



**U.S. Department of Housing and Urban
Development**

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Washington, DC 20410
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Environmental Assessment Determinations and Compliance Findings for HUD-assisted Projects 24 CFR Part 58

Project Information

Project Name: Proposed Hannum Springs

Responsible Entity: Maryville Housing Development Corporation

Grant Recipient (if different than Responsible Entity): Maryville Housing Authority

State/Local Identifier: N/A

Preparer: Dominion Due Diligence Group (D3G)

Certifying Officer Name and Title: Harriet Nolen-Bonds, Sr. Housing Program Coordinator,
Community Housing Division with Tennessee Housing Development Agency

Consultant (if applicable): Dominion Due Diligence Group (D3G)

Direct Comments to: Julie Sharpe, Executive Director with Maryville Housing Authority

Project Location: McNabb Place, Maryville, Tennessee 37801

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

The subject property consists of 1.184 acres of undeveloped grassland and partially wooded land. The subject property is bounded by McNabb Place, McNabb Lane, single-family residential, and the Blount County Health Department to the north; single-family residential to the east; McMaster Place and Liberty Assisted Living to the south; and single-family residential to the west. Utilities were observed in the vicinity of the subject property. The Sponsor is submitting this project to the Tennessee Housing Development Agency (THDA) for HOME funds, for the development of four (4) town-home style multi-family apartment structures containing a proposed eleven (11) units.

Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]:

The project is an affordable housing project that is being developed and is being submitted to the Tennessee Housing Development Agency (THDA) for HOME funds.



Existing Conditions and Trends [24 CFR 58.40(a)]:

The subject property consists of 1.184 acres of undeveloped grassland and partially wooded land. The subject property is bounded by McNabb Place, McNabb Lane, single-family residential, and the Blount County Health Department to the north; single-family residential to the east; McMaster Place and Liberty Assisted Living to the south; and single-family residential to the west.

Funding Information

Grant Number	HUD Program	Funding Amount
TBD	HOME	\$1,359,190
	AHP (Federal Home Loan Bank)	\$600,000
	Tennessee Housing Trust Fund	\$563,826
	American Rescue Plan Act (ARPA)	\$500,000

Estimated Total HUD Funded Amount: \$1,859,190

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]: \$3,023,016

Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance Determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	According to Federal Aviation Administration (FAA) information accessed at https://oeaaa.faa.gov/oeaaa/external/searchAction.jsp?action=showCircleSearchAirportsForm and http://nepassisttool.epa.gov/nepassist/entry.aspx , there are no civil airport runways within 2,500 feet and no military airports within 15,000 feet of the subject property. As such, the proposed action is in compliance with Airport Hazard regulations and no mitigation measures nor further investigations are warranted. A copy of the Airport Hazards supporting documentation is located in Appendix C.
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	According to the Coastal Barrier Resource System Mapper accessed at https://www.fws.gov/CBRA/Maps/Mapper.html , the subject property is not located within an existing Coastal Barrier Resource. Therefore, the project is in compliance



Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance Determinations
		<p>with Coastal Barrier Resource Systems regulations and no mitigation measures nor further investigations are warranted.</p> <p>See the Coastal Barrier Resources Systems Maps in Appendix D.</p>
<p>Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>According to FEMA Flood Insurance Rate Map (FIRM) #47009C-0138C, dated September 19, 2007, the subject property is located in unshaded Zone X, designated as an area outside the 100 and 500-year flood zones. According to the FEMA Flood Map Service Center accessed at https://msc.fema.gov/portal/home, there are no preliminary or pending FIRMs for the subject property.</p> <p>Per the National Flood Insurance Program (NFIP) Community Status Book accessed at https://www.fema.gov/national-flood-insurance-program-community-status-book, the subject property is located in Community ID #475439 which is a participating community in the NFIP. As no structures are located within a Special Flood Hazard Area (100-year flood zone), flood insurance is not required to be carried under the provisions of the NFIP.</p> <p>A copy of the Flood Insurance supporting documentation is located in Appendix E.</p>
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5		
<p>Clean Air Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>According to the U.S. Environmental Protection Agency (EPA) Green Book County-Level Multi-Pollutant Information accessed at http://www.epa.gov/airquality/greenbk/anc1.html and the NEPAassist Website accessed at www.epa.gov/nepa/nepassist, the subject property is not located within Non-attainment or Maintenance area of the State of Tennessee. Therefore, the proposed undertaking will be in compliance with Clean Air Regulations and the State Implementation Plan, and no mitigation measures nor further investigations are warranted.</p> <p>A copy of the Clean Air supporting documentation is located in Appendix F.</p>
<p>Coastal Zone Management Coastal Zone Management Act, sections 307(c) & (d)</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>According to the National Oceanic and Atmospheric Administration (NOAA) Office for Coastal Management (OCM) accessed at https://coast.noaa.gov/czm/mystate/, the State of Tennessee is not located within a Coastal Management Zone. Therefore, the proposed undertaking is in compliance with HUD's Coastal Zone Management Act regulations and no consultation nor mitigation measures are warranted.</p>



Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance Determinations
		A copy of the Coastal Zone Management supporting documentation is located in Appendix G.
Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	<p>Dominion Due Diligence Group performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM Practice E 1527-21 of the Proposed Hannum Springs located at McNabb Place in Maryville, Blount County, Tennessee (subject property). Any exceptions to, or deletions from, this practice are described in Section 2.4 of the Phase I ESA report. This assessment has revealed no evidence of recognized environmental conditions (RECs), controlled recognized environmental conditions (CRECs), or significant data gaps in connection with the subject property.</p> <p>A copy of the Phase I ESA is provided under separate cover.</p> <p>In addition, D3G evaluated the following ASTM Non-Scope Considerations, including, but not limited to, asbestos-containing materials (ACMs), lead-based paint (LBP), and radon gas. As outlined within the Phase I ESA, the following discussions pertaining to ACMs, LBP and radon gas are applicable to the subject property:</p> <p><u>Asbestos-Containing Materials (ACMs)</u> The subject property consists of undeveloped grassland and partially wooded land with no man-made structures; therefore, asbestos-containing materials (ACMs) are not suspected to be present at the subject property.</p> <p><u>Lead-Based Paint (LBP)</u> The subject property consists of undeveloped grassland and partially wooded land with no man-made structures; therefore, lead-based paint (LBP) is not suspected to be present at the subject property.</p> <p><u>Radon Gas</u> The subject property is located in an EPA Radon Zone 1, designated as an area of high radon gas potential with an average indoor radon level above 4 picocuries per liter (pCi/L) of air. Radon mitigation measures are recommended to be implemented in the project design in accordance with the ANSI/AARST Soil Gas Control Systems in New Construction of Buildings (ANSI/AARST CC-1000 Rev 5/23) standard for the installation of passive systems. Upon completion of construction and prior to occupancy, post-construction testing is recommended to be conducted by a properly certified Radon Professional.</p>



Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance Determinations
Endangered Species Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	Yes No <input type="checkbox"/> <input type="checkbox"/>	<p>Per the Official Species List generated for the subject property by utilizing the U.S. Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC) System accessed at http://ecos.fws.gov/ipac/. According to the List, the subject property is located within critical habitat for the Indiana Bat. While this species is not featured on the Official Species List, consultation with the USFWS is required. D3G has submitted a request for consultation; however, as of the date of this Report a response has not been received.</p> <p>A copy of the Endangered Species supporting documentation is located in Appendix I.</p>
Explosive and Flammable Hazards 24 CFR Part 51 Subpart C	Yes No <input checked="" type="checkbox"/> <input type="checkbox"/>	<p>According to 24 CFR Part 51, Subpart C - Siting of HUD-Assisted Projects Near Hazardous Operations Handling Conventional Fuels or Chemicals of an Explosive or Flammable Nature, a HUD-assisted project involves the development, construction, rehabilitation or modernization involving an increase in residential unit densities, or conversion of any project that is intended for residential, institutional, recreational, commercial, or industrial uses. Based on the activities involved in the proposed undertaking (submittal to the Tennessee Housing Development Agency (THDA) for HOME funds, for the development of four (4) townhome style multi-family apartment structures containing a proposed eleven (11) units), the project is considered a HUD-assisted project and compliance with 24 CFR Part 51, Subpart C is not warranted.</p> <p>To assist HUD with their substantive evaluation of risk associated with proximity to hazardous facilities, D3G reviewed NEPAassist information accessed at https://nepassisttool.epa.gov/nepassist/nepamap.aspx, along with visual observations during the site visit conducted by D3G on October 21, 2025. There are no stationary aboveground storage tanks (ASTs) containing liquid fuel (other than LPG/propane tanks that do not exceed 1,000 gallons in water capacity and which submit documentation that they are in compliance with NFPA Code 58 (2017), or common liquid industrial fuels with a capacity of 100 gallons or less), or tanks of any size containing pressurized gas on or adjacent to the subject property that could impact the HUD project, except for the following:</p> <p>Located adjacent to the west of the subject property at a single-family residence is one (1) approximately 250-gallon propane aboveground storage tank (AST). Propane is not an environmental hazard; however, it is an explosion</p>



Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance Determinations
		<p>hazard due to its extreme flammability. The AST was located on bare ground and was observed to be in good physical condition. Based on observed adjacent property conditions, the propane AST is not suspected to present an environmental concern to the subject property.</p> <p>D3G completed acceptable separation distance (ASD) calculations utilizing the HUD ASD Electronic Assessment Tool for the adjacent approximately 250-gallon propane AST, which is located along the property boundary to the north, approximately 19.43 feet from the closest proposed structure, and approximately 91.41 feet from the closest parking area (unprotected outdoor areas of congregation or recreation), based on measurements obtained utilizing Google Earth and the provided Site Layout Plan. The ASD for blast overpressure is 138.50 feet, the ASD for thermal radiation for buildings is 26.49 feet and the ASD for unprotected outdoor areas of congregation or recreation is 155.23 feet. Therefore, the adjacent propane AST is located at an unacceptable separation distance for thermal radiation for unprotected outdoor areas of congregation or recreation, thermal radiation for buildings, and blast overpressure.</p> <p>D3G recommends properly mitigating the safety concerns associated with the adjacent AST as necessary. The Sponsor has indicated that an agreement with the single-family residence owner has been made to move the 250-gallon AST to an acceptable separation distance for the proposed development. A formal agreement will be submitted upon completion.</p> <p>Several ASTs were observed within one (1) mile of the subject property. Utilizing the HUD ASD Electronic Assessment Tool accessed at https://www.hudexchange.info/environmental-review/asd-calculator/, D3G determined a set of parameters that must apply for any vicinity AST within one (1) mile of the subject property to require further evaluation. The following are the minimum AST sizes within the specified radii which require further evaluation: 1/8 mile (or 660 feet) radius at 8,000 gallons; 1/4 mile (or 1,320 feet) radius at 42,650 gallons; 1/2 mile (or 2,640 feet) radius at 225,000 gallons; and 1 mile (or 5,280 feet) radius at 1,187,500 gallons. No ASTs (outside of any previously discussed on-site or adjacent/visible ASTs) up to 8,000 gallons were observed within 1/8 mile; no ASTs ranging from 8,000 to 42,650 gallons were observed from 1/8 mile to 1/4 mile radius of the subject property; no ASTs ranging from 42,650 to 225,000 gallons were observed from 1/4 mile to 1/2 mile radius of the subject property; and no ASTs</p>



Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance Determinations
		<p>ranging from 225,000 to 1,187,500 gallons were observed from 1/2 mile to 1 mile radius of the subject property.</p> <p>In addition, D3G contacted the Maryville Fire Department for any current or recent (w/in the past year) permits issued for thermal/explosive hazards (ASTs > 100 gallons) located within a one (1) mile radius of the subject property. According to Ms. Sherri Phillips, Financial Services Director/City Recorder/CMFO with the City of Maryville, no permits are available.</p> <p>A copy of the Explosive and Flammable Hazards supporting documentation is located in Appendix J.</p>
<p>Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>According to the U.S. Census Bureau Urbanized Area Map, accessed at http://tigerweb.geo.census.gov/tigerweb/, the subject property is located within an urbanized area; therefore the subject property is already in an area committed to urban development and is exempt from compliance with the Farmland Protection Policy Act.</p> <p>A copy of the Farmlands Protection supporting documentation is located in Appendix K.</p>
<p>Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>According to FEMA Flood Insurance Rate Map (FIRM) #47009C-0138C, dated September 19, 2007, the subject property is located in Unshaded Zone X, designated as an area outside the 100- and 500-year floodplain. According to the FEMA Flood Map Service Center accessed at https://msc.fema.gov/portal/home, there are no preliminary or pending FIRMs for the subject property.</p> <p>In order to determine the Federal Flood Risk Management Standard (FFRMS) floodplain for this project, the nearest flooding sources were evaluated to identify whether the associated 500-year floodplain has been mapped/defined by FEMA, thus allowing the project to utilize the 0.2% Annual Chance Flood Approach (0.2PFA). The nearest flooding source is Pistol Creek located approximately 0.12 miles to the northeast, for which the 500-year floodplain has been mapped/defined, according to the FEMA FIRM #47009C-0138C, dated September 19, 2007. Therefore, the extent of the FFRMS floodplain via 0.2PFA corresponds to the mapped/defined 500-year floodplain, which does not extend anywhere near the subject property.</p> <p>Therefore, no mitigation is required, and the property is in compliance with HUD's Floodplain Management regulations.</p> <p>A copy of the Floodplain Management supporting documentation is provided in Appendix L.</p>



Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance Determinations
<p>Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The subject property consists of 1.184 acres of undeveloped grassland with trees and brush. The Sponsor is submitting this project for a HUD HOME Grant, and through the Tennessee Housing Development Agency (THDA) to obtain tax credits for the new construction of a multi-family apartment complex featuring four (4) townhome style structures consisting of a duplex and three (3) triplexes and a total of eleven (11) residential units.</p> <p>A review of the National Register of Historic Places and the Tennessee Historical Commission Viewer accessed at https://tnmap.tn.gov/historicalcommission/ indicates that the subject property and the vicinity properties within the APE are not listed on the National Register of Historic Places; are not located within, or adjacent to, a Historic District; and are not listed as local landmarks.</p> <p>D3G prepared letters for the RE’s consultations with the Tribal Historic Preservation Officers (THPOs) of the following tribes: Alabama-Coushatta Tribe of Texas, Cherokee Nation, Coushatta Tribe of Louisiana, Eastern Band of Cherokee Indians, and Muscogee (Creek) Nation. No objections to the proposed undertaking are anticipated.</p> <p>Based on the foregoing information, Dominion Due Diligence Group (D3G) proposes the following final determination of effects: There will be no historic properties or cultural resources affected by the proposed undertaking.</p> <p>D3G submitted a consultation request to the appropriate State Historic Preservation Officer (SHPO). According to a response from Ms. Miranda Montgomery, SHPO, the area of potential effects includes Site 40BT266; however, the site no longer retains integrity. As such, the SHPO concludes that no historic properties eligible for listing in the National Register of Historic Places will be affected by this undertaking.</p> <p>Maryville Housing Development Corporation, as the Responsible Entity, submitted consultation letters to all applicable tribes on November 4, 2025. According to a response dated November 25, 2025 from Delvin Johnson, THPO with the Alabama-Coushatta Tribal Historic Preservation Office, the Alabama-Coushatta Tribe has no comments for the proposed undertaking. If project plans change in any way, the THPO should be re-consulted.</p> <p>No additional responses were received within the 30-day consultation window. As such, concurrence is assumed and</p>



Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance Determinations
		<p>the proposed undertaking may proceed without mitigation.</p> <p>A copy of the Historic Preservation supporting documentation is located in Appendix M.</p>
<p>Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The subject property is located within fifteen (15) miles of the McGhee Tyson Airport; and within 1,000 feet of West Harper Avenue and Broadway Avenue. There are no active railway lines within 3,000 feet of the subject property. Four (4) different noise assessment locations (NALs) were evaluated to better define noise levels at the subject property.</p> <p>The projected DNL values for all noise sources for the proposed buildings range from 52 dB (NAL #1 and 4) to 53 dB (NAL #2 and 3). Pursuant to 24 CFR 51.101(a)(3), the composite DNL ≤ 65 dB is “acceptable”.</p> <p>A copy of the Noise Abatement and Control supporting documentation is located in Appendix N.</p>
<p>Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>According to the Sole Source Aquifer layer obtained from EPA NEPAassist accessed at http://nepassisttool.epa.gov/nepassist/entry.aspx, the subject property is not serviced or supplied by a protected aquifer system.</p> <p>A copy of the Sole Source Aquifers supporting documentation is located in Appendix O.</p>
<p>Wetlands Protection Executive Order 11990, particularly sections 2 and 5</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>According to the USFWS National Wetlands Inventory Layer accessed at http://nepassisttool.epa.gov/nepassist/entry.aspx and visual observations, there are no mapped wetland areas on the subject property. Therefore, the proposed undertaking will be in compliance with Executive Order (EO) 11990, Protection of Wetlands, as well as the requirements of Federal Register 24 CFR Parts 50, 55 and 58.</p> <p>A copy of the Wetlands Protection supporting documentation is located in Appendix P.</p>
<p>Wild and Scenic Rivers Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>According to the National Wild & Scenic Rivers website accessed at www.rivers.gov/wildriverslist.html and the Nationwide Rivers Inventory (NRI) accessed at https://www.nps.gov/subjects/rivers/nationwide-rivers-inventory.htm, there are no Wild and Scenic Rivers or NRI segments within one (1) mile of the subject property. Therefore, the proposed undertaking has no potential to impact these resources, and no mitigation measures nor further investigations are warranted.</p>



Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance Determinations
		A copy of the Wild and Scenic Rivers supporting documentation is located in Appendix Q.

Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27]

Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features and resources of the project area. Each factor has been evaluated and documented, as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits of approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate. **All conditions, attenuation or mitigation measures have been clearly identified.**

Impact Codes: Use an impact code from the following list to make the determination of impact for each factor.

- (1) Minor beneficial impact
- (2) No impact anticipated
- (3) Minor Adverse Impact – May require mitigation
- (4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement

A copy of the Environmental Assessment Factors and Analysis supporting documentation is located in Appendix S.

Environmental Assessment Factor	Impact Code	Impact Evaluation
LAND DEVELOPMENT		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	(2)	The subject property currently consists of 1.184 acres of undeveloped grassland and partially wooded land. According to the Official Zoning Map, prepared by the City of Maryville Development Services Department zoning map accessed at https://blountgis.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=38d69f75766040e3b69d72b2e68d20bf , the subject property is currently zoned Central Community District and the proposed development is in compliance with local zoning ordinances. In addition, D3G was provided with a Board of Zoning Appeals Decision letter dated May 16, 2025, which indicates that the proposed development has been approved via special exception.
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	(2)	Based on visual observations, there is no evidence of soil problems or unstable conditions on the subject property. According to the USGS Topographic Quadrangle: <i>Maryville, Tennessee 2022</i> , the topography of the site slopes to the northeast. On-site drainage at the subject property is suspected to consist of surface percolation and flow along the natural topography.



Hazards and Nuisances including Site Safety and Noise	(2)	No "nuisances" or "hazards" were observed at the subject property or surrounding properties during the site inspection. The proposed development activities will not result in any significant noise generation levels within the neighborhood, nor will it result in the neighborhood being exposed to noise levels in excess of General Plan policies. Construction phase noise will be mitigated by standard procedures.
Energy Efficiency	(2)	Based on the fact that the proposed development will utilize as many energy efficient appliances and light fixtures as possible, the proposed project would not have unusual energy needs and is not expected to have a negative impact on energy consumption.

Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
Employment and Income Patterns	(1)	According to U.S. Census Bureau data for Maryville, Tennessee accessed at https://data.census.gov/ , 60.3% of the population was listed as employed and the median income was \$79,340. Based on the fact that the proposed subject property development will enhance the infrastructure of the surrounding area and provide employment opportunities in the community, no impact is anticipated.
Demographic Character Changes, Displacement	(2)	The site is located in an area of residential and light commercial development, and undeveloped land. The proposed development of the site is compatible with the surrounding neighborhood. No demographic character changes or displacement are anticipated with the proposed project.

Environmental Assessment Factor	Impact Code	Impact Evaluation
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	(2)	Based on research of the subject property and surrounding area, there are sufficient educational and cultural facilities located in the vicinity, of which no impacts are anticipated from the proposed development.
Commercial Facilities	(2)	Based on research of the subject property and surrounding area, there are sufficient commercial facilities located in the vicinity, of which no impacts are anticipated from the proposed development.
Health Care and Social Services	(2)	Based on research of the subject property and surrounding area, there are sufficient health care and social service facilities located in the vicinity, of which no impacts are anticipated from the proposed development.
Solid Waste Disposal / Recycling	(2)	Based on research of the subject property and surrounding area, there are sufficient solid waste/recycling facilities located in the vicinity, of which no impacts are anticipated from the proposed development.
Waste Water / Sanitary Sewers	(2)	Based on research of the subject property and surrounding area, there are sufficient waste water/sanitary sewer services available, of which no impacts are anticipated from the proposed development.
Water Supply	(2)	Based on research of the subject property and surrounding area, there are sufficient water services available, of which no impacts are anticipated from the proposed development.
Public Safety - Police, Fire and Emergency Medical	(2)	Based on research of the subject property and surrounding area inclusive of the Appraisal Report prepared by Shanks & Associates, dated October 20, 2025, there are sufficient police, fire, and emergency medical services located in the vicinity, of which no impacts are anticipated from the



		proposed development. According to the Appraisal Report, Blount County is served by the Blount Memorial Hospital.
Parks, Open Space and Recreation	(2)	Based on research of the subject property and surrounding area, there are sufficient parks and recreation facilities located in the vicinity, of which no impacts are anticipated from the proposed development.
Transportation and Accessibility	(2)	Based on research of the subject property and surrounding area, inclusive of the Appraisal Report prepared by Shanks & Associates, dated October 20, 2025, reasonable accessibility to vicinity public transportation facilities is available in the vicinity, of which no impacts are anticipated from the proposed development. According to the Appraisal Report, the Blount County transportation infrastructure is considered well-developed. The county is served by multiple key highways, as well as State Highway 73 which provides access to the Great Smokey Mountains National Park. The county is served by Norfolk Southern and CSX railway lines and McGhee Tyson Airport, the region's primary commercial airport.

Environmental Assessment Factor	Impact Code	Impact Evaluation
NATURAL FEATURES		
Unique Natural Features, Water Resources	(2)	The subject property is not located near natural features or near public or private scenic areas. In addition, no other natural resources are visible on-site or in the vicinity.
Vegetation, Wildlife	(3)	Per the Official Species List generated for the subject property by utilizing the U.S. Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC) System accessed at http://ecos.fws.gov/ipac/ . According to the List, the subject property is located within critical habitat for the Indiana Bat. While this species is not featured on the Official Species List, consultation with the USFWS is required. D3G has submitted a request for consultation; however, as of the date of this Report a response has not been received.
Other Factors	NA	No other factors have been identified.

Additional Studies Performed: None

Field Inspection (Date and completed by):

Site visit completed by D3G on October 21, 2025

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]:

- City of Maryville Parks and Recreation Department, Fire and Health Departments, Police Department, Zoning Department, Utility Department, and Public Works Department
- Tennessee Department of Transportation
- Web Soil Survey accessed at <http://websoilsurvey.nrcs.usda.gov/app/>
- Current USGS Topographic Quadrangle accessed via the USGS Map Locator Store - <https://store.usgs.gov/map-locator>
- FEMA Flood Insurance Rate Map (FIRM) #47009C-0138C, dated September 19, 2007
- National Flood Insurance Program (NFIP) Community Status Book accessed at <https://www.fema.gov/national-flood-insurance-program/national-flood-insurance-program-community-status-book>
- CBRA information: <http://www.fws.gov/CBRA/Maps/index.html>



- U.S. EPA NEPAAssist access at <http://nepassisttool.epa.gov/nepassist/entry.aspx>
Below provides basic descriptions for the data included in the mapping layers available through NEPAAssist that were utilized in this Phase I ESA
- USFWS National Wetlands Inventory map accessed at <http://www.fws.gov/wetlands/Data/Mapper.html>
- The Airport Polygons layer includes airport boundaries and airport runways within the United States. Source: National Transportation Atlas Database
- The Sole Source Aquifer layer includes information on the sole source aquifers (SSA) designated by EPA under section 1424(e) of the Safe Drinking Water Act of 1974. Source: <http://catalog.data.gov/dataset>
- The Wild and Scenic Rivers layer includes segments of the National Wild and Scenic River System for the United States. Source: <http://www.rivers.gov/mapping-gis.php>
- The National Register of Historic Places - National Register layer is downloaded from the NPS National Register of Historic Places KML files. Source: <http://focus.nps.gov/nrhp/Download?path=/natreg/docs/Download.html>
- U.S. Census Bureau TIGERweb Geography Division website. Source : <http://tigerweb.geo.census.gov/tigerweb/>
- National Park Service National Rivers Inventory accessed at <https://www.nps.gov/subjects/rivers/nationwide-rivers-inventory.htm>
- U.S. Fish and Wildlife Service (USFWS) Information, Planning, and Conservation (IPaC) System, accessed at <http://ecos.fws.gov/ipac/>
- National Oceanic and Atmospheric Administration - Ocean and Coastal Resource Management accessed at <https://coast.noaa.gov/czm/mystate/>
- Federal Aviation Administration website accessed at <https://oeaaa.faa.gov/oeaaa/external/searchAction.jsp?action=showCircleSearchAirportsForm>
- U.S. Environmental Protection Agency (EPA) Green Book County-Level Multi-Pollutant Information accessed at <http://www.epa.gov/airquality/greenbk/ancl.html>
- U.S. Census Bureau data accessed at <https://data.census.gov/>
- Site Layout Plan provided by The Architecture Collaborative, dated August 22, 2025
- Topographic Survey prepared by Sterling, Engineering Inc. dated March 31, 2025

List of Permits Obtained:

All applicable building permits including those for the proposed radon/vapor mitigation system will be obtained prior to construction of the proposed development.

Public Outreach [24 CFR 50.23 & 58.43]:

Public outreach, outside of potential Section 106 Review public meetings, was not included.

Cumulative Impact Analysis [24 CFR 58.32]:

The development of the proposed project utilizing THDA HOME funds will provide much needed affordable housing within the market area. No resources were identified that would be impacted due to the cumulative effects of the projects.



Alternatives [24 CFR 58.40(e); 40 CFR 1508.9]

Alternative #1: This property could be sold to another private developer for other uses. Based on the current housing and rental market, it can be assumed the property would become market rate housing. This action, however, would not meet the need of providing affordable housing in the City of Maryville.

No Action Alternative [24 CFR 58.40(e)]:

The no-action alternative would not achieve any of the benefits attributed to the proposed activities. It would not satisfy the current need for the development in this area. Therefore, the No-Action alternative is not considered to be a viable option.

Summary of Findings and Conclusions:

In conclusion, the Environmental Assessment identified two (2) aspects that will require mitigation: Endangered Species and Explosive and Flammable Hazards. Based on the information contained within and selected mitigation measures outlined within, the proposed project as designed will not result in a significant impact on the quality of the human environment.

Mitigation Measures and Conditions [40 CFR 1505.2(c)]

Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure
Endangered Species Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	Per the Official Species List was generated for the subject property by utilizing the U.S. Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC) System accessed at http://ecos.fws.gov/ipac/ . According to the List, the subject property is located within critical habitat for the Indiana Bat. While this species is not featured on the Official Species List, consultation with the USFWS is required. D3G has submitted a request for consultation; however, as of the date of this Report a response has not been received.
Explosive and Flammable Hazards 24 CFR Part 51 Subpart C	D3G recommends properly mitigating the safety concerns associated with the adjacent AST as necessary. The Sponsor has indicated that an agreement with the single-family residence owner has been made to move the 250-gallon AST to an acceptable separation distance for the proposed development. A formal agreement will be submitted upon completion.



Determination:

- Finding of No Significant Impact** [24 CFR 58.40(g)(1); 40 CFR 1508.27]
The project will not result in a significant impact on the quality of the human environment.
- Finding of Significant Impact** [24 CFR 58.40(g)(2); 40 CFR 1508.27]
The project may significantly affect the quality of the human environment.

Preparer Signature: 

Name/Title/Organization: Brandon Vidra/Environmental Professional/D3G

Date: December 15, 2025

Responsible Entity Agency Official Signature:

Name/Title:

Date:

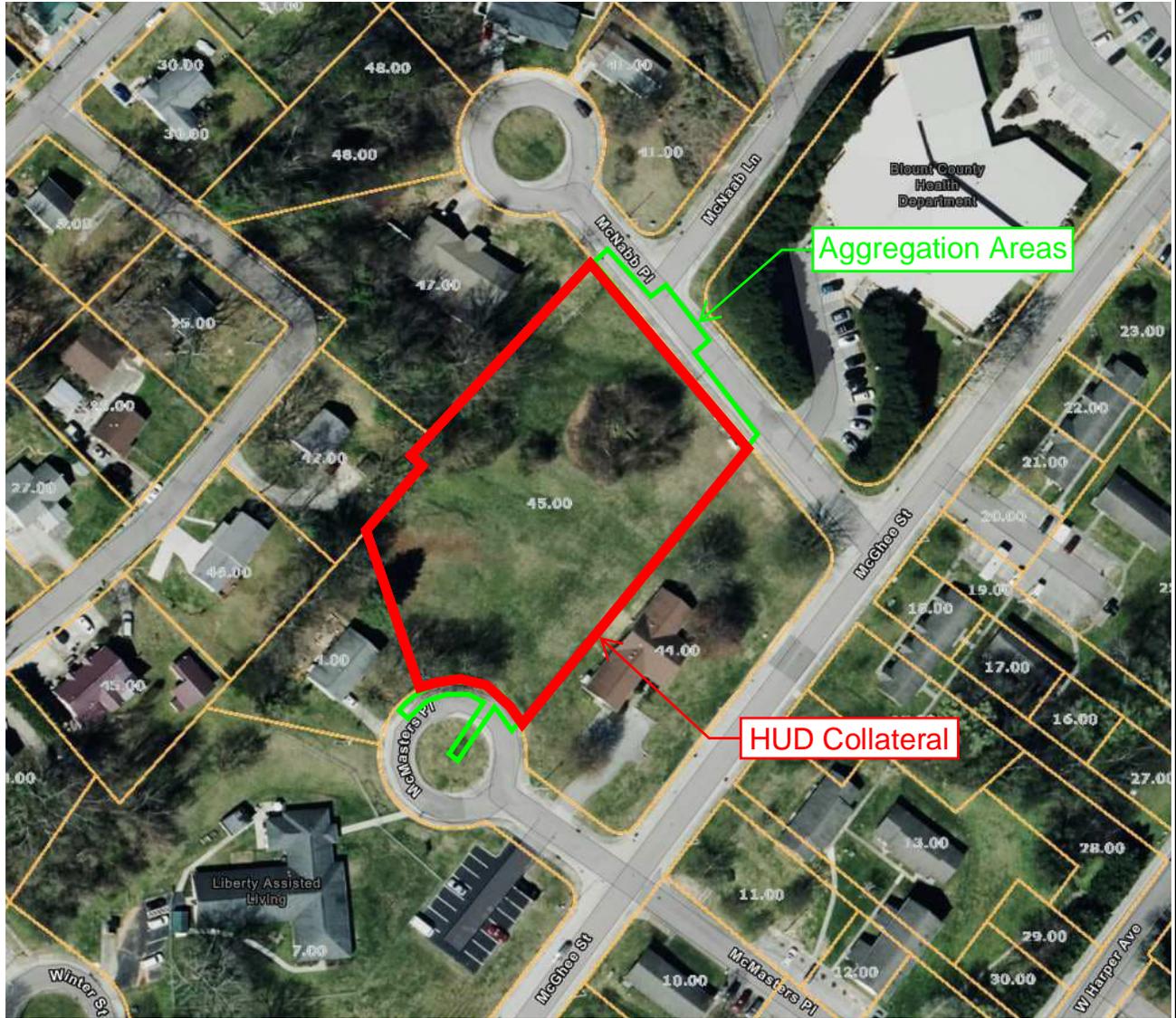
This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).



APPENDIX A

Site Maps





<p>Appendix A Tax Map</p>	<p>↑ N</p>	<p>Proposed Hannum Springs McNabb Place Maryville, Tennessee</p> <p><i>Parcel #057D-E-045.00</i></p>	<p>DOMINION DUE DILIGENCE GROUP</p>
--------------------------------------	-----------------------	--	--

Blount (005)
Tax Year 2025 | Reappraisal 2023

Jan 1 Owner
 MARYVILLE HOUSING DEVELOPMENT CORP
 311 ATLANTIC AVE
 MARYVILLE TN 37801

Current Owner

MCNABB PL

Ctrl Map:	Group:	Parcel:	PI:	SI:
057D	E	045.00		000

Value Information

Land Market Value: \$255,700
 Improvement Value: \$0
 Total Market Appraisal: \$255,700
 Assessment Percentage: 0%
 Assessment: \$0

Subdivision Data

Subdivision:
 MARYVILLE REDEVELOPMENT

Plat Book:	Plat Page:	Block:	Lot:
2	539		41R

Additional Information

General Information

Class: 02 - City	City: MARYVILLE
City #: 464	Special Service District 2: 000
Special Service District 1: 000	Neighborhood: E01
District: 19	Number of Mobile Homes: 0
Number of Buildings: 0	Utilities - Electricity: 01 - PUBLIC
Utilities - Water/Sewer: 01 - PUBLIC / PUBLIC	Zoning: CC
Utilities - Gas/Gas Type: 01 - PUBLIC - NATURAL GAS	

Outbuildings & Yard Items

Building #	Type	Description	Area/Units
------------	------	-------------	------------

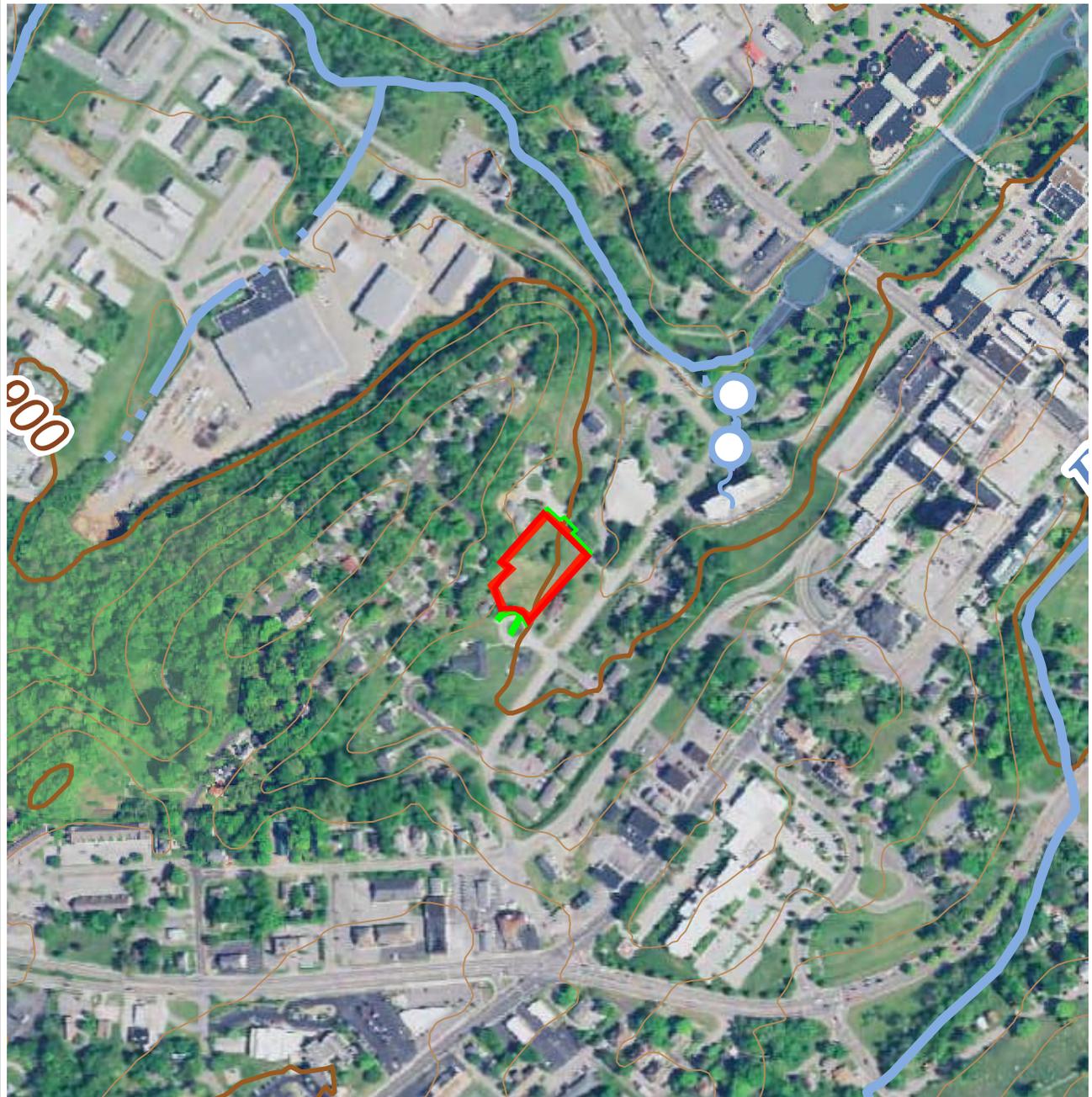
Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
5/16/2024	\$0	2774	588		QC - QUITCLAIM DEED	-

Land Information

Deed Acres: 1.18 **Calculated Acres:** 0 **Total Land Units:** 1.18

Land Code	Soil Class	Units
70 - EXEMPT		1.18



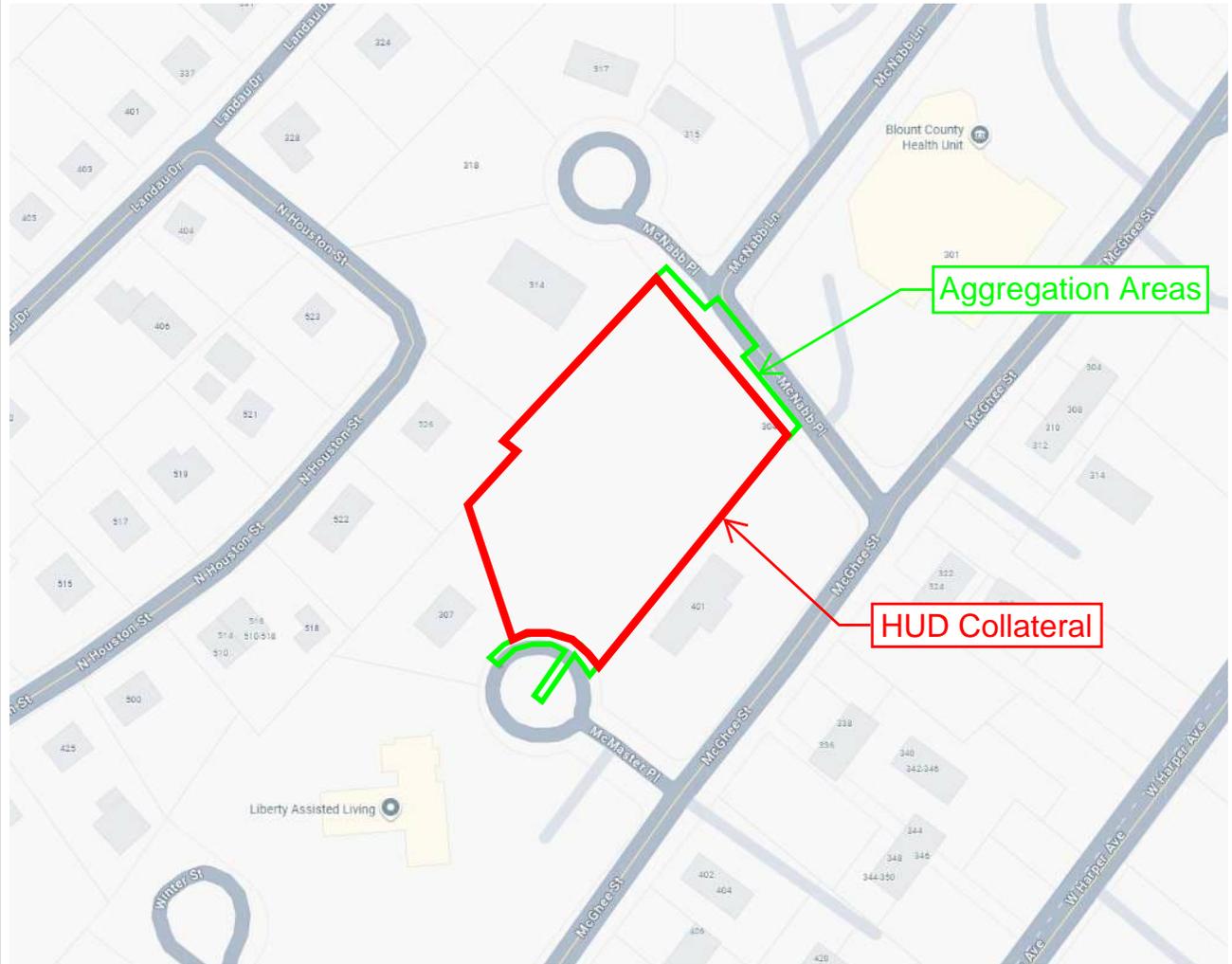
Appendix A
 Site
 Topographic
 Map



Proposed Hannum Springs
 McNabb Place
 Maryville, Tennessee

*Topographic Quadrangle:
 Maryville, Tennessee 2022*

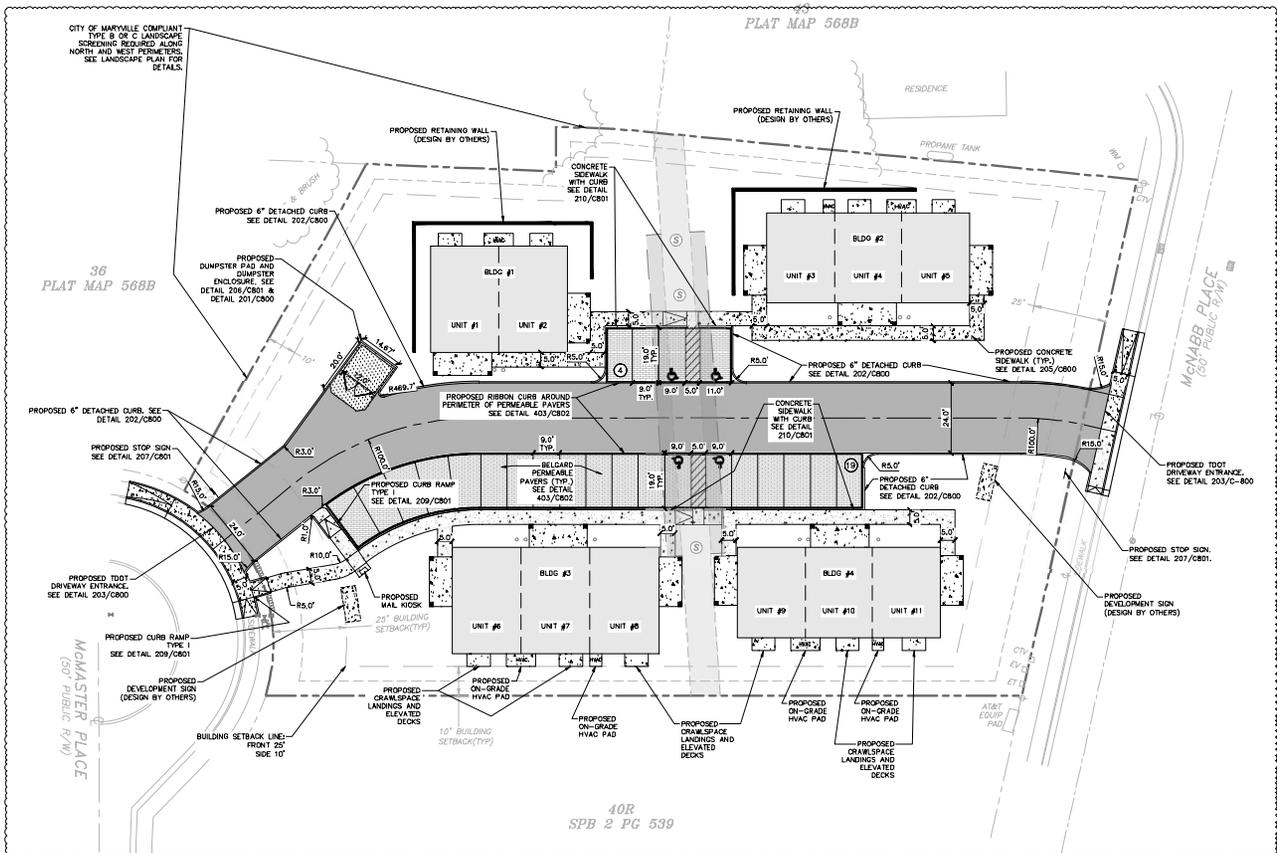
**DOMINION
 DUE DILIGENCE
 GROUP**



<p>Appendix A Site Locator Map</p>	<p>↑ N</p>	<p>Proposed Hannum Springs McNabb Place Maryville, Tennessee</p>	<p>DOMINION DUE DILIGENCE GROUP</p>
---	-----------------------	--	--



<p>Appendix A Site Plan</p>	<p>↑ N</p>	<p>Proposed Hannum Springs McNabb Place Maryville, Tennessee</p>	<p>DOMINION DUE DILIGENCE GROUP</p>
--	-----------------------	--	--



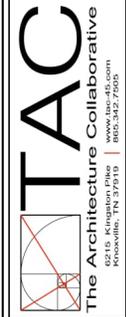
LEGEND:

[Symbol]	EXISTING PROPERTY BOUNDARY
[Symbol]	EXISTING ADJACENT PROPERTY BOUNDARY
[Symbol]	EXISTING ROAD CENTERLINE
[Symbol]	EXISTING BUILDING STRUCTURES
[Symbol]	EXISTING EDGE OF PAVEMENT
[Symbol]	EXISTING ROAD CURB
[Symbol]	EXISTING SIDEWALK
[Symbol]	EXISTING UTILITY POLE
[Symbol]	EXISTING UTILITY EASEMENT
[Symbol]	EXISTING SANITARY SEWER LINE
[Symbol]	EXISTING SANITARY MANHOLE
[Symbol]	EXISTING TELECOM LINE
[Symbol]	EXISTING VEGETATION
[Symbol]	EXISTING WATER LINE
[Symbol]	EXISTING WATER VALVE
[Symbol]	EXISTING WATER HYDRANT
[Symbol]	PROPOSED ROAD CENTERLINE
[Symbol]	PROPOSED EDGE OF PAVEMENT
[Symbol]	PROPOSED ROAD CURB
[Symbol]	PROPOSED ROAD MARKINGS
[Symbol]	PROPOSED PERMEABLE PAVERS
[Symbol]	PROPOSED BUILDING STRUCTURES
[Symbol]	PROPOSED BUILDING MISCELLANEOUS
[Symbol]	PROPOSED CONCRETE SIDEWALK
[Symbol]	PROPOSED HEAVY DUTY ASPHALT PAVEMENT
[Symbol]	PROPOSED CONCRETE PAVEMENT
[Symbol]	PROPOSED RETAINING WALL

PROPERTY INFORMATION:

PARCEL ID:	0370 E 046.00
ZONING:	CENTRAL COMMUNITY
USE:	MULTI FAMILY HOUSING
CONTROL MAP:	037D
DISTRICT:	T8
ACRES:	31.194 AC
PARCEL #1:	04500
COUNTY:	BLOUNT

- NOTES:**
- SEE SHEET C-001 FOR GENERAL NOTES
 - PROPERTY IS LOCATED IN AN AREA DESIGNATED AS "ZONE X" (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON FEMA FIRM MAP 4709920138C, WITH AN EFFECTIVE DATE OF 9/19/2007.
 - DISTURBED AREA: 0.998 ACRES
 - TOTAL POST DEVELOPMENT IMPERVIOUS AREA: ±21,765 SF/0.499 AC



NEW HOUSING DEVELOPMENT FOR:
MARYVILLE HOUSING AUTHORITY
 HANNUM SPRINGS
 McNABB PLACE
 MARYVILLE, TN 37801



THIS DRAWING IS BEUILT FOR:
CONSTRUCTION
 ALL INFORMATION HEREON IS THE PROPERTY OF THE ARCHITECTURE COLLABORATIVE, LTD. NO PART OF THIS DRAWING, INCLUDING THIS LIST OF REVISIONS, SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECTURE COLLABORATIVE, LTD. THE ARCHITECTURE COLLABORATIVE, LTD. SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES. THE ARCHITECTURE COLLABORATIVE, LTD. SHALL NOT BE RESPONSIBLE FOR ANY CONSEQUENCES ARISING FROM THE USE OF THIS DRAWING.

Revisions:

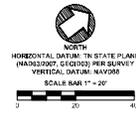
NO.	DATE
1	08/22/2025

Drawing Title:
 SITE LAYOUT PLAN

Date: 04/02/2025

Project No.
MARY-04

Sheet No.
C200





SINCE 1979

STERLING
ENGINEERING, INC.
LAND SURVEYING
CIVIL ENGINEERING
CONSULTING
LAND PLANNING

1020 WILLIAM BLOUNT DRIVE
MARYVILLE, TENNESSEE
37802-8401

P.O. BOX 4878
MARYVILLE, TENNESSEE
37802-4878

PHONE: 865-984-3905
FAX: 865-981-2815
www.sterling-us.com

TOPOGRAPHIC SURVEY
MHA - MARYVILLE REDEVELOPMENT
AREA No. 2 - LOT 41R
McNABB PL., MARYVILLE, TN 37801



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SHEET

TS

DESIGNED:

CEG

DRAWN:

CMR

CHECKED:

DATE: **3/31/25**

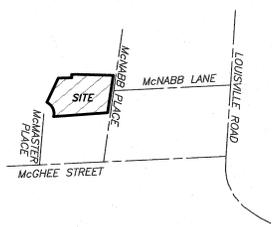
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DRAWING:

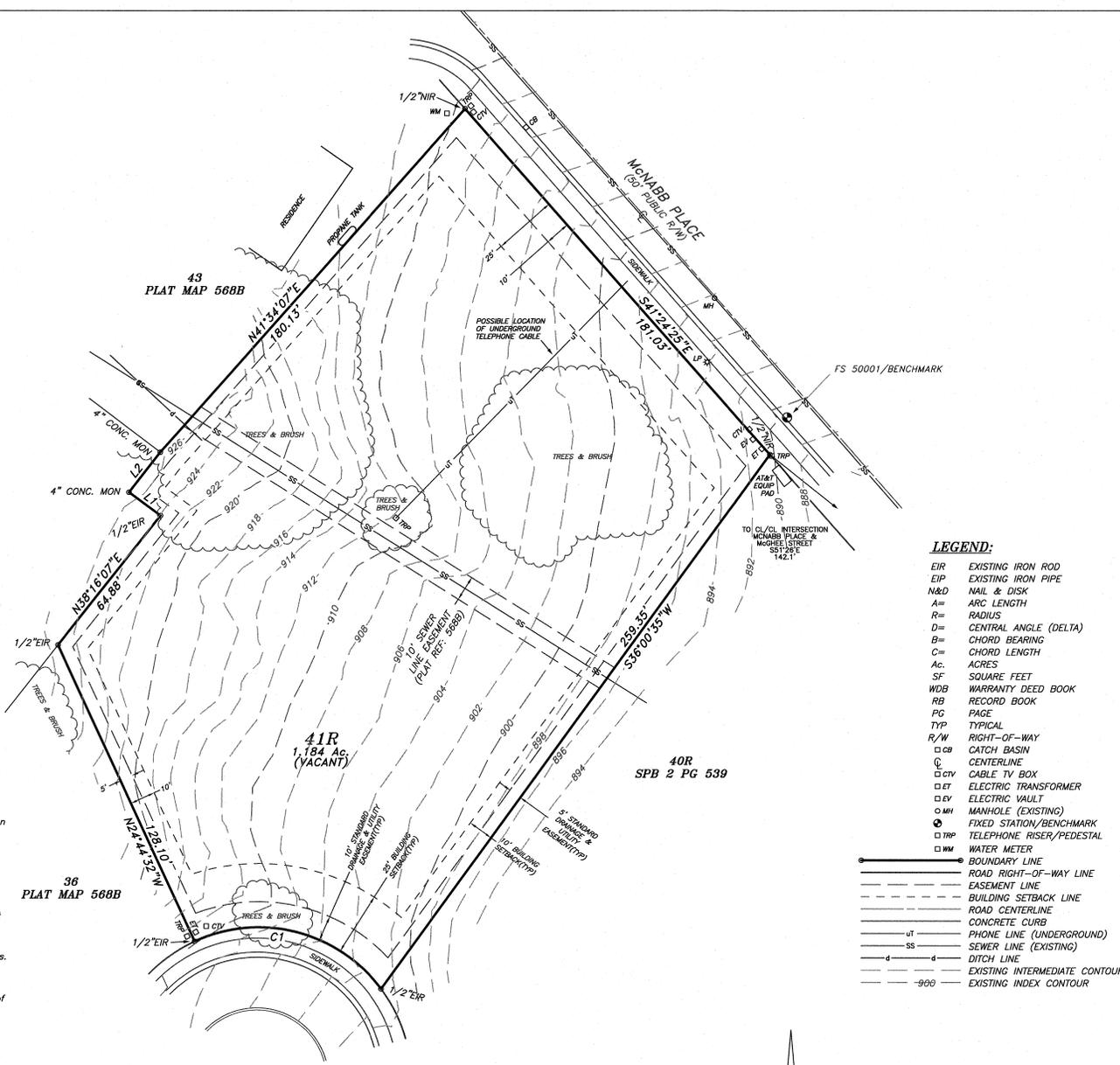
5911-TS

PROJECT NO.:

SEI#5911



LOCATION MAP
NOT TO SCALE



SURVEYOR'S NOTES:

1. This property is zoned City of Maryville Central community.
2. Building setbacks shown hereon are according to City of Maryville zoning regulations for the Central Community zone. Setbacks can vary based a commercial or residential intended use. Residential setbacks shown hereon.
3. Topographic Survey taken on a random basis using an electronic total station, 2 foot Contour Interval shown. Elevations shown hereon are based on the North American Vertical Datum of 1988.
4. Boundary lines shown were taken from a previous survey by Sterling Engineering, Inc., Project Number 5911, dated 1/28/2013.
5. No Instruments of Record reflecting easements, rights of way, and/or ownership were furnished to the Surveyor, except as shown hereon. The Surveyor has made no attempt to access the public records for any easements. Subject to any easements, regulations or restrictions in effect at the time of this survey. No title opinion is expressed or implied.
6. Information pertaining to underground utilities is based on field locations and measurements supplemented with existing utility maps provided by others. Actual location of all underground utilities should be verified through Tennessee 1 Call (1-800-351-1111) or the utility provider.
7. This survey is in compliance with current Tennessee Minimum Standards of Practice as defined in Chapter 0820-3-.07 as set forth by the Tennessee Board of Land Surveyors.
8. This topographic survey is not intended to represent a Boundary or General Property Survey as defined in Chapter 0820-3-.07 as set forth by the Tennessee Board of Land Surveyors pursuant to T.C.A. Title 62-18-106(c).
9. Tree symbols and/or lines shown hereon do not reflect actual tree canopies.
10. This property is not located in a flood hazard area according to FEMA Flood Insurance Rate Map 47009C0138C, dated September 19, 2007.
11. Data for a portion of this survey was derived using RTK GPS procedures on January 23, 2011 using Trimble R8 and a Trimble 5700 dual frequency GPS receivers. The grid coordinates of the Fixed Station shown hereon were derived from positional data as referenced to NAD83(2007), GEOID03. The relative positional accuracy of the GPS vectors does not exceed $\pm 0.03'$ and $V=0.05'$. Combined Grid Factor=0.9991157 centered on Fixed Station 50001, as shown hereon. Elevations referenced to the NAVD88.

