US Army Corps
of Engineers
Memphis District

Public Notice

FILE NUMBER: MVM-2020-022

NOTICE DATE:
March 18, 2020

Attn: Postmaster,
Please Post Until ⇨

EXPIRATION DATE:
April 17, 2020

U.S. Army Corps of Engineers

AUTHORITY: Pursuant to 33 CFR 325, as published in the Federal Register dated November 13, 1986, this notice announces an application submitted for a Department of the Army permit under Section 404 of the Clean Water Act.

APPLICANT:
Mr. Kenneth Hassell
Jackson Two, LLC
96 American Drive, Suite 100 A
Jackson, Tennessee 38301
(731) 697-0312

AGENT:
Mr. Jimmy Groton
Ensafe Inc.
308 N. Peters Road., Suite 200
Knoxville, Tennessee 37922
(865) 219-2681

PURPOSE: The purpose of this project is to develop a distribution warehouse.

LOCATION: The project site is located on the north side of U.S. Highway 412 between Alamo and Bells, Tennessee. The property is approximately 0.4 miles northwest of the intersection of Monsanto Road and US Highway 412 at approximate Latitude 35.746974° and Longitude -89.094527° in Crockett County, Tennessee, as shown on the Bells and Alamo 7.5 minute USGS Quadrangle Maps (Attachment 1).

DESCRIPTION OF WORK: The project consists of building a 172,000 square foot warehouse with an additional high bay area to accommodate approximately 17,000 pallets. The facility will include a security fence around the property, parking for employees, and a separate access area for transfer trucks to make deliveries. The facility will require a large septic system and drain field to process wastewater. A storm water detention basin will be part of the Storm Water Pollution Prevention Plan for the facility. The project will relocate 1,838 feet of unnamed tributaries to Cypress Creek and divert flow into 2,948 feet of constructed stream channel. In reach 3, 394 feet will be filled and the remaining 856 feet will not be impacted. According to the applicant, these streams will be restored to a higher functional quality than their existing condition.

AVOIDANCE/MINIMIZATION: The applicant considered several other sites in the area including expansion of an existing facility property in Jackson, Tennessee. However, due to size constraints, existing road access and connections, proximity of the floodplain, purchase costs, and other dictating reasons none of the other locations were suitable. Through the selection process the applicant identified two adjacent parcels, Sites 1 and 2, that were potentially suitable for the project. Eventually the applicant determined that Site 1 was a better fit for the project. Both sites had streams on the property, but Site 2 also has a large area of hydric soils with potentially poor construction qualities and would not support the septic system required to process wastewater from the proposed facility. Site 2 also has restricted access to Highway 412 and would require relocating a residence fronting Highway 412 that is currently blocking access to the highway. Site 1 was the only feasible option for the proposed project.

Avoidance: The applicant worked to configure the site plan to avoid streams at the proposed project site, but it was not possible to do so. The proposed project will require a large septic system and drain field that can be located on site away from streams and poorly drained soils. The building and loading facilities must also be set

back far enough from the highway to provide enough capacity for tractor trailers and other delivery vehicles to enter the site without interfering with traffic flow on Highway 412.

Minimization: The applicant also worked to configure the site design to minimize impacts to streams at the site. Eventually a site plan was designed that would relocate two streams at the site (Reaches 1 and 3) and would reduce construction impacts to a third stream (Reach 6) as much as possible.

Compensation: Since it was not possible to avoid impacts to three stream reaches at the site the applicant developed a Stream Mitigation Plan to compensate for impacts to streams at the proposed project site. The plan will include relocation of Reaches 1 and 3 into newly designed channels that will improve the overall function of these two streams. The mitigation plan will restore the unaffected portion of Reach 6 to a much higher functional level.

MITIGATION: The applicant will conduct permitee responsible mitigation at the project site. The proposed mitigation plan includes relocating and restoring all or portions of three drainages at the site (Reaches 1, 3, and 6). All three of these streams are currently not functioning at appropriate levels likely due to past habitat alteration from channelization, past land management, and other factors. The mitigated channels will incorporate natural channel design features to improve hydrology, hydraulics, geomorphology at the site and restore these streams to a higher functional condition.

Reach 1 will be relocated into a new, constructed channel that runs parallel to the western site boundary and then turns to the northeast where it will rejoin the restored section of Reach 6. The new channel will be 1,017 feet long and have fully vegetated, 4:1 sideslopes and a fully vegetated riparian buffer with meanders to increase sinuosity. Log vanes will be installed throughout to provide grade control and to introduce large wood debris back into the channel.

