

Survey Comments/suggestions to update Brentwood's 2020 long-range plan?

2 I am strongly opposed to any actions that would transform Brentwood to the traffic problems seen on Hillsboro Road in Green Hills. I strongly support keeping the one home per one acre rule. I am not interested in growing the Brentwood population too quickly, and definitely not interested in condos, town homes, or apartments being added to Brentwood. Thank you.

4 We would prefer the "Town Center" focus to be tighter than on the map. That is, limit the area #1 option to the Fresh Market shopping center and Executive Center Drive on the south. Perhaps area #4 (Maryland Farms) could be limited on the west to just behind the McDonald's.

5 I have included a letter I forwarded to the Brentwood City Manager some months ago regarding the traffic issue. I have a better perspective than most, given where I have lived. When I moved here in July '09 I said the first day that the area had a serious traffic issue, and little has been done since then. This is a serious problem. Now 2014, and we need a 2014 plan before a 2020 plan; decisions need to be made now. Time to wake up and get some vision. (See attached image scan.)

7 Develop condominium options throughout the town center and expand the offerings out from the real center of Brentwood -- Franklin Road and Maryland Farms intersection. Rather see smaller development that is a true mixed residential/commercial than a broad swath of freestanding condos. Ability to envision a rapid core and controlled expansion will keep long-termers in Brentwood.

8 Bicycling should NOT be allowed on roads -- for example, all the bikers that use Wilson Pike under both underpasses all the all the way to Hwy 96 too narrow, no shoulder; very dangerous. Why are they allowed to bike on this road when Brentwood has spent so much money on sidewalks and biking trails and parks? Very dangerous to them and drivers of cars. Take a survey on a Saturday morning and watch how dangerous it is!!

10 Brentwood is no longer a small town. It is no longer a suburban bedroom community. Brentwood is a strategically located economic beast. The commission has a great responsibility and opportunity to grow the commercial base.

11 Continue to support fire and police departments. Would be willing to pay higher taxes to support more police officers. We are going to need them with continued growth, plus uncertainty in our country.

12 Help me understand how this question has any benefit to the Brentwood decision-makers as a result of this survey!!

15 Update and develop area 2 on map, and update shopping area in original town area (behind Judge Bears); this area is an eyesore and unused.

19 We moved to Brentwood, TN, because of its residential plans, excellent schools
with small numbers, community feel, cleanliness, availability of facilities and safety.
We have seen many of these reasons diminish over the past ten years. We would
like to see Brentwood maintain its appeal by staying more restrictive rather than
invite change.

22 Get the bikers off Holly Tree Gap Road. Improve bike lanes on Murray Lane and
Holly Tree. Improve roadways; supply more sidewalks.

23 We would like for Brentwood to consider a city-wide garbage company and home
recycling company. Currently there are at least 5+ companies that run through my
street alone every day. All have different trucks and rules. We moved from
Franklin and miss the city-wide service.

37 1. Strictly limit additional commercial development. 2. No multi-family
apartments, town homes, or condos.

39 We have enjoyed living in Brentwood.

43 1. Open space makes Brentwood desired. 2. Roadway aesthetics are important. 3.
Do not raise property taxes. 4. Implement property tax breaks for seniors (+65).

44 1. We are strongly opposed to the C-4 zoning. C-2 zonings in areas 1, 2, 4 (refer to
map) would be welcome providing the traffic was addressed along with plan. 2.
Senior housing must be considered. Not another Heritage, but smaller homes with
smaller lots. 3. More NICE restaurants. 4. The C-4 and C-2 zoning questions were
a little unclear. The "Town Center" concept is C-4, as I understand it. That needs
to be cleared up to be sure people know what each type of development entails.

45 I'm not active politically, but I plan to do whatever it takes working within our
political system to vote out every politician who voted for or supports the
development of the condo/townhouse project next to the Kroger shopping center
on Franklin Road. Adding 700+ cars, plus students, to Brentwood is ludicrous.

49 We have it good in Brentwood, but can make it better with more jobs, more
commercial, and a greater variety of housing. These would all raise the tax base
and provide more services that would add riches to our lives. [We] are set to visit
other great cities and learn from them, and incorporate the best elements
throughout the city, and particularly in the Town Center.

52 It has taken me a lifetime of hard work and savings to be able to enjoy living in the
wonderful bedroom community of Brentwood. Brentwood should stay as it is. It
should not try to be or compete with Franklin or downtown Nashville. Brentwood
is the only place using 1 acre per house. With just a very few high density
residences, new voters will overwhelm the number of current citizens, and the
developers will begin the destruction of our community. So, an absolute line must
be established against anything more than 1 home on 1 acre.

54 We must find other ways to grow without simply turning into a Mt. Juliet or
Smyrna. And apartments are NOT the answer!

56 Slow commercial and residential growth. More farm land and open land. This was
the original attraction to Brentwood. Growth has been unsightly.

58 Thank you for seeking input from citizens!

61 An evaluation of present school systems should have been included in this survey.
It does not address the impact various types of development will have on the
school system.

65 Brentwood is an incredible place to live. I believe city leaders have, over the years,
done a great job of preserving Brentwood's great qualities while expanding the
commercial tax base. Key questions are: 1. Where can empty-nesters downsize in
Brentwood? 2. Senior housing.

69 Most of the board made the development for streets of Brentwood go away. That
was based on a 2020 plan. This was a big mistake due to a small but vocal group.
The traffic problem was small and gave the city needed tax revenue. Don't make
this mistake again.

73 I live in a retirement center. I do drive, but do not drive at peak traffic periods. We
need to invest in our youth. Since I do not own a house, it's difficult to answer
some of the questions. It's also very difficult for someone my age to change their
opinion.

74 Please make sure Brentwood city and its commissioners are NOT FOR SALE to
greedy developers.

75 Wilson Pike from Concord Road north to Church St needs to be widened, and
provide sidewalk area.

78 Absolutely no public transit connecting downtown Nashville. Aggressive on
attracting hi-tech jobs. Develop open land at Wilson Pike/Concord Road. 55+
housing to help tax base without overloading schools.

82 There needs to be more multi-use athletic fields in this city. Need more convenient
options for restaurants, shopping and fuel.

83 Turner property into an old-style downtown, no. 1. Better recycling, no. 2.

84 We would love to see access to parks from the north side of Concord Road via a
tunnel under Concord, or other viable options. We would love to have a park or
open space on the north side of Concord, perhaps down Wilson Pike where the old
Dolphin Club resides.

86 Please do not route traffic through our neighborhoods. It hurts property values for
all of us who located thinking we were getting a quiet neighborhood (Annandale).

93 Widen Franklin Road, four lanes to Franklin. Water gets skunky every
July/August. Make exit ramps two lanes off I-65 @ Concord and Moore's. Glad to
volunteer to study population growth and help direct development. This survey
was well written. Kudos to ETC.

1. Increasing the number of lanes should only be done if the city cannot widen the road. 2. Mass communication should be used to make the positions of all commissioners public. It is the private communications that the public is dubious of.

Thank you for asking.

Please do whatever is necessary to attract Google Fiber to Brentwood should it come to Nashville metro. Having another option for internet/TV service only makes Brentwood a more attractive place to live.

Guys, you are doing a great job as this survey indicates. No real complaints, just growing pains. Thanks for all you do and consider.

Please keep the growth to a minimum. Especially avoid multi-tenant options. Thanks!

We enjoy living in Brentwood due to the close attention paid towards land use. There is a good mixture of residential, commercial, and park space. We would like to see that maintained as much as possible. The Brentwood Library is a place we take visitors to show off as it is so well maintained, as well as the parks.

I just wanted to point out that there are town homes already located in the city of Brentwood. I live at Brentwood Pointe, which is located at the southern edge of the city. This survey implies that the only residential options currently available on single family homes on 1 acre lots. Speaking as a town home owner, I think allowing more density though town homes or condos would be very important for empty nesters or senior citizens who want to stay in Brentwood, but don't want the upkeep of a big house and yard.

Embrace diversity. Build some character. Quit being so white bread Republican in everything the city does.

Elected officials approved the building going up next to Office Depot and Brentwood Place with no good reason for this. It violates all that I have and believe in for Brentwood. I hope to live for the day that every official that approved that building is taken out of office. It seem to be total disregard for the traffic problems, and improving our fine fire and police department.

Brentwood is a beautiful place to live. We moved here because of its wonderful schools, family environment and safety. Overdeveloping the city will put strain on our schools, neighborhoods, traffic and safety. We love living here and would like to see improvements made as needed -- drainage system, traffic flow, etc., to already existing structures in Brentwood, rather than adding new complications.

Road bicyclists ride on the streets, not the sidewalks. A real safety issue occurs on streets where the number of lanes is suddenly reduced, such as Split Log Road. Parks are designed with running trails. Groups form from time to time to run in the parks. Charges are now increased if more than 15 run together. Consequently, groups of runners are forced to run on the streets where safety issues occur. Repeal this archaic law.

1. Commuter rail line down I-65 or elsewhere north to Nashville, south to Franklin, with buses or bikes on E-W arteries in Brentwood. 2. Higher density housing in certain areas of Brentwood to create the volume to support transportation and amenities, yet still allow sections of one acre lots.

No more gas stations! Make the commercial developments more pedestrian friendly. Make city look more uniformly developed in the northern commercial district. Allow town homes and condos in the northern commercial district, and Turner property so that it helps promote more retail and restaurant development.

Please, please, please add some "deer crossing" signs along Concord, Sunset, Crockett, Raintree Forest areas. Also, we are looking for a low maintenance home for empty nesters (detached condo homes) with small lots, maintenance included in Brentwood, not apartment style.

Improve Edmondson Pike, at least two lanes with a good shoulder. Also a traffic light at Arrowhead Drive and Concord Road.

Been a resident before it was incorporated.

I have lived on Crockett Road for 30 years, and I find it harder and harder to get out of my driveway. And, when I get ready to turn into it, watch out in your mirror and pray the people behind you slow down. Now with more houses being built, what will happen next?

I live on Crockett and would love a bike trail. Our library is a perfect metaphor for Brentwood — all style, no substance. The buildings all look the same here. Zzzzzzz.

I would like to see more concerts in the park, and events and festivities in our area. More commercial space, but keep the integrity of our community, making sure this remains the most highly desired area to live in in mid Tennessee.

Appreciate the difficulty of the choices we have in front of us. Key for us is quality of life. And that means open space, sidewalks, trails and parks, all with limited traffic congestion. We can already walk to Kroger/Harris Teeter area. Keep high density outside of town center to minimum, and solve for owner-occupied housing options.

Increases in populations and/or density must be matched with increased attention to public transit options, including options to downtown Nashville/Vanderbilt, etc. Open space preservation and continued commitment to walking paths/parks is key to quality of life and value of living.

155 Maryland Farms is a disaster. We need a halt to further business influx. Not fun
dealing with the traffic here now. A monster, getting worse.

Having grown up here, and now raising my own family here, I've watched
Brentwood change over the past 30 years. You've worked hard to preserve the
concept of 1 acre lots, open space and by-laws that keep this community a treasure.
157 Keep up the good work!

I am not for bike lanes on our streets. Our traffic is bad enough; we don't want to
159 be like Green Hills with too much development.

We chose Brentwood because we liked it. Please don't make drastic changes. Being
166 great is the best. Please don't mess it up!

We moved here fro the space, 1 acre lots. If we wanted commercial development,
168 we would live in Nashville.