FS 50001
N=523623.69
E=2569044.05
ELEV=889.38
MAGNAIL

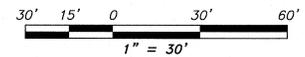
LINE TABLE

No.	Bearing	Len.
L1	N53°44'02"W	15.31'
L2	N37°51'39"E	19.96'

CURVE TABLE

No.	Len.	Radius	Delta	Bearing	Chord
C1	81.79'	60.00'	78°06'	N75°40'25"W	75.60'

- LEGEND:**
- EIR EXISTING IRON ROD
 - EIP EXISTING IRON PIPE
 - N&D NAIL & DISK
 - A= ARC LENGTH
 - R= RADIUS
 - D= CENTRAL ANGLE (DELTA)
 - B= CHORD BEARING
 - C= CHORD LENGTH
 - Ac. ACRES
 - SF SQUARE FEET
 - WDB WARRANTY DEED BOOK
 - RB RECORD BOOK
 - PG PAGE
 - TYP TYPICAL
 - R/W RIGHT-OF-WAY
 - CB CATCH BASIN
 - C CENTERLINE
 - CTV CABLE TV BOX
 - ET ELECTRIC TRANSFORMER
 - EV ELECTRIC VAULT
 - MH MANHOLE (EXISTING)
 - FS FIXED STATION/BENCHMARK
 - TRP TELEPHONE RISER/PEDESTAL
 - WM WATER METER
 - BL BOUNDARY LINE
 - RR ROAD RIGHT-OF-WAY LINE
 - EL EASEMENT LINE
 - BS BUILDING SETBACK LINE
 - CL ROAD CENTERLINE
 - CR CONCRETE CURB
 - UT PHONE LINE (UNDERGROUND)
 - SS SEWER LINE (EXISTING)
 - D DITCH LINE
 - EX EXISTING INTERMEDIATE CONTOUR
 - 900 EXISTING INDEX CONTOUR



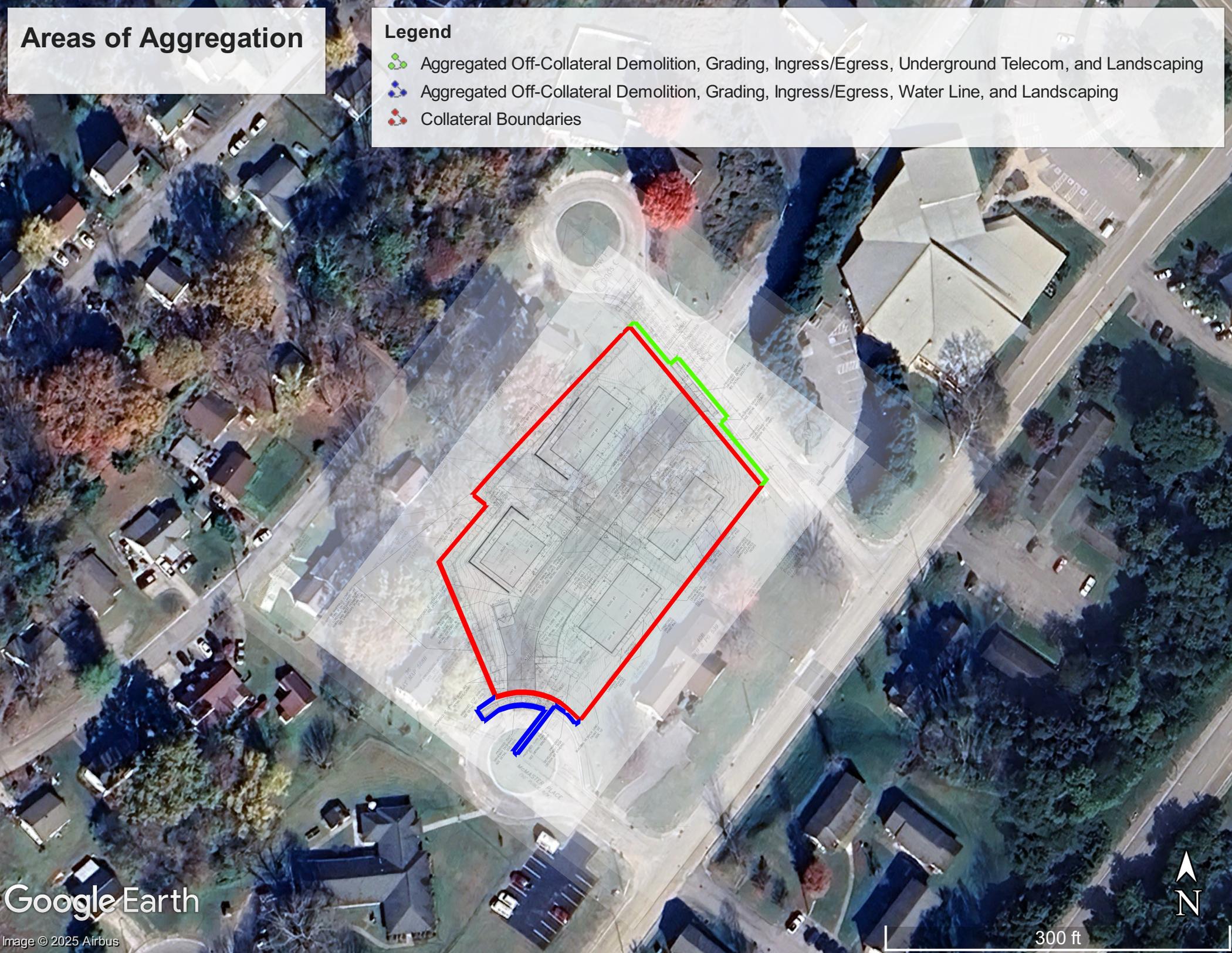
1" = 30'

H:\5911\dwg\5911-TS.dwg, 3/31/2025 11:29:58 AM, ceg\cmr, 1:1

Areas of Aggregation

Legend

-  Aggregated Off-Collateral Demolition, Grading, Ingress/Egress, Underground Telecom, and Landscaping
-  Aggregated Off-Collateral Demolition, Grading, Ingress/Egress, Water Line, and Landscaping
-  Collateral Boundaries



APPENDIX B

Site Photographs





1: View of the subject property



2: View of the subject property





3: View of the subject property

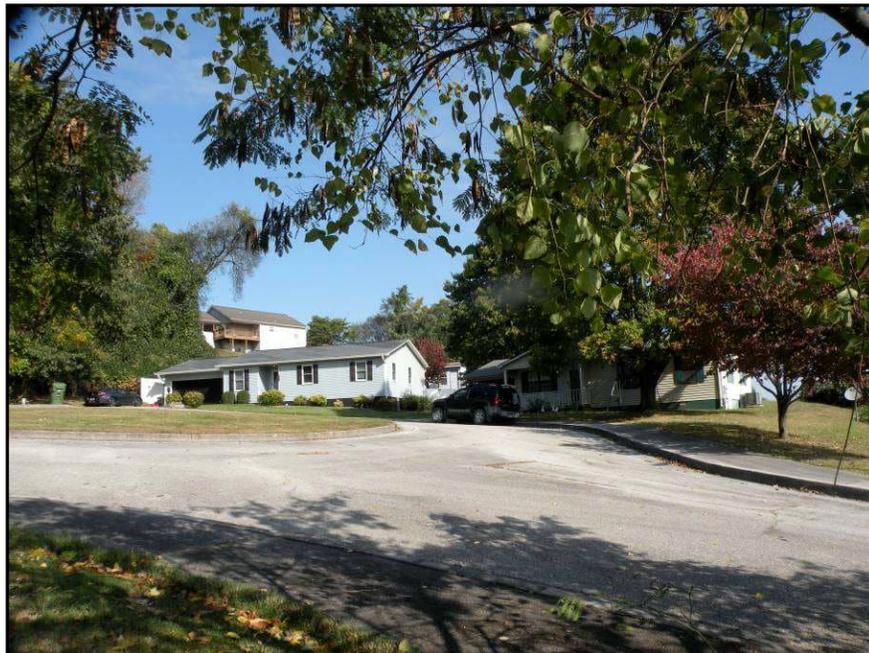


4: View of the subject property





5: View of the subject property



6: View of the northern adjacent single-family residential





7: View of the northern adjacent Blount County Health Department



8: View of the eastern adjacent single-family residential





9: View of the southern adjacent Liberty Assisted Living

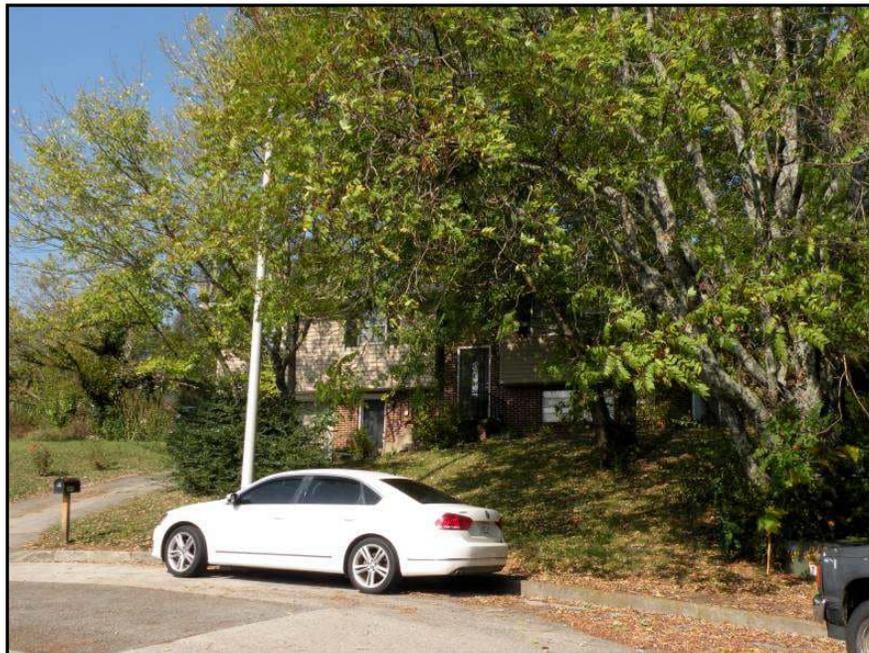


10: View of the typical western adjacent single-family residential





11: View of the approximately 250-gallon propane AST located at a western adjacent single-family residence



12: View of the typical western adjacent single-family residential



APPENDIX C

Airport Hazards



Civilian Airports w/in 2,500 Feet

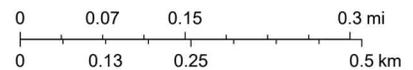


November 3, 2025

- Project Buffer
- HUD Collateral
- Aggregation Area
- Aggregation Area

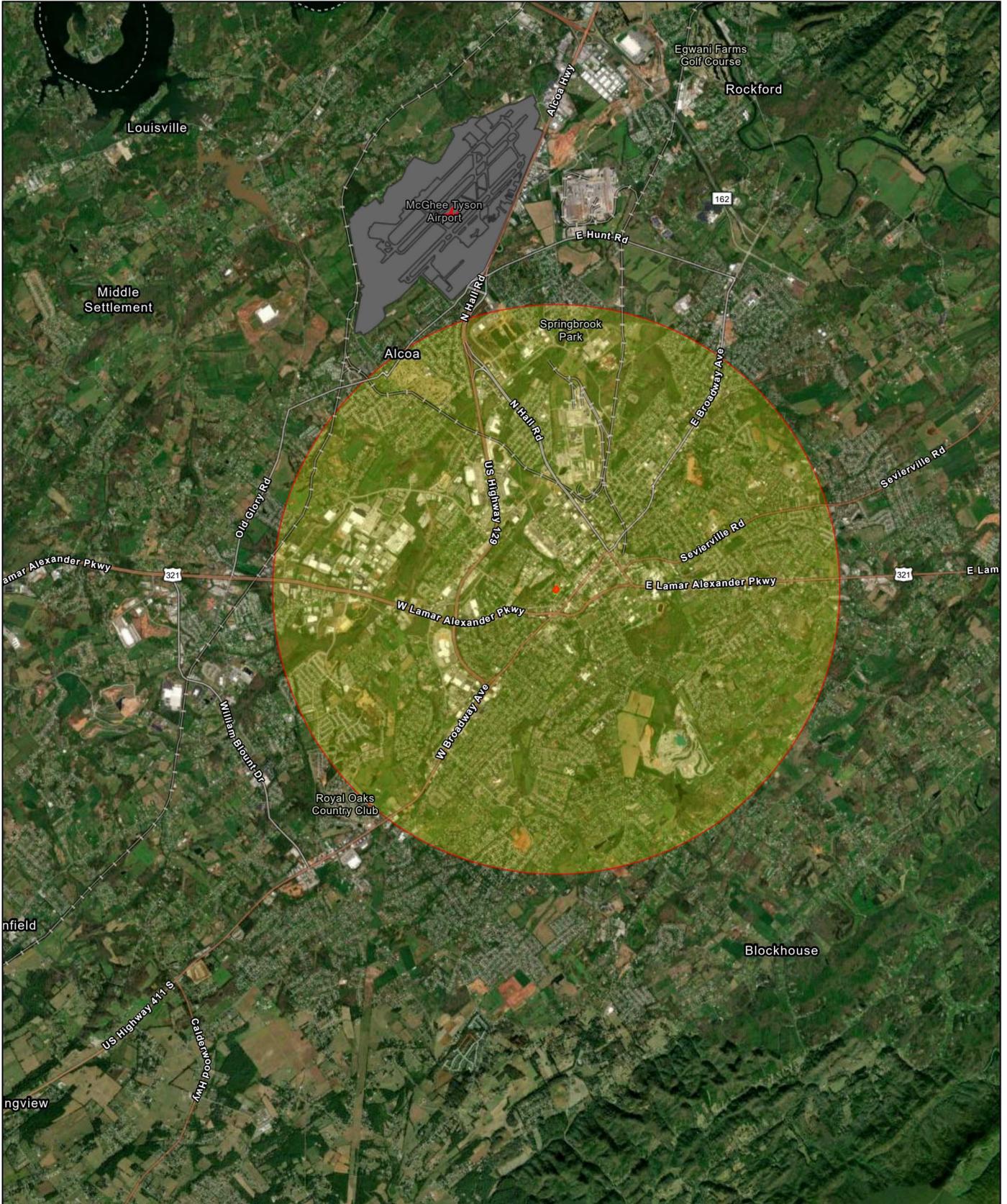
- Airport Points
- Airport Polygons

1:9,028



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, NC CGIA, Vantor, EPA OEI

Military Airfields w/in 15,000 Feet



November 3, 2025

- Project Buffer
- Aggregation Area
- HUD Collateral
- Airport Points
- Aggregation Area
- Airport Polygons

1:72,224



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, NC CGIA, Earthstar Geographics, EPA OEI

APPENDIX D

Coastal Barrier Resources

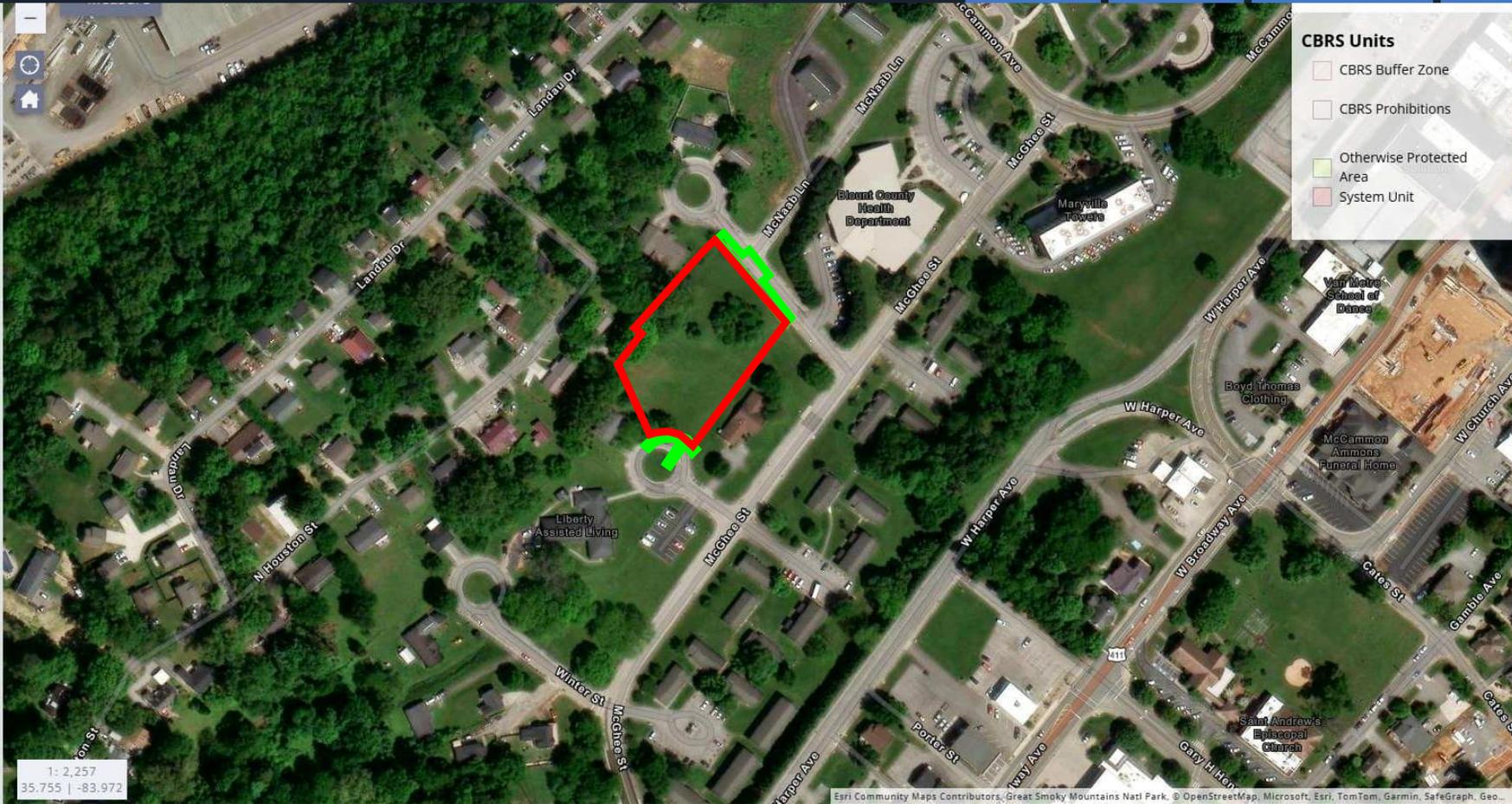


MAP LAYERS

CBRS Units
[Click here to learn more about CBRS Units.](#)

CBRS Units

- CBRS Buffer Zone
- CBRS Prohibitions
- Otherwise Protected Area
- System Unit



Coastal Barrier Resources System

Ecological Services

[ES Home](#) [About Us](#) [Species](#) [Wildlife and Habitat Conservation](#) [Development and Energy](#) [FWS Regions](#) [Library](#) [Newsroom](#)

[ES Home](#) » Coastal Barrier Resources System

[Overview](#)

[Legislation and
Testimony](#)

[CBRA Prohibitions](#)

[Official Maps »](#)

[Mapping Projects »](#)

[Property Determinations](#)

[Project Consultations »](#)

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Official CBRS Maps

The John H. Chafee Coastal Barrier Resources System (CBRS) is a collection of specific units of land and associated aquatic habitats that serve as barriers protecting the Atlantic, Gulf, and Great Lakes coasts. The CBRS currently includes 585 System units, which comprise nearly 1.3 million acres of land and associated aquatic habitat. There are also 272 "otherwise protected areas," a category of coastal barriers already held for conservation purposes that include an additional 1.9 million acres of land and associated aquatic habitat.

Step 1: Use the [CBRA Online Mapper](#) or the [State Locator Maps \(PDF format\)](#) below to find a unit name (s).

State Locator Maps

Alabama	Georgia	Massachusetts	New Jersey	Ohio	Texas
Connecticut	Louisiana	Michigan	New York Great Lakes	Puerto Rico	Virgin Islands
Delaware	Maine	Minnesota	New York Long Island	Rhode Island	Virginia
Florida	Maryland	Mississippi	North Carolina	South Carolina	Wisconsin

Step 2: Download Official CBRS Maps (PDF format)

To download a map, click on a file name to save it, then open the file with a PDF viewer or editor.



[Click here to access Official CBRS Maps](#)

Last updated: June 29, 2015

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APPENDIX E

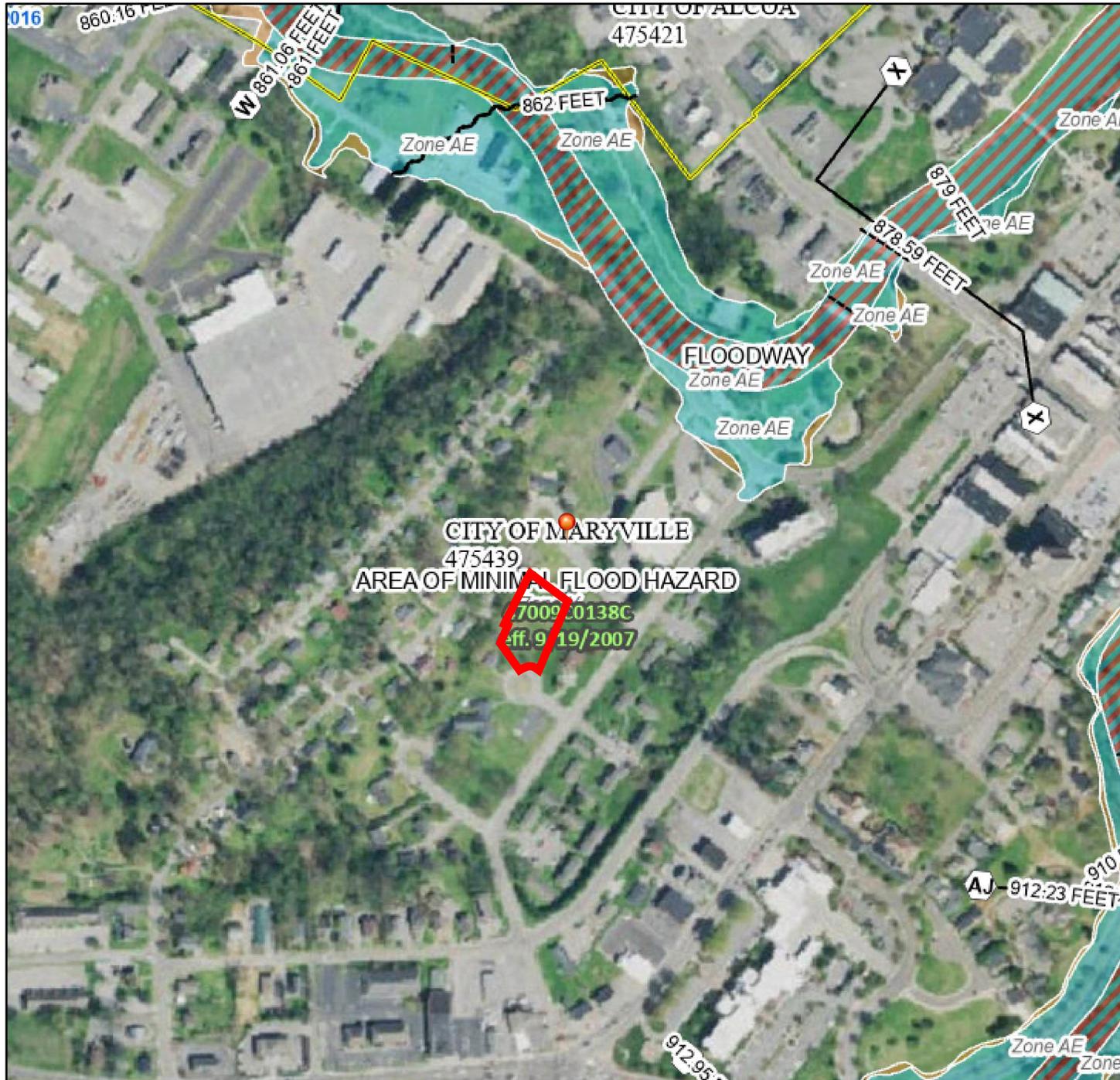
Flood Insurance



National Flood Hazard Layer FIRMMette



83°58'53"W 35°45'33"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D

OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall

OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
OTHER FEATURES		Profile Baseline
		Hydrographic Feature

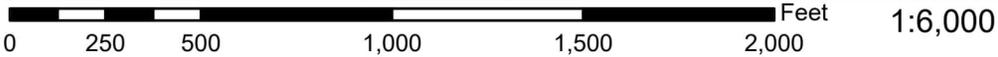
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 11/3/2025 at 2:44 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



Basemap Imagery Source: USGS National Map 2023



Navigation

Search

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- [MSC Search All Products \(/portal/advanceSearch\)](#)
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 - [Hazus \(/portal/resources/hazus\)](#)
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- [Contact MSC Help \(/portal/resources/contact\)](#)

Choose one of the three search options below and optionally enter a posting date range.

Jurisdiction	Jurisdiction Name	Product ID
State <input type="text" value="- Select -"/>	Jurisdiction Name or FEMA ID <input type="text" value="MARYVILLE, CITY OF"/> <i>(Ex. Fairfax County-wide or 51059C)</i>	Product ID <input type="text"/> <i>(Ex. Panel Number, LOMC Case Number)</i>

► Filter By Posting Date Range (Optional)

Clear All Fields

Search Results for MARYVILLE, CITY OF

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- Pending Product (0)
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[Whitehouse.gov \(https://www.whitehouse.gov/\)](https://www.whitehouse.gov/)
[DHS.gov \(https://www.dhs.gov/\)](https://www.dhs.gov/)
[Ready.gov \(https://www.ready.gov/\)](https://www.ready.gov/)
[USA.gov \(https://www.usa.gov/\)](https://www.usa.gov/)
[DisasterAssistance.gov \(https://www.disasterassistance.gov/\)](https://www.disasterassistance.gov/)





Community Status Book Report

Communities Participating in the National Flood Program



TENNESSEE

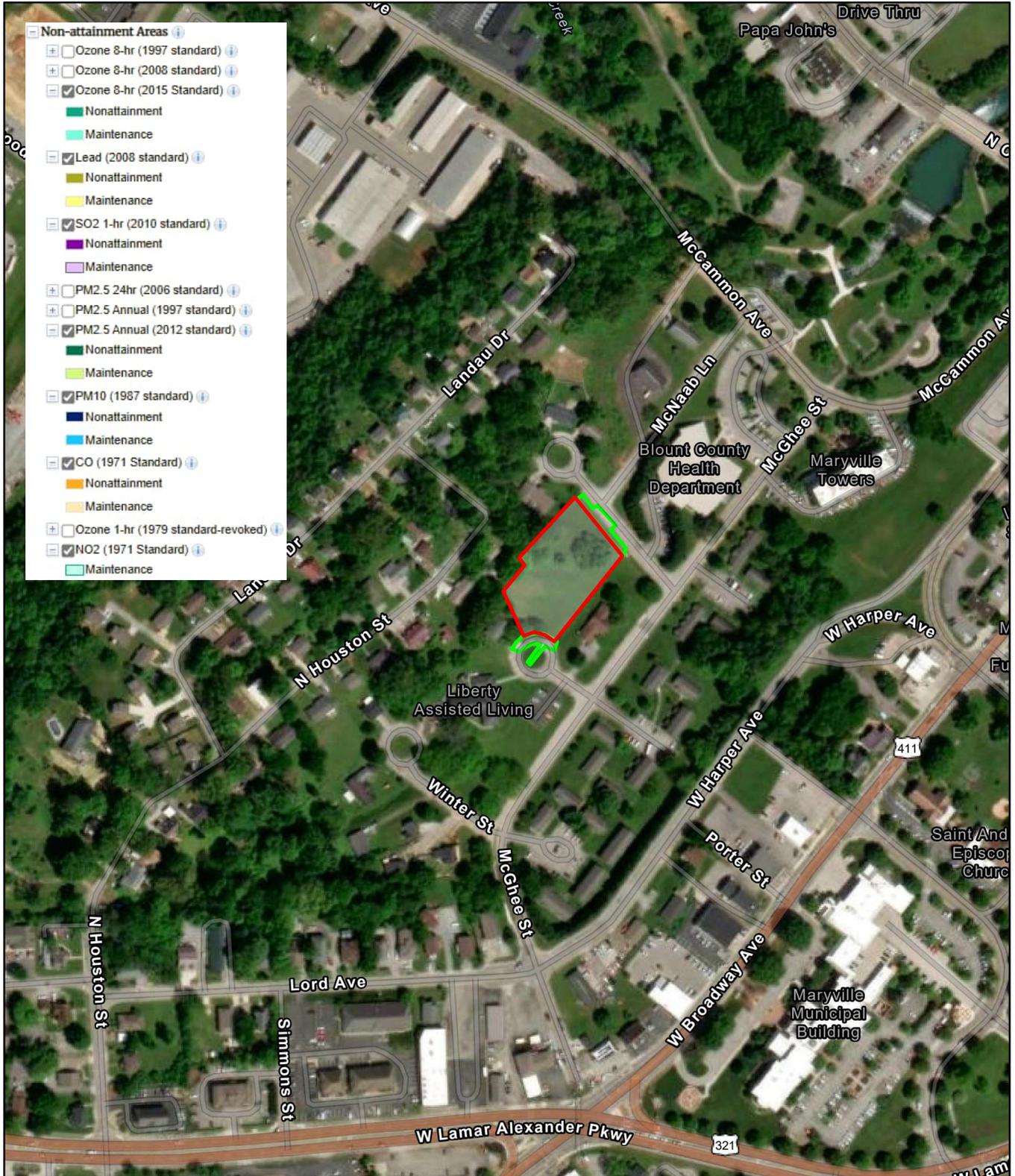
CID	Community Name	County	Init FHBM Identified	Init FIRM Identified	Curr Eff Map Date	Tribal	Reg-Emer Date	CRS Entry Date	Curr Eff Date	Curr Class	% Disc
475434#	KNOXVILLE, CITY OF	KNOX COUNTY		05/01/71	08/05/13	No	04/30/71	10/01/92	10/01/19	6	20%
470454#	LAFAYETTE, CITY OF	MACON COUNTY		10/19/10	10/19/10	No	11/17/10				
475435#	LAFOLLETTE, CITY OF	CAMPBELL COUNTY		12/23/71	09/28/07	No	12/17/71				
470334#	LAKE COUNTY *	LAKE COUNTY		03/16/81	06/04/10	No	03/16/81				
470402#	LAKELAND, CITY OF	SHELBY COUNTY		12/02/94	02/06/13	No	06/20/02				
470413#	LAKESITE, CITY OF	HAMILTON COUNTY		11/07/02	02/03/16	No	11/24/10				
470333#	LAUDERDALE COUNTY*	LAUDERDALE COUNTY	09/16/77	09/30/87	09/28/07	No	09/30/87				
470167D	LAVERGNE, CITY OF	RUTHERFORD COUNTY	06/28/74	06/15/84	05/09/23	No	06/15/84				
470354B	LAWRENCE COUNTY *	LAWRENCE COUNTY	11/25/77	12/16/88	11/18/16	No	12/10/98				
475437#	LAWRENCEBURG, CITY OF	LAWRENCE COUNTY	05/25/73	05/25/73	01/02/09	No	05/25/73				
470208D	LEBANON, CITY OF	WILSON COUNTY	04/12/74	01/06/83	04/25/24	No	01/06/83				
475438#	LENOIR CITY, CITY OF	LOUDON COUNTY		07/21/72	05/16/07	No	07/21/72				
470103#	LEWIS COUNTY *	LEWIS COUNTY	02/09/79	06/01/05	01/20/10(M)	No	06/01/05				
470121#	LEWISBURG, CITY OF	MARSHALL COUNTY	03/01/74	08/01/80	09/28/07	No	02/17/88				
470089#	LEXINGTON, CITY OF	HENDERSON COUNTY	06/14/74	10/08/76	04/16/08	No	09/02/88				
470044#	LIBERTY, CITY OF	DEKALB COUNTY	08/09/74	04/19/10	04/19/10(M)	No	09/04/86				
470104B	LINCOLN COUNTY*	LINCOLN COUNTY	10/28/77	10/01/92	11/18/16	No	10/01/92				
470145#	LINDEN, TOWN OF	PERRY COUNTY	06/14/74	08/05/86	09/29/10(M)	No	08/05/86				
470143#	LIVINGSTON, CITY OF	OVERTON COUNTY	05/24/74	06/03/86	05/18/09(M)	No	06/03/86				
470146#	LOBELVILLE, CITY OF	PERRY COUNTY	01/13/78	09/29/10	09/29/10(M)	No	08/07/12				
470075#	LOOKOUT MOUNTAIN, TOWN OF	HAMILTON COUNTY	05/14/76	09/01/86	02/03/16	No	06/05/03				
470306#	LORETTO, CITY OF	LAWRENCE COUNTY	07/02/76	12/16/88	01/02/09	No	11/17/10				
470107#	LOUDON COUNTY*	LOUDON COUNTY		08/15/78	05/16/07	No	08/15/78				
470110#	LOUDON, CITY OF	LOUDON COUNTY	02/01/74	04/03/78	05/16/07	No	04/03/78				
470405#	LOUISVILLE, TOWN OF	BLOUNT COUNTY		09/19/07	09/19/07	No	09/19/07				
470209#	LUTTRELL, CITY OF	UNION COUNTY	09/03/76	09/01/89	09/25/09	No	09/01/89				
470138#	LYNCHBURG-MOORE COUNTY, METROPOLITAN GOVERNMENT OF	MOORE COUNTY	03/08/74	09/29/86	09/29/10	No	09/29/86				
470065#	LYNNVILLE, CITY OF	GILES COUNTY	06/14/74	07/01/00	09/28/07(M)	No	07/01/00				
470371#	MACON COUNTY *	MACON COUNTY	10/27/78	09/04/85	10/19/10	No	09/04/85				
470112#	MADISON COUNTY *	MADISON COUNTY	01/17/75	07/05/83	08/03/09	No	07/05/83				
470307#	MADISONVILLE, TOWN OF	MONROE COUNTY	12/10/76	02/03/10	02/03/10	No	02/03/10				
	Community will be converted to the Regular Phase on the FIRM effective date, 02/03/2010.					No					
470035B	MANCHESTER, CITY OF	COFFEE COUNTY	05/24/74	10/17/78	05/15/20	No	10/17/78				
470114#	MARION COUNTY *	MARION COUNTY	10/28/77	05/15/80	01/06/12	No	05/15/80				
470119#	MARSHALL COUNTY*	MARSHALL COUNTY	02/02/79	02/17/88	09/28/07	No	02/17/88				
470202#	MARTIN, CITY OF	WEAKLEY COUNTY	03/01/74	09/15/89	11/05/08	No	09/15/89				
475439#	MARYVILLE, CITY OF	BLOUNT COUNTY		12/07/71	09/19/07	No	12/07/71				
470191#	MASON, CITY OF	TIPTON COUNTY	10/01/76	05/15/86	12/19/06(M)	No	05/15/86				
470123#	MAURY COUNTY*	MAURY COUNTY	12/02/77	11/03/89	05/04/09	No	11/03/89				

APPENDIX F

Air Quality

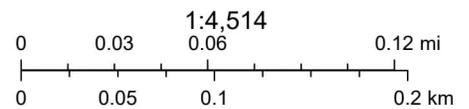


Nonattainment Areas



November 3, 2025

- HUD Collateral
- Aggregation Area
- Aggregation Area



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, NC CGIA, Vantor, U.S. EPA Office of Air and Radiation (OAR) - Office of Air Quality Planning and Standards (OAQPS)



Tennessee Nonattainment/Maintenance Status for Each County by Year for All Criteria Pollutants

Data is current as of October 31, 2025

Listed by County, NAAQS, Area. The 8-hour Ozone (1997) standard was revoked on April 6, 2015 and the 1-hour Ozone (1979) standard was revoked on June 15, 2005.

* The 1997 Primary Annual PM-2.5 NAAQS (level of 15 µg/m³) is revoked in attainment and maintenance areas for that NAAQS. For additional information see the PM-2.5 NAAQS SIP Requirements Final Rule, effective October 24, 2016. (81 FR 58009)

Change the State: TENNESSEE

Blount County is not located within a Nonattainment or Maintenance Area

Important Notes

Download National Dataset: dbf | xls | Data dictionary (PDF)

County	NAAQS	Area Name	Nonattainment in Year	Redesignation to Maintenance	Classification	Whole or Part County	Population (2010)	State/County FIPS Codes
TENNESSEE								
Anderson County	8-Hour Ozone (1997)-NAAQS revoked	Knoxville, TN	04050607080910	03/08/2011	Former Subpart 1	Whole	75,129	47/001
Anderson County	8-Hour Ozone (2008)	Knoxville, TN	121314	08/12/2015	Marginal	Part	18,216	47/001
Anderson County	PM-2.5 (1997)-NAAQS revoked	Knoxville, TN	050607080910111213141516	08/29/2017 *	Moderate	Whole	75,129	47/001
Anderson County	PM-2.5 (2006)	Knoxville-Sevierville-La Follette, TN	0910111213141516	09/27/2017	Moderate	Whole	75,129	47/001
Benton County	Sulfur Dioxide (1971)	Benton County; (part) TVA Johnsonville, TN	929394959697	01/26/1998		Part	16,489	47/005
Blount County	8-Hour Ozone (1997)-NAAQS revoked	Knoxville, TN	04050607080910	03/08/2011	Former Subpart 1	Whole	123,010	47/009
Blount County	8-Hour Ozone (2008)	Knoxville, TN	121314	08/12/2015	Marginal	Whole	123,010	47/009
Blount County	PM-2.5 (1997)-NAAQS revoked	Knoxville, TN	050607080910111213141516	08/29/2017 *	Moderate	Whole	123,010	47/009
Blount County	PM-2.5 (2006)	Knoxville-Sevierville-La Follette, TN	0910111213141516	09/27/2017	Moderate	Whole	123,010	47/009
Cocke County	8-Hour Ozone (1997)-NAAQS revoked	Knoxville, TN	04050607080910	03/08/2011	Former Subpart 1	Part	1,666	47/029
Davidson County	1-Hour Ozone (1979)-NAAQS revoked	Nashville, TN	92939495	10/30/1996	Moderate	Whole	626,681	47/037
Fayette County	Lead (1978)	Fayette County, TN	9394	10/17/1995		Part	38,033	47/047
Hamilton County	PM-2.5 (1997)-NAAQS revoked	Chattanooga, TN-GA-AL	05060708091011121314	11/04/2015 *	Moderate	Whole	336,463	47/065
Humphreys County	Sulfur Dioxide (1971)	Humphreys County; (part) TVA Johnsonville, TN	929394959697	01/26/1998		Part	18,539	47/085
Jefferson County	8-Hour Ozone (1997)-NAAQS revoked	Knoxville, TN	04050607080910	03/08/2011	Former Subpart 1	Whole	51,407	47/089
Knox County	1-Hour Ozone (1979)-NAAQS revoked	Knoxville, TN	92	10/27/1993	Marginal	Whole	432,226	47/093
Knox County	8-Hour Ozone (1997)-NAAQS revoked	Knoxville, TN	04050607080910	03/08/2011	Former Subpart 1	Whole	432,226	47/093
Knox County	8-Hour Ozone (2008)	Knoxville, TN	121314	08/12/2015	Marginal	Whole	432,226	47/093
Knox County	PM-2.5 (1997)-NAAQS revoked	Knoxville, TN	050607080910111213141516	08/29/2017 *	Moderate	Whole	432,226	47/093
Knox County	PM-2.5 (2006)	Knoxville-Sevierville-La Follette, TN	0910111213141516	09/27/2017	Moderate	Whole	432,226	47/093
Loudon County	8-Hour Ozone (1997)-NAAQS revoked	Knoxville, TN	04050607080910	03/08/2011	Former Subpart 1	Whole	48,556	47/105
Loudon County	PM-2.5 (1997)-NAAQS revoked	Knoxville, TN	050607080910111213141516	08/29/2017 *	Moderate	Whole	48,556	47/105
Loudon County	PM-2.5 (2006)	Knoxville-Sevierville-La Follette, TN	0910111213141516	09/27/2017	Moderate	Whole	48,556	47/105
Montgomery County	8-Hour Ozone (1997)-NAAQS revoked	Clarksville-Hopkinsville, TN-KY	04	11/21/2005	Former Subpart 1	Whole	172,331	47/125
Polk County	Sulfur Dioxide (1971)	Polk County, TN	929394959697	01/26/1998		Whole	16,825	47/139
Roane County	PM-2.5 (1997)-NAAQS revoked	Knoxville, TN	050607080910111213141516	08/29/2017 *	Moderate	Part	2,602	47/145
Roane County	PM-2.5 (2006)	Knoxville-Sevierville-La Follette, TN	0910111213141516	09/27/2017	Moderate	Part	2,602	47/145
Rutherford County	1-Hour Ozone (1979)-NAAQS revoked	Nashville, TN	92939495	10/30/1996	Moderate	Whole	262,604	47/149

County	NAAQS	Area Name	Nonattainment in Year	Redesignation to Maintenance	Classification	Whole or/Part County	Population (2010)	State/County FIPS Codes
Sevier County	8-Hour Ozone (1997)-NAAQS revoked	Knoxville, TN	04050607080910	03/08/2011	Former Subpart 1	Whole	89,889	47/155
Shelby County	1-Hour Ozone (1979)-NAAQS revoked	Memphis, TN	929394	02/16/1995	Marginal	Whole	927,644	47/157
Shelby County	8-Hour Ozone (1997)-NAAQS revoked	Memphis, TN-AR	040506070809	02/03/2010	Moderate	Whole	927,644	47/157
Shelby County	8-Hour Ozone (2008)	Memphis, TN-MS-AR	12131415	07/25/2016	Marginal	Whole	927,644	47/157
Shelby County	Carbon Monoxide (1971)	Memphis, TN	9293	09/26/1994	Moderate <= 12.7ppm	Whole	927,644	47/157
Shelby County	Lead (1978)	Shelby County, TN	929394959697989900	07/02/2001		Part	2,226	47/157
Sullivan County	Lead (2008)	Bristol, TN	101112131415	08/08/2016		Part	1,611	47/163
Sullivan County	Sulfur Dioxide (2010)	Sullivan County, TN	13141516171819202122232425	//		Part	15,289	47/163
Sumner County	1-Hour Ozone (1979)-NAAQS revoked	Nashville, TN	92939495	10/30/1996	Moderate	Whole	160,645	47/165
Williamson County	1-Hour Ozone (1979)-NAAQS revoked	Nashville, TN	92939495	10/30/1996	Moderate	Whole	183,182	47/187
Williamson County	Lead (1978)	Williamson County, TN	92939495969798	09/10/1999		Part	183,182	47/187
Wilson County	1-Hour Ozone (1979)-NAAQS revoked	Nashville, TN	92939495	10/30/1996	Moderate	Whole	113,993	47/189

Important Notes

Discover.

Connect.

Ask.

Follow.

2025-10-31

APPENDIX G

Coastal Zone Management





OFFICE FOR COASTAL MANAGEMENT

coast.noaa.gov

Coastal Zone Management Programs

Alabama [#alabama]	Alaska (*) [#alaska]	American Samoa [#samoa]
California [#california]	Connecticut [#connecticut]	Delaware [#delaware]
Florida [#florida]	Georgia [#georgia]	Guam [#guam]
Hawaii [#hawaii]	Illinois [#illinois]	Indiana [#indiana]
Louisiana [#louisiana]	Maine [#maine]	Maryland [#maryland]
Massachusetts [#massachusetts]	Michigan [#michigan]	Minnesota [#minnesota]
Mississippi [#mississippi]	New Hampshire [#newhampshire]	New Jersey [#newjersey]
New York [#newyork]	North Carolina [#northcarolina]	Northern Mariana Islands [#mariana]
Ohio [#ohio]	Oregon [#oregon]	Pennsylvania [#pennsylvania]
Puerto Rico [#puertorico]	Rhode Island [#rhodeisland]	South Carolina [#southcarolina]
Texas [#texas]	Virgin Islands [#virginislands]	Virginia [#virginia]
Washington [#washington]	Wisconsin [#wisconsin]	

** All 35 coastal and Great Lakes states and territories (with the exception of Alaska) participate in the National Coastal Zone Management Program.*

APPENDIX H

Site Contamination



Please see the Phase I Environmental Site Assessment (ESA),
which is included under separate cover, for supporting
documentation respective to the Contamination and Toxic
Substances evaluation in accordance with 24 CFR 50.3(i) and
24 CFR 58.5(i)(2).



APPENDIX I

Endangered Species Act





United States Department of the Interior



FISH AND WILDLIFE SERVICE
Tennessee Ecological Services Field Office
446 Neal Street
Cookeville, TN 38501-4027
Phone: (931) 528-6481 Fax: (931) 528-7075

In Reply Refer To:
Project Code: 2026-0011361
Project Name: Proposed Hannum Springs

11/03/2025 13:53:26 UTC

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)(c)). For projects other than major construction activities, the Service suggests that a biological

evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

<https://www.fws.gov/sites/default/files/documents/endangered-species-consultation-handbook.pdf>

Migratory Birds: In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts, see <https://www.fws.gov/program/migratory-bird-permit/what-we-do>.

It is the responsibility of the project proponent to comply with these Acts by identifying potential impacts to migratory birds and eagles within applicable NEPA documents (when there is a federal nexus) or a Bird/Eagle Conservation Plan (when there is no federal nexus). Proponents should implement conservation measures to avoid or minimize the production of project-related stressors or minimize the exposure of birds and their resources to the project-related stressors. For more information on avian stressors and recommended conservation measures, see <https://www.fws.gov/library/collections/threats-birds>.

In addition to MBTA and BGEPA, Executive Order 13186: *Responsibilities of Federal Agencies to Protect Migratory Birds*, obligates all Federal agencies that engage in or authorize activities that might affect migratory birds, to minimize those effects and encourage conservation measures that will improve bird populations. Executive Order 13186 provides for the protection of both migratory birds and migratory bird habitat. For information regarding the implementation of Executive Order 13186, please visit <https://www.fws.gov/partner/council-conservation-migratory-birds>.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Code in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List

- Bald & Golden Eagles
- Migratory Birds
- Wetlands

OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Tennessee Ecological Services Field Office

446 Neal Street

Cookeville, TN 38501-4027

(931) 528-6481

PROJECT SUMMARY

Project Code: 2026-0011361
Project Name: Proposed Hannum Springs
Project Type: Residential Construction
Project Description: Eleven (11) proposed units within (4) townhome-style (Duplex and Triplex) buildings to be constructed on 1.184 acres.

Project Location:

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@35.75454245,-83.97639546746115,14z>



Counties: Blount County, Tennessee

ENDANGERED SPECIES ACT SPECIES

There is a total of 9 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries¹, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

-
1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

MAMMALS

NAME	STATUS
Gray Bat <i>Myotis grisescens</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/6329	Endangered
Tricolored Bat <i>Perimyotis subflavus</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/10515	Proposed Endangered

BIRDS

NAME	STATUS
Whooping Crane <i>Grus americana</i> Population: U.S.A. (AL, AR, CO, FL, GA, ID, IL, IN, IA, KY, LA, MI, MN, MS, MO, NC, NM, OH, SC, TN, UT, VA, WI, WV, western half of WY) No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/758	Experimental Population, Non- Essential

CLAMS

NAME	STATUS
Cumberland Moccasinshell <i>Medionidus conradicus</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9881	Proposed Endangered
Finerayed Pigtoe <i>Fusconaia cuneolus</i> Population: Wherever found; Except where listed as Experimental Populations No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/3038	Endangered
Tennessee Clubshell <i>Pleurobema oviforme</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/3254	Proposed Endangered
Tennessee Pigtoe <i>Pleurobema barnesiana</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9887	Proposed Endangered

INSECTS

NAME	STATUS
Monarch Butterfly <i>Danaus plexippus</i> There is proposed critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/9743	Proposed Threatened

FLOWERING PLANTS

NAME	STATUS
Virginia Spiraea <i>Spiraea virginiana</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/1728	Threatened

CRITICAL HABITATS

There is 1 critical habitat wholly or partially within your project area under this office's jurisdiction.

NAME	STATUS
Indiana Bat <i>Myotis sodalis</i> For information on why this critical habitat appears for your project, even though Indiana Bat is not on the list of potentially affected species at this location, contact the local field office. https://ecos.fws.gov/ecp/species/5949#crithab	Final

BALD & GOLDEN EAGLES

Bald and Golden Eagles are protected under the Bald and Golden Eagle Protection Act ² and the Migratory Bird Treaty Act (MBTA) ¹. Any person or organization who plans or conducts activities that may result in impacts to Bald or Golden Eagles, or their habitats, should follow appropriate regulations and consider implementing appropriate avoidance and minimization measures, as described in the various links on this page.

1. The [Bald and Golden Eagle Protection Act](#) of 1940.
2. The [Migratory Birds Treaty Act](#) of 1918.
3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

There are Bald Eagles and/or Golden Eagles in your [project](#) area.

Measures for Proactively Minimizing Eagle Impacts

For information on how to best avoid and minimize disturbance to nesting bald eagles, please review the [National Bald Eagle Management Guidelines](#). You may employ the timing and activity-specific distance recommendations in this document when designing your project/activity to avoid and minimize eagle impacts. For bald eagle information specific to Alaska, please refer to [Bald Eagle Nesting and Sensitivity to Human Activity](#).

The FWS does not currently have guidelines for avoiding and minimizing disturbance to nesting Golden Eagles. For site-specific recommendations regarding nesting Golden Eagles, please consult with the appropriate Regional [Migratory Bird Office](#) or [Ecological Services Field Office](#).

If disturbance or take of eagles cannot be avoided, an [incidental take permit](#) may be available to authorize any take that results from, but is not the purpose of, an otherwise lawful activity. For assistance making this determination for Bald Eagles, visit the [Do I Need A Permit Tool](#). For

assistance making this determination for golden eagles, please consult with the appropriate Regional [Migratory Bird Office](#) or [Ecological Services Field Office](#).

Ensure Your Eagle List is Accurate and Complete

If your project area is in a poorly surveyed area in IPaC, your list may not be complete and you may need to rely on other resources to determine what species may be present (e.g. your local FWS field office, state surveys, your own surveys). Please review the [Supplemental Information on Migratory Birds and Eagles](#), to help you properly interpret the report for your specified location, including determining if there is sufficient data to ensure your list is accurate.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to bald or golden eagles on your list, see the "Probability of Presence Summary" below to see when these bald or golden eagles are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
Bald Eagle <i>Haliaeetus leucocephalus</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Sep 1 to Aug 31

PROBABILITY OF PRESENCE SUMMARY

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "[Supplemental Information on Migratory Birds and Eagles](#)", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Green bars; the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during that week of the year.

Breeding Season (■)

Yellow bars; liberal estimate of the timeframe inside which the bird breeds across its entire range.

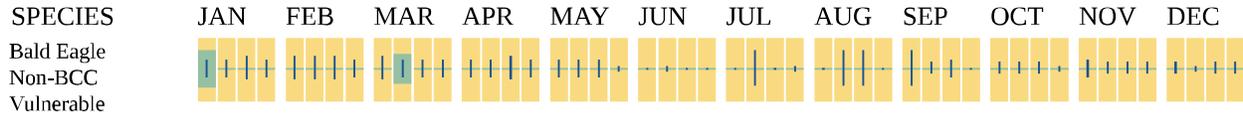
Survey Effort (|)

Vertical black lines; the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data (—)

A week is marked as having no data if there were no survey events for that week.

■ probability of presence ■ breeding season | survey effort — no data



Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds <https://www.fws.gov/library/collections/avoiding-and-minimizing-incident-take-migratory-birds>
- Nationwide avoidance and minimization measures for birds <https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>
- Supplemental Information for Migratory Birds and Eagles in IPaC <https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action>

MIGRATORY BIRDS

The Migratory Bird Treaty Act (MBTA) ¹ prohibits the take (including killing, capturing, selling, trading, and transport) of protected migratory bird species without prior authorization by the Department of Interior U.S. Fish and Wildlife Service (Service).

1. The [Migratory Birds Treaty Act](#) of 1918.
2. The [Bald and Golden Eagle Protection Act](#) of 1940.
3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the "Probability of Presence Summary" below to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
<p>Bald Eagle <i>Haliaeetus leucocephalus</i></p> <p>This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.</p> <p>https://ecos.fws.gov/ecp/species/1626</p>	Breeds Sep 1 to Aug 31
<p>Black-billed Cuckoo <i>Coccyzus erythrophthalmus</i></p> <p>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p> <p>https://ecos.fws.gov/ecp/species/9399</p>	Breeds May 15 to Oct 10

NAME	BREEDING SEASON
<p>Canada Warbler <i>Cardellina canadensis</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9643</p>	Breeds May 20 to Aug 10
<p>Cerulean Warbler <i>Setophaga cerulea</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/2974</p>	Breeds Apr 27 to Jul 20
<p>Chimney Swift <i>Chaetura pelagica</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9406</p>	Breeds Mar 15 to Aug 25
<p>Chuck-will's-widow <i>Antrostomus carolinensis</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9604</p>	Breeds May 10 to Jul 10
<p>Eastern Whip-poor-will <i>Antrostomus vociferus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/10678</p>	Breeds May 1 to Aug 20
<p>Kentucky Warbler <i>Geothlypis formosa</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9443</p>	Breeds Apr 20 to Aug 20
<p>Prairie Warbler <i>Setophaga discolor</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9513</p>	Breeds May 1 to Jul 31
<p>Prothonotary Warbler <i>Protonotaria citrea</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9439</p>	Breeds Apr 1 to Jul 31
<p>Red-headed Woodpecker <i>Melanerpes erythrocephalus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9398</p>	Breeds May 10 to Sep 10
<p>Rusty Blackbird <i>Euphagus carolinus</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9478</p>	Breeds elsewhere

NAME	BREEDING SEASON
Wood Thrush <i>Hylocichla mustelina</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9431	Breeds May 10 to Aug 31

PROBABILITY OF PRESENCE SUMMARY

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "[Supplemental Information on Migratory Birds and Eagles](#)", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Green bars; the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during that week of the year.