Reach 3 will be relocated into a new, constructed channel that runs parallel to the eastern site boundary and then turns to the northwest where it will rejoin the restored section of Reach 6. The new channel will be 1,311 feet long and have fully vegetated, 4:1 sideslopes and a fully vegetated riparian buffer with meanders to increase sinuosity. Log vanes will be installed throughout to provide grade control and to introduce large wood debris back into the channel.

Essentially all the flow in Reach 6 is contributed by the combined flow of Reaches 1 and 3. Approximately 620 feet of Reach 6 will be relocated into a new, constructed channel that flows northeast where it will rejoin the existing stream channel at the eastern side of the property. The new channel will incorporate a two stage channel design that provides a bankfull, flood prone bench that will restore some floodplain function to the new channel. The new design will also include fully vegetated sideslopes and a fully vegetated riparian buffer with meanders to increase sinuosity. Log vanes will be installed throughout to provide grade control and to introduce large wood debris back into the channel.

The applicant assessed each of the three reaches using the Tennessee Stream Quantification Tool (SQT). The existing condition SQT scores confirmed that none of the reaches is currently functioning at an acceptable level. Proposed condition SQT scores indicated that the proposed mitigation measures would boost hydrology, hydraulic, and geomorphology parameters to more acceptable levels. Proposed mitigation measures to improve floodplain connectivity, large woody debris, lateral migration, riparian vegetation, and plan form (sinuosity) parameters. In summary, the proposed mitigation would correct existing problems and return the three reaches to an acceptable level of function as aquatic resources.

ENDANGERED SPECIES: This notice is being coordinated with the U.S. Fish and Wildlife Service (USFWS). A review of the USFWS, Environmental Conservation Online System species by county report indicates that one (1) endangered species and one (1) threatened species may occur in the project area. These include the Indiana bat (*Myotis sodalis*), and northern long-eared bat (*Myotis septentrionalis*). Any comments the USFWS, or other interested parties, may have regarding these or other endangered or threatened species or their critical habitat, will be considered in our evaluation of the described work. Our preliminary determination is that there would be no endangered species or critical habitat affected by this proposal.

CULTURAL RESOURCES: In compliance with Section 106 of the National Historic Preservation Act of 1966 (NHPA), as amended, the Memphis District is soliciting comments from federal, state, and local agencies, federally-recognized Indian Tribes, the public, and other interested parties in order to identify and evaluate potential impacts of the proposed action on historic properties.

FLOODPLAIN: In accordance with 44 CFR Part 60 (Floodplain Management and Use), participating communities are required to review all proposed development to determine if a floodplain development permit is required. Floodplain administrators should review the proposed public notice and notify this office of any floodplain development permit requirements.

PUBLIC INTEREST REVIEW: The purpose of this public notice is to advise all interested parties of the activities for which a permit is sought and to solicit comments and information necessary to evaluate the probable impact on the public interest.

The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits which reasonably may be expected to accrue from the project must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the project will be considered, including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership and in general, the needs and welfare of the people.

The Corps of Engineers is soliciting comments from the public; federal, state and local agencies and officials; federally recognized Tribes and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

PUBLIC HEARING: Any person may request, in writing, within the comment period specified in this notice that a public hearing be held to consider this application. Requests for a public hearing shall state, with particularity, the reason for holding a public hearing. The District Engineer will determine if the issues raised are

substantial and whether a hearing is needed for making a decision. If a public hearing is held, it will be for the purpose of obtaining additional information that we could not otherwise obtain through a public notice process;

not to inform the public about the specific details of the project in greater detail than what is found in this notice. This is not a Corps of Engineers project. We are not a proponent nor are we an opponent of the project. We are merely the permitting authority of Section 404 permits required by our office.

COMMENTS OR REQUEST FOR ADDITIONAL INFORMATION: Send comments to the U.S. Army, Corps of Engineers, Memphis District. Comments may be sent via mail or email to the following:

U.S. Army Corps of Engineers – Memphis District
ATTN: Randy Clark
167 North Main Street, Room B-202
Memphis, Tennessee 38103-1894
E-mail: james.r.clark@usace.army.mil
phone: (901) 544-0735
fax: (901) 544-0211

The Corps of Engineers may provide copies of all comments, (including name & address of those providing comments) to the applicant for consideration and response prior to a decision. Comments should be received by the expiration date listed on page one of this notice.