Traffic flow (weekend timers on lights). Street lights (security). Preserving acre
lots and single resident homes. More recycling drop-off points. Gas station at
Kroger -- I will not buy gas in Brentwood (too expensive), but I would if there
were pumps at Kroger. Do not support more bike lanes. Would support mixed
com/res use between area I-65 and Franklin Road, but not on the other side of
170 Franklin (Maryland Farms side).

In summary, to maintain the city of Brentwood as a very desirable city, the city
officials should focus their efforts on traffic and major roadways, and the quality of
housing. If the city allows more affordable housing to be developed, then the
quality of life, etc., in Brentwood will suffer. Antioch, TN experienced this twenty
174 years ago, and I don't want to see Brentwood go down the same path.

Provide more commercial area to service subdivision. Much more use development.
177 Quit interfering with prospective development.

Zone and develop the city to be less reliant on automobiles, via small retail,
restaurants, and schools embedded in neighborhoods. Fully connect all areas of the
city to the trail system to encourage walking, biking, and use of small engine
scooters as alternatives to automobiles. Embed multi-level senior care into
183 neighborhoods. Town center concept should not be a priority.

Keep more trees in new residential areas. Brentwood Lights stripped the hillsides!
There is not one tree left on the "wooded" hillsides being developed. The whole
184 new subdivision looks poorly planned and cheap.

Thank you for the opportunity. Brentwood is beautiful. Let's embrace it
185 incrementally; however, no major changes are needed.

No residential development that is not one house, one acre. That is why we moved
to Brentwood. Update Brentwood High School. Resurface parking lots, add
186 landscape.

187 Brentwood is beautiful and we are thankful to live in this beautiful community. The Turner property is a wonderful asset and should be protected. It will stand long after homes and shops (and money) have expired. We appreciate the opportunity to provide feedback. Two other thoughts: Keep the guns out of the parks (what do we fear?!); Brentwood lacks diversity overall.

189 One very good plan for the Turner farm is to build small homes for seniors to live. As we age, our big homes are too big, and yet we don't want to move out of Brentwood. However, right now there is no place for us to live.

192 Brentwood needs a cinema. Also, we need upscale restaurants, as we have enough of the same type eateries.

195 I am against a town center! Keep acre lot requirement! Slow controlled growth!

197 Brentwood is a wonderful place to raise a family, but lacks a city center, cultural entertainment options. I am not opposed to paying more in property tax if we further develop the city.

198 Nolensville is growing rapidly, and travelers use Concord or Holt Road to travel west. Interchange at I-65 could be delayed several years by extending exit just south of Cool Springs exit (cannot think of exit name), but extend the road east to Nolensville. I cannot see where an interchange between Old Hickory Blvd and Concord would help with traffic.

201 The biggest problem I see is lack of provision for volume of traffic as new construction has increased numbers of cars on roads. Concord Road to/from Nolensville Road to I-65 is HORRIBLE. And while a turning lane is nice, it DOES NOT alleviate the traffic at all. Better use of width of roadway would be four lanes or reversible lanes that switch during peak hours. Other two lane roads should be widened if more homes are to be built. Please!

202 Stop sprawl -- abandon 1 acre lot requirement. Allow more commercial development.

204 Why are there no questions about property taxes? Many of the items referenced in this survey cost money. What would it mean in property taxes if any of these actions were undertaken? Those options do not exist in a vacuum, and have money consequences. A better phrasing would have been "Would you support a property tax increase to 'insert option here'?" Your results might be very different.

205 I would like to see sidewalks even in the subdivisions (River Oaks, Wildwood). Make it easier for people to walk. I would love to have some more housing options, especially as we age. I would love to see some more entertainment and restaurants with outdoor seating.

206 Don't let a vocal minority rule over a silent majority. Renters are not all bad. We want a nice downsizing option and some cultural and dining options. There is no reason to come to Brentwood. Let's have a draw.

207 Recycling should be free!!!

208 I am all for a central "city core", but don't spread it into our neighborhoods.
Brentwood is what it is because of present zoning laws. Connect the SW side of the
city (Brentwood South, Stonehenge, Brentwood Hills) to the bike trail system.

209 We are opposed to encouraging neighborhood cut-throughs, including any
extension of Jones Parkway.

212 I think the ideal need and use of Turner Farm is for cluster, one level, 2-3
bedroom, <2000 square foot homes. Should have enclosed garages like Haury-
Smith units at Old Hickory and Cloverland. Primary senior-retirement with trails
and parks along flood plains. Maybe screened commercial to support community.
Set-back parking and heavy growth screening like Hilton Head, SC. Zoning along
Franklin Road. Space may support 9 holes of golf in flood plains.

214 We have way too many roads that are narrow and winding with no shoulders.
Dangerous!! Wilson Pike!

215 The way NES is allowed to trim/cut trees of their lines looks ridiculous. Either
trim the trees in total, or remove it. Don't cut the top side out and think that looks
good. It cheapens the look of this community.

221 Major issues -- traffic at exit along Concord Road and eastbound along Concord at
night; lack of outdoor pool (old Dolphin Club could be purchased for this along
Wilson Pike); desperate need for facilities to house seniors; promotion of mass
transit -- why do we not have a rail system that runs N/S along I-65? If city
invested in buses that shuttled people to car lots at various points along Concord
Road has potential to help with traffic along this major route.

222 Plenty of shopping options in Cool Springs, Franklin, Nashville, etc. Keep
Brentwood residential with low density.

224 Truly love Brentwood! Granny White baseball fields and concession
stand/bathrooms REALLY need improvement. It gets so much use. Surely you
can see the needs for improvement there. Thank you.

226 Please do not build any apartments. Drainage/water/sewer issues will come.
Traffic will be horrible, quality of shops will fall, no one will want to deal with
traffic. Only shoppers will be the renters who would be living in the apartments.

229 Something has to be done about Concord and the other major streets in
Brentwood. Why are they only one lane? There shouldn't be this much traffic for
the size of Brentwood. The lanes need to be at least two lanes each way.

230 More street lights. It is very dark after sunset. More sidewalks and bike lanes. I see
many pedestrians and bikers walking/biking in middle of street. It's very
dangerous. We need more walking trails connecting residential areas with retail
areas. More options of safe public transport.

1. Change Johnson Chapel Rd W/to be Belle River Dr the whole way. 2. Reduce
236 and slow traffic on Johnson Chapel Rd W/Belle River Dr. 3. Old Hickory 95
exchange is bursting with traffic. Needs attention to future traffic flow.
240 We appreciate the many years of leadership that Brentwood has provided.

Please expand the library services to include an online database referred to as
"Auto Repair Reference Center." This database enables library patrons to access
auto repair information based on year, make and model of car/truck. The database
should be set up to allow library patrons the website from home. If needed, please
241 contact someone in the Carroll County Public Library in Maryland (410-386-4460)
for more information.

Leave I-65 between Old Hickory Blvd and State Highway 96 alone. Between
Brentwood and Franklin, no more additional lanes to I-65 or interchanges/exit
247 ramps!! Deal with traffic problems with more creative ideas!

I am a resident of The Heritage at present, but am still a concerned citizen and
251 want the best for everyone. Your Brentwood is a jewel for our city!

Use Crockett Park band shell more. Let it be a gathering point for different events
outside of music. Encourage Ravenwood and Brentwood High School activities in
the community. Let the band shell be a gathering for food events. Try food trucks,
252 BBQ competitions among Brentwood residents.
259 Keep recycling centers open more hours.

The police force needs improvement. In my many years in Brentwood, I have seen
the police go from "protect and serve" to "torment and punish." They have become
predators instead of a help to Brentwood residents. This is a major issue that needs
to be corrected. I am not sure if they are bored and just enjoy hiding, stalking, and
stopping the residents for personal gain, or if the city encourages their type
260 behavior.

We love Brentwood! Please keep it special. It is safe, clean and beautiful. I am
grateful to live here. Let the sprawl happen somewhere else. Let's don't try to be
"all things to all people," pleasing none in the process. Killing Town Center where
261 it was originally proposed was the right thing to do. God bless Brentwood, TN!

We moved into east Brentwood near Nolensville. We enjoy the area, but the road
system and lack of parks and walking trails is very disappointing. I was told that
263 nothing was in the plans to improve this situation.

The widening of Concord is a joke. No improvement in traffic problems. Every
intersection should have had a right turn lane, straight away lanes and a left turn
lane where needed. Brentwood needs no more development. Roads can't handle
traffic it has now. Improving what we already have makes more sense. The city has
266 all I need. Don't make it another Franklin or Spring Hill.

274 We are opposed to high density housing in Brentwood. We enjoy an exceptional quality of life here. If we wanted crowded shopping centers, we could have moved to Cool Springs. We have plenty of amenities close by. Please don't destroy what we have by cramming more homes or condos into our community.

275 Do not 'improve' the library. It is already excellent, the best I've seen in my 70 years on this earth.

278 Brentwood current housing density is an ideal differentiation from other communities. Brentwood should NOT allow residential uses that draw and attract renters, such as townhouses, condos, or apartments. I've lived in areas that have made such a switch, and the impact to the culture and the community was severe. Please keep in mind Brentwood's 'point of difference' rather than chase short-term value. Add 'point of parity.'

279 I rode my bike on OHB and Franklin Rd late '70s. I have seen the growth, experienced the growth. Not as easy task, but I would look to other municipalities in the northeast. What has worked and what has failed? At what cost? What is good for the whole masses of citizens you represent? Special interest such as bikers "100" for millions of dollars; we will never be Amsterdam. Fees or tolls on out of county workers; I work in NY and NJ. If we are going to make things faster and better, you're going to have to wear big boy pants. It's not fair to tax the residents when 70% of the congestion is coming from out of the county!

282 I don't envy the task of the planning commission. We love the character of Brentwood, the low density, and the great facilities. On the other hand, we must address growth and transit. Where will our civil servants, shopkeepers, and office staff live if we don't improve affordable housing options? How will we keep commuting times reasonable if we don't address mass transit? While it would be nice to have more options for shopping/dining, I'd hate to see the character of Brentwood change too much because character and schools are why we live here.

283 The most important thing is improve traffic flow. We feel as though the city may implode on itself. Improve width of Concord Road. Moore's Lane need widening. Need more north/south streets without going through neighborhoods. Keep green space and quality of schools.

284 Please put up a sound barrier wall along I-65 between Concord and Moore's Lane in Cool Springs. We live on General MacArthur and the interstate is very loud.

290 I would like to downsize soon as my children head off to college; however there are limited options to stay in Brentwood. I love the park system here, and would enjoy more parks, less people. The traffic has taken the fun out of living in Brentwood. This area needs a lot of attention.

294 I am NOT in favor of townhouses, condos, or any smaller units of housing than 1
acre per home. Our schools and streets are already overcrowded, and we don't have
the infrastructure to handle more like Cool Springs can handle.

295 The decision to increase density in "The Brentwood" commercial area -- Maryland
Farms, Murray of Ohio Site and Church St is a problem. Traffic at Maryland Way
and Franklin Road, along with Old Hickory and Franklin is maxing capacity
morning, midday, and afternoon rush hour. Not sure how the 'condo apartments'
passed!

298 Anything that would help reduce traffic on Concord during peak travel times.
More retail/restaurants on east side of Brentwood.

301 One of the things that I loved about Brentwood was all the trees in the area.
Coming from Texas, trees were special to me. Since we have been here, I have
never seen such willful destruction of so many trees without any being replaced. I
know Concord is being widened, but you've taken the beauty out of the area.
Brentwood looks like a freeway to somewhere.

