

## **APPENDIX B - ISSUES LIST – CREATING THE CONCEPT PLAN AND VISION STATEMENT**

At the Vision Workshop, Metro Planning staff asked attendees what they liked, disliked and wanted to see changed about their community. The results to these questions were then used to create the draft Vision Statement and Development Goals and Objectives for the West Nashville community and the draft Concept Plan, which is a visual representation of the Vision Statement. The answers to the questions from the November 3, 2008, Vision Workshop are listed below.

### *What do you like about your community?*

- **Open Space** – Trees, parks, golf courses, Richland Creek Greenway, Cumberland River, creeks, wildlife habitat areas, natural features, West Meade Conservation Policy, West Nashville Community Farm
- **Community Services** – Good city services, low crime, Cohn School, West Police Precinct
- **Neighborhoods** – Established neighborhoods, mix of residential in urban neighborhoods, single-family character of suburban neighborhoods, distinct character, diversity, lots of trees and landscaping, peaceful, strong neighborhood associations, older homes, convenient yet buffered
- **Centers** – Good mix of private businesses, neighborhood-scale businesses (Jack’s Market, Italian Market, Blue Moon Restaurant, Boss Hogg’s BBQ), Nashville West Shopping Center, Highway 70/Highway 100 shopping area, historic buildings
- **Corridors** – Local businesses that re-use older buildings (Rhino Books, FABU), on-street parking along Charlotte Avenue, few LED signs
- **Districts** – Industrial uses are separated from residential, John C. Tune Airport, separation of prisons from neighborhoods, Rock Harbor Marina
- **Transportation** – Accessibility, connectivity, convenient to other areas, mobility, good traffic flow, good bus service, ability to walk some places, nice areas to bike in, low vehicular traffic on local streets

### *What do you dislike about your community?*

- **Open Space** – Not enough open space/lack of parks, not enough trees/loss of trees, not enough access to creeks/ rivers, bulldozing of hills, pollution of creeks
- **Community Services** – Lax codes enforcement, some areas of crime, litter, increased graffiti along Charlotte Avenue/Pike, Nations/Charlotte Park area lacks services, schools and healthcare facilities
- **Neighborhoods** – Lack of buffers against commercial areas, large houses replacing smaller houses, subdivision of lots in Hillwood/West Meade, condo development in Belle Meade, noise pollution due to removing trees and vegetation
- **Centers** – Vacancies, lack of leisure/entertainment/sit-down restaurants, not enough gathering spaces, LED signs, lack of residential in Nashville West Shopping Center, grandfathered businesses that pollute, auto dealerships on Harding Road, too much pavement, too many auto-oriented businesses
- **Corridors** – Businesses along Charlotte Avenue (business type, character, seedy businesses, tattered appearance, need to attract better merchants, too many adult businesses), lack of cohesive character along Charlotte Avenue/Pike, proliferation and ugliness of commercial signs (LED signs and billboards), creep of commercial along Charlotte into neighborhoods

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- **Districts** – Industrial area too close, too many correctional facilities
- **Transportation** – Lack of walkability, lack of pedestrian and bicycle accessibility (especially in centers and along corridors), narrow sidewalks where they do exist, too many driveway cuts, lack of transit options, issues with MTA buses and bus stops, parking in bike lanes, cut-through traffic, speeding, congestion, Charlotte Pike bottleneck, speed limits too high in places/conflicts with pedestrians and cyclists, impact of multi-family dwellings on traffic, I-40 noise, crooked road over bridge at Hillwood Boulevard, concern over road improvements along Charlotte Avenue, aggressive driving, trucks cannot turn around in alleys so they load/unload in center turn lane

