



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

CELRN-PM-P

12 SEP 2023

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 three 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 2023 update adds three properties to the project, resulting in total scope of 42 buyouts and 18 elevations. The updated DDR includes the following properties be added to the Sevenmile Creek Project;

- 3905 Dewain Avenue
- 4801 Blackman Court
- 4802 Blackman Court

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Craig D. Carrington, PMP, WRCP
Chief, Programs, Planning and Project Management
United States Army Corps of Engineers
Nashville District

Seven Mile Creek					
CD	ADDRESS			PARCEL #	TOTAL COSTS
26	4801	Blackman Court	Nashville	147 06 0 126.00	\$ 570,100.00
26	4802	Blackman Court	Nashville	147 06 0 128.00	\$ 571,100.00
30	3905	Dewain Drive	Nashville	133 11 0 070.00	\$ 571,100.00
TOTAL ESTIMATED BUDGET					\$ 1,712,300.00
<p>*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.</p>					

Davidson County, TN
Assessor of Property

Unofficial Property Record Card

GENERAL PROPERTY INFORMATION

Map & Parcel: 147 06 0 126.00
Current Owner: SCOTT PROPERTY
MANAGEMENT, LLC
Mailing Address: 718 THURROCK CIR
BRENTWOOD, TN 37027
Zone: 1
Neighborhood: 4026

Location: 4801 BLACKMAN CT
Land Area: 0.30 Acres
Most Recent Sale Date: 11/25/2019
Most Recent Sale Price: \$180,000
Deed Reference: 20191202-0123624
Tax District: USD

CURRENT PROPERTY APPRASIAL

Assessment Year: 2023
Land Value: \$66,700
Improvement Value: \$217,600
Total Appraisal Value: \$284,300

Assessment Classification*: RES
Assessment Land: \$16,675
Assessment Improvement: \$54,400
Assessment Total: \$71,075

LEGAL DESCRIPTION

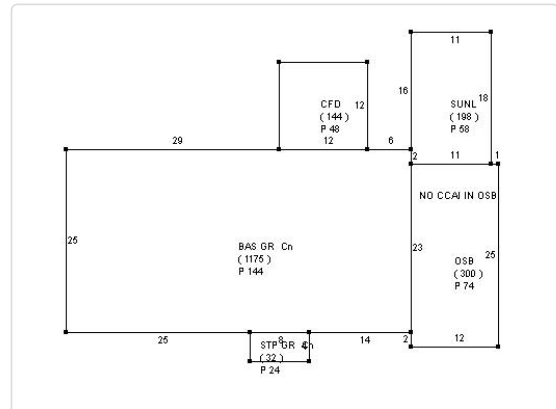
LOT 7 SEC 1 REV CALDWELL HALL

IMPROVEMENT ATTRIBUTES - Card 1 of 1

Building Type: SINGLE
FAM
Year Built: 1962
Square Footage: 1,475
Number of Living Units: 1
Building Grade: C
Building Condition:
Average

Rooms: 5
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: METAL



Davidson County, TN
Assessor of Property

Unofficial Property Record Card

GENERAL PROPERTY INFORMATION

Map & Parcel: 147 06 0 128.00
Current Owner: SLAYTON, LINDA LOU
Mailing Address: 500 ALMADALE CT
BRENTWOOD, TN 37027
Zone: 1
Neighborhood: 4026

Location: 4802 BLACKMAN CT
Land Area: 0.43 Acres
Most Recent Sale Date: 12/15/2001
Most Recent Sale Price: \$0
Deed Reference: 00006962-0000960
Tax District: USD

CURRENT PROPERTY APPRASIAL

Assessment Year: 2023
Land Value: \$92,300
Improvement Value: \$204,900
Total Appraisal Value: \$297,200

Assessment Classification*: RES
Assessment Land: \$23,075
Assessment Improvement: \$51,225
Assessment Total: \$74,300

