



DEPARTMENT OF THE ARMY
NASHVILLE DISTRICT, CORPS OF ENGINEERS
110 9TH AVENUE SOUTH, ROOM A-405
NASHVILLE, TENNESSEE 37203

CELRN-PM-P

19 JUL 2024

MEMORANDUM FOR Record, Nashville District, ATTN: CELRN-Z (LTC Robert W. Green),
U.S. Army Corps of Engineers, 110 Ninth Avenue South, Nashville, TN 37203

SUBJECT: Design and Implementation Adjustment to Sevenmile Creek (P#470268) Project.

1. Reference:

- a. Sevenmile Creek Nashville, TN, Chief of Engineer's Report, dated 16 October 2015.
- b. USACE Planning Bulletin 2019-03, issued 13 December 2018.
- c. USACE Engineering Regulation 105-2-100, Planning Guidance Notebook, Appendix G-13.
- d. Sevenmile Creek Design Documentation Report, updated July 2023.

2. Background: The Mill (Sevenmile) Creek Chief's Report was approved by Headquarters, U.S. Army Corps of Engineers (HQUSACE) on 16 October 2015. Via the updated validation report, report recommendation includes the buyout of 39 residences and elevation of 17 residences within the Sevenmile Creek watershed. The total project cost is estimated to be \$15.6M, per October 1, 2020 price level.

3. Project Verification: Per typical process for reports with nonstructural recommendations, the following language was included within *Section 4.6 Implementation*, "Implementation of non-structural measures at individual properties will be dependent on verification of structure characteristics and first floor elevations."

4. PED Adjustment Considerations: The 2013-2014 base data of the report includes a combination of elevation data, topology, first floor elevations, and first floor certificates from multiple sources, dating to the early 2000s. During the Planning, Engineering and Design (PED) phase, the district encountered discrepancies to a small number of residences within the recommended project footprint based on source data and other relevant errata within the report models. The district determined it necessary to update the feasibility level data to design level of detail. Item 6 includes the addition of two properties to the Sevenmile Creek Project. These properties carry the requisite aggregation of being floodway and 5-year floodplain approximate.

SUBJECT: Nashville District Draft Proposal for Design and Implementation Adjustment to Sevenmile Creek (P#470268) Project.

The structures are contiguous and on the same block with other completed properties in Sevenmile Creek.

5. Project Inclusion Basis: LRN updates the Sevenmile Creek project via PED adjustment by using the same criteria from the original study (Section 4.1.3). During design and implementation, LRN would be limited by the original report aggregation method, consistent plan formulation logic, and the adherence to ER 1105-2-100 G-13 guidance. G-13 paragraph 2 provides a project the allowance of scope change “an increase or decrease in scope no greater than 20% of the scope authorized by Congress.”

6. Design Documentation Report Update: The Design Documentation Report July 2024 update adds two properties to the project, resulting in total scope of 47 buyouts and 18 elevations. The updated DDR includes the following properties be added to the Sevenmile Creek Project;

- 4803 Blackman Court
- 289 Elysian Fields Road

Valerie J.
McCormack

Valerie J. McCormack, Ph.D.
Chief, Planning Branch

Digitally signed by Valerie J. McCormack
Date: 2024.07.19 14:30:41 -05'00'

DESIGN DOCUMENTATION REPORT

For Project #470268:

Sevenmile Creek Flood Risk Management

Nonstructural Implementation

Nashville, TN

Project Sponsor: Metro Water Services

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1. Introduction

Sevenmile Creek project is a 65/35 cost share project conducted in partnership with City of Nashville, Metropolitan Davidson County, Tennessee. PPA was executed on February 19, 2019. The PPA amended on December 9, 2020 to allow for sequential reimbursement to the project sponsor for LERRD payments. Sequential payment details are covered for LRN processes by the LERRD reimbursal standing operating procedure (SOP) for projects in excess of 35% LERRD.

2. General Information

Sevenmile Creek is a construction general project. TPC estimated to be \$15.6M in the 2020 Validation Report. Sevenmile Creek is funded for implementation phase via BBA 2018, Supplemental Appropriations. Project entered the D+I phase progressing into nonstructural acquisitions in 2019.

3. Purpose and Scope

The project area is the approved project recommendation of the Mill Creek Feasibility Study dated October 15, 2015. The partnership agreement (PPA) was executed in 2019, marking the official start to the implementation phase. Due to changed conditions encountered in PED, the 2020 Validation Report recommendation revised the authorized project to the following;

The new project recommendation for Sevenmile Creek proposes to replace the loss of dry dam benefits by optimizing the nonstructural scope of the project with additional project features. The recommended plan would add 1 buyout and 10 elevations to the originally authorized nonstructural plan in order to meet ER 1105-2-100 G-13 guidance of maintaining 80% of the originally authorized project benefits. Plan A2A has been identified as the new recommended project (Table 12) and is compared in Table 13 of this document with the least cost plan (Original Plan) and maximum benefit plan (Plan A2 Max). Plan A2A includes the buyout and removal of 39 structures along with the elevation of 17 structures.

The new project authorization did update eligible structures utilizing the original study parameters. Due to scope of the validation report it did not affirm floodplain or floodway extent nor did it confirm elevation data for structure eligibility. That element for project inclusion is reserved for implementation and potential adjustment within the Nonstructural DDR. LRN utilizes the same regional approach proposed and approved for use in tandem project Mill Creek. For additional details on the project amendment see the 2020 Validation Report and the 2020 Structural Design Documentation Report.

4. Project List

The Validation project list consists of 39 buyout and 17 elevation is provided on page 3. Per typical process for reports with nonstructural recommendations, the following language was included within Section 4.6 Description of Recommended Plan, "Implementation of nonstructural measures at individual properties will be dependent on verification of structure characteristics and first floor elevations."

5. Project Modification

a. **233 Elysian Fields Rd: ADDED**

- i. Stream: lower Sevenmile Creek
- ii. During the implementation phase this property realized significant risk from flooding during the March 2021 flood event. The property remains at significant risk of recurrence as a floodway property adjacent to 5 year floodplain characteristics, and contiguous to block in existing plan. 233 Elysian Fields is on the same block, streamside, and within a small grouping, that is contiguous to 23 eligible structures.
- iii. Per items 7a and 7b of the referenced nonstructural project modification guidance (App A) this property is submitted for addition to the Sevenmile Creek project. The property carries the requisite aggregation of being floodway and 5-year floodplain approximate. And the structure happens to be within a grouping that is contiguous to 23 properties approved via the Validation Report. As the 2019-03 PB provides, this structure can be included in the project via the 'grouping' allowances of the updated agency policy.
- iv. Property Card:

Davidson County, TN
Assessor of Property

Unofficial Property Record Card

GENERAL PROPERTY INFORMATION

Map & Parcel: 133 12 0 157.00	Location: 233 ELYSIAN FIELDS RD
Current Owner: CHAUVIN, GINA NICOLE & LAWRENC	Land Area: 0.39 Acres
Mailing Address: 233 ELYSIAN FIELD RD NASHVILLE, TN 37217	Most Recent Sale Date: 06/13/2019
Zone: 1	Most Recent Sale Price: \$260,500
Neighborhood: 3926	Deed Reference: 20190618-0058591
	Tax District: USD

