

From: Carla Jones [mailto:Carlaj@belmont.org]

Sent: Tuesday, May 26, 2009 9:52 AM

To: Planning Commissioners

Subject: No May Town please!

Dear Commissioners,

I am a resident of the Bells Bend/Scottsboro community. I am very opposed to May Town Center. I was at the commission meetings last fall where all of the pro's and con's of the May Town Center were presented.

I still do not believe May Town is a good idea for Nashville at this bad economic time when so many of our businesses and store fronts are already empty. I also still do not think that environmentally May Town is a good idea for Nashville. We MUST protect the green space and natural resources that are left.

Please act responsibly on our community's behalf,

Thank you very much,
Carla Jones
5351 Tidwell Hollow Rd
Nashville, TN. 37218
615-242-3185

From: Kevin Jones [mailto:kjones@dnsmech.com]
Sent: Tuesday, May 26, 2009 10:08 AM
To: Planning Commissioners
Subject: FW: Maytown vs. Bells Bend

From: Kevin Jones [mailto:kjones@dnsmech.com]
Sent: Tuesday, May 26, 2009 9:58 AM
To: 'lonnell.matthews@nashville.gov'
Subject: Maytown vs. Bells Bend

Mr. Matthews,

I am writing my concerns over the possible confusion in the recent property owners vote over having a minimum 10 acres per residents. I'm against Maytown strongly but was torn on this vote, not because I support Maytown. I have received several mailings from the Maytown people saying that the vote was 77% for Maytown 23% against. I think that is very humorous that people take things and make them say something else. I would only ask that you not fall for this ploy, on the other hand it may be correct. This would be like having a vote on taxing property to build a new stadium and the vote being 77% against and 23% for and concluding that 77% of the voters don't like football.

Thank you for reading my concerns,
Kevin Jones
5351 Tidwell Hollow Road
Nashville, Tennessee 37218

[Cc: Metro planning commissioners](#)



ALLARD WARD ARCHITECTS LLC

May 18, 2009

Planning Commissioners
Metropolitan Planning Commission
Nashville, TN

RE: Proposed May Development on Bell's Bend

Planning Commission Members,

I know you labor hard over contentious issues, often trying to weigh competing objectives. As an architect, I am very familiar with the fray of planning and zoning issues, and the frequent concern of citizens over *any* change, to the point where it can be problematic for really good growth and development. I feel compelled to write about this particular development, as I do not believe that is the case here.

The development itself has been done with some care, but it simply is in the wrong place. This is truly a unique part of Nashville, and if it is allowed to develop this intensely, it will be a permanent loss to the community.

Sincerely,

David Preston Allard, AIA, FAUA, LEED AP

ALLARD WARD ARCHITECTS, LLC
1618 SIXTEENTH AVENUE SOUTH, NASHVILLE, TN 37212
PHONE: 615.345.1010 FAX: 615.345.1011
WWW.ALLARDWARD.COM

NASHVILLE & DAVIDSON COUNTY
MAY 20 2009
METROPOLITAN PLANNING DEPARTMENT

April 07, 2009

Lonnell Matthews
2733 Cato Ridge
Nashville, TN

Dear Lonnell:

The Bordeaux community residents are strongly encouraging you in your support of May Town Center. Our employment base has struggled in recent years and new businesses are needed.

We ask that you please vote "yes" for May Town Center.

Yours Truly,

Allen Heman Brewer 3413 Chateau Valley Dr. Nashville, TN
37207

cc: Councilmember Jerry Maynard
Councilmember Walter Hunt

The Councilmember Lonnell Matthews Jr
District - 1 Councilmember
2733 Cato Ridge Drive
Nashville, Tennessee 37218

Dear Mr. Matthews,

Please join Bordeaux residents and the JOB (Job Opportunities for Bordeaux) organization in the effort to establish more jobs opportunities for our community. We see May Town Center as the focal point in District 1 aimed at bringing new jobs to the community.

I want to ask you personally to vote a resounding and strong 'yes' for May Town Center.