Breeding Season (■)

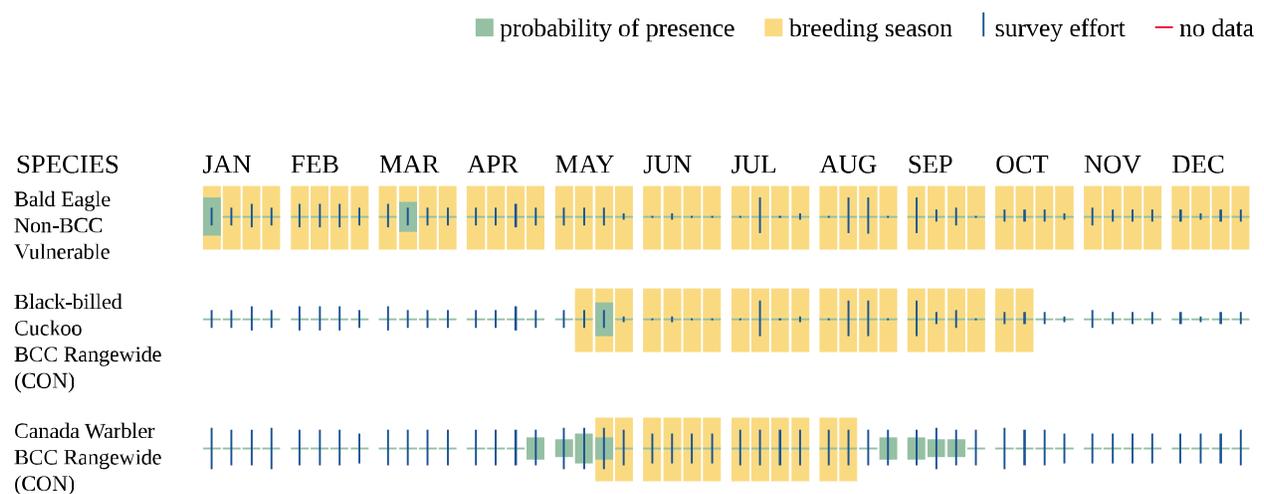
Yellow bars; liberal estimate of the timeframe inside which the bird breeds across its entire range.

Survey Effort (|)

Vertical black lines; the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data (-)

A week is marked as having no data if there were no survey events for that week.





Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds <https://www.fws.gov/library/collections/avoiding-and-minimizing-incident-take-migratory-birds>
- Nationwide avoidance and minimization measures for birds
- Supplemental Information for Migratory Birds and Eagles in IPaC <https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action>

WETLANDS

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

THERE ARE NO WETLANDS WITHIN YOUR PROJECT AREA.

IPAC USER CONTACT INFORMATION

Agency: Dominion Due Diligence Group

Name: Kylee Hooper

Address: 201 Wylderose Drive

City: Midlothian

State: VA

Zip: 23113

Email: k.hooper@d3g.com

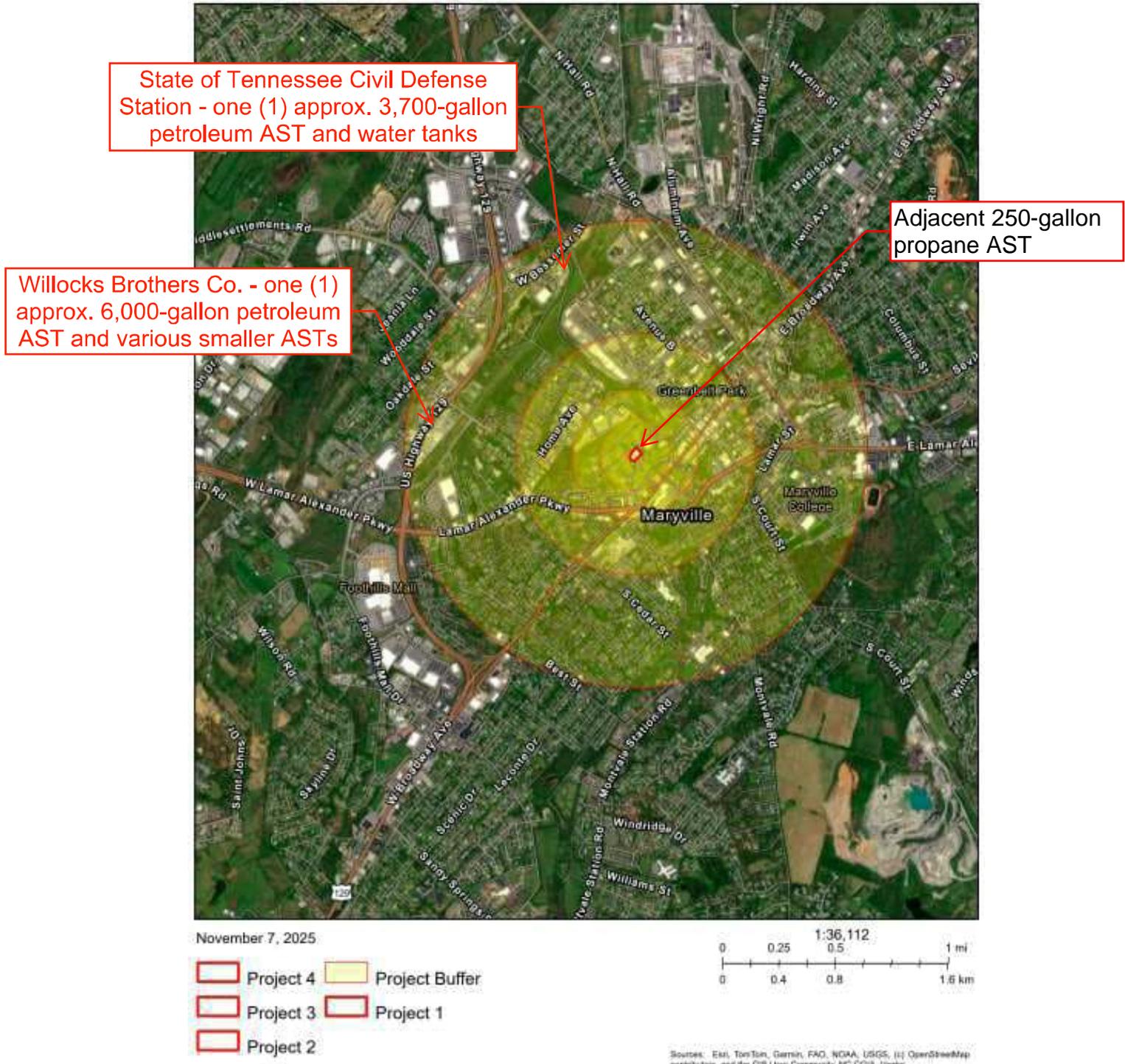
Phone: 8045250704

APPENDIX J

Explosive and Flammable Hazards



ASTs Map w/ 1/8, 1/4, 1/2, and 1 Mile Buffers



Minimum AST Sizes w/in Radii Which Require Further Evaluation	
Radius	Minimum AST Size
1/8 Mile (or 660 feet)	8,000 Gallons
1/4 Mile (or 1,320 feet)	42,650 Gallons
1/2 Mile (or 2,640 feet)	225,000 Gallons
1 Mile (or 5,280 feet)	1,187,500 Gallons

Acceptable Separation Distance (ASD) Electronic Assessment Tool

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Note: Tool tips, containing field specific information, have been added in this tool and may be accessed by hovering over the ASD result fields with the mouse.

Acceptable Separation Distance Assessment Tool

Is the container above ground?

Yes: No:

Is the container under pressure?

Yes: No:

Does the container hold a cryogenic liquified gas?

Yes: No:

Is the container diked?

Yes: No:

What is the volume (gal) of the container?

250

What is the Diked Area Length (ft)?

What is the Diked Area Width (ft)?

Calculate Acceptable Separation Distance

Diked Area (sqft)

ASD for Blast Over Pressure (ASDBOP)

138.50

ASD for Thermal Radiation for People (ASDPPU)

155.23

ASD for Thermal Radiation for Buildings (ASDBPU)

26.49

ASD for Thermal Radiation for People (ASDPNPD)

ASD for Thermal Radiation for Buildings (ASDBNPD)

For mitigation options, please click on the following link: [Mitigation Options \(/resource/3846/acceptable-separation-distance-asd-hazard-mitigation-options/\)](/resource/3846/acceptable-separation-distance-asd-hazard-mitigation-options/)

Providing Feedback & Corrections

After using the ASD Assessment Tool following the directions in this User Guide, users are encouraged to provide feedback on how the ASD Assessment Tool may be improved. Users are also encouraged to send comments or corrections for the improvement of the tool.

Please send comments or other input using the **Contact Us** (<https://www.hudexchange.info/contact-us/>) form.

Related Information

- [ASD User Guide \(/resource/3839/acceptable-separation-distance-asd-assessment-tool-user-guide/\)](/resource/3839/acceptable-separation-distance-asd-assessment-tool-user-guide/)
- [ASD Flow Chart \(/resource/3840/acceptable-separation-distance-asd-flowchart/\)](/resource/3840/acceptable-separation-distance-asd-flowchart/)

Adjacent Approximately 250-gallon Propane AST

ASD for Thermal Radiation for People (ASDPPU) - 155.23 (FAIL)

Legend

 Collateral Boundaries

Ruler ✕

Line Path Polygon Circle 3D path 3D polygon

Measure the circumference or area of a circle on the ground

Radius: 155.91 Feet ▾

Area: 1.75 Acres ▾

Circumference: 979.75 Feet

Mouse Navigation Save Clear



Adjacent Approximately 250-gallon Propane AST

ASD for Blast Overpressure (ASDBOP) - 138.50 (FAIL)

Legend

 Collateral Boundaries

Ruler

Line Path Polygon Circle 3D path 3D polygon

Measure the circumference or area of a circle on the ground

Radius: 138.81 Feet

Area: 1.39 Acres

Circumference: 872.24 Feet

Mouse Navigation

Save

Clear



Adjacent Approximately 250-gallon Propane AST

ASD for Thermal Radiation for Buildings (ASDBPU) - 26.49 (FAIL)

Legend

 Collateral Boundaries

Ruler

Line Path Polygon Circle 3D path 3D polygon

Measure the circumference or area of a circle on the ground

Radius: 26.97 Feet

Area: 0.05 Acres

Circumference: 169.41 Feet

Mouse Navigation

Save

Clear



ASD Calculations for 1/8 Mile Radius

[Home \(/\)](#) > [Programs \(/programs/\)](#) > [Environmental Review \(/programs/environmental-review/\)](#) > [ASD Calculator](#)

Acceptable Separation Distance (ASD) Electronic Assessment Tool

The Environmental Planning Division (EPD) has developed an electronic-based assessment tool that calculates the Acceptable Separation Distance (ASD) from stationary hazards. The ASD is the distance from above ground stationary containerized hazards of an explosive or fire prone nature, to where a HUD assisted project can be located. The ASD is consistent with the Department's standards of blast overpressure (0.5 psi-buildings) and thermal radiation (450 BTU/ft² - hr - people and 10,000 BTU/ft² - hr - buildings). Calculation of the ASD is the first step to assess site suitability for proposed HUD-assisted projects near stationary hazards. Additional guidance on ASDs is available in the Department's guidebook "Siting of HUD- Assisted Projects Near Hazardous Facilities" and the regulation 24 CFR Part 51, Subpart C, Siting of HUD-Assisted Projects Near Hazardous Operations Handling Conventional Fuels or Chemicals of an Explosive or Flammable Nature.

Note: Tool tips, containing field specific information, have been added in this tool and may be accessed by hovering over the ASD result fields with the mouse.

Acceptable Separation Distance Assessment Tool

Is the container above ground?	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Is the container under pressure?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Does the container hold a cryogenic liquified gas?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>
Is the container diked?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
What is the volume (gal) of the container?	<input type="text" value="8000"/>
What is the Diked Area Length (ft)?	<input type="text"/>
What is the Diked Area Width (ft)?	<input type="text"/>
<input type="button" value="Calculate Acceptable Separation Distance"/>	
Diked Area (sqft)	<input type="text"/>
ASD for Blast Over Pressure (ASDBOP)	<input type="text"/>
ASD for Thermal Radiation for People (ASDPPU)	<input type="text" value="657.70"/>
ASD for Thermal Radiation for Buildings (ASDBPU)	<input type="text" value="131.49"/>
ASD for Thermal Radiation for People (ASDPNPD)	<input type="text"/>
ASD for Thermal Radiation for Buildings (ASDBNPD)	<input type="text"/>

For mitigation options, please click on the following link: [Mitigation Options \(/resource/3846/acceptable-separation-distance-asd-hazard-mitigation-options/\)](#)

Providing Feedback & Corrections

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Please send comments or other input using [Ask A Question \(/ask-a-question/my-question/\)](#). Enter "Environmental Review" in the "My question is related to" field.

Related Information

- [ASD User Guide \(/resource/3839/acceptable-separation-distance-asd-assessment-tool-user-guide/\)](#)
- [ASD Flow Chart \(/resource/3840/acceptable-separation-distance-asd-flowchart/\)](#)

ASD Calculations for 1/8 Mile Radius

[Home \(/\)](#) > [Programs \(/programs/\)](#) > [Environmental Review \(/programs/environmental-review/\)](#) > ASD Calculator

Acceptable Separation Distance (ASD) Electronic Assessment Tool

The Environmental Planning Division (EPD) has developed an electronic-based assessment tool that calculates the Acceptable Separation Distance (ASD) from stationary hazards. The ASD is the distance from above ground stationary containerized hazards of an explosive or fire prone nature, to where a HUD assisted project can be located. The ASD is consistent with the Department's standards of blast overpressure (0.5 psi-buildings) and thermal radiation (450 BTU/ft² - hr - people and 10,000 BTU/ft² - hr - buildings). Calculation of the ASD is the first step to assess site suitability for proposed HUD-assisted projects near stationary hazards. Additional guidance on ASDs is available in the Department's guidebook "Siting of HUD- Assisted Projects Near Hazardous Facilities" and the regulation 24 CFR Part 51, Subpart C, Siting of HUD-Assisted Projects Near Hazardous Operations Handling Conventional Fuels or Chemicals of an Explosive or Flammable Nature.

Note: Tool tips, containing field specific information, have been added in this tool and may be accessed by hovering over the ASD result fields with the mouse.

Acceptable Separation Distance Assessment Tool

Is the container above ground?	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Is the container under pressure?	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Does the container hold a cryogenic liquified gas?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Is the container diked?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>
What is the volume (gal) of the container?	<input type="text" value="8000"/>
What is the Diked Area Length (ft)?	<input type="text"/>
What is the Diked Area Width (ft)?	<input type="text"/>
<input type="button" value="Calculate Acceptable Separation Distance"/>	
Diked Area (sqft)	<input type="text"/>
ASD for Blast Over Pressure (ASDBOP)	<input type="text" value="435.57"/>
ASD for Thermal Radiation for People (ASDPPU)	<input type="text" value="657.70"/>
ASD for Thermal Radiation for Buildings (ASDBPU)	<input type="text" value="131.49"/>
ASD for Thermal Radiation for People (ASDPNPD)	<input type="text"/>
ASD for Thermal Radiation for Buildings (ASDBNPD)	<input type="text"/>

For mitigation options, please click on the following link: [Mitigation Options \(/resource/3846/acceptable-separation-distance-asd-hazard-mitigation-options/\)](#)

Providing Feedback & Corrections

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Please send comments or other input using [Ask A Question \(/ask-a-question/my-question/\)](#). Enter "Environmental Review" in the "My question is related to" field.

Related Information

- [ASD User Guide \(/resource/3839/acceptable-separation-distance-asd-assessment-tool-user-guide/\)](#)
- [ASD Flow Chart \(/resource/3840/acceptable-separation-distance-asd-flowchart/\)](#)

ASD Calculations for 1/4 Mile Radius

Home (/) > Programs (/programs/) > Environmental Review (/programs/environmental-review/) > ASD Calculator

Acceptable Separation Distance (ASD) Electronic Assessment Tool

The Environmental Planning Division (EPD) has developed an electronic-based assessment tool that calculates the Acceptable Separation Distance (ASD) from stationary hazards. The ASD is the distance from above ground stationary containerized hazards of an explosive or fire prone nature, to where a HUD assisted project can be located. The ASD is consistent with the Department's standards of blast overpressure (0.5 psi-buildings) and thermal radiation (450 BTU/ft² - hr - people and 10,000 BTU/ft² - hr - buildings). Calculation of the ASD is the first step to assess site suitability for proposed HUD-assisted projects near stationary hazards. Additional guidance on ASDs is available in the Department's guidebook "Siting of HUD- Assisted Projects Near Hazardous Facilities" and the regulation 24 CFR Part 51, Subpart C, Siting of HUD-Assisted Projects Near Hazardous Operations Handling Conventional Fuels or Chemicals of an Explosive or Flammable Nature.

Note: Tool tips, containing field specific information, have been added in this tool and may be accessed by hovering over the ASD result fields with the mouse.

Acceptable Separation Distance Assessment Tool

Is the container above ground?	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Is the container under pressure?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Does the container hold a cryogenic liquified gas?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>
Is the container diked?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
What is the volume (gal) of the container?	<input type="text" value="42650"/>
What is the Diked Area Length (ft)?	<input type="text"/>
What is the Diked Area Width (ft)?	<input type="text"/>
<input type="button" value="Calculate Acceptable Separation Distance"/>	
Diked Area (sqft)	<input type="text"/>
ASD for Blast Over Pressure (ASDBOP)	<input type="text"/>
ASD for Thermal Radiation for People (ASDPPU)	<input type="text" value="1320.76"/>
ASD for Thermal Radiation for Buildings (ASDBPU)	<input type="text" value="285.04"/>
ASD for Thermal Radiation for People (ASDPNPD)	<input type="text"/>
ASD for Thermal Radiation for Buildings (ASDBNPD)	<input type="text"/>

For mitigation options, please click on the following link: [Mitigation Options \(/resource/3846/acceptable-separation-distance-asd-hazard-mitigation-options/\)](/resource/3846/acceptable-separation-distance-asd-hazard-mitigation-options/)

Providing Feedback & Corrections

After using the ASD Assessment Tool following the directions in this User Guide, users are encouraged to provide feedback on how the ASD Assessment Tool may be improved. Users are also encouraged to send comments or corrections for the improvement of the tool.

Please send comments or other input using [Ask A Question \(/ask-a-question/my-question/\)](/ask-a-question/my-question/). Enter "Environmental Review" in the "My question is related to" field.

Related Information

- [ASD User Guide \(/resource/3839/acceptable-separation-distance-asd-assessment-tool-user-guide/\)](/resource/3839/acceptable-separation-distance-asd-assessment-tool-user-guide/)
- [ASD Flow Chart \(/resource/3840/acceptable-separation-distance-asd-flowchart/\)](/resource/3840/acceptable-separation-distance-asd-flowchart/)

ASD Calculations for 1/4 Mile Radius

Home (/) > Programs (/programs/) > Environmental Review (/programs/environmental-review/) > ASD Calculator

Acceptable Separation Distance (ASD) Electronic Assessment Tool

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Note: Tool tips, containing field specific information, have been added in this tool and may be accessed by hovering over the ASD result fields with the mouse.

Acceptable Separation Distance Assessment Tool

Is the container above ground?	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Is the container under pressure?	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Does the container hold a cryogenic liquified gas?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Is the container diked?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>
What is the volume (gal) of the container?	<input type="text" value="42650"/>
What is the Diked Area Length (ft)?	<input type="text"/>
What is the Diked Area Width (ft)?	<input type="text"/>
<input type="button" value="Calculate Acceptable Separation Distance"/>	
Diked Area (sqft)	<input type="text"/>
ASD for Blast Over Pressure (ASDBOP)	<input type="text" value="757.45"/>
ASD for Thermal Radiation for People (ASDPPU)	<input type="text" value="1320.76"/>
ASD for Thermal Radiation for Buildings (ASDBPU)	<input type="text" value="285.04"/>
ASD for Thermal Radiation for People (ASDPNPD)	<input type="text"/>
ASD for Thermal Radiation for Buildings (ASDBNPD)	<input type="text"/>

For mitigation options, please click on the following link: [Mitigation Options \(/resource/3846/acceptable-separation-distance-asd-hazard-mitigation-options/\)](/resource/3846/acceptable-separation-distance-asd-hazard-mitigation-options/)

Providing Feedback & Corrections

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Please send comments or other input using [Ask A Question \(/ask-a-question/my-question/\)](/ask-a-question/my-question/). Enter "Environmental Review" in the "My question is related to" field.

Related Information

- [ASD User Guide \(/resource/3839/acceptable-separation-distance-asd-assessment-tool-user-guide/\)](/resource/3839/acceptable-separation-distance-asd-assessment-tool-user-guide/)
- [ASD Flow Chart \(/resource/3840/acceptable-separation-distance-asd-flowchart/\)](/resource/3840/acceptable-separation-distance-asd-flowchart/)

ASD Calculations for 1/2 Mile Radius

Home (/) > Programs (/programs/) > Environmental Review (/programs/environmental-review/) > ASD Calculator

Acceptable Separation Distance (ASD) Electronic Assessment Tool

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Note: Tool tips, containing field specific information, have been added in this tool and may be accessed by hovering over the ASD result fields with the mouse.

Acceptable Separation Distance Assessment Tool

Is the container above ground?	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Is the container under pressure?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Does the container hold a cryogenic liquified gas?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>
Is the container diked?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
What is the volume (gal) of the container?	<input type="text" value="225000"/>
What is the Diked Area Length (ft)?	<input type="text"/>
What is the Diked Area Width (ft)?	<input type="text"/>
<input type="button" value="Calculate Acceptable Separation Distance"/>	
Diked Area (sqft)	<input type="text"/>
ASD for Blast Over Pressure (ASDBOP)	<input type="text"/>
ASD for Thermal Radiation for People (ASDPPU)	<input type="text" value="2640.70"/>
ASD for Thermal Radiation for Buildings (ASDBPU)	<input type="text" value="614.91"/>
ASD for Thermal Radiation for People (ASDPNPD)	<input type="text"/>
ASD for Thermal Radiation for Buildings (ASDBNPD)	<input type="text"/>

For mitigation options, please click on the following link: [Mitigation Options \(/resource/3846/acceptable-separation-distance-asd-hazard-mitigation-options/\)](/resource/3846/acceptable-separation-distance-asd-hazard-mitigation-options/)

Providing Feedback & Corrections

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Related Information

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- [ASD Flow Chart \(/resource/3840/acceptable-separation-distance-asd-flowchart/\)](/resource/3840/acceptable-separation-distance-asd-flowchart/)

ASD Calculations for 1/2 Mile Radius

Home (/) > Programs (/programs/) > Environmental Review (/programs/environmental-review/) > ASD Calculator

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Is the container diked?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>
What is the volume (gal) of the container?	<input type="text" value="225000"/>
What is the Diked Area Length (ft)?	<input type="text"/>
What is the Diked Area Width (ft)?	<input type="text"/>
<input type="button" value="Calculate Acceptable Separation Distance"/>	
Diked Area (sqft)	<input type="text"/>
ASD for Blast Over Pressure (ASDBOP)	<input type="text" value="1312.60"/>
ASD for Thermal Radiation for People (ASDPPU)	<input type="text" value="2640.70"/>
ASD for Thermal Radiation for Buildings (ASDBPU)	<input type="text" value="614.91"/>
ASD for Thermal Radiation for People (ASDPNPD)	<input type="text"/>
ASD for Thermal Radiation for Buildings (ASDBNPD)	<input type="text"/>

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ASD Calculations for 1 Mile Radius

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Does the container hold a cryogenic liquified gas?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>
Is the container diked?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
What is the volume (gal) of the container?	<input type="text" value="1187500"/>
What is the Diked Area Length (ft)?	<input type="text"/>
What is the Diked Area Width (ft)?	<input type="text"/>
<input type="button" value="Calculate Acceptable Separation Distance"/>	
Diked Area (sqft)	<input type="text"/>
ASD for Blast Over Pressure (ASDBOP)	<input type="text"/>
ASD for Thermal Radiation for People (ASDPPU)	<input type="text" value="5280.71"/>
ASD for Thermal Radiation for Buildings (ASDBPU)	<input type="text" value="1326.79"/>
ASD for Thermal Radiation for People (ASDPNPD)	<input type="text"/>
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Does the container hold a cryogenic liquified gas?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Is the container diked?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>
What is the volume (gal) of the container?	<input type="text" value="1187500"/>
What is the Diked Area Length (ft)?	<input type="text"/>
What is the Diked Area Width (ft)?	<input type="text"/>
<input type="button" value="Calculate Acceptable Separation Distance"/>	
Diked Area (sqft)	<input type="text"/>
ASD for Blast Over Pressure (ASDBOP)	<input type="text" value="2274.96"/>
ASD for Thermal Radiation for People (ASDPPU)	<input type="text" value="5280.71"/>
ASD for Thermal Radiation for Buildings (ASDBPU)	<input type="text" value="1326.79"/>
ASD for Thermal Radiation for People (ASDPNPD)	<input type="text"/>
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Karen Harrison

From: Sherri Phillips <sPhillips@maryville-tn.gov>
Sent: Tuesday, November 4, 2025 5:04 PM
To: Compliance Department
Cc: Jane Groff; Niki Freshour; Sherri Phillips
Subject: RE: Fire Information Request - Proposed Hannum Springs
Attachments: Fire.pdf; Maryville Housing 3.25.25.PDF

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Per your request, please find information attached and/or noted below. This request met the 1-hour threshold so there will not be a fee for this request.

Questions:

Can you confirm if the jurisdiction has adopted the 2017 edition (or newer) of the NFPA 58 Liquefied Petroleum Gas Code? **YES**

If yes, please attach a copy of all available information **Attached last Fire Inspection**

** Please confirm if there are any records of open fire code violations** **They have NO record of fire code violations.**

Sherri Phillips

City of Maryville

Financial Services Director/City Recorder/CMFO

865.273.3452

From: Compliance Department <comp@d3g.com>
Sent: Wednesday, October 29, 2025 12:58 PM
To: Sarah Harris <sbharris@maryville-tn.gov>
Subject: Fire Information Request - Proposed Hannum Springs

[CAUTION:EXTERNAL SENDER]

Good Afternoon,

I am writing in request of information that is needed for a re-financing loan report regarding Proposed Hannum Springs, located at McNabb Place in Maryville, TN. I am requesting it on behalf of Maryville Housing Authority. Please let me know if more information is needed if fees are involved or if another municipality needs to be contacted.

Fire Information Request -

I am requesting the most recent fire inspection report, any open fire code violations, fire department response for HAZMAT spills, and any permits for above/underground storage tanks. Are there any current or recent (within the past year) permits issued for thermal/explosive hazards (aboveground storage tanks > 100 gallons) located within a one (1) mile radius of the subject property?

Can you confirm if the jurisdiction has adopted the 2017 edition (or newer) of the NFPA 58 Liquefied Petroleum Gas Code?

If yes, please attach a copy of all available information

** Please confirm if there are any records of open fire code violations**

This information is URGENTLY needed and REQUIRED by HUD.

Thank you,

CAUTION: This email originated from outside of the City of Maryville organization. Do not click links or open attachments unless you recognize the sender's email address and know the content is safe.

Maryville Fire Dept.

Occupancy: **MARYVILLE HOUSING AUTHORITY**

Occupancy ID: **682**

Address: **311 Atlantic AVE Maryville TN 37801**



402 W. Broadway Ave.
Maryville, TN 37801
865-273-3655

Form: 2018 IFC Inspection

Inspection Type: **Commercial Inspection**

Inspection Date: **3/25/2025**

By: CRAW , JOHN (182)

Time In: **15:00**

Time Out: **15:15**

Authorized Date: **03/26/2025**

By: CRAW , JOHN (182)

Inspection Topics:

Exterior

Fire Lanes marked/unobstructed

IFC 503.3, 503.4

Status: PASS

Notes:

Address Identification

IFC 505.1

Status: PASS

Notes:

Fire hydrants/water supply accessible

IFC 507.5.4

Status: PASS

Notes:

Combustible accumulations/storage acceptable

IFC 304.2, IFC 315.4

Status: PASS

Notes:

F.D. key box present/maintained

IFC 506

Status: PASS

Notes:

F.D. connections visible/maintained

IFC 912

Status: PASS

Notes:

Gas meter/piping protected against impact

IFC 312, 603.9

Status: PASS

Notes:

Dumpsters are outside and 5ft or more from combustibile walls, openings or combustibile roof eave lines

IFC 304.3.3

Status: PASS

Notes:

Exit Features/Means of Egress

Exits, aisles, and corridors free of obstructions

IFC 1031.3

Status: PASS

Notes:

Exit signs present

IFC 1031.4, 1104.3

Status: Comment

Notes: Emergency Exit Signs were found non-operational and failed to function properly during testing. To comply with the Fire Code, please ensure each is repaired or replaced. The predominant cause of failure in exit signs or emergency lights is a depleted battery. Backup batteries have a limited lifespan. Over time, rechargeable batteries diminish their capacity to hold a full charge. For compliance with the required 90-minute backup, replacing the battery is essential. Testing each Emergency Exit Sign and Emergency Exit Lights on a recurring schedule is also recommended to ensure each unit is working correctly.

Emergency lighting present and operational

IFC 1031.10, 1104.5

Status: Comment

Notes: Emergency Exit Lights were found non-operational and failed to function properly during testing. To comply with the Fire Code, please ensure each is repaired or replaced. The predominant cause of failure in exit signs or emergency lights is a depleted battery. Backup batteries have a limited lifespan. Over time, rechargeable batteries diminish their capacity to hold a full charge. For compliance with the required 90-minute backup, replacing the battery is essential. Testing each Emergency Exit Sign and Emergency Exit Lights on a recurring schedule is also recommended to ensure each unit is working correctly.

Interior finish acceptable

IFC 803, 804

Status: PASS

Notes:

Construction Features

Vertical openings protected

IFC 1103.4

Status: PASS

Notes:

Storage

Storage neat and orderly

IFC 315.3

Status: PASS

Notes:

Combustible storage prohibited in electrical equipment rooms, restrictions apply in boiler/mechanical rooms

IFC 315.3.3

Status: PASS

Notes:

Storage maintained [2' below ceiling un-sprinklered, 18" sprinklered]

IFC 315.3.1

Status: PASS

Notes:

Sprinkler System

Coverage is adequate

IFC 903.3.1

Status: PASS

Notes:

Controls are readily accessible

IFC 509.2

Status: PASS

Notes:

Valves locked open

IFC 903.4

Status: PASS

Notes:

System and valves supervised [>20 sprinklers new, >100 in existing]

IFC 903.4

Status: PASS

Notes:

Heads in good condition

IFC 903.3.1

Status: PASS

Notes:

Wrench/spare sprinklers present

IFC 903.3.1

Status: PASS

Notes:

Tested and inspected at least annually

IFC 901.6

Status: PASS

Notes:

Fire Alarm and Detection

Control panel/annunciator panel in normal condition

IFC 901.6, 901.7

Status: PASS

Notes:

Detectors properly installed

IFC 907

Status: PASS

Notes:

Tested/inspected at least annually

IFC 907.8

Status: PASS

Notes:

Fire Alarm installed where required

IFC 907.2

Status: PASS

Notes:

Electrical

No electrical hazards

IFC 604.1, 604.6

Status: PASS

Notes:

Appliances/fixtures in good condition

IFC 604.7

Status: PASS

Notes:

Overcurrent protection present

IFC 604.1

Status: PASS

Notes:

Multi-plug adapters per NFPA 70

IFC 604.4

Status: PASS

Notes:

Extension cords not substituted for fixed wiring

IFC 604.5

Status: PASS

Notes:

Power strips properly used

IFC 604.4

Status: PASS

Notes:

Access/clearance to electrical panels

IFC 604.3

Status: PASS

Notes:

Fire Extinguishers

Readily accessible

IFC 906.5

Status: PASS

Notes:

Travel distance not exceeded

IFC 906.1, 906.3

Status: PASS

Notes:

Tested/inspected at least annually

IFC 901.6.1

Status: PASS

Notes:

Additional Time Spent on Inspection:

Category	Start Date / Time	End Date / Time
----------	-------------------	-----------------

Notes: No Additional time recorded

Total Additional Time: 0 minutes

Inspection Time: 15 minutes

Total Time: 15 minutes

Summary:

Overall Result: Passed

Inspector Notes:

Inspector:

Name: CRAW , JOHN

Rank: Lieutenant

Work Phone(s): None on file

Email(s): tjcrow@maryville-tn.gov

Signature

Date

Representative Signature:

Signature

Date



Fire Contact: Fire official **From:** Compliance Department
Municipality: Blount County **Department:** Fire
Phone: 804-665-2902 **Fax:** **Email:** comp@d3g.com
Pages: 2 **Date:** 10/29/2025

Urgent For Review Please Comment Please Reply Please Recycle

To meet the financing requirements of the loan program, Dominion Due Diligence Group is requesting your assistance on behalf of:

Maryville Housing Authority
311 Atlantic Avenue
Maryville, TN 37801

This information is required for the HUD re-financing report for the following property:

Proposed Hannum Springs
McNabb Place
Maryville, TN 37801

Please email completed letter to my attention at comp@d3g.com.

If unable to send via email, please fax to me at 804-588-5758 before mailing a hard copy to my attention.

Thank you for your time,

Compliance Department
P: 804-665-2902 F: 804-588-5758 E: comp@d3g.com

Penelope Huhmann

From: Compliance Department
Sent: Wednesday, October 29, 2025 12:58 PM
To: sbharris@maryville-tn.gov
Subject: Fire Information Request - Proposed Hannum Springs
Attachments: Fire.pdf

Good Afternoon,

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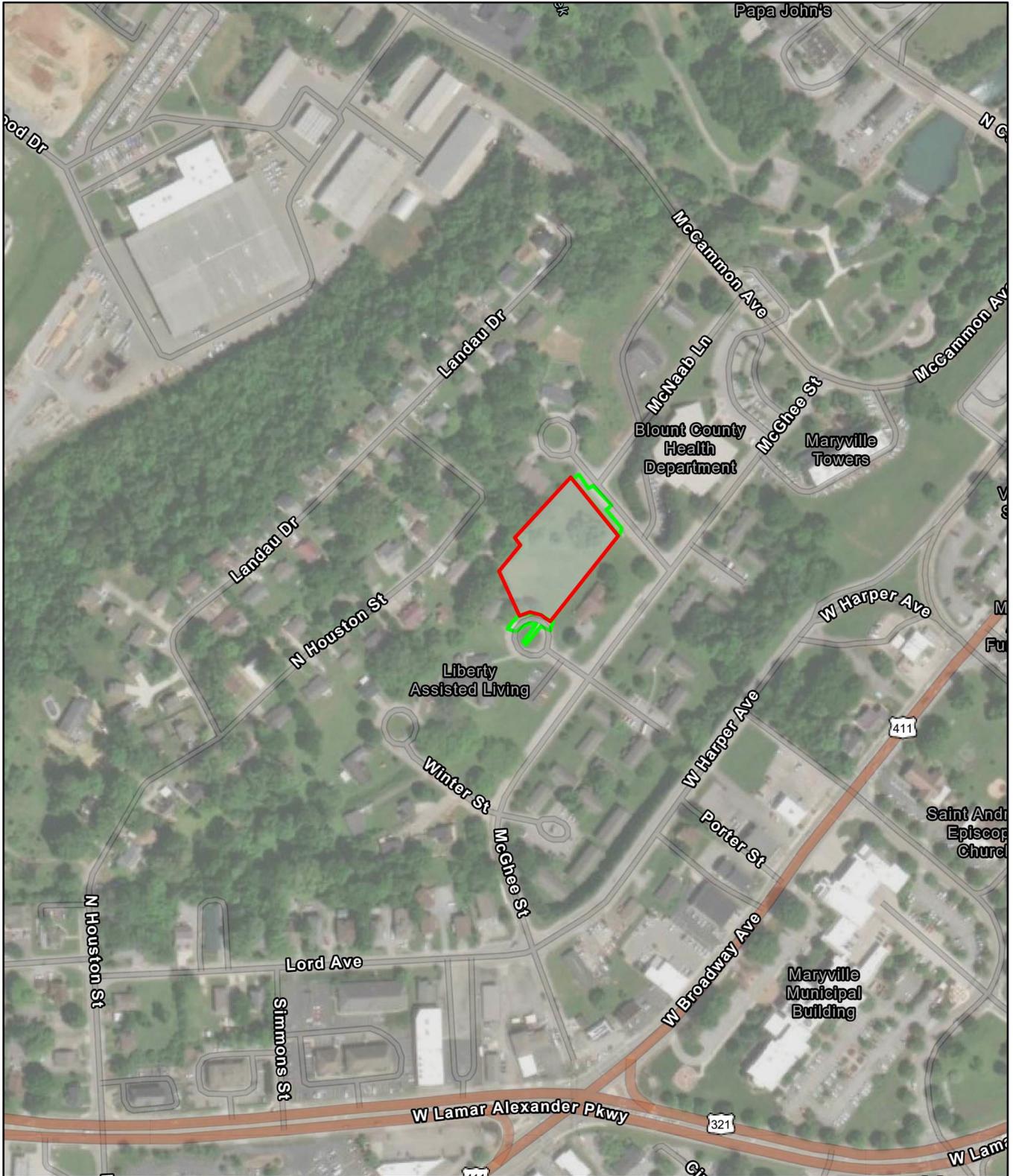
Thank you,

APPENDIX K

Farmlands Protection

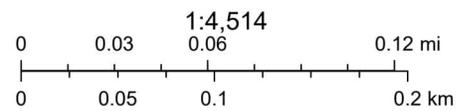


Urbanized Areas



November 3, 2025

-  HUD Collateral
-  Aggregation Area
-  Aggregation Area
-  Urban Areas



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, NC CGIA, Vantor, EPA OEI

APPENDIX L

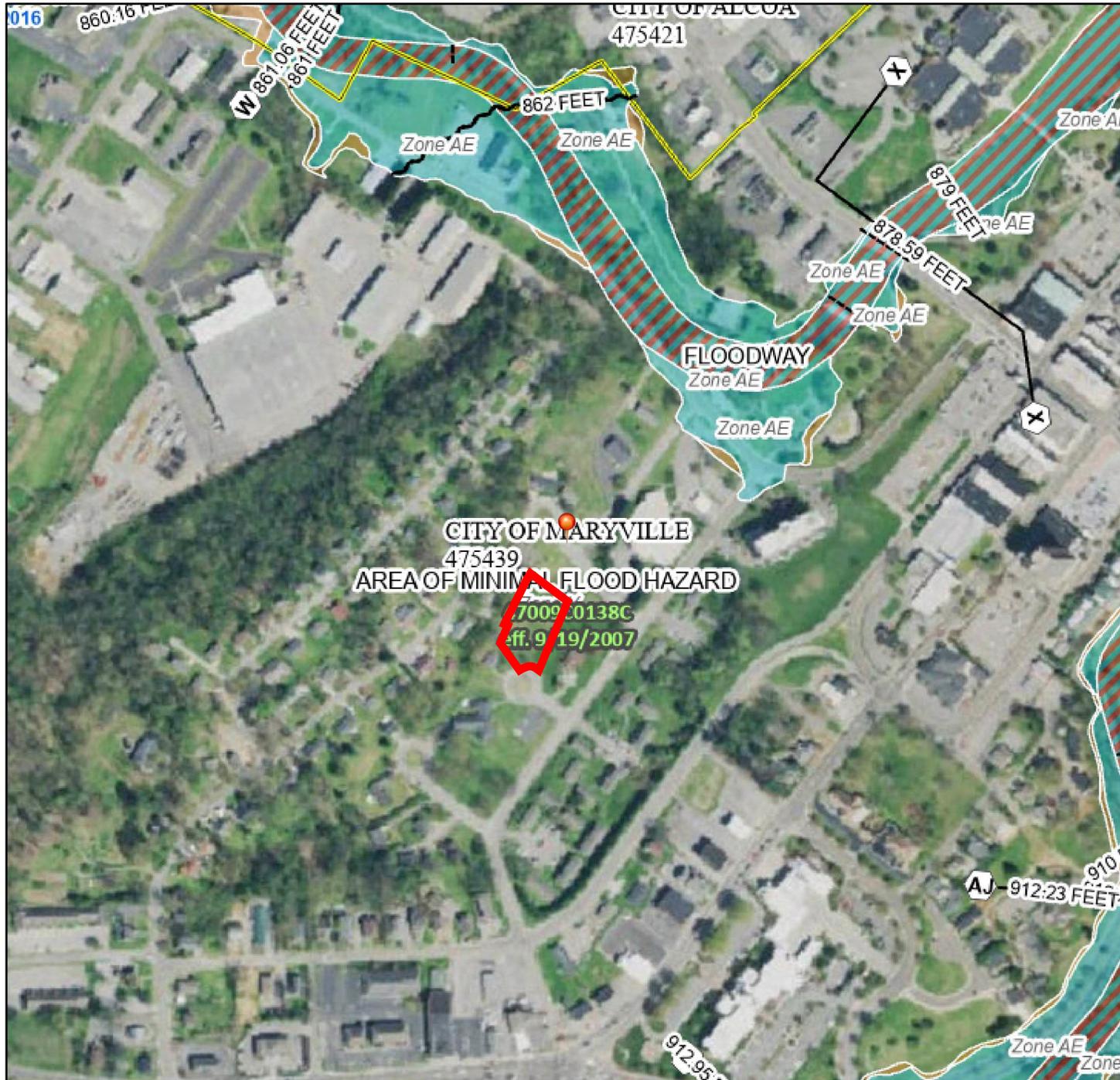
Floodplain Management



National Flood Hazard Layer FIRMMette



83°58'53"W 35°45'33"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, A99	With BFE or Depth Zone AE, AO, AH, VE, AR

		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D

OTHER AREAS OF FLOOD HAZARD

		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D

OTHER AREAS	GENERAL STRUCTURES	
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall

		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature

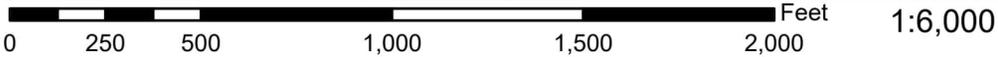
OTHER FEATURES	MAP PANELS	
		Digital Data Available
		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **11/3/2025 at 2:44 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



Basemap Imagery Source: USGS National Map 2023



Navigation

Search

- MSC Home (</portal/>)
- MSC Search by Address (</portal/search>)
- MSC Search All Products (</portal/advanceSearch>)
- ▼ MSC Products and Tools (</portal/resources/productsandtools>)
 - Hazus (</portal/resources/hazus>)
 - LOMC Batch Files (</portal/resources/lomc>)
 - Product Availability (</portal/productAvailability>)
- MSC Frequently Asked Questions (FAQs) (</portal/resources/faq>)
- MSC Email Subscriptions (</portal/subscriptionHome>)
- Contact MSC Help (</portal/resources/contact>)

Choose one of the three search options below and optionally enter a posting date range.

Jurisdiction	Jurisdiction Name	Product ID
State <input type="text" value="- Select -"/>	Jurisdiction Name or FEMA ID <input type="text" value="MARYVILLE, CITY OF"/> <i>(Ex. Fairfax County-wide or 51059C)</i>	Product ID <input type="text"/> <i>(Ex. Panel Number, LOMC Case Number)</i>

> Filter By Posting Date Range (Optional)

Search

Clear All Fields

Search Results for MARYVILLE, CITY OF

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Please Note: Searching All Products by county displays all products for all communities within the county. You can refine your search results by specifying your specific jurisdiction location using the drop-down menus above.

Expand All

- Effective Products (42)
- Preliminary Products (0)
- Pending Product (0)
- Historic Products (3)
- Flood Risk Products (0)

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 [Strategic Plan](https://www.fema.gov/about/strategic-plan) (<https://www.fema.gov/about/strategic-plan>)
 [Whitehouse.gov](https://www.whitehouse.gov) (<https://www.whitehouse.gov>)
 [DHS.gov](https://www.dhs.gov) (<https://www.dhs.gov>)
 [Ready.gov](https://www.ready.gov) (<https://www.ready.gov>)
 [USA.gov](https://www.usa.gov) (<https://www.usa.gov>)
 [DisasterAssistance.gov](https://www.disasterassistance.gov) (<https://www.disasterassistance.gov>)



NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from natural drainage sources of small size. The community map repository should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where Base Flood Elevations (BFEs) and/or Floodways have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only to landward of 0.07 North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the floodways were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by flood control structures. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The projection used in the preparation of this map was the Tennessee State Plane (FIPSZONE 4100). The horizontal datum was NAD83, GRS1980 spheroid. Differences in datum, spheroid, projection or State Plane zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of the FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same vertical datum. For information regarding conversion between the National Geodetic Vertical Datum of 1959 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov/> or contact the National Geodetic Survey at the following address:

NGS Information Services
 NOAA, NHG512
 National Geodetic Survey
 SSMC-3, #0202
 1215 East-West Highway
 Silver Spring, MD 20910-3282

To obtain current elevation, description, and/or location information for bench marks shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (901) 715-3262, or visit its website at <http://www.ngs.noaa.gov/>.

Base map information shown on this FIRM was provided in digital format by the National Geodetic Survey, Tennessee Base Mapping Program and Tennessee Spatial Data Server, and TALE files.

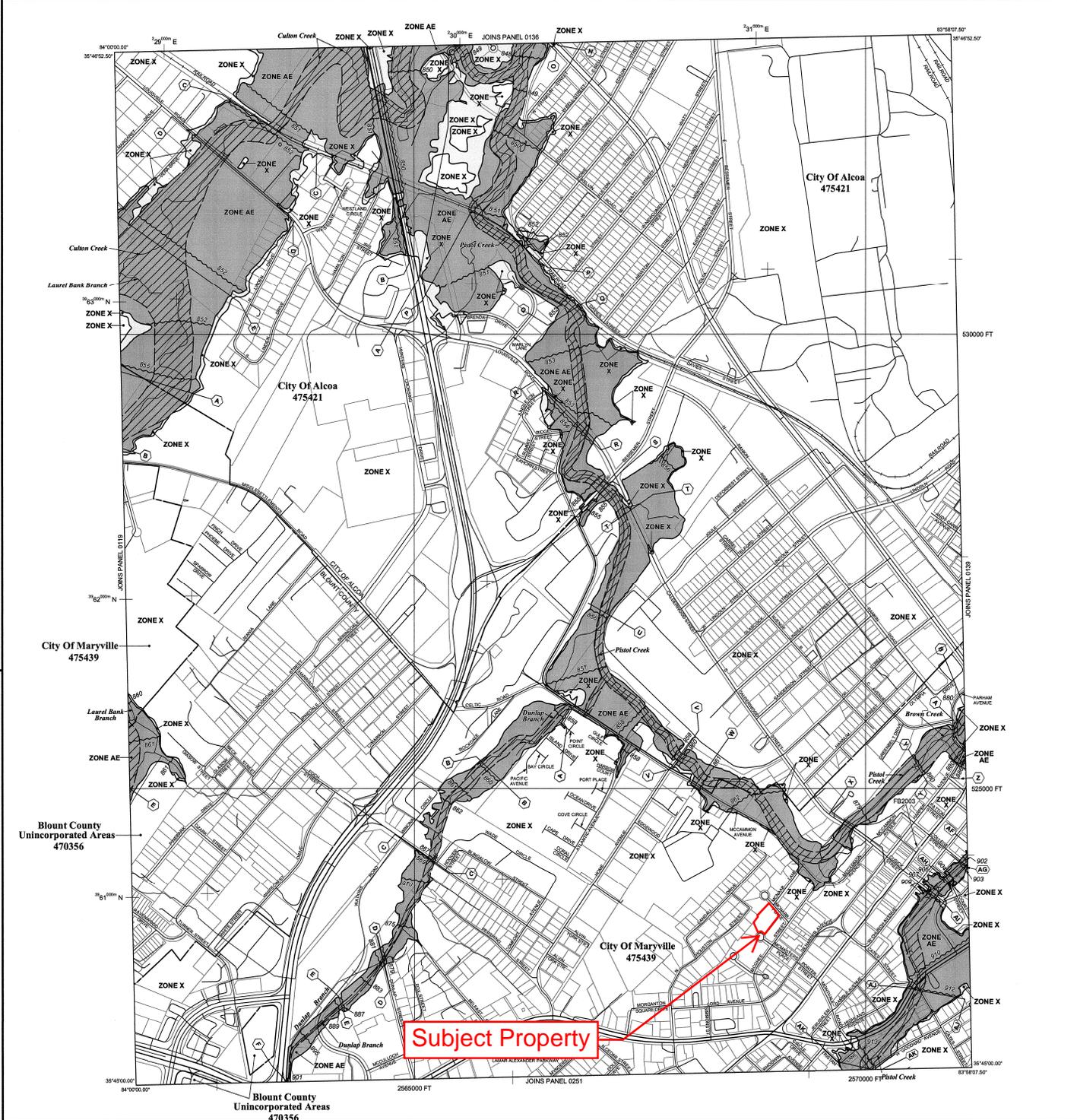
This map reflects more detailed and up-to-date stream channel configurations than those shown on the previous FIRM for this jurisdiction. The floodlines and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study report (which contain authoritative hydraulic data) may reflect stream channel changes that differ from what is shown on this map.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed Map Index for an overview map of the county showing the layout of map panels; community map repository addresses; and a listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

Contact the FEMA Map Service Center at 1-800-358-9616 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, a Flood Insurance Study report, and/or digital versions of this map. The FEMA Map Service Center may also be reached by Fax at 1-800-358-9620 and its website at <http://www.msc.fema.gov/>.

If you have questions about this map or questions concerning the National Flood Insurance Program in general, please call 1-877-FEMA-MAP(1-877-336-2627) or visit the FEMA website at <http://www.fema.gov/>.



LEGEND

- SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO SUBMERSION BY THE 1% ANNUAL CHANCE FLOOD**
- The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Areas in the areas subject to flooding by the 1% annual chance flood areas of Special Flood Hazard Zones A, AE, AH, AD, AV, AR, V, and VE. The base flood elevation is the water-surface elevation of the 1% annual chance flood.
- ZONE A** No Base Flood Elevations determined.
 - ZONE AE** Base Flood Elevations determined.
 - ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
 - ZONE AD** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined; for areas of alluvial fan flooding, velocities also determined.
 - ZONE AR** Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently identified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
 - ZONE AV** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevation determined.
 - ZONE V** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
 - ZONE VE** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.
- FLOODWAY AREAS IN ZONE AE**
- The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.
- OTHER FLOOD AREAS**
- ZONE X** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
- OTHER AREAS**
- ZONE X** Areas determined to be outside the 0.2% annual chance floodplain.
 - ZONE D** Areas in which flood hazards are undetermined, but possible.
- COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS**
- OTHERWISE PROTECTED AREAS (OPAs)**
- CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.
- Floodplain boundary
 - Floodway boundary
 - Zone D boundary
 - CBRS and OPA boundary
- Boundary defining Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
- Base Flood Elevation line and value; elevation in feet*
 (E1.987)
 — Base Flood Elevation value where uniform within zone; elevation in feet*
 — Cross section line
- * Referenced to the North American Vertical Datum of 1988 (NAVD 88)
- Transsect line
- Geographic coordinates referenced to the North American Datum of 1983 (NAD 83)
 100-meter Universal Transverse Mercator grid (UTM) zone 17
 500-foot grid values Tennessee State Plane coordinate system, (FIPSZONE 4100), Lambert Conformal Conic
- Bench mark (see explanation in Notes to Users section of this FIRM panel)
 — M1.5
 — River Mile
- MAP REPOSITORIES
 Refer to Map Repositories list on Map Index
- EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
 September 16, 2007
 EFFECTIVE DATES OF REVISIONS TO THIS PANEL

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0138C

FIRM FLOOD INSURANCE RATE MAP
BLOUNT COUNTY, TENNESSEE
AND INCORPORATED AREAS

PANEL 138 OF 475
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

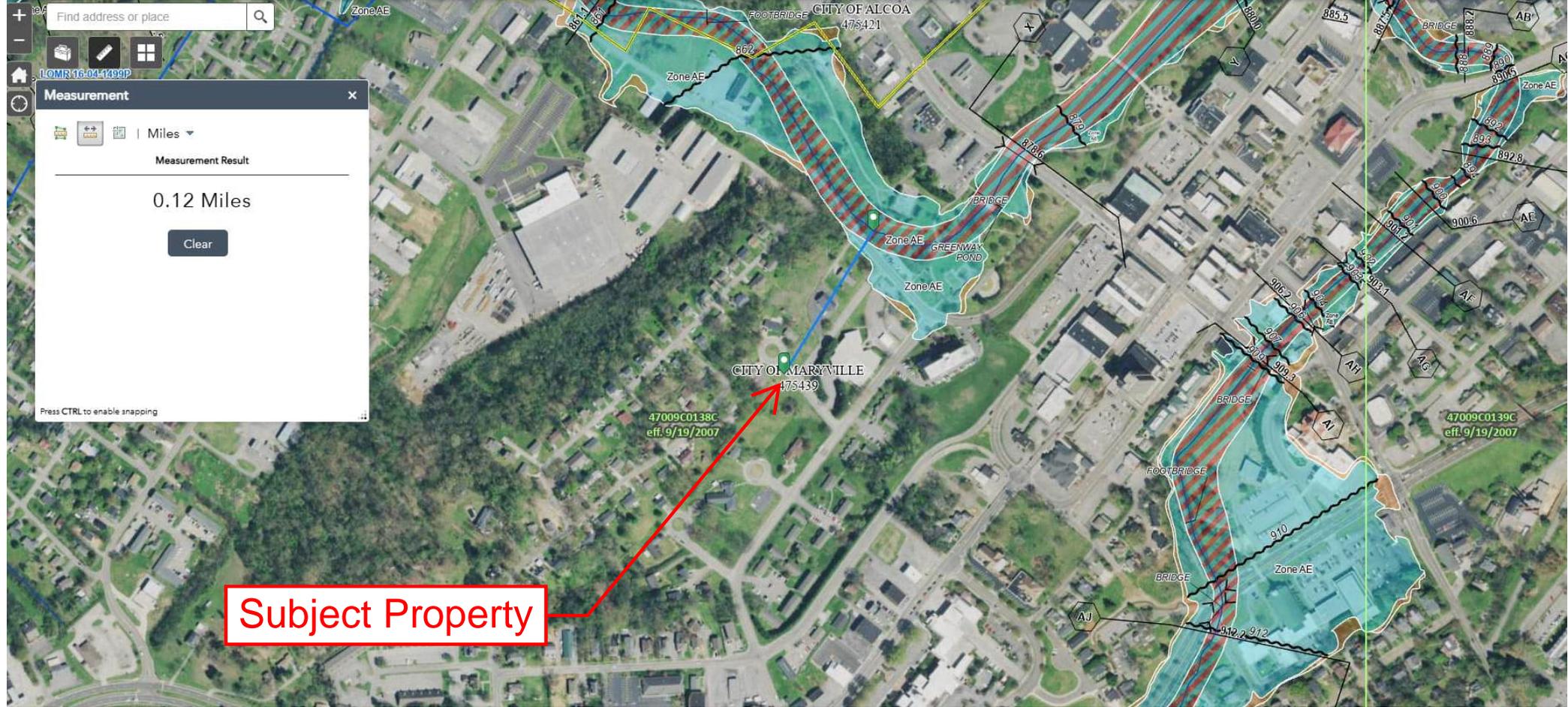
CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
BLOUNT COUNTY	470356	0138	C
ALCOA CITY OF	475421	0138	C
MARYVILLE CITY OF	475439	0138	C

Notice to User: The Map Number shown below should be used when placing new orders. The Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER 47090C0138C
EFFECTIVE DATE SEPTEMBER 19, 2007

Federal Emergency Management Agency



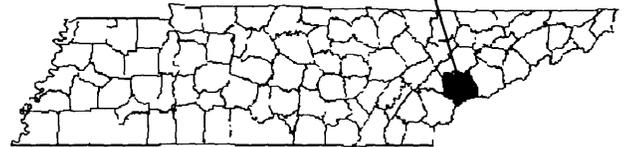
Subject Property

FLOOD INSURANCE STUDY



BLOUNT COUNTY, TENNESSEE, AND INCORPORATED AREAS

BLOUNT COUNTY



Community Name	Community Number
ALCOA, CITY OF	475421
FRIENDSVILLE, CITY OF	470302
LOUISVILLE, TOWN OF	470405
MARYVILLE, CITY OF	475439
ROCKFORD, CITY OF	470320
TOWNSEND, CITY OF	470281
BLOUNT COUNTY	470356
(UNINCORPORATED AREAS)	

Effective Date: September 19, 2007
(Reprinted with corrections on February 29, 2008)



Federal Emergency Management Agency
FLOOD INSURANCE STUDY NUMBER
47009CV000A

NOTICE TO
FLOOD INSURANCE STUDY USERS

Communities participating in the National Flood Insurance Program (NFIP) have established repositories of flood hazard data for floodplain management and flood insurance purposes. This Flood Insurance Study (FIS) may not contain all data available within the repository. It is advisable to contact the community repository for any additional data.