CURRENT PROPERTY APPRASIAL

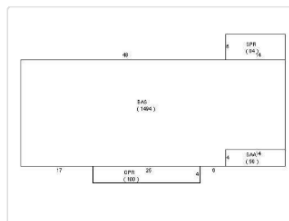
Assessment Year: 2022	Assessment Classification*: RES
Land Value: \$46,000	Assessment Land: \$11,500
Improvement Value: \$134,500	Assessment Improvement: \$33,625
Total Appraisal Value: \$180,500	Assessment Total: \$45,125

LEGAL DESCRIPTION

LOT 41 VALLEY VIEW MEADOWS SEC. 3

IMPROVEMENT ATTRIBUTES - Card 1 of 1

Building Type: SINGLE FAM	Rooms: 6	Exterior Wall: BRICK
Year Built: 1967	Beds: 3	Frame Type: RESD FRAME
Square Footage: 1,494	Baths: 1	Story Height: ONE STY
Number of Living Units: 1	Half Bath: 1	Foundation Type: CRAWL
Building Grade: C	Fixtures: 7	Roof Cover: ASPHALT
Building Condition: Average		



5. Project Modification

b. 3908 Dewain Dr: ADDED

- i. Stream: lower Sevenmile Creek
- ii. During the implementation phase this property realized significant risk from flooding during the March 2021 flood event. The property remains at significant risk of recurrence as a floodway property adjacent to 5 year floodplain characteristics, and contiguous to block in existing plan. 3908 Dewain is on the same block, streamside, and within a small grouping, that is contiguous to 23 eligible structures.
- iii. Per items 7a and 7b of the referenced nonstructural project modification guidance (App A) this property is submitted for addition to the Sevenmile Creek project. The property carries the requisite aggregation of being floodway and 5-year floodplain approximate. And the structure happens to be within a grouping that is contiguous to 23 properties approved via the Validation Report. As the 2019-03 PB provides, this structure can be included in the project via the 'grouping' allowances of the updated agency policy.
- iv. Property Card:

Davidson County, TN
Assessor of Property

Unofficial Property Record Card

GENERAL PROPERTY INFORMATION

Map & Parcel: 133 12 0 117.00	Location: 3908 DEWAIN DR
Current Owner: ABDULLAH, AYOUB B	Land Area: 0.45 Acres
Mailing Address: 3908 DEWAIN DR	Most Recent Sale Date: 05/06/2019
NASHVILLE, TN 37211	Most Recent Sale Price: \$165,000
Zone: 1	Deed Reference: 20190506-0041958
Neighborhood: 3926	Tax District: USD

CURRENT PROPERTY APPRASIAL

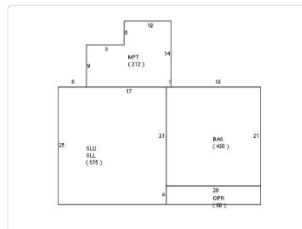
Assessment Year: 2021	Assessment Classification*: RES
Land Value: \$46,000	Assessment Land: \$11,500
Improvement Value: \$174,600	Assessment Improvement: \$43,650
Total Appraisal Value: \$220,600	Assessment Total: \$55,150

LEGAL DESCRIPTION

LOT 26 VALLEY VIEW MEADOWS SEC 2

IMPROVEMENT ATTRIBUTES - Card 1 of 1

Building Type: SINGLE FAM	Rooms: 6	Exterior Wall: BRICK
Year Built: 1969	Beds: 3	Frame Type: RESD FRAME
Square Footage: 1,570	Baths: 1	Story Height: SPLIT-LEVEL
Number of Living Units: 1	Half Bath: 1	Foundation Type: SLAB
Building Grade: C	Fixtures: 7	Roof Cover: ASPHALT
Building Condition: Average		



*This classification is for assessment purposes only and is not a zoning designation, nor does it speak to the legality of the current use of the subject property.

5. Project Modification

c. **220 Elysian Fields Rd: ADDED**

- i. Stream: lower Sevenmile Creek
- ii. During the implementation phase this property realized significant risk from flooding during the March 2021 flood event. The property remains at significant risk of recurrence as a floodway property adjacent to 5 year floodplain characteristics, and contiguous to block in existing plan. 220 Elysian is on the same block, streamside, and within a small grouping, that is nearby to 23 eligible structures. Due to first floor approximation and structure is not located within floodway, it is therefore deemed eligible for elevation.
- iii. Per items 7a and 7b of the referenced nonstructural project modification guidance (App A) this property is submitted for addition to the Sevenmile Creek project. The property carries the requisite aggregation of being 5-year floodplain approximate and within the block of 23 eligible structures. As the 2019-03 PB provides, this structure can be included in the project via the 'grouping' allowances of the updated agency policy.
- iv. Property Card:

Davidson County, TN
Assessor of Property

Unofficial Property Record Card

GENERAL PROPERTY INFORMATION

Map & Parcel: 133 08 0 051.00	Location: 220 ELYSIAN FIELDS RD
Current Owner: WALKER, JESSE D. ETUX	Land Area: 0.28 Acres
Mailing Address: 220 ELYSIAN FIELDS RD	Most Recent Sale Date: 09/30/1975
NASHVILLE, TN 37211	Most Recent Sale Price: \$31,559
Zone: 1	Deed Reference: 00004958-0000412
Neighborhood: 3926	Tax District: USD

CURRENT PROPERTY APPRAISAL

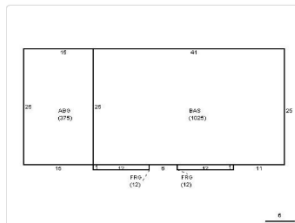
Assessment Year: 2021	Assessment Classification*: RES
Land Value: \$46,000	Assessment Land: \$11,500
Improvement Value: \$161,700	Assessment Improvement: \$40,425
Total Appraisal Value: \$207,700	Assessment Total: \$51,925

LEGAL DESCRIPTION

LOT 45 VALLEY VIEW MEADOWS SEC. 3

IMPROVEMENT ATTRIBUTES - Card 1 of 1

Building Type: SINGLE FAM	Rooms: 5	Exterior Wall: BRICK
Year Built: 1969	Beds: 2	Frame Type: RESD FRAME
Square Footage: 1,049	Baths: 1	Story Height: ONE STY
Number of Living Units: 1	Half Bath: 0	Foundation Type: CRAWL
Building Grade: C	Fixtures: 5	Roof Cover: ASPHALT
Building Condition: Average		



*This classification is for assessment purposes only and is not a zoning designation, nor does it speak to the legality of the current use of the subject property.

d. 302 Milner Ct.: ADDED

- i. Stream: lower Sevenmile Creek
- ii. During the implementation phase this property realized significant risk from flooding during the March 2021 flood event. The property remains at significant risk of recurrence as a floodway property with 5 year floodplain characteristics, and contiguous to prior buyout properties. contiguous to 23 eligible structures.
- iii. Per items 7a and 7b of the referenced nonstructural project modification guidance (App A) this property is submitted for addition to the Sevenmile Creek project. The property carries the requisite aggregation of being floodway and 5-year floodplain approximate. And the structure happens to be within a grouping that is contiguous to 20 completed buyout properties. As the 2019-03 PB provides, this structure can be included in the project via the 'grouping' allowances of the updated agency policy.
- iv. Property Card:

