

## Scottsboro-Bells Bend Audience Questions: February 19<sup>th</sup> Concept Plan Meeting 2

### Questions Regarding the Draft Concept Plan

The following questions were answered during the meeting:

- Is it possible to take an approach of planning for conservation first, establishing connecting corridors for natural and cultural features and then plan for development with what is left?  
*Yes and that is exactly what the Planning Department did in developing this Draft Concept Plan. Metro Planners looked at areas of environmental features – steep topography, hillsides, tree cover, floodplains, rare plants and animals, historical and archeological sites and sites stakeholders mentioned as important to them – and largely designated them as Natural Conservation. The remaining land was analyzed to determine what could be developed in a limited, rural character fashion.*
  - Describe the selling / trading of development rights?  
*Each property has a bundle of “development rights” – for example, a 100 acre site with AR2a zoning has the zoning to develop 50 homes. A Transfer of Development Rights (TDR) program allows property owners to buy, sell or donate some or all of their rights. Sites are designated as either “sending sites” or “receiving sites”. TDR allows the bundle to be divided into pieces and pieces can be bought, sold or donated to another site. TDRs are used to preserve environmental features, agricultural lands or historic sites. They can relieve development pressure from areas intended to be low-intensity while allowing owners of properties to realize the value of their property.*  
*For more information regarding TDRs, please refer to the Planning Department’s Transfer of Development Rights Fact Sheet at: [www.nashville.gov/mpc/subarea/subarea3.htm](http://www.nashville.gov/mpc/subarea/subarea3.htm)*
  - What are the guidelines for Native American graves preservation and any possible Civil War grave preservation?
  - Are Indian burial sites considered private cemeteries and if so, have they and archeological sites been inventoried?  
*The guidelines for Native American grave preservation are regulated by the Tennessee Department of Environment and Conservation (TDEC) Division of Archeology. There are generally three levels within the process:*
    1. *Survey to identify areas onsite where the gravesite/cemetery exists*
    2. *Examine the gravesite/cemetery for determination of eligibility of National Register of Historic Places (NRHP), and*
    3. *Data recovery for the removal, reburial of remains.*  
*In instances where level three is reached within the process, Chapter 04000-9-1 Native American Indian Cemetery Removal and Reburial legislation should be followed. It is preferable to leave the remains undisturbed, however, and instead work to minimize the impact on the remains through thoughtful site design of any development plan. It is also largely the private developer’s responsibility to contact State officials if gravesites/cemeteries are found.*  
*In response to “are Indian burial sites considered private cemeteries”— TDEC’s Division of Archeology replied that all burial sites are treated in the same manner. In the Scottsboro-Bells Bend community, some archeological sites have been inventoried. The location of these sites is not public information, however, to avoid drawing attention and possible harm to the burial sites. Further questions should be directed to the TDEC Division of Archeology. On their website are contact numbers for staff members and its licensed archeologist: [www.state.tn.us/environment/arch/](http://www.state.tn.us/environment/arch/)*
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- In the document “Beaman Park to Bells Bend: A Community Conservation Project” community members worked with the State Archeologist and write that site records at the Tennessee Division of Archeology (TDOA) yield information about 64 sites located in Bells Bend, south of Highway 12. Sixty of these sites are prehistoric; the remainder historic and fifteen of the sites contain Native American human remains. As mentioned above, please contact the state for more information: [www.state.tn.us/environment/arch/](http://www.state.tn.us/environment/arch/)*
- What steps if any have been taken toward wildlife preservation? Hunters come from other places to hunt, even other countries – Wildlife Management Areas.  
*Preserving open space has many benefits, one of them being the ability to preserve the natural habitat of wildlife. The Draft Concept Plan calls for Natural Conservation (NCO) land use policy to be applied to areas where the existing natural and largely undisturbed features encourage the concentration of wildlife. NCO policy along with*

*additional design guidance encourages the conservation of environmentally sensitive features - dense forest, floodplains, wetlands, and ridge lines - further maintaining the balance between wildlife and habitat. Preserving the vast majority of these areas will inherently preserve the natural habitats of Bells Bend/Scottsboro wildlife.*