Yours Truly,

Lonnell H. Stevenson
3236 Hinkle DR, 37218

Cc: The Honorable Jerry Maynard

Cc: The Honorable Walter Hunt

4-01-09

NASHVILLE & DAVIDSON COUNTY

MAY 22 2009

METROPOLITAN PLANNING DEPARTMENT

4-14-09

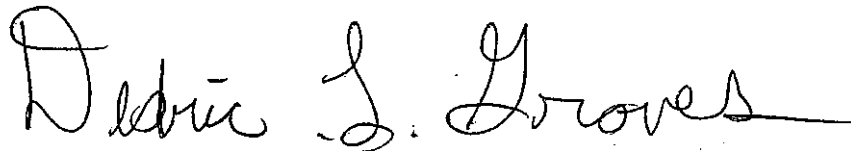
Lonnell Matthews Jr.
2733 Cato Ridge
Nashville, TN 37218

Dear Mr. Matthews:

I am excited about the many opportunities that the May Town Center development will bring to Nashville and Davidson County. More jobs as a result of smart growth are the appropriate kind of activity that Bordeaux and the surrounding communities need.

I commend you on your support of this project.

Thank you and best wishes in your leadership,

A handwritten signature in cursive script that reads "Debbie L. Groves". The signature is written in black ink and is positioned below the typed text of the letter.

cc: Councilmember Walter Hunt, Councilmember Jerry Maynard

NASHVILLE & DAVIDSON COUNTY
MAY 22 2009
METROPOLITAN PLANNING DEPARTMENT

March 25, 2009

Lonnell Matthews, Jr.
2733 Cato Ridge Drive
Nashville, Tenn. 37218

Dear Councilmember,

There has been much talk about the new May Town Center throughout our neighborhood. I wanted to make you aware that there are several Bordeaux residents such as myself who realize that our community is in need of new and improved opportunities such as May Town.

I trust that you also share this feeling and I hope that you will join us in supporting this great opportunity for Bordeaux, Bells Bend and all of Davidson County. Please support May Town Center!

Thank you,



Edmund Morris Sr.

owner of Royal Razor Barbershop
3532 West Hamilton Ave.

NASHVILLE & DAVIDSON COUNTY

MAY 22 2009

METROPOLITAN PLANNING DEPARTMENT

March 31, 2009

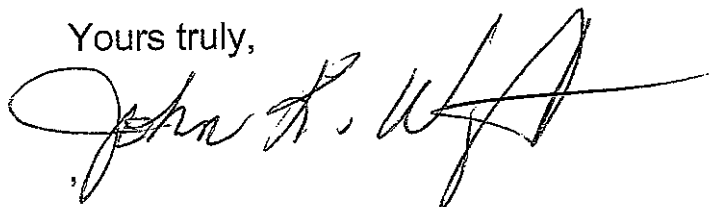
Mr. Lonell Matthews, Jr.
2733 Cato Ridge Drive
Nashville, Tennessee 37218

Lonell Matthews:

As we enter into more troubling financial times I want to ask you to extend permission and full approval to the developers of May Town Center in Bells Bend. It is in this time that such smart growth and environmental friendly projects such as May Town are clearly warranted. It is also imperative that Nashville find a way to compete with other places in Middle Tennessee and therefore boost our tax base through such initiatives as May Town.

I personally feel that there is no excuse for us to criticize developers who offer to pay their own way and add financial benefits to Nashville and Davidson County. I trust that you will vote for this project and find it greatly beneficial upon your review.

Yours truly,

A handwritten signature in black ink, appearing to read "John R. WFA". The signature is fluid and cursive, with a long horizontal stroke at the end.

NASHVILLE & DAVIDSON COUNTY

MAY 22 2009

METROPOLITAN PLANNING DEPARTMENT

From: Rhyan Robinson [mailto:rhyanrobinson@yahoo.com]
Sent: Monday, May 25, 2009 10:23 PM
To: Planning Commissioners
Subject: NO MAY TOWN

I strongly oppose the May Town Center Development in bells Bend. Please vote for the community.
Thank You.