Davidson County, TN
Assessor of Property

Unofficial Property Record Card

GENERAL PROPERTY INFORMATION

Map & Parcel: 147 03 0 011.00	Location: 302 MILNER CT
Current Owner: TRAVERS, BEVERLY JEANNE H.	Land Area: 0.30 Acres
Mailing Address: 302 MILNER CT NASHVILLE, TN 37211	Most Recent Sale Date: 09/19/2014
Zone: 1	Most Recent Sale Price: \$0
Neighborhood: 4026	Deed Reference: 00005351-0000179
	Tax District: USD

CURRENT PROPERTY APPRASIAL

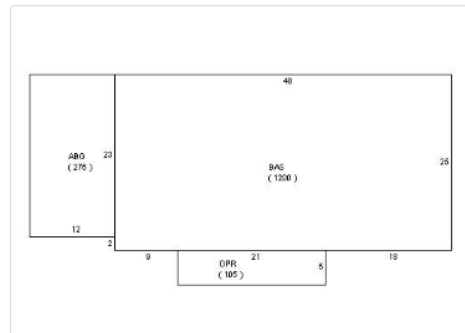
Assessment Year: 2022	Assessment Classification*: RES
Land Value: \$97,200	Assessment Land: \$24,300
Improvement Value: \$141,700	Assessment Improvement: \$35,425
Total Appraisal Value: \$238,900	Assessment Total: \$59,725

LEGAL DESCRIPTION

LOT 65 SEC 1 BATTERY CREST

IMPROVEMENT ATTRIBUTES - Card 1 of 1

Building Type: SINGLE FAM	Rooms: 6	Exterior Wall: BRICK
Year Built: 1962	Beds: 3	Frame Type: RESD FRAME
Square Footage: 1,200	Baths: 1	Story Height: ONE STY
Number of Living Units: 1	Half Bath: 1	Foundation Type: CRAWL
Building Grade: C	Fixtures: 7	Roof Cover: ASPHALT
Building Condition: Average		



e. 3905 Dewain Dr: ADDED

- i. Stream: lower Sevenmile Creek
- ii. During the implementation phase this property realized significant risk from flooding during the March 2021 flood event. The property remains at significant risk of recurrence as a floodway property adjacent to 5 year floodplain characteristics, and contiguous to block in existing plan. 3905 Dewain is on the same block, and within a small grouping, that is contiguous to 23 eligible structures.
- iii. Per items 7a and 7b of the referenced nonstructural project modification guidance (App A) this property is submitted for addition to the Sevenmile Creek project. The property carries the requisite aggregation of being floodway and 5-year floodplain approximate. And the structure happens to be within a grouping that is contiguous to 23 properties approved via the Validation Report. As the 2019-03 PB provides, this structure can be included in the project via the 'grouping' allowances of the updated agency policy.
- iv. Property Card:

Davidson County, TN
Assessor of Property

Unofficial Property Record Card

GENERAL PROPERTY INFORMATION

Map & Parcel: 133 11 0 070.00	Location: 3905 DEWAIN DR
Current Owner: WALLIS, WILLIAM G. SR.	Land Area: 0.24 Acres
Mailing Address: 5209 LAKE CT BRENTWOOD, TN 37027	Most Recent Sale Date: 09/12/2016
Zone: 1	Most Recent Sale Price: \$85,000
Neighborhood: 3926	Deed Reference: 20160916-0097621
	Tax District: USD

CURRENT PROPERTY APPRASIAL

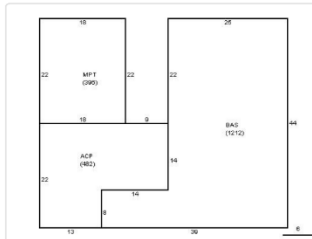
Assessment Year: 2023	Assessment Classification*: RES
Land Value: \$46,000	Assessment Land: \$11,500
Improvement Value: \$178,200	Assessment Improvement: \$44,550
Total Appraisal Value: \$224,200	Assessment Total: \$56,050

LEGAL DESCRIPTION

LOT 25 VALLEY VIEW MEADOWS SEC 1

IMPROVEMENT ATTRIBUTES - Card 1 of 1

Building Type: SINGLE FAM	Rooms: 5	Exterior Wall: BRICK
Year Built: 1965	Beds: 3	Frame Type: RESD
Square Footage: 1,212	Baths: 1	FRAME
Number of Living Units: 1	Half Bath: 1	Story Height: ONE STY
Building Grade: C	Fixtures: 7	Foundation Type: CRAWL
Building Condition: Average		Roof Cover: ASPHALT



*This classification is for assessment purposes only and is not a zoning designation, nor does it speak to the legality of the current use of the subject property.

f. 4801 Blackman Ct.: ADDED

- i. Stream: middle Sevenmile Creek
- ii. During the implementation phase this property realized significant risk from flooding during the March 2021 flood event. The property remains at significant risk of recurrence as a floodway property with 5 year floodplain characteristics, and contiguous to prior buyout properties. contiguous to 3 completed buyout / eligible structures.
- iii. Per items 7a and 7b of the referenced nonstructural project modification guidance (App A) this property is submitted for addition to the Sevenmile Creek project. The property carries the requisite aggregation of being floodway and 5-year floodplain approximate. And the structure happens to be within a grouping that is contiguous to 3 completed buyout properties. As the 2019-03 PB provides, this structure can be included in the project via the 'grouping' allowances of the updated agency policy.
- iv. Property Card:

Davidson County, TN
Assessor of Property

Unofficial Property Record Card

GENERAL PROPERTY INFORMATION

Map & Parcel: 147 06 0 126.00	Location: 4801 BLACKMAN CT
Current Owner: SCOTT PROPERTY MANAGEMENT, LLC	Land Area: 0.30 Acres
Mailing Address: 718 THURROCK CIR BRENTWOOD, TN 37027	Most Recent Sale Date: 11/25/2019
Zone: 1	Most Recent Sale Price: \$180,000
Neighborhood: 4026	Deed Reference: 20191202-0123624
	Tax District: USD

CURRENT PROPERTY APPRASIAL

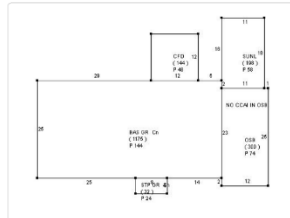
Assessment Year: 2023	Assessment Classification*: RES
Land Value: \$66,700	Assessment Land: \$16,675
Improvement Value: \$217,600	Assessment Improvement: \$54,400
Total Appraisal Value: \$284,300	Assessment Total: \$71,075