*The Bells Bend Advisory Group's document – Beaman Park to Bells Bend: A Community Conservation Project – identifies wildlife species and habitats. Some of these areas are included in the NCO policy, while others are not. This reflects Metro Planners' attempt to strike a balance between preservation and the interest, on the part of some property owners, to retain some development rights. Methods that have been discussed at meetings as private property choices to ensure conservation include Conservation Easements and the Transfer of Development Rights (TDRs).*

- What is the purpose of “one dwelling unit per two acres if the land allows” under Rural Residential?
- The policy suggestion “one dwelling unit per two acres if the land allows” is disturbing. This would generally be the flat land – close to roads. This is vital to preserving rural character. What exactly does “if the land allows” mean?
- In Rural Residential, please give examples of one dwelling per two acres “if land allows”. What factors determine “if allowed”?

*The “one dwelling unit per two acres if the land allows” policy is meant to recognize that there are parcels of land within the study area that have peculiar dimensions in terms of such things as lot width and depth and/or that are partially affected by environmental constraints such as topography, unstable soils, floodplain, etc.. Also, some parcels might be larger than two acres, but smaller than four acres. Parcels such as these could be difficult to legally divide into new lots that were as small as two acres. So, “one dwelling unit per two acres if the land allows” would refer to parcels that were free of such constraints.*

*It sounds like the concern reflected in these questions is that the plan should only allow lots as small as two acres within Rural Residential areas under rare circumstances (ex: a five acre lot that is surrounded by two acre or smaller lots). Staff will study this issue further, discuss it, and report back to participants at the next meeting. Staff has heard from some participants, however, that they still want to retain the right to develop their land with two-acre lots, so it may be necessary to make some compromises.*

- Proposed Rural Residential “homes grouped together” – how did this get snuck in here?  
*This policy option came from both community desires to preserve environmentally and archeologically sensitive lands along with planning principles that support preservation of these sensitive features. Many properties in the study area are large and contain some areas with constraints and some areas that are free of constraints. The phrase “homes grouped together” is intended primarily for such properties, to encourage the homes to be built on the portion of the property that is unconstrained, retaining significant areas of uninterrupted open space. Another instance in which the community might wish to consider such an option is when the land is free of constraints but for which there is still a desire to preserve a significant area of uninterrupted open space (perhaps to protect an important view, for example). The details of how the homes would be grouped are of course important. Staff has done considerable research in the study area and is looking to existing home groupings as a model (ex: Pecan Valley Road, Bull Run Road, both of which contain numerous properties that have both constrained and unconstrained areas).*
- If Planning didn't suspect growth, why was this process started? And by whom?  
*The Planning Department was invited by some of the community members to conduct a Detailed Neighborhood Design process to provide refined land use policy to guide future zone changes in the area.*
- What is the size of the Village Center and number of dwellings and people in the Village Residential?  
*The acreage of the Village Center is 27 acres and is for neighborhood-scale commercial uses, such as a coffee shop, café, music venue, farmers market, etc. The size of the Village Center needs to be discussed with community stakeholders at the next meeting. Meanwhile, the size of the Village Residential and the housing types within it needs to be discussed with community stakeholders at the next meeting.*

