

**NOLENSVILLE PIKE CORRIDOR DETAILED NEIGHBORHOOD DESIGN PLAN
VISIONING WORKSHOP JUNE 18TH 2007**

NOTES FROM EACH OF THE 5 VISIONING TABLES

TABLE 1 (Facilitators: Randy & Rebecca)

1. Decide the strengths, weaknesses and needs of the area:

-- What are things you like MOST about the study area?

- Access (Interstate / Downtown / Airport)
- Tree canopy in neighborhood
- Ethnic restaurants
- Record shop (Photo Lux), Osborne's Grocery, Walgreen's
- Walking track at New Song
- Farmer's Market on Saturdays at Cumberland Presbyterian Church
- Cultural aspects
- Walkable
- Housing types / Architecture / Materials
- Schools involved in neighborhood
- Woodbine Community Organization (culture / community / education)
- Retail is contained

-- What are things you like LEAST about the study area?

- Nolensville Road is bad / lack of aesthetic appeal
- No shopping / no variety in retail
- No sidewalks
- Crossing intersections at anytime
- Drunk drivers / unsafe drivers
- Car lots out of control
- Sign / balloon ordinance is not enforced
- Cars parked on grass
- Tarps on fences
- Graffiti
- Traffic at Nolensville Road & Thompson Lane / Light at Thompson Lane
- Lack of upkeep along alleys

-- What type of businesses, services, public facilities, or residential opportunities would you like to have?

- More neighborhood / family-owned (coffee shop, eateries, clothing, small boutiques)
- Eclectic mix of stores along Nolensville
- Create a center
- Rehab single-family homes
- Limit car lots
- More programs for children / child care
- Greenways / Parks
- Dog Park at Thompson Lane
- Need turn lanes along Nolensville Rd. at McClellan

2. Determine location and character of new development:

-- What is the best real-world example that reflects the type of place you want your neighborhood to be?

- Georgetown

- 12South
- Douglas Corner
- Old Hickory
- Charm of Berry Hill
- Sub-pocket of New Orleans
- Hillsboro
- East Nashville / rehab

-- What is the most important area where new development should be encouraged?

- Area around Aurora Bakery
- South Nashville Resource Center
- Lutie Street & Nolensville Road

-- What qualities are important to you for future development within the neighborhood?

- Safety
- Landscaping
- More Walkability / Sidewalks / Accessibility
- Lighting
- More family activities
- Community education
- Services for homebuyers
- Health services
- Ethnic festivals

3. How do your comments change or affect your initial vision?

- Thought of “Main Street” off of Nolensville (Lutie Street)
- 5 minute walk is good idea
- The potential for Nolensville Road (thought it was forsaken)
- More positive!

TABLE 2 (Facilitator: Greg)

1. Decide the strengths, weaknesses and needs of the area:

-- What are things you like MOST about the study area?

- Commercial potential
- Historic homes
- Centralized location
- Trees and older foliage
- Small businesses (locally-owned outside of Nolensville Pike)
- Diversity
- Library
- Zoo

-- What are things you like LEAST about the study area?

- Tiny Library
- Not enough locally-owned businesses that are easily reached
- No sidewalks
- Not enough parking / lighting at Coleman Park
- Nothing for kids to do / Long drive to places for kids' activities
- Car lots
- Gangs in South Nashville

- Parks stink
- Signage
- Overhead wires

-- What type of businesses, services, public facilities, or residential opportunities would you like to have?

- More restaurants
- Safer streets
- More parking
- Better Library
- More diverse uses of Coleman Park with connections
- More parks like Bellevue's Red Caboose Park
- Small boutique businesses
- Good grocery
- More stores like Johnson's Hardware
- Entertainment venues
- Multi-level business center
- Closer police precinct
- More pedestrian friendly
- More connections and traffic calming along Foster Avenue
- Multi-family along Nolensville near I-440 (several stories like in East Nashville)
- Parking for Nolensville Road businesses along Grandview Avenue (in Woodbine)

2. Determine location and character of new development:

-- What is the best real-world example that reflects the type of place you want your neighborhood to be?

- 8th South
- Berry Hill boutiques
- Lockeland Springs
- Sylvan Park with McCabe's Pub
- Historic homes with mixed use (first floor retail with residential on top)
- Hillsboro
- East Nashville's 5 Points

-- What is the most important area where new development should be encouraged?

- Thompson Lane and Nolensville Road
- Focus commercial on Nolensville Road

-- What qualities are important to you for future development within the neighborhood?

- Keep historic feel
- Cohesion
- Keep people here for shopping
- Intensity
- Diversity
- More feeling of neighborhood / community
- More streetscaping "nodes" like in front of La Hacienda

3. How do your comments change or affect your initial vision?

- N/A

TABLE 3 (Facilitator: Bob)

1. Decide the strengths, weaknesses and needs of the area:

-- What are things you like MOST about the study area?

- Single-family houses
- Numerous old trees
- Quiet
- Great soil
- Very convenient locale
- Can walk to restaurants
- Good size lots
- Close to fire station

-- What are things you like LEAST about the study area?