306 Franklin is a mess. Brentwood has character -- large lots, beautiful hills, and all
commercial development kept to one area. Please stick to what has worked in the
past! If people want Brentwood to be like Green Hills or Franklin, they should
move to get what they want. Brentwood is beautiful, unique, historic, and very
special. Please keep it the way it is! No high-rises, or mixed-use residential.
315 Preserving the Turner Farm as green space is key.
317 Thank you for allowing us to do this survey!

318 Amazing to see how much traffic has increased over the past eight years. Some
areas (Concord Road, Mallory, Caruthers) are terrible during commuting times,
takes away the charm that was great about Brentwood.

320 Let's preserve what makes Brentwood so special, unique and beautiful. The
founders got it right. We don't want to turn Brentwood into Anytown USA by
letting developers and commercial interests take over. There are plenty of
opportunities for them in Franklin, Spring Hill, Nolensville, Nashville, etc.

321 I believe that maintaining existing parks, public amenities, and green space is of
utmost importance. Improving the aesthetics of commercial developments and
bringing in some additional dining and entertainment options would further
improve the appeal of the area. The lack of sidewalks and bike lanes is noteworthy
in some areas as well. Overall, keep up the good work. Of note, our neighborhood
has concerns about the potential expansion of Franklin Road south of Concord, as
this could affect our ability to leave the neighborhood and could increase traffic by
making the route to Moore's Lane more appealing.

322 Living in Carmel, Ind., and Farmington Hill, MI, I would suggest being careful
about trying to make Brentwood a metro area. Carmel has overextended itself and
the taxpayers are paying the bill.

323 Gentrify Town Center and OHB exit ramp. Looks awful, and it's our entrance to Brentwood. Murray Lane bridge over 65 and widen Wilson Pike. Sidewalks everywhere.

324 No more apartment complexes to 'sneak' into existence in Brentwood. It could easily lead to tremendous decrease in real estate values, and correspondingly a fast decrease in the quality of life in Brentwood.

325 1. More senior living space. 2. Public transportation. 3. Sidewalks. 4. Traffic flow on major streets. 5. Some area for 1/2 acre lots.

326 Better enforce and police existing current zoning rules. In older residential neighborhoods, this has become a problem. Outbuildings such as storage buildings and other structures are out of control!!!

335 The city needs to continue to grow, but playfully and nice looking. The older buildings along Church St and that surround the town center should be required to have facelifts — they look awful! I would like to see more mid-priced restaurants, such as Bonefish — not necessarily that restaurant but in that price point. If the Turner Farm needs to be sold, I would NOT want just a subdivision to replace it!

338 Overall the city has done a nice job with planning. We should raise the 1 acre/lot minimum and open space, keep commercial out of residential areas, address traffic concerns, especially in residential areas. Concord Road should NOT be used as sole connector for I-65 and I-24; reroute to Cool Springs Blvd as originally planned, or build another connector possibly. We're losing the residential aspect with the traffic that comes from Riverford, Davidson, and the large loud commercial vehicles that use it more and more as a cut-through from one interstate to another.

339 Get a city recycling plan! Keep open lots and lots of grass/parks!

340 We have got to look at our city with vision. We are losing ground with other areas of middle Tennessee. We can be more than big houses on bigger lots.

342 Brentwood needs a downtown, i.e. Franklin Sq., needs more small restaurants. Brentwood needs a parade, fall festival, etc., community gatherings. The road is way too narrow on Wilson Pike; it needs a shoulder. The buildings around the circle (Snooty Fox, Mexican Rest, post office) need a major remodel; they look very dated. "Hey, Brentwood, the 1970s called and they want their buildings back!"

343 I have unfortunately watched the growth of Brentwood and the traffic nightmares, especially on Concord. I would like to see an end to developing of new housing. I would rather have a tax increase along with a marketing increase if development would slow down.

344 No more Tapestry developments.

345 Need some commercial in the east section of Brentwood.

347 My wife and I are senior citizens living at the Heritage. We are very happy with Brentwood, and would like to see it remain the "small town" or village atmosphere.

Please, please, please put lane strips on Edmondson flowing into Concord. With the new neighborhood, those turning right (west) onto Concord get backed up in mornings on occasion when they go into new neighborhood. Mark Gorman is
348 doing a great job!

355 Allowing a gas station (with sign and building restrictions) at Old Hickory and Hillsboro would be great.

Thank you for asking for this public input. A few observations about living in Brentwood the last four years (after living in Hermitage, East Nashville, Sylvan Park, Vandy/West End and Bellevue) . . . Traffic is the biggest negative and it is only going to get worse w/o public transit options to/from Nashville. Eventually this will make Brentwood a less desirable place to live if not addressed. We live in Raintree Forest and I feel like we live in an amenities desert -- takes far too long to get to areas with stores, restaurants, groceries, etc. I loved the suggestion of re-doing zoning to allow for neighborhood markets. A gourmet market/wine/cheese
363 store would be great at Concord/Wilson Pike intersection!

365 Nice place to live. Growth and change is inevitable, but try to preserve what makes the place special.

369 Sidewalks: help reduce obesity, provides safety, encourages more safe play outside in neighborhoods. No subdivision should be allowed to go up without them.

1. I'm sort of shocked at how little mention of schools are in this planning/strategy survey. I realize it is the responsibility of Williams County, but schools and 1 acre residential lots are a, or the, staple of Brentwood life. 2. The Tapestry has the potential to be a traffic and schools disaster. 3. The design of the interchange at I-65 south and OHB is absolutely terrible (though maybe Davidson County issue). 4. Apartments could be really bad for property values.
370

More four lane (plus turning lane) roads like McEwen (east of I-65) to be built to support traffic. Also more shoulders need to be added to roads (i.e. Concord, Wilson Pike north of Concord). More consideration of pipeline roads through future neighborhoods. There are a lot of bottleneck areas because there are not enough pipelines to major roads. For example, Moore's Lane and McEwen are the
372 only roads feeding into Caruthers from the east neighborhoods in Ravenwood area.

373 Protect the open spaces of Brentwood! The building of homes on Wilson Pike between Concord and Crockett was STUPID! That land should have been bought for green way!

374 One acre per lot/per house!!! More sidewalks!!! Need more traffic lights to make it
easier to get out of subdivision onto main roadway, e.g. out of Indian Point onto
Concord. Thanks.

380 I would be extremely opposed to commercial and residential growth because the
charm of Brentwood would be lost. Commercial and residential growth would
devalue Brentwood as a place of residence.

382 Traffic can be horrendous. Fix/widen I-65 exit at Concord at 5-6 p.m. Someone is
going to be killed parking on curb! Preserve open space! Consider rail commuter
with option at Brentwood to Nashville OR Spring Hill to Nashville.

385 With the aging "Baby Boom" population, I hope Brentwood would develop more
housing options for seniors.

387 Thanks for asking my opinion.

394 Let's have garbage bid out for one vendor per section of Brentwood. Let's get retail
to provide tax revenue. Let's quit acquiring more parks, and take better care of
what we have.

396 Encourage developers to build smaller one level homes on smaller lots. We love
the location and amenities of Brentwood, but we need a small lot. We have the
means to purchase a new home to meet our needs, but there is no such thing in
Brentwood! We really do not want a condo, so we would not consider the Town
Center district.

397 As we move towards being an empty nester, we would like to downsize and stay in
Brentwood. This is a very hard option due to the building and lot restrictions.
Zone area for smaller lots for empty nesters. Look at a central sport facility for
football and basketball that would allow the two Brentwood high schools to use.
And it could be rented out to other organizations. Example is in Sugar Land, TX.

401 Brentwood is a very unique city. I see no reason to make it attractive to more
growth, higher population density and increased traffic by encouraging alternative
housing options. All that will do is create pressure on infrastructure and schools,
and could lead to more crime. If Brentwood becomes more affordable to live in, it
will lose a lot of its uniqueness!

402 Reduce back up traffic on Concord (between Sunset and Wilson Pike) and Old
Hickory (at 65 entrance).

404 Brentwood needs more restaurants, more retail, movie theaters. I think we have
enough parks.

405 Please reduce the traffic on all streets.

407 Improve image — friendly, carrying city. Improve communications to community.
Don't be a stuffy, rich community. Be smart in expanding business (traffic etc).
Expand police/security forces — enhance positive image. Better and more
visibility. Traffic #1 program on Franklin Road.

1. Free recycling and charge for excess garbage. 2. More dense housing, freeing up space for forests, trails, etc. 3. More support for bicycles (manual or electric). 4. Promote solar array panels for neighborhoods. 5. Encourage alternate energy such as a small wind turbine on homes. 6. Support Internet for all residents.

The city should provide recycling and garbage pick-up at no charge to homeowners.

I have traveled across most of the US and Europe. Brentwood has one of the best overall quality of life given the factors. Unfortunately, the very thing that has made it a desirable place to live has also created the challenges we face as a community. Thank you for your efforts to keep Brentwood a great city.

Traffic light before [parkway] and Wilson Park was the worst idea. It makes more traffic in Moses Lane.

You are doing a great job. Thanks for asking for input. We really trust our city leaders to continue to make Brentwood the best community in which to live and work.

Many of our traffic flow problems on major streets could be improved for minimal cost. Many of our residents are learned individuals, and progressive thinkers. Have you ever thought about surveying some of them?

There is no traffic problem. There is a problem of no character or sense of place. There is nothing for teenagers to do, or nowhere interesting to go. Only options are to go to Green Hills or Cool Springs.

Any effort to increase residential density is an effort to decrease the current high quality of education (public) in Brentwood. Not a single top 100 public high school in the US has a population of apartment, condominium or town home residents in its community. The quality of the public education system is a direct reflection of the quality of a community -- improve it. Don't dismantle it.

We love Brentwood!

Bury the power lines. Improve commercial signage/appearances. Improve traffic flow as well as transit system.

We loved the proposal for the Murray/Baptist lots that were proposed (and failed). The city needs more community areas that mix living/working/playing. If that doesn't happen, Brentwood will get left behind.

Recycling options -- not open enough hours. Worst decision was to make it manned.

My main concern is traffic on Concord Road and trying to exit my neighborhood. Brentwood overall is a wonderful place to live, and has much to offer.

Rush hour traffic is a huge concern. All future development needs to take this into account!

459 Keep open spaces. Allow condos in mixed use areas, limited these areas. More bike paths, more trails. Make Turner property like Central Park.

462 Focus time and capital on major issue (road congestion) before nice-to-do items. Wants vs. needs. Don't make decisions (higher density housing) that negatively impact road congestion problem. Already have done a good job on parks, trails, library, etc.

464 Address new residential growth that seriously impacts numbers of autos on Brentwood streets. New homes mean more autos and we still have same number of major roads.

466 Please, no condos or apartments. Scales is already at capacity and we want to support our local schools. Restaurants/shopping or facelifts to existing shops is wonderful, but there must be adequate parking and traffic flow must be considered.

474 A critical fault in this survey is the lack of questions about education as general topic -- educational opportunities for children as well as adults. In education, serious planning is needed to upgrade or replace Brentwood Middle and BHS, which are aging, outdated facilities. The quality of education in Brentwood is a highlight, an asset that makes this city an appealing place to live.

