

# **Comments on October 10, 2019 MPC Agenda Items Received through October 9, 2019**

## **Item 15: 2019S-193-001 SPRING BRANCH**

**From:** Sullivan, Deborah (Planning)  
**Sent:** Wednesday, October 9, 2019 6:57 AM  
**To:** Dunnavant, Joren (Planning); Planning Commissioners  
**Subject:** Opposition to case 2019S-193-001

Good Morning,

A customer by the name of Jim Harveston called regarding case 2019S-193-001 and wished to voice his concerns over the proposed subdivision. His concerns pertain to traffic and water problems with the development of the property. No additional details were forwarded with his voice mail. This case item is scheduled for the 10/10/19 MPC meeting.

Sincerely,

Deborah Sullivan, Planner II  
Metro Planning Department  
800 2<sup>nd</sup> Avenue South/PO Box 196300  
Nashville, TN 37219-6300  
[planningstaff@nashville.gov](mailto:planningstaff@nashville.gov)  
615-862-7190

**From:** Marilyn S. Hayes [mailto:mshayes@comcast.net]  
**Sent:** Tuesday, October 8, 2019 8:02 PM  
**To:** Planning Commissioners  
**Subject:** Planning Meeting Handout  
**Importance:** High

Joren Dunnavant requested we send these documents for inclusion in the packet for the October 10, 2019 meeting.

Please let me know if you need anything additional.]

Marilyn S. Hayes

615-545-2111  
Nashville TN  
[mshayes@comcast.net](mailto:mshayes@comcast.net)  
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**SEE ATTACHMENT ON FOLLOWING PAGES**

# Metropolitan Nashville Planning Commission

**Case # 2019S-193-001**

**Harbor Village Association**

**Board of Directors: Clint Davis, Bill Diaz, Bernadette Ferrell,  
Jack Freckman, Marilyn Hayes**

**October 10, 2019**

# Twin Hills & Harbor Village Intersection – Taken 6/6/2019



# Twin Hills & Harbor Village Intersection – Taken 10/2019



## **Planning Commission Presentation – October 10, 2019 – Case # 2019S-193-001**

Topics to be Covered/Points to be Made

Harbor Village is not trying to stand in the way of this development

1. We are simply trying to protect our property values and our private lake
2. The problem of flooding has been worsening over the years as developed areas upstream and on higher ground have expanded. Further, with the water comes trash from the upstream areas
3. While water overflowing Twin Hills Dr is a problem from time to time, the real and ongoing problem is extreme water flowing downhill from areas already developed and stripped of vegetation/trees, as well as the development area under consideration
4. Stripping more land of vegetation/trees will worsen the Harbor Village flooding problem by allowing even more water and trash to come directly downhill from the new development through the storm sewer pipes, onto Harbor Village property, and into Coleman Lake where it pollutes the water and erodes the banks.
5. In addition to flooding and erosion, there is also the issue of increased traffic entering and exiting the development at an intersection directly opposite the entrance and exit to Harbor Village, a neighborhood community of 163 homes. This will add to an already dangerous intersection at Paula Dr and Twin Hills Dr where the lack of a 4-way Stop results in accidents and is used as a cut-through by drivers wanting to avoid the intersection at Gallatin and Myatt/Rivergate Dr.

In summary, the solutions to the problems cited should be addressed through

(1) a thorough and extensive engineering study that looks at the entire drainage area, the conditions contributing to the flooding long experienced by Harbor Village, the sufficiency of current drain pipes as well as those proposed for the future, the capacity of proposed water retention areas and their sufficiency under extreme rainfall conditions and

(2) a traffic and speed study on Twin Hills Dr that looks at not only the current conditions, but also the likely future conditions following the addition of traffic from the proposed development. Convert the intersection at Paula Dr and Twin Hills Dr from a two-way stop to a four-way stop.



Creeks run down to lake.