- The Village Residential east of Old Hickory Blvd. seems like a large area. How was this determined? Can this scale be reduced to be in keeping with the area?  
*The entire Village Residential area is 122 acres. Planners looked at ways to anchor the Village Center and tie both sides of Old Hydes Ferry Road into the Village Center by designating it Village Residential to support a limited mixture of housing types. Metro Planners can look at scaling that Village Residential area back. That discussion will be part of the next meeting.*
- How do you see the May Town Center fitting in with this policy you just presented?
- How will May Town Center affect our vision – are they compatible?  
*If the vision for the entire Scottsboro-Bells Bend area is rural preservation, then the May Town Center is not compatible with that vision. However, in creating an amendment to the community plan for Scottsboro-Bells Bend, Metro Planners weigh competing visions for the future of the area and competing roles for Scottsboro-Bells Bend in the larger Nashville/Davidson County area. Rural and environmental preservation is an important goal for the city and county, as is economic development and remaining competitive in attracting corporate headquarters.*  
*Metro Planners will need to study the May Town Center proposal in detail. Some features of the plan, however, suggest that the May Town Center would be more environmentally sensitive and do more for rural preservation than many corporate headquarters proposals. These features include plans to preserve a large portion of the property as open space, compact development of the town center and housing, use of sustainable building materials and practices, etc.*
- Can just the residents of Scottsboro-Bells Bend meet to assemble this Plan WITHOUT the May Family representatives?  
*Perhaps you could, but the Planning Department has invited all stakeholders to participate in this process. The community can either have the discussion regarding the May property now or it can have it later with the zone change application. Metro Planning encourages that discussion to occur as part of this process in developing detailed land use policy and a policy guide for the future.*
- I can't help but feel I'm being tricked and deceived. There is no zoning plan for something on the scale of a "May mini-city" yet you still have a big white blob on the map?  
*Planners placed Natural Conservation on those environmental features of the May property, just as was placed on all property with environmental constraints in the study area. However, for the remainder of the property there are competing visions. Rather than "choose one" and show that color, planners decided to leave it white and encourage a discussion about it.*
- How do we maintain the current Land Use Policy? And not allow commercial development to encroach into this rural setting?  
*The current land use policy could be maintained by asking Metro Planning to not proceed with an amendment to the Bordeaux/Whites Creek Community Plan. Alternately, if the plan amendment process continues and the amendment is proposed to the Metro Planning Commissioners, stakeholders can attend that public hearing and ask that the current land use policy remain.*  
*With regard to prohibiting commercial development from encroaching into the rural setting, please note that zoning that supports commercial development is already present at the intersection of Old Hickory Blvd. and Ashland City Highway. The proposed Scottsboro-Bells Bend plan would acknowledge this zoning and recommend that mixed use development occur at this intersection and include the Wade School to give that site more opportunities for reuse of the historic structure. After further study of the May Town Center proposal, Metro Planners may also recommend that commercial development be allowed with regard to the May property. If that occurs and stakeholders are in opposition to that proposal, then they should attend the public hearing on the plan amendment at the Metro Planning Commission to voice disapproval.*
- Who and when was it decided the May Town Center land was excluded from this community planning process?  
*The Planning Department invited all stakeholders to participate and share their views for the future of this study area.*

- If the consensus of the community is that we don't want this development (May Town Center), will it still go forward if approved by Metro?  
*While Metro Planning does try to find compromise and consensus among competing visions, to date, Metro Planners have heard both opposition to the May Town Center proposal and support of it; it appears that consensus is unlikely. Metro Planning's role is not simply, however, to broker compromise. Staff is also charged with considering all the options and roles for a particular property and for a larger area such as Scottsboro-Bells Bend. Some community members have made a compelling argument that Scottsboro-Bells Bend's role in Davidson County should be that of farmland/bread basket and playground for the community. Representatives of the May property are making the argument that the best role for their property is corporate headquarters location to keep Nashville/Davidson County competitive in seeking economic development. Metro Planners are charged to consider these and other options for the area. Therefore, after considering the options and how compromise can be found between them, Metro Planners may recommend, to Metro Planning Commission, a land use plan that is not supported by all of the stakeholders.*
- How many people are opposed to May Town Center?  
*One community member spoke out and asked for people to stand up and a show of hands for those attending that were in opposition to the proposal. Planners explained that the Planning Department has not had time to review and analyze the proposal yet so that was not the purpose of this discussion. The Planning Department also wants to stress that we are not about "polling"—instead we are trying to discuss issues and in the future will have more discussion on the competing interests of rural preservation and economic development.*
- Can you please give us the websites for update info?  
*Information about this process can be found on the Planning Department's website at: [www.nashville.gov/mpc](http://www.nashville.gov/mpc)  
Information about May Town Center can be found at: [www.maytowncenter.com](http://www.maytowncenter.com)  
Information about the Beaman to Bells Bend Conservation Project can be found at: [www.landtrusttn.org/bbb.html](http://www.landtrusttn.org/bbb.html)*

