

**Environmental Assessment  
Determinations and Compliance Findings  
for HUD-assisted Projects  
24 CFR Part 50**

**Project Information**

**Project Name:** Austin-Homes

**HEROS Number:** 900000010192549

**Applicant / Grant Recipient:** Knoxville's Community Development Corporation (KCDC)

**Point of Contact:** Nathaniel Estabrooks

**HUD Preparer:** Kara Williams-Kief

**Consultant (if applicable):** Quantum Environmental and Engineering Services, LLC

**Point of Contact:** Jessica Lindbom

**Project Location:** , Knoxville, TN 37915

**Additional Location Information:**

The 26.6-acre property (Site) is located at 1115 East New Street in Knoxville, Knox County, Tennessee. The Site consists of Parcels 1, 2, 2.01, 3, 8, 25, 25.01, 25.02 of Knox County Map 95. The site was historically developed with multi-family residential apartments and is located in a mixed residential/commercial area in the eastern portion of Knoxville, Tennessee. See the attached Site Vicinity Map and Site Plan.

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

KCDC currently manages the Site. The Site is comprised of eight tracts that equal an approximate 26.6-acre tract of land that was historically developed with thirty-one (1950s era) and twenty-seven (circa 1963)

apartment buildings, a maintenance building, and a day care/after school care facility that was constructed for low to very low income families. Prior to that time, the Site consisted primarily of single-family dwellings, a church, and scattered commercial stores. The 1950s-era structures were demolished in the late 1990s/early 2000s. The 1963-era apartment buildings were demolished in 2020. Portions of the Site are currently in various stages of development. The northeast section of the Site is being developed with apartment dwellings. The southern and central portions are cleared and being prepped for construction. The western portion of the Site is undeveloped and wooded, especially that portion that borders First Creek. The northwestern portion is also cleared and is currently a staging and construction office management area. KCDC, plans to redevelop the site into mostly residential use over several phases, the most recent of which are Phases 3 and 4. The structures will be designed to complement the historic area and be aesthetically pleasing. The first phase consisted of nine residential structures with 105 residential units and began construction in spring of 2020, to be completed by third quarter of 2021. The timing of the future phases is still variable. It is expected that the full buildout of the entire site will contain around 420 residential units. The future phases do not have a specific timeline for construction but will likely be completed over the next few years. During this planning process, KCDC applied for and received a United States Government Department of Housing and Urban Development (HUD) commitment for the Rental Assistance Demonstration (RAD) Program to redevelop the Austin Homes site. The portfolio, multi-phase award was approved to convert the units at Austin Homes to HUD Multi-family Project Based Rental Assistance (PBRA). The Austin Homes redevelopment plan is to be funded by HUD Capital Funds and through the sale of low-income housing tax credits to investors and through a commercial bank loan for each phase.

**Does this project involve over 200 lots, dwelling units, or beds?**

No

- ✓ Yes (Consult early with the Environmental Clearance Officer (ECO), who is required to sign off on this project if it requires an Environmental Assessment)

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

The goal of the Austin Homes redevelopment plan is to revitalize the area and improve the older, more distressed public housing; thereby, improving the community and contributing to a more pleasing aesthetic. Permanent supportive housing will be provided through the construction of replacement housing in the form of new, affordable multi-family and elderly housing units for very low, low to moderate income families and those with disabilities.

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

The Site is in a mixed use, commercial and multi-tenant residential area of Knoxville. The Site is bordered to the north and northwest by large commercial/warehouse structures, and to the northeast and east by Harriet Tubman Street with a park, school, and single-family residential property beyond. The Site is bordered to the southeast by the intersection of E. Summit Hill Drive and E. Hill Ave./Martin Luther King Jr. Ave with a church and multi-family residential structures beyond. To the south of the Site is Fort Summit Way and South Bell Street followed by office space and a credit union. Further south is E. Summit Hill Drive with an elementary school and multi-family residential property. To the west of the Site is Patton Street, followed by a gasoline service station.

The demolition and construction (cumulative impact) of the proposed site structures is not expected to affect the nature or character of the surrounding area.

**Maps, photographs, and other documentation of project location and description:**

[Austin Phasing Document 012521.pdf](#)

[Site Plan.pdf](#)

[Site Vicinity Map.pdf](#)

[Photo pages.pdf](#)

**Determination:**

	Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.13] The project will not result in a significant impact on the quality of human environment
	Finding of Significant Impact

**Funding Information**

Grant / Project Identification Number	HUD Program	Program Name
CFDA 14.195	Other	Section 8 Housing Assistance Payments Program (PBRA)

**Estimated Total HUD Funded, Assisted or Insured Amount:** \$0.00

**Estimated Total Project Cost [24 CFR 58.2 (a) (5)]:** \$40,000,000.00

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

<b>Compliance Factors:</b> Statutes, Executive Orders, and Regulations listed at 24 CFR §50.4, §58.5, and §58.6	Are formal compliance steps or mitigation required?	Compliance determination (See Appendix A for source determinations)
<b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 &amp; § 58.6</b>		
<b>Airport Hazards</b> Clear Zones and Accident Potential	<input type="checkbox"/> Yes <input type="checkbox"/> No	The project location is approximately 1.9-miles northwest from the privately

Zones; 24 CFR Part 51 Subpart D		owned Island Home Airport. Island Home does not serve jets. McGhee Tyson Airport is located approximately 11 miles southwest of the site. The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The project is in compliance with Airport Hazards requirements. See attached map of distance to nearest airport in Appendix D.
<b>Coastal Barrier Resources Act</b> Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	<input type="checkbox"/> Yes <input type="checkbox"/> No	This project is located in a state that does not contain CBRS units. Therefore, this project is in compliance with the Coastal Barrier Resources Act.
<b>Flood Insurance</b> Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	<input type="checkbox"/> Yes <input type="checkbox"/> No	According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map for Knox County and Incorporated Areas #47093C0281G, dated August 5, 2013, the majority of the project location is in an area of Minimal Flood Hazard (Zone X). Phases 1 through 3 are not located within the 1% potential flood zone area. However, a small portion of the northwest and west boundary of the Site is located adjacent to the regulatory floodway associated with First Creek, with a 1% annual chance of flooding. The adjacent First Creek is designated as a Regulatory Floodway. Future development in this area may require building setbacks. In addition, according to the National Flood Insurance Program (NFIP) Community Status Book accessed at <a href="https://www.fema.gov/nationalfloodinsurance-program/national-floodinsurance-program-community-status-book">https://www.fema.gov/nationalfloodinsurance-program/national-floodinsurance-program-community-status-book</a> , the subject property is located in Community ID #475434, which is a participating community in the NFIP. If HUD financial assistance is requested for a project that has the potential to impact a floodplain, compliance with Executive Order 11988, "Floodplain Management" is required as



		well as implementing procedures contained in 24 CFR Part 55. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). The project is in compliance with flood insurance requirements.
<b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 &amp; § 58.5</b>		
<b>Air Quality</b> Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	<input type="checkbox"/> Yes <input type="checkbox"/> No	The project's county or air quality management district is in attainment status for all criteria pollutants. Knox County is not listed in the Nonattainment Areas for Criteria Pollutants (Green Book). The project is in compliance with the Clean Air Act.
<b>Coastal Zone Management Act</b> Coastal Zone Management Act, sections 307(c) & (d)	<input type="checkbox"/> Yes <input type="checkbox"/> No	This project is located in a state that does not participate in the Coastal Zone Management Program. Therefore, this project is in compliance with the Coastal Zone Management Act.
<b>Contamination and Toxic Substances</b> 24 CFR 50.3(i) & 58.5(i)(2)]	<input type="checkbox"/> Yes <input type="checkbox"/> No	Site contamination was evaluated as follows: ASTM Phase I ESA, ASTM Vapor Encroachment Screening. On-site or nearby toxic, hazardous, or radioactive substances that could affect the health and safety of project occupants or conflict with the intended use of the property were not found. Prior to demolition, an asbestos survey was conducted on the existing 1960s era buildings. These buildings were demolished 2019-2020 and the clearance letters are attached. The project is in compliance with contamination and toxic substances requirements.
<b>Endangered Species Act</b> Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	<input type="checkbox"/> Yes <input type="checkbox"/> No	This project will have No Effect on listed species because there are no listed species or designated critical habitats in the action area. This project is in compliance with the Endangered Species Act. See U.S. Fish and Wildlife Service, Self-Certification Letter and

		attachments. To remain in compliance, any tree removal at the project must be completed between November 15 and March 31.
<b>Explosive and Flammable Hazards</b> Above-Ground Tanks)[24 CFR Part 51 Subpart C	<input type="checkbox"/> Yes <input type="checkbox"/> No	There are no facilities located on the project property, adjacent to, or visible from the property that handles explosive or fire-prone materials such as liquid propane, gasoline, or other storage tanks as defined by 24 CFR 51.201. The Marathon Ashland Petroleum asphalt farm has seven (7) large aboveground storage tanks (ASTs) and is located 0.8-miles south of the project location across the Tennessee River. This facility does not store petroleum products. The project is in compliance with explosive and flammable hazard requirements.
<b>Farmlands Protection</b> Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	<input type="checkbox"/> Yes <input type="checkbox"/> No	This project does not include any activities that could potentially convert agricultural land to a non-agricultural use. The project is in compliance with the Farmland Protection Policy Act.
<b>Floodplain Management</b> Executive Order 11988, particularly section 2(a); 24 CFR Part 55	<input type="checkbox"/> Yes <input type="checkbox"/> No	The following exception applies, so the project is in compliance with Executive Order 11988: 55.12(c)(7), HUD's approval of a project site, an incidental portion of which is situated in an adjacent floodplain when the proposed construction and landscaping activities (except for minor grubbing, clearing of debris, pruning, sodding, seeding, etc.) do not occupy or modify the 100-year floodplain or the 500-year floodplain (for Critical Actions), appropriate provision is made for site drainage, and a covenant or comparable restriction is placed on the property's continued use to preserve the floodplain.
<b>Historic Preservation</b> National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	<input type="checkbox"/> Yes <input type="checkbox"/> No	Based on Section 106 consultation the project will have No Adverse Effect on historic properties. Conditions: None. Upon satisfactory implementation of the conditions, which should be monitored, the project is in compliance