From: Ann Collett [mailto:abcollett@hotmail.com]
Sent: Monday, May 25, 2009 9:19 PM
To: Planning Commissioners
Subject: against May Town Development

Hello Planning Commissioners,

I am writing to you to express my opposition to the May Town development. I have lived in Nashville about 40 of my 45 years. I live in Council District 19 on 17th Avenue South, and own land on Old Hickory Blvd. north of the Bells Bend area. I have lived in South Nashville, attended public schools here, am a Glenclyff alum, lived in Bellevue for many years, and received my MBA from TSU in 1996.

I feel there are too many issues that raise questions about the need for such a development. I wish that the planning commission, Metro council, and developers would shift focus to areas of the city already developed, but in decline. Why does an area that has the potential for use outlined by the Bells Bends community need to become another "city" that will face the same issues Nashville already has- infrastructure, traffic, schools, etc.?

I encourage you the Commissioners to oppose this.

Sincerely,
Ann Collett
1613 17th Avenue South

Hotmail® has a new way to see what's up with your friends. [Check it out.](#)

From: Ellen Jacobson, MD [mailto:EJacobsonMD@skinmdpllc.com]
Sent: Monday, May 25, 2009 5:13 PM
To: Planning Commissioners
Subject: Bells Bend

Hello!
See you on the 28th.
Ellen Jacobson, MD

-----Original Message-----

From: Barbara B Swift [<mailto:swift6436@juno.com>]

Sent: Sunday, May 24, 2009 10:05 PM

To: Planning Commissioners

Subject: MayTown

Dear Commissioner,

To all the reasons people have already cited, I am adding the inevitable downturn in air quality. For those of us with lung conditions, the thought of more cars on the road and more air pollution from construction makes us cringe. Please, although the thought of MayTown may sound exciting, let's just say no and cherish what we have now.

Barbara and David Swift

412 Siena Drive

Nashville 37205

From: Nell Agee [mailto:nagee28@comcast.net]
Sent: Sunday, May 24, 2009 2:56 PM
To: Planning Commissioners
Subject: I oppose May Town

I live in Normandy Place off Charlotte and I oppose the development of May Town from 1. standpoint of more traffic 2. not needed 3. I am sure Metro and the State could spend any money they might have to spend on May Town for something of much better use.

Nell Agee
326 Normandy Circle
Nashville, Tn 37209

Nell L. Agee, ABR
Weichert Realtors, The Andrews Group
2207 Crestmoor Rd. Suite 101
Nashville, TN 37215
Email: nagee28@comcast.net
Cell: 615.579.8224
office: 615.383.3142
Fax: 615.383.3428

Hello , My name is Margaret Slea at 5547 Old Hickory Blvd, Nashville Tenn.37218... I live here in Scottsboro now for 13 years..The reason why we moved here is because the people , the area, the serenity , the beautiful area , and my grandfather lived & worked here from the 50's ..Thats when we started liking it down here..Thats why when we picked a place to settle down & in we chose Scottsboro..So i've been coming to Scottsboro for 48 years ..Since my birth..The reason why we chose Scottsboro is was close enough for traveling to work and the fact that it hadn't changed in Many Many Many years..I have fond memories from here.. And now they want to change it..I see there is a LOT of good reasons to keep Maytown out.. The way i figure it is that right now this very minute it is still Nashville's greenest community...It's natural NOW this very minute.. ... Nashville does not need another Nashville..For years now Nashville has been trying to build & update Nashville back up...We still have very many areas that are empty Or vacant or the area is going downhill..So why not pick Nashville up & help our city instead of building another one..We have area's like Madison where i grew up.. It's changed in the 40 years..I remember farm land and diary farm on gallatin rd. But now it's a rough place to live.. Bellevue mall area. Thats died.. Metro Center buildings & walkway died after a short couple years. Nolensville Rd area has gotten the worse. I use to visit my Aunt & Uncle there, She had owned a house there since the 40's-50's... She wanted to die there.. But she had to move a few years ago because the area got to be to dangerous.. It's a completely different race there.. They come in & took over the whole area, businesses & neighborhoods..So Maytown is wanting to be in the spotlight ahead of our Nashville..His ad's promote nature is nature.. You promote a nuturing nature area by leaving it natural and protecting the soil & animals..Not by building a city in there yard & homes.. They promote greenways.. I think Greenways doesn't have a city in it.. Connection to bells Bend.. Neither side of the river wants to be connected.. And now they think we need 2 bridges instead of one.. So that tells you more state dollars, more traffic, more upkeep for the state, more traffic pollution , many more people.. They say millions in tax base & revenue.. Nashville probably does need that.. Were building a huge Convention Building.. So we must be doing ok..But that's at least Downtown.. Our roads need paved, our dead area's need reviving, So help these area's.. We need another Music City or Country music theme park again.... People from All over the world came to that... And it employed Nashville's people...They claim high paying job's.. Yeah if your a office person , computer person, or a janitor.. After all the building has finished... What about ALL the companys that have shut down or laid off very many.. Everyday jobs and companys that keep the real economy going...Not corporate jobs...We need to start supporting ourselves for a change.. And if they want to promote Agricultural Innovations then why not farm everybit of the land and supply schools , restraunts & hospitals with the produce off of it...Or tobacco??