477 Eliminate condos, apartments and all multiple dwellings. Traffic flow problems are getting worse each day.

479 If we do not make a concerted effort now to preserve open spaces, acquire land for parks, develop the trail system, and make room for bikes/sidewalks, it will be very hard to address in the future. We moved here for schools, trails, and parks! Brentwood has been very forward-thinking in this regard. Keep it up!

480 Keep apartments and condos to a minimum, big families that do not pay taxes would put a burden on our school system.

484 Brentwood has totally ignored Franklin Road south of Concord. At Moore's Lane and Franklin it has become disgraceful -- secondhand car lots have taken over. There are billboards -- I thought they were a no no in Brentwood, and the "flagpole" area is dreadful. I live in the Willowick subdivision. There is a large office building in the "flagpole area" that leaves its fluorescent lights on at night and is an eyesore to those who live nearby! Now on Franklin Road opposite the entrance it seems new building is taking place - more car lots?

485 This survey was very cumbersome!

486 Preserve Turner Farm. Alternate traffic flow on Granny White between Maryland Farms and Murray Lane Monday through Friday.

My family supports planned development communities. However, these communities should be placed near existing "centers" or in areas that are currently not developed. In other words, if there are only a few commercial properties in an area, leave it that way. Do not build on naturally attracting land, and do not build up more areas like the ones going into the TJ Maxx area. Minimize the impact on nature and historical sites.

You are so far behind! I have lived in six states, and I never thought any upscale community in the US was at a place still in the 1980s. No city-sponsored single stream recycling, no urban planning, absolutely awful traffic, no fine dining, etc. It takes work to be this bad. I won't be staying. This type of non-thinking is why Tennessee is the butt of jokes everywhere else. Sorry, but it's just me and my wife's opinion.

Please do not allow more houses in Brentwood Middle/BHS zone. Build a new school first. I am concerned the multi-family housing being planned would cause my neighborhood (Chenoweth) to fall into some other school zone. I have four children and would be livid if we were rezoned for some apartments. It is the #1 reason I bought this house. You would have a large and expensive legal fight on your hands.

I would love to see Wilson Pike widened — it's extremely narrow in places and during rush traffic hours is congested. We have a great N/S street in Franklin Road. Make Wilson Pike a similar boulevard so people can get to and from downtown (Town Center). Move those historic stone fences, clear out the ancient overgrown trees, plant new trees that have attractive fall foliage. Right now it's an unsightly, narrow road that has outlived its practicality. We are no longer a horse and buggy city.

I am not completely opposed to anything, but you have to fix the traffic issues first. We have Davidson County and people from Murfreesboro driving through our neighborhoods to get to work and home instead of major roads.

Way too many houses have been built off Concord Road! The traffic in the morning and evenings is absolutely horrible! Please help!! Also, please do not ever allow apartments to be developed in Brentwood! Our schools and streets are already so overcrowded, and apartments would only make things much worse!

Cool Springs business area, Target etc., update older areas, seems to be forgotten about often. It is still Brentwood. Moore's Lane east, sidewalks!!

As we grow older I wish there was more nice housing closer to Town Center that requires less maintenance than the one acre or more lot with large home. We love Brentwood and wish to always live here, but as empty nesters wanting to scale down, there is little to no choice. Nice brownstone or condo close to town's wonderful amenities. Thank you.

I live off of Wilson Pike very close to the Church St area. I am very sad to see all the new development — particularly the huge development in the Office Max/TJ Maxx area. I am dreading the upcoming traffic and change in the dynamic of Brentwood.

I am adamantly opposed to developing the land at the corner of Maryland Way and Franklin Road into a large commercial district, like what had been proposed for the "streets of Brentwood." What should be a 10 minute drive to the freeway can often stretch to 30-40 minutes during peak times. Our main thoroughfares cannot handle the traffic as it is. Increased development in that area would be a nightmare. I chose to live in Brentwood, not Green Hills. I chose it for the beauty and open spaces. If it becomes developed and commercialized, there will be no point in living here. Our quality of life will greatly suffer.

In discussions with younger people who try to support the city, such as clerks, waiters, city employees, etc., they almost always say they like the area, but few of them say they can afford to work here. No rentals, long driving periods, etc., along with low salaries have made undesirable impacts on their lives. I know this problem is not new, but little effort seems to be directed in helping solve this problem.

Infrastructure, i.e. traffic and roads, **MUST** be addressed, planned and created **BEFORE** any further development! Traffic flow with better traffic light syncing and staggered work and school times do not cost anything!

Look at some of the developments in Austin like the Domain area or around 2nd street or Lamar as examples of good development. Shopping and restaurants and entertainment and high-end condos would be great! There are ways to do smart growth, so look 20 years out, please.

Brentwood was a wonderful place 15-20 years ago. It no longer is, due to traffic and congestion!!

No commercial — we have enough.

Better coordination of the stop lights, especially at night. At intersection of Wilson Pike and Concord, the left turn light going towards Indian Point never turns on. The same issue occurs at the light on Wilson Pike Circle and Church St. You can never turn left legally on those lights at night. I notice this every Wednesday night on way home from church. Traffic in Brentwood should be #1 in and before establishing so much more growth!

Keep Brentwood unique.

We moved to Brentwood from Atlanta because of green space, residential zoning and proximity of schools to our home. Increasing zoning density would destroy the beauty of this area. Apartment-style commercial development mix puts a burden on schools.

No apartments.

548 Please make results of this survey public with lots of notice.

Of utmost importance is maintaining current housing rules. Consider revamping the original commercial section vs. expanding and making Brentwood another
549 Green Hills. We don't need this clutter!

Brentwood will be a better city if it develops a more flexible living and working plan to be more embracing of a wider residential mix -- age, lifestyles, more casual, provide living opportunities for a wider segment of the overall population. Having more mixed use living areas, more entertainment options, attracting a wide residential base -- 25 to 105 -- will energize the city and increase the tax base,
553 allowing for a stable long-term financial resource beneficial to all city residents.

No more widening of streets. This only invites large trucks and more traffic. No more office buildings at street front! More sidewalks on major thoroughfares --
556 Old Hickory to Hillsboro Road, Franklin Road through the city.

Downtown development must include easy walking between shopping, work, residents. Development in the core should allow for no car options for people to live and work. Public transit -- trolleys like Franklin -- would help this. Old
557 Hickory is a major problem -- do not expand lanes but nice to be safer (shoulders).

Drainage alongside my home is very bad when water/runoff reaches the street, it washes over to the other side. There is an existing 3" or 4" line draining the runoff from alongside my home. This is inadequate for the amount of runoff that consistently is present. During rains it is continually plugged with debris unless I
566 clean it out, which I do frequently.

Dissatisfied with huge apartment complex near Kroger Shopping Center, looks
568 cheap.

I think mixed growth is good for the city. I would like to see Town Center grow as a shopping and dining area with more attractive buildings. Growth should be better throughout. The current new Firestone building seems a bad idea as far as traffic and attractiveness of the area. Survey would be more meaningful if a column between support and oppose for neither support or oppose. I don't think no opinion
572 covers it.

581 Add right turn lane to light at Green Hill Blvd and Concord (leaving Chenoweth).

Need more single story homes. Outlaw bicycling on Wilson Pike until widened and bike lanes added. Single family homes, 1 per acre only! No condos, apartments,
582 or duplexes at all.

584 Work with Davidson County to develop improved traffic flow around Brentwood on the OHB side and public transit. Consider park and ride facilities and options Nashville and Brentwood. Commuter train great idea, but then need flexible (bus shuttle) options in both N/S ends! Include Columbia, Springhill, Franklin, Brentwood, Nashville, Nolensville, Lewisburg, etc.

591 Please preserve the beauty of Brentwood! When moving to Nashville, we chose Brentwood for its community charm, dedication to open spaces and the separation of residences and business. If this changes, it will be a great disappointment. Don't overdevelop. Don't change zoning to crowd in more housing. Oh, and thanks for conducting this survey!

593 I am disappointed that certain city commissioners have played politics to be re-elected rather than correct the safety need for improved drainage and a wider shoulder on Wilson Pike between Concord and Church St. This is not a traffic speed issue!! The only historical wall section that hasn't already been moved and rebuilt is overgrown and in disrepair. PLEASE stop playing politics and add safe drainage and a shoulder. Thank you.

595 Household income is none of your business.

596 The current issue with not enough schools and adding more development will only add to the issues. Traffic is already bad. Because we are a great place to live, work, play is what makes us unique. The school systems are great, and it will only make them drop if we add the development you are asking in this survey. I would honestly ask you to think it through and why? Why do we need it? The rate of growth is already very high.

598 Would love to see a farmer's market (biweekly in season or more) established covered area like behind the factory in Franklin. This could be one of the needed public gathering places. Also a small performing venue like Franklin Theater for musical performances.

601 I moved to Brentwood because it appeared to be a family friendly, bedroom community like Forest Hills or Belle Glade. I grew up in this type of community with commercial only on edges of city. It sickens me to see so much commercial development sucking the family friendly bedroom community life out of my beloved Brentwood.

603 We lived in Landmark in 1980s. Live in Brookfield now -- just to find a one level home. Got a one level, but the negative is Concord Road traffic! 75 and 78!! Would love a cluster in the city (like Landmark).

605 Don't get too overcrowded. More people, more schools, more taxes, more congestion. Tax breaks for seniors.

606 Brookfield needs trails to the elementary school, Sunset. We need sidewalks. The children will be much healthier if they have a place to ride their bikes safely.

607 We need to be open to different kinds of high quality commercial and residential development in the right places.

608 Please post a sign or communicate to residents for all the purpose of construction in and around the city. Bicyclists are becoming nuisance as they are riding on one lane streets obstructing the flow of traffic, sometimes during peak hours.

609 I have loved living in Brentwood for 47 years. Have seen so many changes, some good, some not so good. Maybe it's time to change the one acre lot size, also three level building limit.

612 Restaurant options around Brentwood east/south need to be addressed via zoning changes. Traffic issues on Moore's Lane and Caruthers need to be addressed along with Wilson Pike traffic issues. Revisit speed limits that are too low, example: Crockett 30 mph, 30-35 mph zone on Franklin Road -- TOO MANY SPEED TRAPS!

613 Many residents in the 55-75 age groups have enjoyed Brentwood as our home for 15-25 years. We don't want to leave our hometown to find luxury, downsized housing on smaller lots. Please make provisions in the plan for these alternatives.

614 Address the traffic problems from I-65 east on Concord Road and Old Hickory Blvd.

618 Strongly opposed to using HG Hill (Old Mavry) property for any residential housing. Condos in Kroger Plaza going to create more traffic mess.

620 Always thought we need free garbage pickup. Also water drainage and caution lights on some sites.

623 Great city -- I know it is hard to provide restaurants, shopping, and keep area the same. Franklin Road traffic, OHB and Concord are really bad. The Turner farm offers many options. I think with some of the empty buildings in Maryland Farms there are possible restaurant, commercial possibilities other than office renovations or knock down and rework. Thanks for the survey.

624 Improve the quality of water that comes out of the tap. It is very hard water that requires a home filtration system by home owner. Get recycling services available to residents. We came from Nashville, and it was mandatory that we recycle. We had "Curby" services paid by Metro. Brentwood should have the same. Save the environment as you improve the city.

625 No apartments! No townhouses! Keep Brentwood true to it's name and perception. I don't want Brentwood to turn into Green Hills, Franklin, or even Cool Springs! Plenty of eating options already within 15 minute drive! Anyone from out of town loves Brentwood for what it is now, not what it could be. I've never had anyone say, "Wow I wish Brentwood had more strip malls, apartments, or even restaurants!" Thank you for doing this survey!