**The following questions were not answered during the meeting due to lack of time:**

- Are we not doing a Building Regulating Plan process?  
*Standards for buildings will be incorporated into the Village Center and Village Residential. In the Rural Residential areas, more general guidance is given.*
- Do you recommend preserving steep slopes, ridgetops, trees and floodplains and maintaining some treed areas in a natural state in the middle and south part of Bells Bend?  
*Yes, these areas of Bells Bend contain Natural Conservation on environmentally sensitive features. In developing the Draft Concept Plan, this area was analyzed by the same method as all other portions of the study area.*
- How binding would this plan be? Would someone be able to come in and change zoning in another 2 years?  
*As mentioned during the presentation, this plan is policy, which guides zoning and subdivision decisions made by the Metro Planning Commission and Metro Council. Someone can, at any time, file for a zone change on a piece of property regardless of whether their proposal is compliant with the community plan.*
- We would like to have some land that is not floodplain designated as farmland. Can we do this if we choose?
- What about defining areas as specifically agricultural?  
*The land use policy described in the Draft Concept Plan as Rural Residential and Natural Conservation provide the option of farming. The designation of "Farming" or "Farming Only" was not explicitly called out because of the feedback obtained at last fall's educational meetings that farming land uses were limiting and not economically feasible. Therefore, applying Rural Residential to properties allows for farming or for some limited residential development.*
- What is the potential of the May property according to current codes? Is a change in zoning being pursued? What about neighboring properties?  
*The May property and the neighboring properties are zoned AR2a. The table on the following page identifies the uses permitted in the AR2a zoning district.*

<b>USES</b>	<b>PERMITTED</b>	<b>ACCESSORY</b>	<b>PERMITTED WITH CONDITIONS</b>	<b>PERMITTED BY SPECIAL EXCEPTION</b>
<b>RESIDENTIAL</b>	Single-family Mobile home dwelling	Accessory apartment Garage sale Home occupation	Two-family Consignment sale	Historic bed and breakfast homestay Historic home events Rural bed and breakfast homestay
<b>INSTITUTIONAL</b>	Orphanage Religious institution	Day care--parent's day out School day care Monastery or convent		Correctional facility Cultural center Day care center (up to 75) Day care home
<b>EDUCATIONAL</b>			Community education	
<b>OFFICE</b>		Leasing/sales office		
<b>MEDICAL</b>	Assisted-care living Hospice Nursing home Rehabilitation services			
<b>COMMERCIAL</b>				Kennel/stable
<b>COMMUNICATION</b>		Amateur radio antenna Satellite dish	Telephone services	Radio/TV/satellite tower
<b>INDUSTRIAL</b>		Fuel storage		
<b>TRANSPORTATION</b>				Airport/heliport Bus station/landport Bus transfer station Commuter rail Park and ride lot Railroad station
<b>UTILITY</b>	Water/sewer pump station		Power/gas substation Reservoir/water tank	Safety services Waste water treatment Water treatment plant
<b>WASTE MANAGEMENT</b>		Recycling collection center		Construction / demolition landfill Sanitary landfill
<b>RECREATION AND ENTERTAINMENT</b>	Greenway Park			Camp Country club Driving range Golf course Racetrack Zoo
<b>OTHER</b>	Agricultural activity Cemetery Domestic animals / wildlife			Mineral extraction Pond/lake

**Permitted** uses are allowed outright. **Accessory Uses** are permitted as an accessory use to the principle use. **Uses Permitted with Conditions** are those that are allowed if certain conditions are met. **Special Exception Uses** are uses permitted when certain standards are met.

Additional information on each of these Accessory Uses, Uses Permitted with Conditions, and Special Exception Uses (which are referenced in the Zoning District Land Use Table above), including definitions can be found in the following sections of the Metro Zoning Code at: [www.nashville.gov/metrocode/](http://www.nashville.gov/metrocode/)

**Uses Permitted as Accessory Uses (from the Metro Zoning Code):**

**17.16.250 Residential accessory uses.**

- A. Accessory Apartment.
- B. Garage Sale.
- C. Home Occupation.

