|  |  |
| --- | --- |
| **From:** | Steve Scioscia <sscioscia@gmail.com> |
| **Sent on:** | Thursday, August 18, 2022 5:22:59 PM |
| **To:** | Planning Commissioners <Planning.Commissioners@nashville.gov> |
| **Subject:** | Opposition to the Ariza Bellevue project at 1084 Morton Mill Road |
|  |  |

Dear Planning Commission and fellow residents:

I would like to convey my opposition to the Ariza Bellevue project at 1084 Morton Mill Road and encourage the Planning Commission to reject the Bellevue Community Plan policy change and zoning change for that project.

My family and I have lived on the Harpeth River, adjacent to this proposed development site, for more than 33 years. We have lived through all the floods, fires, storms, deaths on the CSX RR tracks and much more. I am very familiar with Morton Mill Road and every possible ingress and egress route from this area, be it by car, bicycle or on foot.

We were here in 2010 when the only way out for days was by boat. And we continue to live through the all-too-frequent subsequent floods, where our primary intersections and routes are inaccessible due to high water. This situation has become unpredictable and continues to get worse by the year.

There are hundreds of families living here on this delicately balanced peninsula, surrounded by this beautiful river. However**, this balance would be destroyed** by the proposed high-density development at the end of Morton Mill Road.

Please consider the following:

1) The developer’s plan is to use Morton Mill Road for up to two years to support bridge construction. This road is narrow and runs along the edge of a cliff. It is not built to sustain that amount of heavyweight traffic. And the claim that any offending contractor who damages the road would fix it does not provide any relief as such repairs would require significant time to complete, in addition to delays as disputes over the responsible party are settled. All the while, hundreds of families would be cut off from daily life and emergency services.

After the proposed bridge construction, there would be many times when the “emergency access” gate at the RR tracks would need to be opened and hundreds of cars would be funneled up and down Morton Mill road. Morton Mill is very narrow, making that kind of traffic dangerous. It is not a collector street. The only collector street on and off of this peninsula is Rolling River Parkway, which was inexplicably barricaded at River Bend Way by Metro Council in the late 80’s and remains so today.

In addition to the negative impact on Morton Mill, the impact to those along Coley Davis road may be even worse. In spite of studies showing Coley Davis can “accommodate” an increase in traffic, it says nothing about the delays caused by a development that could potentially double the traffic trying to get on and off of that dead-end road. This would be a great hazard to public safety.

2) As an avid outdoorsman and farm owner, I am well aware of the destruction that occurs to waterways from any automotive or other noxious fluids released into the nearby ground. This development could easily have a thousand automobiles parked on site every day, along with countless delivery trucks, leaking fluids into the ground. And no “containment system” will keep those poisons from leaching into the river and groundwater. The latter issue is particularly disturbing for those of us who are downstream and actively use well water. This is a hazard to both public health and the ecosystem.

3) Building high-density rental property immediately adjacent to property zoned for half-acre lots and rural use would have an immediate negative impact on hundreds of nearby families. There is no physical or visual buffer between these two areas. High-voltage electrical lines are almost unnoticeable and the RR tracks are actually an attractive nuisance... the opposite of a buffer.

4) The supposed “[benefits](https://streaklinks.com/BKuyGTzPD8UbtdxjOgfzTm0k/https%3A%2F%2Fwww.arizabellevue.com%2Fbellevue-benefits.html)” claimed by the developers are completely without merit. These are:

a. “Providing Greenway Connectivity”: Building a high-density development on fragile land to extend a greenway by 1,600 ft is like killing a fly with a hammer. There are far less injurious ways to fund such an extension. And it is unrealistic to assume any nearby residents would use this greenway to access a park-n-ride location that is quite a distance away.

b. “Preserving Green Space”: This fallacy is shameful. The development would REDUCE greenspace. And the existing Bellevue Park is in no way isolated. There has been a foot bridge and walkway from the soccer park to that land for decades, providing the opportunity to park and walk across that bridge. Furthermore, the proposed development does not include ANY parking to support such unnecessary additional vehicular access.

c. “Providing 250 + trees”: This would occur *after* developers demolish several hundred existing, mature trees for construction. This is a net loss.

d. “Promoting Community Health”: The existing parks and soccer fields referenced have been open and accessible, with plenty of parking, for many years. This in no way justifies the damage to the river and surrounding properties.

e. “Supporting Nashville Growth”: Pursuing growth through injurious methods would greatly reduce the attractiveness of the area and have a negative impact on the value of thousands of local homes. Again, this benefits no one other than those with a financial stake in the development.

This proposed development and resulting damage to local health & safety, ecosystem and property values is totally unacceptable. I vehemently oppose this and would be happy to provide any additional information I can.

Thank you for all your hard work!

Steve

...................................

Stephen M. Scioscia

77410 River Bend Way

Nashville, TN 37221