

Comments on October 10, 2019 MPC Agenda Items Received through October 4, 2019

Item 15: 2019S-193-001 SPRING BRANCH

From: Annette Dilick [<mailto:annette.dilick@gmail.com>]
Sent: Sunday, September 29, 2019 3:41 PM
To: Planning Staff
Cc: Young, Zachary (Council Member)
Subject: Development Application Case Number: 2019S-193-001 (SPRING BRANCH)

Regarding the above referenced request to rezone and/or subdivide the property listed at 0 Spring Branch Drive, in Madison, I have a few questions and concerns that I would like to see addressed during the public hearings for this change.

1) This property currently contains a small valley that floods with runoff at every significant rainfall. The drawings as provided do not appear to provide adequate measures to mitigate flooding of any structures and roads contained on this property and those downstream, if this is built as drawn. Removal of existing trees and underbrush for building structures and pavement will significantly increase stormwater runoff and increase flooding damage downstream.

2) The drawings, as provided, also do not appear to account for any underground, and currently dry, springs that will add to the flooding with any significant rainfall.

3) With the resultant increase in vehicle traffic if these houses are built as planned, what changes to the existing roads and traffic patterns are expected to be completed along with this new construction? This neighborhood currently receives a considerable amount of non-local through-traffic of drivers attempting to avoid the intersection at Gallatin Pike and Myatt Drive, and many disregard the existing speed limits. Pedestrians in this neighborhood have no sidewalks and wholly inadequate streetlights to safely get to the bus stops on Gallatin Pike, or to use for walking their pets or for general exercise, and are forced to contend with speeding drivers on these residential streets. Adding more housing and the resulting commuter cars will make this problem much worse than it already is if concurrent changes to the existing neighborhood roads are excluded from this project.

Regards,
Annette Dilick

From: Clint Davis [<mailto:cparkerdavis3@gmail.com>]
Sent: Thursday, October 3, 2019 9:50 AM
To: Planning Staff
Cc: Jack Freckman; Marilyn S. Hayes; Bernadette Ferrell; DIAZ BILL; Young, Zachary (Council Member)
Subject: Development Application Filing Case #2019S-193-001

My name is Clint Davis. I am the president of the Harbor Village HOA in Madison located at 501 Harbor Village Dr., a community of 163 homes.

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Owners here have received two notices from your department regarding the above-referenced project that is planned for construction near our community. In addition to the increased traffic across the street from our entrance, we are especially concerned about the increase in storm water run-off to our area that will surely result.

I believe that Zack Young, our District 10 representative to the City Council has shared with you photos and videos of the very serious flooding that occurs each time that we have more than an ordinary rain storm. The cause of that flooding is due, in part, to downhill run-off from the east -- the precise area where this new housing development is planned for construction.

Mr. Young has supplied our Board with what I assume to be an engineering study that addresses the problem of storm water overflowing Twin Hills Dr, and the mitigation strategy proposed by the developer. We are pleased to see this, however, overflowing Twin Hills happens only rarely. The real and frequent problem is that the quantity of water coming down on us through the existing storm sewer pipes creates flooding all the way from our entrance on Twin Hills Dr to our Clubhouse. It was so bad earlier this year that the Clubhouse basement was flooded, resulting in the destruction of our swimming pool pump -- a replacement expense in excess of \$1000.

Covering the land with houses and streets in the proposed development area will result in storm water having less area to soak in and, therefore, more water running toward and onto Harbor Village property. It is our hope that your department and others in the approval chain will work with the developer to design storm water retention areas sufficient to capture and hold much of the storm water before it gets a chance to cause increased flooding on our property.

The Harbor Village HOA Board of Directors would also like to request five minutes to present these concerns at the meeting on October 10, 2019 where this project will be discussed. Thank you for your attention and consideration of our concerns.

My name is John Bennett. 2113 Paula Dr.
Madison, TN. I have lived at this address
for 34 yrs.

I'm writing you about a notice I got in the
mail about Case # 2019S-193-001 (Spring Branch)
Catalyst Design Group wants to subdivide a
property at Spring Branch Drive 17 lots on 12.1 acres

This property backs up mine and it floods about
3 or 4 times a year. All the rain water from heavy
downpours from Paula Drive and East Hill Drive
(these two streets line both sides of the property to be
developed) run into the property and floods it everytime
we get 2 to 3 inches of rain. Any houses built on this
property will flood at least once a year. I have witnessed
this year after year.

Please do not let this property be developed.

John Bennett

Phone 615 319 0762

NASHVILLE & DAVIDSON COMPANY

SEP 11 2019

METROPOLITAN PLANNING DEPARTMENT



John B. Bennett
2113 Paula Dr
Madison, TN 37115

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Thinking 20 Years



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