

West Nashville Community Plan Update
Summary of Issues Survey Given at October 30, 2008 KickOff Meeting

What are things you really like about your neighborhood?

- **Neighborhood Atmosphere / Quality of Life**

- “Friendliness of neighbors” (4 responses)*
- “People” (2 responses)*
- “Comradery of the friendly neighborhood”*
- “People care about the community”*
- “Good neighbors”*
- “Peaceful and quiet” (3 responses)*
- “Peacefulness pf sound/temperature/traffic buffers”*
- “Reasonably quiet”*
- “People know each other – do not agree much however”*
- “Small hometown feeling”*
- “Small town feel in a big town setting”*
- “Small town feeling of Sylvan Park”*
- “It has ‘old time’ feel, rather than suburban”*
- “Strong neighborhood feel”*
- “Safe”*
- “Relatively safe”*
- “Low crime”*
- “Lack of crime”*
- “West Nashville is my home; it’s where I grew up”*
- “It’s mine”*

- **Community Character**

- **General Community Character**

- “Variety of people, incomes, housing” (2 responses)*
 - “Diversity of neighborhoods”*
 - “Trees/landscape/deep lots/wildlife/no sidewalks/natural setting”*
 - “Density of homes, people, and shops”*
 - “Nice views”*
 - “Scenic walks”*
 - “Large trees, dense tree canopy” (2 responses)*
 - “Trees – let’s ensure they survive”*
 - “Lots of beautiful trees” (2 responses)*
 - “Potential to preserve many large trees and natural or informal landscape characteristics”*
 - “Mix of various areas and spaces for families (from senior citizens down to young families)”*
 - “Mix of generations and mixed use, residential with nearby shopping – but not on top of us”*
 - “Residential in character – yet easy drive to commercial and retail stores”*
 - “Strong, defined commercial / residential areas”*
 - “Consistent growth”*
 - “Stable development and growth”*
 - “Ability to walk/bike to some amenities and retail establishments”*
 - “Sidewalks, walking, bike paths”*
 - “Socioeconomic diversity of residents”*
 - “Variety of people and institutions/businesses”*
 - “Integration of schools / churches within community”*
 - “People can walk on the streets and bike ride and feel safe”*
 - “People out walking / running in Sylvan Park area”*
 - “Wide streets that could have bike lanes”*

- Natural / Open Space Areas

- “Undeveloped forested areas especially the undeveloped hilltops that support wildlife”*
- “Trees and natural areas” (2 responses)*
- “The natural beauties: woods, wildlife, water” (2 responses)*
- “Lots of parks, greenways, streams, outdoor activities”*
- “Natural areas are well protected”*
- “Greenway and green spaces” (2 responses)*
- “Greenway – Richland Creek” (3 responses)*
- “Cumberland River and Richland Creek” (2 responses)*
- “Parks”*
- “Proximity to Warner Parks and cultural areas”*
- “Wildlife in Hillwood, West Meade, etc.”*
- “Greenery”*
- “Park-like setting”*

- Residential Areas

- “Large lots with trees – your neighbor is not right on top of you” (4 responses)*
- “Trees and lovely homes”*
- “Large yards and established trees in neighborhoods”*
- “Large residential lots” (2 responses)*
- “My neighborhood: 1 acre + yards, quiet, secluded”*
- “Mostly one level ranch homes – so far not too many tear-downs and duplexes”*
- “Historic homes” (2 responses)*
- “Affordable homes” (2 responses)*
- “Low density residential”*
- “Reasonable housing prices – good for young couples”*
- “Historic character of some of the neighborhoods”*
- “Size of the yards in Sylvan Park”*
- “Not crowded older homes”*
- “Many different style homes”*
- “Some historic homes and buildings not torn down yet”*

- Commercial Areas

- “Store selection and variety”*
- “Mixed use”*
- “Funky stores in area”*
- “Nashville West”*
- “Adjacent areas: class A office space, varied retail”*