Part or all of this FIS may be revised and republished at any time. In addition, part of this FIS may be revised by the Letter of Map Revision process, which does not involve republication or redistribution of the FIS. It is, therefore, the responsibility of the user to consult with community officials and to check the community repository to obtain the most current FIS components.

This Flood Insurance Study report was reissued on February 29, 2008, to adjust the profile for Unnamed Tributary to Brown Creek on panel 46P. The vertical axis contained an error in the FIS report printed on September 19, 2007.

Initial Countywide FIS Effective Date: September 19, 2007

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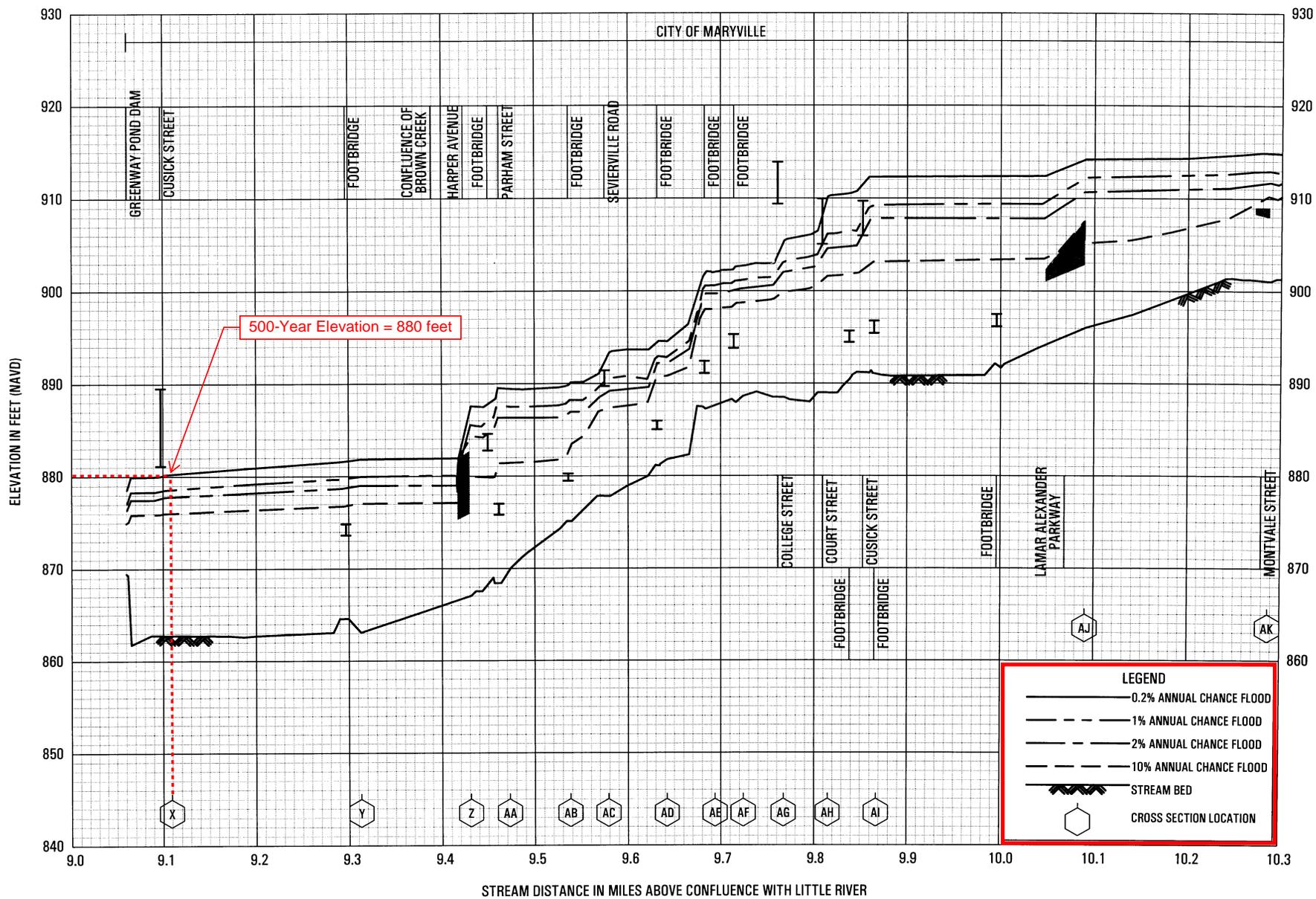
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Exhibit 1 -	Flood Profiles	
	Brown Creek	Panels 01P - 02P
	Cross Creek	Panels 03P-05P
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	Duncan Branch	Panel 07P
	Dunlap Branch	Panels 08P-09P
	Lackey Creek	Panels 10P-13P
	Lackey Creek Tributary	Panel 14P
	Laurel Bank Branch	Panels 15P-16P
	Little River	Panels 17P-30P
	Pistol Creek	Panels 31P-36P
	Russell Branch	Panels 37P-39P
	Springfield Branch	Panels 40P-41P
	Taylor Branch	Panels 42P-43P
	Tennessee River	Panels 44P-45P
	Unnamed Tributary to Brown Creek	Panels 46P-48P
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Exhibit 2 -	Flood Insurance Rate Map Index	
	Flood Insurance Rate Map	



FLOOD PROFILES
PISTOL CREEK

FEDERAL EMERGENCY MANAGEMENT AGENCY
BLOUNT COUNTY, TN
 AND INCORPORATED AREAS

Handwritten signature

APPENDIX M

Historic Preservation



Sammi Alfonso

From: TN Help <tnhelp@service-now.com>
Sent: Wednesday, November 5, 2025 7:42 AM
To: Sammi Alfonso
Cc: Kristina Harvey
Subject: Hannum Springs Housing Development - Project # SHPO0007972

Follow Up Flag: Follow up
Flag Status: Flagged

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



TENNESSEE HISTORICAL COMMISSION
STATE HISTORIC PRESERVATION OFFICE
2941 LEBANON PIKE
NASHVILLE, TENNESSEE 37243-0442
OFFICE: (615) 532-1550
www.tnhistoricalcommission.org

11-05-2025 08:39:46 CST

Samantha Alfonso
D3G
s.alfonso@d3g.com

RE: Department of Housing And Urban Development (HUD), Hannum Springs Housing Development, Project#: SHPO0007972, Maryville, Blount County, TN

Dear Samantha Alfonso:

In response to your request, we have reviewed the cultural resources documentation submitted by you regarding the above-referenced undertaking. Our review of and comment on your proposed undertaking are among the requirements of Section 106 of the National Historic Preservation Act. This Act requires federal agencies or applicants for federal assistance to consult with the appropriate State Historic Preservation Office before they carry out their proposed undertakings. The Advisory Council on Historic Preservation has codified procedures for carrying out Section 106 review in 36 CFR 800 (Federal Register, December 12, 2000, 77698-77739).

Considering the information provided, we find that the area of potential effects includes site 40BT266, however the site no longer retains integrity. Therefore, we find that no historic properties eligible for listing in the National Register of Historic Places will be affected by this undertaking. If project plans are changed or archaeological remains are discovered during project construction, please contact this

office to determine what further action, if any, will be necessary to comply with Section 106 of the National Historic Preservation Act. Please provide your Project # when submitting any additional information regarding this undertaking. Questions or comments may be directed to Jennifer Barnett, who drafted this response, at Jennifer.Barnett@tn.gov.

Sincerely,

A handwritten signature in cursive script that reads "Miranda Montgomery".

Miranda Montgomery
State Historic Preservation Officer

Ref:MSG18021842_2IH0FZDKYdou54Dbcla

November 4, 2025

Mr. Patrick McIntyre, Jr., Executive Director, SHPO
Tennessee Historical Commission
2941 Lebanon Pike
Nashville, TN 37214

Subject: SHPO Determination of Effects
Proposed Hannum Springs
McNabb Place
Maryville, Blount County, Tennessee 37801
Parcel ID #: 057D-E-045.00
Latitude: 35.754666, Longitude: -83.975858

This letter is to provide the necessary information and supporting documentation for this determination of effects with respect to historical and cultural properties known to be within the undertaking's area of potential effects.

FUNDING PROGRAM:

HUD HOME Investment Partnership Program (HOME) Grant and Tennessee Housing Development Agency (THDA) Tax Credit – New construction of a multi-family apartment complex

LENDER CONTACT INFORMATION

Maryville Housing Authority
Attn: Julie Sharpe
311 Atlantic Avenue
Maryville, TN 37801
jsharpe@mhatn.com

AUTHORIZED REPRESENTATIVE CONTACT INFORMATION

Dominion Due Diligence Group
Attn: Samantha Alfonso, NEPA Compliance Manager
3280 Wadsworth Boulevard, Suite 201
Wheat Ridge, CO 80033
s.alfonso@d3g.com

PRESENT CONDITION OF THE SITE:

The subject property consists of 1.184 acres of undeveloped grassland with trees and brush. The subject property is bounded by McNabb Place, McNabb Lane, single-family residential structures, and Blount County Health Department to the northeast; single-family residential structures to the southeast; McMaster Place, Liberty Assisted Living, and single-family residential structures to the southwest; and single-family residential structures to the northwest. It should additionally be noted that a portion of land and McMaster Place to the south associated with demolition, grading, ingress/egress, water line, and landscaping, and a portion of land and McNabb Place to the northeast associated with demolition, grading, ingress/egress, underground telecom, and landscaping are located within the Environmental Review due to HUD's aggregation requirements.

AREA OF POTENTIAL EFFECT:

The Sponsor is submitting this project for a HUD HOME Grant, and through the Tennessee Housing Development Agency (THDA) to obtain tax credits for the new construction of a multi-family apartment complex featuring four (4) townhome style structures consisting of a duplex and three (3) triplexes and a total of eleven (11) residential units. The Direct Area of Potential Effects (APE) includes the subject property and any above-identified off-site areas. The Indirect (Visual) APE includes any vicinity properties within an approximate 0.10-mile view-shed to the subject property, as delineated on the attached map.

APE HISTORY:

According to the reviewed subject property historical information, the subject property consisted of two (2) residential dwellings and a portion of the Hale High School since at least 1945 through at least 1963. The former structures appear to have been demolished after 1963 and prior to 1985. The property then consisted of undeveloped land through at least 1988, prior to some grading and clearing activities occurring by 1992 associated with development in the surrounding area. The subject property is again depicted as undeveloped land by 1997 and has remained unchanged to this day. Vicinity structures within the APE date to the 1950s.

REVIEW OF HISTORIC LISTINGS:

A review of the National Register of Historic Places and the Tennessee Historical Commission Viewer accessed at <https://tnmap.tn.gov/historicalcommission/> indicates that the subject property and the vicinity properties within the APE are not listed on the National Register of Historic Places; are not located within, or adjacent to, a Historic District; and are not listed as local landmarks. The subject property was previously disturbed with former residential structures and a school structure.

D3G prepared letters for the RE's consultations with the Tribal Historic Preservation Officers (THPOs) of the following tribes: Alabama-Coushatta Tribe of Texas, Cherokee Nation, Coushatta Tribe of Louisiana, Eastern Band of Cherokee Indians, and Muscogee (Creek) Nation. No objections to the proposed undertaking are anticipated.

Based on the foregoing information, Dominion Due Diligence Group (D3G) proposes the following final determination of effects: *There will be no historic properties or cultural resources affected by the proposed undertaking.*

Your review and response to this determination of effects will be appreciated to complete the Section 106 Review. Please feel free to contact D3G should you need any additional information to issue your response.

Sincerely;

DOMINION DUE DILIGENCE GROUP



Kristina Harvey
NEPA Specialist
k.harvey@d3g.com



Samantha W. Alfonso
NEPA Compliance Manager
s.alfonso@d3g.com



Appendix A

When To Consult With Tribes Under Section 106

Section 106 requires consultation with federally-recognized Indian tribes when a project may affect a historic property of religious and cultural significance to the tribe. Historic properties of religious and cultural significance include: archeological sites, burial grounds, sacred landscapes or features, ceremonial areas, traditional cultural places, traditional cultural landscapes, plant and animal communities, and buildings and structures with significant tribal association. The types of activities that may affect historic properties of religious and cultural significance include: ground disturbance (digging), new construction in undeveloped natural areas, introduction of incongruent visual, audible, or atmospheric changes, work on a building with significant tribal association, and transfer, lease or sale of properties of the types listed above.

If a project includes any of the types of activities below, invite tribes to consult:

significant ground disturbance (digging)
Examples: new sewer lines, utility lines (above and below ground), foundations, footings, grading, access roads

new construction in undeveloped natural areas
Examples: industrial-scale energy facilities, transmission lines, pipelines, or new recreational facilities, in undeveloped natural areas like mountaintops, canyons, islands, forests, native grasslands, etc., and housing, commercial, and industrial facilities in such areas

incongruent visual changes
Examples: construction of a focal point that is out of character with the surrounding natural area, impairment of the vista or viewshed from an observation point in the natural landscape, or impairment of the recognized historic scenic qualities of an area

incongruent audible changes
Examples: increase in noise levels above an acceptable standard in areas known for their quiet, contemplative experience

incongruent atmospheric changes
Examples: introduction of lights that create skyglow in an area with a dark night sky

work on a building with significant tribal association
Examples: rehabilitation, demolition or removal of a surviving ancient tribal structure or village, or a building or structure that there is reason to believe was the location of a significant tribal event, home of an important person, or that served as a tribal school or community hall

transfer, lease or sale of a historic property of religious and cultural significance
Example: transfer, lease or sale of properties that contain archeological sites, burial grounds, sacred landscapes or features, ceremonial areas, plant and animal communities, or buildings and structures with significant tribal association

None of the above apply

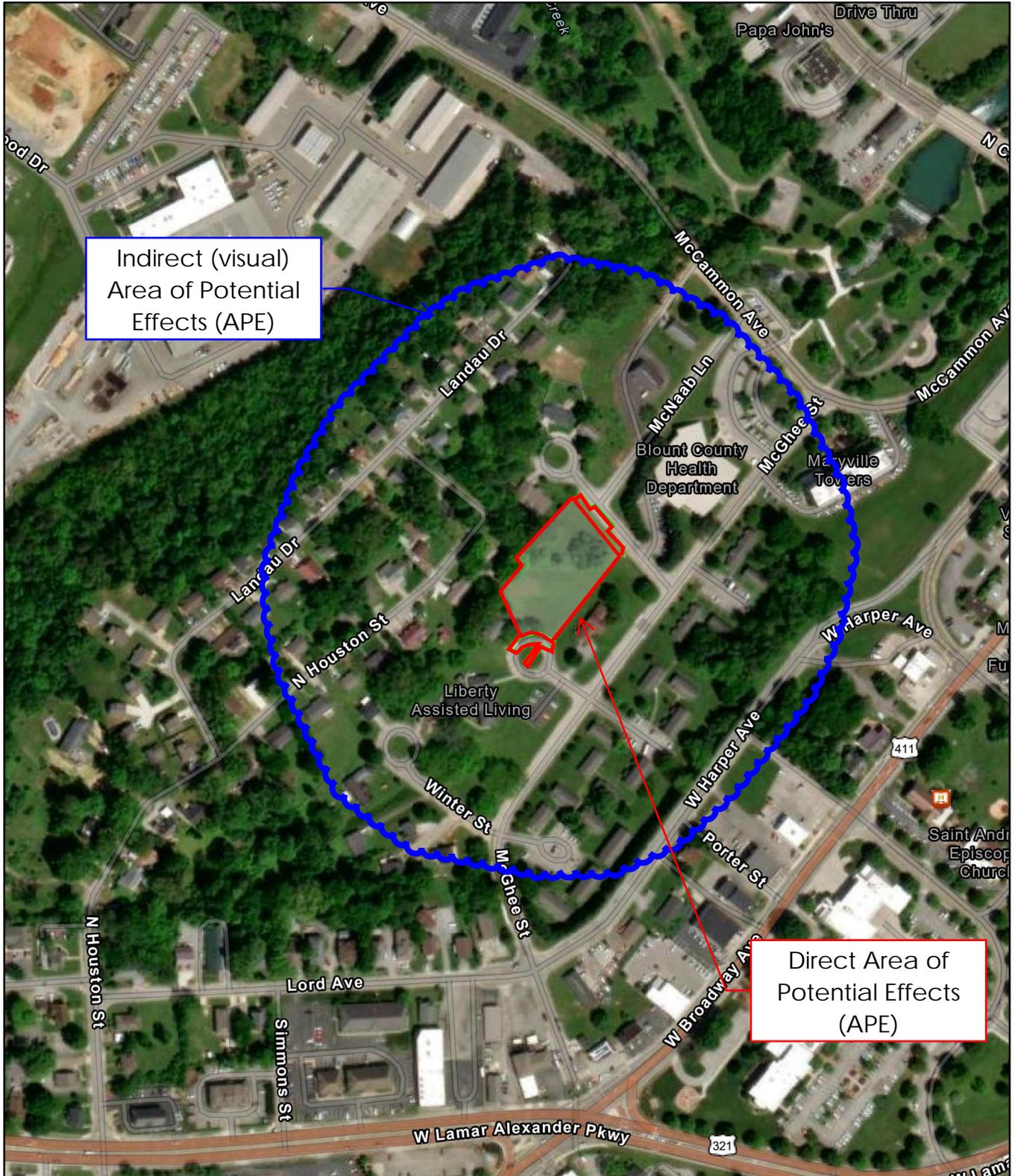
Proposed Hannum Springs

Project

Reviewed By

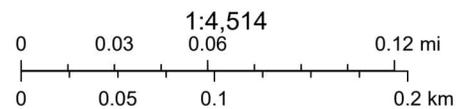
Date

National Register of Historic Places



November 3, 2025

- HUD Collateral
- Aggregation Area
- Aggregation Area
- National Register of Historic Places



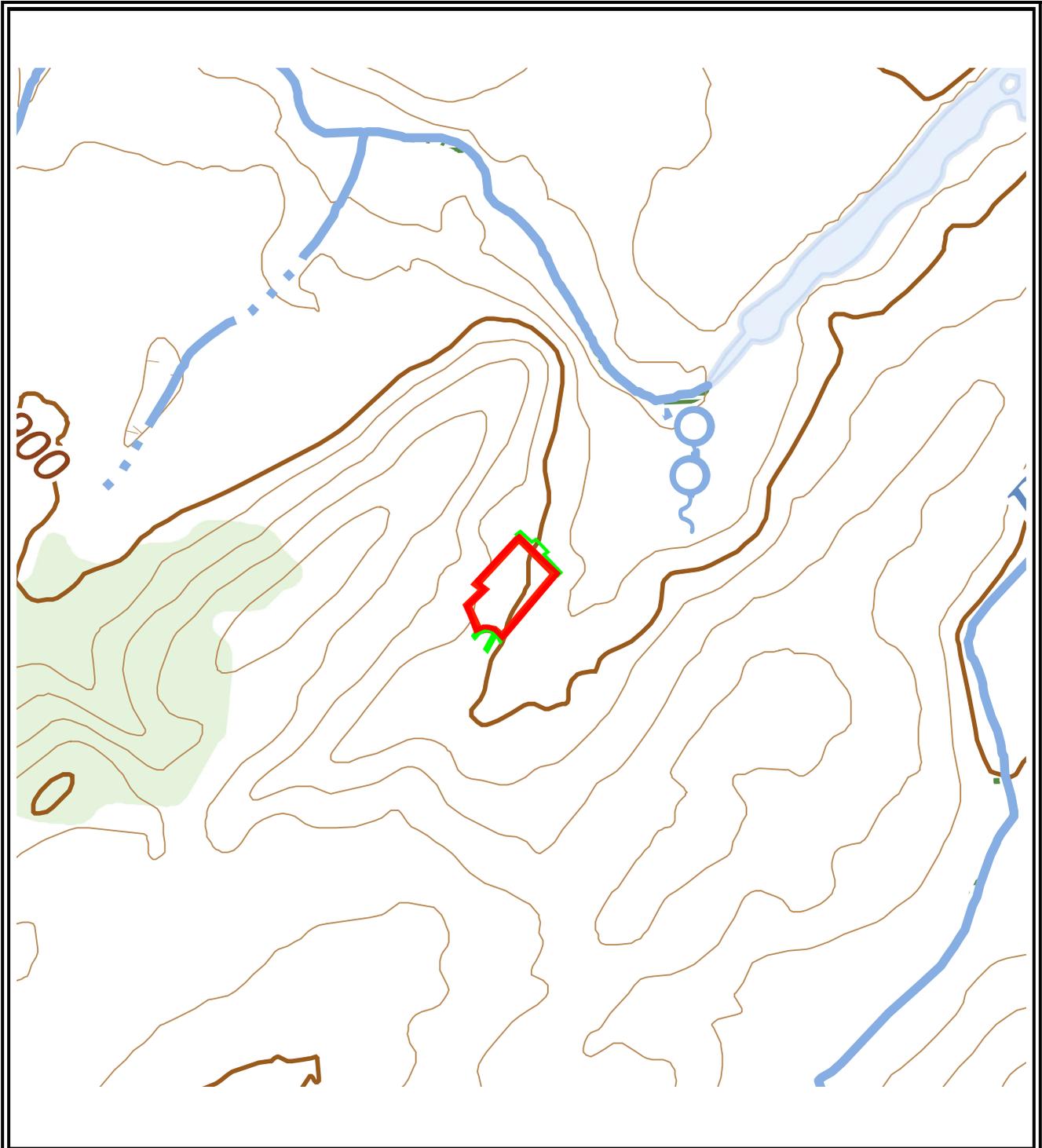
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, NC CGIA, Vantor, EPA OEI, OFA



Indirect (visual)
Area of Potential
Effects (APE)

Submitted Address

Direct Area of
Potential Effects
(APE)



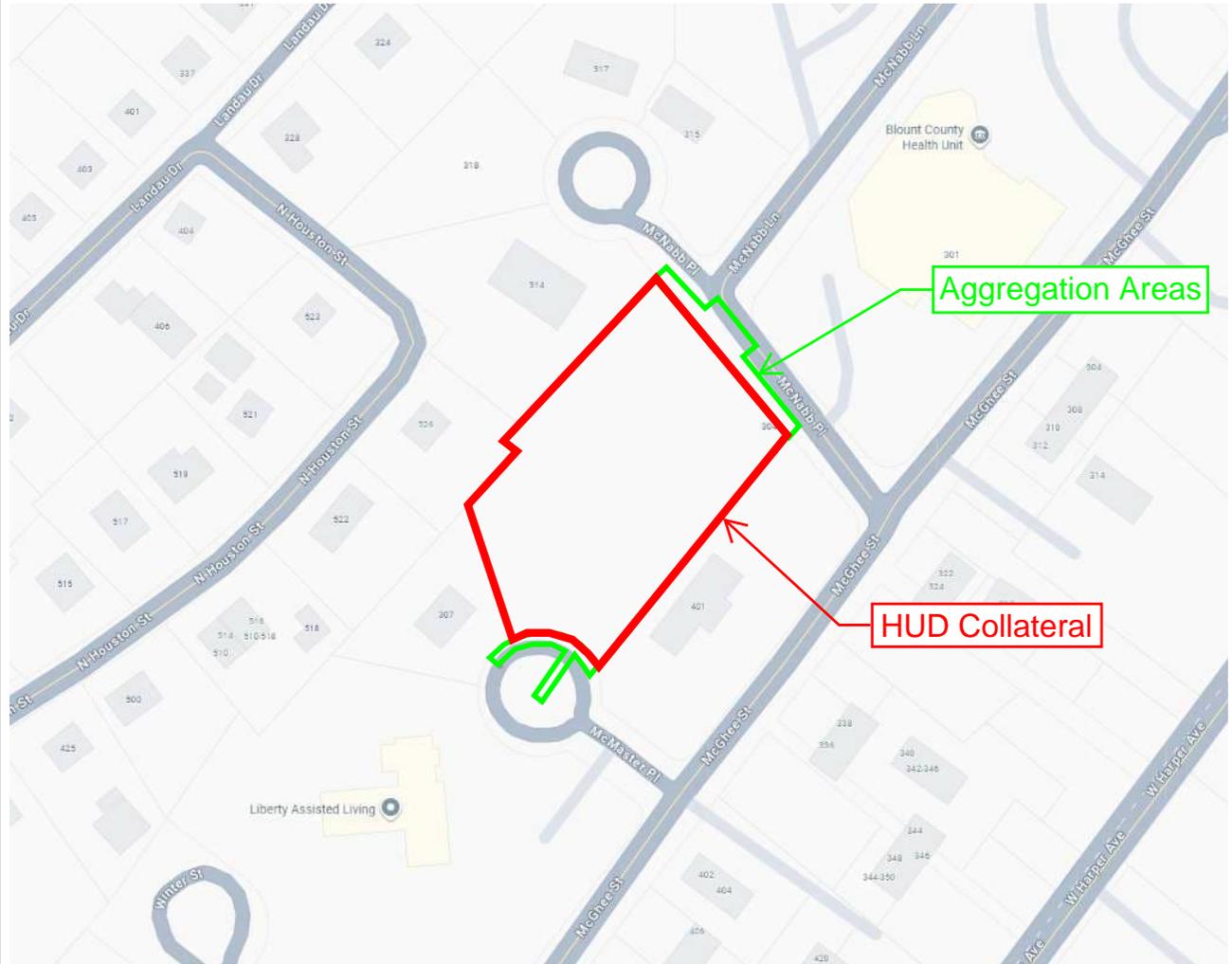
Site
Topographic
Map



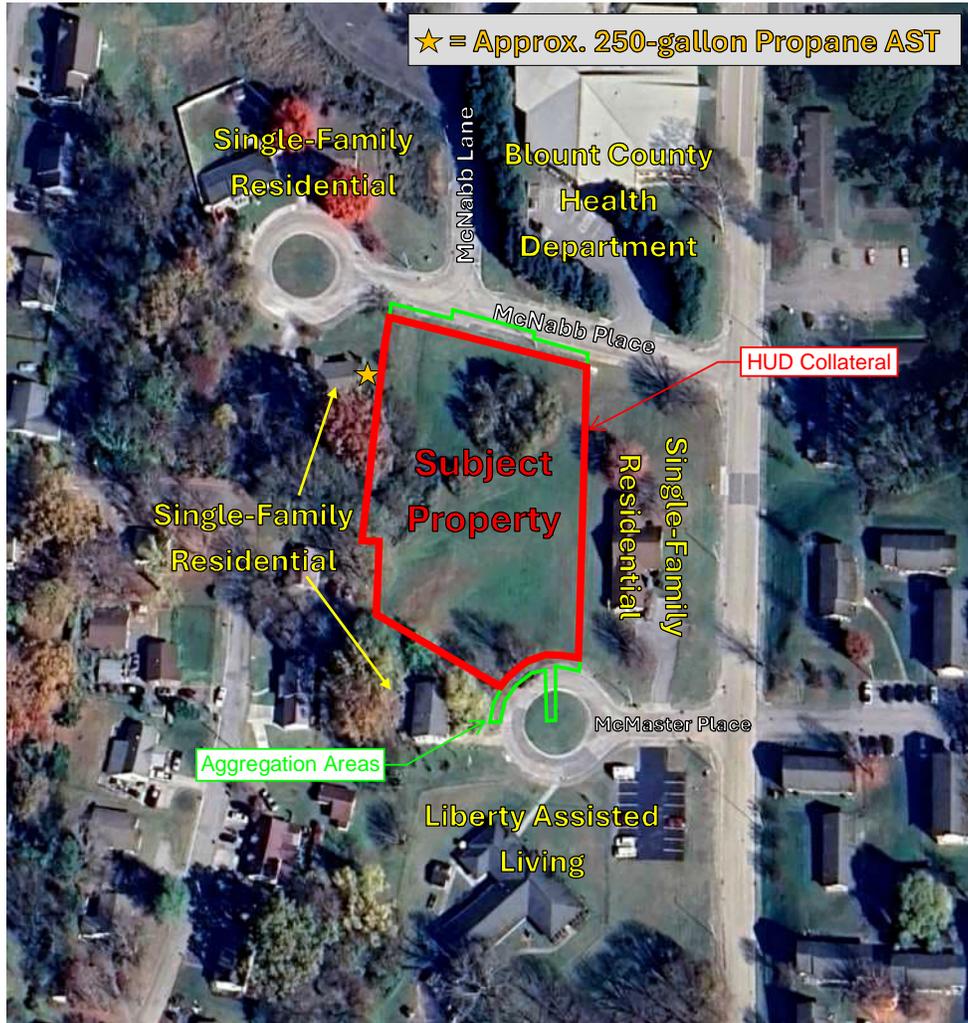
Proposed Hannum Springs
McNabb Place
Maryville, TN

*Topographic Quadrangle:
Maryville, Tennessee 2022*

**DOMINION
DUE DILIGENCE
GROUP**



<p>Site Locator Map</p>	<p>↑ N</p>	<p>Proposed Hannum Springs McNabb Place Maryville, TN</p>	<p>DOMINION DUE DILIGENCE GROUP</p>
-----------------------------	-----------------------	---	--



<p>Site Plan</p>	<p>↑ N</p>	<p>Proposed Hannum Springs McNabb Place Maryville, TN</p>	<p>DOMINION DUE DILIGENCE GROUP</p>
------------------	-----------------------	---	--



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SHEET

TS

DESIGNED:

CEG

DRAWN:

CMR

CHECKED:

DATE:

3/31/25

SCALE:

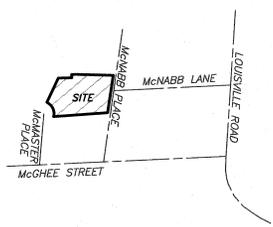
1" = 30'

DRAWING:

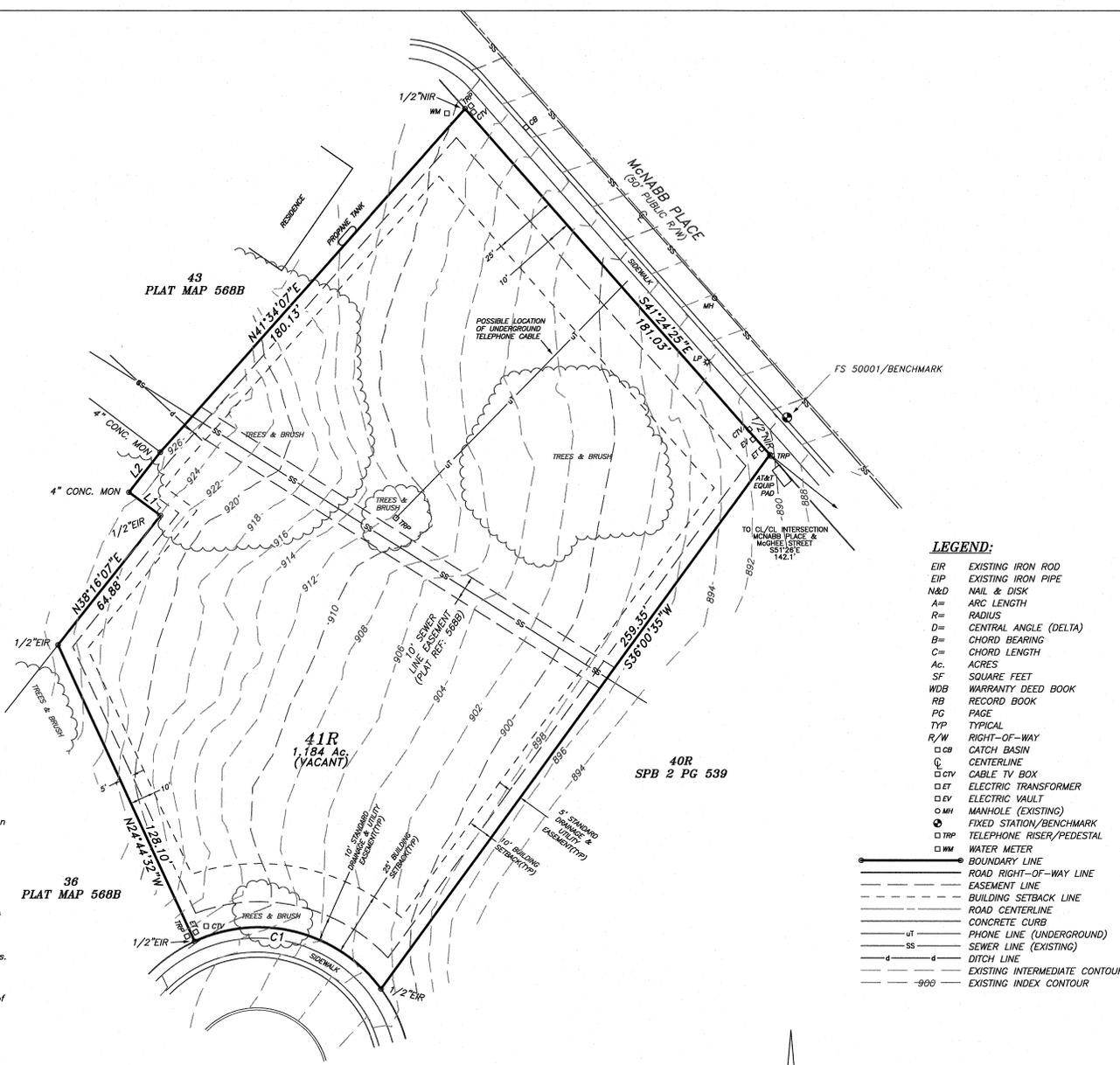
5911-TS

PROJECT NO.:

SEI#5911



LOCATION MAP
NOT TO SCALE



SURVEYOR'S NOTES:

1. This property is zoned City of Maryville Central community.
2. Building setbacks shown hereon are according to City of Maryville zoning regulations for the Central Community zone. Setbacks can vary based a commercial or residential intended use. Residential setbacks shown hereon.
3. Topographic Survey taken on a random basis using an electronic total station, 2 foot Contour Interval shown. Elevations shown hereon are based on the North American Vertical Datum of 1988.
4. Boundary lines shown were taken from a previous survey by Sterling Engineering, Inc., Project Number 5911, dated 1/28/2013.
5. No Instruments of Record reflecting easements, rights of way, and/or ownership were furnished to the Surveyor, except as shown hereon. The Surveyor has made no attempt to access the public records for any easements. Subject to any easements, regulations or restrictions in effect at the time of this survey. No title opinion is expressed or implied.
6. Information pertaining to underground utilities is based on field locations and measurements supplemented with existing utility maps provided by others. Actual location of all underground utilities should be verified through Tennessee 1 Call (1-800-351-1111) or the utility provider.
7. This survey is in compliance with current Tennessee Minimum Standards of Practice as defined in Chapter 0820-3-.07 as set forth by the Tennessee Board of Land Surveyors.
8. This topographic survey is not intended to represent a Boundary or General Property Survey as defined in Chapter 0820-3-.07 as set forth by the Tennessee Board of Land Surveyors pursuant to T.C.A. Title 62-18-106(c).
9. Tree symbols and/or lines shown hereon do not reflect actual tree canopies.
10. This property is not located in a flood hazard area according to FEMA Flood Insurance Rate Map 47009C0138C, dated September 19, 2007.
11. Data for a portion of this survey was derived using RTK GPS procedures on January 23, 2011 using Trimble R8 and a Trimble 5700 dual frequency GPS receivers. The grid coordinates of the Fixed Station shown hereon were derived from positional data as referenced to NAD83(2007), GEOID03. The relative positional accuracy of the GPS vectors does not exceed $\pm 0.03'$ and $V=0.05'$. Combined Grid Factor=0.9991157 centered on Fixed Station 50001, as shown hereon. Elevations referenced to the NAVD88.

FS 50001
N=523623.69
E=2569044.05
ELEV=889.38
MAGNAIL

LINE TABLE

No.	Bearing	Len.
L1	N53°44'02"W	15.31'
L2	N37°51'39"E	19.96'

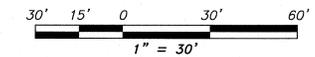
CURVE TABLE

No.	Len.	Radius	Delta	Bearing	Chord
C1	81.79'	60.00'	78°06'	N75°40'25"W	75.60'

LEGEND:

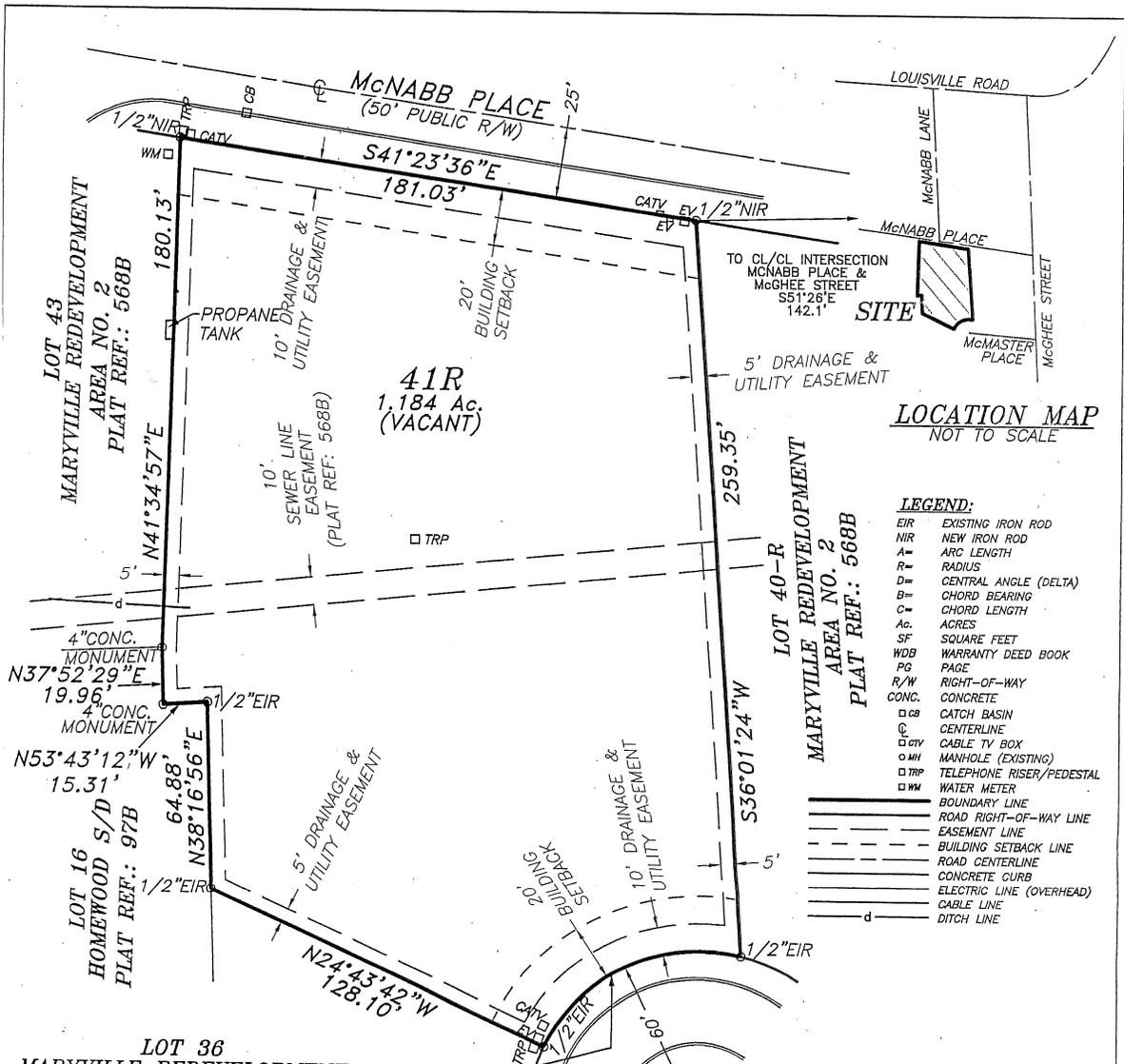
- EIR EXISTING IRON ROD
- EIP EXISTING IRON PIPE
- N&D NAIL & DISK
- A= ARC LENGTH
- R= RADIUS
- D= CENTRAL ANGLE (DELTA)
- B= CHORD BEARING
- C= CHORD LENGTH
- Ac. ACRES
- SF SQUARE FEET
- WDB WARRANTY DEED BOOK
- RB RECORD BOOK
- PG PAGE
- TYP TYPICAL
- R/W RIGHT-OF-WAY
- CB CATCH BASIN
- C CENTERLINE
- CTV CABLE TV BOX
- ET ELECTRIC TRANSFORMER
- EV ELECTRIC VAULT
- MH MANHOLE (EXISTING)
- FS FIXED STATION/BENCHMARK
- TRP TELEPHONE RISER/PEDESTAL
- WM WATER METER
- BL BOUNDARY LINE
- RR ROAD RIGHT-OF-WAY LINE
- EL EASEMENT LINE
- BS BUILDING SETBACK LINE
- CL ROAD CENTERLINE
- CR CONCRETE CURB
- UT UT
- SS SEWER LINE (UNDERGROUND)
- SS SEWER LINE (EXISTING)
- D DITCH LINE
- EX EXISTING INTERMEDIATE CONTOUR
- 900 EXISTING INDEX CONTOUR

OWNER:
MARYVILLE HOUSING DEVELOPMENT CORP.
311 ATLANTIC AVE
DISTRICT 19, BLOUNT COUNTY
WDB 2774 PG 588
TAX MAP 570 PARCEL 45.00
PLAT REF: MAP 568B; SPB 2, PAGE 539



1" = 30'

H:\5911\dwg\5911-TS.dwg, 3/31/2025 11:29:58 AM, ceg\cmr, 1:1



LOCATION MAP
NOT TO SCALE

LEGEND:

EIR	EXISTING IRON ROD
NIR	NEW IRON ROD
A=	ARC LENGTH
R=	RADIUS
D=	CENTRAL ANGLE (DELTA)
B=	CHORD BEARING
C=	CHORD LENGTH
Ac.	ACRES
SF	SQUARE FEET
WDB	WARRANTY DEED BOOK
PG	PAGE
R/W	RIGHT-OF-WAY
CONC.	CONCRETE
CB	CATCH BASIN
CL	CENTERLINE
CTV	CABLE TV BOX
MH	MANHOLE (EXISTING)
TRP	TELEPHONE RISER/PEDESTAL
WM	WATER METER
---	BOUNDARY LINE
---	ROAD RIGHT-OF-WAY LINE
---	EASEMENT LINE
---	BUILDING SETBACK LINE
---	ROAD CENTERLINE
---	CONCRETE CURB
---	ELECTRIC LINE (OVERHEAD)
---	CABLE LINE
---	DITCH LINE

LOT 36
MARYVILLE REDEVELOPMENT
AREA NO. 2
PLAT REF.: 568B

A=81.79'
R=60.00'
D=78°06'01"
B=N75°39'36"W
C=75.60'

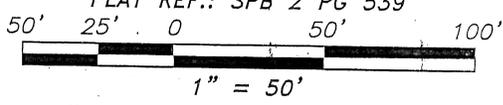
CLIENT:
MARYVILLE HOUSING AUTHORITY
311 ATLANTIC AVE.
MARYVILLE, TN 37801
865-983-4958



SURVEYOR'S NOTES:

1. No Instruments of Record reflecting easements, rights of way, and/or ownership were furnished to the Surveyor, except as shown hereon. The Surveyor has made no attempt to access the public records for any easements. Subject to any easements, regulations or restrictions in effect at the time of this survey. No title opinion is expressed or implied.
2. The Surveyor has made no attempt to locate underground utilities, underground foundations, underground encroachments or underground improvements, except as shown hereon. Actual location of all underground utilities should be verified through Tennessee 1. Call (1-800-351-1111) or the utility provider prior to any excavation or construction.

BOUNDARY SURVEY FOR
LOT 41R
MARYVILLE REDEVELOPMENT
AREA NO. 2
JANUARY 28, 2013 1"=50'
DISTRICT 1, BLOUNT COUNTY
TENNESSEE
WDB N/A
TAX MAP 57D "E" PARCEL 45.00
PLAT REF.: SPB 2 PG 539



hereby certify that this is Category I survey, and the ratio of precision of the unadjusted survey is 1: 10,000 or greater as shown hereon, and this survey was done in compliance with current Tennessee Minimum Standards of Practice.

Chris M. Rosser
Tennessee R.L.S. # 1929

1-28-13
Date



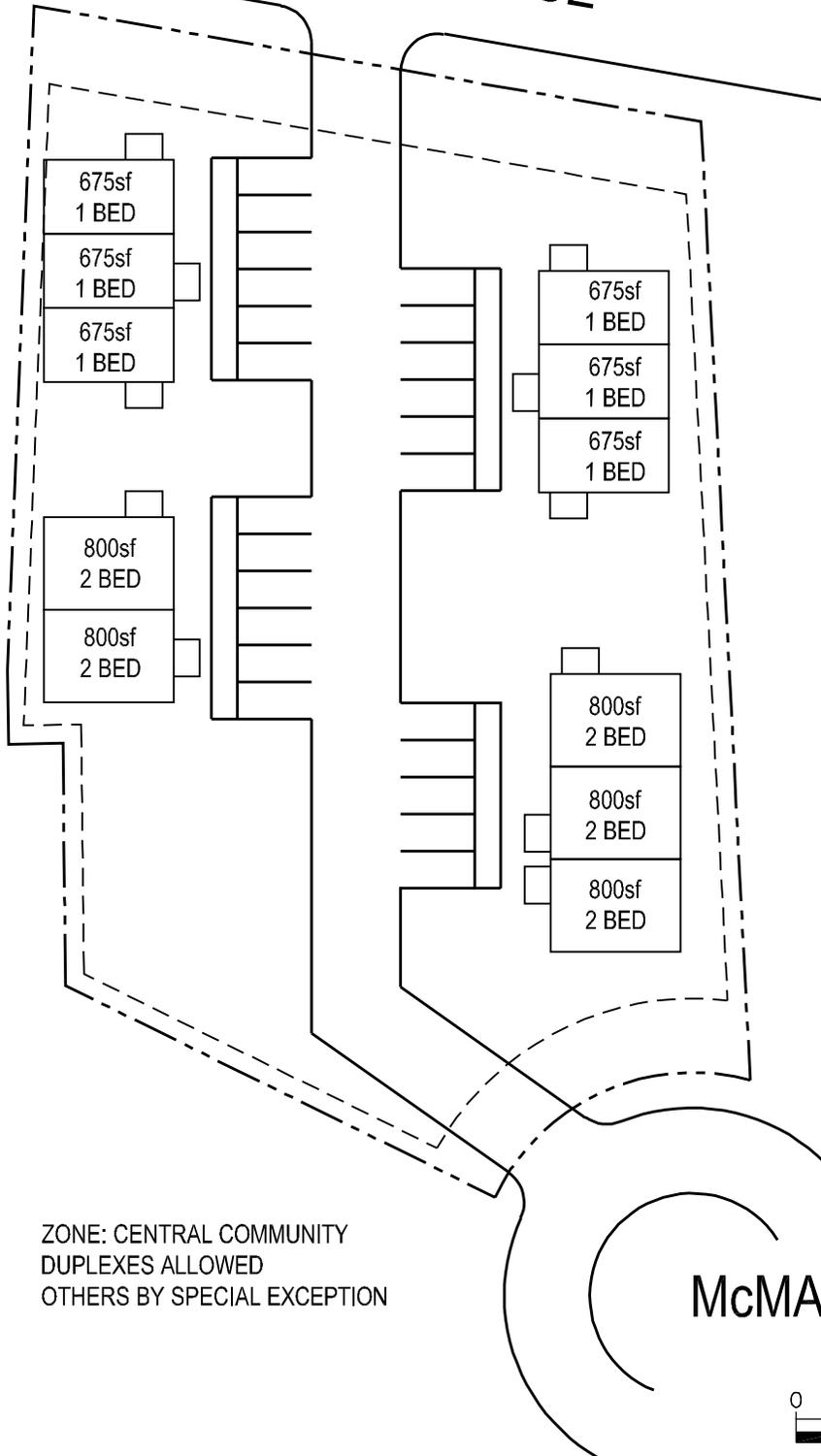
STERLING
ENGINEERING, INC.
LAND SURVEYING
CIVIL ENGINEERING, CONSULTING & LAND PLANNING

1020 William Blount Drive, Maryville, Tennessee 37801 (VOL) 984-3905

SEI#5911

Drawing=5911-B5.dwg Drawn By=cpj Date=1-28-13

McNABB PLACE



ZONE: CENTRAL COMMUNITY
DUPLEXES ALLOWED
OTHERS BY SPECIAL EXCEPTION

McMASTER PLACE



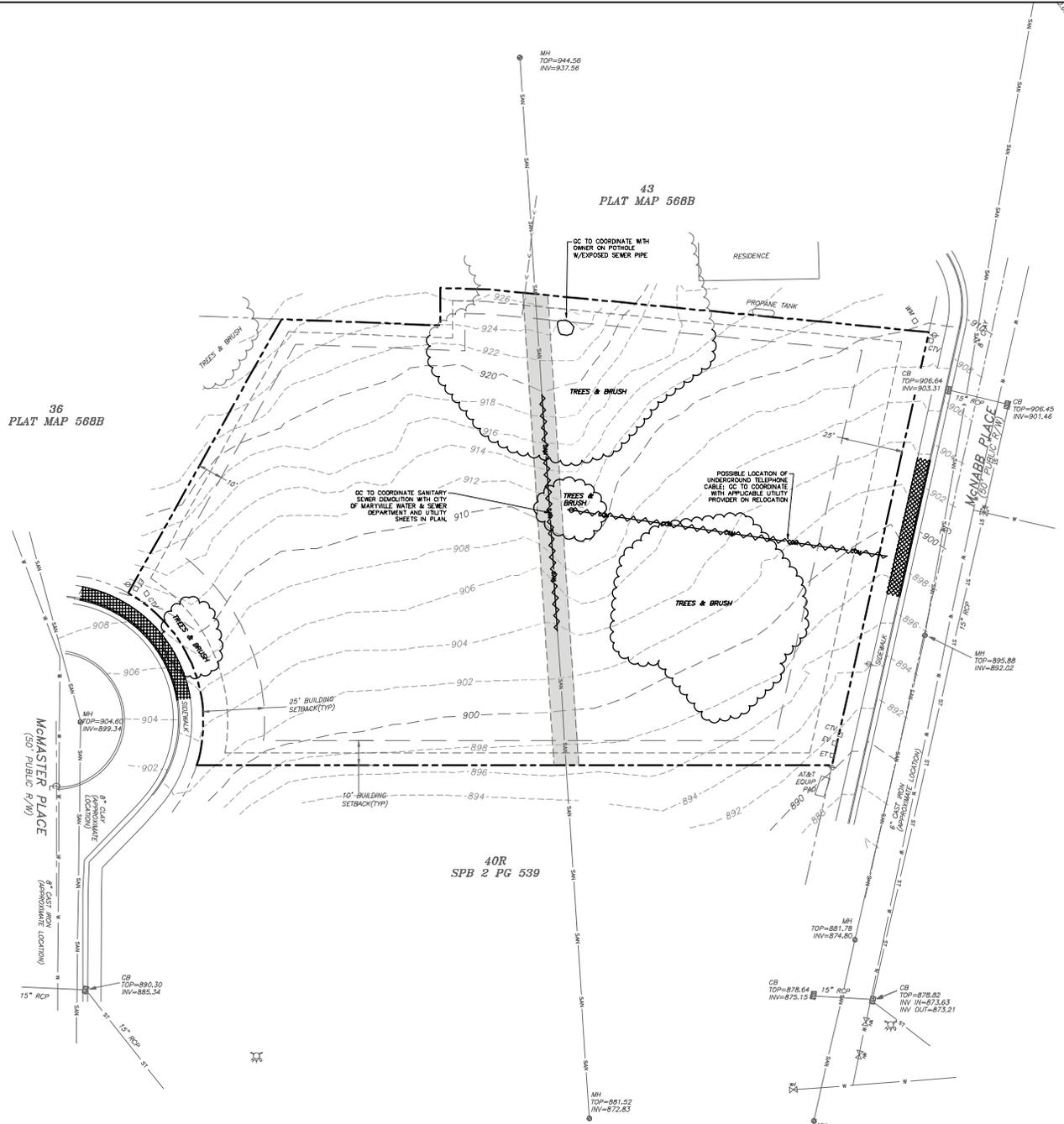
PRELIM SITE PLAN – McNABB PLACE

SCALE:

36
PLAT MAP 568B

43
PLAT MAP 568B

40R
SPB 2 PG 539



LEGEND:

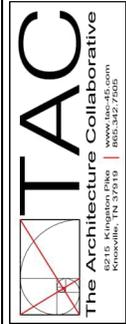
	EXISTING PROPERTY BOUNDARY
	EXISTING ADJACENT PROPERTY BOUNDARY
	EXISTING BUILDING STRUCTURES
	EXISTING TOPOG. INTERMEDIATE CONTOUR
	EXISTING TOPOG. INTERMEDIATE CONTOUR
	EXISTING ROAD CENTERLINE
	EXISTING EDGE OF PAVEMENT
	EXISTING ROAD CURB
	EXISTING SIDEWALK
	EXISTING UTILITY POLE
	EXISTING UTILITY EASEMENT
	EXISTING SANITARY SEWER LINE
	EXISTING SANITARY MANHOLE
	EXISTING TELECOM LINE
	EXISTING VEGETATION
	EXISTING WATER LINE
	EXISTING WATER VALVE
	EXISTING WATER HYDRANT
	PROPOSED LINEAR DEMOLITION
	PROPOSED VEGETATION DEMOLITION
	PROPOSED FULL DEPTH SIDEWALK DEMOLITION

PROPERTY INFORMATION:

PARCEL ID: 0575 E 045.00
 ZONING: CENTRAL COMMUNITY
 USE: MULTI FAMILY HOUSING
 CONTROL MAP: 0370
 DISTRICT: 14
 ACRES: 14.184 AC
 PARCEL N°: 043.01
 COUNTY: BLOUNT

NOTES:

- SEE SHEET C-001 FOR GENERAL NOTES
- PROPERTY IS LOCATED IN AN AREA DESIGNATED AS "ZONE X" (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON FEMA FIRM MAP #70080C036C, WITH AN EFFECTIVE DATE OF 3/19/2007.



