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| **From:** | Rebecca Shrem <rebeccashrem@gmail.com> |
| **Sent on:** | Friday, August 19, 2022 8:39:38 PM |
| **To:** | Planning Commissioners <Planning.Commissioners@nashville.gov> |
| **Subject:** | Concerns and Opinions on the proposed Morton Mill Rezoning |
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Hello,

I am Rebecca Shrem and I am a resident of Bellevue, living in the Creekside Meadows complex currently. I would like to voice my opposition to the rezoning of the farm on Morton Mill drive for the proposed Ariza development. I grew up in the Bellevue area, and part of what drew me back to Bellevue when I moved back to Nashville was the lower density of housing and accessibility of farmland. There was plenty of greenspace compared to a lot of other Nashville neighborhoods, yet still had amenities and was a reasonable commute to downtown. I am currently a renter, but would love to be able to purchase a single family home in the area in the future and be able to start a family. However, Bellevue is not immune to the growing inaccessibility of housing Nashville as a whole is facing, and having attended the town hall meetings, nothing the developer has said has reassured me that they will be part of the solution and not just adding to the housing insecurity problem. Adding in luxury apartments managed by an out of state corporation does not seem to be in the residents best interest. There are multiple other apartment complexes in the Bellevue area managed in a similar way, and these complexes engage in predatory and sometimes illegal treatment of their residents. With no regulations in place, or reasonable options for the residents to pursue for enforcement of current regulations, what plan does the city have to protect its residents before allowing in another developer? The plans are also only for single bedroom rental units, how is this congruent with Bellevue's supposed plans to build a stable and committed community when the very nature of these units discourage families or long term rentals? Would more single family homes, or townhouses like the River Plantation subdivision be more aligned with the desired future of the community?

This also leads to my second concern, which is about maintaining the greenspace in Bellevue. I have walked the trails at Bellevue park, and it is a wonderful piece of nature. The developers claim they will increase accessibility to this park, however, I have concerns about their execution. In their current plans, there are no plans for a parking lot for the park, and the only current parking lot available for the park is by the soccer fields, and is only available for active soccer players. The developers also do not have approval from CSX for allowing the connection from the otherside, and CSX has repeatedly rejected this same proposal in the past, indicating that there is no guarantee any greenway connection will ever be made. Would this park not just become accessible only for residents of the proposed complex, allowing the developer to justify rent increases via amenities? Why should I pay taxes to maintain a city property and pay for public service that will only be beneficial to a private party?

I have other concerns, especially the environmental impact, especially with the changes to flood zones and increasing frequency in "100 year" floods due to climate change. However, I will leave it at this, I do not think this development has the best interest of the residents and the community at heart, and I strongly oppose it, and would encourage a NO vote on the rezoning. I hope the planning commission and city council members will take this into consideration and not allow this rezoning to proceed hastily without the consent of the residents they were elected to represent.

Thank you for your time,

Rebecca Shrem

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