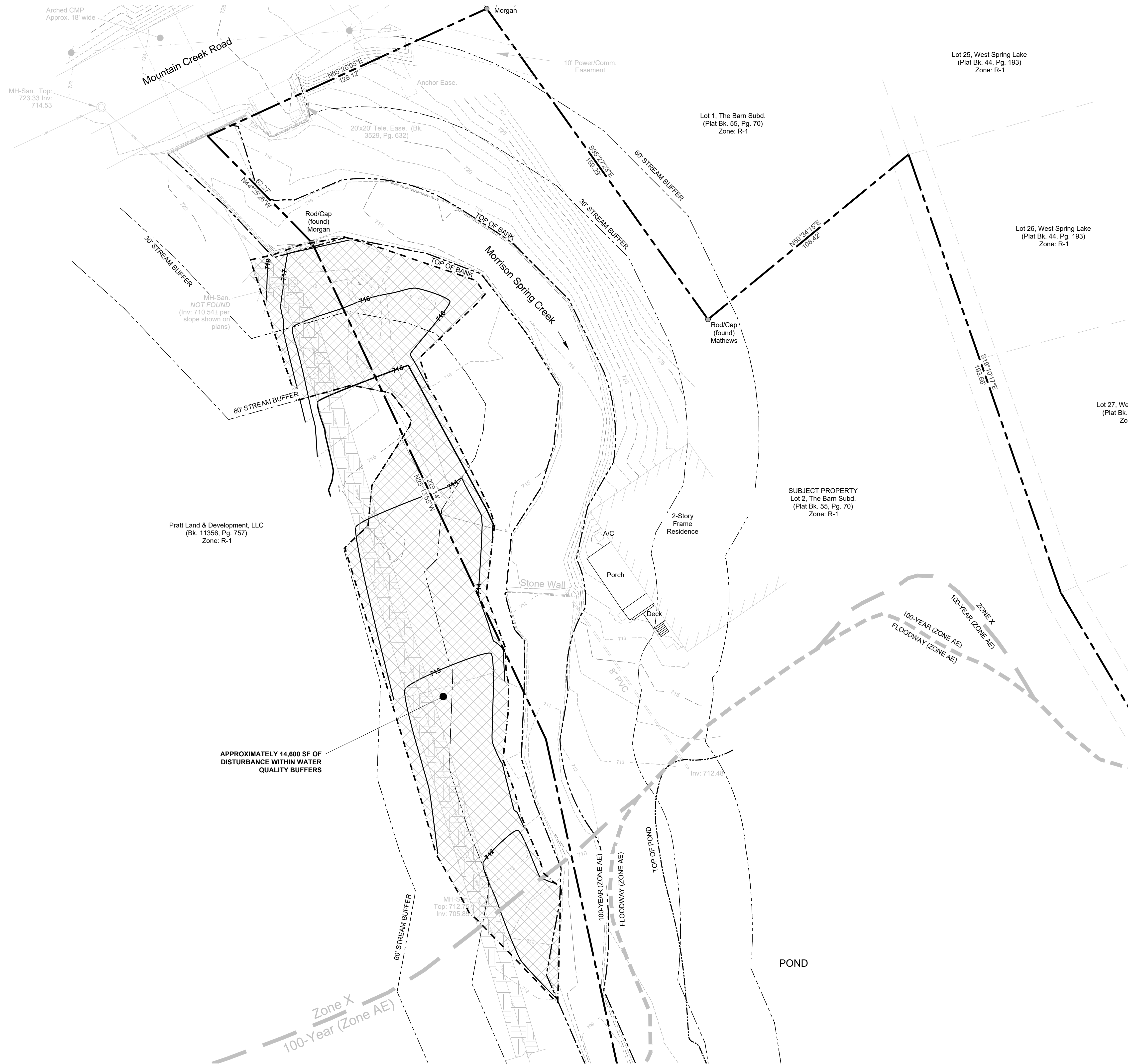
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- PROPOSED IMPERVIOUS COVER: 0 AC
- TOTAL INCREASE IN IMPERVIOUS COVER: 0 AC



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APPROXIMATELY 14,600 SF OF DISTURBANCE WITHIN WATER QUALITY BUFFERS

POND



SEAL

ISSUE FOR PERMITTING

4216 MOUNTAIN CREEK ROAD
 FOR WATERWAYS
 CHATTANOOGA, TN 37415

No.	Revision/Issue	Date

PROJECT NO. 19-0213
 DATE 04/24/2020
 SCALE AS SHOWN
 DESIGNED BY ASA
 DRAWN BY ASA
 CHECKED BY ASA

TITLE
 BUFFER DISTURBANCE EXHIBIT

SHEET NO.