626 In my opinion, the current codes available for "Town Center" do not go far enough
to allow effective flexibility for property owners and developers.

631 Follow Franklin's lead on roadways and infrastructure.

Kid friendly!!!!!! More parks and running trails that are close to neighborhoods
that children can walk to easily without a parent looking over them and they can
639 meet up easily with friends at parks!

Living at the Governor's Club, I am concerned about the impact of already
congested traffic on Concord with the continued development east of my
development. I'm very concerned that the new improvements to Concord will do
little to alleviate traffic congestion. Also, we need a traffic light on Crockett at the
642 entrance to Raintree Forest -- very backed up at 4-way stop most mornings.

649 Would like to see one house per acre standard changed to one house per two acres
or even better, one house per five acres. Improve traffic flow at peak traffic periods.

651 1. NO APARTMENTS! 2. No C-4 zoning, only C-1 and C-2. 3. Buy the Turner
property. 4. Maintain residential zoning of 1 acre.

We love living here and would really hate to see it become overdeveloped. It seems
like it is going in that direction. Not every "empty" space needs a building on it.
Not addressed here -- numerous traffic violations, people running red lights often,
652 speeding through neighborhoods.

Do not invite more assisted living companies to address senior living. These
companies are piranhas! Instead, allow and encourage smaller single family homes
with open space to equal 1 acre/1 home density. I raised my family here and want
to retire here. Seniors also need sidewalks and public transportation. Brentwood is
656 a beautiful, clean city. Keep it that way.

657 Moore's Lane traffic nightmare.

1. More access to I-65. 2. Better access to I-24. 3. Right turn lane on Concord to
enter I-65 north, from library area to I-65. 4. Keep zoning restrictions tight: mixed
use can be very attractive, but can also take on very ugly appearance and invite
crime. 5. Water quality is a big issue, especially on east and south sides of
662 Brentwood, i.e. Concord Road and east of Crockett.

What makes Brentwood so great is that it is very beautiful and well maintained.
Brentwood has a great reputation of being a community for more established and
wealthy individuals and families. Let's not put a bunch of shopping centers and
more entertainment here; let's keep Brentwood the beautiful preserved place that it
663 is!

665 Preserve open space. Commercial space attractively built is necessary to
accommodate more restaurants. Commercial parking must be carefully planned. A
well-landscaped area surrounded by restaurants with outdoor seating would serve
Brentwood well. We have some good restaurants in ugly strip malls.

672 I believe we need to preserve what has made Brentwood a sought-after place to
live. Safe, aesthetic, friendly, green spaces, great school, and awesome park/library
systems. People do not move here for shopping! We do not need to over-
commercialize our area. Also, we should avoid building transient housing
(apartments). Apartment dwellers are not paying property taxes, do not invest in
our community, use our resources, overcrowd our schools, and can elevate crime.
Our zoning should stay C-2 and the Town Center should not be expanded beyond
its original boundaries.

676 Brentwood is one of the best towns we've lived in, and we have moved around a
lot! It is a beautiful small town with low crime and very happy residents (it
appears). Clearly, the city is doing a lot of things right. Thank you!
677 See attached.

685 I wish there were sidewalks from Franklin Road south of Murray Lane and from
the intersection of Franklin and Concord east. I live about 1.5 miles from
Brentwood Library, but I have to drive there. It would be nice if there were bike
lanes or a sidewalk.

687 I was strongly opposed to the FOR RENT apartment complex! We need to focus
on OWNERSHIP housing options! High quality condos!!!!!!

688 I am very much against any form of multi-family housing within Brentwood. On
our road construction projects, like the Concord Road project, for example, I would
support planting a new tree for every mature tree that was cut down.

689 I think we should encourage the erection of monuments throughout the city. I
would like to see a large cross erected to symbolize that Brentwood is a Christian
community.

693 Ban the use of any and all drone aircraft for any reason.

705 1. More indoor tennis courts. 2. More soccer training programs. 3. Tennis courts
and soccer field in Sunset Elementary. 4. Hall renting facility for parties/meetings.
5. Four lane with turn lane to improve Concord Road. Congestion in mornings and
evenings is most critical!

706 I support C-4 zoning for commercial structures, but NOT for residential, i.e. taller,
more condensed commercial structures are acceptable in any of the four zones on
your map. I do NOT support higher density residential, unless strictly for seniors.

708 The schools are already crowded -- to add more apartments etc. would add to that problem. Brentwood is a desirable community. Let's keep it that way. No movie theaters, etc., until we have a decent traffic flow. AM and PM traffic congestion is awful -- Tapestry was a huge mistake! (See attached for additional comments.)

709 I appreciate your request to find priorities of growth. I have been impressed by the attention to it. At times, some things have been challenging to understand. Suggestion to set up neighborhood meetings to discuss manners, not just a planning commission meeting. Brentwood has a specific charm because of manageable development. The future can be even more charming if actions are cohesive.

711 More transportation options (see #14). Synchronized traffic lights. More sidewalks/bike lanes.

716 Our schools and roads are overcrowded. We keep building but not doing anything to improve these two big subjects. Let's address the issues and fix them before we bring in more people and traffic. BHS and BMS are a disappointment. The facilities are inadequate and need some serious attention.

722 Civic discourse among elected officials. Public transparency in commission decisions. Compromise to achieve a city for all.

723 Traffic has become a major issue, especially in Franklin Road and Town Center streets. City needs to address.

724 We are married, ages 81 and 83. We are now living at The Heritage, a retirement home. We cannot respond.

730 We love Brentwood -- wonderful place to raise a family. We think the police/fire departments do a great job. Police might want to be more proactive in drug-related issues. Do not wish for any major changes, just improve and add to what we have. Do wish for some type of coordination of trash pick-up, trucks on street everyday, all day. Would like city-operated service even if private pay.

734 Please do not change what residents of Brentwood love so much -- we want the large individual lots to remain this way. This is the reason we all moved here. Keep it family oriented! No apartments or condos. I'm all for improvements and even adding shops and restaurants in certain (already commercial) areas, but do not add multi-family residents. It would change Brentwood and it would change the beloved schools. Please don't do this!

735 We love the parks and library. This and the schools are why we bought here instead of other places.

736 Meadowlake subdivision should be open on the west end onto Granny White Pike to take some of the congestion off of Granny White Pike. The buildings on and off Church St (Inside Out building, Judge Beans, Mignon's) need to be modernized!

Do NOT allow any more multi-unit developments like Tapestry. I cannot believe this huge development was allowed to happen in Brentwood, and it is going to cause huge problems with traffic and overcrowded schools. Wilson Pike between Concord and Church needs widened slightly with curbs and storm drains. The ditches need filled in. I support a new interchange off I-65 only if it connects to Franklin and not Wilson Pike.

Traffic needs to improve in Maryland Way, Old Hickory and Franklin and I-65 areas.

The practice of allowing development of less than 1 acre if total space averages 1 acre has promoted over-building and drastically reduced the overall quality of life and beauty of Brentwood. Ten years ago, if you were able to see Brentwood today, most people would agree we are worse off and heading in the wrong direction.

Traffic on major streets, Concord Road especially, needs improvement.

We must develop a curbside recycling program for Brentwood, even if it must be supplemented by the city. Think ahead. Our leaders need to get over themselves, and lose the snotty attitude that lead to the bylaw concerning curbside newspaper vendors, which was blatantly passed simply to rid our community of homeless people. Make all welcome, not just the rich. Keep guns out of our parks. Work on mass transit, which at the moment hardly exists here. Be open to new things are stop worrying about how someone's sign looks like outside their business.

Beautiful city. Traffic a real concern with continued growth. Constant school rezonings a concern. Convenience of shopping/restaurants.

Should stay the course.

I paid \$20,000 more on lot and am glad I did. I think homes in Owl Landing are well kept, and [a] good neighborhood to live in. I have had minimal complaints for our area.

Please keep current one house per acre residential standard.

Brentwood is a gem among cities. Why do we have to change it and make it more congested? The school system is already past maximum. It is a great place to raise a family. That should be the focus. Needs change as people age. Families come and go. However, there is no need to change the current housing distribution. Limiting the available housing options will actually increase property values, and this is a good thing.

I have more ideas about a free-standing hospice which I would love to discuss. My dream is a non-profit, foundation-based hospice. I really love Isola Bella, which would need to be rezoned, but likely will not sell as residential due to its location. It is large enough to have a palliative clinic, and could be a site for flu shots, etc.

Kristen Slade Collier, 743-5504.

781 Either at Crockett or Tower Park, install field turf for lacrosse and football. Two-
three fields would help reduce maintenance with seed, water, fertilize and reduce
782 tear caused by lacrosse. Fields could host tournaments with no fear of weather.

782 Love this area.

784 Increase road capacity now instead of waiting until traffic is overwhelming
(Concord). Fix red light waiting time (anytime coming off I-65 at Concord wait is
ridiculous -- 8:15 a.m. I waited through four cycles!). Tapestry should have been
senior housing! Why no buses from highly congested Maryland Farms to lunch
options? Why isn't there an email from the City of Brentwood every month?

785 I oppose any higher density commercial or residential development.

786 Protect space. Control retail in residential areas. Increase police patrols at school
day completions. (Too many excessive speeding in residential areas.) Sidewalks!!

790 We love Brentwood!

792 We love living in Brentwood. The things I would change are very minor things,
and I think for the most part the city is doing a great job!

793 An additional left turn lane off I-65/Concord ramp.

795 Brentwood needs to stay the community it is. Changing the requirements will
bring in issues that Brentwood is not designed to handle. Rental properties --
apartments, condos, townhouses -- put an additional tax burden on the
infrastructure -- schools, services, increased traffic -- without a great influx of
revenue long term. When Tapestry is opened and residents settled, I almost
guarantee an uptick of police activity. Brentwood is a bedroom community. Do not
change residential standard.

796 Since Eldorado has only one entrance/exit, the ability to exit at peak traffic times
becomes increasingly more difficult and dangerous. Some consideration to mitigate
this is badly needed.

797 Love Brentwood. Protect what we have; improve upon it where needed and keep it
up. Traffic, water flow, roads (improvements and maintenance). No more
apartments or fast food restaurants, please.

800 We live in east Brentwood and our water is provided by NCG Utility in
Nolensville. The water quality is terrible and an embarrassment, considering the
price we paid to live in Brentwood.

804 We need a mixed use gathering place -- shops, eatery with inside/outside areas,
outdoor activities (concerts) etc.

805 Lipscomb Elementary is very overcrowded. Rezoning school help. A new school is
also needed to accommodate all the students. Traffic flow on Franklin Road is a
concern during commute hours. I-65 exit at Concord Road evenings is a concern.
Two left turn lanes needed for N/S off ramp I-65 to Concord.

1. There is a need for greater access to public golf courses in Brentwood. I make more than enough to join a country club, but prefer public courses because I only play a few times per month. A city-owned course would be a great investment. 2. Senior housing options are vital to future success. Otherwise, wealthy Brentwood residents will take dollars to other areas vs. stay in Brentwood.

"More options for senior housing" seems nice, but we do not want it to become a sneaky way to defeat one acre density.

It remains overlooked, but traffic flow is the number one problem, yet Brentwood votes to increase homes and business, and say the traffic is okay???

Widen Moore's Lane from Caruthers to Wilson Pike. Widen Wilson Pike from Concord to McEwen.