#### *What would you like to see Preserved?*

- **Open Space** – Trees, tree canopy, woods, parks, greenways, rivers, creeks, natural elements, natural beauty, green spaces, floodplains, parks, golf courses, greenways, West Meade Conservation Policy, open space along Highway 70 corridor, West Nashville Community Farm, migratory bird corridor between Bells Bend and Warner Park
- **Neighborhoods** – Existing neighborhoods, human-scale, character, integrity, sense of community, single-family character in certain neighborhoods/diversity of housing in certain neighborhoods, natural features (wooded areas, rolling hills, trees), historical character, larger lot sizes in suburban neighborhoods, diversity
- **Centers** – Charlotte Pike as commercial center, buildings built to the sidewalk along Charlotte Avenue, transition from retail to higher density residential to lower density residential, smaller neighborhood centers, Nashville West Shopping Center and residential and religious uses across from it, neighborhood-scale businesses, good mix of businesses, retail/pedestrian connections, lack of LED signs
- **Corridors** – Older buildings, re-use of buildings, White Bridge Road commercial area, existing uses and building form along Charlotte Avenue
- **Districts** – Separation of industrial/prisons from residential uses, historic buildings, John C. Tune Airport, Rock Harbor Marina
- **Transportation** – Connectivity, mobility, ability to walk and bike places, character of not having sidewalks and bike lanes in West Meade residential area, yards along some local streets instead of sidewalks, do not put a bridge from proposed May Town Center to connect with Hillwood Boulevard, sidewalks and traffic flow along White Bridge Road

#### *What would you like to see Enhanced?*

- **Open Space** – additional linkages and access to parks, additional parks (especially more pocket parks in West Meade area), more greenway access, extend Richland Creek Greenway south to Percy Warner Park, natural beauty of area, more access to the Cumberland River, improve Cleeces Ferry ramp, better protection of streams, expand West Meade Conservation Policy towards Knob Hill, reclaim/remediate floodplain areas, additional trees throughout community
- **Neighborhoods** – Buffer areas between residential and commercial uses, prevent commercial expansion into residential areas, highlight neighborhood character, increase Nations/Urbandale/Robertson and Charlotte Park access to services, multi-family buildings should face street
- **Centers** – More pedestrian and bikeway connections, more shopping/entertainment/dining diversity, more

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gathering places, environmental and aesthetic standards for businesses, more landscaping and lighting, smaller centers, limit commercial signs such as LEDs and billboards, more pedestrian/bikeway connectivity at Highway 70/Highway 100 center

- **Corridors** – Put growth along corridors, Charlotte Avenue (clean up, business type, character, shared parking, street trees, limit access points/driveway widths, continuous sidewalks, more walkable, crosswalks, bike lanes, mass transit, park and rides scattered throughout, better appearance, unified character, signage, design guidelines), White Bridge Road with good design, Charlotte/White Bridge Road provides opportunities for residential development, limit commercial signs such as LEDs and billboards
- **Districts** – Access to Cumberland River and more open space in Cockrill Bend
- **Transportation** – Sidewalk and bikeway connectivity, wider sidewalks, extend Richland Creek Greenway south to Percy Warner Park, traffic calming, bus service (more predictability, standardization, clearly identifiable logo, route numbers, posted schedule, shelter, lighting, trash cans, increase service through neighborhoods), reduce traffic congestion, reduce noise from I-40, more signage for pedestrian bridge over I-40 west of Briley Parkway

#### *What would you like to see Created?*

- **Open Space** – Additional greenways, access to Cumberland River, park in Cockrill Bend, urban bird park
- **Neighborhoods** – Gateway signs at entrances to neighborhoods
- **Centers** – More smaller stores within walking distance, mixed use or townhomes across from Nashville West Shopping Center, detailed design for Highway 70/Highway 100 shopping area, more pervious pavement
- **Corridors** – Boulevard along Charlotte Avenue, high density residential on main corridors only, more pervious pavement
- **Districts** – Put new Sounds Stadium in Cockrill Bend, if prisons every go away in Cockrill Bend make more parks
- **Transportation** – More sidewalks and bike lanes, better walkability to retail, better pedestrian connections under/over/through railroads and highways, streetcar service along Charlotte, additional transit options, water taxi along Cumberland River, additional traffic lights

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