**17.16.260 Institutional accessory uses.**

- A. Day Care--Parents Day Out.
- B. Monastery or Convent.
- C. School Day Care.

**17.16.270 Office accessory uses.**

- A. Leasing/Sales Office.

**17.16.290 Communication accessory uses.**

- A. Amateur Radio Antenna.
- C. Satellite Dish.

**17.16.300 Industrial accessory uses.**

- A. Fuel Storage.

**17.16.310 Waste management accessory uses.**

- B. Recycling Collection Center.

**Uses Permitted with Conditions (from the Metro Zoning Code):**

**17.16.030 Residential uses.**

- A. Consignment Sale.
- D. Two-Family Dwellings.

**17.16.040 Educational uses.**

- A. Community Education.

**17.16.080 Communication uses.**

- C. Telephone Service.

**17.16.100 Utility uses.**

- A. Power/Gas Substation.
- B. Reservoir/Water Tank.

**Uses Permitted as Special Exceptions (from the Metro Zoning Code):**

**17.16.160 Residential special exceptions.**

- A. Rural Bed and Breakfast Homestay.
- B. Historic Home Events.

**17.16.170 Institutional special exceptions.**

- A. Correctional Facility.
- B. Cultural Center.
- C. Day Care Center.
- D. Day Care Home.

**17.16.175 Commercial special exceptions.**

- A. Kennel/Stable.

**17.16.180 Communication special exceptions.**

- A. Radio/TV/Satellite Tower.

**17.16.190 Transportation special exceptions.**

- A. Airport.
- B. Bus Station/Landport.
- C. Bus Transfer Station.
- D. Commuter Rail.
- F. Park and Ride Lot.
- G. Railroad Station.

**17.16.200 Utility special exceptions.**

- A. Safety Services.
- B. Wastewater Treatment.
- C. Water Treatment Plant.

**17.16.210 Waste management special exceptions.**

The applicant shall submit to the board of zoning appeals a detailed description of the management procedures of the facility.

- A. Construction/Demolition Landfill.
- B. Sanitary Landfill.

**17.16.220 Recreation and entertainment special exceptions.**

- A. Camp.
- C. Country Club.
- D. Driving Range.
- E. Golf Course.
- F. Racetrack.
- I. Zoo.

**17.16.230 Other special exception uses.**

- B. Mineral Extraction.
- C. Pond/Lake.

- How many zone changes will the May Town Center require?

*The developers indicated that they will request a rezoning to Specific Plan Zoning District (SP). If they pursue this route, it is likely that they would pursue one SP zone change that would encompass the entire master plan, including all of the multiple uses on the property. Alternately, the developer may choose to file separate SPs for each of the uses – residential, town center, corporate headquarters. That is the applicant’s (developer) choice.*

*The plan that accompanies the SP zone change application must identify the standards for height, size, density, setbacks, signs, landscaping, parking, internal street network etc. for the development. These standards will then be written into the zoning ordinance for Metro Council consideration, and if adopted, will become law. The SP zone change application will be judged for conformance with the goals and objectives of the General Plan. The “General Plan” encompasses the Bordeaux/Whites Creek Community Plan and any Detailed Rural Design Plan that is adopted for Scottsboro-Bells Bend. The SP zone change must also comply with Metro’s subdivision and stormwater regulations.*

- What can we do to prevent the state and federal approval of a new bridge?

*The most direct method to influence a transportation project is through public involvement with the Nashville Area Metropolitan Planning Organization (MPO – the regional transportation planning organization that determines the prioritization of state and federal funding to regional and some county transportation projects). Options for contacting the MPO are at: [http://www.nashvillempo.org/public\\_participation.html](http://www.nashvillempo.org/public_participation.html)*

*As far as the process to influence a state/federal project, first contact one's local elected leader on the MPO Board (board membership is listed on the MPO web site at: [www.nashvillempo.org/mpo\\_executive\\_board.html](http://www.nashvillempo.org/mpo_executive_board.html) ).*