NEW HOUSING DEVELOPMENT FOR:
MARYVILLE HOUSING AUTHORITY
 HANNUM SPRINGS
 MCNABB PLACE
 MARYVILLE, TN 37801



THIS DRAWING IS ISSUED FOR:
CONSTRUCTION

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE ARCHITECTURE COLLABORATIVE, LLC. THE CLIENT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE CLIENT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE CLIENT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE CLIENT.

Revisions:

No.	Date
1	08/22/2025

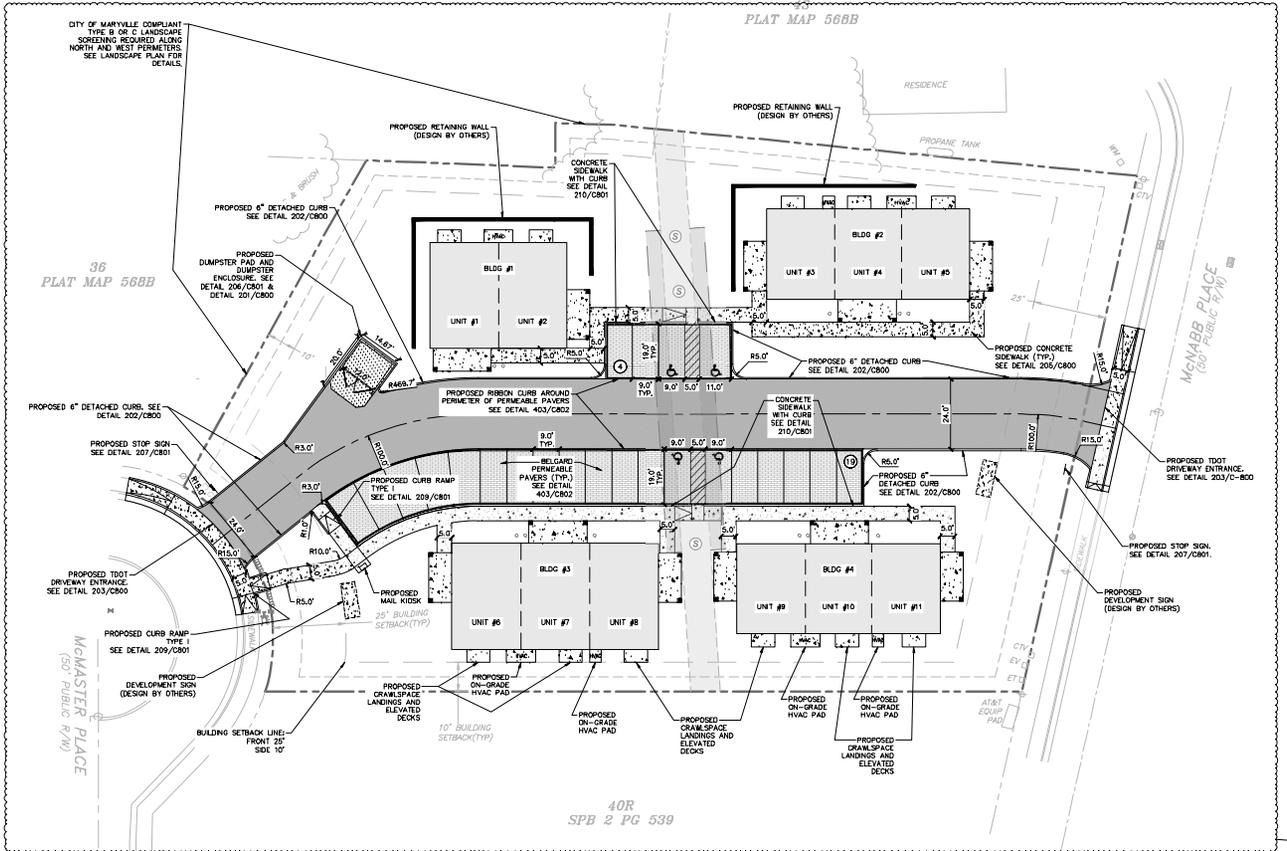
Drawing Title:
 EXISTING CONDITIONS
 AND DEMOLITION PLAN

Date: 04/02/2025

Project No.
MARY-04

Sheet No.
C100





- LEGEND:**
- EXISTING PROPERTY BOUNDARY
 - EXISTING ADJACENT PROPERTY BOUNDARY
 - EXISTING BUILDING STRUCTURES
 - EXISTING ROAD CENTERLINE
 - EXISTING EDGE OF PAVEMENT
 - EXISTING ROAD CURB
 - EXISTING SIDEWALK
 - EXISTING UTILITY POLE
 - EXISTING UTILITY EASEMENT
 - EXISTING SANITARY SEWER LINE
 - EXISTING TELECOM LINE
 - EXISTING VEGETATION
 - EXISTING WATER LINE
 - EXISTING WATER VALVE
 - EXISTING WATER HYDRANT
 - PROPOSED ROAD CENTERLINE
 - PROPOSED EDGE OF PAVEMENT
 - PROPOSED ROAD CURB
 - PROPOSED ROAD MARKINGS
 - PROPOSED PERMEABLE PAVERS
 - PROPOSED BUILDING STRUCTURES
 - PROPOSED BUILDING MISCELLANEOUS
 - PROPOSED CONCRETE SIDEWALK
 - PROPOSED HEAVY DUTY ASPHALT PAVEMENT
 - PROPOSED CONCRETE PAVEMENT
 - PROPOSED RETAINING WALL

PROPERTY INFORMATION:

PARCEL ID: 0370 E 048.00
 ZONING: CENTRAL COMMUNITY
 USE: MULTI FAMILY HOUSING
 CONTROL MAP: 077D
 DISTRICT: 15
 ADDRESS: 31184 AC
 PARCEL NO: 04500
 COUNTY: BLOUNT

- NOTES:**
- SEE SHEET C-001 FOR GENERAL NOTES
 - PROPERTY IS LOCATED IN AN AREA DESIGNATED AS "ZONE X" (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON FEMA FIRM MAP 47090C0138C, WITH AN EFFECTIVE DATE OF 9/19/2007.
 - DISTURBED AREA 0.998 ACRES
 - TOTAL POST DEVELOPMENT IMPERVIOUS AREA: #21,765 SF/0.499 AC



MARYVILLE HOUSING AUTHORITY
 HANNAH SPRINGS
 MCNABB PLACE
 MARYVILLE, TN 37801



THIS DRAWING IS ISSUED FOR:
CONSTRUCTION

ALL COPY RIGHTS RESERVED
 THE ARCHITECTURE COLLABORATIVE, LLC
 1000 N. W. 10TH AVENUE, SUITE 200
 BOCA RATON, FL 33431
 TEL: 561-993-1100
 WWW.ACC-COLLABORATIVE.COM

Revisions:

NO.	DATE
1	08/22/2025

Drawing Title:
 SITE LAYOUT PLAN

Date: 04/02/2025

Project No.
 MARY-04

Sheet No.
 C200





1: View of the subject property



2: View of the subject property





3: View of the subject property

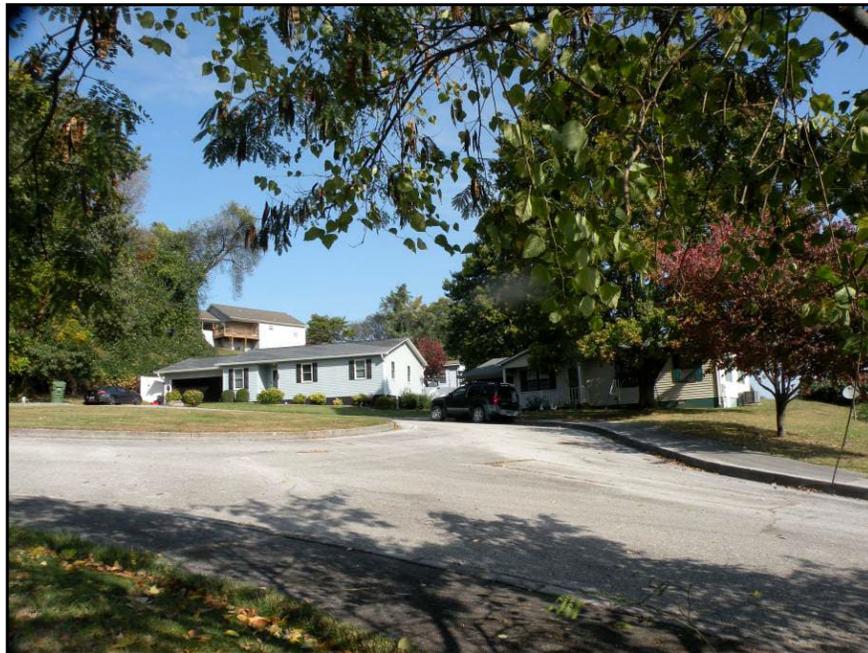


4: View of the subject property





5: View of the subject property



6: View of the northern adjacent single-family residential





7: View of the northern adjacent Blount County Health Department



8: View of the eastern adjacent single-family residential





9: View of the southern adjacent Liberty Assisted Living

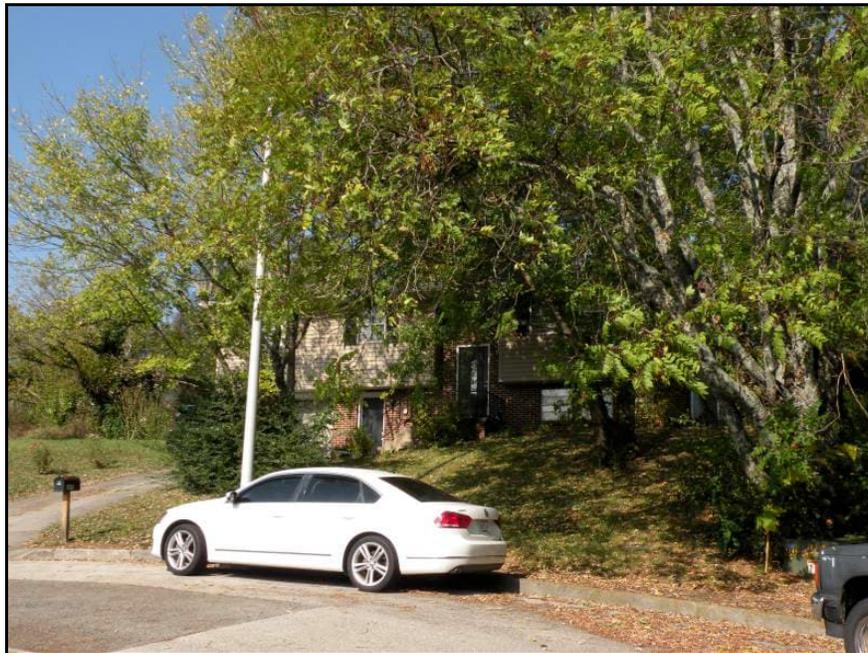


10: View of the typical western adjacent single-family residential





11: View of the approximately 250-gallon propane AST located at a western adjacent single-family residence



12: View of the typical western adjacent single-family residential



Appendix A

When To Consult With Tribes Under Section 106

Section 106 requires consultation with federally-recognized Indian tribes when a project may affect a historic property of religious and cultural significance to the tribe. Historic properties of religious and cultural significance include: archeological sites, burial grounds, sacred landscapes or features, ceremonial areas, traditional cultural places, traditional cultural landscapes, plant and animal communities, and buildings and structures with significant tribal association. The types of activities that may affect historic properties of religious and cultural significance include: ground disturbance (digging), new construction in undeveloped natural areas, introduction of incongruent visual, audible, or atmospheric changes, work on a building with significant tribal association, and transfer, lease or sale of properties of the types listed above.

If a project includes any of the types of activities below, invite tribes to consult:

significant ground disturbance (digging)
Examples: new sewer lines, utility lines (above and below ground), foundations, footings, grading, access roads

new construction in undeveloped natural areas
Examples: industrial-scale energy facilities, transmission lines, pipelines, or new recreational facilities, in undeveloped natural areas like mountaintops, canyons, islands, forests, native grasslands, etc., and housing, commercial, and industrial facilities in such areas

incongruent visual changes
Examples: construction of a focal point that is out of character with the surrounding natural area, impairment of the vista or viewshed from an observation point in the natural landscape, or impairment of the recognized historic scenic qualities of an area

incongruent audible changes
Examples: increase in noise levels above an acceptable standard in areas known for their quiet, contemplative experience

incongruent atmospheric changes
Examples: introduction of lights that create skyglow in an area with a dark night sky

work on a building with significant tribal association
Examples: rehabilitation, demolition or removal of a surviving ancient tribal structure or village, or a building or structure that there is reason to believe was the location of a significant tribal event, home of an important person, or that served as a tribal school or community hall

transfer, lease or sale of a historic property of religious and cultural significance
Example: transfer, lease or sale of properties that contain archeological sites, burial grounds, sacred landscapes or features, ceremonial areas, plant and animal communities, or buildings and structures with significant tribal association

None of the above apply

Proposed Hannum Springs

Project

Reviewed By

Date



Tribal Directory Assessment Information



Contact Information for Tribes with Interests in Blount County, Tennessee

Tribal Name		County Name				
Alabama-Coushatta Tribe of Texas		Blount				
Contact Name	Title	Mailing Address	Work Phone	Fax Number	Email Address	URL
Bryant Celestine	THPO	571 State Park Road 56, Livingston, TX - 77351	(936) 563-1181	(936) 563-4170	celestine.bryant@actribe.org	http://www.alabama-coushatta.com/
Cecilia Flores	Chairwoman	571 State Park Road 56, Livingston, TX - 77351	(936) 563-1100	(936) 563-1139	cecilia.flores@actribe.org	http://www.alabama-coushatta.com/
Cecilia Flores	Chairwoman	571 State Park Road 56, Livingston, TX - 77351	(936) 563-1100	(936) 563-1139	cecilia.flores@actribe.org	http://www.alabama-coushatta.com/
Cherokee Nation		Blount				
Contact Name	Title	Mailing Address	Work Phone	Fax Number	Email Address	URL
Elizabeth Toombs	THPO	PO Box 948, Tahlequah, OK - 74465	(918) 453-5389		elizabeth-toombs@cherokee.org	http://www.cherokee.org
Coushatta Tribe of Louisiana		Blount				
Contact Name	Title	Mailing Address	Work Phone	Fax Number	Email Address	URL
Crystal Williams	Vice Chair	1940 C.C. Bel Road, Elton, LA - 70532	(337) 584-1401	(337) 584-1507	mbell@coushatta.org	http://koasatiheritage.org/
Kristian Poncho	THPO	P.O. Box 10, Elton, LA - 70532	337-275-1350		kponcho@coushatta.org	http://koasatiheritage.org/
Eastern Band of Cherokee Indians		Blount				

Contact Name	Title	Mailing Address	Work Phone	Fax Number	Email Address	URL
Russell Townsend	Tribal Historic Preservation Specialist	Qualla Boundary P.O. Box 455, Cherokee, NC - 28719	(828) 554-6851	(828) 497-1590	syerka@nc-choerokee.com	https://ebci.com/
Michell Hicks	Principal Chief	88 Council House Loop Road, Cherokee, NC - 28719	(828) 359-7000	(828) 359-0344	pmyers@nc-choerokee.com	https://ebci.com/

— Muscogee (Creek) Nation

Blount

Contact Name	Title	Mailing Address	Work Phone	Fax Number	Email Address	URL
Savannah Waters	THPO	Po Box 580, Okmulgee, OK - 74447	918-732-7852	918-758-0649	swaters@muscogeeneration.com	http://www.mcnnsn.gov
David Hill	Principal Chief	111 S Virginia St, Muskogee, OK - 74403	(800) 482-1979	(918) 756-2911	section106@muscogeeneration.com	http://www.mcnnsn.gov

1 - 5 of 5 results

« < 1 > » 10 ▾



Tribal Historic Preservation Office

571 State Park Road 56 • Livingston, TX 77351 • (936) 563-1181

11/25/2025

Received

DEC 10 2025

Maryville Housing Authority
311 Atlantic Ave
Maryville, TN 37801

Maryville Housing Authority

SUB: Proposed Hannum Springs – McNabb Place
Maryville, Blount County, TN 37801

Greetings sir/madam,

The Alabama-Coushatta Tribal Historic Preservation Office is deeply committed to preserving historic tribal lands. We seek to conserve our tribal footprint, culture, artifacts, and natural habitat. We thank you for your inquiry.

The Tribe maintains a record and database of cultural, historic, and pre-historic resources in this area. After reviewing this project, cross referenced the project's legal description against our information, and we have found no instances where this project intersects or adjoins such resources. Therefore, the Alabama-Coushatta Tribe appreciates the notification and the opportunity to comment within the time available; *we have no comments.*

However, if the project plans change in any way, the Tribe requests to please contact the Historic Preservation Office for further consultation if items of cultural significance are discovered during the project. Additionally, if you require more information or questions, please contact me at your earliest convenience.

Aliilamolo/Aliilamo,

Delvin Johnson
Tribal Historic Preservation Officer
Alabama-Coushatta Tribe of Texas
571 State Park Rd 56, Livingston, TX 77315
Delvin.Johnson@actribe.org
936.563.1181

November 4, 2025

Cecilia Flores, Chairwoman
Alabama-Coushatta Tribe of Texas
571 State Park Road 56
Livingston, TX - 77351

Re: Proposed Hannum Springs
McNabb Place
Maryville, Blount County, Tennessee 37801
Parcel ID #: 057D-E-045.00; Latitude: 35.754666, Longitude: -83.975858

Dear Chairwoman Flores,

The Maryville Housing Development Corporation is considering funding the project listed above with federal funds from the U.S. Department of Housing and Urban Development (HUD), including a HOME Investment Partnerships Program (HOME) Grant, as well as seeking tax credits through the Tennessee Housing Development Agency. Under HUD regulation 24 CFR 58.4, the Maryville Housing Development Corporation has assumed HUD's environmental review responsibilities for the project, including tribal consultation related to historic properties. Historic properties include archeological sites, burial grounds, sacred landscapes or features, ceremonial areas, traditional cultural places and landscapes, plant and animal communities, and buildings and structures with significant tribal association.

Maryville Housing Development Corporation will conduct a review of this project to comply with Section 106 of the National Historic Preservation Act and its implementing regulations 36 CFR Part 800. We would like to invite you to be a consulting party in this review to help identify historic properties in the project area that may have religious and cultural significance to your tribe, and if such properties exist, to help assess how the project might affect them. If the project might have an adverse effect, we would like to discuss possible ways to avoid, minimize or mitigate potential adverse effects.

PRESENT CONDITION OF THE SITE:

The subject property consists of 1.184 acres of undeveloped grassland with trees and brush. The subject property is bounded by McNabb Place, McNabb Lane, single-family residential structures, and Blount County Health Department to the northeast; single-family residential structures to the southeast; McMaster Place, Liberty Assisted Living, and single-family residential structures to the southwest; and single-family residential structures to the northwest. It should additionally be noted that a portion of land and McMaster Place to the south associated with demolition, grading, ingress/egress, water line, and landscaping, and a portion of land and McNabb Place to the northeast associated with demolition, grading, ingress/egress, underground telecom, and landscaping are located within the Environmental Review due to HUD's aggregation requirements.

AREA OF POTENTIAL EFFECT (APE):

The Sponsor is submitting this project for a HUD HOME Grant, and through the Tennessee Housing Development Agency (THDA) to obtain tax credits for the new construction of a multi-family apartment complex featuring four (4) townhome style structures consisting of a duplex and three

(3) triplexes and a total of eleven (11) residential units. The Direct Area of Potential Effects (APE) includes the subject property and any above-identified off-site areas. The Indirect (Visual) APE includes any vicinity properties within an approximate 0.10-mile view-shed to the subject property, as delineated on the attached map.

APE HISTORY:

According to the reviewed subject property historical information, the subject property consisted of two (2) residential dwellings and a portion of the Hale High School since at least 1945 through at least 1963. The former structures appear to have been demolished after 1963 and prior to 1985. The property then consisted of undeveloped land through at least 1988, prior to some grading and clearing activities occurring by 1992 associated with development in the surrounding area. The subject property is again depicted as undeveloped land by 1997 and has remained unchanged to this day. Vicinity structures within the APE date to the 1950s.

REVIEW OF HISTORIC PROPERTY LISTINGS:

A review of the National Register of Historic Places and the Tennessee Historical Commission Viewer accessed at <https://tnmap.tn.gov/historicalcommission/> indicates that the subject property and the vicinity properties within the APE are not listed on the National Register of Historic Places; are not located within, or adjacent to, a Historic District; and are not listed as local landmarks.

To meet project timeframes, if you would like to be a consulting party on this project, please let us know of your interest within 30 days. If you have any initial concerns with impacts of the project on religious or cultural properties, please note them in your response.

Enclosed are site maps that show the project area and, if applicable, an additional area of potential indirect effects. Also attached are property photographs. The project consists of the development of the vacant parcel of land to create affordable housing for Blount County. The development will consist of a multi-family apartment complex featuring four (4) townhome style structures consisting of a duplex building and three (3) triplex building for a total of eleven (11) residential units.

More information on the Section 106 review process is available at <http://www.onecpd.info/environmental-review/historic-preservation/>. HUD's process for tribal consultation under Section 106 is described in a Notice available at <https://www.onecpd.info/resource/2448/notice-cpd-12-006-tribal-consultation-under-24-cfr-part-58>.

If you do not wish to consult on this project, please inform us. If you do wish to consult, please include in your reply the name and contact information for the tribe's principal representative in the consultation. Thank you very much. We value your assistance and look forward to consulting further if there are historic properties of religious and cultural significance to your tribe that may be affected by this project.

Sincerely,

The Maryville Housing Development Corporation

cc: [THPO]

November 4, 2025

Bryant Celestine, THPO
Alabama-Coushatta Tribe of Texas
571 State Park Road 56
Livingston, TX - 77351

Re: Proposed Hannum Springs
McNabb Place
Maryville, Blount County, Tennessee 37801
Parcel ID #: 057D-E-045.00; Latitude: 35.754666, Longitude: -83.975858

Dear THPO Celestine,

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If you do not wish to consult on this project, please inform us. If you do wish to consult, please include in your reply the name and contact information for the tribe's principal representative in the consultation. Thank you very much. We value your assistance and look forward to consulting further if there are historic properties of religious and cultural significance to your tribe that may be affected by this project.

Sincerely,

The Maryville Housing Development Corporation

cc: [THPO]

November 4, 2025

THPO Elizabeth Toombs
Cherokee Nation
PO Box 948
Tahlequah, OK - 74465

Re: Proposed Hannum Springs
McNabb Place
Maryville, Blount County, Tennessee 37801
Parcel ID #: 057D-E-045.00; Latitude: 35.754666, Longitude: -83.975858

Dear THPO Toombs,

The Maryville Housing Development Corporation is considering funding the project listed above with federal funds from the U.S. Department of Housing and Urban Development (HUD), including a HOME Investment Partnerships Program (HOME) Grant, as well as seeking tax credits through the Tennessee Housing Development Agency. Under HUD regulation 24 CFR 58.4, the Maryville Housing Development Corporation has assumed HUD's environmental review responsibilities for the project, including tribal consultation related to historic properties. Historic properties include archeological sites, burial grounds, sacred landscapes or features, ceremonial areas, traditional cultural places and landscapes, plant and animal communities, and buildings and structures with significant tribal association.

Maryville Housing Development Corporation will conduct a review of this project to comply with Section 106 of the National Historic Preservation Act and its implementing regulations 36 CFR Part 800. We would like to invite you to be a consulting party in this review to help identify historic properties in the project area that may have religious and cultural significance to your tribe, and if such properties exist, to help assess how the project might affect them. If the project might have an adverse effect, we would like to discuss possible ways to avoid, minimize or mitigate potential adverse effects.

PRESENT CONDITION OF THE SITE:

The subject property consists of 1.184 acres of undeveloped grassland with trees and brush. The subject property is bounded by McNabb Place, McNabb Lane, single-family residential structures, and Blount County Health Department to the northeast; single-family residential structures to the southeast; McMaster Place, Liberty Assisted Living, and single-family residential structures to the southwest; and single-family residential structures to the northwest. It should additionally be noted that a portion of land and McMaster Place to the south associated with demolition, grading, ingress/egress, water line, and landscaping, and a portion of land and McNabb Place to the northeast associated with demolition, grading, ingress/egress, underground telecom, and landscaping are located within the Environmental Review due to HUD's aggregation requirements.

AREA OF POTENTIAL EFFECT (APE):

The Sponsor is submitting this project for a HUD HOME Grant, and through the Tennessee Housing Development Agency (THDA) to obtain tax credits for the new construction of a multi-family apartment complex featuring four (4) townhome style structures consisting of a duplex and three

(3) triplexes and a total of eleven (11) residential units. The Direct Area of Potential Effects (APE) includes the subject property and any above-identified off-site areas. The Indirect (Visual) APE includes any vicinity properties within an approximate 0.10-mile view-shed to the subject property, as delineated on the attached map.

APE HISTORY:

According to the reviewed subject property historical information, the subject property consisted of two (2) residential dwellings and a portion of the Hale High School since at least 1945 through at least 1963. The former structures appear to have been demolished after 1963 and prior to 1985. The property then consisted of undeveloped land through at least 1988, prior to some grading and clearing activities occurring by 1992 associated with development in the surrounding area. The subject property is again depicted as undeveloped land by 1997 and has remained unchanged to this day. Vicinity structures within the APE date to the 1950s.

REVIEW OF HISTORIC PROPERTY LISTINGS:

A review of the National Register of Historic Places and the Tennessee Historical Commission Viewer accessed at <https://tnmap.tn.gov/historicalcommission/> indicates that the subject property and the vicinity properties within the APE are not listed on the National Register of Historic Places; are not located within, or adjacent to, a Historic District; and are not listed as local landmarks.

To meet project timeframes, if you would like to be a consulting party on this project, please let us know of your interest within 30 days. If you have any initial concerns with impacts of the project on religious or cultural properties, please note them in your response.

Enclosed are site maps that show the project area and, if applicable, an additional area of potential indirect effects. Also attached are property photographs. The project consists of the development of the vacant parcel of land to create affordable housing for Blount County. The development will consist of a multi-family apartment complex featuring four (4) townhome style structures consisting of a duplex building and three (3) triplex building for a total of eleven (11) residential units.

More information on the Section 106 review process is available at <http://www.onecpd.info/environmental-review/historic-preservation/>. HUD's process for tribal consultation under Section 106 is described in a Notice available at <https://www.onecpd.info/resource/2448/notice-cpd-12-006-tribal-consultation-under-24-cfr-part-58>.

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Sincerely,

The Maryville Housing Development Corporation

cc: [THPO]

November 4, 2025

THPO Kristian Poncho
Coushatta Tribe of Louisiana
P.O. Box 10
Elton, LA - 70532

Re: Proposed Hannum Springs
McNabb Place
Maryville, Blount County, Tennessee 37801
Parcel ID #: 057D-E-045.00; Latitude: 35.754666, Longitude: -83.975858

Dear THPO Poncho,

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Sincerely,

The Maryville Housing Development Corporation

cc: [THPO]

November 4, 2025

Vice Chair Crystal Williams
Coushatta Tribe of Louisiana
1940 C.C. Bel Road
Elton, LA - 70532

Re: Proposed Hannum Springs
McNabb Place
Maryville, Blount County, Tennessee 37801
Parcel ID #: 057D-E-045.00; Latitude: 35.754666, Longitude: -83.975858

Dear Vice Chair Williams,

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Sincerely,

The Maryville Housing Development Corporation

cc: [THPO]

November 4, 2025

Principal Chief Michell Hicks
Eastern Band of Cherokee Indians
88 Council House Loop Road
Cherokee, NC - 28719

Re: Proposed Hannum Springs
McNabb Place
Maryville, Blount County, Tennessee 37801
Parcel ID #: 057D-E-045.00; Latitude: 35.754666, Longitude: -83.975858

Dear Principal Hicks,

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Sincerely,

The Maryville Housing Development Corporation

cc: [THPO]

November 4, 2025

Tribal Historic Preservation Specialist Russell Townsend
Eastern Band of Cherokee Indians
Qualla Boundary P.O. Box 455
Cherokee, NC - 28719

Re: Proposed Hannum Springs
McNabb Place
Maryville, Blount County, Tennessee 37801
Parcel ID #: 057D-E-045.00; Latitude: 35.754666, Longitude: -83.975858

Dear Tribal Historic Preservation Specialist Townsend,

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Sincerely,

The Maryville Housing Development Corporation

cc: [THPO]

November 4, 2025

THPO Savannah Waters
Muscogee (Creek) Nation
Po Box 580
Okmulgee, OK - 74447

Re: Proposed Hannum Springs
McNabb Place
Maryville, Blount County, Tennessee 37801
Parcel ID #: 057D-E-045.00; Latitude: 35.754666, Longitude: -83.975858

Dear THPO Waters,

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Sincerely,

The Maryville Housing Development Corporation

cc: [THPO]

November 4, 2025

Principal Chief David Hill
Muscogee (Creek) Nation
111 S Virginia St.
Muskogee, OK - 74403

Re: Proposed Hannum Springs
McNabb Place
Maryville, Blount County, Tennessee 37801
Parcel ID #: 057D-E-045.00; Latitude: 35.754666, Longitude: -83.975858

Dear Principal Hill,

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PRESENT CONDITION OF THE SITE:

The subject property consists of 1.184 acres of undeveloped grassland with trees and brush. The subject property is bounded by McNabb Place, McNabb Lane, single-family residential structures, and Blount County Health Department to the northeast; single-family residential structures to the southeast; McMaster Place, Liberty Assisted Living, and single-family residential structures to the southwest; and single-family residential structures to the northwest. It should additionally be noted that a portion of land and McMaster Place to the south associated with demolition, grading, ingress/egress, water line, and landscaping, and a portion of land and McNabb Place to the northeast associated with demolition, grading, ingress/egress, underground telecom, and landscaping are located within the Environmental Review due to HUD's aggregation requirements.

AREA OF POTENTIAL EFFECT (APE):

The Sponsor is submitting this project for a HUD HOME Grant, and through the Tennessee Housing Development Agency (THDA) to obtain tax credits for the new construction of a multi-family apartment complex featuring four (4) townhome style structures consisting of a duplex and three

(3) triplexes and a total of eleven (11) residential units. The Direct Area of Potential Effects (APE) includes the subject property and any above-identified off-site areas. The Indirect (Visual) APE includes any vicinity properties within an approximate 0.10-mile view-shed to the subject property, as delineated on the attached map.

APE HISTORY:

According to the reviewed subject property historical information, the subject property consisted of two (2) residential dwellings and a portion of the Hale High School since at least 1945 through at least 1963. The former structures appear to have been demolished after 1963 and prior to 1985. The property then consisted of undeveloped land through at least 1988, prior to some grading and clearing activities occurring by 1992 associated with development in the surrounding area. The subject property is again depicted as undeveloped land by 1997 and has remained unchanged to this day. Vicinity structures within the APE date to the 1950s.

REVIEW OF HISTORIC PROPERTY LISTINGS:

A review of the National Register of Historic Places and the Tennessee Historical Commission Viewer accessed at <https://tnmap.tn.gov/historicalcommission/> indicates that the subject property and the vicinity properties within the APE are not listed on the National Register of Historic Places; are not located within, or adjacent to, a Historic District; and are not listed as local landmarks.

To meet project timeframes, if you would like to be a consulting party on this project, please let us know of your interest within 30 days. If you have any initial concerns with impacts of the project on religious or cultural properties, please note them in your response.

Enclosed are site maps that show the project area and, if applicable, an additional area of potential indirect effects. Also attached are property photographs. The project consists of the development of the vacant parcel of land to create affordable housing for Blount County. The development will consist of a multi-family apartment complex featuring four (4) townhome style structures consisting of a duplex building and three (3) triplex building for a total of eleven (11) residential units.

More information on the Section 106 review process is available at <http://www.onecpd.info/environmental-review/historic-preservation/>. HUD's process for tribal consultation under Section 106 is described in a Notice available at <https://www.onecpd.info/resource/2448/notice-cpd-12-006-tribal-consultation-under-24-cfr-part-58>.

If you do not wish to consult on this project, please inform us. If you do wish to consult, please include in your reply the name and contact information for the tribe's principal representative in the consultation. Thank you very much. We value your assistance and look forward to consulting further if there are historic properties of religious and cultural significance to your tribe that may be affected by this project.

Sincerely,

The Maryville Housing Development Corporation

cc: [THPO]



MARYVILLE

HOUSING DEVELOPMENT CORPORATION

November 4, 2025

Cecilia Flores, Chairwoman, Alabama-Coushatta Tribe of Texas
571 State Park Road 56
Livingston, TX - 77351

Re: **Proposed Hannum Springs**
McNabb Place
Maryville, Blount County, Tennessee 37801
Parcel ID #: 057D-E-045.00; Latitude: 35.754666, Longitude: -83.975856

Chairwoman Flores,

The Maryville Housing Development Corporation is considering funding the project listed above with federal funds from the U.S. Department of Housing and Urban Development (HUD), including a HOME Investment Partnerships Program (HOME) Grant, as well as seeking tax credits through the Tennessee Housing Development Agency. Under HUD regulation 24 CFR 58.4, the Maryville Housing Development Corporation has assumed HUD's environmental review responsibilities for the project, including tribal consultation related to historic properties. Historic properties include archeological sites, burial grounds, sacred landscapes or features, ceremonial areas, traditional cultural places and landscapes, plant and animal communities, and buildings and structures with significant tribal association.

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REVIEW OF HISTORIC PROPERTY LISTINGS:

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Sincerely,

Julie, Sharpe, President
The Maryville Housing Development Corporation

Street Address
311 Atlantic Ave
Maryville, TN 37801
MHATN.COM

Phone/Fax
865.983.4958
865.984.7513





MARYVILLE

HOUSING DEVELOPMENT CORPORATION

November 4, 2025

Bryant Celestine, THPO
Alabama-Coushatta Tribe of Texas 571
State Park Road 56
Livingston, TX - 77351

Re: Proposed Hannum Springs

McNabb Place
Maryville, Blount County, Tennessee 37801
Parcel ID #: 057D-E-045.00; Latitude: 35.754666, Longitude: -83.975858

Dear THPO Celestine,

The Maryville Housing Development Corporation is considering funding the project listed above with federal funds from the U.S. Department of Housing and Urban Development (HUD), including a HOME Investment Partnerships Program (HOME) Grant, as well as seeking tax credits through the Tennessee Housing Development Agency. Under HUD regulation 24 CFR 58.4, the Maryville Housing Development Corporation has assumed HUD's environmental review responsibilities for the project, including tribal consultation related to historic properties. Historic properties include archeological sites, burial grounds, sacred landscapes or features, ceremonial areas, traditional cultural places and landscapes, plant and animal communities, and buildings and structures with significant tribal association.

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AREA OF POTENTIAL EFFECT (APE):

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APE HISTORY:

According to the reviewed subject property historical information, the subject property consisted of two (2) residential dwellings and a portion of the Hale High School since at least 1945 through at least 1963. The former structures appear to have been demolished after 1963 and prior to 1985. The property then consisted of undeveloped land through at least 1988, prior to some grading and clearing activities occurring by 1992 associated with development in the surrounding area. The subject property is again depicted as undeveloped land by 1997 and has remained unchanged to this day. Vicinity structures within the APE date to the 1950s.

REVIEW OF HISTORIC PROPERTY LISTINGS:

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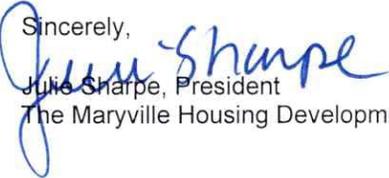
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Sincerely,


Julie Sharpe, President
The Maryville Housing Development Corporation

Street Address
311 Atlantic Ave
Maryville, TN 37801
MHATN.COM

Phone/Fax
865.983.4958
865.984.7513





MARYVILLE

HOUSING DEVELOPMENT CORPORATION

November 4, 2025

THPO Elizabeth Toombs
Cherokee Nation
PO Box 948
Tahlequah, OK – 74465

Re: Proposed Hannum Springs
McNabb Place
Maryville, Blount County, Tennessee 37801
Parcel ID #: 057D-E-045.00; Latitude: 35.754666, Longitude: -83.975858

Dear THPO Toombs,

The Maryville Housing Development Corporation is considering funding the project listed above with federal funds from the U.S. Department of Housing and Urban Development (HUD), including a HOME Investment Partnerships Program (HOME) Grant, as well as seeking tax credits through the Tennessee Housing Development Agency. Under HUD regulation 24 CFR 58.4, the Maryville Housing Development Corporation has assumed HUD's environmental review responsibilities for the project, including tribal consultation related to historic properties. Historic properties include archeological sites, burial grounds, sacred landscapes or features, ceremonial areas, traditional cultural places and landscapes, plant and animal communities, and buildings and structures with significant tribal association.

Maryville Housing Development Corporation will conduct a review of this project to comply with Section 106 of the National Historic Preservation Act and its implementing regulations 36 CFR Part 800. We would like to invite you to be a consulting party in this review to help identify historic properties in the project area that may have religious and cultural significance to your tribe, and if such properties exist, to help assess how the project might affect them. If the project might have an adverse effect, we would like to discuss possible ways to avoid, minimize or mitigate potential adverse effects.

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AREA OF POTENTIAL EFFECT (APE):

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REVIEW OF HISTORIC PROPERTY LISTINGS:

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Sincerely,


Julie Sharpe, President
The Maryville Housing Development Corporation

Street Address
311 Atlantic Ave
Maryville, TN 37801
MHATN.COM

Phone/Fax
865.983.4958
865.984.7513





MARYVILLE

HOUSING DEVELOPMENT CORPORATION

November 4, 2025

THPO Kristian Poncho
Coushatta Tribe of Louisiana
P.O. Box 10
Elton, LA – 70532

Re: Proposed Hannum Springs
McNabb Place
Maryville, Blount County, Tennessee 37801
Parcel ID #: 057D-E-045.00; Latitude: 35.754666, Longitude: -83.975858

Dear THPO Poncho,

The Maryville Housing Development Corporation is considering funding the project listed above with federal funds from the U.S. Department of Housing and Urban Development (HUD), including a HOME Investment Partnerships Program (HOME) Grant, as well as seeking tax credits through the Tennessee Housing Development Agency. Under HUD regulation 24 CFR 58.4, the Maryville Housing Development Corporation has assumed HUD's environmental review responsibilities for the project, including tribal consultation related to historic properties. Historic properties include archeological sites, burial grounds, sacred landscapes or features, ceremonial areas, traditional cultural places and landscapes, plant and animal communities, and buildings and structures with significant tribal association.

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Julie Sharpe, President
The Maryville Housing Development Corporation

Street Address
311 Atlantic Ave
Maryville, TN 37801
MHATN.COM

Phone/Fax
865.983.4958
865.984.7513





MARYVILLE

HOUSING DEVELOPMENT CORPORATION

November 4, 2025

Vice Chair Crystal Williams
Coushatta Tribe of Louisiana
1940 C.C. Bel Road
Elton, LA – 70532

Re: Proposed Hannum Springs
McNabb Place
Maryville, Blount County, Tennessee 37801
Parcel ID #: 057D-E-045.00; Latitude: 35.754666, Longitude: -83.975858

Dear Vice Chair Williams,

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REVIEW OF HISTORIC PROPERTY LISTINGS:

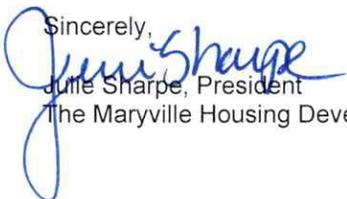
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Julie Sharpe, President
The Maryville Housing Development Corporation

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311 Atlantic Ave
Maryville, TN 37801
MHATN.COM

Phone/Fax
865.983.4958
865.984.7513





MARYVILLE

HOUSING DEVELOPMENT CORPORATION

November 4, 2025

Principal Chief Michell Hicks
Eastern Band of Cherokee Indians
88 Council House Loop Road
Cherokee, NC – 28719

Re: Proposed Hannum Springs
McNabb Place
Maryville, Blount County, Tennessee 37801
Parcel ID #: 057D-E-045.00; Latitude: 35.754666, Longitude: -83.975858

Dear Principal Hicks,

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Maryville Housing Development Corporation will conduct a review of this project to comply with Section 106 of the National Historic Preservation Act and its implementing regulations 36 CFR Part 800. We would like to invite you to be a consulting party in this review to help identify historic properties in the project area that may have religious and cultural significance to your tribe, and if such properties exist, to help assess how the project might affect them. If the project might have an adverse effect, we would like to discuss possible ways to avoid, minimize or mitigate potential adverse effects.

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AREA OF POTENTIAL EFFECT (APE):

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(3) triplexes and a total of eleven (11) residential units. The Direct Area of Potential Effects (APE) includes the subject property and any above-identified off-site areas. The Indirect (Visual) APE includes any vicinity properties within an approximate 0.10-mile view-shed to the subject property, as delineated on the attached map.

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REVIEW OF HISTORIC PROPERTY LISTINGS:

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Sincerely,


Julie Sharpe, President
The Maryville Housing Development Corporation

Street Address
311 Atlantic Ave
Maryville, TN 37801
MHATN.COM

Phone/Fax
865.983.4958
865.984.7513





MARYVILLE

HOUSING DEVELOPMENT CORPORATION

November 4, 2025

Tribal Historic Preservation Specialist Russell Townsend
Eastern Band of Cherokee Indians
Qualla Boundary P.O. Box 455
Cherokee, NC – 28719

Re: Proposed Hannum Springs
McNabb Place
Maryville, Blount County, Tennessee 37801
Parcel ID #: 057D-E-045.00; Latitude: 35.754666, Longitude: -83.975858

Dear Tribal Historic Preservation Specialist Townsend,

The Maryville Housing Development Corporation is considering funding the project listed above with federal funds from the U.S. Department of Housing and Urban Development (HUD), including a HOME Investment Partnerships Program (HOME) Grant, as well as seeking tax credits through the Tennessee Housing Development Agency. Under HUD regulation 24 CFR 58.4, the Maryville Housing Development Corporation has assumed HUD's environmental review responsibilities for the project, including tribal consultation related to historic properties. Historic properties include archeological sites, burial grounds, sacred landscapes or features, ceremonial areas, traditional cultural places and landscapes, plant and animal communities, and buildings and structures with significant tribal association.

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Sincerely,



Julie Sharpe, President

The Maryville Housing Development Corporation

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311 Atlantic Ave
Maryville, TN 37801
MHATN.COM

Phone/Fax
865.983.4958
865.984.7513





MARYVILLE

HOUSING DEVELOPMENT CORPORATION

November 4, 2025

Principal Chief David Hill
Muscogee (Creek) Nation
111 S Virginia St.
Muskogee, OK – 74403

Re: Proposed Hannum Springs
McNabb Place
Maryville, Blount County, Tennessee 37801
Parcel ID #: 057D-E-045.00; Latitude: 35.754666, Longitude: -83.975858

Dear Principal Hill,

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865.984.7513





MARYVILLE

HOUSING DEVELOPMENT CORPORATION

November 4, 2025

THPO Savannah Waters
Muscogee (Creek) Nation
Po Box 580
Okmulgee, OK – 74447

Re: Proposed Hannum Springs
McNabb Place
Maryville, Blount County, Tennessee 37801
Parcel ID #: 057D-E-045.00; Latitude: 35.754666, Longitude: -83.975858

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APPENDIX N

Noise Abatement and Control





RE: Noise Levels at the Proposed Hannum Springs
McNabb Place
Maryville, Blount County, Tennessee

Dominion Due Diligence Group has calculated the estimated noise characteristics of the Proposed Hannum Springs located to the west of the intersection of McGhee Street and McNabb Place in Maryville, Blount County, Tennessee (subject property). Four (4) different noise assessment locations (NALs) were evaluated to better define the noise levels at the property. The NALs are depicted on the attached site plan google overlay.

The subject property is located approximately 3.3 miles from the McGhee Tyson Airport. According to the 2023 noise contour map accessed at <https://flyknoxville.com/wp-content/uploads/2024/11/TYS-RW-5L23R-FINAL-EA-1.pdf>, the subject property is located well outside of the 60 DNL contour line for the airport and it is not suspected to impact the noise characteristics of the subject property. There are no military airfields or other civil airports within fifteen (15) miles of the subject property that would be considered a noise source. Based on the available information, airport noise impacts are expected to remain below 55 dB at the subject property.

The subject property is located within 1,000 feet of West Harper Avenue and Broadway Avenue. Traffic count information for the year 2024 for both roads was obtained from the Tennessee Department of Transportation (TDOT) websites accessed at <https://tdot.public.ms2soft.com/tcds/tsearch.asp?loc=Tdot&mod=TCDS> and https://geodata.tn.gov/datasets/59838882a69d426286670dcd25d90e15_0/explore?filters=eyJMT0NBTF9JRCi6WylwNTAwMDE3OCIsIjA1MDAwMDk2II0sIkFBRFQiOlswLDlxODU4M10sIkFBRFRfWUVBUiI6WzlwMTguOTksMjAyNF0sIiRSVUNLX1BFUkNFIRBR0UiOlswLDgxLjg5XX0%3D&location=35.753937%2C-83.970050%2C15.43. Vehicle classification information for both roads was obtained from the aforementioned websites and the following percentages were utilized in the calculations: 97.2% cars, 1.3% medium trucks and 1.5% heavy trucks for West Harper Avenue; and 96.8% cars, 0.8% medium trucks and 2.4% heavy trucks for Broadway Avenue. In addition, nighttime percentages (6.9% for West Harper Avenue and 6.6% for Broadway Avenue) were calculated based on the obtained hourly traffic count data. Road gradients of 0% for each road were estimated based on the elevation change information for each road in the vicinity of the subject property obtained from Google Earth. Based on D3G's review of year 2044 projected traffic count data for both roads provided via email by Mr. Tyler Thompson with TDOT (Jacob.Thompson@tn.gov), both roads are presently predicted to have an overall decline in traffic volume. However, D3G utilized an estimated 0.5% annual growth rate for both roads for the calculations as a conservative estimate to calculate the minimum 10-year projected (2038) traffic counts. The following table summarizes the calculated noise values, expressed in decibels (dB), for the respective NALs.

NAL #	EFFECTIVE DISTANCE (FT) FROM WEST HARPER AVENUE	10-YEAR PROJECTED NOISE VALUE (DB)	EFFECTIVE DISTANCE (FT) FROM BROADWAY AVENUE	10-YEAR PROJECTED NOISE VALUE (DB)
1	588	48	900	50
2	475	49	786	51
3	470	49	778	51
4	575	48	882	50

There are no active railway lines within 3,000 feet of the subject property.

Acceptability categories, as defined by 24 CFR 51.101(a)(3), are as follows:

Acceptable – ≤ 65 dB

Normally unacceptable – 65-75 dB

Unacceptable - > 75 dB

The projected DNL values for all noise sources for the proposed buildings range from 52 dB (NAL #1 and 4) to 53 dB (NAL #2 and 3). Pursuant to 24 CFR 51.101(a)(3), the composite DNL ≤ 65 dB is “acceptable”.

Attached are the on-line 10-year projected DNL calculations obtained utilizing the HUD Day/Night Noise Level Electronic Assessment Tool accessed at <https://www.hudexchange.info/environmental-review/dnl-calculator/>, as well as supporting documentation. All distances were measured utilizing Google Earth and the Site Layout Plan provided by The Architecture Collaborative, dated August 22, 2025. Distances measured to approximately 6.5 feet from the building foundation and/or amenity to the noise source.