• Location and Access

- “Central location” (4 responses)*
- “Close to everything” (3 responses)*
- “Easy access” (2 responses)*
- “Access to Downtown” (5 responses)*
- “Fabulous proximity to Downtown / Green Hills / and now new Nashville West Center” (2 responses)*
- “Convenience to hospitals, interstates, schools, Downtown, shopping, banks, services” (5 responses)*
- “Easy access to interstate and shopping”*
- “Location relative to interstates and downtown, Green Hills, West End” (5 responses)*
- “Fast commute into town”*
- “Still close enough to daily needs shopping”*
- “Interconnections around area – Murphy Road, West End, White Bridge, West Meade”*
- “Close to a business center”*
- “Accessible by car”*
- “Very little vehicular traffic”*
- “Minimum traffic”*
- “Ease of accomplishing my errands/neighborhood stores on Harding and Hwy 70”*

What are things you do not like about your neighborhood?

- **Lack of Sidewalks / Bikeways / Public Transportation**

- "No sidewalks" (9 responses)*
- "Lack of sidewalks, bike paths"*
- "Lack of sidewalks / greenways"*
- "Lack of sidewalks in places"*
- "Not enough sidewalks"*
- "No sidewalk to schools or nearest bus route"*
- "Inaccessibility of shops due to no sidewalks, no bike lanes"*
- "Lack of walkable / bikeable access to parks, shopping, and cultural areas"*
- "Need sidewalks and ornamental street lights along collector roads"*
- "Difficulty of pedestrian crossing near the Hwy 70/100 junction"*
- "Collector roads not pedestrian and cycle friendly"*
- "Hostility to pedestrians and cyclists"*
- "Lack of bicycle facilities"*
- "Lack of sidewalks, drains, curbs"*
- "Difficult to walk for recreation – no sidewalks, no shoulders"*
- "No access to trails, bike paths without car ride"*
- "Would like to be able to walk to Krogers, Walgreens along Charlotte Pk. and White Bridge and feel safe"*
- "Traffic signals do not encourage pedestrian activity and bike usage"*
- "Lack of safe walking on street"*
- "Public transit wasteland"*
- "Few alternative transportation options"*
- "No public transportation to speak of"*
- "Poor access"*
- "No public transportation connecting Sylvan Park to West End"*
- "Must drive to any store, even close-by"*
- "Must drive to all schools"*

- **Community Character Issues**

- **General Community Character**

- "So many beautiful buildings torn down – loss of community character"*
 - "No transition from commercial to residential"*
 - "Constant battle with developers"*
 - "Individuals with a carpetbagger mentality"*
 - "Development trumps planning"*
 - "Demagogues who think they know what I want or need"*
 - "Zoning variances, stream variances"*
 - "Unkempt alleys, sidewalks, yards"*
 - "People telling you what you can and cannot do on your land"*
 - "Getting too crowded"*
 - "No buffer for creek"*
 - "Grandfathering in polluting parcels"*
 - "Lack of detailed neighborhood plan for the 70/100 split area"*

- **Open Space Areas**

- "No parks or public green space with picnic areas"*
 - "No local parks"*
 - "Creek pollution where Jocelyn Branch nears Harding Rd."*
 - "No community park"*

- Residential Areas

- “The way houses (nice ranch houses) are torn down and castles (mcmansions) are built in their place”*
- “Developers tearing existing home down and putting up ‘McMansions”*
- “Don’t want West Meade to become like Green Hills – houses torn down and multi-family dwellings put on 1 lot”*
- “Rundown homes and multiple cars in yard”*
- “Poor upkeep in some of the more urban neighborhoods”*
- “Subdividing large lots”*
- “Lack of conservation overlay”*
- “Subdivisions have increased – no regard for existing landscape or trees”*