A lot of traffic would be fixed nine months of the year if people could bike to work.

Stop spending taxpayers' money and give some of the unspent taxes back to the citizens. Federal government is hell-bent on taking more and more from the citizens, so what is the individual tax liability going to be? Looks like 60-70%. We can't pay for anymore tax hikes.

It would be good to give seniors a property tax break, perhaps for ages 75 and up. Retirement in Brentwood is expensive for most seniors.

Why can't we get a larger, better-located post office?

Oppose density increases that bring rental units and crowd schools. Favor housing options for senior adults by limiting occupancy to persons 55 and older. Townhouses and condos for seniors would permit people to remain in Brentwood without yard upkeep.

Brentwood is a great place to live. City planning that would enhance the ability to walk around the city more easily, like Franklin, would be an appealing change for the future.

I strongly agree with improving roads.

It is a disgrace that residents of Foxboro and Indian Point cannot get out onto Concord Road until after 9:30 a.m. or later. Shame! Improved/widened major roads should be completed before new subdivisions are allowed.

Must get the "right" growth/curb the neighborhood sprawl and curb traffic. The great value of Brentwood is its size, beauty and people. Less development is key, or better commercial development. Residential development must be environmentally correct. No tree cutting! No watershed damage. Less traffic!!! Do we want to be Rutherford County?!! If we continue down the current path, we will.

- 829 We need to preserve open land, green ways, and forests, while incorporating additional hiking and biking trails to keep pedestrians and cyclists off the roads. Simultaneously, we need to widen existing major traffic arteries to enhance the flow of rush-hour traffic.
- 831 We love the rural look of our beautiful Brentwood. Don't become a Franklin. Add public spaces that can be used for gathering, but no commercial, condos, stack and pack, etc. Place history and art in high regard. Find a way to make money from public used open spaces, art, etc. It would be great to have a 'factory' place concept as in Franklin with farmers market vendors, stops, etc.
- 832 The streets of Brentwood Town Center would have been a fantastic addition to our city. As it is now, we are all taking our money to Nashville or Cool Springs/Franklin for shopping and dining. It's a real shame that short-sighted few ruined that opportunity for the greater majority. Here's hoping that someone figures this out.
- 836 Thank you for this survey. Change is good. Change is necessary. Let's change in keeping with a traditional, family-oriented lifestyle. Let's support our local farmers, family, at home dinners, decrease ways crime can reach our children as we educate the leaders of tomorrow. Let Franklin have the smaller lot sizes and citizens that are less traditional. thank you for your work on this!
- 837 I felt some of the questions were worded to sway the answers toward the opinion of some of the city leaders, and not representative of the wishes of the majority of the residents. It did not address the lack of willingness to move the city forward, but had a "good ol' boy" stay the same feel to it.
- 838 Traffic congestion on Franklin Road, Maryland Way, and Old Hickory Blvd is so bad, we are considering moving back into Nashville. Also, please consider separating water rates for household use vs. irrigation use.
- 839 It would be great to see the traffic flow on Concord improve. The congestion makes for frustrating afternoons. Brentwood place is not a fun place to visit. It is NOT anything like quaint downtown Franklin. The vibe is not the same. We would love to see more entertainment options in Brentwood – restaurants and such.
- 841 No multi occupancy (apartments, condos), only single family 1 acre lot. No C-4.
- 845 Would love to see Brentwood have a real town square. Would also love to see more biking and jogging trails. Finally, would love to see our main roads have a bike lane and/or wide sidewalks. Would also like it if our retail centers were not so visible from the road. Adding trees and shrub buffers would be more aesthetically pleasing.
- 847 Need more housing options for empty nesters! If this is not addressed, more and more long-term residents will be moving out of Brentwood!
- 849 Underground utilities would vastly improve aesthetics.

850 Keep Brentwood an upscale bedroom community -- that's why people move here. New growth needs to have lowest impact on TC #1. Do not develop Murray Center with anything but a business park only. Do not increase traffic on Maryland Way. Build commercial/business to the south.

853 Along with outstanding schools, housing density was a major factor in my family's move back to Brentwood. Please preserve the one house per acre guideline. This will also help ensure traffic is appropriately addressed. Getting through downtown Brentwood and Maryland Farms can be a nightmare. I doubt anyone wants a situation like Hillsboro Road in Green Hills. Make sure infrastructure will support development BEFORE approving housing and other development proposals.

854 1. The traffic around Chick-fil-A is ridiculous. 2. Try to negotiate the cinema/restaurant to come back without the condos and shops. 3. Skip the seasonal flags on Franklin.

856 Send surveys to all registered voters in the city of Brentwood.

861 Apartments are not for Brentwood. The commissioners and officials that approved the Tapestry were not looking after the best interest of the people of their city.

862 We must preserve the one home/one acre zoning. DO NOT allow apartments or condos. The recycling center needs to be open later than 5 p.m., and also on Sundays. There needs to be more effort made to keep roadways and walking trails clean -- there is a lot of garbage along these areas.

863 I think it is most important to preserve green space and limit residential development. I support additional commercial development. I strongly oppose changing traffic flow in neighborhoods and interconnecting subdivisions. Increasing traffic flow on residential streets will lead to decreased safety for all citizens of Brentwood.

864 The Franklin Road widening is long overdue. Please make that a top priority.

865 I am aware about the debate concerning who can see this survey. I see no need for city officials to see individual surveys. The third party should be able to give back the data based on any criteria requested: male, female, age, geographical, length of time in city.

866 Concord Road is so congested east of Wilson Pike. It needs to improve traffic flow. As the way it is, it's impossible to get out of the subdivisions. Need more lights to ease the traffic flow.

871 Brentwood needs to preserve its history and its 1 acre zoning. It is a big part of what makes this a great place to live. While I would not oppose infrastructure and appearance improvements to our commercial areas, I would highly oppose apartments, condos, and townhouses being a part of our growth. It will cause further school rezoning, increase traffic and crime -- not things we want.

873 Provide more homes for empty nesters and families looking to downsize. More
affordable homes are greatly needed.

877 Please put recycle receptacles in our parks, and more encouragement in schools.

878 Need to work with the school board to make sure schools aren't overcrowded as
the population increases. Also need to widen Concord Road between Haverhill Dr
and Steeplechase Dr. It is ridiculous that it is so narrow. Old Smyrna Road should
be widened as well.

883 More housing options for aging population and families who don't prefer 1 acre
lots to maintain. They can/should be upscale developments.

884 Westhaven in Franklin is a good example of the type of development I'd like to see
on the 555 acre farm, though with no condos. Would not want to see that parcel of
land as just static green space, or more soccer and ball fields. If all or part of it
were to be park land, it needs to be something we do not currently have, not more
of the same.

889 Planning the infrastructure for the future is key. Wider roads, more lanes, and
commuting demands must be issued. With today's large cars and construction
traffic, roads are now too narrow with no room for error. Trucks are eroding
current roads at a quicker rate. Bridges are compromised. The housing is back on
an upswing and roads must accommodate. Shopping places, condos, and town
homes are not priority. Maintaining history and open spaces is. Public
transportation is important.

891 Homeowners living in Mooreland Estates pay the same taxes as all others (city of
Brentwood and Williamson County taxes), yet we have to shell out our own
money to maintain our streets because the city of Brentwood refuses to maintain
them. Because of this, this area will eventually become an eyesore, a "hood", and
lower the surrounding property values. This should be illegal! City of Brentwood
is not very smart, not thinking ahead on this. Please, please, I beg you to address
this. Questions? Email me at debfowler@comcast.net

892 I would NOT want houses on one acre lots. Best idea to keep it as open space. Next
best, smaller lots with plenty of open space.

894 Maintain low density, single family residential. Minimum one acre lots, NO cluster
housing. Improve traffic flow through improved quality of synchronization.
Improve streets capacity to carry increased vehicle usage from not only
Brentwood, but from Franklin (whose excessive high density is a direct
contributor to our traffic woes).

895 I didn't see anything addressing street lights. I've noticed almost everywhere in
the Nashville area lags on street lights. More are better, any way you look at it!

896 Build more schools to accommodate kids in school.

901 Keep retail and residential separate. Homes on 1 acre lots. However, mixed retail,
apartments, condos, would be okay if kept from subdivisions.

905 Allow more signage. Allow LED signs, and internally illuminated signs.

909 Excellent survey to clarify resident (current) desires, which are more important than non-Brentwood/external influences. All police officers should be fully trained to write tickets at traffic crashes. Should have increased enforcement of dog and dog clean-up laws in parks.

910 I am concerned about the number and density of apartments. I think a limited number should have been approved to see what the impact will be. I think it is going to be a real negative for Brentwood.

911 The corner of Concord and Wilson Pike has been for sale since we moved here. Why can't that sell? And there should be a Starbuck's or some such business there. Need more businesses like that in Brentwood. Would be a great corner for that!

913 You are spending so much money to widen Concord, but yet you don't address the timing of the street lights at Concord and I-65 -- it takes me just as much time to get on I-65 from my house as it does to get downtown! I shouldn't have to travel three miles out of my way to save time getting to work! People cut in, and I've seen such road rage because of it. It is the city's fault for allowing the construction and not building more roads to accommodate.

915 A moratorium needs to be placed on growth. Current green space needs to be maintained. If growth continues at current pace, Brentwood will look more like Nashville (overcrowded, very little green space, no wildlife, very little scenic vistas).

916 Brentwood is one of the finest cities in the USA. This city has been a great place to raise our three children. I don't want to experience an overgrowth, meaning high density housing. We love the open space and rural feel of the city. Growth for the sake of growth is NOT an option. Development of the Turner property must be kept within the past conservative philosophy and standards of one acre per home, and the careful planning of open space. No apartments, condos, etc.

919 Mass transit is needed not only in Brentwood, but through all of Nashville. Work commute downtown is terrible and getting worse. All of Nashville should be working together to provide this for any planned growth. No areas around Nashville can grow without this. Huge investment, must happen.

922 Keep the feeling of a small city with the convenience of access to cultural and musical arts.

925 Very disappointed in the Tapestry project.

926 I was going to complete online but could not find the survey.

927 Focus on traffic, com/res development, and open space conservation.

I would like to see more development of single level housing for seniors (allow increased density and smaller lot sizes in those areas). Seniors are a plus for the tax base since they do not require more schools, etc. I am against encouragement of apartments which contribute to congestion on roadways and drain on economics because of school requirements. We are extremely disappointed with the development of the area around the beautiful historic home in the Kroger Center. The decimation of the beautiful old trees where Pear Fest was once held was shocking. We have heard very little public information or discussion on this. In the past, Brentwood Planning Commission erred on side of preservation, and we are appalled at the way this development has been handled.

Sewer systems are almost at maximum. Allow residents a voice in rezoning, etc., not let developers make these decisions. Do not support any rezoning.

Brentwood Kroger is so outdated, it is really doing Brentwood a disservice for being in Brentwood. Please take a look around at Smyrna, or Green Hills, or Franklin. They are all top notch Krogers that make you want to stay and enjoy your shopping. I have heard there is a plan to update for over a year now. We also need more local, good quality restaurants, especially breakfast. Not more chains! Let's be unique.

No more apartments/town homes. Improve traffic on main roads. Do not destroy neighborhoods by having major traffic routed through them please!

Expand Franklin Road to four lanes. Town homes, exclusive luxurious senior housing would love to live in Brentwood.