10-Year Projected Noise Value from On-Line Calculations



NAL #1



DNL Calculator

Site ID	Proposed Hannum Springs - NAL #1
Record Date	11/20/2025
User's Name	Charlie Huntoon

Road # 1 Name:	West Harper Avenue
----------------	--------------------

Road #1			
Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input checked="" type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	588	588	588
Distance to Stop Sign			
Average Speed	30	30	30
Average Daily Trips (ADT)	6828	91	105
Night Fraction of ADT	7	7	7
Road Gradient (%)			0
Vehicle DNL	43	34	45
Calculate Road #1 DNL	48	Reset	

Road # 2 Name:	Broadway Avenue
----------------	-----------------

Road #2			
Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input checked="" type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	900	900	900
Distance to Stop Sign			
Average Speed	45	45	45
Average Daily Trips (ADT)	11735	97	291
Night Fraction of ADT	7	7	7
Road Gradient (%)			0
Vehicle DNL	46	35	47
Calculate Road #2 DNL	50	Reset	

[Add Road Source](#) [Add Rail Source](#)

Airport Noise Level	< 55
---------------------	------

Loud Impulse Sounds?	<input type="radio"/> Yes <input checked="" type="radio"/> No
----------------------	---

Combined DNL for all Road and Rail sources	52
--	----

Combined DNL including Airport	NaN
--------------------------------	-----

Site DNL with Loud Impulse Sound	
----------------------------------	--

[Calculate](#) [Reset](#)

NAL #2



DNL Calculator

Site ID	Proposed Hannum Springs - NAL #2
Record Date	11/20/2025
User's Name	Charlie Huntoon

Road # 1 Name:	West Harper Avenue
----------------	--------------------

Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input checked="" type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	475	475	475
Distance to Stop Sign			
Average Speed	30	30	30
Average Daily Trips (ADT)	6828	91	105
Night Fraction of ADT	7	7	7
Road Gradient (%)			0
Vehicle DNL	45	36	47
Calculate Road #1 DNL	49	Reset	

Road # 2 Name:	Broadway Avenue
----------------	-----------------

Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input checked="" type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	786	786	786
Distance to Stop Sign			
Average Speed	45	45	45
Average Daily Trips (ADT)	11735	97	291
Night Fraction of ADT	7	7	7
Road Gradient (%)			0
Vehicle DNL	47	36	48
Calculate Road #2 DNL	51	Reset	

[Add Road Source](#) [Add Rail Source](#)

Airport Noise Level	< 55
---------------------	------

Loud Impulse Sounds?	<input type="radio"/> Yes <input checked="" type="radio"/> No
----------------------	---

Combined DNL for all Road and Rail sources	53
--	----

Combined DNL including Airport	NaN
--------------------------------	-----

Site DNL with Loud Impulse Sound	
----------------------------------	--

[Calculate](#) [Reset](#)

NAL #3



DNL Calculator

Site ID	Proposed Hannum Springs - NAL #3
Record Date	11/20/2025
User's Name	Charlie Huntoon

Road # 1 Name:	West Harper Avenue
----------------	--------------------

Road #1

Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input checked="" type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	470	470	470
Distance to Stop Sign			
Average Speed	30	30	30
Average Daily Trips (ADT)	6828	91	105
Night Fraction of ADT	7	7	7
Road Gradient (%)			0
Vehicle DNL	45	36	47
Calculate Road #1 DNL	49	Reset	

Road # 2 Name:	Broadway Avenue
----------------	-----------------

Road #2

Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input checked="" type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	778	778	778
Distance to Stop Sign			
Average Speed	45	45	45
Average Daily Trips (ADT)	11735	97	291
Night Fraction of ADT	7	7	7
Road Gradient (%)			0
Vehicle DNL	47	36	48
Calculate Road #2 DNL	51	Reset	

[Add Road Source](#) [Add Rail Source](#)

Airport Noise Level	< 55
---------------------	------

Loud Impulse Sounds? Yes No

Combined DNL for all Road and Rail sources	53
--	----

Combined DNL including Airport	NaN
--------------------------------	-----

Site DNL with Loud Impulse Sound	
----------------------------------	--

[Calculate](#) [Reset](#)

NAL #4



DNL Calculator

Site ID	Proposed Hannum Springs - NAL #4
Record Date	11/20/2025
User's Name	Charlie Huntoon

Road # 1 Name:	West Harper Avenue
----------------	--------------------

Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input checked="" type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	575	575	575
Distance to Stop Sign			
Average Speed	30	30	30
Average Daily Trips (ADT)	6828	91	105
Night Fraction of ADT	7	7	7
Road Gradient (%)			0
Vehicle DNL	43	35	46
Calculate Road #1 DNL	48	Reset	

Road # 2 Name:	Broadway Avenue
----------------	-----------------

Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input checked="" type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	882	882	882
Distance to Stop Sign			
Average Speed	45	45	45
Average Daily Trips (ADT)	11735	97	291
Night Fraction of ADT	7	7	7
Road Gradient (%)			0
Vehicle DNL	46	36	47
Calculate Road #2 DNL	50	Reset	

[Add Road Source](#) [Add Rail Source](#)

Airport Noise Level	< 55
---------------------	------

Loud Impulse Sounds?	<input type="radio"/> Yes <input checked="" type="radio"/> No
----------------------	---

Combined DNL for all Road and Rail sources	52
--	----

Combined DNL including Airport	NaN
--------------------------------	-----

Site DNL with Loud Impulse Sound	
----------------------------------	--

[Calculate](#) [Reset](#)

Supporting Documentation



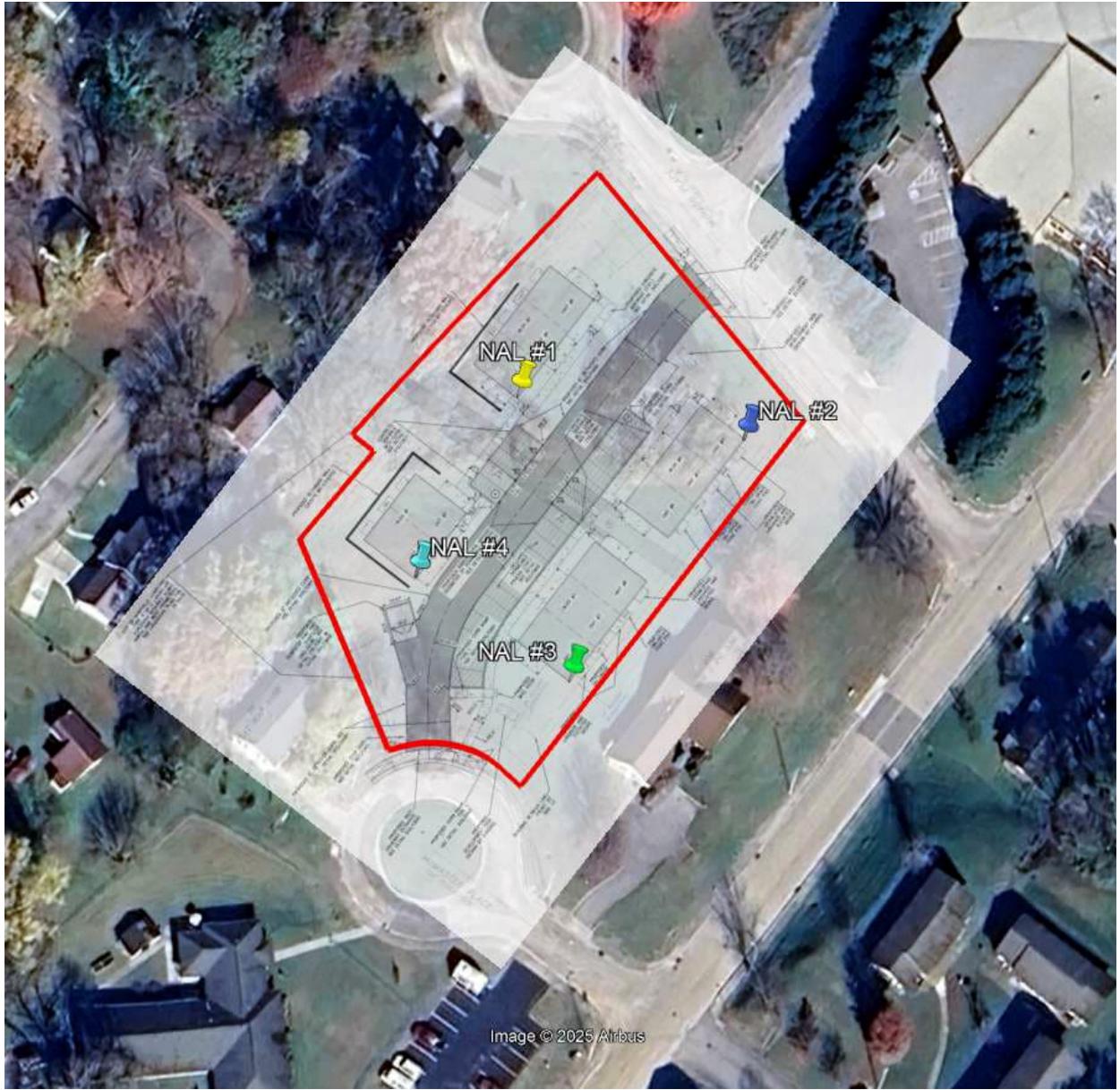
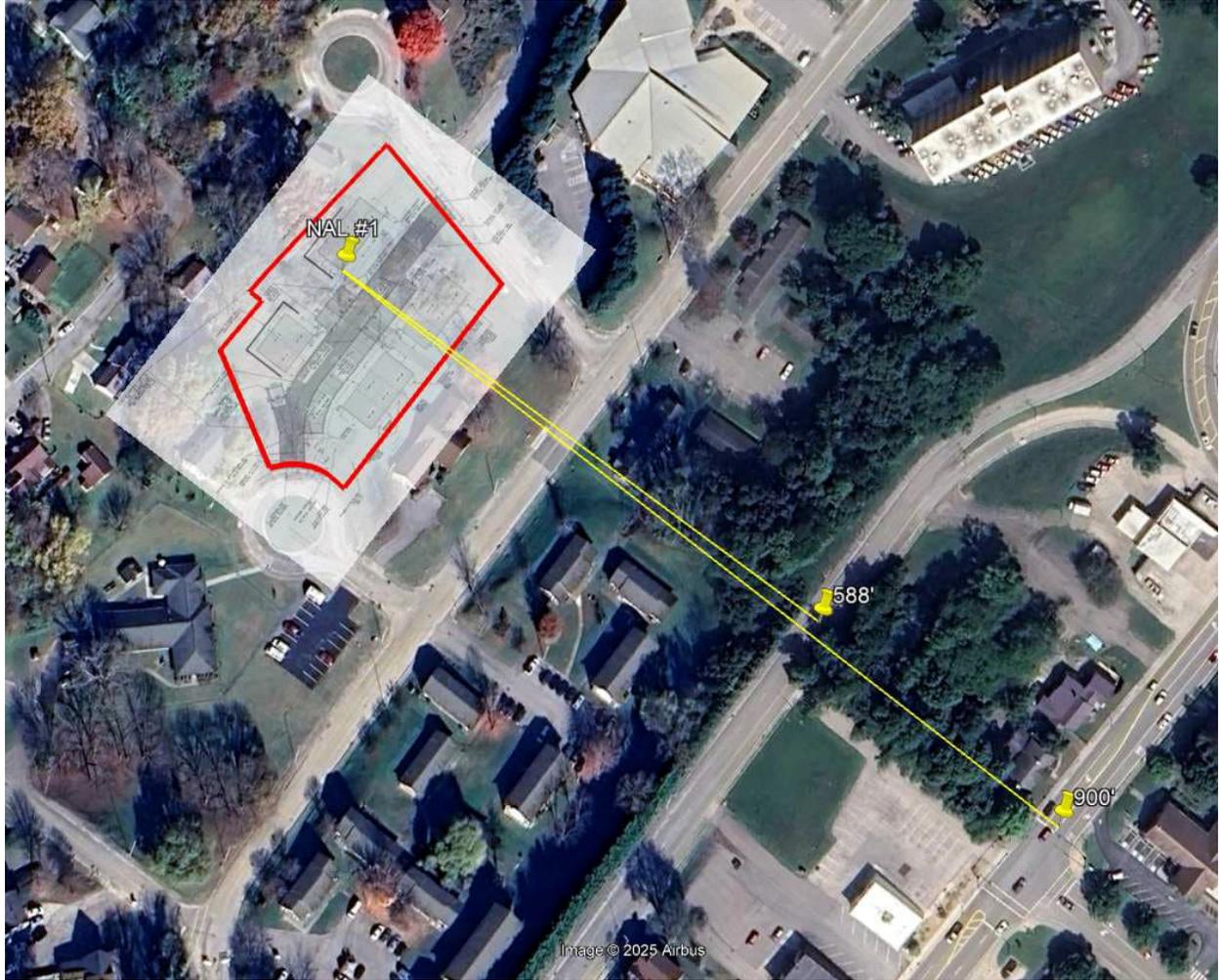
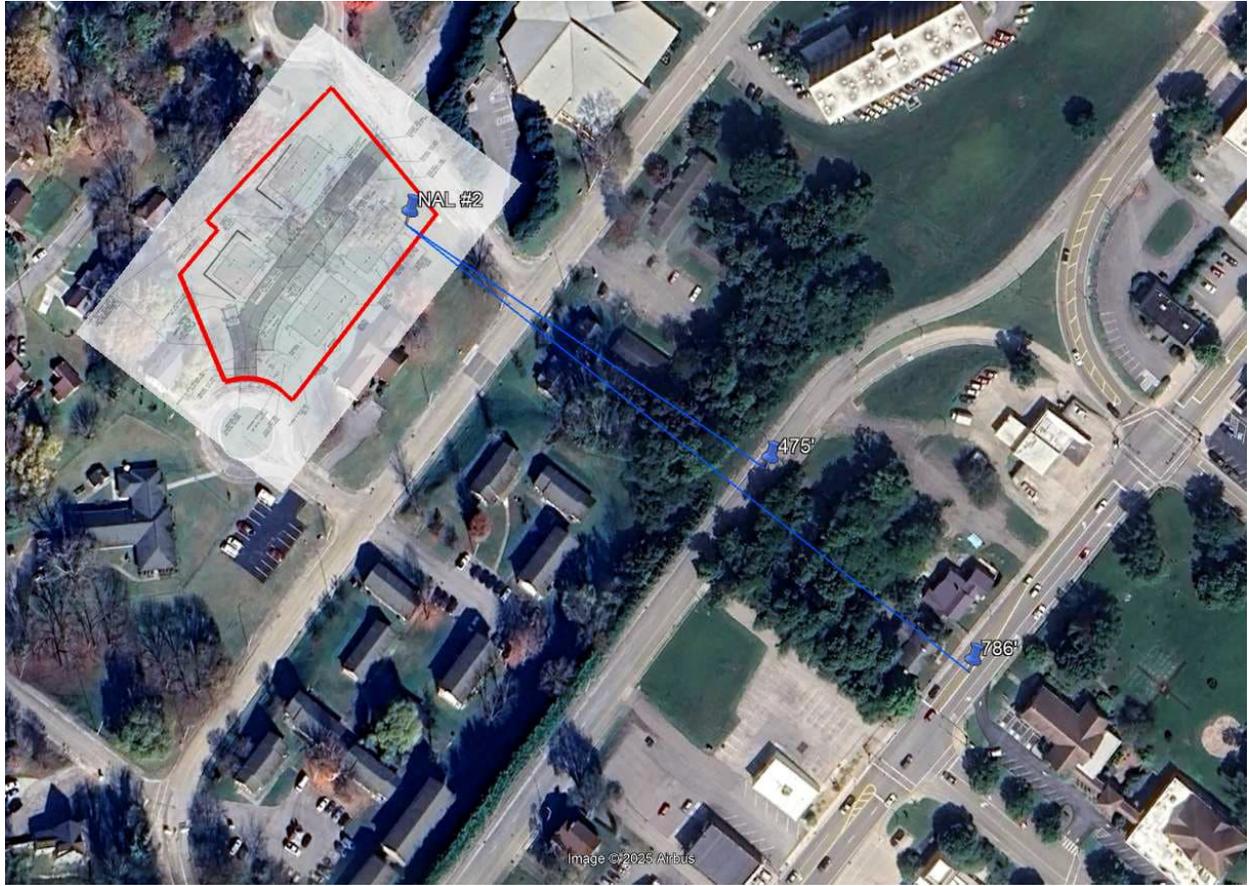
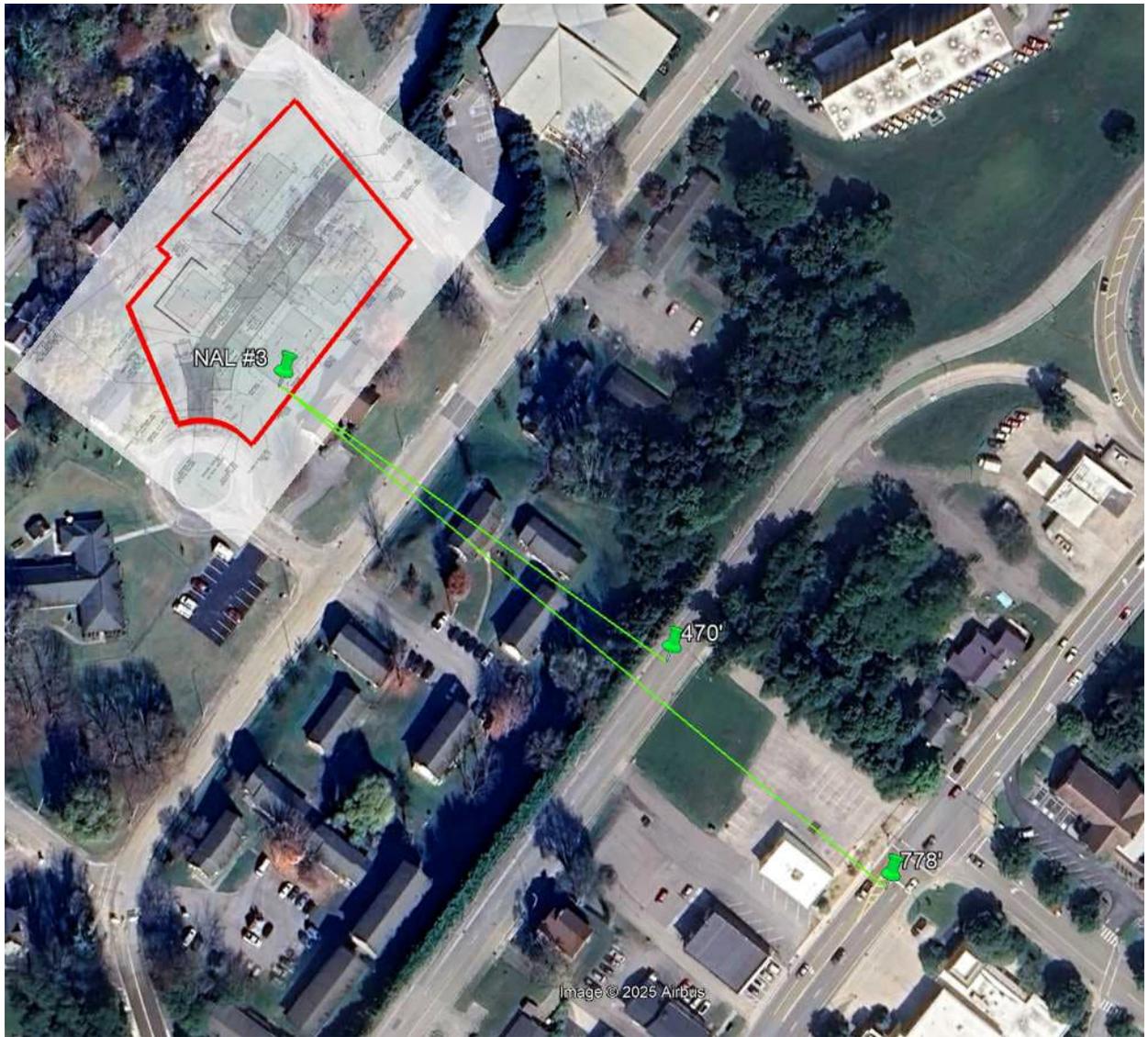
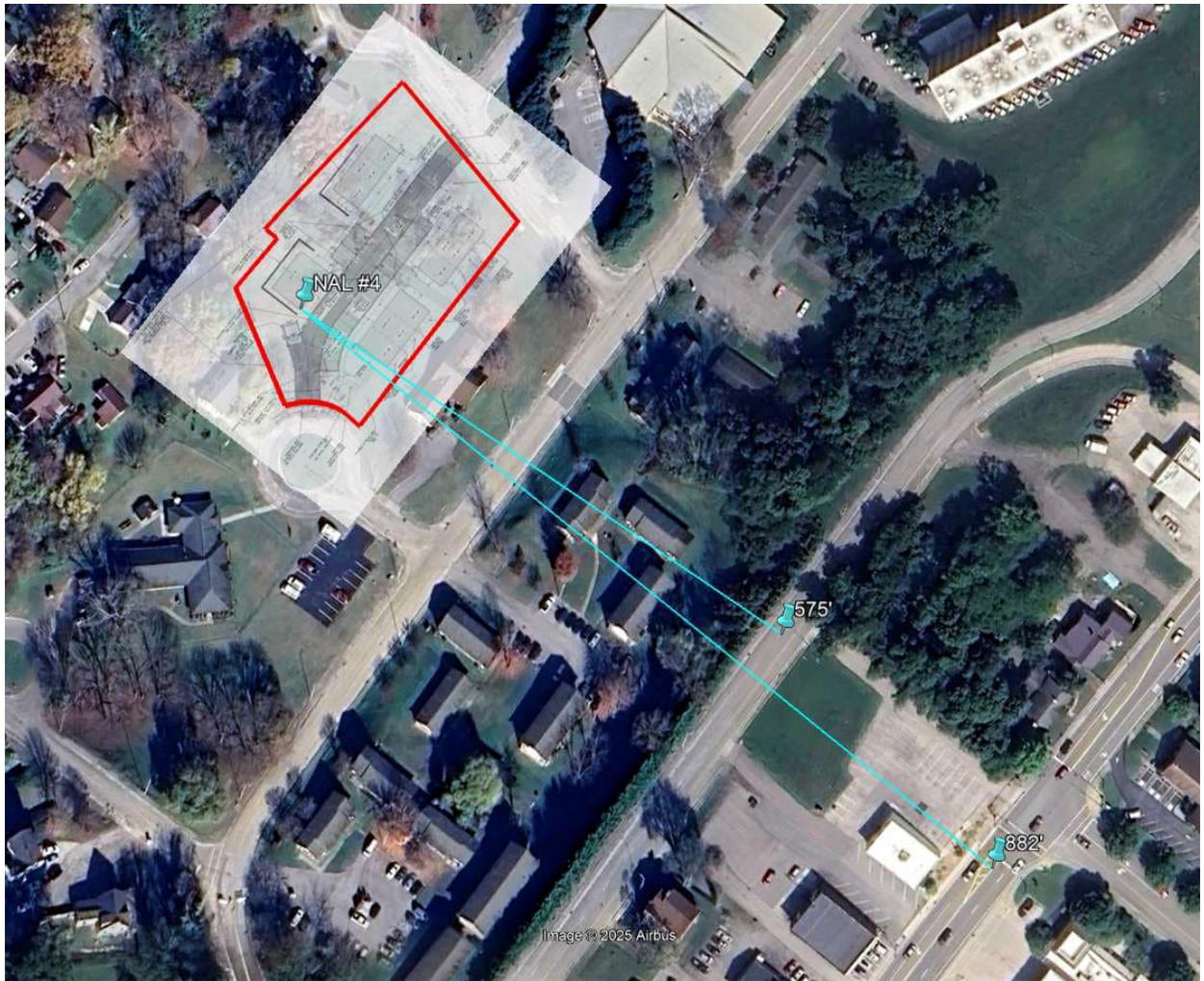


Image © 2025 Airbus









Airport Search Results

2 airports found

ID	CITY	AIRPORT NAME	WHERE
 TYS	KNOXVILLE, TN	MC GHEE TYSON AIRPORT	4.0 mi N
 DKX	KNOXVILLE, TN	KNOXVILLE DOWNTOWN ISLAND AIRPORT	15.5 mi NNE

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[Privacy Policy](#) [Contact](#)

The Knoxville Downtown Island Airport is located approximately 15.3 miles from the subject property and was not included in the evaluation.

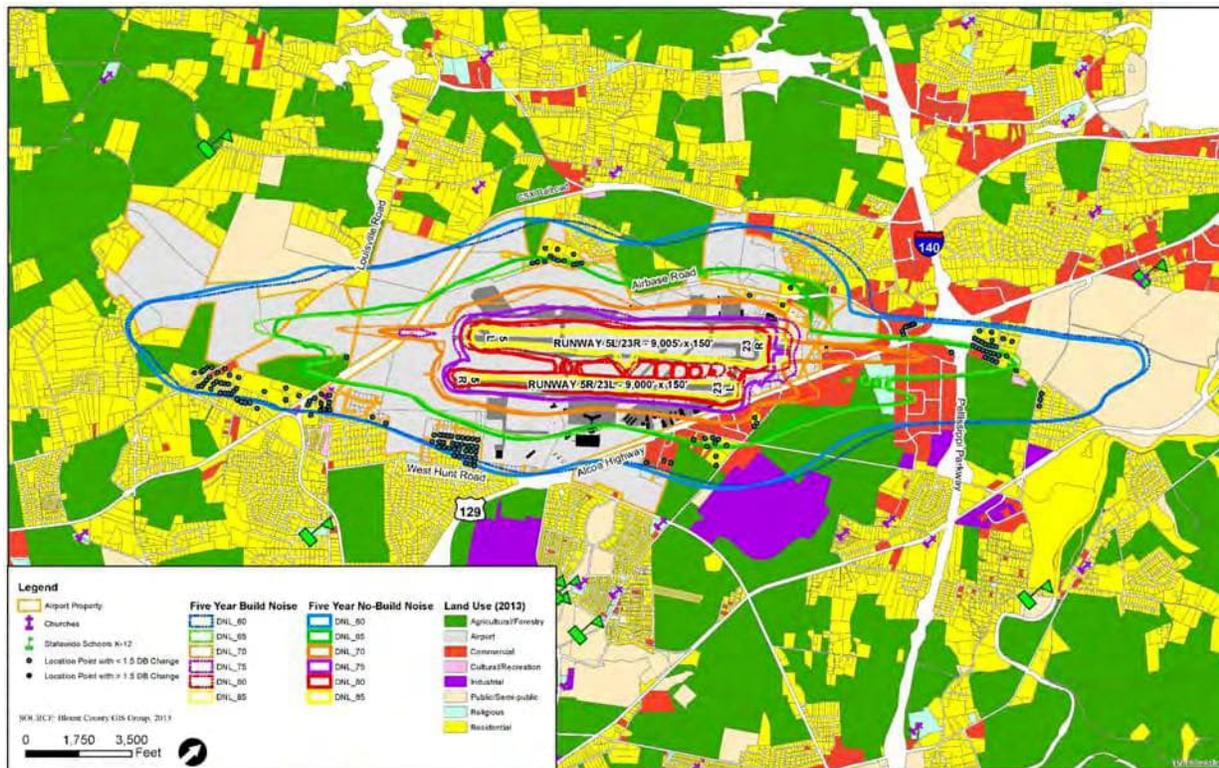


Figure 4-5: 2023 Noise Contours

Table 4-3 lists the acreages of noise exposure within the 65 DNL and greater for each future case. With implementation of the Build Alternative, total acreage of the 65 DNL and greater would increase from 1,998.3 acres to 2,019.5 acres. Five years after implementation of the Build Alternative, the 65 DNL and greater noise contour would increase from 1,999.3 acres to 2,020.3 acres when compared to the No-Build Alternative.

Table 4-3: Change in Noise Exposure

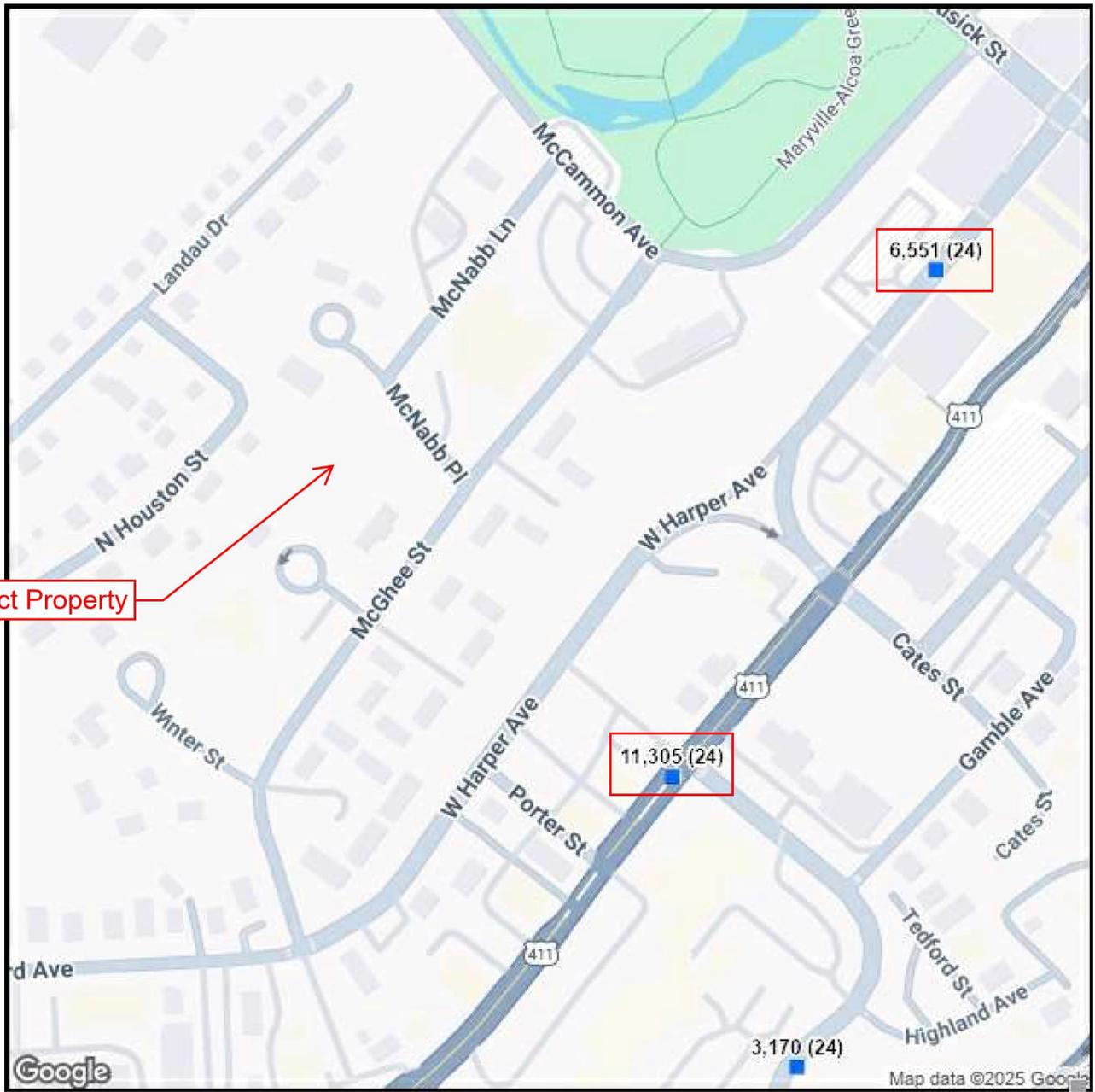
Day-Night Average Sound Level (DNL, in dBA)	Area Exposed to Given Noise Contours (Acres)					
	2018 Build	2018 No-Build	Change	2023Build	2023No-Build	Change
65-70	2019.5	1998.3	+20.2	2020.3	1999.2	+21.1
70-75	1070.0	1023.4	+46.6	1069.8	1024.4	+45.4
>75	703.5	663.3	+39.2	702.5	663.9	+38.6

*Michael Baker International, 2016

FAA Order 1050.1F provides guidance on environmental impacts at airports and considers an increase of 1.5 dB or greater over a noise sensitive area within the 65 DNL as a significant impact. Based on this guidance, 156 noise sensitive sites located within the 65 DNL noise contour were identified and assigned a location point within the noise model. Appendix A provides the expected change in noise levels at the 156 noise sensitive sites evaluated for the period five years after implementation of Alternative 1 (Build Alternative). According to the analysis, no sites would experience an increase of 1.5 dB DNL or greater if Alternate 1 was implemented. Since a 1.5 dB change is considered the threshold of significance by the

ROAD		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
West Harper Avenue	gross total	6551	6584	6617	6650	6683	6716	6750	6784	6818	6852	6886	6920	6955	6990	7025
	total cars (97.2%)	6368	6399	6431	6464	6496	6528	6561	6594	6627	6660	6693	6727	6760	6794	6828
	total medium trucks (1.3%)	85	86	86	86	87	87	88	88	89	89	90	90	90	91	91
	total heavy trucks (1.5%)	98	99	99	100	100	101	101	102	102	103	103	104	104	105	105

ROAD		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Broadway Avenue	gross total	11305	11362	11418	11475	11533	11590	11648	11707	11765	11824	11883	11943	12002	12062	12123
	total cars (96.8%)	10943	10998	11053	11108	11164	11220	11276	11332	11389	11446	11503	11560	11618	11676	11735
	total medium trucks (0.8%)	90	91	91	92	92	93	93	94	94	95	95	96	96	96	97
	total heavy trucks (2.4%)	271	273	274	275	277	278	280	281	282	284	285	287	288	289	291



Subject Property

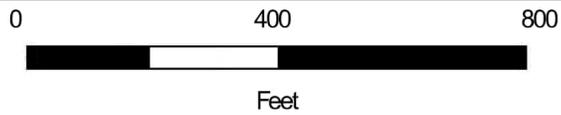
6,551 (24)

11,305 (24)

3,170 (24)

Google

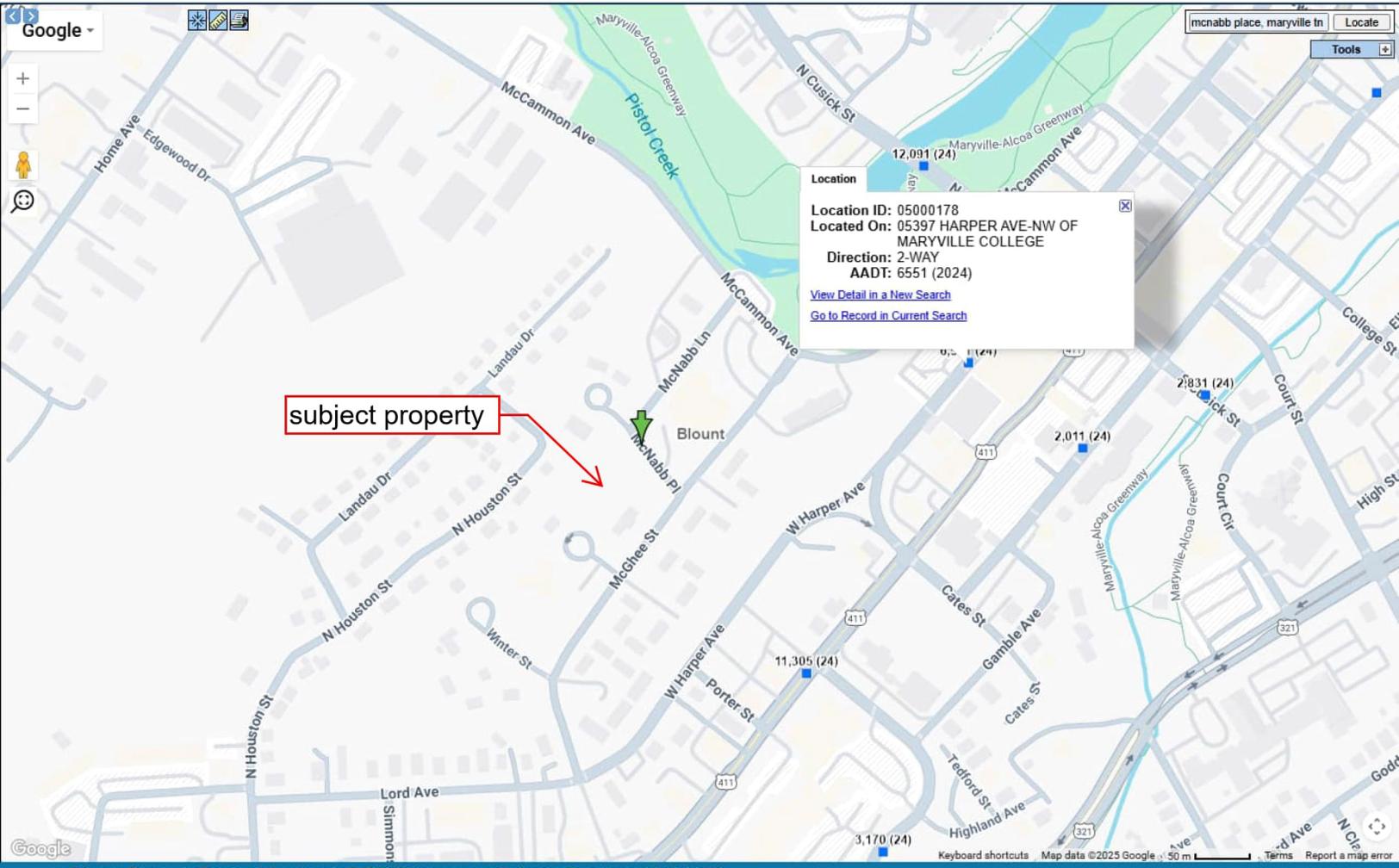
Map data ©2025 Google



- TCDS Locations**
- Short
 - Continuous
 - WIM
 - Located Short
 - Located Continuous
 - Located WIM
 - Inactive Location



10/31/2025



Disclaimer: Please note that the AADT displayed for the current year is only a preliminary estimate, updated adjustment factors have not yet been applied to the traffic count information to produce a final AADT.

List View		All DIRs	
Record	1	of 1	Goto Record <input type="text" value="100"/>
Location ID	05000178		MPO ID
Type	SPOT		HPMS ID
On NHS			On HPMS
LRS ID	05LS39701P00000		LRS Loc Pt. 0,325
SF Group	Lower FC (2025)	Route Type	
AF Group	Region 1 Urban Major Collector (2025)	Route	
GF Group	Count (2025)	Active Yes	
Class Dist Grp	Region 1 Urban Major Collector (2025)	Category CC	
Seas Class Grp			
WFM Group			
QC Group	Default		
Frct'l Class	Major Collector	Milepost	
Located On	05397		
Loc On Alias	HARPER AVE.		
	HARPER AVE-NW OF MARYVILLE COLLEGE		
More Detail			

STATION DATA

Directions: 2-WAY

Year	AAADT	DHV-30	K %	D %	PA	BC	Src
2024	6,551 ³		9	65	6,366 (97%)	185 (3%)	Grown from 2023
2023	6,591	619	9	65	6,445 (98%)	146 (2%)	
2022	5,726 ³		10	65	5,589 (98%)	137 (2%)	Grown from 2021
2021	5,433	538	10	65	5,270 (97%)	163 (3%)	
2020	5,329	485	9	65	5,133 (96%)	196 (4%)	

1-5 of 39

Date	Int	Total
Tue 3/28/2023	15	6,810
Thu 5/20/2021	15	6,361
Mon 6/9/2020	15	5,743
Thu 5/9/2019	15	7,627
Tue 5/29/2018	15	6,596
Mon 5/2/2016	15	6,538
Mon 5/18/2015	15	6,753
Tue 5/13/2014	15	6,680
Wed 5/22/2013	15	6,852
Wed 5/16/2012	15	7,151

Year	Annual Growth
2025	-9%
2024	-1%
2023	15%
2022	5%
2021	2%
2020	-17%
2019	5%
2018	-4%
2017	3%
2016	-3%

Date	Int	Pace	85th	Total
No Data				

Date	Int	Total
No Data		

Date	Axles	Avg GVW	Total
No Data			

Date	Axles	85th	Total
No Data			

Date	Int	Total
No Data		

NOTES/FILES	Note	Date

Filtering records: 4 of 488,836

McNabb Place, Maryville TN

Subject Property

Station #05000178

05000178

TN-TIMES ID	05000178
County	Blount
Route ID	05397
LRS ID	05L539701P00000
LRS Location Point	0.325000
AAADT	6,551
AAADT Year	2024
Category	CC
Active	True
Latitude	35.755618
Longitude	-83.972568

Object ID	29124
Functional Class	Major Collector
AAADT Calculation Method	Grown
Class AAADT Calculation Method	Distributed
Class 1 AAADT (Motorcycles)	46
Class 2 AAADT (Passenger Cars)	4,761
Class 3 AAADT (Light Trucks)	1,559
Class 4 AAADT (Buses)	7
Class 5 AAADT	85
Class 6 AAADT	26
Class 7 AAADT	7
Class 8 AAADT	26
Class 9 AAADT	20
Class 10 AAADT	0
Class 11 AAADT	7
Class 12 AAADT	0
Class 13 AAADT	7
Truck Percentage (Class 4-13)	1.02

% Cars = 97.2%

% Medium Trucks = 1.3%

% Heavy Trucks = 1.5%

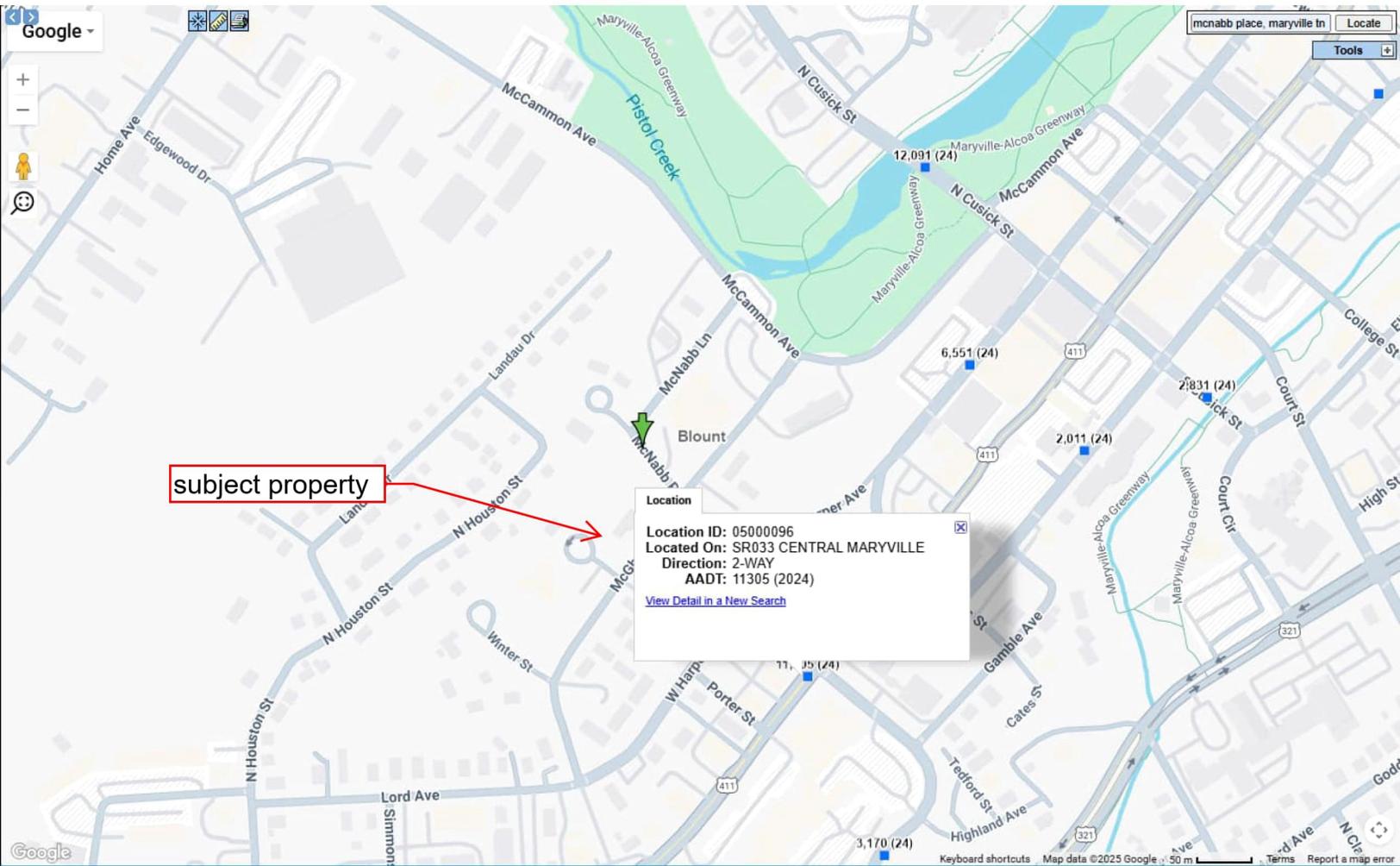
Volume Count Report

LOCATION INFO	
Location ID	05000178
Type	SPOT
Funct'l Class	5
Located On	05397
Loc On Alias	HARPER AVE.
Direction	2-WAY
County	Blount
Community	Maryville
MPO ID	
HPMS ID	
Agency	tdot

COUNT DATA INFO	
Count Status	Accepted
Holiday	No
Start Date	Tue 3/28/2023
End Date	Wed 3/29/2023
Start Time	10:00:00 AM
End Time	10:00:00 AM
Direction	
Station	XA43708
Study	
Speed Limit	
Description	
Sensor Type	Axle/Tube
Source	
Latitude, Longitude	

INTERVAL: 15-MIN					
Time	15-min Interval				Hourly Count
	1st	2nd	3rd	4th	
0:00-1:00	7	3	9	3	22
1:00-2:00	3	1	5	8	17
2:00-3:00	4	10	4	3	21
3:00-4:00	1	2	0	6	9
4:00-5:00	1	7	14	10	32
5:00-6:00	14	24	13	39	90
6:00-7:00	25	38	55	60	178
7:00-8:00	70	114	133	141	458
8:00-9:00	113	81	77	81	352
9:00-10:00	83	89	109	100	381
10:00-11:00	88	93	124	109	414
11:00-12:00	109	93	111	116	429
12:00-13:00	115	115	118	130	478
13:00-14:00	94	117	132	131	474
14:00-15:00	106	115	106	116	443
15:00-16:00	119	145	154	136	554
16:00-17:00	155	138	171	162	626
17:00-18:00	178	149	166	126	619
18:00-19:00	156	135	104	90	485
19:00-20:00	88	82	67	51	288
20:00-21:00	56	47	79	44	226
21:00-22:00	23	24	35	29	111
22:00-23:00	31	21	18	13	83
23:00-24:00	3	9	5	3	20
Total					6,810
AADT					6,591
AM Peak					07:15-08:15 501
PM Peak					16:30-17:30 660

Nighttime % =
6.9%



subject property

Location

Location ID: 05000096

Located On: SR033 CENTRAL MARYVILLE

Direction: 2-WAY

AAADT: 11305 (2024)

[View Detail in a New Search](#)

Disclaimer: Please note that the AADT displayed for the current year is only a preliminary estimate, updated adjustment factors have not yet been applied to the traffic count information to produce a final AADT.

List View All DIRs

Record 1 of 1 Goto Record

Location ID	05000096	MPO ID	
Type	SPOT	HPMS ID	
On NHS		On HPMS	
LRS ID	05S003301P00000	LRS Loc Pt.	11,689
SF Group	Urban Minor Arterial (2025)	Route Type	
AF Group	Region 1 Urban Minor Arterial (2025)	Route	
GF Group	Bcount (2025)	Active	Yes
Class Dist Grp	Region 1 Urban Minor Arterial (2025)	Category	CC
Seas Class Grp			
WIM Group			
QC Group	Default		
Frct'l Class	Minor Arterial	Milepost	
Located On	SR033		
Loc On Alias	W. BROADWAY AVE.		
	CENTRAL MARYVILLE		

More Detail

STATION DATA

Directions: 2-WAY

AADT

Year	AADT	DHV-30	K %	D %	PA	BC	Src
2024	11,305	973	9	65	10,943 (97%)	362 (3%)	
2023	12,072	1,177	10	65	11,542 (96%)	530 (4%)	
2022	10,847	1,017	9	65	10,542 (97%)	305 (3%)	
2021	11,376 ³		9	65	11,001 (97%)	375 (3%)	Grown from 2020
2020	10,582	937	9	65	10,180 (96%)	402 (4%)	

1-5 of 40

VOLUME COUNT

Date	Int	Total
Mon 5/20/2024	15	12,095
Wed 4/5/2023	15	13,525
Thu 5/26/2022	15	12,389
Mon 6/8/2020	15	11,483
Thu 5/16/2019	15	14,018
Thu 5/31/2018	15	13,173
Thu 5/12/2016	15	13,713
Wed 5/20/2015	15	13,074
Tue 5/13/2014	15	12,422
Wed 5/22/2013	15	12,154

1-10 of 19

VOLUME TREND

Year	Annual Growth
2024	-6%
2023	11%
2022	-5%
2021	8%
2020	-10%
2019	3%
2018	-4%
2017	4%
2016	-1%
2015	3%

1-10 of 39

SPEED

Date	Int	Pace	85th	Total
No Data				

WEIGH-IN-MOTION

Date	Axles	Avg GVW	Total
No Data			

GAP

Date	Int	Total
No Data		

CLASSIFICATION

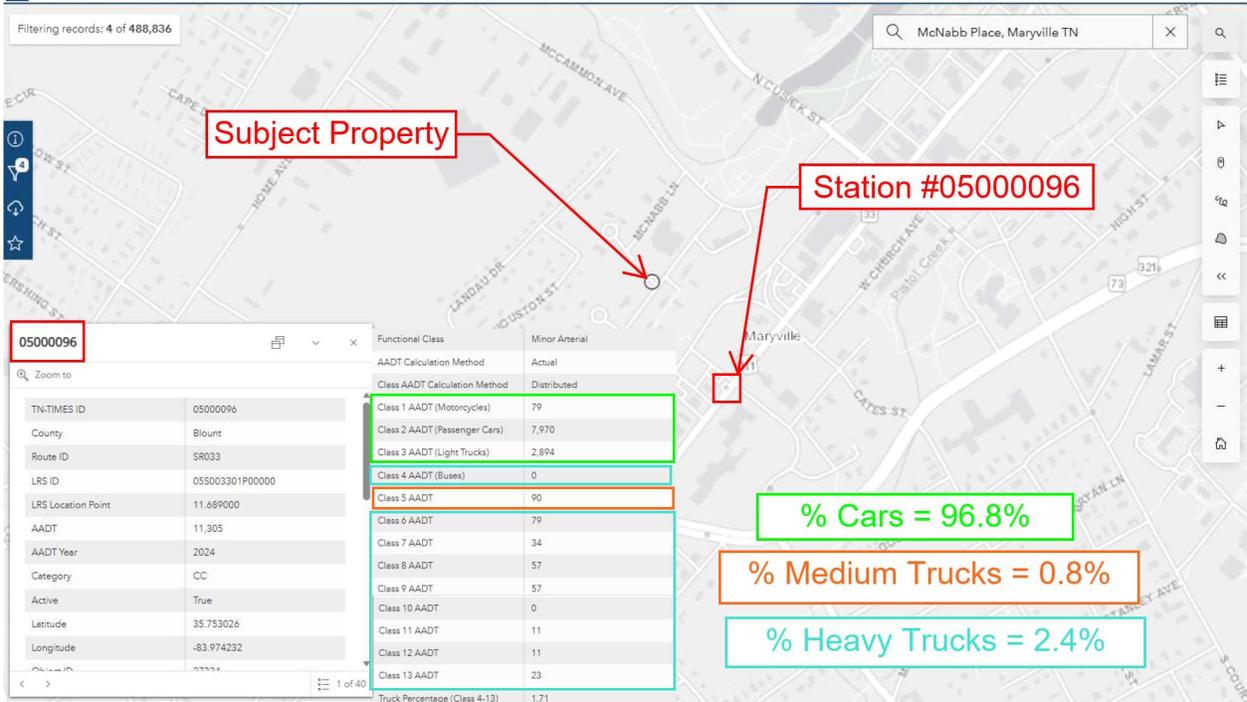
Date	Int	Total
No Data		

PER VEHICLE

Date	Axles	85th	Total
No Data			

NOTES/FILES

Note	Date



Volume Count Report

LOCATION INFO	
Location ID	05000096
Type	SPOT
Fnc't'l Class	4
Located On	SR033
Loc On Alias	W. BROADWAY AVE.
Direction	2-WAY
County	Blount
Community	Maryville
MPO ID	
HPMS ID	
Agency	tdot

COUNT DATA INFO	
Count Status	Accepted
Holiday	No
Start Date	Mon 5/20/2024
End Date	Tue 5/21/2024
Start Time	11:00:00 AM
End Time	11:00:00 AM
Direction	
Station	XA43697
Study	
Speed Limit	
Description	
Sensor Type	Axle/Tube
Source	
Latitude,Longitude	

INTERVAL:15-MIN					
Time	15-min Interval				Hourly Count
	1st	2nd	3rd	4th	
0:00-1:00	22	13	8	7	50
1:00-2:00	3	12	4	13	32
2:00-3:00	16	13	3	8	40
3:00-4:00	5	4	5	7	21
4:00-5:00	8	9	20	16	53
5:00-6:00	29	31	30	46	136
6:00-7:00	41	46	53	84	224
7:00-8:00	86	140	187	171	584
8:00-9:00	190	184	157	201	732
9:00-10:00	153	172	187	208	720
10:00-11:00	197	197	208	211	813
11:00-12:00	207	208	205	233	853
12:00-13:00	217	252	210	231	910
13:00-14:00	239	228	233	212	912
14:00-15:00	206	228	213	235	882
15:00-16:00	199	240	220	242	901
16:00-17:00	232	228	232	243	935
17:00-18:00	273	268	239	223	1,003
18:00-19:00	224	201	180	174	779
19:00-20:00	145	165	127	128	565
20:00-21:00	122	113	87	89	411
21:00-22:00	82	82	68	69	301
22:00-23:00	47	30	34	31	142
23:00-24:00	20	28	23	25	96
Total					12,095
AADT					11,305
AM Peak					11:45-12:45 912
PM Peak					16:45-17:45 1,023

Nighttime % =
6.6%

Location ID	AADT	AADT BC (4-13)	AADT BC (4-13) Code	Future AADT	Future AADT Year
05000096	11305	362	11	10023	2044
05000178	6551	185	11	5808	2044

Charlie Huntoon

From: Jacob Thompson <Jacob.Thompson@tn.gov>
Sent: Friday, November 14, 2025 1:37 PM
To: Charlie Huntoon
Subject: Re: Traffic Data Request
Attachments: Adhoc-Report-2025-11-14-133051.xlsx

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon, Charlie

I have the future AADT for these sites attached in the excel file. The station data can be viewed with this [link to our Traffic Points Layer](#).

Let me know if you have any additional questions about the data.

Enjoy your weekend!



Jacob Tyler Thompson | Planning Specialist

Planning Data Team

Planning Division

James K Polk Building, Suite 1000

505 Deaderick Street Nashville, TN 37243

Office: 615-532-7226

Jacob.Thompson@tn.gov

From: Charlie Huntoon <c.huntoon@d3g.com>
Sent: Wednesday, November 12, 2025 2:57 PM
To: Jacob Thompson <Jacob.Thompson@tn.gov>
Subject: [EXTERNAL] RE: Traffic Data Request

Tyler, sorry to bother you with this again, but I am reviewing the work here. Can you please send along the 20 year growth rates?

Best,

Charlie



Charlie Huntoon
Noise Analyst/Hazardous Materials Specialist

O: (603) 398-3846
E: c.huntoon@d3g.com
A: 201 Wylderose Drive
Midlothian, Va. 23113

People, Innovation, Passion, Excellence



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From: Jacob Thompson <Jacob.Thompson@tn.gov>
Sent: Monday, November 3, 2025 2:15 PM
To: Kylee Hooper <k.hooper@d3g.com>
Cc: Charlie Huntoon <c.huntoon@d3g.com>; Ashley HunterMason <Ashley.HunterMason@tn.gov>; Randall Emilaire <Randall.Emilaire@tn.gov>
Subject: Re: Traffic Data Request

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon Kylee,

We do have 2025 counts for these locations, but the official AADTs will not be available until early 2026. The 2025 counts should be available for those counts in TN-Times. The truck AADTs should be available for both locations in TN Times as well. For the nighttime hours, the average is the sum of the hourly counts from 10 PM to 7 AM divided by the total volume. We do not have a 10-year growth rate, but we can provide a 20-year growth rate if needed.

Please let me know if you have any additional questions.

Best,

Jacob Tyler Thompson | Planning Specialist

Planning Data Team

Planning Division

James K Polk Building, Suite 1000

505 Deaderick Street Nashville, TN 37243

Office: 615-532-7226

Jacob.Thompson@tn.gov

From: Kylee Hooper <k.hooper@d3g.com>
Sent: Friday, October 31, 2025 10:52 AM
To: Jacob Thompson <Jacob.Thompson@tn.gov>
Cc: Charlie Huntoon <c.huntoon@d3g.com>
Subject: [EXTERNAL] Traffic Data Request

Good morning, Tyler,

I am conducting a HUD noise survey for a proposed apartment complex located at McNabb Place in Maryville, Tennessee. I am hopeful that you could provide me with information for West Harper Avenue and West Broadway Avenue in the vicinity of the aforementioned address, which appear to be the major roadway noise contributor(s) at the site. I obtained traffic count data from the TNDOT website for the following roads/traffic count stations (please see attached maps depicting the locations and the data from that website):

West Harper Avenue – Location ID #05000178 – 6,551 (2024 AADT)

West Broadway Avenue – Location ID #05000096 – 11,305 (2024 AADT)

Can you tell me if you have any updated traffic count data for these roads?

Also, can provide any of the following information:

- Average nighttime percentage; HUD defines nighttime hours as 10pm – 7am (or hourly counts if available)
- Truck percentages per FHA classifications where medium trucks = class 5 and heavy trucks = classes 4 and 6-13
- Annual % growth rate (for HUD noise surveys we typically look 10 – 12 years out)

Any help you can provide would be greatly appreciated.

