

## Summary of Comment Sheets – Scottsboro-Bells Bend Detailed Design Plan Concept Plan Meeting 2 – February 19, 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.*    13 Yes   7 No

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

- Like the Land Use Policy and info presented, need more discussion as I am sure this will happen over next few weeks / months. If we add May Town Center to the lower Bells Bend it will change the character of the entire area and possibly ruin what we are trying to do with this special policy for the community.
- Would like to see it reflect the visioning session feedback.
- More rural character!
- The zoning should stay AR2a as it is currently zoned.
- I like parts of it, but confused as to why it blends existing and proposed uses per current sub-area plan and the visioning session, with interest of one reported landowner (who has not come to any meetings) and who’s reported interest conflicts with existing zoning, plan and vision.
- Still needs some work.
- No cookie cutter developments that have destroyed the character of Nashville and Williamson County – this could be a national draw if done right instead of more buildings.
- Good direction, could go further to meet the desires of the majority of the community.
- The direction of 5 of the 6 areas / options (NC, RR, etc.) is most definitely strengthening the subarea plan to assure protection of the existing community character. The sixth option / area of the proposed May Town Center I do not agree with, however, as it will undermine the success of and dramatically overwhelm the other 5 areas (it is not “slightly more”).
- Except for the white area.
- 1) There is too much land designated for development. 2) The May property should not be kept distinct from everything else. 3) There should be land designated agricultural.

### Natural Conservation Areas

*I agree with the direction of the First Draft of the Concept Plan for these areas.*    14 Yes   6 No

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

- Would like to see Land Use Policy be written for the way land is currently developed.
- Rural!
- The zoning should stay AR2a as it is currently zoned.
- Needs to cover more areas – including the white hole. If they want something weaker (less protective) that should come after we finish the plan.
- Will the community organization work with landowners to devise conservation easements?
- We would like a new park in Bells Bend called Mays Park.
- Good.
- Include a ‘resource management’ option or area that protects the special natural features such as wetlands, riparian areas, rich farmlands, view sheds, bald eagles or whooping crane habitats, etc. These areas would have a lower density (1 house / building per 25 acres?)

### Rural Residential Areas

*I agree with the direction of the First Draft of the Concept Plan for these areas.*    9 Yes   11 No

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

- Concerned about subdivisions and more info on conservation overlay.
- Would like to see Land Use Policy be written for the way land is currently developed.
- No neighborhoods, subdivisions, nothing along those lines or commercial – rural!
- The zoning should stay AR2a as it is currently zoned.
- Covers too much area and seems to be encouraging “subdivisions” too much – depending on how one defines that term
- Should be more limited and less dense.
- 1 house / 5 acres.
- 1 dwelling per 10 acres – no less.
- Ok, except no 2A zoning (1 house per 2 acres – only 1 per 5 acres)

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- Would like to hear more about this Brown area’s guidelines. Same as mentioned above (regarding resource management) – some of this area could have special resource management designation; also add max density, i.e. once max number of units is reached in this area, no more could be built.
- I would like 5 acre zoning.
- Too much land set aside for this.

### Village Residential Area

*I agree with the direction of the First Draft of the Concept Plan for this area.*

14 Yes 5 No

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

- Not clear what this would look like, need more info.
- If the people who live there are in agreement.
- No big business only small shops, coffee shop that represents the rural character. Keep it country – it’s all we have left so close to Nashville!
- Generally agree with this to be along Old Hydes Ferry and at Old Hickory Blvd. junction, but maybe too large – but also don’t need one at the white hole to the south as that defeats the purpose and outcome of visioning.
- It would be nice to limit the density so that no “trailer parks” could be developed; it’s important, however, to insure a family’s right to subdivide for children, in-laws, etc.
- Needs to be more definitive.
- Less density.
- 2 – 3 story apartments or condos as long as there is a maximum number of units for the entire area (i.e. once the maximum number is reached, no more could be built). Also, these multi-housing units would need to have building guidelines (similar to Hillsboro Village) and are only reasonable if there is no higher density allowed in the rest of the corridor.
- We could scale down the density of this.

