|  |  |
| --- | --- |
| **From:** | Burrus, Victoria A <victoria.a.burrus@Vanderbilt.Edu> |
| **Sent on:** | Thursday, August 25, 2022 7:44:31 PM |
| **To:** | Planning Commissioners <Planning.Commissioners@nashville.gov> |
| **Subject:** | Concerns about Ariza Development proposal |

Dear Commissioners:

I want to add my concerns to those of others who are opposed to the Ariza Development proposal. I live in Rolling River Estates and in 2010 the flood waters from the Harpeth filled the soccer fields off Rolling River and devastated several homes that border the fields just two doors down from my property. I will never forget that morning and watching how rapidly the flood waters took out the lower level of those homes and approached all too close to my own lot line. The people in my neighborhood were unable to leave for a couple of days thanks to flood waters blocking the two access roads and we were without power for a couple more, so I am very sensitive about anything that might contribute to future flooding. I felt lucky to still have a home and I took in a friend who lost her condo in River Plantation for the following year. She had to be rescued by boat from the second story and is still suffering from PTSD and financial problems. We all know that this type of flooding is no longer a “thousand year” event, they now happen all the time and seem to only get worse. My neighborhood is not that far from the proposed Ariza site as the crow flies. In fact, I take Morton Mill to get into my neighborhood and I often walk the greenway. I realize that despite the address of the project, Morton Mill itself is not being proposed as an access road to the development (yet, at least!), but it seems eminently wrong-headed to build a huge apartment complex in that area. I know the soccer fields by the Park and Ride on Coley Davis were completely flooded in 2010 and I suspect the area to be developed may also have flooded, despite it being open land. The proposed structures themselves and the parking area will greatly reduce the ability for the land to soak up rain water in a future flooding scenario. If something must be developed on that spot, it would be much safer for it to be for single family homes on reasonably sized lots, although I myself would never buy in that area, having seen what can happen in a few short hours.

While my main concern is the potential for the aggravation of flooding in the area (not just fears for damage to my own property, but for the sake of the community, including those who might be living in the complex), it also seems that depending on Coley Davis as the only access road is a horrible idea. If it is closed due to flooding, all those people would be stranded. Therefore, I am not convinced that at some point Morton Mill would not be proposed as another necessary access route, something to which I would also be completely opposed. But even if flooding were not an issue, it seems to me that Coley Davis would become completely overtaxed with the additional traffic that 417 new apartments would generate. I used to know someone who lived in Somerset Farms and often do recycling at the Park and Ride, so I know the road well. It is just a two-lane road and already not in the best repair. It would certainly take a beating with increased traffic. And getting onto 70S and the interstate could potentially become a nightmare at peak times.

Thank you for taking my concerns into account before deciding on this important issue. I urge you to vote against!

Sincerely,

Victoria Burrus

6936 River Ridge Dr.

Nashville, TN 37221