		with Section 106.
<b>Noise Abatement and Control</b> Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	<input type="checkbox"/> Yes <input type="checkbox"/> No	The Preliminary Screening identified no noise generators in the vicinity of the project. The project is in compliance with HUD's Noise regulation.
<b>Sole Source Aquifers</b> Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	<input type="checkbox"/> Yes <input type="checkbox"/> No	The project is not located on a sole source aquifer area. The project is in compliance with Sole Source Aquifer requirements.
<b>Wetlands Protection</b> Executive Order 11990, particularly sections 2 and 5	<input type="checkbox"/> Yes <input type="checkbox"/> No	According to the United States Fish and Wildlife Survey (US FWS) National Wetland Inventory map, no wetlands are located on the project location. The adjacent First Creek is identified as a Riverine Wetland. Best Management Practices should be incorporated during construction activities to prevent erosion or impact to First Creek. The project is in compliance with Executive Order 11990.
<b>Wild and Scenic Rivers Act</b> Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	<input type="checkbox"/> Yes <input type="checkbox"/> No	This project is not within proximity of a NWSRS river. The project is in compliance with the Wild and Scenic Rivers Act.
<b>HUD HOUSING ENVIRONMENTAL STANDARDS</b>		
<b>ENVIRONMENTAL JUSTICE</b>		
<b>Environmental Justice</b> Executive Order 12898	<input type="checkbox"/> Yes <input type="checkbox"/> No	The project purpose is to provide improved replacement of permanent supportive housing for very low, low to moderate income families, the elderly, and those with disabilities. No adverse environmental impacts were identified in the project's total environmental review. The project is in compliance with Executive Order 12898.

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

**Impact Codes:** An impact code from the following list has been used 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.

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	The market area is made up of many different mixed-use developments with the proposed development being a permissible use according to current zoning ordinances. County government planning and zoning ordinances have approved permitting for the proposed development. Best management practices should be implemented to prevent any construction runoff that might flow from the site to the adjacent properties during the project. An Erosion Control Plan must be implemented and if the ground disturbance is one acre or more then a Stormwater Pollution Prevention Permit (SWPPP) should be secured before any construction is done. Issuance of permits are pending subject payment of permitting fees.	All appropriate boundaries, undisturbed areas and setbacks should be adhered to. Best management practices should be implemented to prevent any construction runoff that might flow from the site to the adjacent properties during the project. An Erosion Control Plan must be implemented and a SWPPP should be secured before any construction is commenced. The Borrower must provide final approval of building permits prior to initial endorsement.
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff	2	KCDC must provide final approval of storm water management and erosion control plans prior to initial endorsements. Best management practices should be implemented to prevent any construction runoff that might flow from the site to the adjacent properties during the project.	Best management practices should be implemented to prevent any construction runoff that might flow from the site to the adjacent properties during the project. An Erosion Control Plan must be implemented and a SWPPP should be secured before any construction is commenced.

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
Hazards and Nuisances including Site Safety and Site-Generated Noise	2	The site is located in an area appealing to the targeted tenants, with many nearby amenities and attractions, and existing multi-family residential properties in relatively close proximity.	none anticipated. Noise levels may be temporarily increased at the project location during the demolition and construction phase. Best management practices should be used to minimize these impacts.
Energy Consumption/Energy Efficiency	2	Energy efficient construction components are being incorporated into all phases of project development.	none anticipated
<b>SOCIOECONOMIC</b>			
Employment and Income Patterns	2	Project is new construction and requires the employment of skilled labor and professionals.	none anticipated
Demographic Character Changes / Displacement	1	Project meets a need for housing in area.	none anticipated
<b>COMMUNITY FACILITIES AND SERVICES</b>			
Educational and Cultural Facilities (Access and Capacity)	2	Schools, parks, and other community services are within close proximity to the proposed development.	none anticipated
Commercial Facilities (Access and Proximity)	2	The subject property is located near the downtown area of Knoxville with numerous retail and commercial services available options within a short walk or drive. Several Knoxville Area Transit (KAT) bus stops are located around the perimeter and within the subject property.	none anticipated
Health Care / Social Services (Access and Capacity)	2	There is ample availability of healthcare and social services within the area.	none anticipated
Solid Waste Disposal and Recycling	2	Solid waste and recycling services will be contracted	none anticipated

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
(Feasibility and Capacity)		for with one of the numerous providers in the area.	
Waste Water and Sanitary Sewers (Feasibility and Capacity)	2	City sewer service connection to the site by local utilities department will be implemented. The developer will obtain the required permitting necessary for development.	none anticipated
Water Supply (Feasibility and Capacity)	2	City water service connection to the site by local utilities department will be implemented. The developer will obtain the required permitting necessary for development.	none anticipated
Public Safety - Police, Fire and Emergency Medical	2	All emergency services are within 5-minutes to the site with less than a 10-minute response time. Development size is not estimated to make any discernible impact to surrounding area.	none anticipated
Parks, Open Space and Recreation (Access and Capacity)	2	Recreation opportunities are within close proximity from the site with a park located to the east across Harriet Tubman Street and Cal Johnson Park located within walking distance or a short drive to the southwest.	none anticipated
Transportation and Accessibility (Access and Capacity)	2	Transportation is readily available in the area. Several Knoxville Area Transit (KAT) stops are located on the project property and around the perimeter.	none anticipated
<b>NATURAL FEATURES</b>			
Unique Natural Features /Water Resources	2	There are no unique natural features or water resources located on the project. The	none anticipated

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
		historically channelized First Creek borders the project along the northwest side.	
Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)	2	The project was historically cleared of vegetation and developed as a multi-family residential complex. This project is in compliance with the Endangered Species Act.	none anticipated
Other Factors	2	None noted.	none anticipated

**Supporting documentation**

[KAT bus route around property.pdf](#)  
[fire police hospitals and bus station.pdf](#)

**Additional Studies Performed:****Field Inspection [Optional]:** Date and completed

by:

Jessica Lindbom

5/6/2021 12:00:00 AM

[Photo pages.pdf](#)

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

TN State Historic Preservation Office (SHPO), City of Knoxville-Knox County Metropolitan Planning Commission-Lindsay Crockett, KGIS.org, Knox County Assessors, US Fish & Wildlife Service (FWS)-TN Ecological Services Office, US FWS Environmental Conservation Online System (ECOS)-Information for Planning and Consultation (IPaC) system.

**List of Permits Obtained:**

Various Building permits, Zoning approval

**Public Outreach [24 CFR 58.43]:**

On March 26, 2019, KCDC and the design firm Gensler conducted an open house and showed renderings of three draft plans for replacing the 129-unit public housing

complex. Sixteen display boards outlining the process were presented at the nearby Green Magnet Academy. Austin Homes residents, neighbors and the general public were invited. WVLT, local news 10 followed up with a televised clip regarding redevelopment on April 30, 2019. On January 27, 2020 another open house was held at Green Magnet Academy. People learned about the first phases of development at the Austin Homes site. This comes after months of dialogue with residents, stakeholders and other community members.

**Cumulative Impact Analysis [24 CFR 58.32]:**

The area immediately surrounding the project is currently developed as commercial, residential, and multifamily residential uses. A recent trend is being spurred by higher demand for residential units located either within urban core areas or in adjacent areas served by mass transit. The cumulative adverse impacts, which are primarily centered around increased demand on local utility infrastructure, are outweighed by the beneficial impacts which include decrease of land development associated with urban sprawl, reduced demand on transportation infrastructure both in the immediate vicinity and outlying areas, increased use of, and support for, public mass transit systems, and resulting reduced emissions. The proposed will provide much needed revitalized housing in the area. There is a need for affordable housing in the area.

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

Housing is needed in this geographical area of the county, and it is reasonable to convert the existing older distressed public housing and stimulate upgrading of the neighborhood. Other sites which meet program objectives are generally not available.

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

If residential units are not redeveloped, then deterioration of units and urban blight would increase. A no action alternative would not meet the goal of meeting adequate housing needs for low to moderate income families and those with disabilities in the proposed site area. There is a need for affordable housing in the area, particularly on the east side of Knoxville.

**Summary of Findings and Conclusions:**

As long as mitigation and conditions are implemented, there will be no adverse effects from the project or adverse cumulative effects.

**Mitigation Measures and Conditions [CFR 1505.2(c)]:**

Summarized below are 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.