LEGAL DESCRIPTION

LOT 7 SEC 1 REV CALDWELL HALL

IMPROVEMENT ATTRIBUTES - Card 1 of 1

Building Type: SINGLE FAM	Rooms: 5	Exterior Wall: BRICK
Year Built: 1962	Beds: 3	Frame Type: RESD FRAME
Square Footage: 1,475	Baths: 1	Story Height: ONE STY
Number of Living Units: 1	Half Bath: 1	Foundation Type: CRAWL
Building Grade: C	Fixtures: 7	Roof Cover: METAL
Building Condition: Average		



g. 4802 Blackman Ct - ADDED

- i. Stream: middle Sevenmile Creek
- ii. During the implementation phase this property realized significant risk from flooding during the March 2021 flood event. The property remains at significant risk of recurrence as a floodway property with 5 year floodplain characteristics, and contiguous to prior buyout properties. contiguous to 3 completed buyout / eligible structures.
- iii. Per items 7a and 7b of the referenced nonstructural project modification guidance (App A) this property is submitted for addition to the Sevenmile Creek project. The property carries the requisite aggregation of being floodway and 5-year floodplain approximate. And the structure happens to be within a grouping that is contiguous to 3 completed buyout properties. As the 2019-03 PB provides, this structure can be included in the project via the 'grouping' allowances of the updated agency policy.
- iv. Property Card:

Davidson County, TN
Assessor of Property

Unofficial Property Record Card

GENERAL PROPERTY INFORMATION

Map & Parcel: 147 06 0 128.00	Location: 4802 BLACKMAN CT
Current Owner: SLAYTON, LINDA LOU	Land Area: 0.43 Acres
Mailing Address: 500 ALMADALE CT	Most Recent Sale Date: 12/15/2001
BRENTWOOD, TN 37027	Most Recent Sale Price: \$0
Zone: 1	Deed Reference: 00006962-0000960
Neighborhood: 4026	Tax District: USD

CURRENT PROPERTY APPRASIAL

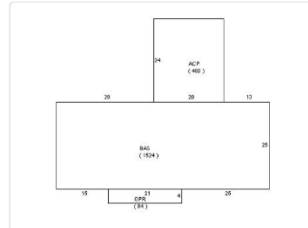
Assessment Year: 2023	Assessment Classification*: RES
Land Value: \$92,300	Assessment Land: \$23,075
Improvement Value: \$204,900	Assessment Improvement: \$51,225
Total Appraisal Value: \$297,200	Assessment Total: \$74,300

LEGAL DESCRIPTION

LOT 5 SEC 1 REV CALDWELL HALL

IMPROVEMENT ATTRIBUTES - Card 1 of 1


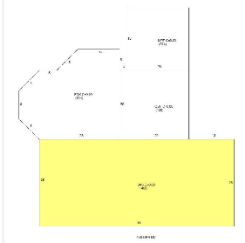
Building Type: SINGLE FAM	Rooms: 7 Beds: 3	Exterior Wall: BRICK Frame Type: TYPICAL
Year Built: 1962	Baths: 1	Story Height: ONE STY
Square Footage: 1,524	Half Bath: 1	Foundation Type: CRAWL
Number of Living Units: 1	Fixtures: 7	Roof Cover: ASPHALT
Building Grade: C		
Building Condition: Average		



*This classification is for assessment purposes only and is not a zoning designation, nor does it speak to the legality of the current use of the subject property.

h. 4803 Blackman Ct - ADDED

- v. Stream: middle Sevenmile Creek
- vi. During the implementation phase this property realized significant risk from flooding during the March 2021 flood event. The property remains at significant risk of recurrence as a floodway property with 5 year floodplain characteristics, and contiguous to prior buyout properties. 4803 Blackman Ct is contiguous to 4 completed buyout / eligible structures.
- vii. Per items 7a and 7b of the referenced nonstructural project modification guidance (App A) this property is submitted for addition to the Sevenmile Creek project. The property carries the requisite aggregation of being floodway and 5-year floodplain approximate. And the structure happens to be within a grouping that is contiguous to 4 completed buyout properties. As the 2019-03 PB provides, this structure can be included in the project via the 'grouping' allowances of the updated agency policy.
- viii. Property Card:

<p>Davidson County, Tennessee Assessor of Property</p>	<p>Unofficial Property Record Card</p>
<p>GENERAL PROPERTY INFORMATION</p>	
<p>Map & Parcel: 147 06 0 125 00 Current Owner: UNLISTED Mailing Address: 4803 BLACKMAN CT Jurisdiction: 1 Neighborhood: A026</p>	<p>Location: 4803 BLACKMAN CT Land Area: 0.30 ACRES Most Recent Sale Date: 2/21/2024 Most Recent Sale Price: \$480,500 Deed Reference: 00000000-UNLISTED Tax District: USD</p>
<p>CURRENT PROPERTY APPRAISAL</p>	
<p>Assessment Year: 2024 Land Value: \$92,300 Improvement Value: Total Appraisal Value: \$441,400</p>	<p>Assessment Classification: RES Assessment Land: \$92,300 Assessment Improvement: Assessment Total: \$110,350</p>
<p>LEGAL DESCRIPTION</p>	
<p>IMPROVEMENT ATTRIBUTES - CARD 1</p>	
<p>Building Type: SINGLE FAM Year Built: 1962 Square Footage: 1,800 Number of Living Units: 1 Building Grade: C Building Condition: Average</p>	<p>Rooms: 7 Beds: 3 Baths: Half Bath: 0 Fixtures: 9</p>
<p>Exterior Wall: BRICK Frame Type: RESD FRAME Story Height: ONE STY Foundation Type: CRAWL Roof Cover: ASPHALT</p>	
	
<p>*This classification is for assessment purposes only and is not a zoning designation, nor does it speak to the legality of the current use of the subject property.</p>	

i. 289 Elysian Fields Rd: ADDED

- v. Stream: lower Sevenmile Creek
- vi. During the implementation phase this property realized significant risk from flooding during the March 2021 flood event. The property remains at significant risk of recurrence as a floodway property adjacent to 5 year floodplain characteristics, and contiguous to block in existing plan. 289 Elysian Fields is on the same block, and within a small grouping, that is contiguous to 24 eligible structures.
- vii. Per items 7a and 7b of the referenced nonstructural project modification guidance (App A) this property is submitted for addition to the Sevenmile Creek project. The property carries the requisite aggregation of being floodway and 5-year floodplain approximate. And the structure happens to be within a grouping that is contiguous to 24 properties approved via the Validation Report. As the 2019-03 PB provides, this structure can be included in the project via the 'grouping' allowances of the updated agency policy.
- viii. Property Card:

Davidson County, TN
Assessor of Property

Unofficial Property Record Card

GENERAL PROPERTY INFORMATION

Map & Parcel: 133 11 0 072.00	Location: 289 ELYSIAN FIELDS RD
Current Owner: ORTEGA, MARISA ELYSE & ELROD,	Land Area: 0.22 Acres
Mailing Address: 289 ELYSIAN FIELDS RD	Most Recent Sale Date: 10/27/2020
NASHVILLE, TN 37211	Most Recent Sale Price: \$325,000
Zone: 1	Deed Reference: 20201029-0125668
Neighborhood: 3926	Tax District: USD

CURRENT PROPERTY APPRASIAL

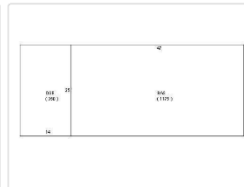
Assessment Year: 2023	Assessment Classification*: RES
Land Value: \$46,000	Assessment Land: \$11,500
Improvement Value: \$270,100	Assessment Improvement: \$67,525
Total Appraisal Value: \$316,100	Assessment Total: \$79,025

LEGAL DESCRIPTION

LOT 23 VALLEY VIEW MEADOWS SEC 1

IMPROVEMENT ATTRIBUTES - Card 1 of 1

Building Type: SINGLE FAM	Rooms: 6	Exterior Wall: BRICK
Year Built: 1965	Beds: 3	Frame Type: RESD FRAME
Square Footage: 1,525	Baths: 1	Story Height: ONE STY
Number of Living Units: 1	Half Bath: 1	Foundation Type: CRAWL
Building Grade: C	Fixtures: 7	Roof Cover: ASPHALT
Building Condition: Average		



6. NEPA – Environmental Considerations

The modifications of the properties listed above adds repetitive loss floodway approximate structures on lower Sevenmile Creek at a higher rate of flood risk recurrence. This modification better allows the project to deliver flood risk management benefits in both economic and life safety, evacuation, and rescue categories. This movement or modification also results in a net gain of floodplain/riparian zone acreage by adding properties 5a-f.

