

South Nashville Community Plan Update
Summary of Issues Survey Given at March 27, 2007 KickOff Meeting

What are things you really like about your neighborhood?

- **Central Location** (47 responses)

"Access is easy to the rest of Nashville"

"Location in relation to everything – Green Hills, Downtown, Hillsboro Village"

"Short trip to work"

"Close to grocery stores & restaurants"

"Close to shopping areas"

"Good access"

"Centrally located to malls"

"Close to church, school"

"Convenient to shopping & services"

"Close to interstates"

"Short commutes to pretty much any where"

"On Metro bus line"

"Boys & Girls Club in the Neighborhood"

"All the different ethnic restaurants"

"Zoo"

"Cemetery"

- **People** (24 responses)

"Diverse ages & ethnicities"

"Love the younger families moving in & restoring neighborhood – camaraderie"

"People don't sell & move"

"Diverse community – both ethnic & socioeconomic diversity"

"Family-oriented neighborhood"

"Multi-ethnic"

"Senior neighbors"

"Cultural diversity"

"Love neighbors we are directly connected to"

"Diversity of people"

"Livability – good neighbors"

"Worldly, cultural diversity of the area"

"Friends in area"

"Long-term residents"

"Little change"

"Diversity" (7 responses just said 'diversity' in addition to the other diversity comments included here)

"When we moved here mostly people my age in 1975 & have had a good time even though time & people have changed. We have a place for a garden & a creek to roam on."

- **Neighborhood Atmosphere** (24 responses)

"Quiet" (5)

"Sidewalks" (2)

"Historic culture" (2)

"Large trees" (2)

"Open space" (2)

"Real neighborhood feel"

"City living with a residential feel"

"It has good bones – lots of potential"

"Natural conservation – trees, open space, greenway"

"Green, natural-looking areas"

"Peaceful"

"Neighborhood change being very little in 40 years on street"

"Beauty"

"Varied landscaping"

"Safety"

"I don't feel like I live in a big city, have huge trees & 3 acres"

"Improvements seen on Nolensville Pike – brick crosswalks"

- **Housing** (17 responses)
 - "Houses have character"*
 - "Affordability of housing"*
 - "Well established older homes"*
 - "Spacious yards"*
 - "Historic older homes"*
 - "Housing quality is improving"*
 - "Affordable"*
 - "Older, larger homes (Glengarry Neighborhood)"*
 - "Large lots"*
 - "Spacing of housing"*
 - "Lot size"*
 - "Old homes with character"*
 - "Medium-low density"*
 - "Low density"*
 - "Housing prices"*
- **Neighborhood Participation** (5 responses)
 - "Considerate & concerned neighbors"*
 - "Strong community support"*
 - "Community support & Police commitment to safety"*
 - "Neighborhood organization"*

What are things you do not like about your neighborhood?

- **Poor Commercial Appearance / Poor Mix of Businesses** (24 responses)
 - "Lack of charm on Nolensville Road"*
 - "Commercial strip lacks character"*
 - "Commercial strip has too much auto-related firms"*
 - "Not being able to shop locally – grocery, drug store, etc."*
 - "Lack of nicer shops & restaurants (like Hillsboro Village)"*
 - "Used car lots"*
 - "Some types of businesses – car lots, check cashing"*
 - "Junky businesses on Nolensville"*
 - "Too many used car dealers"*
 - "Predatory businesses"*
 - "No shopping"*
 - "Deterioration of businesses on Nolensville Road"*
 - "Sketchy businesses"*
 - "I have to travel too far to shop"*
 - "Look of Murfreesboro Road"*
 - "Undesirable businesses"*
 - "Inconvenient shopping / services"*
 - "No shopping within walking distance"*
 - "Signs"*
 - "Take down Lion's Den / Porn Shops – not family friendly"*
 - "Large porn sign on Nolensville – Lion's Den" (2)*
- **Poor Property Upkeep** (22 responses)
 - "Poor upkeep of commercial property on Murfreesboro Pike"*
 - "Run-down rental houses"*
 - "People not fully taking care of property as well as businesses"*
 - "Dumpy, unkempt homes"*
 - "Poorly kept rental property"*
 - "Poor quality residential areas with code violations"*
 - "Poorly maintained properties"*
 - "Absentee landlords"*
 - "Streets never get cleaned of trash, tree limbs"*
 - "Alleys full of trash"*
 - "Need renovation / clean-up with Lutie Street – we don't even drive down it anymore"*
 - "Poor maintenance of Metro – painting of fire hydrant, upkeep of Metro buildings"*

“Slum landlords”
“Litter not picked up on street / curb”
“Trash / junk on side of road”
“Open drainage ditches”
“Open ditch collecting trash – south side of Valeria Street between Foster Avenue & Miller Street”

- **Traffic Concerns** (20 responses)