For Final Individual Permits actions in the Memphis District, go to the following link: https://permits.ops.usace.army.mil/orm-public. Using the Filter by District drop down box, select MVM-Memphis District, then select the year and month (information will populate in the table below). All pending individual permits can be located by selecting the **"Pending IP"** tab above. All of the environmental documents and statements of findings supporting issuance or denial of the permit decisions are available upon written request and where applicable, upon the payment of administrative fees. They are also available at the Memphis District, Regulatory Branch office for examination.

Gregg W. Williams
Chief
Regulatory Branch

Attachments

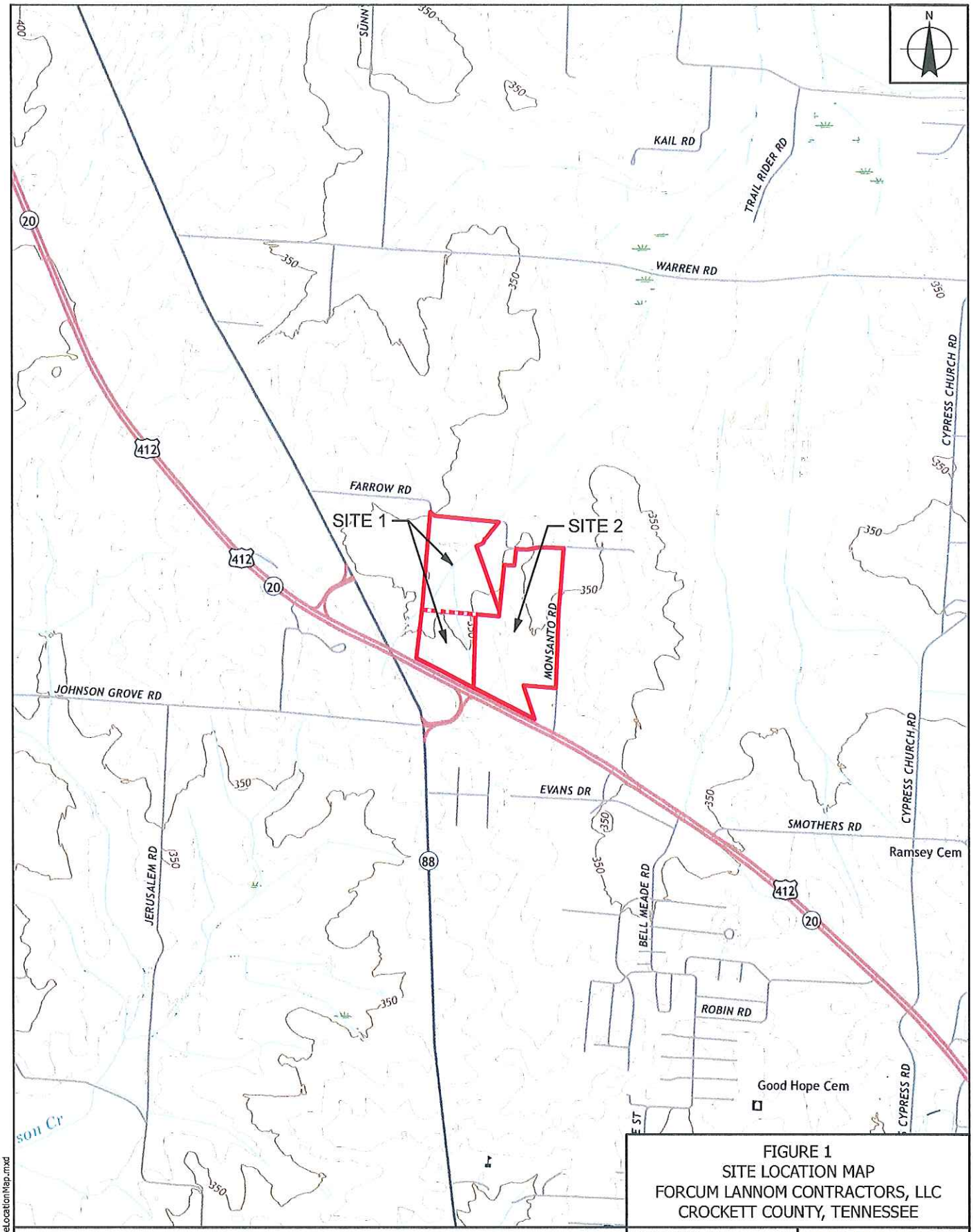

FIGURE 1
SITE LOCATION MAP
FORCUM LANNOM CONTRACTORS, LLC
CROCKETT COUNTY, TENNESSEE

LEGEND

APPROXIMATE SUBJECT PROPERTY BOUNDARY

NAD 1983 STATE PLANE
TENNESSEE FEET

0 1,000 2,000

SCALE IN FEET

REQUESTED BY:	JG
DRAWN BY:	NR
DATE:	10/30/2019
PROJECT:	088825961

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Source: U.S. Geological Survey. Bells, Alamo Quadrangles, Tennessee [Map]. 2019. 1:24,000. 7.5 Minute Series.;