7. Updated Project List

As of JUL 2024. This DDR proposed changes to 0 properties in the original list and to add 9 different eligible properties into the buyout or elevation list. There is a current net change in the project to 47 buyout and 18 elevations eligible in the current scope of the project. List provided on following page.

Buyout = 39

245 ELYSIAN FIELDS RD
 256 ELYSIAN FIELDS RD
 264 ELYSIAN FIELDS RD
 266 ELYSIAN FIELDS RD*
 274 ELYSIAN FIELDS RD
 277 ELYSIAN FIELDS RD
 280 ELYSIAN FIELDS RD
 285 ELYSIAN FIELDS RD*
 286 ELYSIAN FIELDS RD
 356 FOXGLOVE DR
 362 FOXGLOVE DR
 364 FOXGLOVE DR
 3901 DEWAIN DR*
 3904 DEWAIN DR
 450 PARAGON MILLS RD
 476 PARAGON MILLS RD
 478 PARAGON MILLS RD
 480 PARAGON MILLS RD
 482 PARAGON MILLS RD
 484 PARAGON MILLS RD
 486 PARAGON MILLS RD
 492 PARAGON MILLS RD
 494 PARAGON MILLS RD
 4943 EDMONDSON PIKE
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 4949 EDMONDSON PIKE
 4951 EDMONDSON PIKE
 4953 EDMONDSON PIKE
 5005 EDMONDSON PIKE
 5043 EDMONDSON PIKE
 517 PARAGON MILLS RD
 521 PARAGON MILLS RD
 273 ELYSIAN FIELDS RD
 269 ELYSIAN FIELDS RD
 265 ELYSIAN FIELDS RD
 261 ELYSIAN FIELDS RD
 257 ELYSIAN FIELDS RD
 253 ELYSIAN FIELDS RD
 249 ELYSIAN FIELDS RD

Elevate – Raise in Place = 17

5423 EDMONDSON PIKE
5004 W DURRETT DR
5009 W DURRETT DR
5011 W DURRETT DR
5013 W DURRETT DR
5015 W DURRETT DR
5030 SUTER DR
5036 SUTER DR
5038 SUTER DR
348 FOXGLOVE DR
1051 ANTIOCH PIKE
1053 ANTIOCH PIKE
205 NUNLEY DR
279 CATHY JO DR
263 CATHY JO DR
260 ELYSIAN FIELDS RD
288 ELYSIAN FIELDS RD

DDR - Project Addendum (PED)

3908 DEWAIN AVE
 233 ELYSIAN FIELDS RD
 220 ELYSIAN FIELDS RD
 289 ELYSIAN FIELDS RD
 302 MILNER CT
 3905 DEWAIN AVE
 4801 BLACKMAN CT
 4802 BLACKMAN CT
 4803 BLACKMAN CT

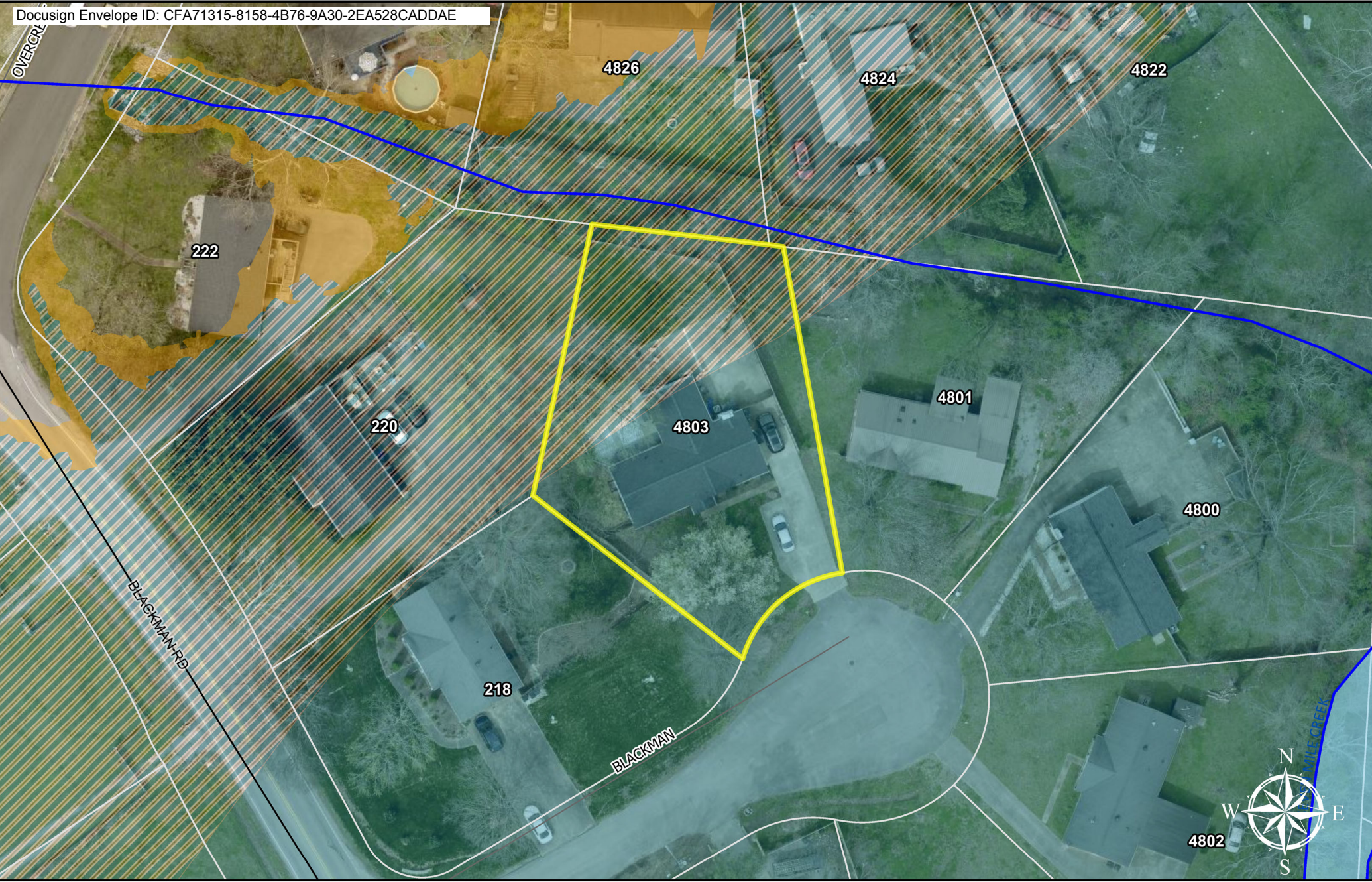
Validation Report






Buyout Added – RED = 7
Elevate Raise in Place Added – BLUE = 4
Moved from Buyout to Raise – GREEN = 6