Best,



Kylee Hooper
(she, her, hers)
Environmental Technician

O: (804) 525-0704

E: k.hooper@d3g.com

A: 201 Wylderose Drive
Midlothian, Va. 23113

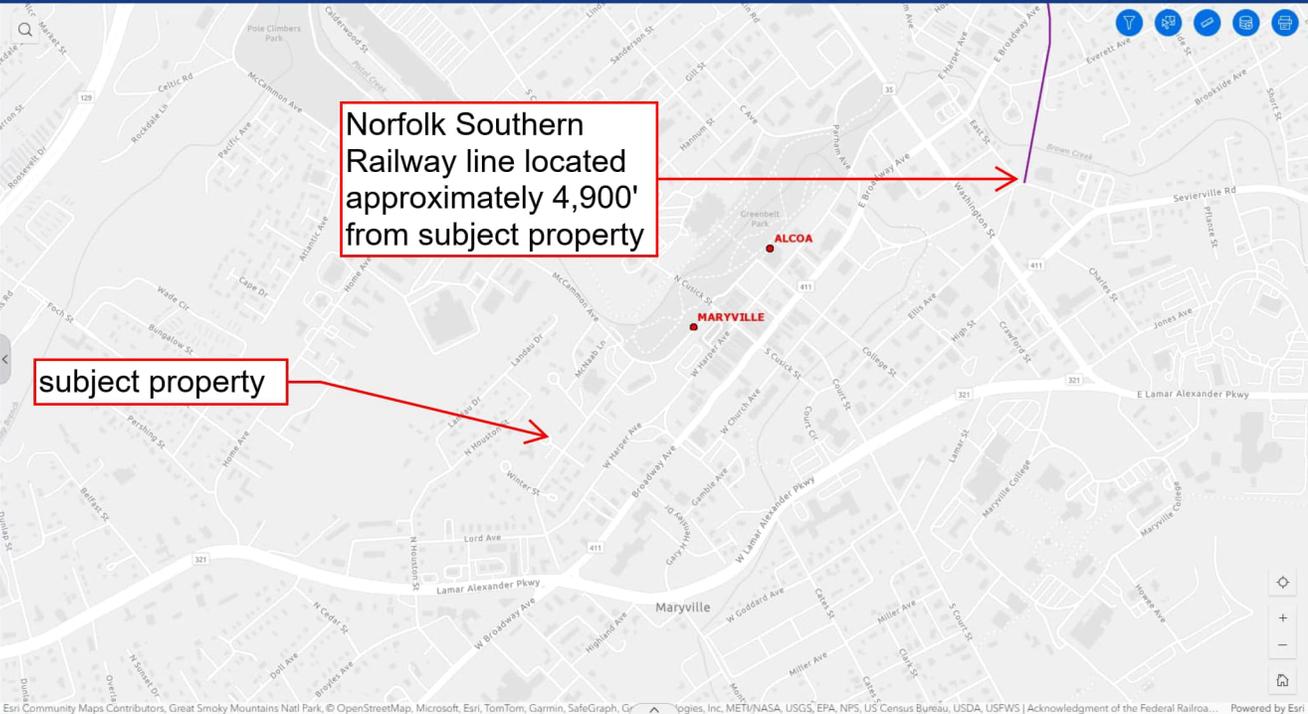
People, Innovation, Passion, Excellence



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Map Layer Basemap Gallery Legend

- STRACNET
- FRA Mileposts - FRA Rail Mileposts
- NTAD Amtrak Stations
- NTAD Rail Yards
- Railroad Grade Crossings
- FreightStations
- North American Rail Network Main Lines
- Class I Freight Railroads
- Passenger Rail

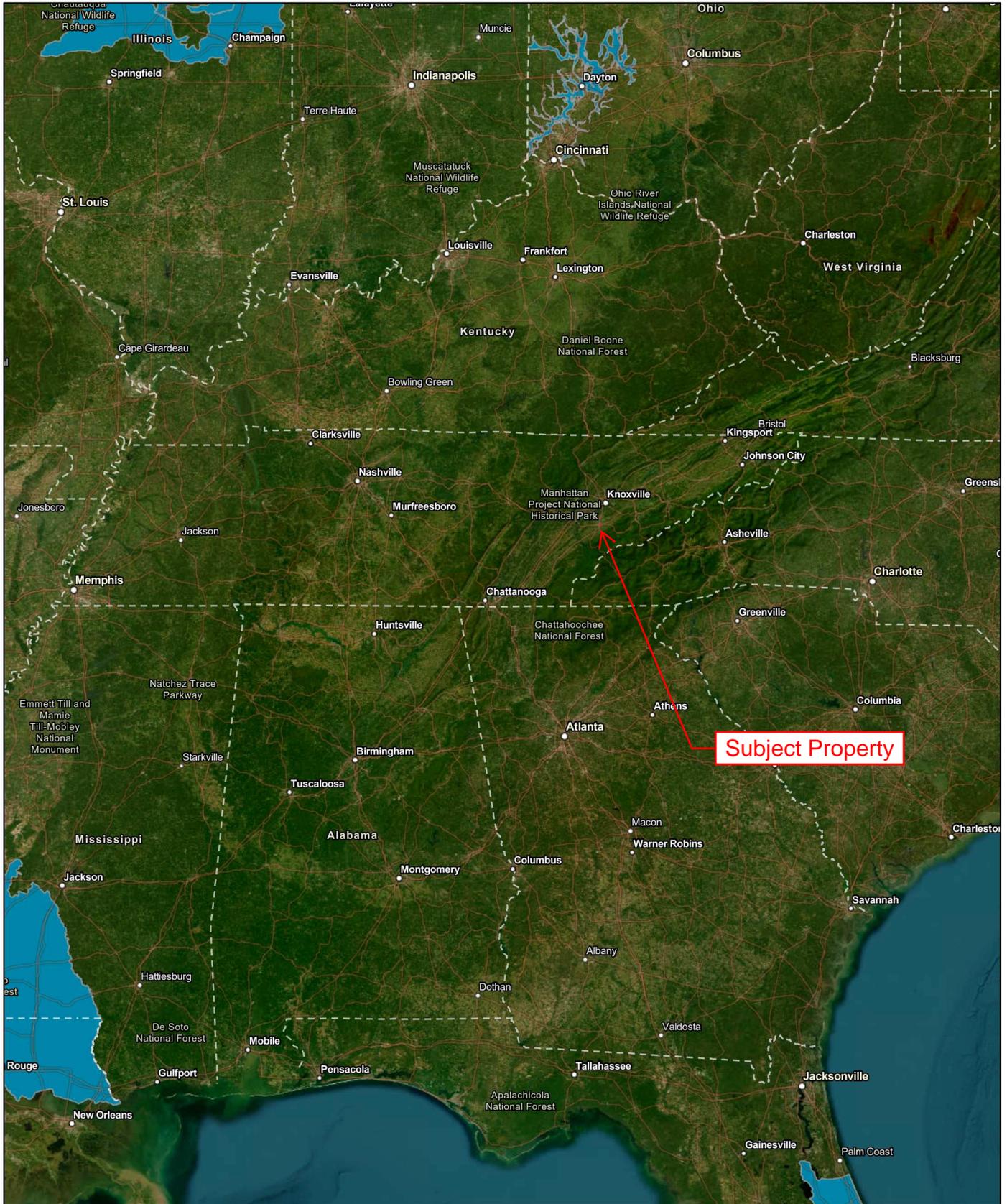


APPENDIX O

Sole Source Aquifers



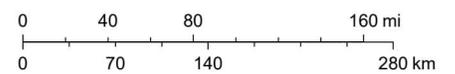
Sole Source Aquifers



November 3, 2025

- HUD Collateral
- Aggregation Area
- Aggregation Area
- Sole Source Aquifers

1:4,622,324



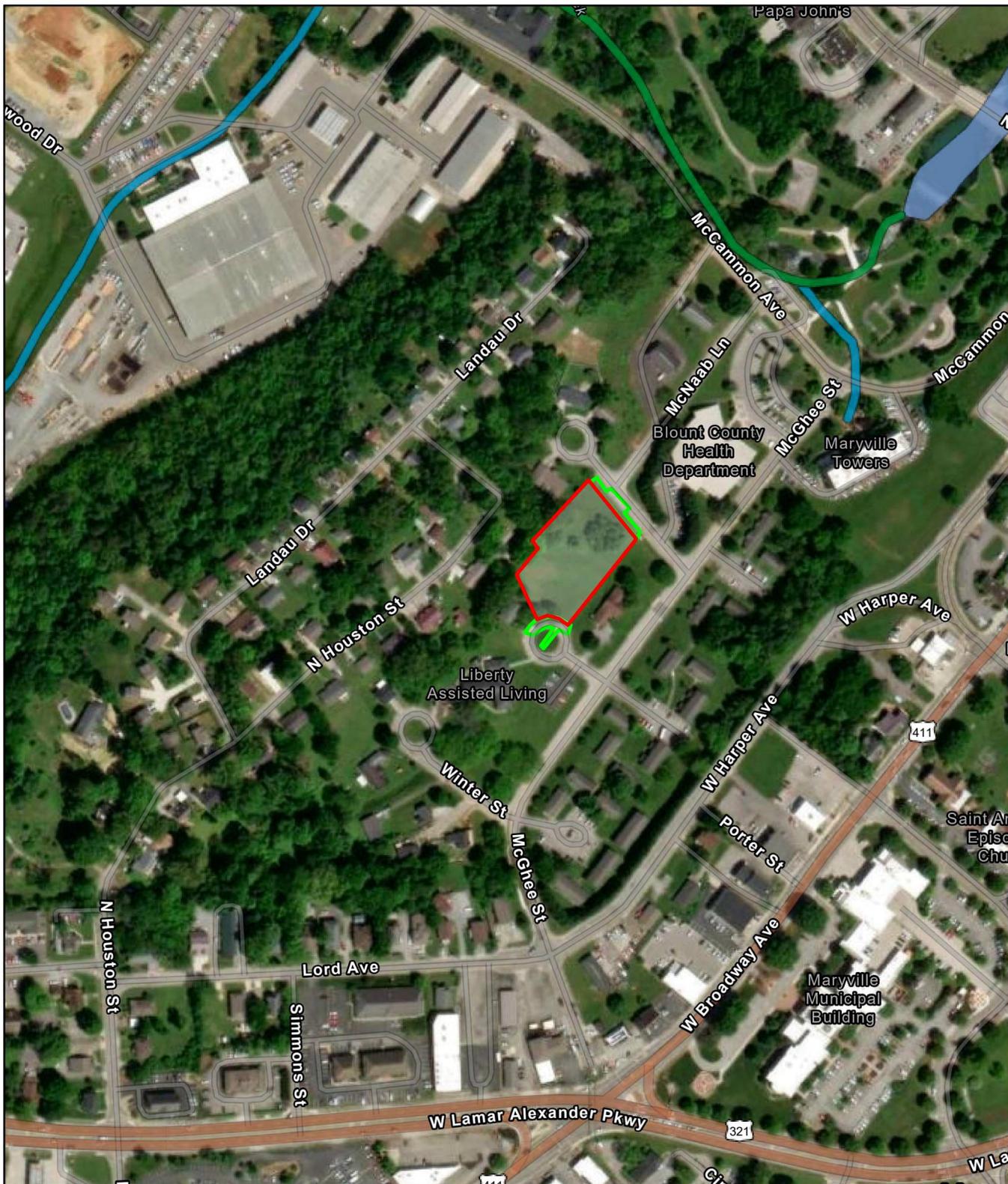
Earthstar Geographics, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

APPENDIX P

Wetlands Protection



National Wetlands Inventory

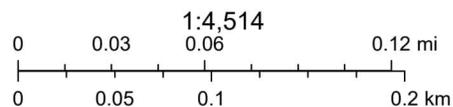


November 3, 2025

Wetlands

- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Riverine

- HUD Collateral
- Aggregation Area
- Aggregation Area



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, NC CGIA, Vantor

APPENDIX Q

Wild and Scenic Rivers



Wild and Scenic Rivers w/in 1 Mile



November 3, 2025

1:36,112

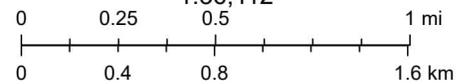
Project Buffer

Wild and Scenic Rivers ⓘ

HUD Collateral

Aggregation Area

Aggregation Area



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, NC CGIA, Vantor



Nationwide Rivers Inventory

A listing of free-flowing river segments in the U.S. believed to possess one or more "outstandingly remarkable" values

Search by River Name, Federal Management Entities, Management Area, or State



Legend

Nationwide Rivers Inventory (NPS)

National Wild and Scenic River System (USDA Forest Service)

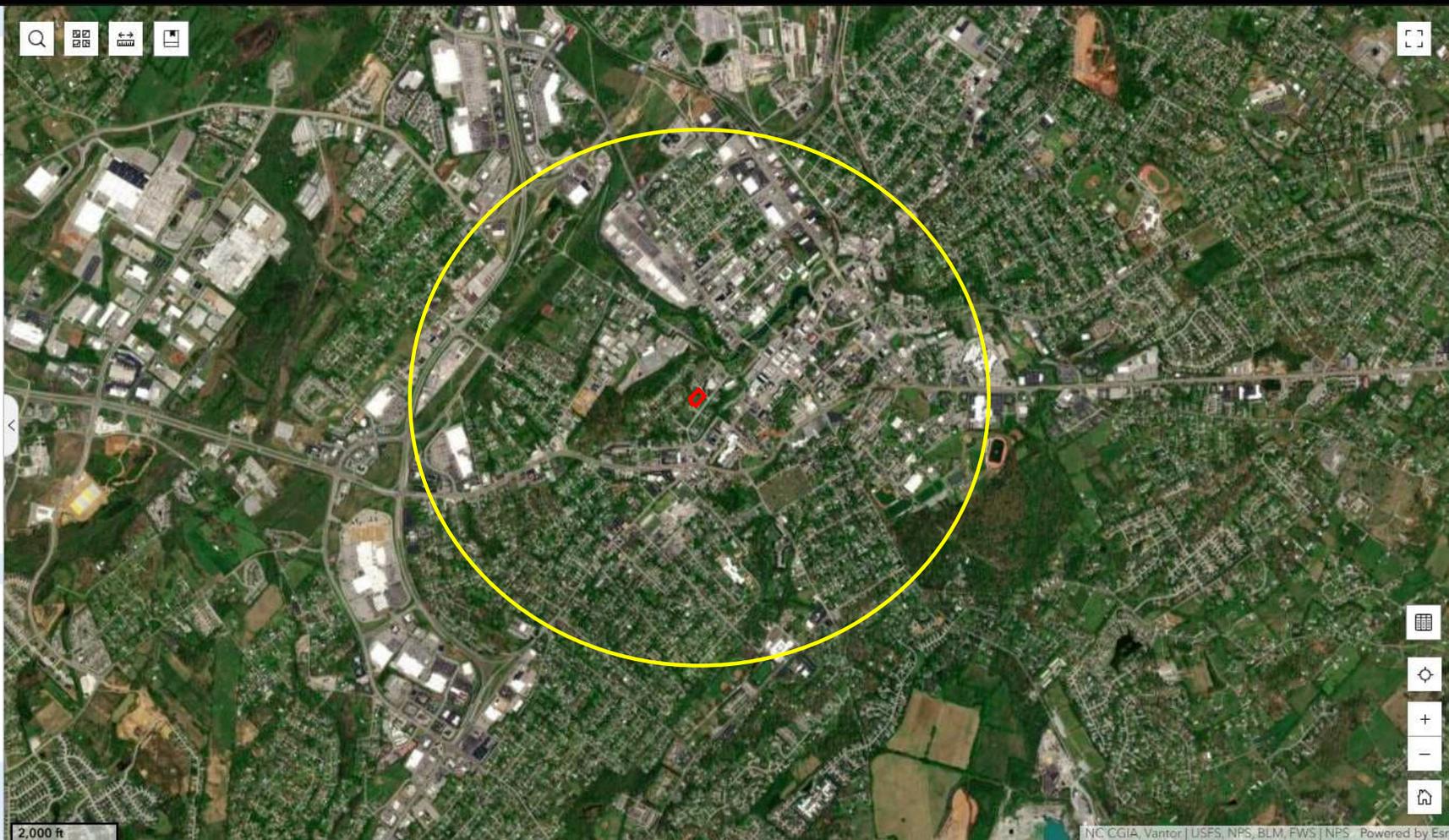
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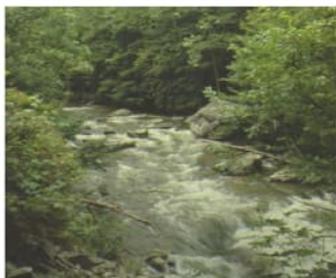
↓ Download NRI Data





Tennessee Segments

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Authorizations / History / Eligibility Descriptions / Outstandingly Remarkable Values / Potential Classification / Wild and Scenic Rivers System

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River	County	Reach	Length (miles)	Year Listed/Updated	Potential Classification	ORVs	Description	Other States
Abrams and Anthony Creeks	Blount	RM 0, confluence with Little Tennessee River, to RM 26, headwaters one mile above NC State line	26	1982		S, R, G, W	Small scenic stream entirely within Great Smoky Mountain National Park; deer and fun-bearers common; near National Park Service campground.	
Bee Creek	White, Van Buren, Bledsoe, Cumberland	RM 0, confluence with Caney Fork River, to RM 24, headwaters northwest of New Era	24	1982		S, R, G, F, W	Small twisting, plunging stream with small to medium drops; penetrates Bledsoe State Forest; boulders, ledges, and bluffs; densely forested corridor that provides for wildlife habitat.	
Big Creek	Grundy	RM 0, confluence with Collins River, to RM 6, near Altamont	8	1982		S, F, W	Scenic pastoral stream.	
Big Firey Gizzard Creek	Marion, Grundy	RM 0, confluence with Battle Creek, to RM 17, headwaters one mile north of Tracy City	17	1982		S, R, G, F	Densely forested stream within TVA Foster Falls Recreation Area.	
Big Turnbull Creek	Cheatham, Dickson	RM 0, confluence with Harpeth River, to RM 16, TN 961-40 bridges	16	1982		S, R, G, F, W	Clear, small and very scenic forested stream with 40 foot waterfall and numerous bluffs.	
Blackburn Fork of Roaring	Jackson, Putnam	RM 0, confluence with Blackburn River, to RM 20, headwaters one mile below community of Double Springs	20	1982		S, R, G, W	Small scenic stream; outstanding 75 foot Cummins Mill Falls.	

Bledsoe Creek	Sumner	RM 0, Old Hickory Lake, to RM 14, Bethpage	14	1982		S, R, G, F, W, H, C	Historic, very scenic float stream; General Winchester's home located on creek.	
Calkiller River	White	RM 5, three miles southeast of Dibrell, to RM 12, below Sparta	7	1982		S, R, G, F, W	Scenic stream in area of very active Karstification with its caves, ground water springs, and numerous bluffs.	
Calkiller River	White, Putnam	RM 21, one mile south of Yankeetown, to RM 41, headwaters one mile south of I-40	20	1982		S, R, G, F, W	See initial comments.	
Cane Creek of Caney Fork	Van Buren, Bledsoe	RM 0, confluence with Caney Fork of Cumberland River, to RM 31, headwaters two miles south of Dill	31	1982		S, R, G, F, W	Flows through Fall Creek Falls State Forest and Park; narrowly incised with rugged, rocky landscape; dense laurel thickets; good whitewater.	
Charles Creek	Warren	RM 0, confluence with Collins River, to RM 15, headwaters near Cannon County line	15	1982		S, R, F	Popular scenic fishing stream.	
Clear Creek	Morgan, Fentress, Cumberland	RM 14, Morgan County line, to RM 45, headwaters below I-40 bridge	31	1982		S, R, G, F, W	RM 0 through 14, designated component of the National Wild and Scenic Rivers System; remote, rugged stream partially within Catoosa State Wildlife Management Area; mild whitewater; abundance and variety of flora and fauna.	
Clear Fork of S.Fork of Cumberland and N. Prong Clear Fork Creek	Scott, Morgan, Fentress	RM 0, confluence with South Fork of the Cumberland River, to RM 44, headwaters northeast of Clarkrange	44	1982		S, R, G, W	Scenic stream with close, steep valley walls; numerous boulders, precipitous bluffs; heavily wooded valley with laurel thickets; long pools, moderate rapids, and short, quick drops.	
Clinch River	Anderson	RM 47, above Melton Hill Lake, to RM 73, below Norris Lake	26	1982		S, R, G, F, W, H, C	Numerous recorded archaeological sites; steep ridges, long shallow shoal areas, and deep pools; upper reach provides excellent pastoral float and is habitat for most diverse mussel fauna in the world.	
Clinch River	Grainger, Claiborne, Hancock	RM 130, above Norris Lake Reservoir, to RM 156, approximately one mile southeast of Evanston	26	1982		S, R, G, F, W	See initial comments.	
Collins River	Warren, Grundy	RM 0, confluence with Caney Fork, to RM 59, headwaters two miles southeast of Tatesville	59	1982		S, R, G, F, W	Slow moving, clear and cold pastoral stream with long pools and mid riffles; surrounded by high, forested hills and numerous bluffs.	
Conasauga River	Bradley, Polk	River mile 64, Georgia state line to River mile 75, Georgia state line	11	1982/ 1993	W	S, R, H	Scenic gorge within Class III-IV rapids, Civil War sites of state historical significance.	
Conasauga River	Bradley, Polk	RM 64, GA State line, to RM 75, GA State line	11	1982		S, R, G, F, W, H, C	Flows through Cherokee National Forest and Colutta Wilderness Area; scenic gorge with Class III-IV rapids; Civil War Sites of State historical significance.	

Crab Orchard Creek	Morgan, Cumberland	RM 0, confluence with Emory River, to RM 22, headwaters in Crab Orchard Mountain	22	1982	S, R, G, F, W	Remote, scenic stream that flows through Catoosa Wildlife Management Area.		
Cripple Creek	Rutherford	RM 0, confluence with East Fork of Stones River, to RM 18, headwaters two miles below	18	1982	S, R, G, W	Popular rocky, scenic float stream.		
Crooked Creek	Fentress	RM 0, confluence with Clear Fork River, to RM 18, TN 52 bridge east of Allardt	18	1982	S, R, G, W	Flows through scenic Northrup Falls natural area.		
Crooked Fork Creek	Morgan	RM 0, confluence with Emory River, to RM 5, US 27 bridge	5	1982	S, R, G, F, W	Very scenic stream with several beautiful waterfalls and deep gorge area.		
Cumberland River, Caney Fork	White, Cumberland	RM 99, Federal Aid Secondary Highway 4251 bridge west of Dodson, to RM 135, headwaters near community of Maryland	36	1982	S, R, G, F, W	See initial comments.		
Cumberland River, Caney Fork	Smith, Putnam, Dekalb	RM 0, confluence with Cumberland River, to RM 26, below Center Hill Dam	26	1982	S, R, G, F, W	Blue Hole Falls; ledges, numerous drops, huge boulders, sheer cliffs and limestone bluffs; rugged gorge area; excellent water quality; numerous springs; abundance of wildlife.		
Cumberland River, Little South Fork	Pickett	RM 32, KY State line, to RM 34, headwaters west of Pickett State Park and Forest	2	1982	S, R, G	Forested, highly scenic, and sparsely developed stream; characterized by deep channels bordered by large boulders and rock ledges.		
Cumberland River, South Fork	Scott	RM 55, KY State line, to RM 76, confluence with New River and Clear Fork	21	1982	S, R, G, F, W, H, C	Outstanding, popular whitewater; rugged, forested area; high scenic values; numerous archaeological sites.		
Doe River	Carter	RM 9, one mile south of US 19E bridge and Hampton, to RM 14, south of Blewins	5	1982	S, R, G	One of most majestic deep gorge areas in Eastern United States; remote with 1000 foot walls.		
Doe River	Carter	River mile 9, one mile south of US 19E bridge to river mile 14, south of Blewins	5	1982/ 1993	S	S	One of most majestic, deep-gorge areas in eastern US in remote area, with 1000-foot walls.	
Dry Creek of Smith Fork	Dekalb	RM 0, confluence with Smith Fork, to RM 11, headwaters and Cannon County line	11	1982	S, R, F, W	Small scenic stream with recreational values.		
Elk River	Giles, Lincoln, Moore, Franklin	RM 33, AL State line, to RM 130, above TN 50 bridge	97	1982	S, R, F, W, H, C	Significant recorded archaeological sites; fine float and game fish stream.		
Emory River	Morgan	RM 27, confluence with Obad River, to RM 47, headwaters in Frozen Head State Park near Anderson County line	20	1982	S, R, G, F, W	See initial comments.		

Emory River	Morgan	RM 14, Roane County line, to RM 25, one mile below Nemo bridge	11	1982	S, R, G, F, W	Scenic pastoral stream that flows through impressive gorge area; supports game fishery; RM 25 through 27, designated component of National Wild and Scenic Rivers System.		
Falling Water River	White, Putnam	RM 12, above Center Hill Lake, to RM 41, headwaters near town of Monterey	29	1982	S, R, G, F, W	Clear, scenic stream; Burgess Falls.		
Flynn Creek	Jackson	RM 0, confluence with Cumberland River, to RM 10, headwaters approximately five miles southwest of McCoinsville	10	1982	S, R, F, W	Small scenic mountain stream that supports game fishery.		
French Broad River	Cocke	River mile 94.7 to river mile 101, North Carolina state line	6	1982/ 1993	R	S, H, O	Upper section mountainous with scenic gorge area, rock gardens, rapids, ledges, diversity of flora and fauna, Significant archaeological sites, Game fishing.	
French Broad River	Knox, Sevier	RM 0, confluence with Tennessee River, to RM 32, below Douglas Dam	32	1982	S, R, G, F, W, H, C	Significant archaeological sites; supports game fishery; upper segment is mountainous stream with good whitewater and scenic gorge area; numerous rock gardens, boulder beds, rapids, islands, and ledges; diversity of flora and fauna.		
French Broad River	Cocke	RM 96, TN 9 bridge, to RM 101, NC State line	5	1982	S, R, G, F, W, H, C	See initial comments.		
Goose Creek	Trousdale, Macon	RM 0, confluence with Cumberland River, to RM 15, headwaters south of Lafayette	15	1982	S, R, F, W	Small, scenic mountain stream that supports game fishery.		
Green Creek	Wayne	RM 0, confluence with Buffalo River, to RM 14, Waynesboro and US 64 bridge	14	1982	S, R, G, F, W	Scenic, rocky float stream.		
Harpeth River	Cheatham, Dickson, Davidson, Williamson, Rutherford	RM 6, near Jackie Branch on Cheatham/Dickson County line, to RM 121, confluence with Puckett Branch and Concord Creek	115	1982	S, R, G, F, W, H, C	Rich in history and of archaeological significance; evidence of aboriginal towns; extraordinary tunnel at "The Narrows"; impressive carved bluffs, including Paint Rock which is adorned with petroglyphs.		
Hatchie River	Lauderdale, Tipton, Haywood, Madison, Hardeman, McNairy	RM 0, confluence with Mississippi River, to RM 163, MS State line	163	1982	S, R, G, F, W, H, C	Slow, meandering swamp river with many oxbows surrounded by wilderness and inhabited by large diversified wildlife population, including rare species.		
Hiwassee Creek	Polk	RM 34, confluence with Ocoee River, to RM 66, Apalachia Dam	32	1982	S, R, G, F, W, H, C	Popular scenic float stream; supports excellent game fishery; numerous rapids in beautiful mountainous setting.		
Hiwassee River	Polk	River mile 34, confluence with Ocoee River to river mile 65, at North Carolina state line	31	1982/ 1993	R	S, R	Popular for canoeing, kayaking, rafting, and fishing in scenic mountain setting, Excellent game fishing.	

Holston River	Knox, Grainger, Jefferson	RM 0, confluence with Tennessee River, to RM 53, Cherokee Dam	53	1982		S, R, G, F, W, H, C	Scenic stream segment affording excellent duck hunting and fishing.	
Jones Creek	Dickson	RM 0, confluence with Harpeth River, to RM 16, TN 47 bridge	16	1982		S, R, G, F, W	Narrow stream with frequent gravel bars; winds through picturesque valley; high carved limestone bluffs.	
Little Pigeon and Middle Prong	Sevier	RM 10, southeast of Cherokee Hill, to RM 34, Mount Sequoia in Great Smoky Mountains National Park	24	1982		S, R, G, F, W, H, C	Scenic, sparkling, excellent whitewater stream with waterfalls; trout habitat.	
Little Pigeon, West Prong	Sevier	RM 19, south of Gatlinburg, to RM 29, headwaters in Great Smoky Mountains National Park	10	1982		S, R, G	Most scenic, clear mountain stream with considerable recreational potential.	
Little Sequatchie River	Marion, Grundy	RM 0, confluence with Sequatchie River, to RM 25, headwaters west of Palmer	25	1982		S, R, F, W	Scenic stream that supports game fishery.	
Little Tennessee River	Loudon, Monroe, Blount	RM 1, above dam now under construction, to RM 33, Chilhowee Dam and Cherokee National Forest	32	1982		S, R, G, F, W, H, C	Critical habitat for small darter; excellent fishing and float stream; 180 recorded archaeological sites; of historical significance; unique scenery.	
Little Tennessee River	Loudon, Monroe, Blount	River mile 1, above Tellico Dam to river mile 33, at Chilhowee Dam	32	1982/ 1993		R, W	Critical habitat for small darter. Excellent fishing and float stream.	
Long Creek	Stewart	RM 0, confluence with Cumberland River, to RM 10, headwaters two miles west of Stewart State Forest	10	1982		S, R, F	Scenic stream that supports game fishery.	
Mountain Creek	Warren, Cannon	RM 0, confluence with Collins River, to RM 24, approximately two miles northwest of Oment Chapel	24	1982		S, R, F, W	Scenic stream that supports game fishery.	
New River	Scott	RM 0, confluence with South Fork of Cumberland and Clear Fork Rivers, to RM 9, US 27/TN 29 bridge	9	1982		S, R, G	Placid, winding stream that flows through steep-sided valley with some Class I-III ledges and gorge area.	
Nolichucky River	Union	The mainstem from Poplar, NC downstream to the railroad bridge at Unaka Springs, TN	8	1993	S	S, R, G	Spectacular scenery with steep slopes rising more than 2,000 feet adjacent to the river. The Gorge is a popular attraction for whitewater boaters, including commercial outfitters.	NC

North Chickamauga River	Hamilton, Sequatchie	RM 13, confluence with Falling Water Creek southeast of Falling Water, to RM 31, headwaters north of Lone Oak	18	1982		S, R, G, F, W, H, C	Spring-fed, crystal clear mountain stream; variety of flora and abundance of wildlife.	
North Whiteoak Creek	Scott, Fentress	RM 0, confluence with South Fork of Cumberland River, to RM 25, headwaters near Jamestown	25	1982		S, R, G	Rocky, scenic stream with 400 foot deep gorge area, moderate whitewater and small waterfalls.	
Obey River	Clay	RM 0, confluence with Cumberland River, to RM 7, below Dale Hollow Dam	7	1982		S, R, G, F, W	Winds through scenic valley with alternating pastoral setting and massive, wooded limestone bluffs; supports excellent fishery.	
Obey River, East Fork	Fentress, Overton	RM 12, two miles south of Helena, to RM 38, unnamed bridge approximately one mile west of Cliff Springs	26	1982		S, R, G, F, W	Dangerous, rugged stream with wildly fluctuating gradient; heavily forested gorge area; 8 foot waterfall.	
Obey River, West Fork	Pickett, Overton	RM 0, confluence with East Fork, to RM 28, headwaters two miles west of Obay City	28	1982		S, R, G, F	Flows through scenic, narrow valley flanked by high wooded hills; lively Class I-III run; shallow gorge area.	
Obion River	Lauderdale, Dyer	RM 0, confluence with Mississippi River, to RM 59, Obion County line	59	1982		S, R, F, W	Pastoral stream with variety of flora and fauna.	
Ocoee River	Polk	River mile 19, Parksville Reservoir to river mile 29, Ocoee No. 3 dam	10	1982/ 1993	R	S, R	High quality whitewater recreation river, with spectacular mountain scenery.	
Ocoee River	Polk	RM 14, Parksville Reservoir, to RM 28, below Ocoee No. 3 Dam	14	1982		S, R, G, F, W	High quality whitewater stream with spectacular mountain scenery.	
Overall Creek	Rutherford	RM 0, confluence with West Fork of Stones River, to RM 17, headwaters one mile southeast of Windrow	17	1982		R, F, W	Popular canoe stream in rural setting; supports game fishery.	
Pine Creek of Caney Fork	Dekalb	RM 0, confluence with Caney Fork, to RM 14, headwaters southwest of Smithville	14	1982		R, F, W	Small, scenic fishing stream.	
Piney Creek	Rhea	RM 9, confluence with Little Piney Creek north of Spring City, to RM 32, headwaters near Bledsoe County line	23	1982		S, R, G	One of most wild, scenic, and clear streams in State; adjacent waterfalls; affords exciting river run.	
Piney River	Hickman, Dickson	RM 0, confluence with Duck River, to RM 24, Pinewood and TN 48 bridge	24	1982		S, R, H, C	Small, scenic stream of historical significance; fourteen recorded archaeological sites, including extensive village complex and mound.	

Powell River	Claiborne, Hancock	RM 47, backwaters of Norris Lake, to RM 105, VA State line	58	1982	S, R, G, F, W, H, C	Slow, winding, sparsely populated corridor with wooded banks; highly diverse mussel fauna, including two endangered species.	
Red River	Montgomery, Robertson	RM 9, east of Clarksville City limits, to RM 50, KY State line	41	1982	S, R, G, F, W, H, C	Pastoral float stream with numerous sinkholes and caves; only covered bridge in State at Port Royal; heavily wooded bluffs with limestone outcroppings.	
Red River	Robertson, Sumner	RM 79, KY State line, to RM 98, headwaters one mile west of TN 109	19	1982	S, R, G, F, W, H, C	See initial comments.	
Red River, Elk Fork	Robertson	RM 0, confluence with Red River, to RM 8, KY State line	8	1982	S, R, G, F, W	Karst topography with exceptional geological features, including numerous sinkholes and caves; supports important black bass fishery; unique wildlife.	
Red River, South Fork	Robertson, Sumner	RM 8, KY State line, to RM 29, confluence with Maxwell and Roney Creeks	21	1982	S, R, G, F, W	Pastoral stream with low bluffs, numerous gravel bars and riffles; banks lined with hardwoods.	
Red River, Sulphur Fork	Montgomery, Robertson	RM 0, confluence with Red River, to RM 27, northwest of Springfield	27	1982	S, R, G, F	Natural springs area; wooded banks.	
Red River, West Fork	Montgomery	RM 0, confluence with Red River, to RM 14, KY State line	14	1982	R, F, W	High recreational and aesthetic potential.	
Richland Creek	Giles, Marshall	RM 0, confluence with Elk River, to RM 67, headwaters southeast of Lewisburg	67	1982	S, R	Scenic float stream.	
Roaring River	Jackson, Overton	RM 1, above confluence with Cumberland River, to RM 39, headwaters four miles northeast of Rickman	38	1982	S, R, G, F, W, H, C	Natural, sheer gorge walls, rock ledges, and gardens are characteristic.	
Rock Creek	Scott, Pickett, Fentress	RM 22, KY State line, to RM 31, headwaters in Pickett State Park	9	1982	S, R, G, F, W	Beautiful stream in wild terrain; deep, narrow valleys and wooded hillsides.	
Rock Creek	Morgan	RM 0, confluence with Emory River, to RM 13, US 27 bridge near Pilot Mountain	13	1982	R, F, W	Float stream; habitat for river muskie.	
Rocky River	Van Buren, Sequatchie	RM 10, Center Hill Lake, to RM 28, headwaters above TN 8 highway	18	1982	S, R, G, F, W	Scenic stream; Karst topography; Norton Springs.	
Sequatchie River	Marion, Sequatchie, Bledsoe, Cumberland	RM 0, confluence with Tennessee River, to RM 109, headwaters approximately ten miles south of Homestead	109	1982	S, R, G, F, W	Clean, pastoral float stream that flows through beautiful narrow scenic valley.	
Sink Creek	Dekalb	RM 0, confluence with Caney Fork of Cumberland River, to RM 23, headwaters near Cannon County line	23	1982	S, R, F, W	Scenic floating stream.	

Smith Fork	Smith, Dekalb	RM 0, confluence with Caney Fork, to RM 26, TN 96 bridge and Wilson County line	26	1982	S, R, G, F, W	Scenic stream flowing over limestone bed with riffles and deep pools; high limestone bluffs and beautiful valley of farms and woodlands line corridor.	
South Harpeth River	Cheatham, Davidson, Williamson	RM 0, confluence with Harpeth River, to RM 25, headwaters three miles south of Lake Weona	25	1982	S, R, G, F, W	High bluffs with extensive adjacent forested area.	
Spring Creek	Jackson, Overton, Putnam	RM 0, confluence with Roaring River, to RM 25, headwaters two miles northeast of Brotherton	25	1982	S, R, G	Natural, spectacular gorge area; intricately carved bluffs; 35 foot waterfall; clear sparkling water; small riffles and shallow pools; heavily wooded banks.	
Stinking Creek	Campbell	RM 0, confluence with Clear Fork, to RM 29, headwaters one mile east of I-75	29	1982	S, R, G	Rural, scenic stream that flows through unique Cumberland Black geologic formation.	
Stones River	Davidson, Rutherford	RM 8, above Percy Priest Dam, to RM 38, confluence with East and West Forks one mile below Jefferson Springs	30	1982	S, R, F, W, H, C	Excellent fishing stream in pastoral setting.	
Stones River, East Fork	Rutherford	RM 0, confluence with Stones River, to RM 18, TN 96 bridge	18	1982	S, R, G, F, W, H, C	Excellent scenic canoeing stream, several recorded historic sites; limestone outcroppings.	
Stones River, Middle Fork	Rutherford	RM 0, confluence with West Fork of Stones River, to RM 14, Federal Aid Secondary Road 4289 bridge at Hoovers Gap	14	1982	S, R, F, W, H	Pastoral float and fishing stream with forested banks.	
Stones River, West Fork	Rutherford	RM 17, southwest of Murfreesboro, to RM 27, bridge west of Christiana	10	1982	S, R, G, F, H	See initial comments.	
Stones River, West Fork	Rutherford	RM 0, confluence with Stones River and East Fork, to RM 12, north of Murfreesboro	12	1982	S, R, G, F, H	Prime recreational stream providing variety of opportunities of significant historical interest.	
Sweden Creek	Marion	RM 0, confluence with Battle Creek, to RM 15, headwaters in Franklin State Forest	15	1982	S, R, F, W	Wilderness stream affording recreational opportunities.	
Sycamore Creek	Cheatham	RM 3, above TN 12 bridge, to RM 17, US 41/TN 112 bridge below I 24 bridge	14	1982	S, R, G, F, W, H, C	Excellent recreational stream with many steep scenic bluffs and forested banks; abundance of wildlife.	
Tellico River	Monroe	RM 0, confluence with Little Tennessee River, to RM 47, NC State line	47	1982	S, R, G, F, W, H, C	Wild whitewater mountain stream with spectacular waterfalls and numerous recreational opportunities.	

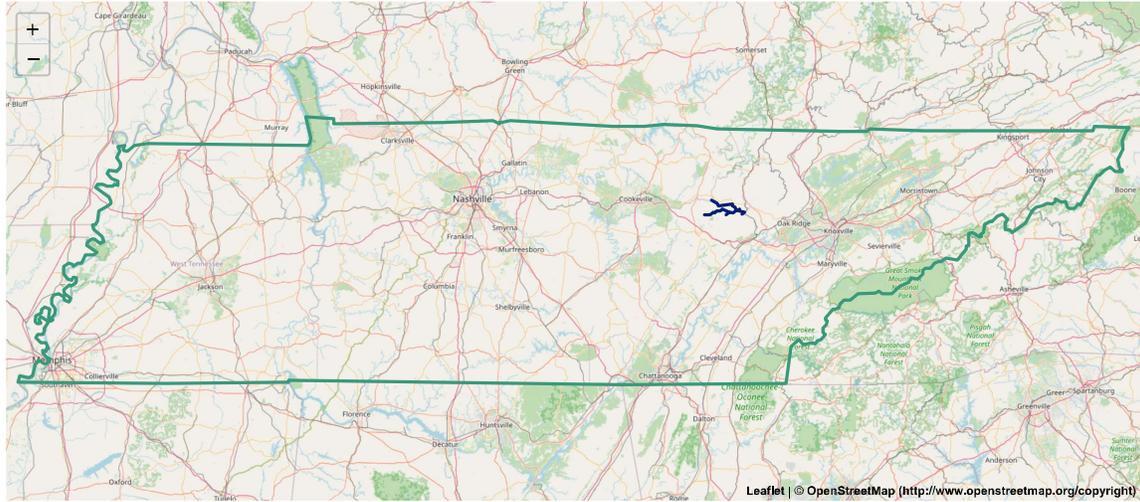
Tellico River	Monroe	River mile 0, confluence with Little Tennessee River to river mile 47, North Carolina state line	47	1982/ 1993	R	S, R	Whitewater mountain river with spectacular waterfalls and numerous recreation opportunities.
Watauga Creek	Johnson	RM 49, backwaters of Lake Watauga Reservoir, to RM 51, NC State line	2	1982		S, R, G, F, W, H, C	Scenic gorge area with several waterfalls and large boulders; recreational opportunities throughout.
Watauga River	Johnson	River mile 52.6, upper portion of Watauga Lake to river mile 54.9, North Carolina state line	2	1982/ 1993		S	Scenic gorge area with several waterfalls and large boulders.
West Harpeth River	Williamson	RM 0, confluence with Harpeth River, to RM 21, US 31/TN 6 bridge	21	1982		S, R, F, H	Scenic float stream with frequent riffles; significant historical values; low, tree-lined banks.
White Creek	Morgan	RM 0, confluence with Clear Creek, to RM 13, headwaters five miles northwest of Deer Lodge	13	1982		S, R, F	Scenic float and fishing stream.
Whiteoak Creek	Scott, Morgan	RM 0, confluence with Clear Fork, to RM 17, Burrville Road	17	1982		S, R, H, C	Scenic float stream of historical significance.
Wolf River	Pickett, Fentress	RM 18, backwaters of Dale Hollow Lake, to RM 38, confluence with Pogue and Delk Creeks	20	1982		S, H, C	Scenic stream of historical interest.
Yellow Creek	Montgomery, Houston	RM 5, Possum Road bridge below TN 149 bridge, to RM 13, Williamson Branch junction	8	1982		S, R, F	Scenic, recreational stream that supports game fishery.



Rivers are crucial to the economy of Tennessee. Nearly 1,000 miles of river in Tennessee are commercially navigable, the 11th highest in the nation. Five inland ports are located in the state, including the Port of Memphis, which is the fifth largest in the United States and the second largest on the Mississippi River. There are also recreational boating opportunities of all kinds within the state, including rafting, paddleboarding, kayaking, motorboating, tubing, and more. Popular whitewater rivers include the Pigeon, Nolichucky, and Ocoee rivers, attracting visitors from near and far. Additionally, Tennessee has one of the most diverse assemblages of fish in North America with at least 320 species, which include many popular game fish. As a result, superb fishing abounds throughout the state, which boasts several sportfishing world records. Another popular activity in clear rivers in Tennessee is river snorkeling to view fish and other denizens of the water in their natural habitat.

The entirety of the state is in the Mississippi River watershed, except for a small sliver near the southeastern corner traversed by the Conasauga River, which is part of the Mobile Bay watershed.

Tennessee has approximately 61,075 miles of river, of which 45.3 miles of one river, the Obed River, are designated as wild and scenic—approximately 7/100ths of 1% of the state's river miles. Tennessee also has a **State Scenic Rivers System** (<https://www.tn.gov/environment/program-areas/na-natural-areas/na-sr-scenic-rivers-list.html>).



Rivers In Tennessee



(/river/obed)

Obed River
 (/river/obed)
 Tennessee (/river/obed)

- National Awards (/national-awards) | The Numbers (/river-stats) | Nationwide Rivers Inventory (/nri) |
- Documents (/documents) | Accessibility (/accessibility)

PARTNERS

REFERENCES

- Bibliography (/bibliography)
- Interagency Council (/council)

APPENDIX R

Environmental Assessment (EA) Factors Source Documentation

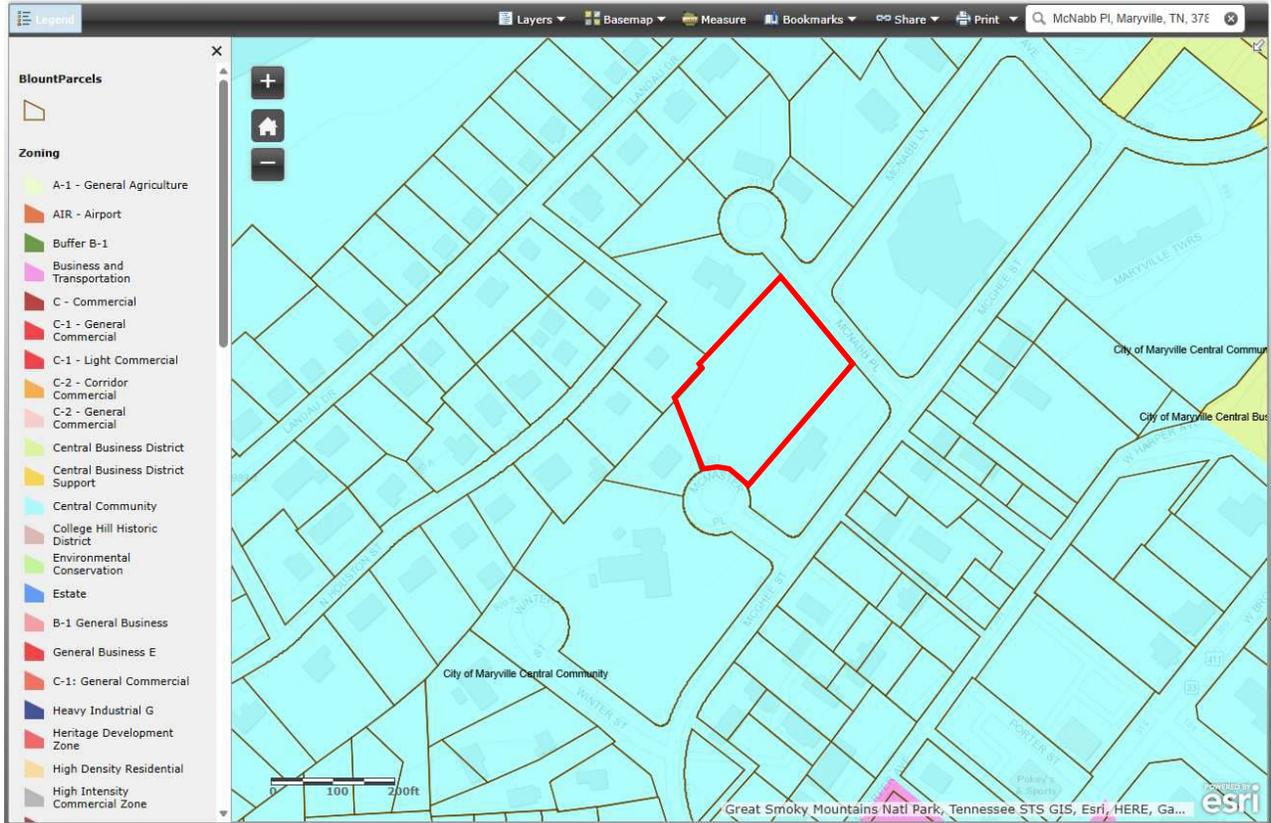


APPENDIX R.1

Land Development EA Factors



Blount County Zoning Search



Appendix R
Environmental
Assessment
Factors



Proposed Hannum Springs
McNabb Place
Maryville, Tennessee

Zoning Map

**DOMINION
DUE DILIGENCE
GROUP**



Zoning Standards Summary

Department of Development Services

SUBJECT: ZONING STANDARDS FOR THE CENTRAL COMMUNITY DISTRICT

REQUIREMENTS BY CITY OF MARYVILLE ORDINANCE, TITLE 14 ZONING AND LAND USE CONTROL

Zoning District [§ 14-209]: The Central Community district: Uses include office, commercial, and high density residential. There is an allowed mix of land uses, and the intensity of the development is high. For more information, see Permissible Use Table [§14-210].

Permissible Uses [§14-210]:

- **Allowed by right:**
 - **Residential:** Low density single-family residential, duplex and two-family dwellings; home occupations are permitted if they meet the defined criteria.
 - **Commercial:** Several commercial uses are allowed by right, see Permissible Use Table for more information.
- **Allowed by special exception:**
 - **Residential:** Medium density dwellings with more than 1 du/lot, multifamily residential dwellings, mobile home parks, planned residential developments, planned unit developments
 - **Commercial:** Several commercial uses are allowed by special exception, see Permissible Use Table for more information.
- **Prohibited uses [§14-210]:**
 - **Commercial:** body piercing, tattoo artists/parlors, mobile home sales/repair, vehicle repair shops, some types of restaurants, parking garages and parking lots without a structure the lot services, bulk petroleum storage, scrap/salvage yards, agricultural/silvicultural/mining operations, landfills, bus stations
 - **Industrial:** Most industrial uses are prohibited.
 - **Recreational:** Recreational facilities holding more than 1,000 people, non-residential stables, race tracks, drive-in movie theaters, adult entertainment facilities
 - **Institutional:** Mental institutions and correctional facilities

Nonconforming Situations [§14-208]: Nonconforming situations that were otherwise lawful on the effective date of this ordinance may be continued.

Supplemental Use Requirements [§14-211]: Provision (5) *Commercial Design Criteria – Citywide* provides requirements for commercial building and site design. Contact the Development Services Department for more information.

Density and Dimensional Requirements [§14-214]:

- **Minimum Lot Size:** 5,000 square feet if used for residential per dwelling unit; otherwise, no minimum

- **Recommended Minimum Lot Width:** 50 feet
- **Building Height:** 55 feet
- **Setbacks:** All setbacks along street right-of-way property lines shall be considered a “front” setback even if there are multiple “front” setbacks on a lot. Setback from existing utility easements must be observed, otherwise:
 - **Residential Use:**
 - **Front:**
 - General requirement: 25 feet
 - If located on a collector street: 40 feet
 - If located on an arterial street: 50 feet
 - **Side:** 10 feet
 - **Rear:** 20 feet
 - **Commercial Use:**
 - **Front:**
 - General requirement: 20 feet
 - If located on a collector street: 40 feet
 - If located on an arterial street: 50 feet
 - If business is a gas station, gas pump islands and canopy supports setback from arterial or collector: 35 feet
 - **Side:** none unless adjacent to residential, in which case it is a 10-foot minimum
 - **Rear:** none unless adjacent to residential, in which case it is a 10-foot minimum

Landscaping and Screening [§14-213]: A strip of trees, bushes, and/or a fence is required as a buffer between high intensity and low intensity land uses. In such cases, a landscape plan must be submitted to the department of planning.

Outdoor Lighting [§14-213(6)]: A lighting plan may be required; determined by the Planning Department.

- Lighting must not exceed one foot-candle at the property line zoned or used for residential purposes.
- Any luminaire with a lamp(s) rated at a total of more than 1800 lumens, and all flood luminaires with a lamp (s) rated at a total of more than 900 lumens, shall not emit any direct light above a horizontal plane.
- High intensity light for outdoor advertising or entertainment is prohibited; searchlights for advertising purposes is prohibited.

Signs [§14-218]: A permit is required for signs. Fees are \$10.00 plus \$1.00 per square foot of signage installed unless work begins before permit is issued, in which case fees are \$250.00 plus \$1.00 per square foot. See ordinance for more complete information or contact the Development Services office at 865-273-3500.

Parking [§14-219]: See Ordinance for more complete information.

- **Parking Requirements.** Parking allocation is determined by specific use of building per the “Table of Requirements” in the city ordinance. Contact the Development Services Department for more information.

- **Flexibility in administration required.** The permit issuing authority may permit deviations from parking requirements and may require more or allow less parking when it finds deviations are more likely to satisfy the standard.
- **Required widths of parking area aisles and driveways.**
 - **Width Required Per Parking Angle:**

▪ Parking Angle:	0°	30°	45°	60°	90°
▪ One-way traffic:	13'	11'	13'	18'	24'
▪ Two-way traffic:	19'	20'	21'	23'	24'
 - **Driveway width:**
 - Minimum of 10' for one-way traffic and 18' for two-way traffic,
 - If driveway is no longer than 50', it may be 10'W, provided sufficient turning space is provided so that the vehicles need not back into a public street.

Site Plan Review [§14-212]:

- Before a property can be used for a new or changed use, or be substantially altered, the owner, agent, or buyer under contract must obtain a **zoning permit** or **special exception permit**.
- Before property can be subdivided, the owner, agent, or buyer under contract must obtain an approved, **final plat**.
- Before physical improvements can be made to a proposed subdivision, the owner, agent, or buyer under contract, must obtain an approved, **preliminary plat**.
- Before physical improvements can be made to any property, the owner, developer, or agent must obtain **site plan approval** [§14-212] and the required **construction permits**.

This information is provided as a summary only. For specific requirements for a particular property, please contact the Development Services offices.

Department of Development Services
 City of Maryville
 (865) 273-3500



Development Services
416 W. Broadway Ave.
Maryville, TN 37801
(865) 273-3500 *phone*
(865) 273-3525 *fax*

Maryville Housing Authority
311 Atlantic Ave.
Maryville, TN 37801
Transmitted via e-mail to: jsharp@mhatn.com

May 16, 2025

RE: Board of Zoning Appeals Decision – Triplexes – McNabb/McMaster Place

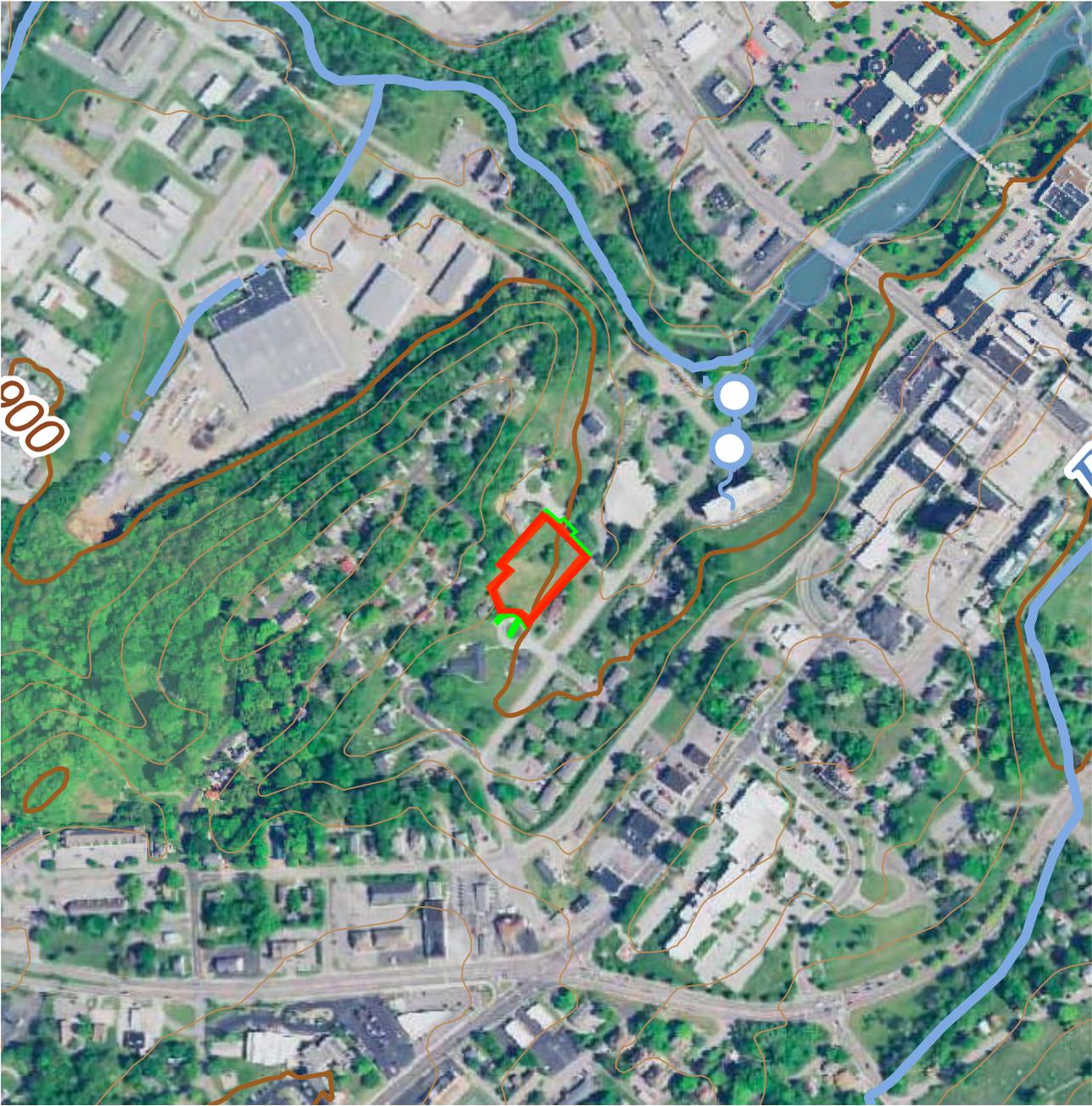
Dear Ms. Sharpe:

On May 15, 2025, the Maryville Board of Zoning Appeals met on the requested special exception to permit three triplexes in a Cenral Community district for property located between McMaster Place and McNabb Place (Parcel ID# 057D E 045.00). The board voted 4-0 to approve the special exception.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Mike Brusseau, AICP
Land Development Administrator
(865) 273-3507
mabusseau@maryville-tn.gov



Appendix R
 Site
 Topographic
 Map



Proposed Hannum Springs
 McNabb Place
 Maryville, Tennessee

*Topographic Quadrangle:
 Maryville, Tennessee 2022*

**DOMINION
 DUE DILIGENCE
 GROUP**

APPENDIX R.2

Socioeconomic EA Factors



Place

Maryville city, Tennessee

Maryville city, Tennessee is a city, town, place equivalent, or township located in Tennessee. Maryville city, Tennessee has a land area of 17.3 square miles.