<b>Law, Authority, or Factor</b>	<b>Mitigation Measure or Condition</b>	<b>Comments on Completed Measures</b>	<b>Complete</b>
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	All appropriate boundaries, undisturbed areas and setbacks should be adhered to. Best management practices should be implemented to prevent any construction runoff that might flow from the site to the adjacent properties during the project. An Erosion Control Plan must be implemented and a SWPPP should be secured before any construction is commenced. The Borrower must provide final approval of building permits prior to initial endorsement.	N/A	
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff	Best management practices should be implemented to prevent any construction runoff that might flow from the site to the adjacent properties during the project. An Erosion Control Plan must be implemented and a SWPPP should be secured before any construction is commenced.	N/A	
Hazards and Nuisances including Site Safety and Site-Generated Noise	none anticipated. Noise levels may be temporarily increased at the project location during the demolition and construction phase. Best management practices should be used to minimize these impacts.	N/A	
Energy Consumption/Energy Efficiency	none anticipated	N/A	
Employment and Income Patterns	none anticipated	N/A	
Demographic Character Changes / Displacement	none anticipated	N/A	
Educational and Cultural Facilities (Access and Capacity)	none anticipated	N/A	
Commercial Facilities	none anticipated	N/A	

(Access and Proximity)			
Health Care / Social Services (Access and Capacity)	none anticipated	N/A	
Solid Waste Disposal and Recycling (Feasibility and Capacity)	none anticipated	N/A	
Waste Water and Sanitary Sewers (Feasibility and Capacity)	none anticipated	N/A	
Water Supply (Feasibility and Capacity)	none anticipated	N/A	
Public Safety - Police, Fire and Emergency Medical	none anticipated	N/A	
Parks, Open Space and Recreation (Access and Capacity)	none anticipated	N/A	
Transportation and Accessibility (Access and Capacity)	none anticipated	N/A	
Unique Natural Features /Water Resources	none anticipated	N/A	
Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)	none anticipated	N/A	
Other Factors	none anticipated	N/A	

#### Mitigation Plan

KCDC will ensure that the mitigation measures outlined above will be carried out by their design engineer and construction contractor. Nathaniel Estabrooks, Real Estate Development Analyst, James Hatfield as Redevelopment and Real Estate Director for KCDC and Brad Peters, Vice President of Redevelopment/Legal Services with KCDC will be responsible for implementing and monitoring mitigation measures outlined in the EA.

#### Supporting documentation on completed measures

**APPENDIX A: Related Federal Laws and Authorities****Airport Hazards**

General policy	Legislation	Regulation
It is HUD's policy to apply standards to prevent incompatible development around civil airports and military airfields.		24 CFR Part 51 Subpart D

**1. To ensure compatible land use development, you must determine your site's proximity to civil and military airports. Is your project within 15,000 feet of a military airport or 2,500 feet of a civilian airport?**

✓ **No**

Based on the response, the review is in compliance with this section. Document and upload the map showing that the site is not within the applicable distances to a military or civilian airport below

**Yes**

**Screen Summary****Compliance Determination**

The project location is approximately 1.9-miles northwest from the privately owned Island Home Airport. Island Home does not serve jets. McGhee Tyson Airport is located approximately 11 miles southwest of the site. The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The project is in compliance with Airport Hazards requirements. See attached map of distance to nearest airport in Appendix D.

**Supporting documentation**

[Google Maps-mapped distance to nearest airport.pdf](#)

**Are formal compliance steps or mitigation required?**

Yes

No

**Coastal Barrier Resources**

General requirements	Legislation	Regulation
HUD financial assistance may not be used for most activities in units of the Coastal Barrier Resources System (CBRS). See 16 USC 3504 for limitations on federal expenditures affecting the CBRS.	Coastal Barrier Resources Act (CBRA) of 1982, as amended by the Coastal Barrier Improvement Act of 1990 (16 USC 3501)	

**This project is located in a state that does not contain CBRA units. Therefore, this project is in compliance with the Coastal Barrier Resources Act.**

**Compliance Determination**

This project is located in a state that does not contain CBRS units. Therefore, this project is in compliance with the Coastal Barrier Resources Act.

**Supporting documentation**

[State Map Boundary - Compliance with Coastal Zone Management.pdf](#)

**Are formal compliance steps or mitigation required?**

Yes

No

**Flood Insurance**

General requirements	Legislation	Regulation
Certain types of federal financial assistance may not be used in floodplains unless the community participates in National Flood Insurance Program and flood insurance is both obtained and maintained.	Flood Disaster Protection Act of 1973 as amended (42 USC 4001-4128)	24 CFR 50.4(b)(1) and 24 CFR 58.6(a) and (b); 24 CFR 55.1(b).

**1. Does this project involve financial assistance for construction, rehabilitation, or acquisition of a mobile home, building, or insurable personal property?**

No. This project does not require flood insurance or is excepted from flood insurance.

✓ Yes

**2. Upload a FEMA/FIRM map showing the site here:**

[Flood Map.pdf](#)

The Federal Emergency Management Agency (FEMA) designates floodplains. The [FEMA Map Service Center](#) provides this information in the form of FEMA Flood Insurance Rate Maps (FIRMs). For projects in areas not mapped by FEMA, use the best available information to determine floodplain information. Include documentation, including a discussion of why this is the best available information for the site. Provide FEMA/FIRM floodplain zone designation, panel number, and date within your documentation.

**Is the structure, part of the structure, or insurable property located in a FEMA-designated Special Flood Hazard Area?**

✓ No

Based on the response, the review is in compliance with this section.

Yes

**Screen Summary****Compliance Determination**

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map for Knox County and Incorporated Areas #47093C0281G, dated August 5, 2013, the

majority of the project location is in an area of Minimal Flood Hazard (Zone X). Phases 1 through 3 are not located within the 1% potential flood zone area. However, a small portion of the northwest and west boundary of the Site is located adjacent to the regulatory floodway associated with First Creek, with a 1% annual chance of flooding. The adjacent First Creek is designated as a Regulatory Floodway. Future development in this area may require building setbacks. In addition, according to the National Flood Insurance Program (NFIP) Community Status Book accessed at <https://www.fema.gov/nationalfloodinsurance-program/national-floodinsurance-program-community-status-book>, the subject property is located in Community ID #475434, which is a participating community in the NFIP. If HUD financial assistance is requested for a project that has the potential to impact a floodplain, compliance with Executive Order 11988, "Floodplain Management" is required as well as implementing procedures contained in 24 CFR Part 55. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). The project is in compliance with flood insurance requirements.

**Supporting documentation****Are formal compliance steps or mitigation required?**

Yes

No

**Air Quality**

General requirements	Legislation	Regulation
The Clean Air Act is administered by the U.S. Environmental Protection Agency (EPA), which sets national standards on ambient pollutants. In addition, the Clean Air Act is administered by States, which must develop State Implementation Plans (SIPs) to regulate their state air quality. Projects funded by HUD must demonstrate that they conform to the appropriate SIP.	Clean Air Act (42 USC 7401 et seq.) as amended particularly Section 176(c) and (d) (42 USC 7506(c) and (d))	40 CFR Parts 6, 51 and 93

**1. Does your project include new construction or conversion of land use facilitating the development of public, commercial, or industrial facilities OR five or more dwelling units?**

✓ Yes

No

**Air Quality Attainment Status of Project's County or Air Quality Management District**

**2. Is your project's air quality management district or county in non-attainment or maintenance status for any criteria pollutants?**

✓ No, project's county or air quality management district is in attainment status for all criteria pollutants.

Yes, project's management district or county is in non-attainment or maintenance status for the following criteria pollutants (check all that apply):

**Screen Summary****Compliance Determination**

The project's county or air quality management district is in attainment status for all criteria pollutants. Knox County is not listed in the Nonattainment Areas for Criteria Pollutants (Green Book). The project is in compliance with the Clean Air Act.

**Supporting documentation**

**Are formal compliance steps or mitigation required?**

Yes

No



**Coastal Zone Management Act**

General requirements	Legislation	Regulation
Federal assistance to applicant agencies for activities affecting any coastal use or resource is granted only when such activities are consistent with federally approved State Coastal Zone Management Act Plans.	Coastal Zone Management Act (16 USC 1451-1464), particularly section 307(c) and (d) (16 USC 1456(c) and (d))	15 CFR Part 930

**This project is located in a state that does not participate in the Coastal Zone Management Program. Therefore, this project is in compliance with the Coastal Zone Management Act.**

**Screen Summary****Compliance Determination**

This project is located in a state that does not participate in the Coastal Zone Management Program. Therefore, this project is in compliance with the Coastal Zone Management Act.

**Supporting documentation**

[State Map Boundary - Compliance with Coastal Zone Management\(1\).pdf](#)

**Are formal compliance steps or mitigation required?**

Yes

No

**Contamination and Toxic Substances**

General requirements	Legislation	Regulations
It is HUD policy that all properties that are being proposed for use in HUD programs be free of hazardous materials, contamination, toxic chemicals and gases, and radioactive substances, where a hazard could affect the health and safety of the occupants or conflict with the intended utilization of the property.		24 CFR 58.5(i)(2) 24 CFR 50.3(i)

**1. How was site contamination evaluated? Select all that apply. Document and upload documentation and reports and evaluation explanation of site contamination below.**

- ☒ American Society for Testing and Materials (ASTM) Phase I Environmental Site Assessment (ESA)  
ASTM Phase II ESA  
Remediation or clean-up plan
- ☒ ASTM Vapor Encroachment Screening  
None of the Above

**2. Were any on-site or nearby toxic, hazardous, or radioactive substances found that could affect the health and safety of project occupants or conflict with the intended use of the property? (Were any recognized environmental conditions or RECs identified in a Phase I ESA and confirmed in a Phase II ESA?)**

- ☒ No

**Explain:**

Site contamination was evaluated and on-site or nearby toxic, hazardous, or radioactive substances that could affect the health and safety of project occupants or conflict with the intended use of the property were not found. The project is in compliance with contamination and toxic substances requirements. See the Phase I Environmental Site Assessments conducted by QE2.

Based on the response, the review is in compliance with this section.

Yes

**Screen Summary****Compliance Determination**

Site contamination was evaluated as follows: ASTM Phase I ESA, ASTM Vapor Encroachment Screening. On-site or nearby toxic, hazardous, or radioactive substances that could affect the health and safety of project occupants or conflict with the intended use of the property were not found. Prior to demolition, an asbestos survey was conducted on the existing 1960s era buildings. These buildings were demolished 2019-2020 and the clearance letters are attached. The project is in compliance with contamination and toxic substances requirements.