*Project development time is related to the scope and magnitude of the project - this affects the timing of projects in the MPO’s Transportation Improvement Projects (TIP). These projects are taken from the MPO’s Long Range Transportation Plan (LRTP).*

**LRTP – Long-Range Transportation Plan:** *A document resulting from regional or statewide collaboration on a region or state's transportation system, that serves as the defining vision for the region's or state's transportation systems and services. In metropolitan areas, the plan indicates all of the transportation improvements scheduled for funding over the next 20 years. It is fiscally constrained, i.e., a given program or project can reasonably expect to receive funding within the time allotted for its implementation.*

**TIP - Transportation Improvement Program:** *A priority list of transportation projects developed by a metropolitan planning organization that is to be carried out within the four (4) year period following its adoption; must include documentation of federal and state funding sources for each project and be consistent with adopted MPO long range transportation plans and local government comprehensive plans.*

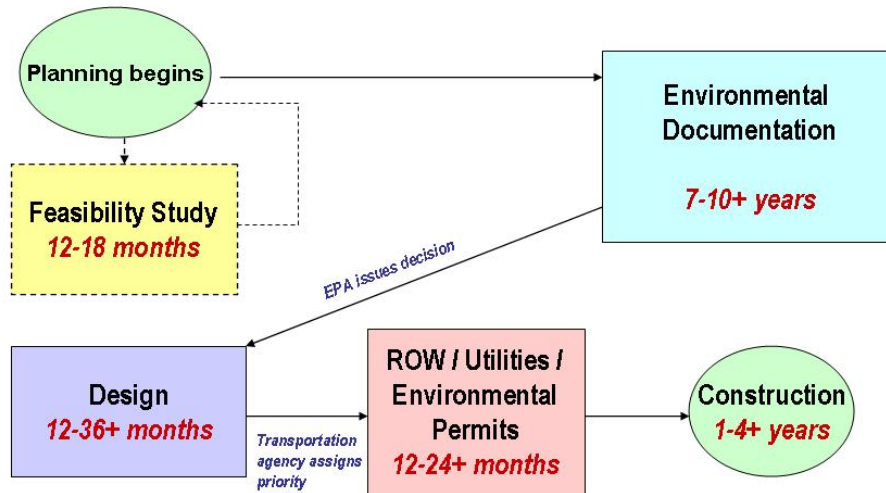
*The simplest projects (simple bridge replacements w/ low environmental impacts) can run 3-4 years from start of planning to completion of construction. Highly complex projects (new freeway w/ significant environmental impacts) can last 20 years or longer from start of planning to opening to traffic.*

*Please refer to the Graphic on the following page to better illustrate this process.*

*Additional information about the MPO and its process can be found at: [www.nashvillempo.org/mpo\\_about.html](http://www.nashvillempo.org/mpo_about.html)*

# Project Development Stages

Most projects of this scale use a timeline similar to this one.



## Regarding the May Town Center Proposed Development

The following questions regarding the May Town Center proposal have been passed along to Tony Giarratana for inclusion on the question and answer portion of the May Town Center website at: [www.maytowncenter.com](http://www.maytowncenter.com)

### The following questions were answered during the meeting:

- News reports say you have filed a zoning request with the Planning Commission. When do you expect to go to Council?
- How many stories is the projected tallest building?
- Is there a local shortage of office space?
- Since nothing in these plans allows for development proposed for May Town Center, why are RTKL and other major developers even interested in Bells Bend?
- If your proposed plan were completely built out to maximum home density, how many additional homes could be added?
- Where exactly is the bridge? Does it connect to Cleece's Ferry?
- Is all of this contingent on a new bridge at Cleeses Ferry?
- Will the bridge be built before construction starts? If not, how will the narrow Old Hickory Blvd. accommodate such heavy construction loads?
- Will the bridge use any public funds? If so, why should my taxes pay for something I don't want.
- I don't want my property taxes to be used to build a bridge to go somewhere I have no interest in!
- Who pays for the bridges / roads?
- Who is going to pay for the bridge?
- When discussing the bridge, you referred to federal, state and local government input – where they would like the bridge. Why are they consulted? Will they be paying?
- How much state and federal money do you expect to get for bridge development?