“Traffic congestion on Nolensville Road”(2)
“Nolensville Road & Thompson Lane intersection traffic”
“Busy traffic”
“Increased traffic”
“Too many cars going too fast in 30 mph zone”
“Neighborhood used as a by-way, or alternate route”
“Connect Eugenia to Sidco with light & improve intersection”
“Environmental after-effects – smog, car emissions”
“Amount of traffic accidents due to railroad & road structure around Old Glenrose”
“People drive 40 or 50 through the neighborhood”
“People parking on both sides of street”
“Speeding cars!!”
“Noisy I-440”
“Speeding Coca-Cola trucks down Bransford to Craighead”
“Speeding on Wingate”
“Lot of sirens & wrecks at corner of Thompson Lane & Murfreesboro Road”

- **Crime / Perception of Crime** (17 responses)

“Crime too high”
“Proximity to gang activity”
“Drugs in neighborhood”
“Reputation”
“Drug houses”
“Potential gang & safety issues”
“Drugs & prostitution on Murfreesboro Road”
“Druggies are unnerving”
“Blatant prostitution”
“Burglaries”
“Fireworks / gunfire?”
“Dumping ground, breeding ground for vandalism, stolen cars & gang members (Old Glenrose & Dodge)”

- **Lack of sidewalks** (17 responses)

“Not being able to walk anywhere – shops, restaurants, parks”
“Not as many walkable businesses”
“Limited sidewalks & bike paths”
“Not bike friendly”
“No sidewalks or a place to walk”
“Not enough sidewalks & speed limit is too high so it’s not pedestrian friendly”

- **Land Use / Design Issues** (9 responses)

“Concerned about high density new development”
“Lack of community areas, parks, trees”
“Lack of trees / ambience”
“Lack of green space”
“Increased density of houses & condos”
“No off the street parking – terrible street appeal”
“Really, really ugly utility lines & poles”
“NES chops down trees devaluing property”
“Need more street lights”

- **Industrial Areas** (5 responses)

“Industrial infringement”
“Too much industrial uses surrounding neighborhood”
“Industrial areas with heavy truck traffic”
“The industrial areas clear out at night & create a place for people to gather.”
“Small industrial projects”

- **Fairground Appearance & Noise** (4 responses)

"Fairgrounds are unsightly and noisy – stock car races way too loud & constant"

"Not enough nice landscaping (e.g. fairgrounds needs trees)"

"Car races"

"Race track noise"

- **Additional Concerns** (9 responses)

"Lack of recycling options"

"Day laborers congregating at Thompson Lane & Murfreesboro Pike"

"Complex across from homes on Bransford"

"Poor schools in comparison to other areas"

"Rising cost of houses"

"Noise & loud so-called music"

"Dogs running around neighborhood (Tanksley Avenue)"

"Kids from Vine Hill climbing over the fence & roaming around the homes along Bransford while the homeowners are at work"

"Misunderstanding of diversity"

Additional Comments (typed in as written on survey form, grammatical / spelling errors included)

I'm especially interested in the development of nice parks & greenways. I appreciate the measures to improve upper-Nolensville (by Mercado / La Hacienda) & hope those improvements work their way South. I'd like to see more upscale shops in the area & see the current storefronts improved. I'd like to see the area schools improve & become more notable. I'd love to see more community landscaping. (Wingate Avenue)

Increase of local / user friendly markets & coffee shops & restaurants would be great – increase community & great way to support locals. Increase of trees & landscaping to combat noise & air pollution. Increase awareness of local Metro departments. Want more opportunities to recycle – can't recycle plastics – need more times to pick up for recycle, once a month is not enough. I don't care to hear the roaring buzz of the motorway at night (i.e. races at the fairgrounds). I'd like to be more connected with neighbors – elderly programs for shut-ins within my neighborhood. (Jay Street)

Would love more local places to "hang out" – coffee shops, restaurants that are accessible by sidewalks. Also, green areas (parks) to walk in (the park off of Nolensville needs trees and shade to sit in). Would love a bus route or some way to get to Berry Hill from Radnor. The bus stop at Nolensville does not go there, but it would be such a quick route. Would love a business center like Berry Hill near the more populated neighborhoods. (Wingate Avenue)

I'm hoping MDHA's streetscape improvements get funded for the Murfreesboro Road Commercial District. I would like to see a variety of new businesses encouraged to develop along M'boro Pike. We need better enforcement of existing codes, as well as a means of preventing undesirable business. (Bowwood Drive)

I would like to see recycle pick up to happen more often & to include more items. I am glad to see a new community center going up at Nolensville & Thompson. I hope it includes development to the park. Power lines along Nolensville is an eyesore. I love the racial diversity. Would love to see more entertainment & restaurant businesses & less auto-related businesses along Nolensville.