**Supporting documentation**

[Asbestos Visual - Austin Homes 12-4-19.pdf](#)

[Asbestos Visual - Austin Homes 11-7-19.pdf](#)

[Asbestos Visual - Austin Homes 10-21-19.pdf](#)

[Asbestos Visual - Austin Homes 1-30-2020.pdf](#)

[Asbestos Visual - Austin Homes 1-13-2020.pdf](#)

[Austin Homes Phase I ESA\(1\).pdf](#)

[Parcel 13 Austin Homes Phase I ESA December 2020.pdf](#)

[VEC Screen for Austin Homes.rtf](#)

[Austin Homes Phase I ESA May 2021.pdf](#)

**Are formal compliance steps or mitigation required?**

Yes

No

**Endangered Species**

General requirements	ESA Legislation	Regulations
Section 7 of the Endangered Species Act (ESA) mandates that federal agencies ensure that actions that they authorize, fund, or carry out shall not jeopardize the continued existence of federally listed plants and animals or result in the adverse modification or destruction of designated critical habitat. Where their actions may affect resources protected by the ESA, agencies must consult with the Fish and Wildlife Service and/or the National Marine Fisheries Service ("FWS" and "NMFS" or "the Services").	The Endangered Species Act of 1973 (16 U.S.C. 1531 <i>et seq.</i> ); particularly section 7 (16 USC 1536).	50 CFR Part 402

**1. Does the project involve any activities that have the potential to affect species or habitats?**

No, the project will have No Effect due to the nature of the activities involved in the project.

No, the project will have No Effect based on a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by local HUD office

- ✓ Yes, the activities involved in the project have the potential to affect species and/or habitats.

**2. Are federally listed species or designated critical habitats present in the action area?**

- ✓ No, the project will have No Effect due to the absence of federally listed species and designated critical habitat

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below.

Documentation may include letters from the Services, species lists from the Services' websites, surveys or other documents and analysis showing that there are no species in the action area.

Yes, there are federally listed species or designated critical habitats present in the action area.

**Screen Summary****Compliance Determination**

This project will have No Effect on listed species because there are no listed species or designated critical habitats in the action area. This project is in compliance with the Endangered Species Act. See U.S. Fish and Wildlife Service, Self-Certification Letter and attachments. To remain in compliance, any tree removal at the project must be completed between November 15 and March 31.

**Supporting documentation**

[Species List Tennessee Ecological Services Field Office.pdf](#)

[FWS species conclusion table.doc](#)

[FWS IPaC\\_Resources.pdf](#)

[self certification letter TFO fillable.pdf](#)

**Are formal compliance steps or mitigation required?**

Yes

No

**Explosive and Flammable Hazards**

General requirements	Legislation	Regulation
HUD-assisted projects must meet Acceptable Separation Distance (ASD) requirements to protect them from explosive and flammable hazards.	N/A	24 CFR Part 51 Subpart C

**1. Is the proposed HUD-assisted project itself the development of a hazardous facility (a facility that mainly stores, handles or processes flammable or combustible chemicals such as bulk fuel storage facilities and refineries)?**

✓ No

Yes

**2. Does this project include any of the following activities: development, construction, rehabilitation that will increase residential densities, or conversion?**

No

✓ Yes

**3. Within 1 mile of the project site, are there any current or planned stationary aboveground storage containers that are covered by 24 CFR 51C? Containers that are NOT covered under the regulation include:**

- Containers 100 gallons or less in capacity, containing common liquid industrial fuels OR
- Containers of liquified petroleum gas (LPG) or propane with a water volume capacity of 1,000 gallons or less that meet the requirements of the 2017 or later version of National Fire Protection Association (NFPA) Code 58.

**If all containers within the search area fit the above criteria, answer "No." For any other type of aboveground storage container within the search area that holds one of the flammable or explosive materials listed in Appendix I of 24 CFR part 51 subpart C, answer "Yes."**

✓ No

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below.

Yes

**Screen Summary****Compliance Determination**

There are no facilities located on the project property, adjacent to, or visible from the property that handles explosive or fire-prone materials such as liquid propane, gasoline, or other storage tanks as defined by 24 CFR 51.201. The Marathon Ashland Petroleum asphalt farm has seven (7) large aboveground storage tanks (ASTs) and is located 0.8-miles south of the project location across the Tennessee River. This facility does not store petroleum products. The project is in compliance with explosive and flammable hazard requirements.

**Supporting documentation**

[Distance to Marathon Facility.pdf](#)

**Are formal compliance steps or mitigation required?**

Yes

No

**Farmlands Protection**

General requirements	Legislation	Regulation
The Farmland Protection Policy Act (FPPA) discourages federal activities that would convert farmland to nonagricultural purposes.	Farmland Protection Policy Act of 1981 (7 U.S.C. 4201 et seq.)	<a href="#">7 CFR Part 658</a>

**1. Does your project include any activities, including new construction, acquisition of undeveloped land or conversion, that could convert agricultural land to a non-agricultural use?**

Yes

✓ No

If your project includes new construction, acquisition of undeveloped land or conversion, explain how you determined that agricultural land would not be converted:

This project location is and has been historically urban. See included Phase I ESAs. There are no Farmlands affected by the project.

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below.

**Screen Summary****Compliance Determination**

This project does not include any activities that could potentially convert agricultural land to a non-agricultural use. The project is in compliance with the Farmland Protection Policy Act.

**Supporting documentation****Are formal compliance steps or mitigation required?**

Yes

No



**Floodplain Management**

General Requirements	Legislation	Regulation
Executive Order 11988, Floodplain Management, requires federal activities to avoid impacts to floodplains and to avoid direct and indirect support of floodplain development to the extent practicable.	Executive Order 11988	24 CFR 55

**1. Do any of the following exemptions apply? Select the applicable citation? [only one selection possible]**

- 55.12(c)(3)
- 55.12(c)(4)
- 55.12(c)(5)
- 55.12(c)(6)
- ✓ 55.12(c)(7)
- 55.12(c)(8)
- 55.12(c)(9)
- 55.12(c)(10)
- 55.12(c)(11)
- None of the above

Based on the response, the review is in compliance with this section.

**Screen Summary****Compliance Determination**

The following exception applies, so the project is in compliance with Executive Order 11988: 55.12(c)(7), HUD's approval of a project site, an incidental portion of which is situated in an adjacent floodplain when the proposed construction and landscaping activities (except for minor grubbing, clearing of debris, pruning, sodding, seeding, etc.) do not occupy or modify the 100-year floodplain or the 500-year floodplain (for Critical Actions), appropriate provision is made for site drainage, and a covenant or comparable restriction is placed on the property's continued use to preserve the floodplain.

**Supporting documentation**

[Flood Map\(1\).pdf](#)

**Are formal compliance steps or mitigation required?**

Austin-Homes

Knoxville, TN

900000010192549

Yes

No

## Historic Preservation

General requirements	Legislation	Regulation
Regulations under Section 106 of the National Historic Preservation Act (NHPA) require a consultative process to identify historic properties, assess project impacts on them, and avoid, minimize, or mitigate adverse effects	Section 106 of the National Historic Preservation Act (16 U.S.C. 470f)	36 CFR 800 "Protection of Historic Properties" <a href="http://www.access.gpo.gov/nara/cfr/waisidx_10/36cfr800_10.html">http://www.access.gpo.gov/nara/cfr/waisidx_10/36cfr800_10.html</a>

### Threshold

#### Is Section 106 review required for your project?

No, because the project consists solely of activities listed as exempt in a

Programmatic Agreement (PA ). (See the PA Database to find applicable PAs.)

No, because the project consists solely of activities included in a No Potential to Cause Effects memo or other determination [36 CFR 800.3(a)(1)].

- ✓ Yes, because the project includes activities with potential to cause effects (direct or indirect).

### Step 1 – Initiate Consultation

#### Select all consulting parties below (check all that apply):

- ✓ State Historic Preservation Offer (SHPO) Completed

- ✓ Advisory Council on Historic Preservation Completed

Indian Tribes, including Tribal Historic Preservation Officers (THPOs) or Native Hawaiian Organizations (NHOs)

Other Consulting Parties

**Describe the process of selecting consulting parties and initiating consultation here:**

Based on Section 106 consultation, the project area contains the National Register listed Mabry-Hazan House. The Historic Preservation Planner with the Knoxville-Knox County Planning Department determined that the proposed undertaking will have no effect on the National Register status of the Mabry-Hazan House. The State Historic Preservation Office (SHPO) determined that the project as currently proposed will have "No Adverse Effect" on this historic property. The project is in compliance with Section 106.

Document and upload all correspondence, notices and notes (including comments and objections received below).

**Step 2 – Identify and Evaluate Historic Properties**

1. **Define the Area of Potential Effect (APE), either by entering the address(es) or uploading a map depicting the APE below:**

**In the chart below, list historic properties identified and evaluated in the APE. Every historic property that may be affected by the project should be included in the chart.**

Upload the documentation (survey forms, Register nominations, concurrence(s) and/or objection(s), notes, and photos) that justify your National Register Status determination below.

Address / Location / District	National Register Status	SHPO Concurrence	Sensitive Information
----------------------------------	-----------------------------	------------------	--------------------------

**Additional Notes:**

The project area contains the National Register listed Mabry-Hazan House; therefore, the Historic Preservation Planner with the Knoxville-Knox County Planning Department was consulted as well as the State Historic Preservation Office (SHPO). The area that project Site is located in has been historically developed since the late 1800s.