And the zoning change it would mean for us.. When we first moved here we were zoned agricultural... Which was good..Then it got changed to agricultural residential.. The property taxes went up twice in a couple years...And now they want to change the zoning again.. So that means more property tax increase. If we have 40,000 more people traveling thru that means constant traffic, constant road repair that has to be done by the state...Which is very costly itself.. So it would cost the city of nashville & taxpayers more money.. When can a quite one of a kind community say enough is enough...When can the people here live & not worry about not seeing there niighborhood completely change...Thats why everyone here loves it here..It has allways stayed a small community.. And that's why were allways gonna stand up for our community.. Go help a community area that really needs changing & help..Maytown people has the money to really make a difference where it is needed.. NOT where it is Not needed.. If you really wanted to make this area green then it needs to stay the way it is. Simple as that... I'm letting you'll know the people here at 5547 & 5549 Old Hickory Blvd. Is opposing the maytown proposal... I will do my very best to be at all the counsil meetings , community meetings, and so forth... These are the reasons why we think Maytown would not be good for the Scottsboro/Bells Bend area.. Help us to really keep this area green.. Thank you , Margaret Slea

-----Original Message-----

From: Melinda Welton [<mailto:weltonmj@earthlink.net>]

Sent: Saturday, May 23, 2009 2:18 PM

To: Planning Commissioners

Subject: Wildlife value of Bell's Bend

Dear members of the Planning Commission,

While there are many valid arguments in opposition to the May Town Center (MTC), I am opposed to this development because the MTC would destroy the rural nature of Bell's Bend and reduce its value as a haven for wildlife.

Bell's Bend is indeed unique. The large expanse of agricultural lands have attracted rare wildlife, species found nowhere else in this region.

The Whooping Cranes have gained the most notoriety, and for good reason.

This is the tallest bird in North America measuring 5 feet, with a wingspan up to 8 feet! There are fewer than 350 of these magnificent birds remaining in the wild; 247 in the Western population, and 79 in the experimental Eastern population. It was two of these Eastern birds, that found the Bend to be so attractive that they spent the winter of 2008 and stopped to rest in the same spot on their way to Florida in 2009.

The grassland habitat in the new Bell's Bend Park has attracted several species of birds that are rare to Davidson County. Dickcissels started nesting in the park in 2008, and when conducting a survey prior to the July 2008 Planning Commission meeting, I discovered the first breeding season records for the state-listed Henslow's Sparrow. They have returned to breed in 2009.

Nashville doesn't need the sprawl of a second downtown at the expense of such a lovely rural area. As Nashville grows, places like Bell's Bend will continue to gain in their importance as places to recreate and renew.

Please protect the rural character of Bell's Bend for all of us now and in the future to enjoy. Please vote in opposition to the May Town Center.