### Village Center Area

*I agree with the direction of the First Draft of the Concept Plan for this area.*

13 Yes 7 No

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

- What about residential homes in the area by Village Center. Don’t want my neighbor to feel that too much commercial is taking over his home area. (Home is on Ashland City Hwy.)
- No big business only small shops, coffee shop that represents the rural character. Keep it country – it’s all we have left so close to Nashville!
- But hard to tell size / location from map – the colors, red, orange, and brown look about the same to my eyes.
- Would like to know more before making a judgment.
- Recommend 1 house per 100 acres.
- Add Building guidelines, e.g. maximum height, parking, sustainable building practices, etc. Use existing railroad tracks for train to Village Center (is that a reasonable idea?).

### May Town Center

*Given what I know about the proposed May Town Center, I am generally supportive of the proposal.*

Yes 22 No

*What elements of the proposed May Town Center are, in your mind, beneficial?*

- None. (7 times)
- Think it is a great idea but not for this area. Feel it would be better in another location – Metro Center or in a more congested area. Brownfield some areas that need rejuvenating. Can’t get the open farm / open land back. These areas already have infrastructure and need rejuvenation.
- None – It’s a disgrace, fiasco and will not be “economically” beneficial; it will be an “eye sore” to the rural character!
- The bridge.
- None – doesn’t fit with existing sub-area plan / zoning, much less with outcome of visioning.
- Absolutely none.
- Condensed, utilizes land efficiently, increase land value in area – still not worth the cost to the area
- It’s not a nuclear waste dump. It’s somewhat less than a total nightmare. The bridge entrance, closing off Old Hickory Blvd., was a masterful stroke to minimize disruption to the north; however, the folks in West Meade might have a different opinion.
- Tony G. said “Best path to preservation” (what is proposed) I don’t think so. Beneficial – a core cluster center, but it is too big and will have too many homes and cars and buildings, both short and tall.

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- I don't believe that it will stay the size of proposed view – if it has to come I would like to see as much conservation as possible – so would the bald eagles and whooping cranes.
- This is not a rural town center concept but a massive housing and commercial development. A bridge and an interchange from I40 would open up massive development throughout the Bend and be destructive to natural resources and wildlife.
- The land set aside not to be developed.
- There are no beneficial elements.

### *What elements of the proposed May Town Center make you concerned?*

- It will destroy this community.
- Tall buildings and congestion directly across from Park. See Green Hills complexes / offices / businesses / residential smack in the middle of beautiful open space. The best open part of the area will have May Town Center to mess up the view. 5,000 residential – yikes.
- Destruction of natural habitat and farmland crucial to air quality and future food security for Metro Nashville.
- All of it! The tax payer \$ it will take and I can't afford more taxes!
- Closing of Old Hickory Blvd. to the north. This area should stay residential. We are concerned with the large amount of corporate and residential in the plan. Corporate should be omitted completely and the residential should be less than proposed.
- Way, way out of character and will lead to the rapid destruction of this area and creeping sprawl. Two years ago the Commission turned down a much smaller proposal – this is way worse, and the owners have never even come to a meeting.
- Restricted access to proposed bridge – unanswered question at meeting on 2/19/08 regarding whether or not, if approved, would construction begin after bridge was complete. 5,000 additional homes – Why is the May property completely surrounding my house and I have not seen or heard from anyone in regards to this venture.
- So large – will destroy the last rural setting in Davidson Co.
- Everything about it . . . it's monolithic, business / commercial oasis plopped down in an inappropriate neighborhood; it will destroy any sense of rural / park / preservation that Bells Bend Park was meant to create. A visual blight (150+ ft. tall buildings), a light / noise / traffic blight, a man-made disaster. Who thinks we aspire to be Brentwood North?
- Too much, too industrial for this area. The bridge project will impact and perhaps destroy the Native burial midden on the riverbank.
- Number of projects, number of condos, number of cars (usually 2 per household). Total destruction of agriculture land, loss of habitat for wildlife. The left side with the "U" is a steep slope and ridgetop – Why is this allowed to be developed? May Town Center – terrible name.
- 1) Development of farmland and countryside. 2) Bridge over Cumberland breaches isolation. 3) Unneeded commercial and office space. 4) Seems oblivious to credit crunch, real estate downturn, rising fuel prices, and other infrastructure priorities. 5) Use of tax money to enrich a few individuals.
- I don't believe that bridge will stop and no thru traffic. I think since developer admitted trying to get other land options they will expand, forcing Old Hickory to become 4 lanes to Hwy 12.
- Total package.
- All.
- Too much development to maintain the rural character.
- I am concerned about the proposal to change the existing road (Old Hickory Blvd.) to cut off access to existing residences as well as the cemetery where my relatives are buried, and where I will be buried also. I also have concerns that the rural life and agriculture that it supports will vanish from the area forever. It is a refreshing experience to have such a valuable resource in a large metropolitan area such as Nashville. For people who have had the experience of living in a rural area so close to a large city, it is hard to give up the lifestyle and tranquility for faster pace city life. There is no substitute for God's natural beauty and serenity that can be enjoyed in a rural setting.
- The ENTIRE plan – the community has voiced the desire to keep the area rural. This plan is a plan for suburban sprawl that will forever change the face of this landscape. There will be no rural character for this community should this plan go through. The brand new nature center across the road from the proposed development would suffer noise pollution, degraded scenery, a whole gamut of issues that would deeply impact the integrity of both the park and the community. To take an area with absolutely no infrastructure and build EVERYTHING (bridge included) from scratch is an absurd and wasteful use of resources. I do not doubt that a development of this nature could be adapted to a more appropriate and sustainable space in the city with infrastructure that is already available. Contrary to the belief of many developers, farmland is NOT useless (beyond development) and the community here has made it clear that they would like to see initiatives to see that farmland remains a useable and vital resource for supporting and promoting the food securing of our city.
- Location on bridge and / or I-40 exchange. View from other side of river. Construction disruption.
- High density, bridge, infrastructure services needed, impact on Bells Bend Park (as an environmental park intended to provide environmental refuge fro Nashvillians and migrating birds, etc.), impact on air and water quality, impact on protection of natural