2. **Was a survey of historic buildings and/or archeological sites done as part of the project?**

Yes

✓ No

**Step 3 –Assess Effects of the Project on Historic Properties**

Only properties that are listed on or eligible for the National Register of Historic Places receive further consideration under Section 106. Assess the effect(s) of the project by applying the Criteria of Adverse Effect. (36 CFR 800.5)] Consider direct and indirect effects as applicable as per guidance on direct and indirect effects.

**Choose one of the findings below - No Historic Properties Affected, No Adverse Effect, or Adverse Effect; and seek concurrence from consulting parties.**

No Historic Properties Affected

✓ No Adverse Effect

Based on the response, the review is in compliance with this section.

**Document reason for finding:**

Based on Section 106 consultation, the project area contains the National Register listed Mabry-Hazan House. The Historic Preservation Planner with the Knoxville-Knox County Planning Department determined that the proposed undertaking will have no effect on the National Register status of the Mabry-Hazan House. The State Historic Preservation Office (SHPO) determined that the project as currently proposed will have "No Adverse Effect" on this historic property. The project is in compliance with Section 106.

**Does the No Adverse Effect finding contain conditions?**

Yes (check all that apply)

✓ No

Based on the response, the review is in compliance with this section. Document and upload concurrence(s) or objection(s) below.

Adverse Effect

**Screen Summary****Compliance Determination**

Based on Section 106 consultation the project will have No Adverse Effect on historic properties. Conditions: None. Upon satisfactory implementation of the conditions, which should be monitored, the project is in compliance with Section 106.

**Supporting documentation**

[SHPO Response 020720.pdf](#)

[Austin Homes SHPO Request.pdf](#)

[Austin Homes consult with MPC.pdf](#)

**Are formal compliance steps or mitigation required?**

Yes

No

**Noise Abatement and Control**

General requirements	Legislation	Regulation
HUD's noise regulations protect residential properties from excessive noise exposure. HUD encourages mitigation as appropriate.	Noise Control Act of 1972  General Services Administration Federal Management Circular 75-2: "Compatible Land Uses at Federal Airfields"	Title 24 CFR 51 Subpart B

**1. What activities does your project involve? Check all that apply:**

- ☒ New construction for residential use

NOTE: HUD assistance to new construction projects is generally prohibited if they are located in an Unacceptable zone, and HUD discourages assistance for new construction projects in Normally Unacceptable zones. See 24 CFR 51.101(a)(3) for further details.

Rehabilitation of an existing residential property

A research demonstration project which does not result in new construction or reconstruction

An interstate land sales registration

Any timely emergency assistance under disaster assistance provision or appropriations which are provided to save lives, protect property, protect public health and safety, remove debris and wreckage, or assistance that has the effect of restoring facilities substantially as they existed prior to the disaster

None of the above

**4. Complete the Preliminary Screening to identify potential noise generators in the vicinity (1000' from a major road, 3000' from a railroad, or 15 miles from an airport).**

**Indicate the findings of the Preliminary Screening below:**

- ☒ There are no noise generators found within the threshold distances above.

Based on the response, the review is in compliance with this section. Document and upload a map showing the location of the project relative to any noise generators below.

Noise generators were found within the threshold distances.

**Screen Summary****Compliance Determination**

The Preliminary Screening identified no noise generators in the vicinity of the project. The project is in compliance with HUD's Noise regulation.

**Supporting documentation**

[Acceptable Separation Distance Flow Chart.pdf](#)  
[Distance to Noise Generators.pdf](#)

**Are formal compliance steps or mitigation required?**

Yes

No



**Sole Source Aquifers**

General requirements	Legislation	Regulation
<b>The Safe Drinking Water Act of 1974 protects drinking water systems which are the sole or principal drinking water source for an area and which, if contaminated, would create a significant hazard to public health.</b>	Safe Drinking Water Act of 1974 (42 U.S.C. 201, 300f et seq., and 21 U.S.C. 349)	40 CFR Part 149

**1. Does the project consist solely of acquisition, leasing, or rehabilitation of an existing building(s)?**

Yes

✓ No

**2. Is the project located on a sole source aquifer (SSA)?**

A sole source aquifer is defined as an aquifer that supplies at least 50 percent of the drinking water consumed in the area overlying the aquifer. This includes streamflow source areas, which are upstream areas of losing streams that flow into the recharge area.

✓ No

Based on the response, the review is in compliance with this section. Document and upload documentation used to make your determination, such as a map of your project (or jurisdiction, if appropriate) in relation to the nearest SSA and its source area, below.

Yes

**Screen Summary****Compliance Determination**

The project is not located on a sole source aquifer area. The project is in compliance with Sole Source Aquifer requirements.

**Supporting documentation**

[Sole Source Aquifer Map.pdf](#)

**Are formal compliance steps or mitigation required?**

Yes

No

**Wetlands Protection**

General requirements	Legislation	Regulation
Executive Order 11990 discourages direct or indirect support of new construction impacting wetlands wherever there is a practicable alternative. The Fish and Wildlife Service's National Wetlands Inventory can be used as a primary screening tool, but observed or known wetlands not indicated on NWI maps must also be processed. Off-site impacts that result in draining, impounding, or destroying wetlands must also be processed.	Executive Order 11990	24 CFR 55.20 can be used for general guidance regarding the 8 Step Process.

**1. Does this project involve new construction as defined in Executive Order 11990, expansion of a building's footprint, or ground disturbance? The term "new construction" shall include draining, dredging, channelizing, filling, diking, impounding, and related activities and any structures or facilities begun or authorized after the effective date of the Order**

No

✓ Yes

**2. Will the new construction or other ground disturbance impact an on- or off-site wetland? The term "wetlands" means those areas that are inundated by surface or ground water with a frequency sufficient to support, and under normal circumstances does or would support, a prevalence of vegetative or aquatic life that requires saturated or seasonally saturated soil conditions for growth and reproduction. Wetlands generally include swamps, marshes, bogs, and similar areas such as sloughs, potholes, wet meadows, river overflows, mud flats, and natural ponds.**

**"Wetlands under E.O. 11990 include isolated and non-jurisdictional wetlands."**

✓ No, a wetland will not be impacted in terms of E.O. 11990's definition of new construction.

Based on the response, the review is in compliance with this section. Document and upload a map or any other relevant documentation below which explains your determination

Yes, there is a wetland that be impacted in terms of E.O. 11990's definition of new construction.

**Screen Summary****Compliance Determination**

According to the United States Fish and Wildlife Survey (US FWS) National Wetland Inventory map, no wetlands are located on the project location. The adjacent First Creek is identified as a Riverine Wetland. Best Management Practices should be incorporated during construction activities to prevent erosion or impact to First Creek. The project is in compliance with Executive Order 11990.

**Supporting documentation**

[Wetland map.pdf](#)

**Are formal compliance steps or mitigation required?**

Yes

No

**Wild and Scenic Rivers Act**

General requirements	Legislation	Regulation
The Wild and Scenic Rivers Act provides federal protection for certain free-flowing, wild, scenic and recreational rivers designated as components or potential components of the National Wild and Scenic Rivers System (NWSRS) from the effects of construction or development.	The Wild and Scenic Rivers Act (16 U.S.C. 1271-1287), particularly section 7(b) and (c) (16 U.S.C. 1278(b) and (c))	36 CFR Part 297

**1. Is your project within proximity of a NWSRS river?**

✓ No

Yes, the project is in proximity of a Designated Wild and Scenic River or Study Wild and Scenic River.

Yes, the project is in proximity of a Nationwide Rivers Inventory (NRI) River.

**Screen Summary****Compliance Determination**

This project is not within proximity of a NWSRS river. The project is in compliance with the Wild and Scenic Rivers Act.

**Supporting documentation**

[TN-scenic rivers map.pdf](#)

**Are formal compliance steps or mitigation required?**

Yes

No

**Housing Requirements**

General requirements	Legislation	Regulations
Many Housing Programs have additional requirements beyond those listed at 50.4. Some of these relate to compliance with 50.3(i) and others relate to site nuisances and hazards		24 CFR 50.3(i) 24 CFR 35

**Hazardous Substances**

Requirements for evaluating additional housing requirements vary by program. Refer to the appropriate guidance for the program area (i.e, the Multifamily Accelerated Processing (MAP) guide, Chapter 7 of the Healthcare Mortgage Insurance Handbook, etc.) for specific requirements.

**Lead-based paint**

**Was a lead-based paint inspection or survey performed by the appropriate certified lead professional?**

Yes

No, because the project was previously deemed to be lead free.

No, because the project does not involve any buildings constructed prior to 1978.

No, because program guidance does not require testing for this type of project  
For example: HUD's lead-based paint requirements at 24 CFR Part 35 do not apply to housing designated exclusively for the elderly or persons with disabilities, unless a child of less than 6 years of age resides or is expected to reside in such housing. In addition, the requirements do not apply to 0-bedroom dwelling units.

**Radon**

**Was radon testing performed following the appropriate and latest ANSI-AARST standard?**

Yes

No, because program guidance does not require testing for this type of project.  
Note that radon testing is encouraged for all HUD projects, even where it is not required.

Explain why radon testing was not completed below.

**Asbestos**

**Was a comprehensive asbestos building survey performed pursuant to the relevant requirements of the latest ASTM standard?**

Yes

No, because the project does not involve any buildings constructed prior to 1978.  
Provide documentation of construction date(s) below.

No, because program guidance does not require testing for this type of project  
Explain in textbox below.

**Additional Nuisances and Hazards**

Many Housing Programs have additional requirements with respect to common nuisances and hazards. These include High Pressure Pipelines; Fall Hazards (High Voltage Transmission Lines and Support Structures); Oil or Gas Wells, Sour Gas Wells and Slush Pits; and Development planned on filled ground. There may also be additional regional or local requirements.