The pastoral culture of Brentwood, this close to Nashville, anchored primarily by the "one acre per house" rule and the vast Turner Farm is what makes this city unique, special, valuable, and desirable. Sacrificing these assets to favor population development is, to me, trading our integrity/sanctity for fool's gold. Also, let physical and mental health (using the science of spaces) be the guide -- value will follow.

Don't give in to growth!

Housing with 3600 sq feet on 3/4 acre lots could help people like us stay in Brentwood, but that product does not appear in the market. We are very happy in Brentwood and would like to stay in the city.

Brentwood is Brentwood because of the schools and the large lots with single family homes. Don't chase the commercial rabbit. Be leaders, not followers of what others have done. Have a backbone.

Preserve the beauty and character of Brentwood!

I notice is not much bike trail or walking trails. The traffic need to slow down when is school buses. We need more street lights. Our cars has been broken in on our neighbor. Thanks.

963 We moved to Brentwood because we loved the strict codes around housing and green space. The only complaint is that shopping areas are rather congested due to poor parking and traffic patterns.

965 All of question #18 is poorly stated. I did not answer. Example: How do you improve the finest library, and finest parks and trails in the state.

970 The Tapestry plan is a fiasco. Small apartments have no place in an area that is already congested. Renters do not support our school systems, which they will undoubtedly use. Adding a hotel and Nordstrom Rack without addressing traffic and parking issues is inexcusable. We need real leadership to address real issues -- you people have your head in the sand. This issue is not about politics; someone needs to employ common sense, and commitment to addressing the problems the commission has created.

976 We are very disappointed that our city approved a building like Tapestry to be built. We do not need rentals in our city!

977 No real complaints; we love it in Brentwood. My commute into Maryland Farms and back out during rush hour is terrible, though. And the Holt Rd/Edmondson/Concord area is getting worse every day. We appreciate the improvements coming to Concord Rd!!!! Would be nice to see traffic flow improvements in and out of Maryland Farms too.

978 No C-4.

982 I strongly agree with developing downtown Brentwood/Town Center, but am deeply disappointed with the way the back buildings look (Pinnacle, etc). Restaurants -- gathering areas are needed. Need more sidewalks and bike lanes. Need to widen Church St, Edmondson Lane, Concord, Wilson Pike.

983 Brentwood is a nice community because of restrictions such as 1 house/acre. Do not screw it up with greater density! Need pedestrian access to Owl Creek Park from both sides of Concord.

984 #19 Z, D, U are critical to the growth of Brentwood. Public transit as in light right would be great. Improve/widen Wilson Pike as a road to relieve traffic.

989 Return our city zoning ordinances to the way they were before the Town Center was created. Stop excessive commercial development!

991 Chipper Service has a schedule each month as noted. If I am one day late getting storm limbs to the street, they drive by them several times a week and won't grind them up, as they use our dead end street to take breaks and nap on. That may be okay since they park on the Nolensville side. Remember we do pay their wages as they seem to have plenty of free time.

993 Would love a safe way to bike from Concord subdivisions into Brentwood.

994 Why are you trying to turn Brentwood into Nashville South? Franklin is one of the worst run cities, and you want to copy it?

- 995 The city truly needs to address the narrow shoulders/dangerous roads by widening them, and adding sidewalks and bike lanes. Charlotte, NC has many beautiful manicured medians and charming street lights/signage. Also, the commercial areas need to be updated. Cobblestone streets, mixed use planned developments mixed with open green spaces would be nice. New parks for biking, hiking and walking. "Tasteful" convenience stores strategically placed in residential areas would be nice. Access roads to Cool Springs and the booming town of Nolensville would be nice. Widening Split Log, Sam Donald, Ragsdale, Clovercraft would alleviate congestion on Concord and other roads in east Brentwood.
- 996 The city and TDOT have made a major error in building only two lanes on Concord Rd. They didn't do traffic counts, or ignored the record. Traffic is bumper to bumper for two hours in the a.m. and p.m. during rush hour. The added turn lane will not be effective. Politics or ignorance has prevailed.
- 1003 Keep current home values up by not adding too much residential areas. More parks and green space.
- 1005 Wild deer are a growing problem. We have 12 to 20 deer in our subdivision every night. Our landscaping and gardens are being destroyed. We need the city's help to control this overpopulation.
- 1006 Please don't overbuild; preserve open space. This is what has made Brentwood so attractive. Maintain building code against commercial signage, tall buildings -- maintain a consistency.
- 1008 We have been very pleased with living in Brentwood (same house) for 40 years.
- 1014 Commercial development should be limited to the top and bottom of the city. Putting commercial in other areas would slow redevelopment in these areas.
- 1015 If you add high density housing, it will lower the desirability of Brentwood. Brentwood is special due to its beautiful scenery and higher standard of living. Bringing in high density housing brings lower income residents and potentially higher crime rates, and lower quality schools. Why change a winning formula for Brentwood?
- 1021 We need to fix Wilson Pike between Concord and Church St. There is no shoulder, and if you go off the road you will possibly hit a tree. Fix Concord between Landsdown and Indian Point. The trees are one foot off the road, a very dangerous situation. It's a matter of time before someone is killed.
- 1025 Wilson Pike needs to be improved. Underpass needs to be fixed on Wilson Pike. Congestion along E McEwen onto Wilson Pike. Wilson Pike north of Concord is terrible.

1026 Major route from Rutherford County to Williamson County (example: Rutherford County to Nolensville to Cool Springs). Sidewalks on Concord, Crockett, Wilson -- sidewalk access to all schools that are considered within biking distance.

1027 Brentwood is a wonderful city. We will see growth. How do you manage this growth? I am not sure. Not an easy question. I hope Brentwood will always be Brentwood. Wonderful city, and wonderful people.

1028 One lane streets at Moore's Lane, Wilson Pike, Concord and Split Log Rd are ridiculous! Way too many cars for size of road. Should be two lane each way at the very least. I am also very concerned that the majority of the questions on this survey discussed "old" Brentwood and not the "new", more recently developed areas of the city. The city's preoccupation with Town Center hurts its future in other growing areas of the city. Thanks for sending this survey.

1034 Improve traffic patterns -- do not allow cars to park on street sides -- dangerous. Red Oak Drive. Enforce reflectors on people that must walk or run on busy streets -- Holt Rd, Edmondson Pike, Concord Rd.

1035 Two term limit on elected officials. Too stale; need new blood in office. Same old stodgy people running things. Think out of the box, be innovative. Dump the bureaucracy mentality.

1036 Widen Concord from one end to the other all four lanes. Have walkways on streets, and make neighborhoods build walkways mandatory.

1037 PLEASE provide better/more street lights on major roads. Make roads wider with passing lanes and shoulders! Too many dangerous and narrow, curvy streets in Brentwood with poor lighting. Infrastructure is lacking as our city grows with newer housing, businesses, and neighborhoods being developed.

1040 Brentwood is a great place to live -- keep it with large lots and open spaces! Build a bridge starting on OHB to go over Franklin Rd/OHB intersection, and feed directly into interstate to keep all work traffic OFF of city streets. Do the same thing on Maryland Way to the interstate.

1041 This survey is such a wonderful idea! Thanks to all! Having lived in California Bay area most of my life, I am extremely sensitive to traffic! Bad traffic will sour or taint anything you do. Choose wisely.

1043 Thank you for being proactive and gathering our input!

1046 This is an amazing city. Don't let the traffic issues compel you to make dramatic changes. School rezoning has a dramatic impact on our city. We need to have input on this process.

1048 Thanks for asking my opinion.

1050 Better police enforcement at intersections where red lights are run.

1052 Some of these questions seem open-ended in that it is hard to know how to answer, since my answer may depend upon the implementation of a plan. I am concerned that as a city, we maintain 1 acre lot size. I am opposed to condos, townhouses and apartments.

1053 Bike lanes on Franklin will be crucial. There are spots where the shoulder disappears and traffic is averaging 50 mph (i.e. southbound Franklin cresting the hill down to Holly Tree Gap). Pretty deadly setup. There are quite a few others where traffic gets impatient with cyclists. Amazingly, the four lane roads (Murray Lane) have no shoulder, so cars side by side approaching a cyclist often panic and get mad when they have to slow down. Thanks if you understand what I'm talking about.

1061 It seems that the farms are being turned into housing developments. This adds traffic, schools are overcrowded. It seems that Brentwood should add some commercial development in certain locations, and slow down on housing. Brentwood is a great place to live, but it seems like it is being turned into all housing. As soon as it buys land from Franklin, it is turned into housing. Having a town center would bring in revenue while keeping Brentwood nice. People choose Brentwood over other cities for its open space, clean look and great schools. Growth is good, but needs to be managed so that the city's and its residents' goals are met. Purchase of land for parks is great.

1062 Be a part of longer range regionalization, especially when it comes to mass transit with the Nashville CBD.

1065 Love the idea of mixed use retail/office/residential as long as green space (courtyards, trees, think Savannah!) is kept. Would rather see nice townhouses or upscale condos above retail space than increased density of single family (2-3 homes per acre) homes. Townhouses/condos would be great option for people our age whose children are grown. We would love to stay in Brentwood, but don't want an acre yard anymore.

1066 No more commercial! Enough! Too many out of county people causing traffic issues and little infrastructure to get them in and out -- they need to stay in their county, and businesses employ more Brentwoodians. It's a win-win then, and traffic issues are diminished. Need more "Landmark" upscale subdivisions on the edge of the city -- best thing that ever happened to Brentwood.

1071 We value living in Brentwood because of the high standard of living. We need to NOT allow high density living options and continue to keep property taxes to a minimum. We also need to -- for the most part -- keep commercial areas separate from residential areas to maintain the safe neighborhood feel that is unique to Brentwood.

Our taxes should include garbage pickup. The idea of out-sourcing with multiple companies is damaging to neighborhoods' roads, more traffic. I am opposed to having several heavy equipment tearing up asphalt daily. Money from city taxes should be used for this necessity.

The current 'no growth' movement is hypocritical and short-sighted. As a professional planner and resident, dictating only one housing type (and yard size) limits options and citizenship. Society's changing demographics do not bode well for mandated maintenance of a "one size fits all" house and yard. Who gets to choose the standard, if so?

We are actually moving away this summer because the traffic on Concord is ridiculous! The current improvements under construction are happening at a snail's pace. You need to install lights and work at night. It honestly seems like no improvement from day to day. And why am I mailing this survey to Kansas? Shouldn't we be employing Brentwood people to do our survey?

Brentwood has done an excellent job to date. Let's make sure to stick with what has worked, but at the same time move forward.

Brentwood is pretty good the way it is. Keep one acre lots for homes. Limit an influx of commercial buildings. Slow down the building of new subdivisions. Less is sometimes better than more. No mixed use developments. Keep it simple, because Brentwood is a special community.

1. Small "Westhavens" would be a good option. Right now, seniors have no downsize options in Brentwood. We do not need more McMansions. 2. Concord Rd is a disaster. Improve on and off ramps to I-65. 3. No more residential until developers build a road network, build schools, build sewers/water, then build residential. 4. Think about starting school later to ease morning traffic; put children on buses.

At the present, anyone who wants to downsize has to leave Brentwood. It would be nice to have other options.

Please improve the capacity of drainage/storm water system, and clean out creeks (debris accumulation is intolerable). By all means, DO NOT develop a new I-65 interchange between Old Hickory and Concord. This is pure insanity!