- Commercial Areas

- “Number of pawn shops, title and financing centers and empty buildings”*
- “Prevalence of predatory businesses (check cashing, etc.)”*
- “All those car places”*
- “Lack of walk-up restaurants, cafes or shops”*
- “Lack of restaurants”*
- “Lack of unique shopping”*
- “Closing of the neighborhood grocery (HG Hill)”*
- “Nashville West! Blacktop – disaster!”*
- “Uniformity of store fronts – some are very ugly”*
- “Development ‘creep’ into the residential streets with commercial”*
- “No real ‘center’ – everything with sea of parking”*
- “No center where neighbors convene (like shop, YMCA)”*
- “Cluttersome commercial signage, increasingly using LEDs”*
- “LED sign too close to residential area”*
- “Proliferation of retail signage, especially LED signs and billboards”*
- “Pawn shops, and especially Title Pawn businesses, adult-oriented businesses”*
- “LED lights”*

- Commercial Area: Charlotte Ave. / Charlotte Pk.

- “Charlotte Pike area not pedestrian-friendly, does not feel safe”*
- “Clean up Charlotte Pike”*
- “Lack of property owners along Charlotte willing to consider revitalization”*
- “Concern about areas of Charlotte Avenue that are eye sores – too many car lots”*
- “Charlotte Pike is an eyesore and everything about it is difficult”*
- “Unattractive old development on Charlotte Avenue” “No development, shops down Charlotte”*
- “All the payday loan and discount tobacco stores on Charlotte Pike”*

• Traffic / Congestion

- “Traffic / road congestion” (5 responses)*
- “Busy intersections – dark, not well-lit streets”*
- “Thru traffic, workmen, parking on street”*
- “Cut-through traffic on what used to be normal collectors”*
- “Difficulty with traffic from West Meade to Downtown”*
- “Use of neighborhood streets as ‘cut throughs’ to avoid traffic”*
- “General population use (excluding the local schools) of neighborhood as a ‘cut through’ to major arteries and lack of street calming devices (especially that West Nashville development on Charlotte”*
- “Speed on through-streets, speed limit not enforced” (2 responses)*
- “Speeding on Davidson”*
- “Plans approved with no plan for traffic – i.e. H2O / Davidson Drive”*
- “Unregulated high density developments, too much traffic”*
- “Too much through traffic”*
- “Increased traffic”*
- “High traffic and speeding, especially on 46th and Murphy”*

“Too much traffic”
“Congestion on Charlotte Avenue”
“Traffic on Charlotte – only 2 lanes in many places, impossible to turn left”
“Charlotte – 2 lanes from Nashville West in”
“Broken up streets along Charlotte”
“Bottlenecking of Charlotte Avenue, west of White Bridge”
“Traffic noise from I-40 and increasingly Charlotte Pike”

- **Quality of Life**

“Crime”/ “Fear of Crime (4 responses)”
“Last few years increase in crime/theft cases, even in the daylight hours”
“Noise – construction, traffic” (2 responses)
“Terrible noise pollution on side of Rodney near I-40”
“No real sense of community with neighbors”
“Public schools”
“Petty theft”
“Crime rate / division of socio-economic sections by I-40”
“Increasing crime due to increased connectivity”
“Lack of stormwater controls”
“Not enough activities for teens – no YMCA in the area”
“Noise from high school”
“Increase in more dangerous crime, absence of police officer at Cohn School, presence of suspected drug dealing residence on Elkins Avenue”

Additional Comments *(typed in as written on survey form and in no particular order)*

Thank you for involving residents in the planning process.

As a property owner, I would love to see positive redevelopment, especially throughout Charlotte Park. It seems to be very disjointed – the transition from Sylvan Park through Charlotte to Urbandale. I would like to see more continuity and zoning that would encourage more new and small businesses along the Charlotte Pike corridor.

Like to see a plan for improving pocket parks.

We need a closer grocery store, perhaps at Charlotte where West Bowl used to be.