* 3901 Dewain (USACE) = 287 Elysian Fields (Metro)
 *266 Elysian Fields (USACE) = 268 Elysian Fields (Metro)
 *285 Elysian Fields (USACE) = 3900 Dewain (Metro)

#	CD#	Address			Parcel number	Budgeted Property Costs
US Army Corp of Engineers - Sevenmile Creek						
1	26	4803	Blackman Court	Nashville	147 06 0 125.00	\$ 553,100.00
2	30	289	Elysian Fields Road	Nashville	133 11 0 072.00	\$ 763,100.00
Total Estimated Budget						\$ 1,316,200.00

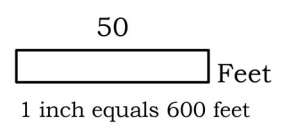
* Estimated costs include: plot surveys, appraisals, costs to acquire the property, environmental assessment (regulated material survey), abatement (if necessary), demolition, costs to remove water and sewer services.



-  Streams and Rivers
-  Davidson County Properties
-  Floodway
-  100-Year Floodplain
-  500-Year Floodplain

4803 Blackman Court

Nashville, TN 37211
 Council District: 26
 Map/Parcel: 14706012500



Davidson County, Tennessee
Assessor of Property

Unofficial Property Record Card

GENERAL PROPERTY INFORMATION

Map & Parcel: 147 06 0 125.00
Current Owner: UNLISTED
Mailing Address: 4803 BLACKMAN CT
Jurisdiction: 1
Neighborhood: 4026

Location: 4803 BLACKMAN CT
Land Area: 0.30 ACRES
Most Recent Sale Date: 2/21/2023
Most Recent Sale Price: \$480,500
Deed Reference: 00000000-UNLISTED
Tax District: USD

CURRENT PROPERTY APPRAISAL

Assessment Year: 2024
Land Value: \$92,300
Improvement Value:
Total Appraisal Value: \$441,400

Assessment Classification: RES
Assessment Land: \$92,300
Assessment Improvement:
Assessment Total: \$110,350

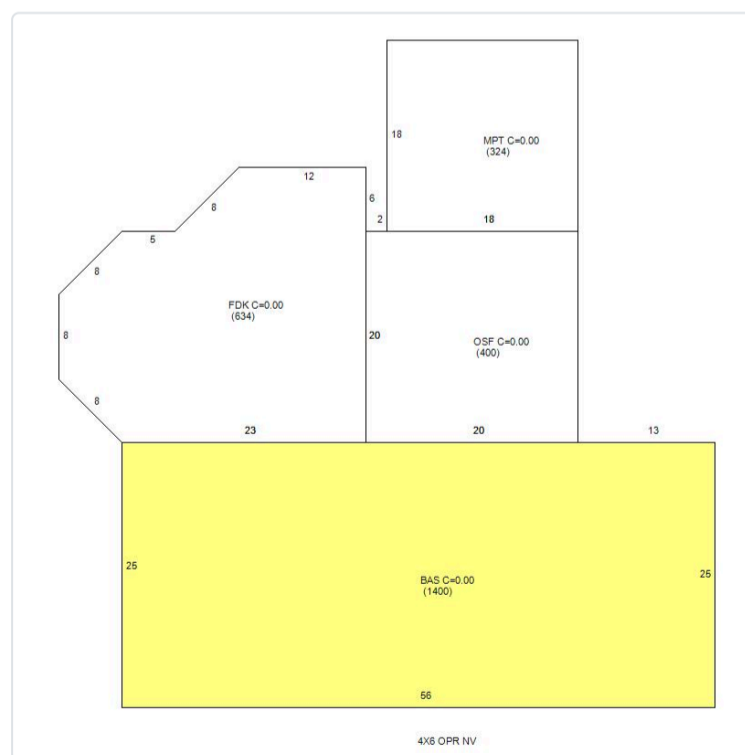
LEGAL DESCRIPTION

IMPROVEMENT ATTRIBUTES - CARD 1

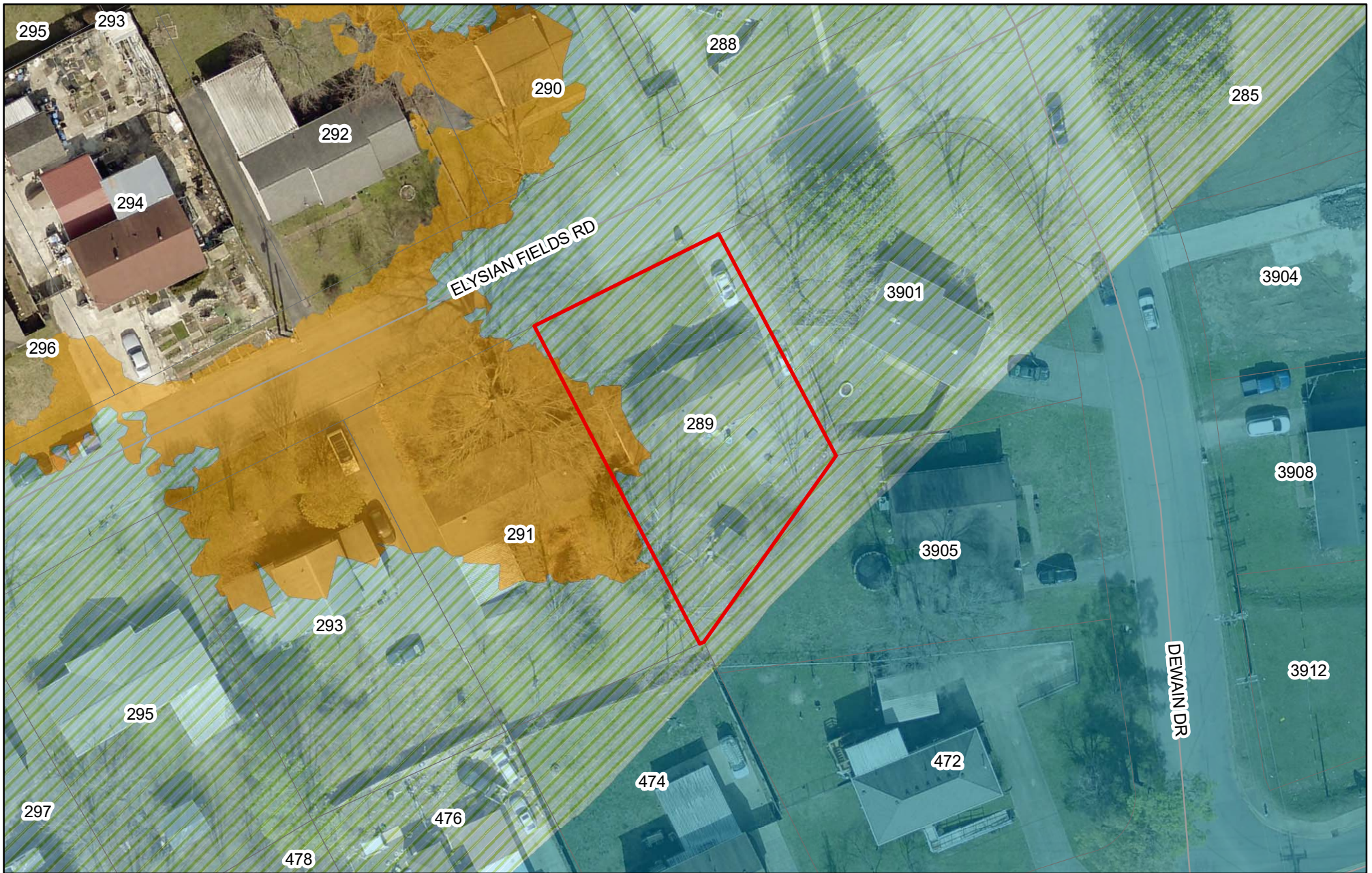
Building Type: SINGLE FAM
Year Built: 1962
Square Footage: 1,800
Number of Living Units: 1
Building Grade: C
Building Condition: Average