**Mitigation**

Describe all mitigation measures that will be taken for the Housing Requirements.

**Screen Summary****Compliance Determination****Supporting documentation**

**Are formal compliance steps or mitigation required?**

**Environmental Justice**

General requirements	Legislation	Regulation
Determine if the project creates adverse environmental impacts upon a low-income or minority community. If it does, engage the community in meaningful participation about mitigating the impacts or move the project.	Executive Order 12898	

**HUD strongly encourages starting the Environmental Justice analysis only after all other laws and authorities, including Environmental Assessment factors if necessary, have been completed.**

**1. Were any adverse environmental impacts identified in any other compliance review portion of this project's total environmental review?**

Yes

✓ No

Based on the response, the review is in compliance with this section.

**Screen Summary****Compliance Determination**

The project purpose is to provide improved replacement of permanent supportive housing for very low, low to moderate income families, the elderly, and those with disabilities. No adverse environmental impacts were identified in the project's total environmental review. The project is in compliance with Executive Order 12898.

**Supporting documentation**

[demographic report.pdf](#)

**Are formal compliance steps or mitigation required?**

Yes

No







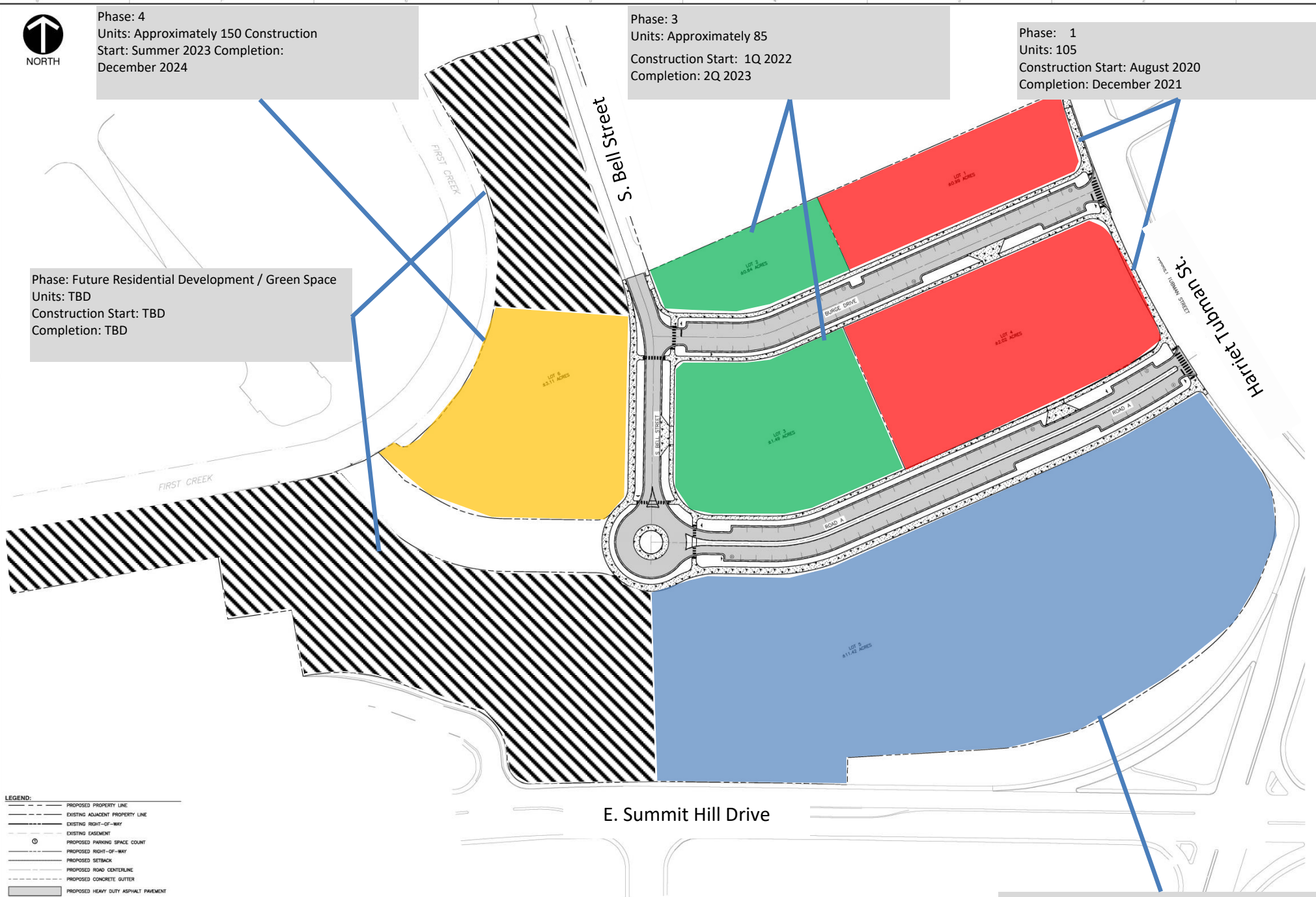
Phase: 4  
Units: Approximately 150  
Construction Start: Summer 2023  
Completion: December 2024

Phase: 3  
Units: Approximately 85  
Construction Start: 1Q 2022  
Completion: 2Q 2023

Phase: 1  
Units: 105  
Construction Start: August 2020  
Completion: December 2021

Phase: Future Residential Development / Green Space  
Units: TBD  
Construction Start: TBD  
Completion: TBD

Phase: 2  
Units: 180  
Construction Start: June 2021  
Completion: December 2022





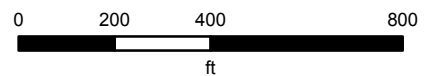


## Site Plan

### Knoxville - Knox County - KUB Geographic Information System

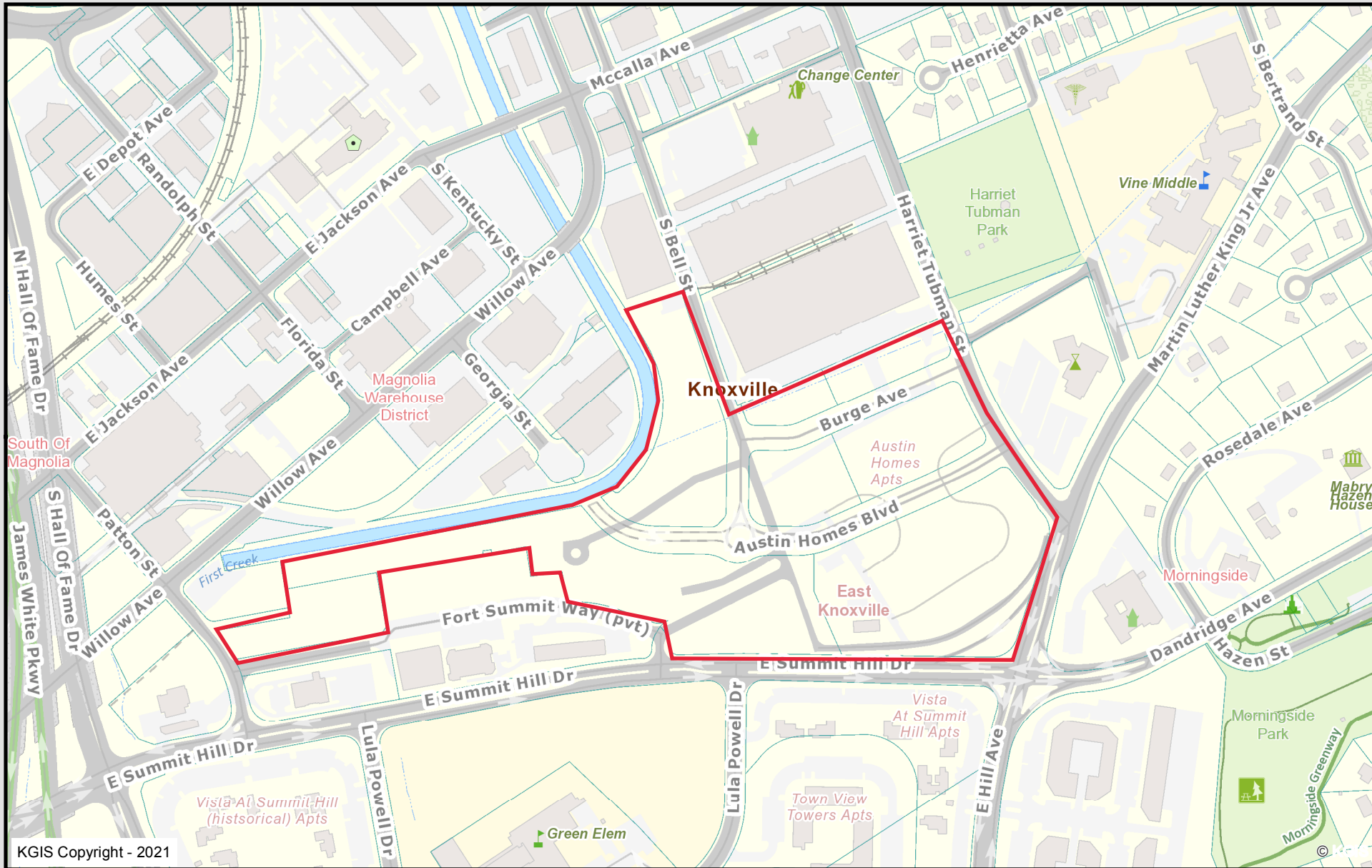


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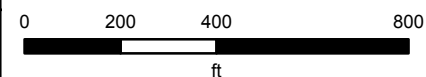
## Site Vicinity Map