We would sure love to see Charlotte Pike cleaned up. It has become an eyesore with all the title pawn places – there must be 50 of them between 46th and the 6000 block. These kinds of places downgrade the area. The whole corridor is just junky looking. As has been suggested by Councilman Baker, the widening of Charlotte Pike is in his vision. I am not so sure that would help anything at all. Thanks.”

Environmental aspects addressed – i.e. rooftop plantings mandated. Enhance tree mandate – Nashville West bulldozed hundreds of mature trees.

We need more sidewalks and police officers. Overall crime is dropping, but the kinds of crime are intensifying. Gun crimes and break-ins are increasing as larceny and auto burglary are leveling off.

I have lived in this community 58 years and went to Cohn High School. Please do not come in and destroy historic buildings like Cohn School and Charlotte Avenue Church of Christ. I do not want to see Charlotte Avenue turn into something like the Vandy area. No more traffic please. Please respect the few West Nashville neighbors and their wishes to keep the neighborhood like it is and was.

Plan for planting trees in the right-of-way.

Don't want any more 'infill' in West Meade. Want restrictions on tree cutting by NES. Would like to keep the neighborhood character.

Sidewalks – Let's start around schools! (by Hillwood and H.G. Hill Middle)

Preserving the quiet, secluded yet convenient nature of Hillwood/West Meade is of paramount importance to me. Preserving the spacious, wooded nature of the surrounding area is a great opportunity to maintain a very different neighborhood than is available elsewhere in Metro Nashville. This doesn't mean development is not acceptable; however, the scrape and build approach used at Nashville West destroyed a great deal of character that could easily have been retained and in my view would have enhanced the value of development to the owners as well as the community.

Would love to see Charlotte Pike area redeveloped with more attractive looking buildings with park-like center for people to gather. Also preservation of natural area around Cockrill Bend.

We want to maintain our large lots. We want to keep trees. We want a quiet neighborhood with streets that are monitored for speeding.

I understand the importance of preserving the family-owned and small businesses along Charlotte and would like to see more open up that could encourage people to get out and about in the evenings or weekends. However, I don't think people feel safe milling around Charlotte after hours. I think including some residential areas through there would create a more friendly street. The pawn shops, etc. REALLY detract from what could be a lovely avenue. Perhaps a better criteria should be met for new businesses in the area. Also, the thought of another chain pharmacy near my house almost killed me!

I would like sidewalks on at least one side of the street (none on Park Avenue between 52nd and 53rd either side). The street is paved and there is a minimum of traffic.

Traffic must be considered in terms of buildings – look at Harding – Publix, Harris Teeter, huge condos on Woodlawn and behind Bookstar.

“The 70/100 split is a commercial area that serves several neighborhoods: Warner Park Valley and Highlands, Belle Meade Links, Hillwood Neighborhood Association, West Meade Park Neighborhood Association and West Meade. Pedestrian, bike access, and feeder routes from neighborhoods to the split should be developed (sidewalks and striped bike lanes). The split should be developed itself to be pedestrian friendly and walkable.”

If we don't establish a set community vision, we will lose neighborhoods to overdevelopment, poorly-planned communities and ugly commercial eyesores. Old Hickory Blvd. between Hwy 70S and Charlotte Pike is a good example. So is Bellevue – no character anymore. Better planning and forethought could have protected and prevented this.

Sidewalks would be a huge improvement!

Please consider young, active lifestyles in this older community of car-dependent folks. We want transportation options, especially roads that are safe for bikes and walking. How can we make the Charlotte Avenue area / shops more attractive rather than distracting from the aesthetics of our community? More independently-owned shops like Rhino Books, Bobbie's Dairy Dip, etc.

Having participated in the Subarea process – people on these committees were familiar with their area – not the whole county – the committees were a good cross section of people from the neighborhood – someone in Cockrill Bend does not know my concerns on Vaughns Gap. Planning area is too large. Why split a neighborhood by Council Districts – something on Vaughns Gap does not belong with Bellevue!