Melinda Welton
Birdworks Consulting
5241 Old Harding Road
Franklin, TN 37064

From: Peter Scanlan [mailto:peterscanlan@comcast.net]
Sent: Friday, May 22, 2009 4:20 PM
To: Planning Commissioners
Subject: May Town Center Zoning

I am writing to oppose the rezoning that would allow for the May Town Center to be developed in Bells Bend. There are many ways that this is bad for the citizens of Davidson County. The revitalization of downtown Nashville has seen tremendous resurgence. This would be adversely affected by the creation of another 8 million square feet of office space in Bells Bend. Resources would be taken from already-strained public services. Sustainability in this age argues for more concentration of mixed use land not the sprawl that cities like Atlanta have seen.

Sincerely, Peter Scanlan
 2822 Columbine Place
 Nashville, TN 37204
 615-400-6867

-----Original Message-----

From: jshalco@gmail.com [<mailto:jshalco@gmail.com>] On Behalf Of J H

Sent: Friday, May 22, 2009 10:23 AM

To: Matthews, Lonnell (Council Member); Planning Commissioners

Subject: Why May Town Center is Bad for Nashville

Dear Commissioners and Council Member Matthews,

I want to voice my grave concern and speak strongly against the proposed May Town development. As you know downtown Nashville is currently 20% vacant, to what end will having millions of additional square feet help Nashville? Where will the funding come from to support the increase demands to utilities, schools, and our already strained public safety system?? I lived in Atlanta for close to two decades and can proudly state that Nashville has a much better quality of life because of her proximity to the natural areas like Bells Bend allowing the outrageous development of that area does nothing for improving the quality of life in Nashville. Rezoning and approving this proposed land use does nothing for the residents of Nashville it only enables the developer to sell the land at a higher price and it will do nothing to help in attracting "corporate campuses" particularly in today's current economic situation.

The Mayor's Green committee and just basic common sense tell us that we need to protect this last remaining agricultural area. Nashville has an opportunity of acting as a beacon and model for other cities by protecting green space. Green space, while perhaps not bringing in property tax revenue, is a GREAT health benefit both psychologically and physically as residents use the area for exercise and stress reduction.

Take a stand for the long term health of Nashville, her residents, and for our wonderful quality of life. Protect Bells Bend and refuse the May Town development. Please.

Jacob

From: Susan Castle Law [mailto:susancastlelaw@gmail.com]
Sent: Friday, May 22, 2009 8:17 AM
To: Planning Commissioners
Subject: Vote NO on the May town Proposal

Dear Planning Commissioners:

I oppose the Maytown Development Proposal.

-Downtown: Planning for 20 years has focused on revitalizing the core city. This would suck the just-returning life out of downtown.

-Traffic: Even with the Maytown speculators funding one of the two to three required bridges, this will require widening and new exits off Briley and eventually I-40, and endless road building

-Infrastructure: None. Totally new sewer, water plant, electrical, police, schools, and on and on. You, the taxpayer, will pay.

-Jobs: Projections totally unrealistic. Either it will fail, or every single job coming to the area will have to go to Maytown—not downtown, West End, East Nashville, Rivergate, Bellevue, Vanderbilt, or anywhere else in the area.

-Planned city: Can't plan a city in an inaccessible place. Even accessible developments have failed all around us. Note Metrocenter, Bellevue, Hickory Hollow, Hundred Oaks.

-Better plans: We have better things to do with Nashville's last green spaces—rural development along the Beaman to Bell's Bend corridor, for food and recreation. This is Nashville's back yard, and quality of life is what will attract innovative business, not just another set of concrete boxes.

I strongly urge you to vote NO on this project when it comes before you.

Susan Castle
Susan Castle Law, LLC
305 Church Street, Suite 102
Nashville, TN 37201
615.423.2243
615.255.9808 facsimile

This email is intended only for the use of the individual or entity to whom it is addressed and may contain information that is privileged or confidential. If you are not the intended recipient of the above email, please be advised that any dissemination or copying of this communication is prohibited. If you receive this communication in error, please notify the sender. Thank you for your cooperation.

From: JOHN HILL [mailto:tojohnhill@hotmail.com]
Sent: Friday, May 22, 2009 6:37 AM
To: Planning Commissioners
Subject: Bells Bend Development

Dear Planning Commission,

Please continue to block the efforts of those trying to build the monstrosity out in Bells Bend. It is not good for Nashville from any standpoint.