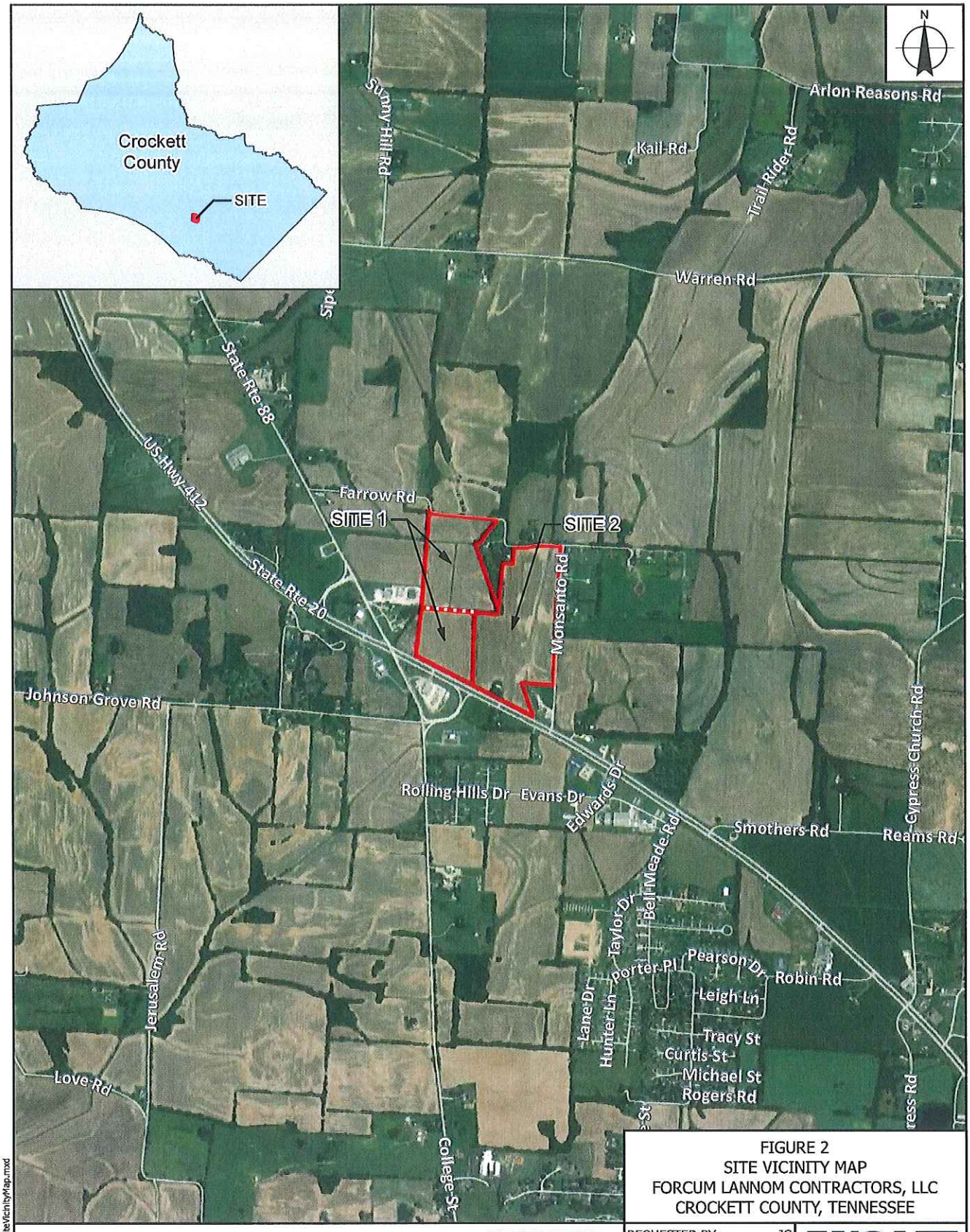

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FIGURE 2
SITE VICINITY MAP
FORCUM LANNOM CONTRACTORS, LLC
CROCKETT COUNTY, TENNESSEE

