

## Summary of Comment Sheets – Scottsboro-Bells Bend Detailed Design Plan Concept Plan Meeting 1 – February 11, 2008

### First Draft of Concept Plan

I agree with the direction of the First Draft of the Concept Plan for the Scottsboro–Bells Bend Community. 4 Yes 7 No

If “no”, what would you like to see changed? (Please give concrete direction.)

- To not have your group so eager to roadmap denser development here.
- Zoning should be left at current AR2a.
- I appreciate the work that staff has put forth. I would like to see zoning reflect current development patterns in the Bend – keeping what we have. That is what I have heard articulated over these last 2 ½ years. Also, all farmland that has been farmed or can be used in future should be protected.
- No subdivisions.
- I am very pleased with most of the plan. I would like to see any subdividing remain limited to a small number of homes or units and our zoning to AR2a to 5 acres.
- I really didn't understand how it was different from current zoning or preserved rural character for future generations. The colors weren't distinct. And May Town Center white blob was there which was never a part of our concept plan.
- Reduce the amount of Village Residential east of Old Hickory Blvd. Remove the white spot in Bells Bend and designate Natural Conservation or Rural Residential as consistent with the community visioning session and Beaman Park to Bells Bend Conservation Project recommendations.
- I do not agree with the land use suggested for the white area.

### Natural Conservation Areas

I agree with the direction of the First Draft of the Concept Plan for these areas. 7 Yes 4 No

If “no”, what would you like to see changed? (Please give concrete direction.)

- More of it.
- I think the acreage should be very high in these areas to preserve wildlife habitat, woodlands – I think the terminology “if land allows” can be interpreted very differently by people.
- Some of the land in this area would support 2 acre lots. It is difficult to build a private road that will service only 10 lots when Whitlow Mountain Road services many more lots; this road has been in place for 50 – 60 years. Generally, there are areas that already are divided for 2 acre lots so why change? The soils and waste capacity and stability are more important than size alone. A Natural Conservation area as outlined would go against the present uses and any future development. This area should not be made a sacrificial lamb or a throwaway for South Bells Bend residents. We are property owners who would like to preserve our present rights. However, the ridgetops and gorgeous views should be maintained as we have now.
- A good start, but more detail is needed to define preservation of ridgetops, steep slopes, floodplains. Protection must be done in a meaningful way to benefit the greater district. Lower densities are needed in critical areas.

### Rural Residential Areas

I agree with the direction of the First Draft of the Concept Plan for these areas. 6 Yes 3 No

If “no”, what would you like to see changed? (Please give concrete direction.)

- For zoning to reflect current development patterns.
- An approach of “planning for conservation as we plan for development” applies here. To achieve a conservation community / open space area for the county will require a creative approach and leadership to look beyond the typical (1 house / 2 acre or 5 acre) approach.

### Rural Residential Area Example: Pecan Valley

I agree with the direction of the example shown for Pecan Valley in this area. 4 Yes 5 No

If “no”, what would you like to see changed? (Please give concrete direction.)

- They didn't ask for development.
- The development proposed would be inconsistent with what is already there.
- I think this is an excellent street for more homes.
- Minimize multi-unit residential development.

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#### Rural Residential Area Example: End of Tidwell Hollow

I agree with the direction of the example shown for the end of Tidwell Hollow in this area. 2 Yes 8 No

If “no”, what would you like to see changed? (Please give concrete direction.)

- We asked how to keep rural character – 45 homes or even 25 there is not at all rural.
- I think that farmland should remain farmland and be zoned as such with low property taxes and protection. I think one house per 15 acres is in keeping with what is currently there. We don’t want to see zoning change to produce more development but less.
- Lots should be between 5 to 10 acres. No subdivisions.
- I would not like to see subdivisions of a large number of homes or units. The land should be kept in the same spirit as the rest of Tidwell Hollow – lots of 5 or more acres.
- I think this is an excellent street for more homes.
- Pursue other options besides dense residential development.
- Tidwell Hollow has developed out in large lots 6 acres or more. I would like the area to stay and continue with larger tracts 5 acres or more at a minimum.

#### Village Residential Area

I agree with the direction of the First Draft of the Concept Plan for this area. 8 Yes 2 No

If “no”, what would you like to see changed? (Please give concrete direction.)

- To not have your group so eager to roadmap denser development here, and throughout the Bend.
- The Village Residential west of Old Hickory Blvd. is in character with the area. The Village Residential east of Old Hickory Blvd. should be reduced to be in context with this area.

#### Village Center Area

I agree with the direction of the First Draft of the Concept Plan for this area. 2 Yes 1 No

If “no”, what would you like to see changed? (Please give concrete direction.)