Thank you.

John W. Hill

-----Original Message-----

From: Shann Susan [<mailto:Electricblue1119@comcast.net>]

Sent: Friday, May 22, 2009 1:13 AM

To: Planning Commissioners

Cc: Sulkin / Lazarov Barry, Minda

Subject: Re: May Town Center proposal

May 21, 2009

To The Council Members:

I am a Nashville resident, and I'm writing to tell you that I DO NOT support the May Town Center development proposal, for several reasons.

My biggest concern is the loss of this rural land in Davidson County. I have grown to love this area, and walk out in Beaman and Bell's Bend parks frequently. It's a HUGE blessing to have such beautiful countryside so close to home, and that's a big part of what makes Nashville so appealing for myself and so many others.

Please don't allow this treasure to slip away.

Also, at a time when sustainability is such an important issue, and is rapidly changing the way we think about the importance of fresh, local food, what we NEED to be thinking about is supporting and reinvigorating farming in this area. There is a real opportunity to develop cooperative programs that would provide seasonal produce to Davidson County schools and businesses in far greater capacity while supporting local farms and encouraging new ones. THIS is a forward thinking vision that honors both people and the land.

I live in West Nashville, near White Bridge and Charlotte Avenues, and I've heard about the bridge (or bridges) that would eventually connect to my neighborhood for the immense amount of new traffic that would be generated as a result of this short-sighted development plan. This is a prospect I do not want to entertain. The traffic is already overwhelming. Please don't make a bad situation far worse by dumping thousands of new cars on these roads!!

If we're going to get serious about protecting open space and reducing carbon, we don't need another city to be built to compete with the one we already have - esp. in a recession! We need to encourage business development WITHIN the city, and take great care to maintain it's unique character by NOT turning it's perimeter into just another endless urban / suburban sprawl. If we don't value the natural assets we have in this area and seek to preserve them, we will lose them - and THAT, in my opinion, would be a tragedy. Please do NOT SUPPORT THIS DEVELOPMENT!! Thank you for your consideration.

Susan B. Shann
4806 Michigan Ave.
Nashville, TN 37209
(615) 351-3886

From: Joyce and David Eyler [mailto:eylerenergy@tneylerfamily.com]
Sent: Thursday, May 21, 2009 10:17 PM
To: Planning Commissioners
Subject: Maytown considerations

Dear Commissioner:

Please give thoughtful consideration to the requests before you regarding the building of "Maytown" in the Bells Bend community. Davidson County has no need for more buildings, stores, offices and unnecessary construction at the expense of the environment, the taxpayers and the impact this would have on the loss of business in the downtown area.

There is nothing "green" about the destruction of acres of land, habitat and the disruption of the Bells Bend rural community. Please say NO to the developers and their misguided sense of what is good for us.

Sincerely,
Joyce C. Eyler
6621 Sussex Circle
Nashville, TN 37205
615-356-1526

-----Original Message-----

From: louisezepp@yahoo.com [<mailto:louisezepp@yahoo.com>]

Sent: Thursday, May 21, 2009 9:54 PM

To: Planning Commissioners

Subject: I oppose May Town Center

I do not support the May Town Center proposal because it is not good for Nashville.

We have invested millions in downtown Nashville. We do not need to support another downtown that would be in direct competition. I do not believe that businesses will move to May Town and not hurt downtown.

I believe that the taxpayers will end up on the hook for bridges, roads, fire, police, schools, etc.

This project is nothing but sprawl. The rural landscape is increasingly scarce and needs to be protected. The developers can not both destroy the land and protect it at the same time. Nashville does not need more sprawl!

Please vote against the re-zoning of land for May Town Center.

Thank you.

Louise Zepp

PO Box 190187

Nashville, TN 37219

-----Original Message-----

From: glenn christman [<mailto:glennchristman@comcast.net>]

Sent: Thursday, May 21, 2009 8:37 PM

To: Planning Commissioners

Subject: proposed May Town Center

Dear Commissioners:

As you know, the proposed May Town Center is a poor development choice. This is due to its economic impact, which will take a long time to come about, will not be positive. The cost of infrastructure, fire, police, and schools, bridges (several would be needed), etc, will not be met by increased property taxes, jobs, etc. The final bill will be delivered to the citizens of Davidson Co, while the over whelming profit will accrue to an already wealthy elite.

