

**FINDING OF NO SIGNIFICANT IMPACT**  
**TENNESSEE VALLEY AUTHORITY**  
**EAGLE'S LANDING GOLF COURSE EXPANSION, LITTLE PIGEON RIVER MILE 2.4,**  
**SEVIER COUNTY, TENNESSEE**

The city of Sevierville Public Building Authority (PBA) proposes to expand and improve the Eagle's Landing Golf Course in Sevierville, Sevier County, Tennessee. The proposed expansion includes the construction of two permanent bridges over the Little Pigeon River at river mile 2.4 and the placement of fill material and construction of underground utilities on Sanders Islands within the 100-year floodplain and designated floodway. PBA has requested that TVA issue the required approval of these activities under Section 26a of the *Tennessee Valley Authority (TVA) Act of 1933*. PBA also requests approval of a temporary bridge across the Little Pigeon River to provide construction access to the islands; this bridge has already been erected and would be removed once the construction is completed.

In March 2006, the U.S. Army Corps of Engineers (USACE) approved the bridges under Nationwide Permit No. 14, Linear Transportation Projects. In April 2006, the Tennessee Department of Environment and Conservation (TDEC) determined that the project met its criteria for approval under a general permit for construction and removal of minor bridge crossings (Application NRS05.482). TVA has prepared the attached environmental assessment (EA) to evaluate the effects of issuing the Section 26a permit on cultural and natural resources in the impact area, and the EA is incorporated by reference. The scope of this EA includes the bridges, fill placement locations, and a previously disturbed borrow area (see Cultural Resources section in the attached EA).

The EA evaluates two alternatives. Under Alternative A, the No Action Alternative, expansion of the existing golf course as proposed would not be permitted by TVA. The golf course could be redesigned to use another part of the landscape. Some work on the upland portion of the course expansion has already begun, but expansion in areas that would require approval under Section 26a would not be performed. Under Alternative B, the Proposed Action with Mitigation, TVA would issue the Section 26a permit and require PBA to mitigate adverse affects of the expansion on historic properties in accordance with the stipulations and conditions of a Memorandum of Agreement (MOA) described in more detail below.

TVA determined that impacts to natural features such as prime or unique farmland; groundwater; parklands; state or national forests, trails, greenways, wilderness, scenic or other ecologically critical areas; and wetlands were either nonexistent or minor and insignificant. The project would not result in a significant change in traffic volumes or congestion or a decrease in safety. Existing noise levels would not significantly increase. Best Management Practices (BMPs) would be implemented to control fugitive dust as well as to minimize sediment transport offsite and into the Little Pigeon River.

Impacts on water quality and aquatic life would be predominantly short-term and insignificant. No air or land emissions of pollutants, hazardous waste or waste requiring special handling and disposal, or negative social impacts are anticipated. Design features for the bridges would reduce potential impacts to recreation and visual resources to insignificant levels. Socioeconomic impacts are expected to be minimally positive and beneficial to the Sevierville area and region. No federally listed endangered or threatened species would be affected and impacts on state-listed species would not be adverse.

Consistent with Executive Order 11988 (Floodplain Management), bridges are repetitive actions in the floodplain that result in minor impacts. A golf course, while not considered a repetitive action, is an acceptable recreational use of a floodplain, provided adverse floodplain impacts are minimized. Since there is limited space for expansion of the golf course, an inadequate source of fill material on Sanders Islands, and the risk of destruction of archaeological sites from excavation, PBA has no practicable alternative to bringing in fill to the islands from offsite. TVA has determined that the impacts to flooding would be minimal and that the project complies with Executive Order 11988. PBA is in the process of obtaining the necessary No Rise Certification approval letter from the City of Sevierville showing compliance with local floodplain regulations.

The originally proposed action had the potential to adversely affect archaeological sites eligible for listing in the National Register of Historic Places. PBA has therefore modified its proposed action to avoid these potential adverse effects. These mitigation measures, as well as other requirements to avoid affecting historic properties, are listed in an MOA executed on March 25, 2008, by TVA, the Tennessee State Historic Preservation Officer, the PBA, and the Seminole Tribe of Florida. TVA has determined that the proposed action, with adherence to the terms of the MOA, would not adversely affect historic properties.

### **Mitigation and Special Permit Conditions**

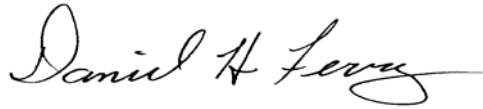
As part of its Section 26a approval, TVA would require use of BMPs and other general and standard conditions. PBA would also adhere to conditions of approval contained in the USACE and TDEC authorizations. TVA would also require that PBA abide by the following mitigation measures and special permit conditions:

- Permanent bridges will be designed and constructed with a minimum of 10 feet of clearance above the minimum base flow elevation of the Little Pigeon River.
- Bridge material and color selections will mimic the natural environment.
- PBA will carry out the requirements of the MOA on treatment of archaeological sites.

### **Conclusion and Findings**

TVA has assessed the potential impacts associated with the proposed Eagle's Landing Golf Course expansion. We conclude that, with the above-described mitigation and permit conditions to minimize adverse environmental impacts, issuance of the Section 26a permit necessary for the expansion would not be a major federal action significantly

affecting the environment. Accordingly, preparation of an environmental impact statement is not required.



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Date Signed

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