Total Population: 31,907

Median Household Income: \$79,340

Bachelor's Degree or Higher: 37.0%

Employment Rate: 60.3%

Total Housing Units: 12,883

Without Health Care Coverage: 8.3%

Total Households: 12,074

Hispanic or Latino (of any race): 1,639

[View Profile](#)

6 Profiles

Profiles

View: 10 | 25 | 50

Place

Maryville city, Tennessee

Maryville city, Tennessee is a city, town, place equivalent, or township located in Tennessee. Maryville city, Tennessee has a land area of 17.3 square miles.

Zip Code Tabulation Area (Five-Digit)

ZCTA5 37701

ZCTA5 37701 is a ZIP Code Tabulation Area located in Tennessee

Zip Code Tabulation Area (Five-Digit)

ZCTA5 37737

ZCTA5 37737 is a ZIP Code Tabulation Area located in Tennessee

Zip Code Tabulation Area (Five-Digit)

ZCTA5 37801

ZCTA5 37801 is a ZIP Code Tabulation Area located in Tennessee

Zip Code Tabulation Area (Five-Digit)

ZCTA5 37803

ZCTA5 37803 is a ZIP Code Tabulation Area located in Tennessee

Zip Code Tabulation Area (Five-Digit)

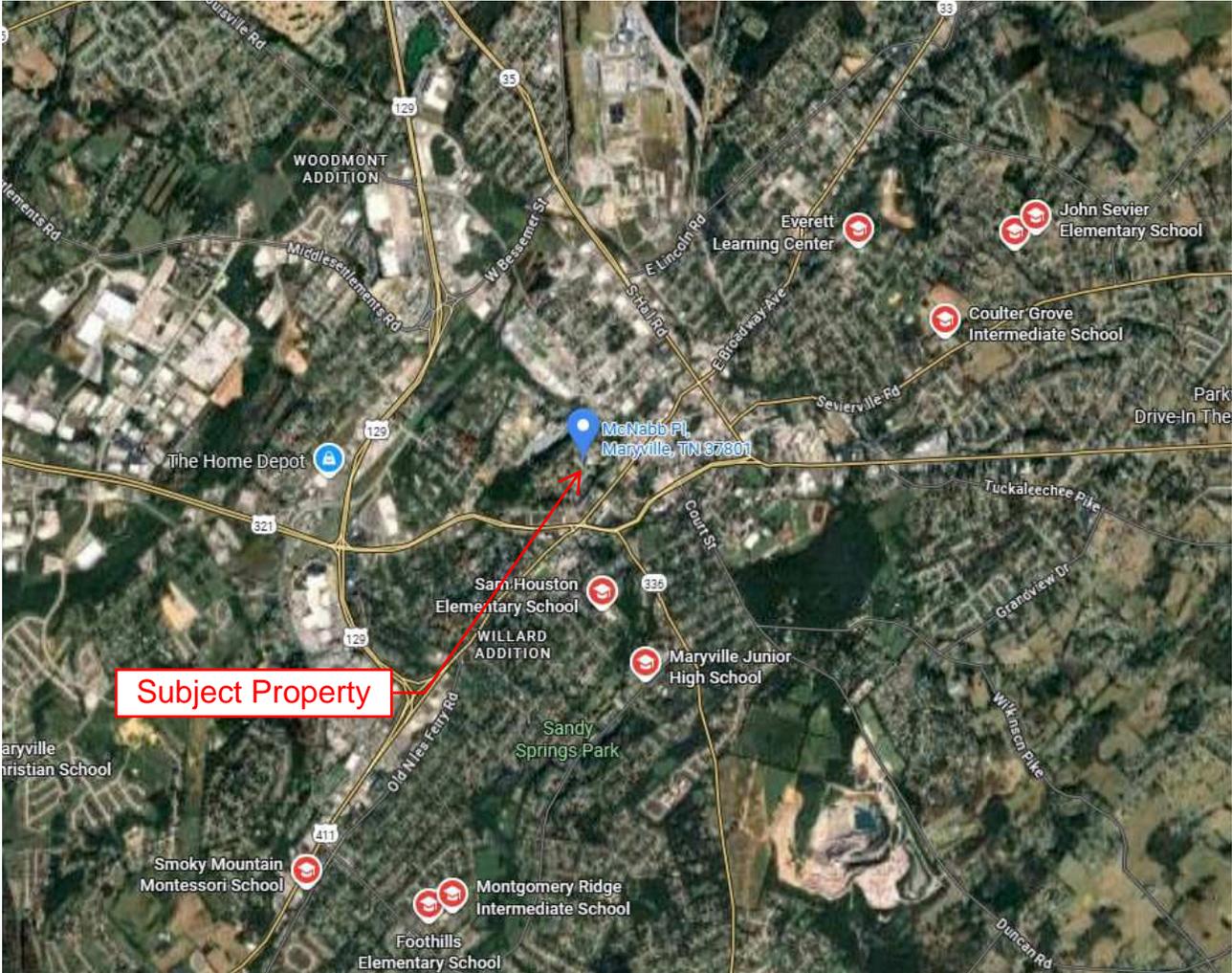
ZCTA5 37804

ZCTA5 37804 is a ZIP Code Tabulation Area located in Tennessee

APPENDIX R.3

Community Facilities and Services EA Factors





Subject Property

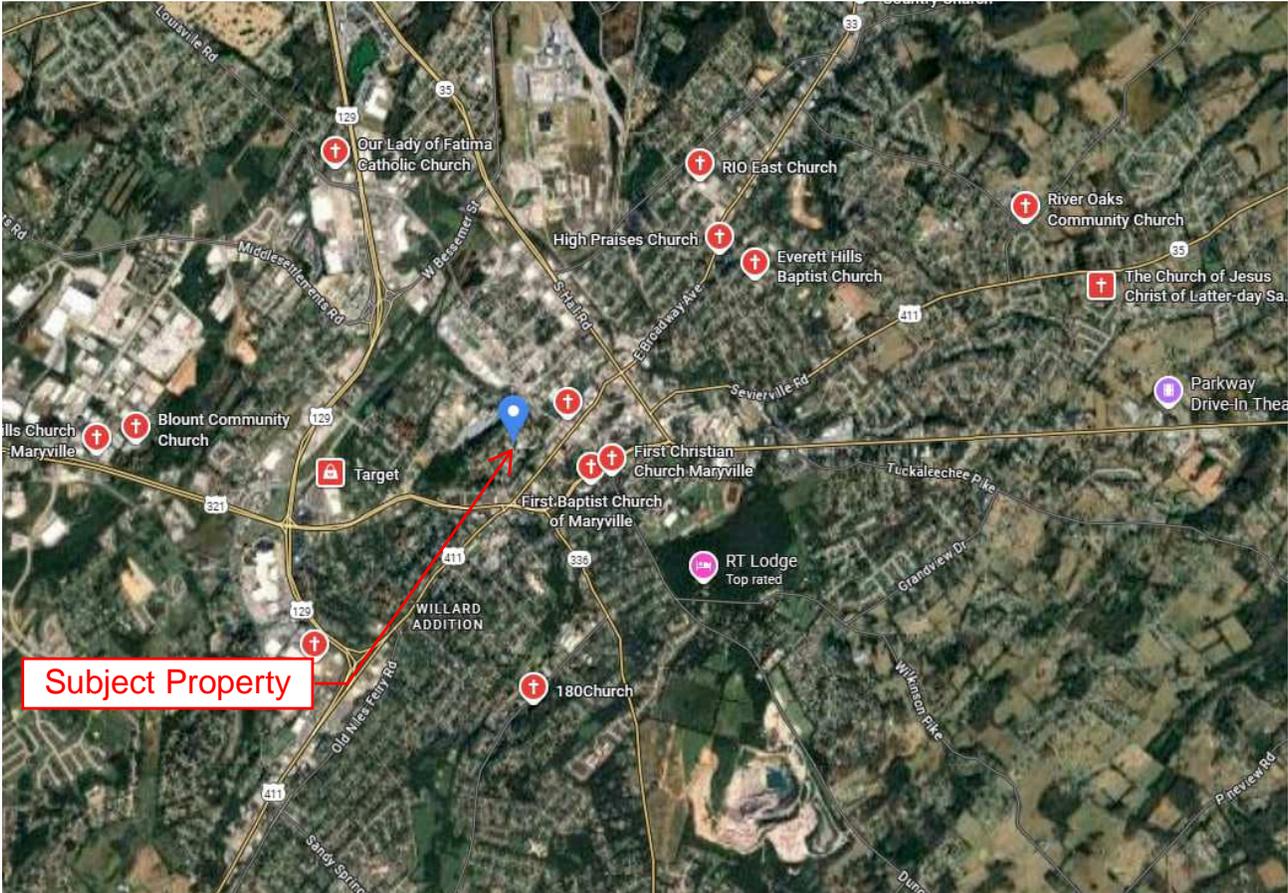
Appendix R
Environmental
Assessment
Factors



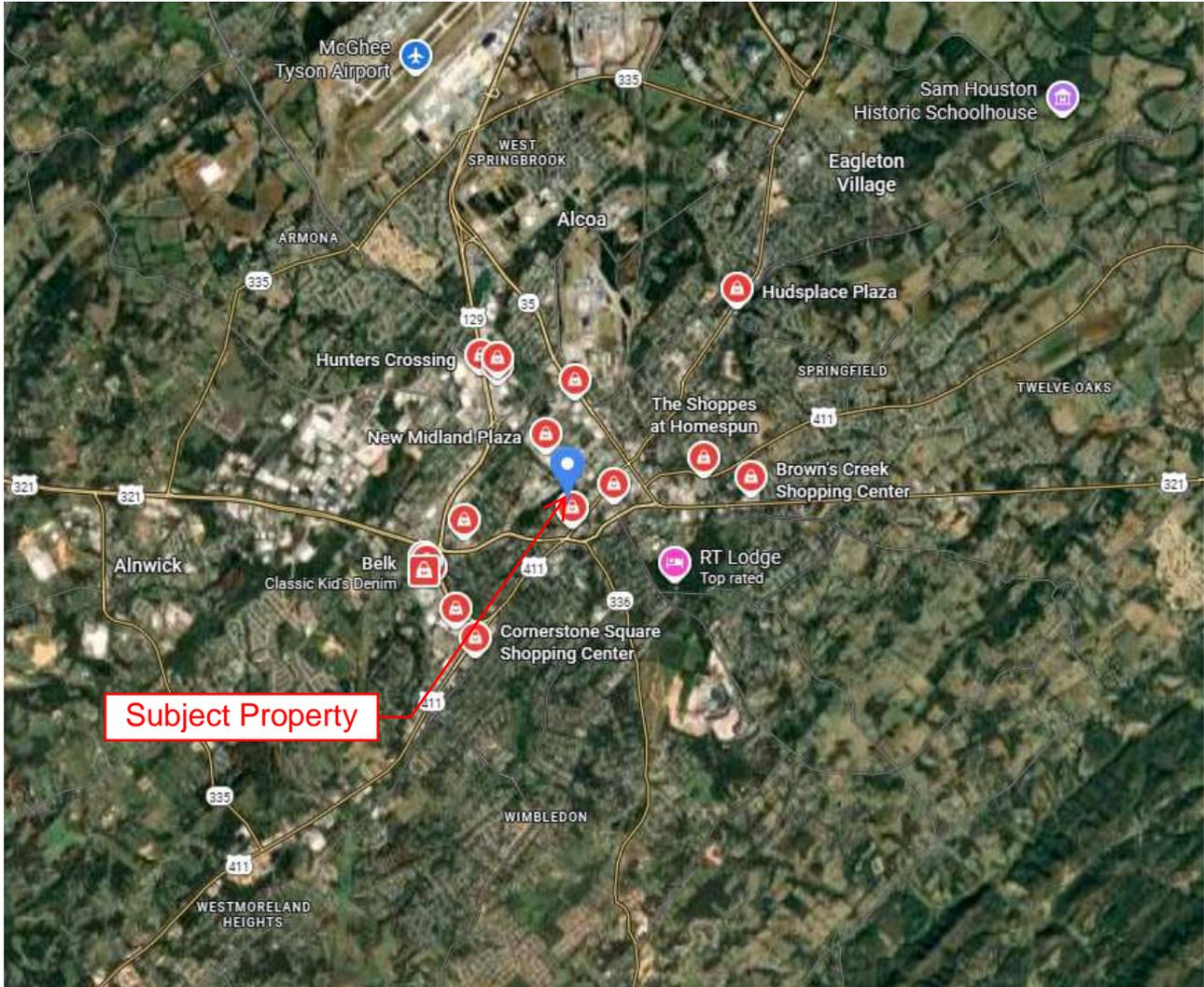
Proposed Hannum Springs
McNabb Place
Maryville, Tennessee

Educational Facilities

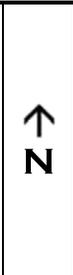
**DOMINION
DUE DILIGENCE
GROUP**



<p>Appendix R Environmental Assessment Factors</p>	<p>↑ N</p>	<p>Proposed Hannum Springs McNabb Place Maryville, Tennessee</p> <p><i>Cultural Facilities</i></p>	<p>DOMINION DUE DILIGENCE GROUP</p>
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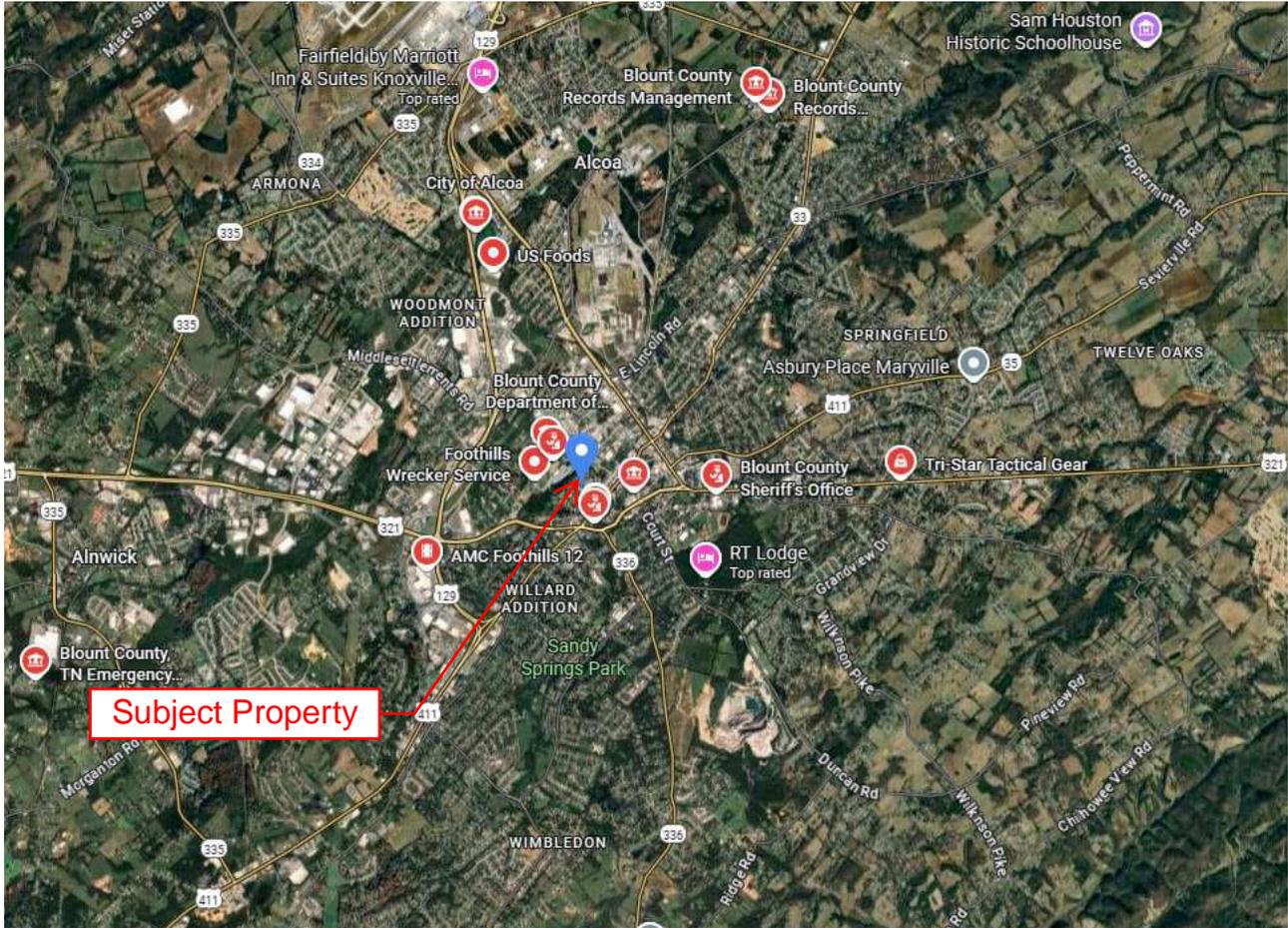
Appendix R
 Environmental
 Assessment
 Factors



Proposed Hannum Springs
 McNabb Place
 Maryville, Tennessee

Commercial Facilities

**DOMINION
 DUE DILIGENCE
 GROUP**



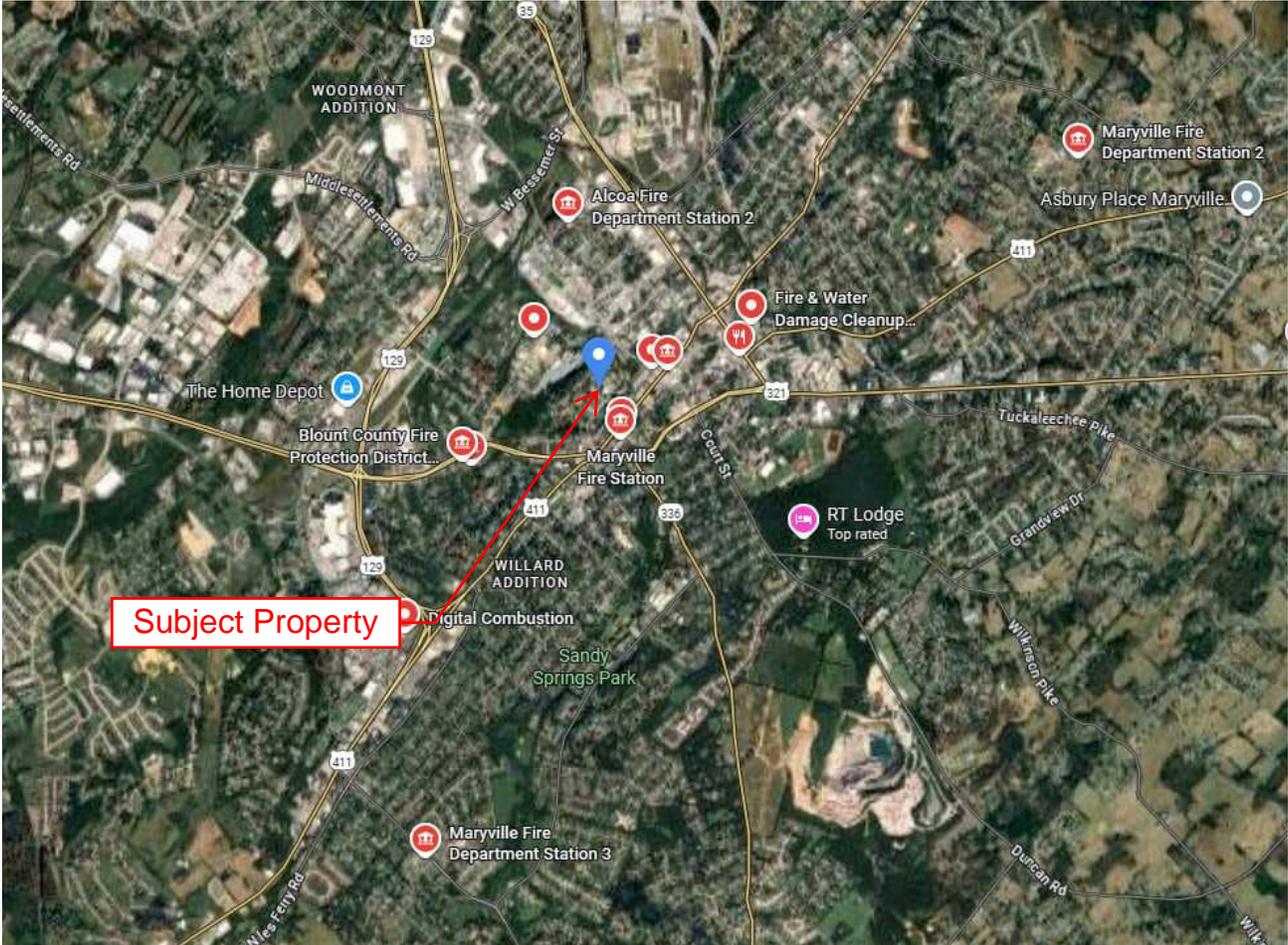
Appendix R
 Environmental
 Assessment
 Factors



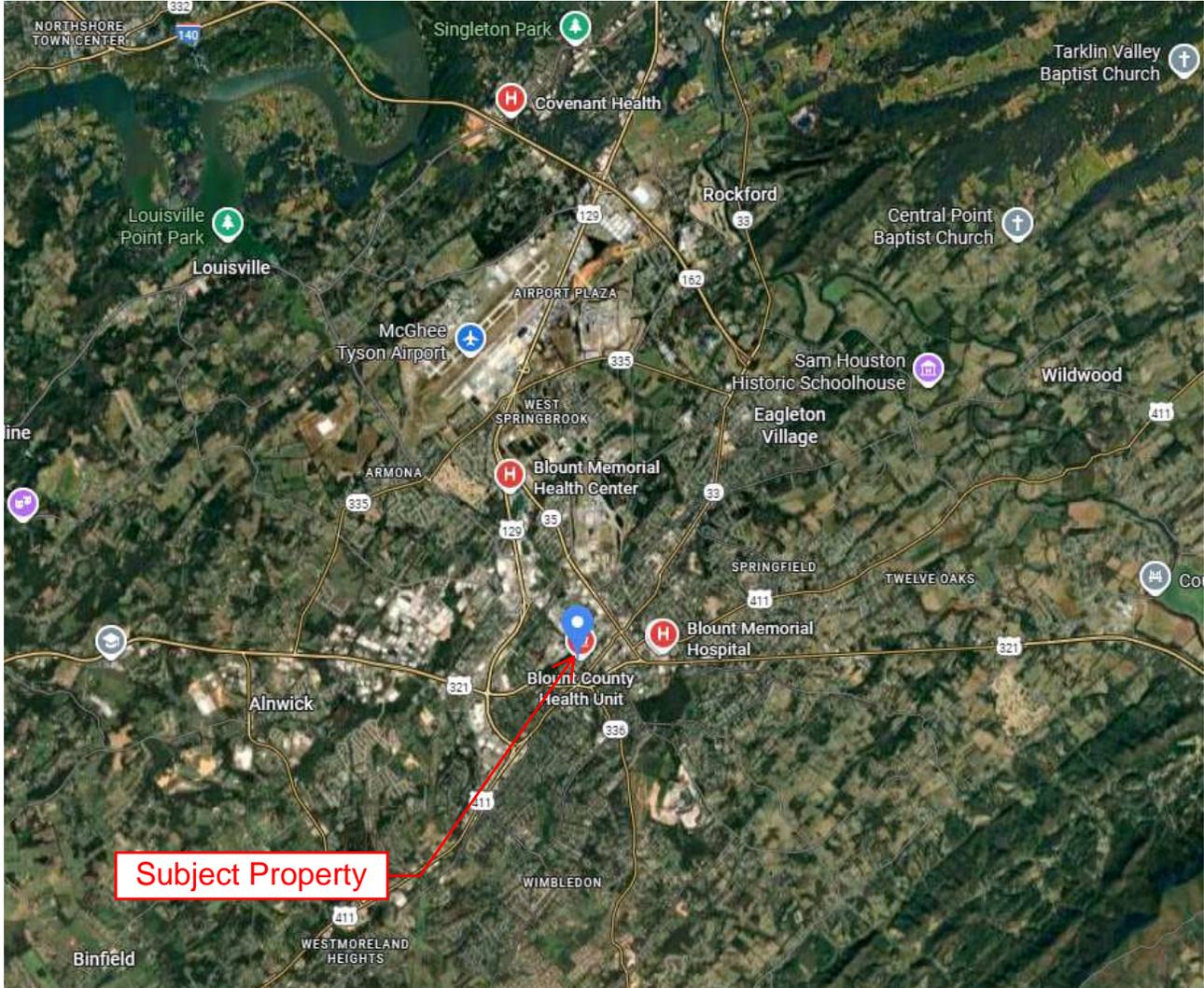
Proposed Hannum Springs
 McNabb Place
 Maryville, Tennessee

Public Safety Facilities - Police Services

**DOMINION
 DUE DILIGENCE
 GROUP**



<p>Appendix R Environmental Assessment Factors</p>	<p>↑ N</p>	<p>Proposed Hannum Springs McNabb Place Maryville, Tennessee</p> <p><i>Public Safety Facilities - Fire Services</i></p>	<p>DOMINION DUE DILIGENCE GROUP</p>
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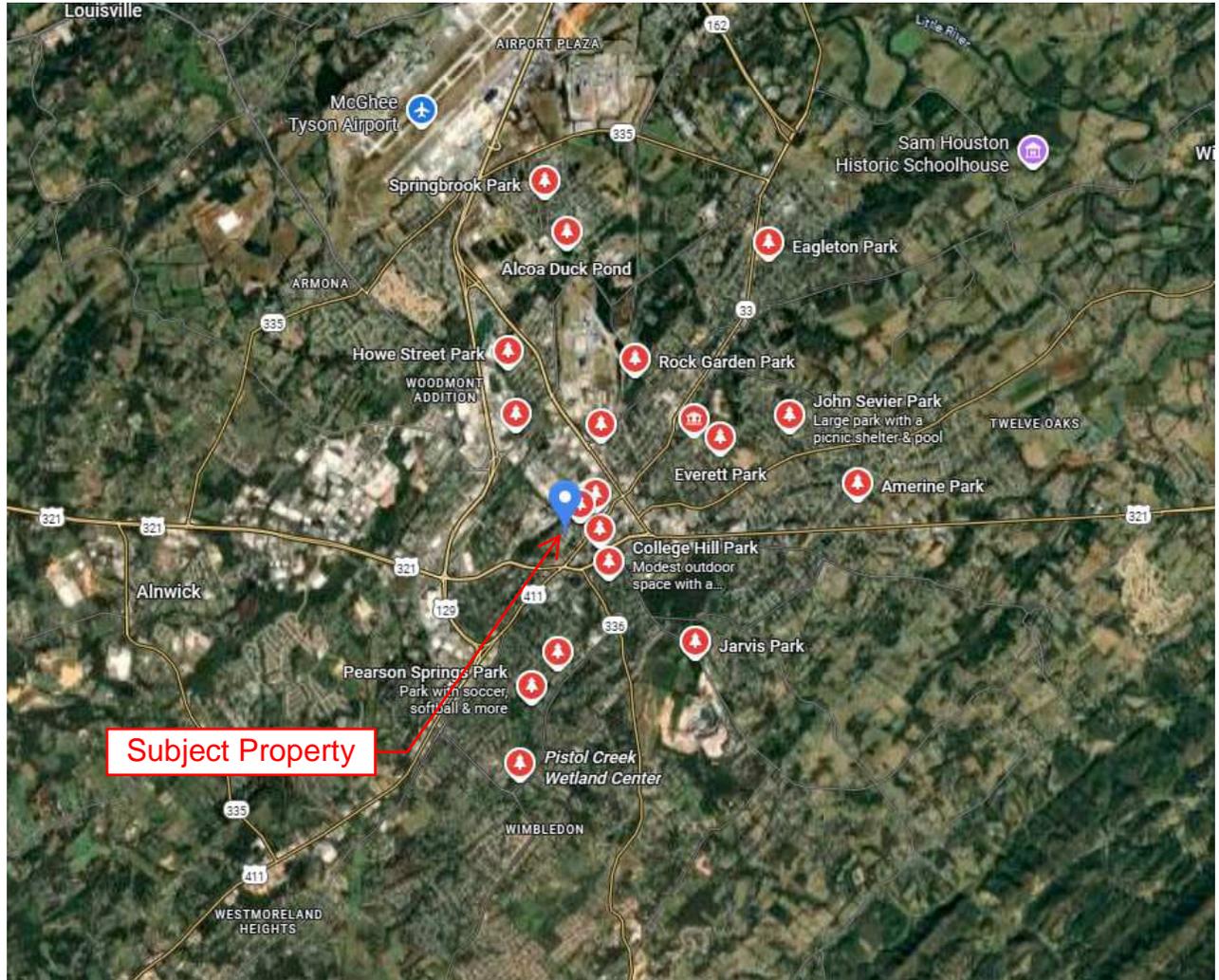
Appendix R
 Environmental
 Assessment
 Factors



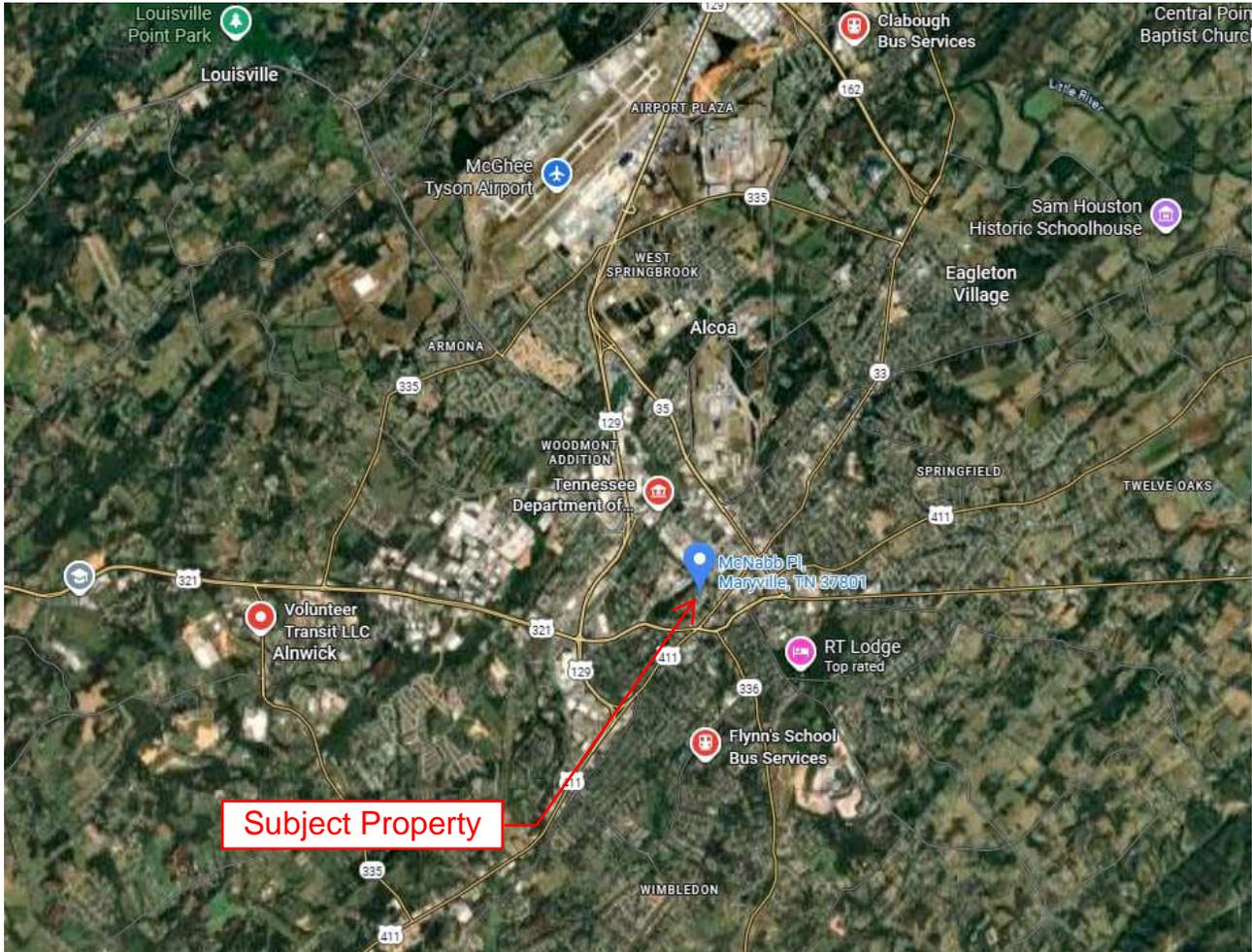
Proposed Hannum Springs
 McNabb Place
 Maryville, Tennessee

Public Safety Facilities - Medical Services

**DOMINION
 DUE DILIGENCE
 GROUP**



<p>Appendix R Environmental Assessment Factors</p>	<p>↑ N</p>	<p>Proposed Hannum Springs McNabb Place Maryville, Tennessee</p> <p><i>Parks and Recreation Facilities</i></p>	<p>DOMINION DUE DILIGENCE GROUP</p>
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Appendix R
 Environmental
 Assessment
 Factors



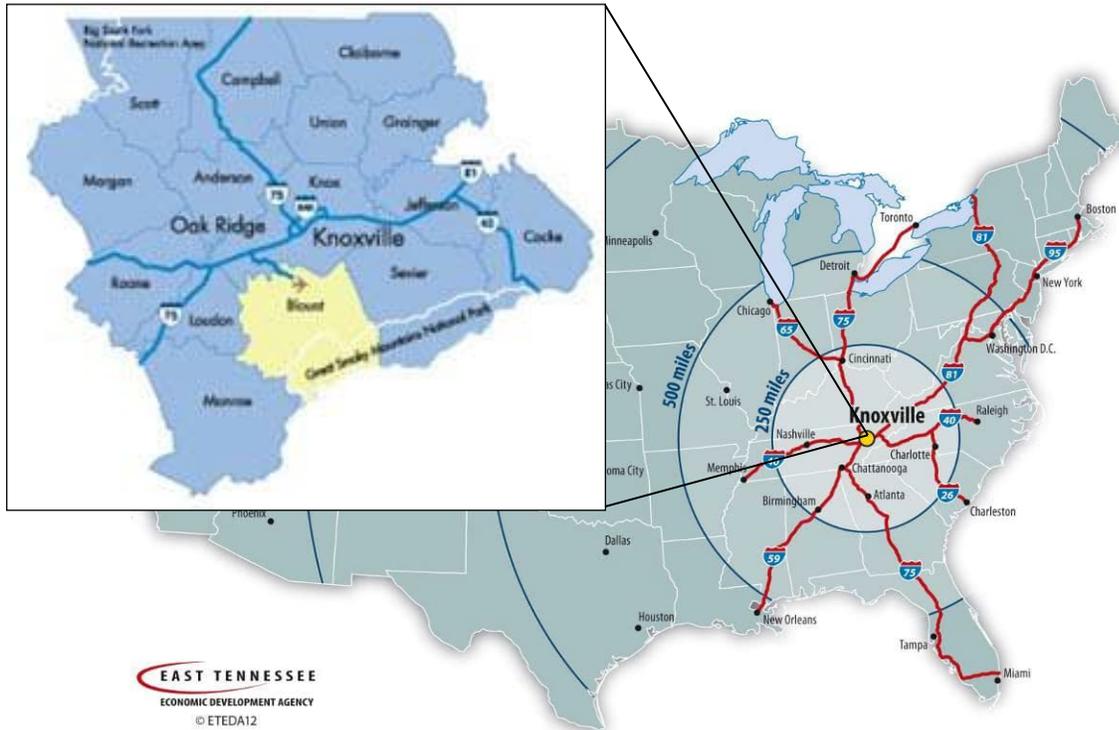
Proposed Hannum Springs
 McNabb Place
 Maryville, Tennessee

Public Transportation Facilities

**DOMINION
 DUE DILIGENCE
 GROUP**

MARKET DATA

Blount County

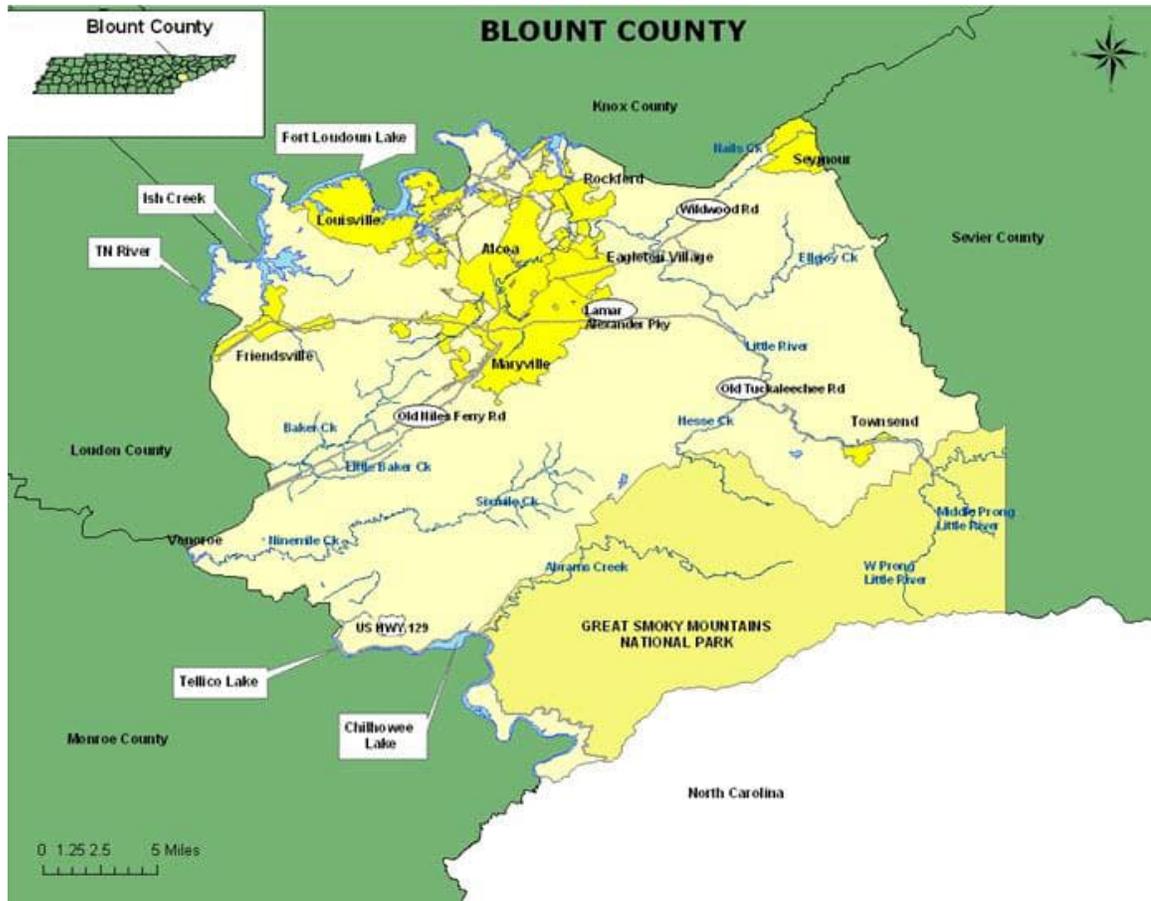


Location

Blount County, one of Tennessee's oldest counties, is located in the foothills of the Great Smoky Mountains in southeastern East Tennessee. It encompasses approximately 560 square miles of land and around 8 square miles of water. As of 2025, the county remains a key component of the Knoxville Metropolitan Statistical Area (MSA), which includes Knox County and eight surrounding counties: Anderson, Blount, Campbell, Grainger, Loudon, Morgan, Roane, and Union.

While Knox County remains the economic hub of the MSA, Blount County plays a vital complementary role. It is home to McGhee Tyson Airport, the region's primary commercial air hub, and houses more than 100 manufacturing plants. Among these, Aluminum Company of America (Alcoa Inc.) remains a cornerstone of the local economy and continues to rank among the county's largest employers in 2025. Other key employers include Denso Manufacturing, Blount Memorial Hospital, and Smith & Wesson, which has expanded operations in the area in recent years.

MARKET DATA – CONTINUED



Transportation

Transportation infrastructure in Blount County is considered well-developed, offering residents and businesses efficient access throughout the East Tennessee region. The county is served by several key highways, including U.S. Routes 129, 411, and 321, as well as State Routes 33, 95, and the Pellissippi Parkway (State Route 140), which links Blount County directly to Interstates 40 and 75 via Knoxville. State Highway 73 provides access to the scenic communities of Townsend, Walland, and the Great Smoky Mountains National Park, contributing to both tourism and local connectivity.

Rail service in the area is provided by Norfolk Southern and CSX Transportation, offering freight service critical to the region's manufacturing and industrial base. McGhee Tyson Airport (TYS), located within the City of Alcoa, remains the primary commercial airport for East Tennessee, offering non-stop flights to over 20 U.S. destinations with service from major carriers such as American, Delta, United, and Allegiant.

Blount County's proximity to and strong integration with the Knoxville MSA ensures that its residents enjoy quick access to regional employment centers, retail hubs, healthcare services, and higher education institutions, making it an increasingly attractive location for both residential growth and commercial investment.

APPENDIX R.4

Natural Features EA Factors



IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

Location

Blount County, Tennessee



Local office

Tennessee Ecological Services Field Office

☎ (931) 528-6481

📠 (931) 528-7075

446 Neal Street

Cookeville, TN 38501-4027

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species¹ and their critical habitats are managed by the [Ecological Services Program](#) of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries²).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact [NOAA Fisheries](#) for [species under their jurisdiction](#).

1. Species listed under the [Endangered Species Act](#) are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the [listing status page](#) for more information. IPaC only shows species that are regulated by USFWS (see FAQ).
2. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Mammals

NAME	STATUS
Gray Bat <i>Myotis grisescens</i> Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/6329	Endangered
Tricolored Bat <i>Perimyotis subflavus</i> Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/10515	Proposed Endangered

Birds

NAME	STATUS
Whooping Crane <i>Grus americana</i> No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/758	EXPN

Clams

NAME	STATUS
Cumberland Moccasinshell <i>Medionidus conradicus</i> Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/9881	Proposed Endangered
Finerayed Pigtoe <i>Fusconaia cuneolus</i> No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/3038	Endangered
Tennessee Clubshell <i>Pleurobema oviforme</i> Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/3254	Proposed Endangered

Tennessee Pigtoe *Pleuroaia barnesiana* Proposed Endangered

Wherever found

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/9887>

Insects

NAME	STATUS
------	--------

Monarch Butterfly <i>Danaus plexippus</i>	Proposed Threatened
---	---------------------

Wherever found

There is **proposed** critical habitat for this species. Your location does not overlap the critical habitat.

<https://ecos.fws.gov/ecp/species/9743>

Flowering Plants

NAME	STATUS
------	--------

Virginia Spiraea <i>Spiraea virginiana</i>	Threatened
--	------------

Wherever found

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/1728>

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

This location overlaps the critical habitat for the following species:

NAME	TYPE
------	------

Indiana Bat <i>Myotis sodalis</i>	Final
-----------------------------------	-------

For information on why this critical habitat appears for your project, even though Indiana Bat is not on the list of potentially affected species at this location, contact the local field office.

<https://ecos.fws.gov/ecp/species/5949#crithab>

Bald & Golden Eagles

Bald and Golden Eagles are protected under the Bald and Golden Eagle Protection Act ² and the Migratory Bird Treaty Act (MBTA) ¹. Any person or organization who plans or conducts activities that may result in impacts to Bald or Golden Eagles, or their habitats, should follow appropriate regulations and consider implementing appropriate avoidance and minimization measures, as described in the various links on this page.

Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds <https://www.fws.gov/library/collections/avoiding-and-minimizing-incident-take-migratory-birds>
- Nationwide avoidance and minimization measures for birds <https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>
- Supplemental Information for Migratory Birds and Eagles in IPaC <https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action>

There are Bald Eagles and/or Golden Eagles in your [project](#) area.

Measures for Proactively Minimizing Eagle Impacts

For information on how to best avoid and minimize disturbance to nesting bald eagles, please review the [National Bald Eagle Management Guidelines](#). You may employ the timing and activity-specific distance recommendations in this document when designing your project/activity to avoid and minimize eagle impacts. For bald eagle information specific to Alaska, please refer to [Bald Eagle Nesting and Sensitivity to Human Activity](#).

The FWS does not currently have guidelines for avoiding and minimizing disturbance to nesting Golden Eagles. For site-specific recommendations regarding nesting Golden Eagles, please consult with the appropriate Regional [Migratory Bird Office](#) or [Ecological Services Field Office](#).

If disturbance or take of eagles cannot be avoided, an [incidental take permit](#) may be available to authorize any take that results from, but is not the purpose of, an otherwise lawful activity. For assistance making this determination for Bald Eagles, visit the [Do I Need A Permit Tool](#). For assistance making this determination for golden eagles, please consult with the appropriate Regional [Migratory Bird Office](#) or [Ecological Services Field Office](#).

Ensure Your Eagle List is Accurate and Complete

If your project area is in a poorly surveyed area in IPaC, your list may not be complete and you may need to rely on other resources to determine what species may be present (e.g. your local FWS field office, state surveys, your own surveys). Please review the [Supplemental Information on Migratory Birds and Eagles](#), to help you properly interpret the report for your specified location, including determining if there is sufficient data to ensure your list is accurate.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to bald or golden eagles on your list, see the "Probability of Presence Summary" below to see when these bald or golden eagles are most likely to be present and breeding in your project area.

Review the FAQs

The FAQs below provide important additional information and resources.

NAME	BREEDING SEASON
Bald Eagle <i>Haliaeetus leucocephalus</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Sep 1 to Aug 31

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "[Supplemental Information on Migratory Birds and Eagles](#)", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is $0.25/0.25 = 1$; at week 20 it is $0.05/0.25 = 0.2$.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (■)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

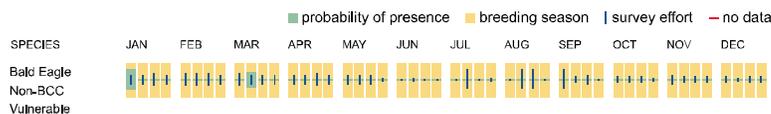
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (—)

A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.



Bald & Golden Eagles FAQs

What does IPaC use to generate the potential presence of bald and golden eagles in my specified location?

The potential for eagle presence is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are an eagle ([Bald and Golden Eagle Protection Act](#) requirements may apply).

Proper interpretation and use of your eagle report

On the graphs provided, please look carefully at the survey effort (indicated by the black vertical line) and for the existence of the "no data" indicator (a red horizontal line). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort line or no data line (red horizontal) means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list and associated information help you know what to look for to confirm presence and helps guide you in knowing when to implement avoidance and minimization measures to eliminate or reduce potential impacts from your project activities or get the appropriate permits should presence be confirmed.

How do I know if eagles are breeding, wintering, or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating, or resident), you may query your location using the [RAIL Tool](#) and view the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If an eagle on your IPaC migratory bird species list has a breeding season associated with it (indicated by yellow vertical bars on the phenology graph in your "IPaC PROBABILITY OF PRESENCE SUMMARY" at the top of your results list), there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

Interpreting the Probability of Presence Graphs

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. A taller bar indicates a higher probability of species presence. The survey effort can be used to establish a level of confidence in the presence score.

How is the probability of presence score calculated? The calculation is done in three steps:

The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.

To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is $0.25/0.25 = 1$; at week 20 it is $0.05/0.25 = 0.2$.

The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

Breeding Season ()

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort ()

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data ()

A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.

Migratory birds

The Migratory Bird Treaty Act (MBTA) ¹ prohibits the take (including killing, capturing, selling, trading, and transport) of protected migratory bird species without prior authorization by the Department of Interior U.S. Fish and Wildlife Service (Service).

1. The [Migratory Birds Treaty Act](#) of 1918.
2. The [Bald and Golden Eagle Protection Act](#) of 1940.

Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds <https://www.fws.gov/library/collections/avoiding-and-minimizing-incident-take-migratory-birds>
- Nationwide avoidance and minimization measures for birds
- Supplemental Information for Migratory Birds and Eagles in IPaC <https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action>

Measures for Proactively Minimizing Migratory Bird Impacts

Your IPaC Migratory Bird list showcases [birds of concern](#), including [Birds of Conservation Concern \(BCC\)](#), in your project location. This is not a comprehensive list of all birds found in your project area. However, you can help proactively minimize significant impacts to all birds at your project location by implementing the measures in the [Nationwide avoidance and minimization measures for birds](#) document, and any other project-specific avoidance and minimization measures suggested at the link [Measures for avoiding and minimizing impacts to birds](#) for the birds of concern on your list below.

Ensure Your Migratory Bird List is Accurate and Complete

If your project area is in a poorly surveyed area, your list may not be complete and you may need to rely on other resources to determine what species may be present (e.g. your local FWS field office, state surveys, your own surveys). Please review the [Supplemental Information on Migratory Birds and](#)

[Eagles document](#), to help you properly interpret the report for your specified location, including determining if there is sufficient data to ensure your list is accurate.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the "Probability of Presence Summary" below to see when these birds are most likely to be present and breeding in your project area.

Review the FAQs

The FAQs below provide important additional information and resources.

NAME	BREEDING SEASON
Bald Eagle <i>Haliaeetus leucocephalus</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Sep 1 to Aug 31
Black-billed Cuckoo <i>Coccyzus erythrophthalmus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9399	Breeds May 15 to Oct 10
Canada Warbler <i>Cardellina canadensis</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 20 to Aug 10
Cerulean Warbler <i>Setophaga cerulea</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/2974	Breeds Apr 27 to Jul 20
Chimney Swift <i>Chaetura pelagica</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Mar 15 to Aug 25
Chuck-will's-widow <i>Antrostomus carolinensis</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds May 10 to Jul 10
Eastern Whip-poor-will <i>Antrostomus vociferus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 1 to Aug 20
Kentucky Warbler <i>Geothlypis formosa</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Apr 20 to Aug 20
Prairie Warbler <i>Setophaga discolor</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 1 to Jul 31
Prothonotary Warbler <i>Protonotaria citrea</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Apr 1 to Jul 31
Red-headed Woodpecker <i>Melanerpes erythrocephalus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 10 to Sep 10
Rusty Blackbird <i>Euphagus carolinus</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds elsewhere
Wood Thrush <i>Hylocichla mustelina</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 10 to Aug 31

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "[Supplemental Information on Migratory Birds and Eagles](#)", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is $0.25/0.25 = 1$; at week 20 it is $0.05/0.25 = 0.2$.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (☀)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (—)

A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.



Migratory Bird FAQs

Tell me more about avoidance and minimization measures I can implement to avoid or minimize impacts to migratory birds.

[Nationwide Avoidance & Minimization Measures for Birds](#) describes measures that can help avoid and minimize impacts to all birds at any location year-round. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is one of the most effective ways to minimize impacts. To see when birds are most likely to occur and breed in your project area, view the [Probability of Presence Summary](#). [Additional measures](#) or [permits](#) may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the list of migratory birds that potentially occur in my specified location?

The Migratory Bird Resource List is comprised of [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location, such as those listed under the Endangered Species Act or the [Bald and Golden Eagle Protection Act](#) and those species marked as "Vulnerable". See the FAQ "What are the levels of concern for migratory birds?" for more information on the levels of concern covered in the IPaC migratory bird species list.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) with which your project intersects. These species have been identified as warranting special attention because they are BCC species in that area, an eagle ([Bald and Golden Eagle Protection Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, and to verify survey effort when no results present, please visit the [Rapid Avian Information Locator \(RAIL\) Tool](#).

Why are subspecies showing up on my list?

Subspecies profiles are included on the list of species present in your project area because observations in the AKN for the species are being detected. If the species are present, that means that the subspecies may also be present. If a subspecies shows up on your list, you may need to rely on other resources to determine if that subspecies may be present (e.g. your local FWS field office, state surveys, your own surveys).

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the [Avian Knowledge Network \(AKN\)](#). This data is derived from a growing collection of [survey, banding, and citizen science datasets](#).

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go to the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering, or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating, or resident), you may query your location using the [RAIL Tool](#) and view the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If a bird on your IPaC migratory bird species list has a breeding season associated with it (indicated by yellow vertical bars on the phenology graph in your "IPaC PROBABILITY OF PRESENCE SUMMARY" at the top of your results list), there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are [Birds of Conservation Concern](#) (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the [Bald and Golden Eagle Protection Act](#) requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially BCC species. For more information on avoidance and minimization measures you can implement to help avoid and minimize migratory bird impacts, please see the FAQ "Tell me more about avoidance and minimization measures I can implement to avoid or minimize impacts to migratory birds".

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the [Northeast Ocean Data Portal](#). The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the [NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf](#) project webpage.

Proper interpretation and use of your migratory bird report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please look carefully at the survey effort (indicated by the black vertical line) and for the existence of the "no data" indicator (a red horizontal line). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list does not represent all birds present in your project area. It is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list and associated information help you know what to look for to confirm presence and helps guide implementation of avoidance and minimization measures to eliminate or reduce potential impacts from your project activities, should presence be confirmed. To learn more about avoidance and minimization measures, visit the FAQ "Tell me about avoidance and minimization measures I can implement to avoid or minimize impacts to migratory birds".

Interpreting the Probability of Presence Graphs

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. A taller bar indicates a higher probability of species presence. The survey effort can be used to establish a level of confidence in the presence score.

How is the probability of presence score calculated? The calculation is done in three steps:

The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.

To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is $0.25/0.25 = 1$; at week 20 it is $0.05/0.25 = 0.2$.

The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

Breeding Season ()

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort ()

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data ()

A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.

Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

There are no refuge lands at this location.

Fish hatcheries

There are no fish hatcheries at this location.

Wetlands in the National Wetlands Inventory (NWI)

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

This location did not intersect any wetlands mapped by NWI.

NOTE: This initial screening does **not** replace an on-site delineation to determine whether wetlands occur. Additional information on the NWI data is provided below.

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tubercid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate Federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

NOT FOR CONSULTATION