This project is completely out of step with the true financial status and needs of our country, and proposes to provide campuses which are not desired by companies looking for smaller footprints to keep up in established urban centers with better transportation opportunities.

The impact on downtown will be to drain funds, attention, and occupancy.

We already have the downtown properties to be properly developed in accord with the economy of the times.

I sincerely hope you see the truth, and are not dazzled by the fanciness of the developers into believing that they either want to or can help our community prosper. I hope it is your intention to protect us from this fiasco.

Glenn Christman - Gentle Arborist
5228 Eatons Creek Rd.
Nashville TN 37218
615-876-6904
gentlearborist.com
glennchristman@comcast.net

From: THOMAS HUBBARD [mailto:hubb172@bellsouth.net]
Sent: Thursday, May 21, 2009 5:02 PM
To: Planning Commissioners
Subject: Bells Bend

Vote no on May Town development

From: wallace lampley [mailto:wllamp506@msn.com]
Sent: Saturday, May 23, 2009 9:38 PM
To: McCaig, Anita D. (Planning); Bernhardt, Richard (Planning); Wood, Cynthia (Planning);
Carlat, Jennifer (Planning)
Cc: Gotto, Jim (Council Member); Baker, Buddy (Council Member)
Subject: May Town Center/Bells Bend Traffic Impact Study Meeting on May 28, 2009 and Other
Meetings to Come

Dear All:

We have sent previous letters representing Charlotte Park Neighborhood Association, which incorporates Charlotte Park and Beacon Square in West Nashville, the 20th District, to let you know how neighbors out here felt about May Town Center and possibly having a bridge come through our neighborhood, and the developer, Mr. Tony Giarratana listened along with others, and has worked on putting the first bridge through Cockrill Bend Industrial Blvd.

Now, we are once again writing to you, in case we are not able to come to the May 28th meeting and even speak, and to let all of the Planning Staff and Planning Commission know where Charlotte Park NA stands on a "second bridge coming due SOUTH" through possibly Charlotte Park/Beacon Square and taking 40+ homes and probably taking businesses if an interchange at I-40 were proposed at Annex/Cabot/Thunderbird/Premier for a second bridge. This would absolutely demolished our Subdivision as we have said several times before, and not only that but the traffic to be added to Annex, Thunderbird, Cabot, Charlotte Pike, and Hillwood Blvd would absolutely be gridlock.

We have read through the May Town Center Traffic Study on your website, and we are against any type of bridge coming across from May Town Center from Bells Bend, whether it be (1) Bike and Pedestrian, (2) Bike, Pedestrian, and Transit, or (3) Bike, Pedestrian, Transit, and Cars.

We took a poll by e-mail from the Charlotte Park Neighborhood Association people some time back, and the Majority has said they DO NOT want any kind of bridge from Bells Bend coming through Charlotte Park from May Town Center, but they are NOT AGAINST May Town Center. We have a Minority that is against ALL BRIDGES and MAY TOWN CENTER, TOO. This poll was not scientific, but the people spoke, and this is how they feel and it hasn't changed since the first meeting we had with Mr. Tony Giarratana.

We just ask that you not let a bridge of any kind come through the Charlotte Park Neighborhood Association area at Annex which would send all of this traffic right to Thunderbird, Annex, Cabot, Premier, Charlotte Pike and Hillwood Blvd. We do not need this uprooting our neighborhoods, and change them forever, and ask that you please consider our people and our neighborhoods.

We will certainly appreciate your consideration now and in the future as this moves along.

Wallace and Janice Lampley
Charlotte Park Neighborhood Association
506 Achievement Drive
Nashville, TN 37209
352-0528

May 25, 2009

Metropolitan Planning Commission
Nashville, Tennessee

Dear Commissioners:

I am writing to express my opposition to the proposed May Town Center.

