

Regarding the Draft Concept Plan

- How much of this area has the potential for a historic zoning overlay?
- Has Metro Planning considered the 2002 Metro Parks Master Plan Goal Six that calls for Metro Government to “encourage development of a network of public and private open space throughout Nashville and Davidson County?”
- In selecting the Natural Conservation area, did you include connecting corridors for natural features for wildlife habitats and open space?
- Will the end result of this process replace the subarea plan for this area?
- Where is the farmland preserved in this plan? Has the Planning Department figured the need to increase Open Space and preserve farmland in Davidson County?
- Why do we hear subdivision alternatives presented and precious little about rural preservation?
- Where in the notes of the visioning session is the suggestion for a subdivision in North Scottsboro?
- Where in visioning concept meeting was there suggestions for subdivision? If so, who made it?
- Why are we (and the Planning Commission) “pre-supposing” subdivision development as the desirable option?
- Have you actually listened to our wants for minimum development especially subdivisions in Bells Bend?
- Why so much presentation about subdivisions rather than preservation options? Subdividing does not reflect the residents’ desires expressed at last meeting.
- We didn’t ask for more development of Scottsboro – why plan this?
- Why does your plan not come from ours? No one asked for a road map how to kill our rural and encourage subdivisions.
- Why did you spend so much time discussing subdivisions when we specifically requested no more subdivisions and preservation of existing open spaces. You aren’t listening.
- What processes must be gone thru in order to develop, and how can we make sure they are carried out legally?
- How can more obstacles to development be made?
- Does the 5 acre tract size for building apply only to new subdivisions and lots or to existing properties?
- Does Planning take into consideration the potential tax revenues from residential development, revenues that could go towards improving Metro schools, infrastructure, etc.
- I am thankful for this new plan to replace the former subarea plan. This will definitely be an improvement over the past.
- Why is one landowner – the Mays – getting so much time to present their idea and the rest of us, hundreds of landowners, get cramped into a few minutes to present their ideas and then told we can’t even talk. Why was the big white area left out of the Community Plan presentation?
- Dear Metro Planning – I will be presenting a Master Plan for May property tonight. Please append visioning notes to include my remarks. Complete Master Plan will be delivered to Metro Planning tomorrow.

Regarding the May Town Center

- How much will it cost you to build the bridge?
- What are some other May family developments?
- Is this plan contingent upon the river bridge?
- How is this any different from Zeitlin's plan that the Planning Commission voted against 2 years ago?
- Would you ask the Mays to pursue the transfer of their development rights to another area?
- What is in this development for us?
- You mentioned your plan would end Old Hickory Blvd. at the park. Does that mean you plan to deny access to the river by those north of the park?
- How do we put boats in the river?
- What person density do you propose for your development?
- How will the May development affect my property (home) value? Will it go up or down? What do you foresee?
- What's to keep this from sparking more development – are you planning on buying out development rights?
- What is the density of this project? How many people reside there? What kind of housing? How many people work there?
- No light pollution? Keep any development down with outdoor lighting.
- Are the Mays open to not developing this land?
- How many families would occupy units in the May development?
- If developed, as planned, what percentage increase will the Bells Bend population be?
- How many people and how many automobiles will be in this development?
- The view from Bells Bend Park would be a large corporate headquarters?
- Do the Mays plan on attempting to acquire anymore land or any future development in the Bells Bend area?
- Why should the Planning Department approve this? It's almost a carbon copy of Zeitlin's Bells Landing.
- Is bridge road also subject to some sort of legally binding extension restriction?
- How would thru traffic be prevented?
- How can you guarantee the bridge won't eventually be connected to Old Hickory?
- Why are you closing the boat ramp to the people here?