Our neighborhood has been developed from the late 40s to the early 50s. We need to preserve this. Not tear down and destroy these homes. Mostly elderly people live on this street. Our biggest problem comes from new homes built in the early 1970s when the immigrants first came in, to our neighborhood. This problem still goes on and the crime is increasing with these people. (Jay Street)

I live near the fairgrounds. Since moving into the house in 1990, there have been several rumors that the houses along Wedgewood would be torn down and become part of the fairgrounds. I have a hard time justifying spending on improvements when I'm uncertain of the houses' future. I've seen what has happened on the west side of the interstate, and can't help but wonder what the future holds for the I-65 fairgrounds section of Wedgewood Avenue. Please no more bikeways. It gives criminals an excuse to scout property. (Wedgewood Avenue)

We need to come out of the dark ages & revoke NES freewill to destroy our beautiful trees. Most modern cities are spending their monies wisely by burying their utility poles & lines. We are ruining that which brought me here in 1993. The beauty of Nashville must be preserved for children & their children. (Robert Burns Drive)

I love my home & have put a lot into improving it. Our street has no off the street parking which makes it very unpleasing to look at. There are dogs that roam the street. Other homes in my neighborhood are falling apart. I think this area has a lot of potential – it's close & convenient to town & many people my age (25-30) are moving here because it's safe & affordable. The houses are pretty & some have great character. We really need to get more people in the area who care about their homes!! (Radnor)

Do we not have single family housing any more? (Wimpole Drive)

Eliminate “MacMansions” – tower over long-standing homes. Too many high priced homes (\$225 plus). Define duplex as a “single-entity” with living units not connected by a garage with an overlarge building sitting on a small lot, not “in character” with the neighborhood or “community zoning” – should blend in with already established older duplexes in the community! (Battlefield Drive)

Most of the residents in our immediate neighborhood have there many years. Since early 1950s. We all know each other and get along well. The crime element has come recently with the influx of immigrants. Before the last few years we just did not have the kinds of problems we are seeing now. (Jay Street)

Do not like proposed Gale Lane Park (Melrose at Gale Lane) development. Don't like folks messing – trashing up roadside. Don't like high property taxes. Need cleaner development sites. Don't like graphite. I appreciate the informative community meetings with Metro departments – like this one. (Park Terrace)

Other problems: Speeding – we need more speeding enforcement. Truck traffic – 18 wheelers, etc. despite signs prohibiting it. Trash – we have organized a cleanup through SNAP, but city should help us clean up big stuff. We need sidewalks! This would have added benefit of slowing traffic (a common pattern – streets with sidewalks = slower traffic). Mixed use could be approved if managed well – e.g. a corner market or coffee shop along Wedgewood like 12th S Area. (Stewart Place)

Immigrants is a major crime problem in our area. If illegal sent them back. Also why should our elderly do without help when tax money goes for tennicare to these immigrants that hasn't paid any money into our taxes. People need to wake up in America and be counted. Support our seniors who doesn't have enough money to help themselves. Until you get the crime stopped and the gravitte. (Jay Street)

Some broad-stroke ideas / concerns: 1. Need more access between Berry Hill / 100 Oaks and Woodbine Areas. Thompson Lane is a bottleneck. 2. Boot the racetrack. Repurpose the fairgrounds. 3. Potential for more use of the park at Thompson & Nolensville as a community center.

A lot of people my age mid 20s, 30s are buying and renovating houses in the area. (Tanksley Avenue)

Why can't the garbage truck collectors close the lids on the cans after they are emptied? It rains in the cans & really makes a mess. (Valeria Street)

Need better communication from Metro Zoning Staff especially when a large project is being planned, such as Gale Lane project. This particular project does not only affect one or two street, it definitely affects the rest of the community. Need better system to protect trees and environment. (Park Terrace)

I own 2 commercial warehouses on Grandview & Landers & run a wholesale business from one. I really think the ethnic diversity & their restaurants are the major long term asset of the Nolensville Road Area. I believe it can be promoted to become the “to go” area of our city for “non-chain” restaurant individuality. I hope that happens. (Business Owner)

Great idea to see this planning. Thanks for involving community members. I hope that we'll be able to work together to make South Nashville a more pleasurable place to live. We need a glass recycling program. Shopping areas on Wedgewood between railroad trestle and fairgrounds. There's a good stretch of houses that can be used as stores. (Stewart Place)

The city must look at our area as the next large growth area – we are only 2.2 miles from downtown – we are the southern gateway into downtown – we need to look better. We have a great opportunity to join – we all diversify the city to become

more progressive & cohesive. Nashville needs to move forward with all areas of the central city core. It is time for South Nashville to move forward. (Lyle Lane)

Someone submitted a two page letter requesting that Old Glenrose be closed due to the illegal dumping and other criminal activity that takes place there. *(Old Glenrose & Dodge)*

What street do you live on?

2nd Avenue South (3)
Antioch Pike (2)
Battlefield Drive
Bowwood Drive
Bransford Avenue (2)
Burbank Avenue (3)
Byrum Avenue
Eugenia
Hewlett Drive
Jay Street (5)
Lyle Lane
Martin Street
Old Glenrose & Dodge
Oriol Avenue
Park Terrace (2)
Post Road (West Meade)
Radnor Street (2)
Robert Burns Drive
Rose Street
Sanford Avenue
Stewart Place (2)
Tanksley Avenue
Valeria Street
Vivelle Avenue
Wedgewood Avenue
Wimpole Drive (2)
Wingate Avenue (3)

(Total 43 Completed Surveys)