Rooms: 7
Beds: 3
Baths:
Half Bath: 0
Fixtures: 9

Exterior Wall: BRICK
Frame Type: RESD FRAME
Story Height: ONE STY
Foundation Type: CRAWL
Roof Cover: ASPHALT



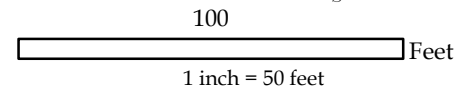
*This classification is for assessment purposes only and is not a zoning designation, nor does it speak to the legality of the current use of the subject property.



- Parcel Lines
- Floodway
- 100-Year Floodplain
- 500-Year Floodplain

289 Elysian Fields Rd

Nashville, TN 37211
Council District: 30
Map/Parcel: 13311007200



Davidson County, TN
Assessor of Property

Unofficial Property Record Card

GENERAL PROPERTY INFORMATION

Map & Parcel: 133 11 0 072.00
Current Owner: ORTEGA, MARISA ELYSE & ELROD,
Mailing Address: 289 ELYSIAN FIELDS RD
NASHVILLE, TN 37211
Zone: 1
Neighborhood: 3926

Location: 289 ELYSIAN FIELDS RD
Land Area: 0.22 Acres
Most Recent Sale Date: 10/27/2020
Most Recent Sale Price: \$325,000
Deed Reference: 20201029-0125658
Tax District: USD

CURRENT PROPERTY APPRASIAL

Assessment Year: 2023
Land Value: \$46,000
Improvement Value: \$270,100
Total Appraisal Value: \$316,100

Assessment Classification*: RES
Assessment Land: \$11,500
Assessment Improvement: \$67,525
Assessment Total: \$79,025

LEGAL DESCRIPTION

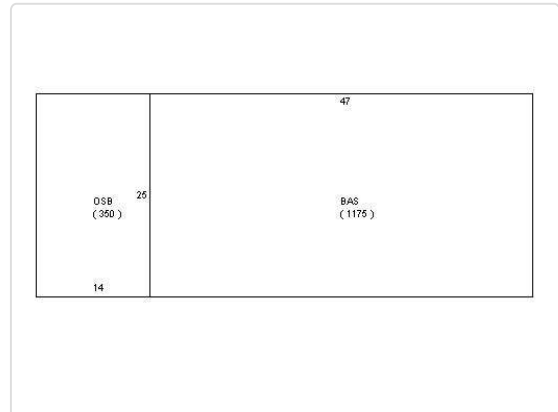
LOT 23 VALLEY VIEW MEADOWS SEC 1

IMPROVEMENT ATTRIBUTES - Card 1 of 1

Building Type: SINGLE
FAM
Year Built: 1965
Square Footage: 1,525
Number of Living Units: 1
Building Grade: C
Building Condition:
Average

Rooms: 6
Beds: 3
Baths: 1
Half Bath: 1
Fixtures: 7

Exterior Wall: BRICK
Frame Type: RESD
FRAME
Story Height: ONE STY
Foundation Type: CRAWL
Roof Cover: ASPHALT





August 20, 2024

To: Peggy Deaner Metro Water Services

**Re: Sevenmile Creek Flood Risk Management Project
Planning Commission Mandatory Referral 2019M-014PR-006
Council District # 26 Courtney Johnston, Council Member and # 30 Sandra
Sepulveda, Council Member**

On behalf of the Metropolitan Planning Commission, the following item, referred to the Commission as required by the Metro Charter, has been recommended for *approval* to the Metropolitan Council:

A request to add two (23) flood-prone properties to the 63 properties previously approved on 2019M-014PR-001/RS2019-1802, 2019M-014PR-002/RS2021-775, 2019M-014PR-003/RS2022-1776, 2019M-014PR-004/RS2023-2000 and 2019M-014PR-005/RS2023-90 in the Sevenmile Creek watershed as part of a project modification detailed in the Memorandum for Record and Design Documentation Report (Exhibit 1).

The relevant Metro agencies (Metro Parks, Nashville Department of Transportation, Metro Water Services, Metro Emergency Communications, the Nashville Electric Service, Metro Finance – Public Property and the Metro Historical Commission) have reviewed the proposal and concur in the recommendation for approval. This request must be approved by the Metro Council to become effective. A sketch showing the location of the request is attached to this letter.

Conditions that apply to this approval: none

This recommendation for approval is given as set forth in the Metropolitan Planning Commission Rules and Procedures. If you have any questions about this matter, please contact Christopher Paulsen at Christopher.paulsen@nashville.gov or 615-880-2452.

Sincerely,

A handwritten signature in black ink, appearing to read "Lisa Milligan".