### Knoxville - Knox County - KUB Geographic Information System

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View of the Site and adjacent property looking south from the northeast property line



View of the north property line, looking west



View of the adjacent park to the east of the Site



Building materials being stored on the Site



View of the Site from the southeast property line



Southern Site property boundary, looking west





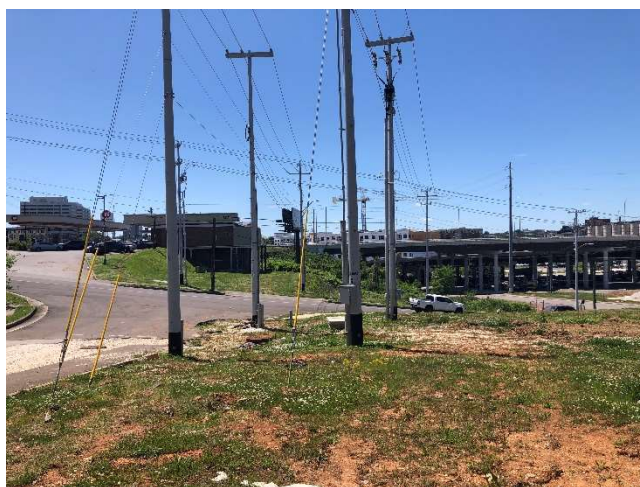
Stored Site infrastructure materials



Prep work on the western portion of the Site



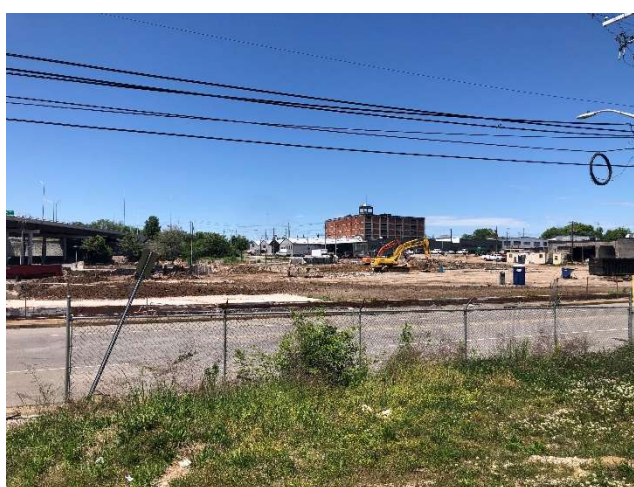
Site and adjacent property to the southwest



Western portion of the Site, looking west



Western portion of the Site, looking east



Adjacent property south of the Site





First Creek, northwest of the Site



Site access trail paralleling First Creek



Household debris on northwestern boundary



Site looking south along S. Bell Street

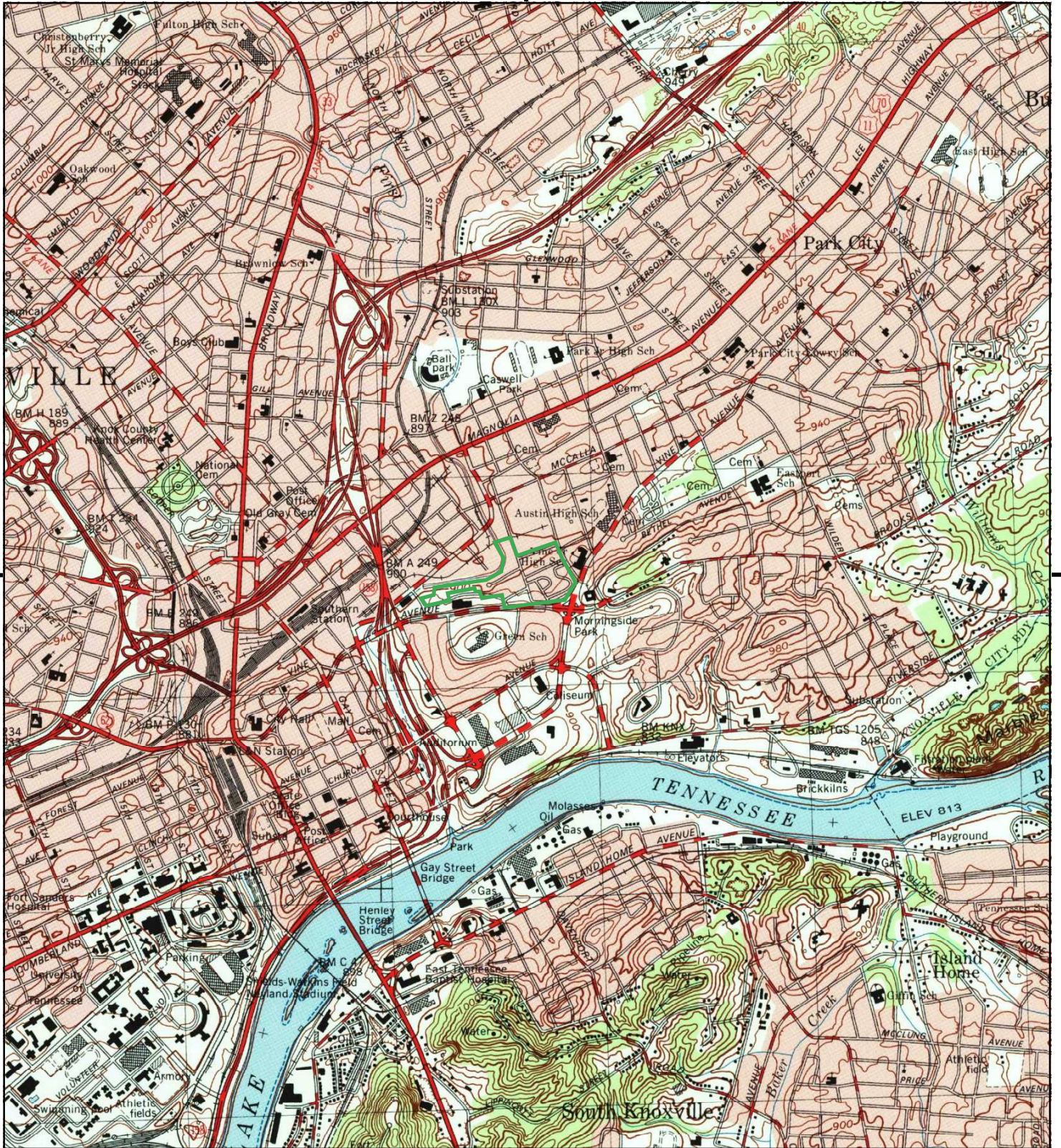


Building materials and Site construction trailers

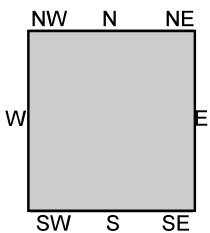
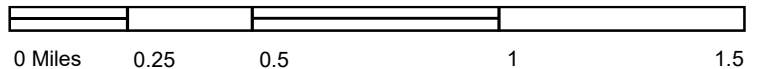


Adjacent property looking north along S. Bell Street





This report includes information from the following map sheet(s).



TP, Knoxville, 1978, 7.5-minute

SITE NAME: Austin Homes  
ADDRESS: 1115 East New Street  
Knoxville, TN 37915  
CLIENT: Quantum Env. & Eng. Svcs., LLC