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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

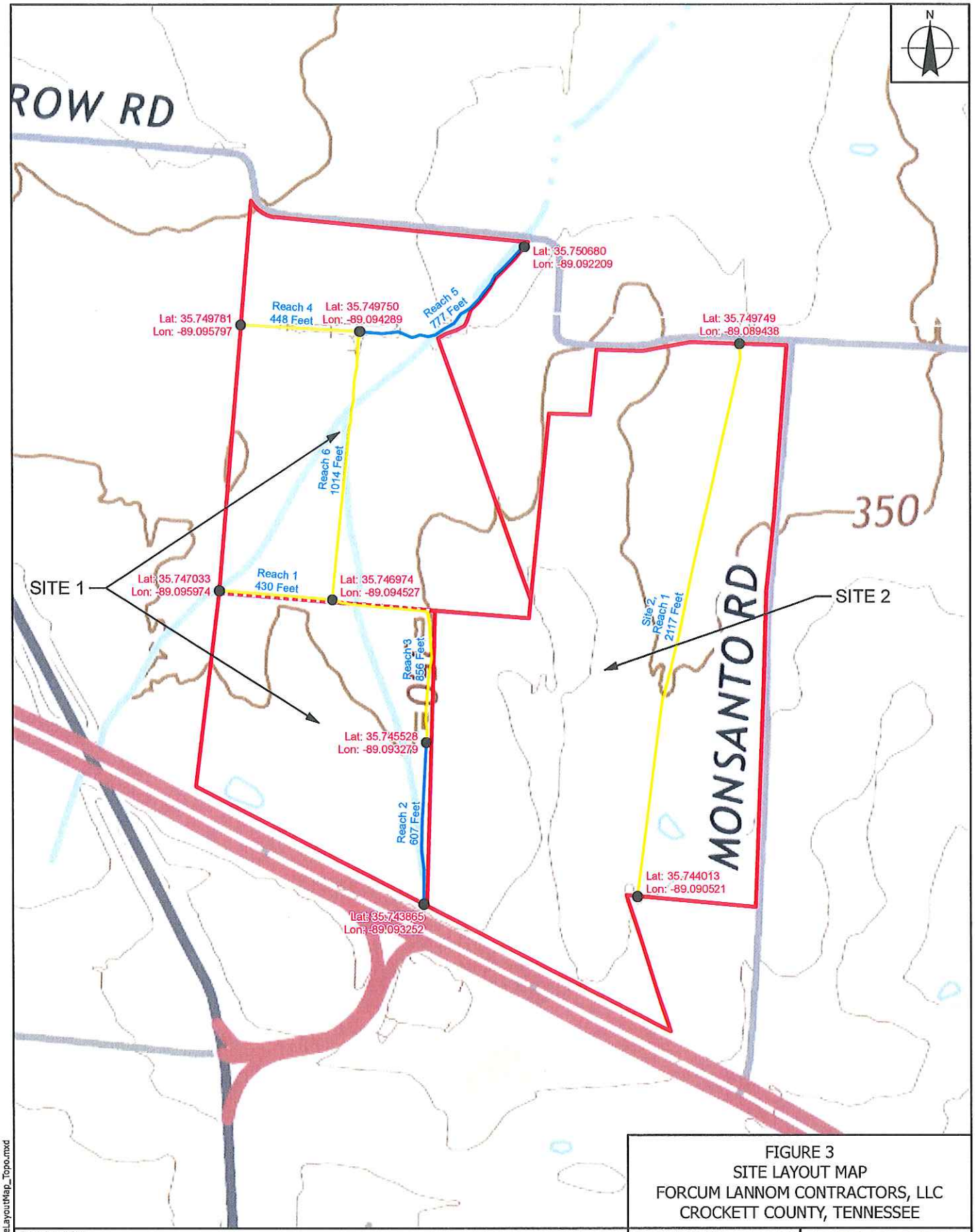

FIGURE 3
SITE LAYOUT MAP
FORCUM LANNOM CONTRACTORS, LLC
CROCKETT COUNTY, TENNESSEE

LEGEND
- STREAM
- WET WEATHER CONVEYANCE
- APPROXIMATE SUBJECT PROPERTY BOUNDARY

NAD 1983 STATE PLANE
TENNESSEE FEET

0 250 500
SCALE IN FEET

REQUESTED BY:	VT
DRAWN BY:	NR
DATE:	1/29/2020
PROJECT:	088825961

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Source: U.S. Geological Survey. Bells, Alamo Quadrangles, Tennessee [Map]. 2019. 1:24,000. 7.5 Minute Series.