- Too many used car lots
- Spread of businesses off Nolensville onto residential streets
- Lack of business variety
- Crime (drugs, gangs, prostitution)
- Lack of sidewalks
- Businesses don't follow codes / codes aren't enforced adequately

-- What type of businesses, services, public facilities, or residential opportunities would you like to have?

- Coffee shop
- Café / deli
- Indoor live music venue
- Small-scale grocery store with local produce
- Meat & 3
- Local park
- Office space for professionals
- Breakfast place
- Sidewalks on Foster & Elberta
- Traffic calming at Elberta & Burbank
- Better park at Oriol & Burbank

2. Determine location and character of new development:

-- What is the best real-world example that reflects the type of place you want your neighborhood to be?

- Sylvan Park commercial area with McCabe's Pub

-- What is the most important area where new development should be encouraged?

- Mixed-use retail on Nolensville Road from Peachtree to Joyner (coffee house)
- Salvage yard by I-440 & Oriol

-- What qualities are important to you for future development within the neighborhood?

- Single-family dwellings scaled to current style
- Pedestrian-oriented (sidewalks, preserving trees, crosswalks)
- Height restriction on businesses on Nolensville (around 3 to 4 stories)
- Sign restrictions (size & quantity)
- Mixed-use (businesses and residences) on Nolensville Road only
- Neighborhood-oriented retail / commercial

3. How do your comments change or affect your initial vision?

- Our visions haven't changed, but they have been refined.

TABLE 4 (Facilitator: Jennifer)

1. Decide the strengths, weaknesses and needs of the area:

-- What are things you like MOST about the study area?

- Older buildings (want to reuse these)
- Keep up the landscaping
- Trees (leave them alone)

-- What are things you like LEAST about the study area?

- Car lots
- Signs
- Trash along Nolensville Road and on sidewalks
- Speeding
- Cut through traffic
- Don't keep up the streetscape at La Hacienda

-- What type of businesses, services, public facilities, or residential opportunities would you like to have?

- Redesign bicycle paths
- Median to protect bike lanes
- Traffic calming
- Coffee houses
- Small grocery store in neighborhood
- Stores in our area are not stocked well enough
- Sidewalks in neighborhood (some lots too small to give up space)
- Need clean underground utilities
- Sidewalk cafe
- More places for kids activities
- Potential center at Peachtree and Burbank

2. Determine location and character of new development:

-- What is the best real-world example that reflects the type of place you want your neighborhood to be?

- Modern Mayberry
- Disneyland
- Boulder, Colorado (good monument signs)
- Conyers, Georgia (restored historic town) (*table said "Concourse" think they meant Conyers*)
- Williamsburg, Virginia

-- What is the most important area where new development should be encouraged?

- Just south of I-440
- Thompson Lane
- Grandview Avenue (it's too much cement, because it's near Nolensville it has potential)
- Around La Hacienda

-- What qualities are important to you for future development within the neighborhood?

- Good landscaping and good lighting
- Character based on what was here

- Parking (structured, behind, underground, and, of course, free)
- Historic preservation
- Crossing Nolensville (enclosed bridge or tunnel)

3. How do your comments change or affect your initial vision?

- More interest / curiosity in multi-family on Nolensville
- Concern about parking in too many families in one unit

TABLE 5 (Facilitators: Cindy & Carrie)

1. Decide the strengths, weaknesses and needs of the area:

-- What are things you like MOST about the study area?

- Little houses / older houses / affordability
- Vintage look
- Small town feel
- Sense of community / knowing neighbors
- Mature trees
- Access to Downtown (potential)

-- What are things you like LEAST about the study area?

- Lack of mix of businesses / need more variety
- Lack of community services
- Library is too small
- Power lines on Nolensville Road
- Signage (too much / disrepair)
- Too many driveways
- Unwalkable / requires driving
- Traffic
- Types of businesses (used cars, pawn shops, etc.)
- Lack of landscaping
- Poor condition of buildings
- Buildings adapted for inappropriate uses

-- What type of businesses, services, public facilities, or residential opportunities would you like to have?

- Landscaping
- Median along Nolensville Road
- Brick crosswalks
- Trees
- Larger library
- More bike facilities
- Department store / coffee shop / bakery / bookstore / smaller grocery store
- More / better sidewalks (ADA compliant)
- Traffic calming
- Improved street lighting (pretty and/or vintage)
- International cuisine
- Amphitheatre at Coleman Park

2. Determine location and character of new development:

-- What is the best real-world example that reflects the type of place you want your neighborhood to be?

- Berry Hill along Thompson Lane

- Hillsboro Village
- 12South
- 5 Points

-- What is the most important area where new development should be encouraged?

- Near Coleman Park

-- What qualities are important to you for future development within the neighborhood?

- Diversity of businesses
- Historic character
- Quality of construction / durable materials (Wedgewood)
- Trees in commercial areas & landscaping
- Parking behind buildings
- Walkability
- Bury utilities
- Monument signs

3. How do your comments change or affect your initial vision?

- Vision is for a community, not a thoroughfare