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corridors, etc. etc. Please see #6 page 9 and 10 of the American Planning Association Policy Guide for on Planning for Sustainability 4.16.2000: The APA . . . minimizes the need to drive, re-uses existing infill, . . . before using open land – know you guys have looked at this but would love to talk with you about this possibility.

- Everything, bridge, density, traffic, noise, pollution. Does not fit community plan or sub-area plan. Totally out of character.
- 1) A development of this scale and scope would doom the entire Scottsboro area to development that would fill in to link the area to Briley Parkway. It would become one large area of sprawl. 2) It would be a an eyesore visible for miles around. 3) Wildlife habitat and conservation areas nearby would suffer.

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#### Additional Comments

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

- Rural! Country! Rural! This is Nashville, TN. Home of country music – if we have this what’s the point of calling it country. It’s disgusting!
- Old Hickory Blvd. widened.
- We must not let the May deal consume or alter what we are trying to do. Let us finish our plan as we began to do and then they can propose what they want that hopefully fits. Now this has neighbors scared, angry, confused and the tail is wagging the dog.
- Keep “Big Business” out!
- No – I think you have done a great job with your interpretation of the comments and feelings. I really feel the proposed May Town Center will ruin the area. Hopefully quality of life will override growth.
- Other than the close proximity to downtown, what does this property off above and beyond any other large rural tract of land? Only beautiful vistas and natural scenic areas for the new owners to exploit, and everyone else to lose . . .our loss will be the May Town Center’s gain – where’s the concern for the common good?
- I need more info before I can support this.
- A life well lived and respect and stewardship of land farmed for thousands of years. A place that reflects the joy of being, hard work by many hands and respect of nature I would like to see homes with lovely lawns and farm yards with children enjoying the creeks, ponds and river.
- I would like to see active promotion of local agricultural production.
- I believe Nashville may be giving up a last treasure that would stand out to rest of country versus some new condos and stores.
- Total commitment to Bells Bend conservation.
- Keep the area natural and rural. We need green space in Davidson County.
- Cowden Cemetery is a peaceful and beautiful place. With the encroachment of a major development such as May Town, this peacefulness and beauty is threatened. I am also concerned if May Town is approved, then what additional land will be lost forever to other developments in this area?
- Bike paths along Old Hickory Blvd. Keep as much possible green/rural/environmental conservation land. Designate the prime farming areas as agricultural. Do away with the white blob on the map.
- Determine maximum number of houses that will be allowed for the entire corridor. Thank you! Despite our different viewpoints I greatly appreciate all your work.