LEGAL DESCRIPTION

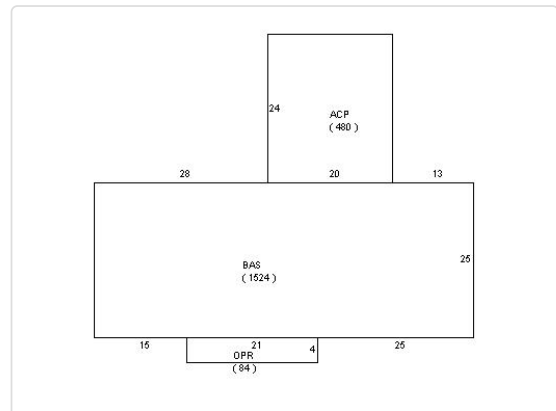
LOT 5 SEC 1 REV CALDWELL HALL

IMPROVEMENT ATTRIBUTES - Card 1 of 1

Building Type: SINGLE
FAM
Year Built: 1962
Square Footage: 1,524
Number of Living Units: 1
Building Grade: C
Building Condition:
Average

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

Exterior Wall: BRICK
Frame Type: TYPICAL
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.

Davidson County, TN
Assessor of Property

Unofficial Property Record Card

GENERAL PROPERTY INFORMATION

Map & Parcel: 133 11 0 070.00
Current Owner: WALLIS, WILLIAM G. SR.
Mailing Address: 5209 LAKE CT
BRENTWOOD, TN 37027
Zone: 1
Neighborhood: 3926

Location: 3905 DEWAIN DR
Land Area: 0.24 Acres
Most Recent Sale Date: 09/12/2016
Most Recent Sale Price: \$85,000
Deed Reference: 20160916-0097621
Tax District: USD

CURRENT PROPERTY APPRASIAL

Assessment Year: 2023
Land Value: \$46,000
Improvement Value: \$178,200
Total Appraisal Value: \$224,200

Assessment Classification*: RES
Assessment Land: \$11,500
Assessment Improvement: \$44,550
Assessment Total: \$56,050

LEGAL DESCRIPTION

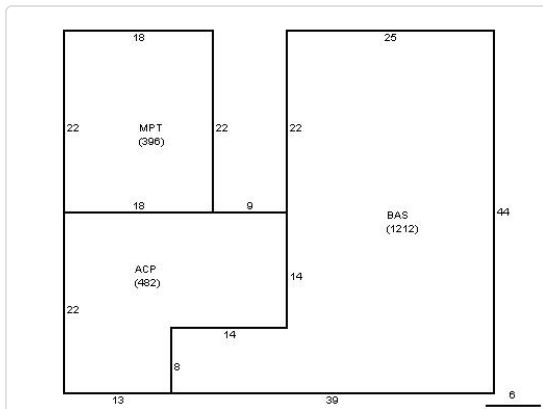
LOT 25 VALLEY VIEW MEADOWS SEC 1

IMPROVEMENT ATTRIBUTES - Card 1 of 1

Building Type: SINGLE
FAM
Year Built: 1965
Square Footage: 1,212
Number of Living Units: 1
Building Grade: C
Building Condition:
Average

Rooms: 5
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



*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.



METROPOLITAN GOVERNMENT OF NASHVILLE

AND DAVIDSON COUNTY

Metro Office Building
800 President Ronald Reagan Way
P. O. Box 196300
Nashville, TN 37219-6300

September 22, 2023

To: Peggy Deaner Metro Water Services

Re: SEVENMILE CREEK FLOOD RISK MANAGEMENT PROJECT
Planning Commission Mandatory Referral 2019M-014PR-005
Council District #30 Sandra Sepulveda, Council Member
Council District #26 Courtney Johnston, 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 fourth request to amend the Sevenmile Creek Flood Risk Management Project property list (RS2019-1802, RS2021-775, RS2022-1776 and RS2023-2000; MWS Project No. 19-SWC-217) to add three properties.

The relevant Metro agencies (Metro Parks, Metro Public Works, 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 blue ink that reads "Lisa Milligan".

Lisa Milligan
Land Development Manager
Metro Planning Department
cc: *Metro Clerk*

Re: SEVENMILE CREEK FLOOD RISK MANAGEMENT PROJECT
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