- Are you planning to build two bridges – for ingress and egress should one be closed?
- What type of archeological studies have been performed to date? What will your policy be if graves are encountered?
- I live in Charlotte Park – how close to the River will development be? Will there be boat ramps to access area? Any drainage pipes going into River?
- Is May Town just another Metro Center? If so, no way.
- The community Concept Plan calls for protection of viewsheds and wildlife corridors – May Town Center could in no way meet these requirements it seems to me. Do you agree? Am I mistaken?
- Any tax incentives in this project?
- Is financing for the project solid? Are there companies and stores who want to locate there?

**The following questions were not answered during the meeting due to lack of time:**

*The following questions regarding the May Town Center proposal have been passed along to Tony Giarratana for inclusion on the question and answer portion of the May Town Center website at: [www.maytowncenter.com](http://www.maytowncenter.com)*

- What happens to the homes in Beacon Square that are located at Cleece’s Ferry?
- Will those homeowners be bought out if the bridge is located in the Cleece’s Ferry area?
- Will the Civic Design Center evaluate this project?
- How can you justify a multi-million dollar bridge that if funded by taxpayers but only serves a select community?
- What’s the price range on the condos?
- Are you saying our choice is either a Cool Springs type development or 1200 homes?
- You’ve said that you and the May family are neighbors. Why would you and they want to proceed with the development when your Scottsboro/Bells Bend neighbors overwhelmingly oppose it?
- Since you said last week that you were seeking more property options, why should anyone think that it will stop there and widening of Old Hickory Blvd. to Hwy. 12?
- Will you be able to see the May Town Center from Bells Bend Park? From the other side of the River?
- Does the May Town plan have energy conservation, alternative energy planning, using solar, green building, green roofs, etc?
- Show us the Barnes Cemetery on the model.
- How many people cars will come across the bridge each day?
- How many years will you be building?
- Where will kids from 5,000 homes go to school?
- Isn’t it possible Williamson Co. schools may be a significant draw to southern county growth?
- If “interconnectivity” north of May Town Center is not available, what would happen to its residents, employees, etc., if the new bridge were shut down for whatever reason?
- We would like another park in Bells Bend called May Park.
- Where is the parking?
- What will happen to the people who live where May Town Center might be?
- Why are we destroying an established neighborhood (Beacon Square/Charlotte Park) to create a new living center?
- How many West Nashville residents will have to leave their home to make way for the new bridge?
- Will Old Hickory Blvd. be widened?

- Will the bridge be open from Hwy 12 to Charlotte Pk.?
- Does the bridge as pictured allow only access from 40-West? Why was it referred to as a one-way bridge?
- What about the bridge?
- Why are they proposing to end Old Hickory Blvd.?
- Will Old Hickory Blvd. be re-routed and if so, where?
- Will the construction traffic access Old Hickory Blvd. from Hwy. 12? Or will the construction traffic only cross the newly constructed bridge?
- Why are they adding a new bridge when there's already access?
- Where did you come up with May Town name?
- Who is the May family?
- Forget the bridge! Why not put in 2 ferries?
- Wouldn't May Town Center take businesses away from Downtown, Green Hills, the Gulch and Belle Meade, in a time of recession?
- How is May Town Center different from Metro Center, 100 Oaks, Rivergate Mall and other places that haven't done well?
- Fire Department and Emergency Response will not allow just one access point to such a large community. How do you propose to provide additional access?
- I heard that Old Hickory Blvd. would be turned into a dead end. Please explain as it is already a dead end. Will the cemetery road be where it is now?
- Will the roads and sidewalks be public or private?
- How will you keep people from driving into the upper part of Bells Bend? This will be a safety issue.

### **Regarding the Beaman to Bells Bend Conservation Project**

#### **The following questions were answered during the meeting:**

- What are some of the alternative visions for recreation activities we can offer Nashville?  
*Some recreational ideas include horseback riding, hiking, canoeing, kayaking, learning about nature and agriculture.*
- How can I get a list of names and contacts for people involved in this association?  
*Advisory group members were asked to raise their hands so audience members could talk with them after the meeting.*