C2.1

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 CHATTANOOGA, TN 37402
 423.805.3700

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 COMMUNITY PANEL NO. 47065C02183;
 DATED: 02/03/2016. ZONE "X, X SHADED, AE & FLOODWAY AE".

SURVEY INFORMATION:
 BOUNDARY AND TOPOGRAPHIC INFO TAKEN
 FROM A SURVEY BY ROGER B. REIMER; ASA ENGINEERING &
 CONSULTING, INC..

LANDSCAPE NOTES:

- PLANTS SHALL MEET THE STANDARDS FOR SIZE, FORM AND QUALITY SET OUT IN THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1, LATEST EDITION)
- ALL LANDSCAPE BEDS TO HAVE 3" HARDWOOD MULCH
- ALL DISTURBED AREAS NOT DESIGNATED AS PLANTING BED TO BE SEEDED, REF SOD NOTES SHEET L1.1

CITY LANDSCAPE NOTES:

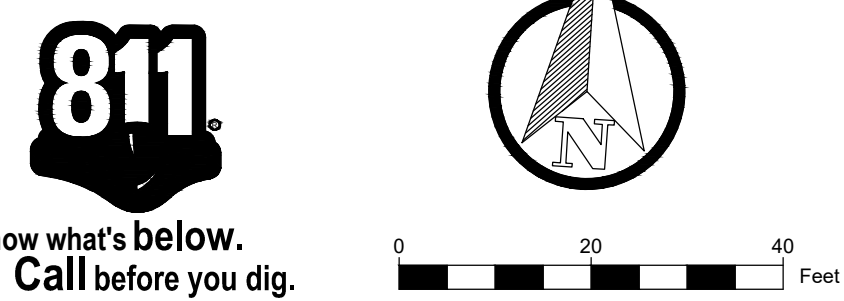
- COMPLY WITH ALL BUFFER & TREE PROTECTION REQUIREMENTS AND SCHEDULE A PRE-CONSTRUCTION INSPECTION WITH THE CITY OF CHATTANOOGA'S STORMWATER INSPECTOR, PRIOR TO THE ONSET OF CONSTRUCTION OR LAND DISTURBANCE. AN APPOINTMENT MAY BE SCHEDULED BY CALLING THE STORMWATER INSPECTOR A MINIMUM OF TWO BUSINESS DAYS BEFORE THE DESIRED INSPECTION APPOINTMENT
- COMPLY WITH ALL PERMANENT LANDSCAPE REQUIREMENTS AND SCHEDULE A LANDSCAPE INSPECTION WITH THE CITY OF CHATTANOOGA'S STORMWATER INSPECTOR. AN APPOINTMENT MAY BE MADE BY CALLING THE STORMWATER INSPECTOR A MINIMUM OF TWO BUSINESS DAYS BEFORE THE DESIRED INSPECTION APPOINTMENT.

URBAN FORESTRY NOTE:

NO TREES TO BE REMOVED DURING DEMOLITION ARE LOCATED IN THE CITY R.O.W.

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT
AN	3	Acer negundo / Box Elder	Deciduous
AP	2	Aesculus pavia / Red Buckeye	Deciduous
IO	11	Ilex opaca / American Holly	Evergreen
LT	3	Liriodendron tulipifera / Tulip Poplar	Deciduous
MV	3	Magnolia virginiana / Sweetbay Magnolia	Evergreen
PO	3	Platanus occidentalis / American Sycamore	Deciduous
ST	5	Staphylea trifolia / Bladder Nut	Deciduous
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT
AF	2	Aesculus parviflora / Bottlebrush Buckeye	Deciduous
CA	5	Callicarpa americana / American Beautyberry	Deciduous
CO	3	Cephalanthus occidentalis / Button Bush	Deciduous
EP	3	Eutrochium purpureum / Joe Pye Weed	Deciduous
HC	3	Hydrangea cinerea / Ashy Hydrangea	Deciduous
HQ	5	Hydrangea quercifolia / Oakleaf Hydrangea	Deciduous
IV	8	Itea virginica / Virginia Sweetpire	Deciduous
LC	3	Lobelia cardinalis / Cardinal Flower	Deciduous
LS	3	Lobelia siphilitica / Great Blue Lobelia	Deciduous
RC	3	Rhododendron canescens / Piedmont Azalea	Evergreen
CR	6	Rhododendron catawbiense / Catawba Rhododendron	Evergreen
GRASS	QTY	BOTANICAL / COMMON NAME	CONT
CC	12	Carex cherokeensis / Cherokee Sedge	Evergreen
CL	5	Chasmanthium latifolium / River Oats	Evergreen



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LANDSCAPE PLAN

SHEET NO.

L1.0