Lake flows under railroad tracks and into Cumberland River

Images  
— Street View    ● Photo Sphere    ● See inside  
Click highlighted areas to see images

- Enclave at Twin Hills
- Built since 2016

Water run-off increased from new build into lake

Water run-off Twin Hills downhill to lake

Water runs from across Twin Hills into Harbor Village at entrance

Creek that runs down from Rivergate

505 Harbor Village Dr





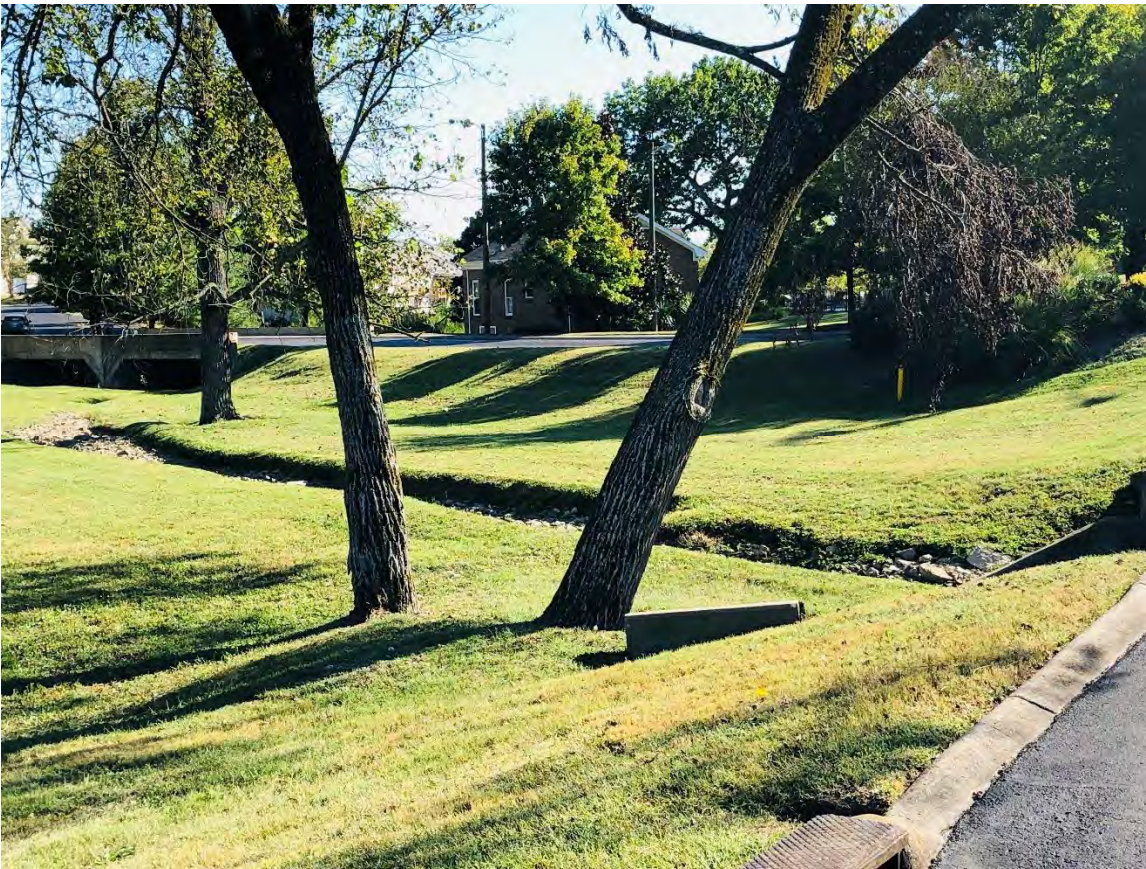
Proposed New Subdivision off Twin Hills

Creeks run down to lake.

Lake flows under railroad tracks and into Cumberland River



Normal  
Conditions



Normal  
Rainfall  
(Flooding from  
Twin Hills)





Normal  
Conditions



Normal  
Rainfall

**Normal – Picture taken Tuesday Oct 8, 2019**



**After Rain  
Taken July 2016**

**After Rain  
Taken June 2019**



**Normal – Picture taken Tuesday Oct 8, 2019**



**After Rain  
July 2016**



**After Rain  
June 2019**

# March 23, 2018



Wednesday, March 23, 2018

Google Earth Pic of Area when it is dry



F  
E  
N  
C  
E



Wednesday, March 23, 2018

**Normal – Picture taken Tuesday Oct 8, 2019**



**After Rain Taken June 2019**

**Harbor Village Lake Entrance - Normal Taken October 8, 2019**



Harbor Village Lake Entrance - Taken during the Rain, June 6, 2019 at 5:40 PM