#### Visioning Workshop Notes

I feel that the notes from the Visioning Workshop adequately reflect my comments and the comments from those participants at my table during the discussion. 1 Yes 7 No

Did you attend the Visioning Workshop? 8 Yes 2 No

If “no”, what would you like to see changed? (Please give concrete direction.)

- Accurate reporting of the tables and a concept plan that more closely reflects the spirit of the community’s desire to keep the rural character.
- Old Hickory Blvd. widened.
- Zoning left as is.
- I would just delete how many “mentions” as that seemed to be a point of contention at the last meeting.
- There was some discussion that the notes posted from this meeting did not reflect accurately what was desired. I do feel that you worked hard to bring out each area of comments. Maybe we can narrow our wishes down to be more concise.
- The data were a disaster. The Visioning Workshop did not include May Town Center.
- The concepts expressed in the Visioning Session were consistent from all groups / tables. The summary was not consistent in measuring number of mentions and strong ideas expressed.
- I heard some people indicate they felt the presentation was “out of balance” with regard to how much emphasis was placed on potential residential development.
- I think everyone wanted most of the things listed on the tally sheet. The numbers beside each did not reflect the number of people who agreed with each item.

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### Additional Comments

*Can you think of anything else you would like to see reflected in the Concept Plan?*

- A stronger protection of our rural character.
- I think it is very important that we continue to work on this together. I think we need to locate, utilize, and develop agricultural land preservation programs with assistance from state and federal sources. We must establish urban growth boundaries, use exclusive agricultural zoning and purchase development rights if necessary.
- No bridge or widening of Old Hickory Blvd.
- No bridge or wider Old Hickory Blvd.
- We do want input on the Wade School development. The new owner seems eager to work with the community on this! Maybe some meetings can be planned. Some of the younger people here were very sad that the tennis courts were locked and allowed to deteriorate. Maybe that could be part of the project.
- I don't like your whole approach. You restrict discussion with you and between neighbors. You refuse to consider progressive zoning ideas such as Adirondack Park. You betrayed us vis a vis May Town Center. You seem unable to think out of the box to create a new vision for future growth in Middle Tennessee.
- Excellent meeting.
- I am very concerned that the presentation of the May property can derail the community planning process. The May plan proposed is inconsistent with the Visioning Session (that Tony and team attended), current zoning and sound planning principles. The planning process needs to focus on community and not a single property owner.
- I am very unhappy with how our planning process has evolved. We ask for help to preserve the rural character of our neighborhood, to preserve farmland and to have a low density population. Instead we got a city of 44,000 people in the middle of a pristine pasture. There are many problems with what has taken place. The planning staff spent many hours talking about rural character, preservation of open spaces and types of development that would be consistent with these ideals. I cannot understand how May Town Center represents any of these values. The presents (*sic*) of such a city with connecting bridges and roads destroys rural character. It will bring noise, excessive lights, pollution and HIGH density to the area. Bells Bend Park will suffer the quiet rural atmosphere will be constant noise and construction traffic. Animal habitat will be destroyed and the surrounding noisy, dust filled area will not be a place animals and birds would want to live. I know Tony G. suggested Old Hickory Blvd. dead end to help with traffic problems but that doesn't seem a satisfactory answer to me. Construction traffic will pour down Old Hickory Blvd. Huge trucks of pipes, wire, lights, steel and other construction material will travel down Old Hickory. Concrete, gravel and asphalt will come for roads and for at least one side of a bridge. The 2 lane road just designated as a bicycle route will be a dangerous mess. The bridge that has been proposed is quiet (*sic*) another discussion. Why should the government build a bridge and access ramps for 1 landowner? Homes and businesses on the west side would have to be condemned so that 1 landowner can access his land for development. What about the people who will be displaced, what about those businesses or churches? Are they less important than the people or businesses that Tony G. wants to relocate here? They may be small businesses and average people but don't they count? May Town Center is an elitist design. It is to serve a population that wants to be set aside from the average Nashvillian and the heart of our city. It is designed to have everything, shopping, living, places to work. What about Metro Center? Did it not have the same concept but it is just a little to (*sic*) much apart of the real city? Will May Town Center integrate itself into the fabric of our city or will it isolate itself to protect the new citizens from what really is Nashville. I see this project resulting in destruction for the Bells Bend area. Traffic and safety issues will lead to Old Hickory Blvd. being widened. Homes that have been here for years will lose their yards. A rural community will not exist, sprawl will reign. I am disappointed in the planning process because it always favors development not preservation. I am sad for my family, neighbors and west Nashville neighbors how will lose their quality of life. This makes me feel very small, poor and insignificant. The May family wants a legacy, encourage them to find a use for the land that is consistent with a rural conservation area. The planning staff made many suggestions for compatible types of development. What happened to those suggestions? Tony G. needs to take the challenge to find something that fits, not something he copied from VA. Please help him, help the people who live here and protect open spaces for generations to come.