The urban (northern) and suburban (southern) regions of this community are nearly independent and, in my opinion, this process is arbitrarily combining them without regard to the reality of community space.

Wish we would have more 'infill' – even take big houses in Hillwood and let a few be multi-family.

Zoning considerations should mandate that 1 home/lot even if that lot is 1 acre, 2,3,4,5,6. This area cannot succumb to the visual nightmare that is Green Hills with homes at right, left angles of one another, multiples on small lots and a total disregard for harmony and special charm. We have the gift of a very unique environment in which to live: in harmony with nature of all kinds; it should be preserved and kept in balance indefinitely. We have been lucky, thus far, with the scrape/rebuild activities in West Meade. 1 home goes, 1 home replaces that foot print. If this activity must continue, the keep that mindset and NOT permit through zoning multiple dwellings/lot.

You are making an assumption about density – we do not need SUVs and gas hogs – we will go through a small vehicle phase – we will use electricity in a different way.

Thanks for your efforts to make important improvements in our area.

Charlotte Pike west of I40 to 9-Mile Hill, including WalMart, Brookmeade Elementary, Dolney Center, H2O, Brenhouse West are not part of Bellevue and should be part of this plan. Every piece of land not possessing an ongoing concern is up for sale. This could be a major area for development that should be considered by the people in this room, not by Bellevue.

The information on elements of sustainable growth patterns, costs, and implementation might have been useful to those less familiar with growth impact issues.

Would like to see sidewalks on Kendall Avenue where it meets Hillwood.

I also own rental property on Michigan Avenue. I do not like the neighborhood name The Nations. I prefer calling it 'Historic West Town.' Many real estate agents are calling this community Historic West Town currently.

Concur that the natural conservation land use policy developed in 2007 must continue to be part of the final West Nashville Community Plan.

No May Town development.

Want to really address any bridges, etc. if May Town Center ever approved

Would like to see the stream names identified on the maps.

Roundabouts! Roundabouts instead of stop signs and traffic signals.

I think it is commendable that Planning is taking sustainable development so seriously. Keep up the great work!

A plan is great, but it has to be followed. Most of us support sustainable, planned and vetted development, but what gets built is usually what is asked for. All a developer has to do is talk about enhancing the tax base, and sing-song about property rights, and he will generally get what he wants. I am hopeful that things can change, but it takes committed professionals at the urban planning level.

What street do you live on?

37th Avenue North
54th Avenue North (2)
Adkisson Lane
Blackburn
Bresslyn Road
Brook Hollow
Cammack Court
Carnavon Parkway
Chamberlin Street
Charlotte Avenue
Darden Place
Davidson
Delray Court (2)
Demoss Road (2)
Fox Hollow Road
Georgetown Drive
Groome Drive
Hickory Valley Road

Hillwood Boulevard
Illinois Avenue
John C. Tune Airport
Kendall Drive
Morrow Road
Murphy Road
Nevada
Park Avenue (4)
Percy Drive
Rolling Fork Drive
Sentinel Drive
Sparta Road
Summerly Drive (2)
Torrington Road
Vaughn's Gap Road
West Hillwood Drive (2)
Westboro Drive
Wilhugh Place
Wyoming Avenue (2)

What would you like to see this Community Plan area called?

West Nashville (26 responses)

“This has always been West Nashville, with all due respect to Senator Henry.”

“This area should remain West Nashville!”

“West Nashville is fine with me.”

“Present name fine with me. Can’t think up anything that would define area.”

“What’s wrong with West Nashville?”

“West Nashville is a region like East Nashville.”

Western Nashville (4 responses)

Anti-East Nashville

Charlotte Meade

Charlotteville

Henryside

Hillwood Neighborhood

Richland Creek Community

Sylvan Park

West Hills

West Meade

Warner – Cumberland Plan

Wild Wild West Nashville

“Would like to see more neighborhoods delineated.”

(Total 46 Completed Surveys)