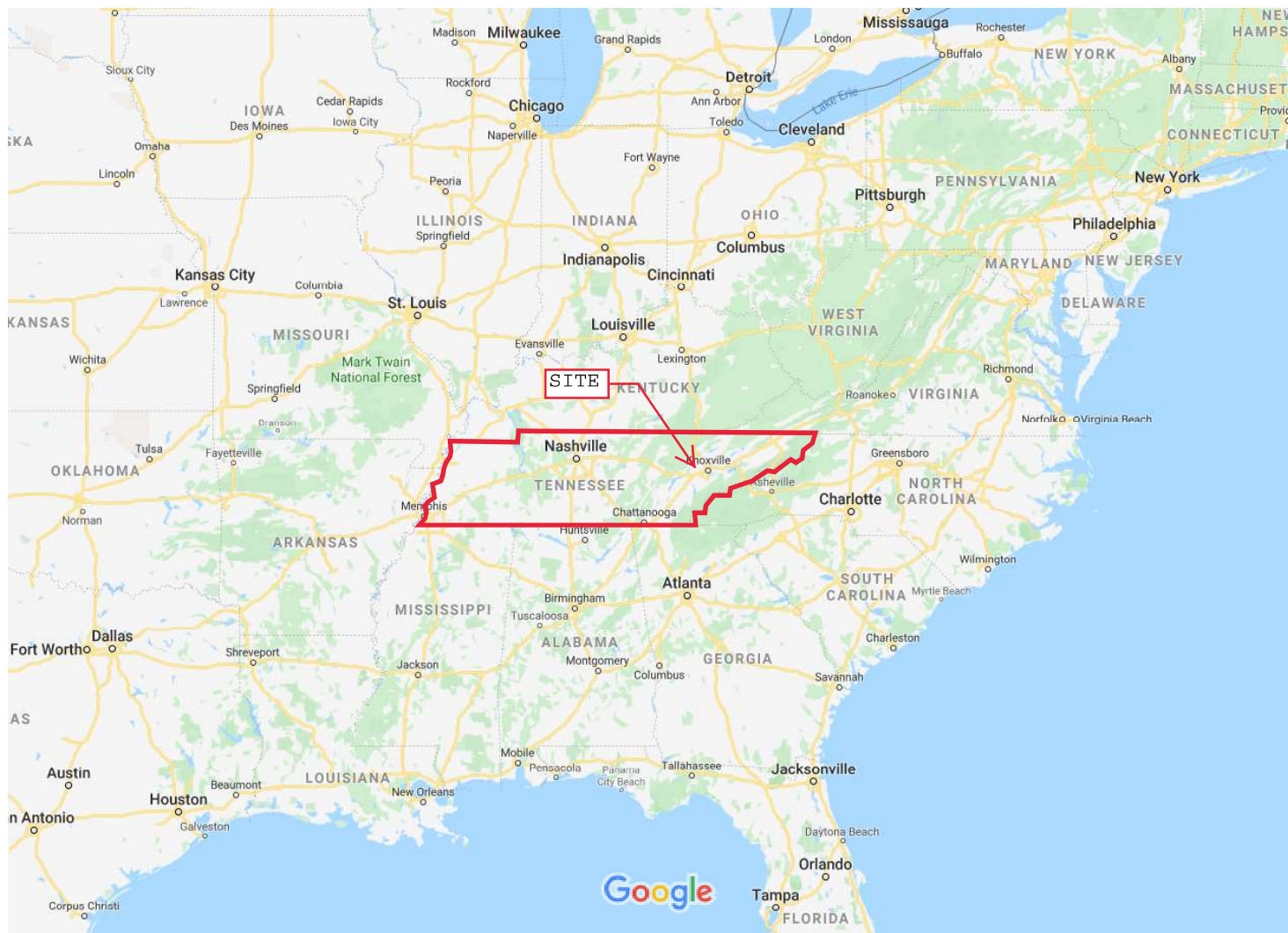








## State Map - Compliance with Coastal Zone Management

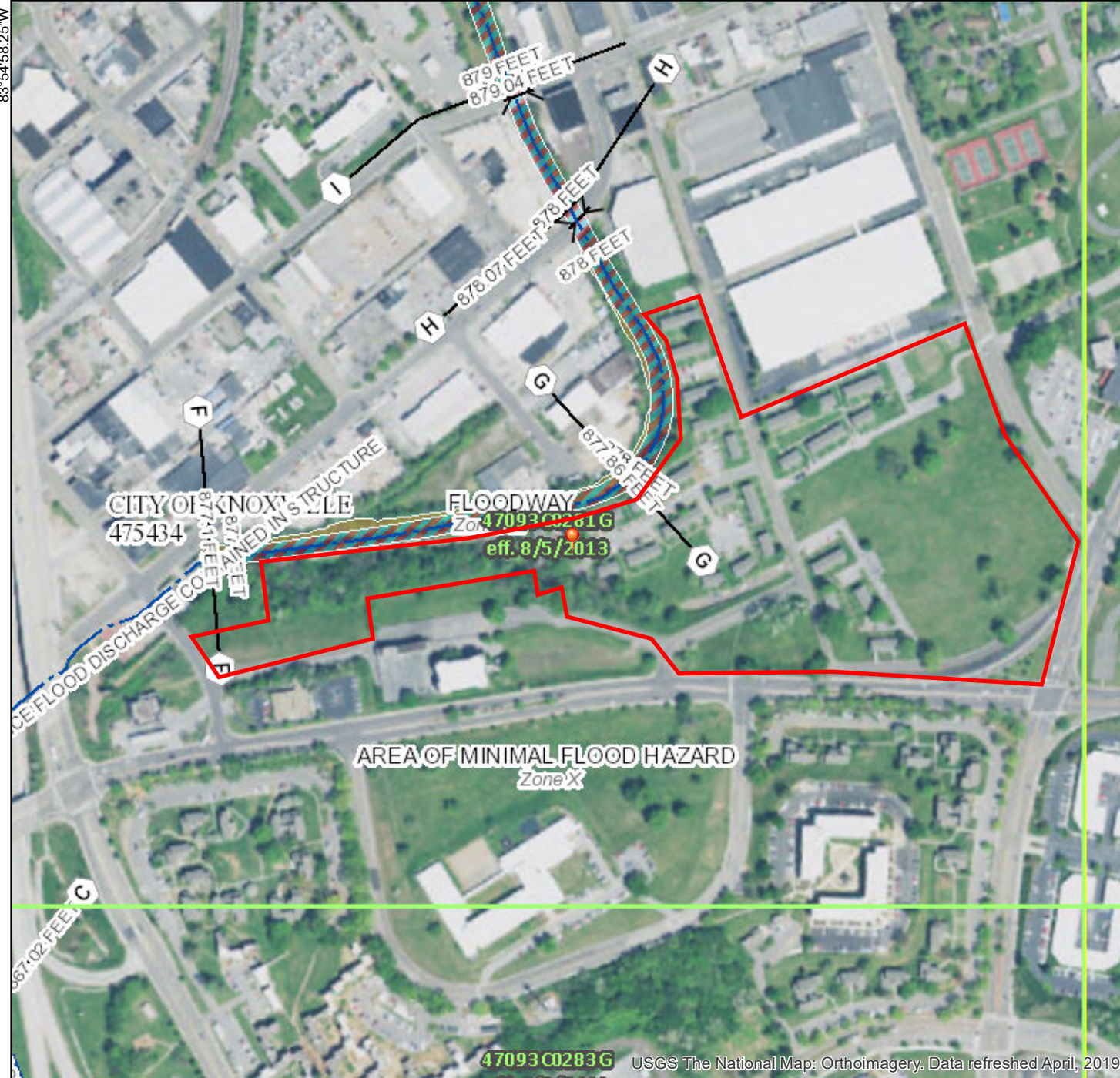
Map data ©2020 Google, INEGI 100 mi 



# National Flood Hazard Layer FIRMette



35°58'31.93"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

47093C0283G USGS The National Map: Orthoimagery, Data refreshed April, 2019.

35°58'2.81"N

## Legend

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

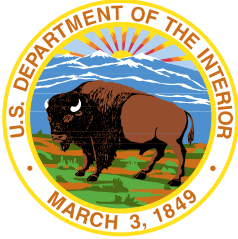
SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
OTHER AREAS OF FLOOD HAZARD		Regulatory Floodway
		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
OTHER AREAS OF FLOOD HAZARD		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
OTHER AREAS OF FLOOD HAZARD		Area with Flood Risk due to Levee Zone D
		Area of Minimal Flood Hazard Zone X
OTHER AREAS OF FLOOD HAZARD		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
OTHER FEATURES		Base Flood Elevation Line (BFE)
		Limit of Study
OTHER FEATURES		Jurisdiction Boundary
		Coastal Transect Baseline
OTHER FEATURES		Profile Baseline
		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
MAP PANELS		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 **1/10/2020 at 3:15:13 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.



## United States Department of the Interior

FISH AND WILDLIFE SERVICE  
Tennessee Ecological Services Field Office  
446 Neal Street  
Cookeville, TN 38501



Date: January 30, 2020

### Self-Certification Letter

Project Name: **Austin Homes redevelopment project**

Dear Applicant:

Thank you for using the U.S. Fish and Wildlife Service (Service) Tennessee Ecological Services online project review process. By printing this letter in conjunction with your project review package, you are certifying that you have completed the online project review process for the project named above in accordance with all instructions provided, using the best available information to reach your conclusions. This letter, and the enclosed project review package, completes the review of your project in accordance with the Endangered Species Act of 1973 (16 U.S.C. . 1531-1544, 87 Stat. 884), as amended (ESA), and the Bald and Golden Eagle Protection Act (16 U.S.C. 668-668c, 54 Stat. 250), as amended (Eagle Act). This letter also provides information for your project review under the National Environmental Policy Act of 1969 (P.L. 91-190, 42 U.S.C. 4321-4347, 83 Stat. 852), as amended. A copy of this letter and the project review package must be submitted to this office for this certification to be valid. This letter and the project review package will be maintained in our records.

The species conclusions table in the enclosed project review package summarizes your ESA and Eagle Act conclusions. These conclusions resulted in:

- “no effect” determinations for proposed/listed species and/or proposed/designated critical habitat; and/or
- “may affect, not likely to adversely affect” determinations for proposed/listed species and/or proposed/designated critical habitat; and/or
- “may affect, likely to adversely affect” determination for the Northern long-eared bat (*Myotis septentrionalis*) and relying on the findings of the January 5, 2016 Programmatic Biological Opinion for the Final 4(d) Rule on the Northern long-eared bat; and/or
- “no Eagle Act permit required” determinations for eagles.


We certify that use of the online project review process in strict accordance with the instructions provided as documented in the enclosed project review package results in reaching the appropriate determinations. Therefore, we concur with the “no effect” or “not likely to adversely affect” determinations for proposed and listed species and proposed and designated critical habitat, the “may affect” determination for Northern long-eared bat, and/or the “no Eagle Act permit required” determinations for eagles. Additional coordination with this office is not needed.

Candidate species are not legally protected pursuant to the ESA. However, the Service encourages consideration of these species by avoiding adverse impacts to them. Please contact this office for additional coordination if your project action area contains candidate species.

If project plans change or if additional information on the distribution of proposed or listed species, proposed or designated critical habitat, or bald eagles becomes available, this determination may be reconsidered. This certification letter is valid for 1 year.

Information about the online project review process including instructions and use, species information, and other information regarding project reviews within Tennessee is available at our website [http://www.fws.gov/cookeville/project\\_review.html](http://www.fws.gov/cookeville/project_review.html). If you have any questions, please contact Robbie Sykes of this office at (931) 525-4979.

Sincerely,

A handwritten signature in black ink, appearing to read "Virgil Lee Andrews, Jr.", with a stylized flourish at the end.

Virgil Lee Andrews, Jr.  
Field Supervisor  
Tennessee Ecological Services Field Office

Enclosures - project review package