Lisa Milligan

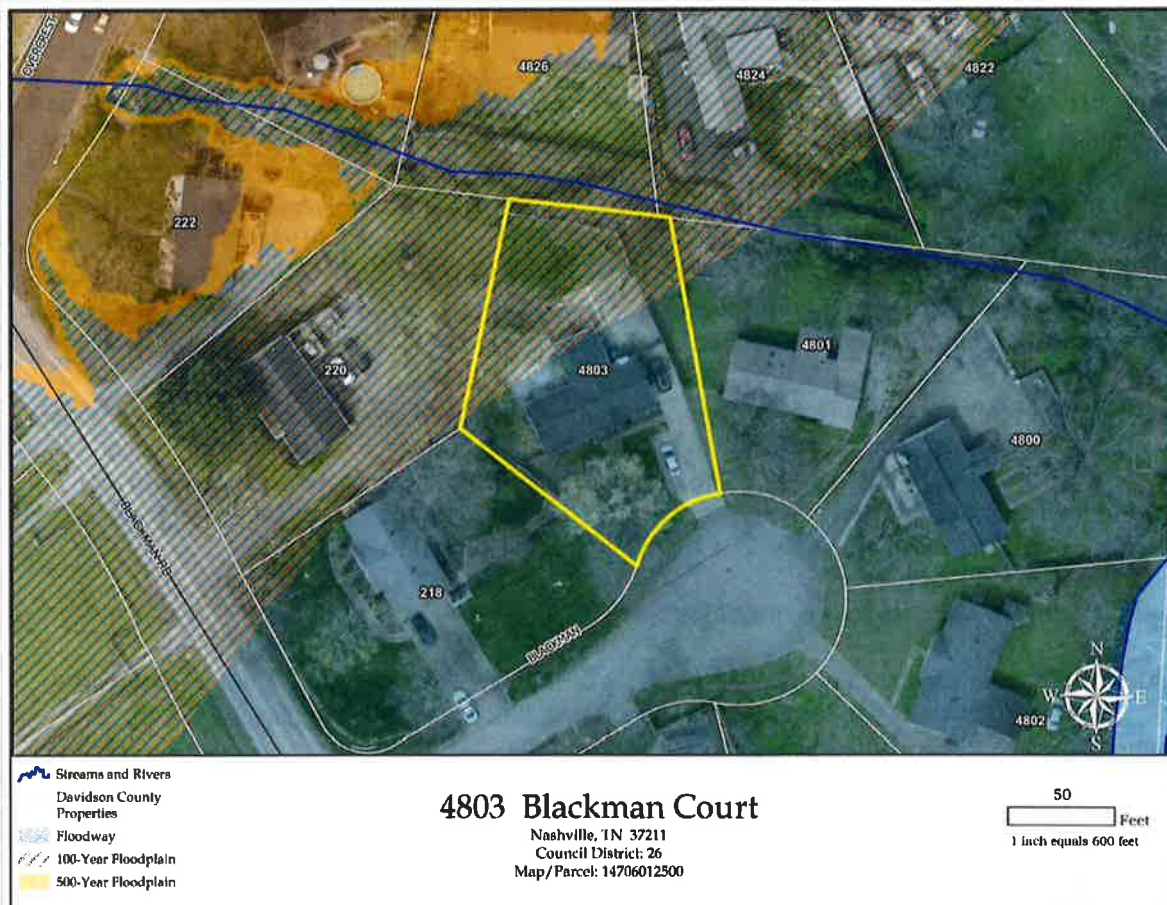
Assistant Director Land Development

Metro Planning Department

cc: Metro Clerk

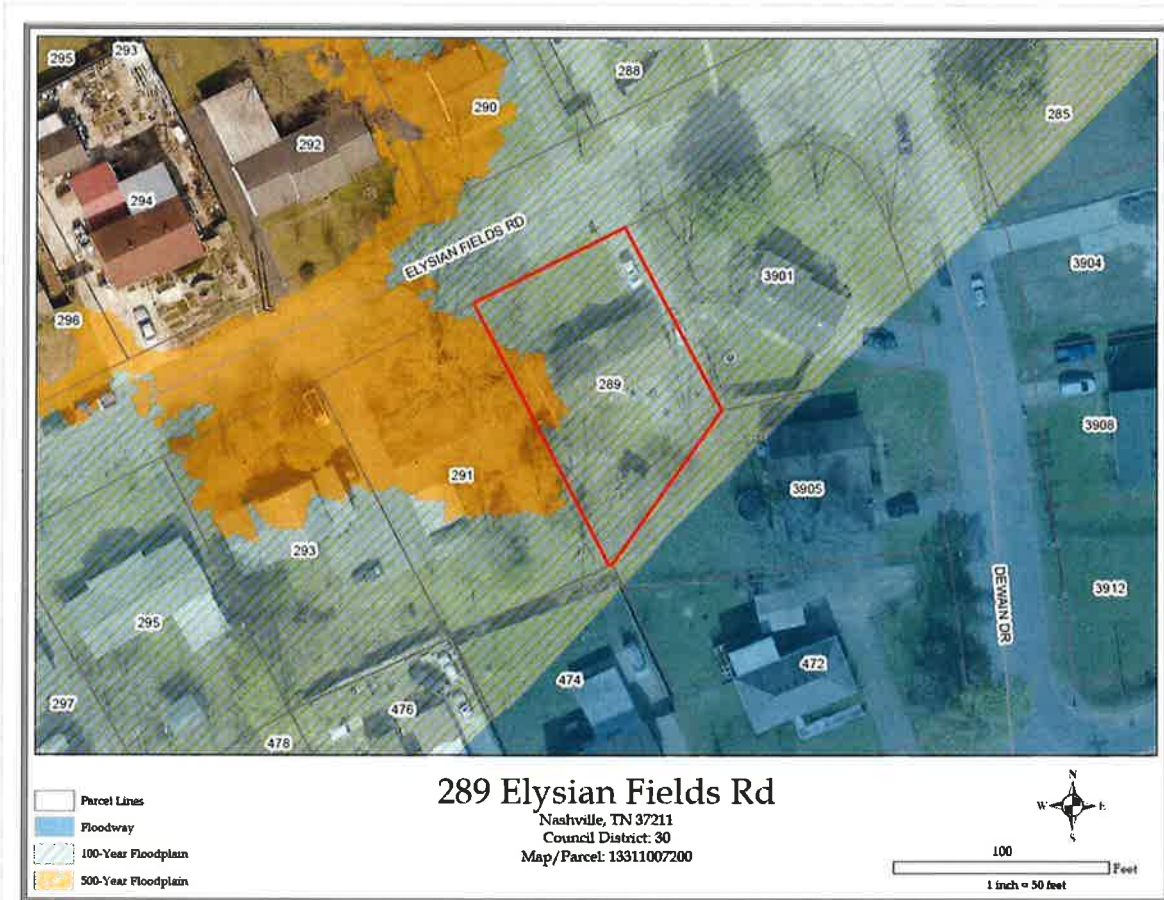
**Re: Sevenmile Creek Flood Risk Management Project
Planning Commission Mandatory Referral 2019M-014PR-006
Council District # 26 Courtney Johnston, Council Member and # 30 Sandra
Sepulveda, Council Member**

A request to add two (23) flood-prone properties to the 63 properties previously approved on 2019M-014PR-001/RS2019-1802, 2019M-014PR-002/RS2021-775, 2019M-014PR-003/RS2022-1776, 2019M-014PR-004/RS2023-2000 and 2019M-014PR-005/RS2023-90 in the Sevenmile Creek watershed as part of a project modification detailed in the Memorandum for Record and Design Documentation Report (Exhibit 1).



**Re: Sevenmile Creek Flood Risk Management Project
Planning Commission Mandatory Referral 2019M-014PR-006
Council District # 26 Courtney Johnston, Council Member and # 30 Sandra
Sepulveda, Council Member**

A request to add two (23) flood-prone properties to the 63 properties previously approved on 2019M-014PR-001/RS2019-1802, 2019M-014PR-002/RS2021-775, 2019M-014PR-003/RS2022-1776, 2019M-014PR-004/RS2023-2000 and 2019M-014PR-005/RS2023-90 in the Sevenmile Creek watershed as part of a project modification detailed in the Memorandum for Record and Design Documentation Report (Exhibit 1).



ORIGINAL

METROPOLITAN COUNTY COUNCIL

Resolution No. _____

A resolution approving a project modification to an agreement between the Metropolitan Government of Nashville and Davidson County and the United States Department of Army, to add two parcels related to the acquisition and removal of flood-prone properties in the Sevenmile Creek watersheds. (MWS Project No. 19-SWC-214 and Proposal Number 2019M-014PR-006)

Introduced _____

Amended _____

Adopted _____

Approved _____

By _____

Metropolitan Mayor