For 33 years my professional life has focused on the preservation of existing resources -- houses, neighborhoods, landmarks and sites, parks, commercial and institutional buildings. They have been preserved not as artifacts but as functioning assets in our city. Areas such as East Nashville, Germantown, and Broadway have provided options for living, working, and entertainment and have also greatly increased the tax base. Their preservation is recycling in the truest sense of the word -- adapting and reusing existing resources without depleting others. And their revitalization has been accomplished within the context of existing infrastructure and city services.

These older neighborhoods illustrate new standards being established for LEED neighborhood development, in recognition that LEED standards can be followed in construction of individual buildings and an overall plan and yet be counter to the guiding principle of sustainability. The neighborhood development standards stress smart location -- locations that are close to existing city centers and development, have good transportation access, have been previously developed and so have infrastructure and opportunities for infill. May Town Center does not meet those standards.

Please consider the potential impacts on Bells Bend and on the urban core as you consider this proposal.

Thank you very much.

Sincerely,

Ann Roberts

From: tjsprinting@bellsouth.net [mailto:tjsprinting@bellsouth.net]
Sent: Thursday, May 21, 2009 3:19 PM
To: Planning Commissioners
Subject: May Town/Bells Bend

I would like to express my desire to leave the Bells Bend Area of Scottsboro as it is and was intended to be. Living in peace with nature and free of the constructing of May Town and then if it comes, all the traffic and business of a downtown district.

Thank you for your efforts in helping the members of the Scottsboro Area to have a voice in what moves in on us.

Sarah Jane Woodard
4637 Bull Run Rd.
Ashland City, TN. 37015

PS. I live in Davidson Co, my mail happens to come through Ashland City. Go Figure

From: adelle wood [mailto:adelleintn@comcast.net]
Sent: Thursday, May 21, 2009 3:19 PM
To: Planning Commissioners
Cc: Matthews, Lonnell (Council Member); Todd, Carter (Council Member); Maynard, Jerry (Council Member); Steine, Ronnie (Council Member); Tygard, Charlie (Council Member); Barry, Megan (Council Member); Garrett, Tim (Council Member)
Subject: Bells Bend

To the Metropolitan Planning Commission members:

I am astonished that given all the negatives, May Town Center is still a possibility. I have no arguments that are new, because you will have heard them all. However, I feel compelled to give you the most important negatives from my point of view:

Regardless of the concept, Bells Bend is one of the worst places for a development like this.

- THE INFRASTRUCTURE IS NOT THERE! Water and water treatment, access, and public services would all be issues.
- Bridges? Two or maybe three? No one could ever convince me that a private party would or could build three bridges and maintain them.
- Surface roads and intersections and interchanges would all need upgrades. Why should I, as a taxpayer, have to pay for these "improvements"?
- Speaking of taxes, even if Mr. May really paid for construction of a school and police and fire department buildings, they would need maintenance, utilities, and personnel. Would he pay for these? I think not.
- Downtown! Need I say more?
- Bellevue Mall, Harding Mall, 100 Oaks, MetroCenter. They all had surrounding population bases and infrastructure that could accommodate them, but they have not been successful.
- How do we trust someone whose actions seem less than forthright? If what I have read is true, the "gift" to TSU is contingent upon approval of May Town Center. That is not a gift, but might be considered by some to be a bribe. I won't call it that, but it gives off a whiff.
- Congestion in West Nashville would be horrendous. Why should all of those people, and the rest of us who have to travel there, have to suffer and pay for the greed of a few people?
- It would be detrimental to the birds and other wildlife; and it would bring noise, pollution, congestion, and a concrete wasteland to a still-green rural oasis in Nashville.

May Town Center is a disaster waiting to happen, and only you can ensure that it doesn't. Please vote **NO** on May Town Center.

Sincerely,
Adelle Wood
4641 Villa Green Drive
Nashville 37215

cc: Metropolitan Council

From: Rhyan Robinson [mailto:rhyanrobinson@yahoo.com]
Sent: Thursday, May 21, 2009 2:54 PM
To: Planning Commissioners
Subject: May town center

I strongly oppose the May Town Center development in Bells Bend. Thank you for your time.