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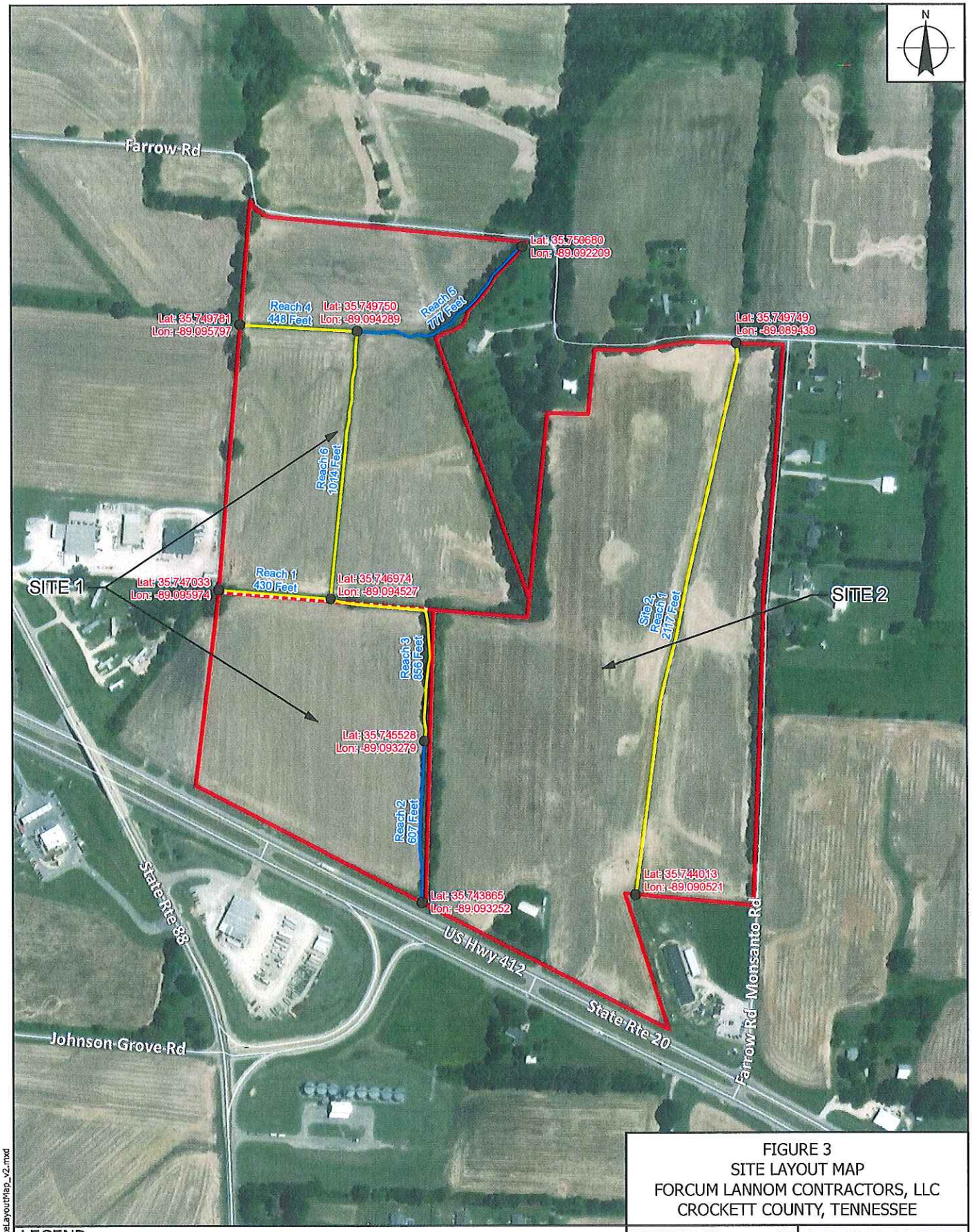

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FORCUM LANNOM CONTRACTORS, LLC
CROCKETT COUNTY, TENNESSEE

LEGEND
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NAD 1983 STATE PLANE TENNESSEE FEET

0 250 500

SCALE IN FEET

REQUESTED BY:	VT
DRAWN BY:	NR
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PROJECT:	088825961

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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community