Questions in #18 are poorly worded. To alleviate traffic problems near schools, twice daily encourage more bus usage, or make lanes for drivers to be able to bypass the congestion.

Most important to me is widening the narrow two lanes roads like Wilson Pike, and adding a turn lane where possible. Also, same with Concord Rd where it is two lane. While I do not oppose the development in Town Center style, I think tax dollars are better used for basic decent roads as mentioned above.

- 1122 The traffic situation in/out of Maryland Farms during weekdays needs to be a top priority before further development occurs. The area is too congested, and there aren't enough alternative routes that can be accessed. We are 'trapped' in our neighborhoods during rush hour. We highly value our quality of life, our parks, and green space. We would love to see a stronger concept of Town Center (like Franklin's Square).
- 1123 It just doesn't make sense to think of growth for Brentwood until the traffic problem is solved.
- 1124 No mixed development! No condos, town homes, apartments, as this will trash schools! We cannot handle water, fire needs, etc., for more people!
- 1125 1. Maintain subdivision integrity! 2. Concord Rd/I-65 interchange improvement on/off ramps. 3. Maintain Brentwood 1 acre minimum lot per house. 4. Improve or widen Wilson Pike from Church to McEwen. 5. No new through streets from existing subdivisions to main streets.
- 1129 Make the city beautiful, neighbor friendly, easily accessible.
- 1131 I'm okay with business mix (churches, schools, small businesses) scattered among the residential areas. My only concern is the looks of a strip mall, all glass and aluminum structures sitting beside lovely homes on one acre. These malls have no beauty, charm, desirability, no matter what businesses are offered. Fix that, and I'll feel good about it.
- 1134 Leave the Turner Farm as open space. Should the city buy it, the additional infrastructure and traffic would be horrific.
- 1140 I moved into Brentwood permanently about two years ago; however, my family has lived here for over 40 years. The type of new construction, the architecture allowed here has been very poorly planned. It should all be of a classic style in my opinion, to enhance what Brentwood has always stood for.
- 1143 Let's do something. Brentwood has discussed this plan long enough. Would like to see some action.
- 1145 The infrastructure is inadequate. People drive offensively because of it.
- 1149 The three lane roads are no improvement unless using middle lane reverse in high traffic times!
- 1150 Think it would be a huge mistake and disaster to allow in town homes or apartments!
- 1155 I think I would be more open to mixed use if the 1 acre/home rule was upheld -- 17 acres, 17 condos. That would allow for mixed use, upscale 'city' condos and keep our density manageable.
- 1156 More city streetlamps needed for safety; more neighborhood watch groups. It is disappointing that the construction on Concord will not reduce traffic at all -- no more traffic lanes, no more turn lanes (right turn), etc.

1157 1. Slow down the growth rate! 2. Protect our wildlife due to growth! 3. Preserve all green space. 4. Stay with one acre, one family home. 5. Stop compromising the integrity of Brentwood for growth, expansion, and money.

1159 Do not increase property taxes.

1160 Our strict rules have stood the test of time. "If it ain't broke, don't fix it."

1161 Brentwood can become the place to visit in mid-Tennessee with the right plan. Seek option that drives high-end development only.

1162 I am definitely concerned about the future of Brentwood traffic. The development that is currently being built is causing panic in the community. The thought of building another complex like that is scary, and would turn people away from the community.

1169 The Tapestry apartment project is the biggest mistake Brentwood has made in the 30 years I have lived here.

1170 Emphasize education, green space, minimum 1 acre lots not counting communal property. There could be some more selected spots for convenience gas stores (northwest corner Wilson Pike and Concord), northeast corner Edmondson Pike and Concord Rd.

1171 1. Thanks for asking. 2. While there is room for minor improvements, Brentwood is a unique and beautiful community. Let's keep it that way! High density, multi-tenant options are not what we need.

1172 I had a choice 11 years ago to move anywhere in middle TN, and I chose Brentwood. I love the convenient shopping and restaurants. I love the quiet neighborhoods and streets. I love the fact that it is mostly made up of single family homes. It has a low crime rate and is safe. All of this goes away when you bring in apartments or single family/person options.

1179 1 house per acre was adopted due to lack of sewers. No longer needed.

1180 Do away completely with the Hall income tax. It hurts seniors trying to live on dividends, and keeps other retired people from moving to Brentwood or other areas of Tennessee.

1182 Keep working on traffic.

1184 Love Brentwood. Keep it much the way it is with a few people-friendly improvements. Cars will eventually degrade our environment. Important to allow/provide other means of mobility within the city. Biggest need is walking/biking access between east/west sides of city, and public transit from various remote parking areas to center of town.

Although I am not opposed to development, I do believe strongly that Brentwood should stick with the development guidelines that the city was founded on -- 1 acre residential, and commercial development that either directly supports residents of Brentwood, or that is 'corporate campus style' like much of Maryland Farms, including the new tractor supply headquarters. Lots of green space! We do not have to develop like Franklin, nor like Green Hills, and we will lose what is special about Brentwood if we do.

There needs to be mandatory city-wide recycling. I propose that the city take over trash as well. Residents should receive a monthly bill from the city of Brentwood for water/trash/recycling. It is ridiculous that in 2014, only a few people on my street recycle. Every week their trash cans are overflowing!

Thank you for developing this detailed survey and giving us a chance to share our opinions.

Tax break for the elderly.

We are concerned with high density areas and traffic congestion. There is also a great concern over school crowding. There are several hundred students that showed up to RHS in August that were not projected in 2013. Concern with building rate does not keep up with discrepancy in number error. Concerned that student numbers are not from single households in Brentwood zoned area. Rutherford and Davidson residents are using side streets as a way to commute vs. using highways. This is in school zones.

There are always a number of Brentwood residents that would like to downsize and stay in Brentwood. Smaller living space and no yard = more golf, more beach! Our city does a great job. Thanks for allowing me to provide input.

Many questions in section 4 and 18 could not be answered because I am satisfied at the present level.

To help the city of Brentwood's budget, reduce the amount of money spent on police vehicles. Having new Tahoes and Dodge Challengers with chrome wheels is fiducially irresponsible to the taxpayers of Brentwood.

I'm a little offended by the exclusivity of Brentwood housing options. The level of excess in some of the neighborhoods is very high. The McMansions are garish. The house on the hill at the end of Concord should never have been allowed. It would not hurt Brentwood to have some more reasonable housing options. Brentwood is all about keeping the riff-raff out, even when the riff-raff are hard-working people who earn a decent living. I don't think that speaks well of the people who live in Brentwood.

- Everyone understands the need for higher density housing (condos, town homes). However, as long as they are just going to turn into rentals (rental condos in Brentwood = apartments anywhere else), you will have a hard time getting support. True condos or town homes with owners occupying would get support.
- 1217 Also, please don't solve traffic problems by routing folks through neighborhoods.
- Balance the emphasis on acquisition and programs at the library so that more resources are allocated to the adult book collection. As it is now, adults and the books we seek suffer in the library's design to cater to families with small children. The library is not a daycare center. Remember that adult patrons too use the library.
- 1219
- All houses in the future need to be on one acre lots (measurement not going by open space). When builders come in and build subdivisions, they need to be held accountable to supplying enough money for a school. They come in, build, collect their money, and leave us with overcrowded schools.
- 1224
- Love Brentwood. No more building permits; grown too big. Will move out in four years if it doesn't slow down.
- 1225
- I don't have any suggestions right now, but east Concord Rd from Nolensville Pike to I-65 is a mess. Even with the expansion already complete through Sunset Rd, it is busy and difficult to travel on. Many travelers are from another county. They drive reckless; it gets backed up horribly bad for peak hours. With more neighborhoods going in, and that new high density neighborhood on Walker, will just be worse. Also, Split Log/Ragsdale -- is it possible to widen all the way to Walker, even if part of it is Franklin? Thank you. We love Brentwood!
- 1226
- Brentwood charges excessive taxes, but still only one gas station on Concord Rd. Missed out on Cool Springs which would have decreased taxes. Concord traffic in rush hour is crazy! Also a very poorly trained police force -- need to improve on the professionalism.
- 1228
- Love what you have done. Need other areas, not just adding to existing commercial. Keep up good work.
- 1230
- The current parks/areas, especially Deerwood Arboretum, could use some work on the ponds. Also feel some landscaping/plantings at Deerwood are not taken care of appropriately. The Margaret Hayes Powel Park/Trail is very nice.
- 1233
- Consider factors that would encourage a healthy lifestyle (sidewalks, bike lanes, etc.). Take a new urbanism/neotraditional approach to development.
- 1234
- Sounds to me like the developers want to take over the city like they have in Franklin.
- 1235
- We love living in Brentwood, and hope to stay here.
- 1236

1. The Town Center concept is outdated and aesthetically unappealing. 2. Please relocate the Brentwood post office. 3. Congestion on Franklin Rd is horrendous during lunch hour, and 5 p.m. 4. The commissioners have done a wonderful job in managing commercial property appearance over the last three years. Thank you.

1240

We have a lot of distrust now. It started with sneaking in an unclear plan next to Office Depot -- we weren't leveled with. Getting rid of government phonies like Mike Walker helped as he was a ringleader. The council needs to grow up -- quit trying to reinvent everything; level with us; get consistency with the code. Every builder will say it's who you know, or we'll change more council members. Nobody ever hears from government until election time. Who is the genius who demanded sprinklers in new homes. Why didn't codes catch my pipes weren't wrapped -- a line broke, I have damage, sprinklers were managed well and the fire department lady is arrogant. Our library is incredible; thank you for supporting it.

1241

I live off Moore's Lane, going west. We just had city of Brentwood come up and chop down ten white pine trees 20 feet tall that blocked the road noise and view into our backyards! They very well could have trimmed the trees down away from power lines - this was a CRIME! STUPID! Come look at this! Franklin trims the trees! How about you come out now and plant something to fix this? Who's the idiot that ordered this?

1242

Please keep Brentwood's standard the same. No zoning changes. Schools are crowded enough. Most people move to Brentwood at a higher housing cost because of this fact. Changing zoning will hurt schools and property values.

1243

Traffic is becoming a nightmare. Short-sighted development plans to increase housing density will drive more permanent residents out of Brentwood. Keep Brentwood unique; do not aspire to become Green Hills or Franklin. Just because Nashville (metro) population is about to become more does not mean Brentwood has to 'cash in' and sacrifice our quality of life via C-4 and high density housing.

1247

We need more sidewalks in neighborhoods. More cultural facilities.

1253

Thank you for the survey! It's nice to know you are all interested in the opinions of the residents.

1255

So many roads have not one inch of room for bikes or pedestrians. We need so many roads improved for walking. Build pedestrian-friendly roads and the walkers will come. Also, we need housing so younger people can afford to live in Brentwood after college.

1258

Keep the charm of Brentwood by continuing to curb the residential and commercial growth at bay. This is a bedroom community; let's keep it that way.

1263

1264 Walking trails. Other cultures may do things differently, therefore some education needs to be understood, like keep to the right, pass on left. On a walking or biking experience, I have had several encounters because while biking.

1267 Change the speed limit on Murray past BMS over the hill towards Scales to at least 40 or 45 mph. It's currently 35, and at the school it's 40! Heading out on that long road should be faster, especially off the hill! Brentwood police love to sit up there and harass the drivers. So dumb! Change the speed limit to lessen our burden.

1268 Do not sacrifice the quality of life in Brentwood. Do not sacrifice one house/one acre. Do not buy Turner Farm. Do not add new interstate option between OHB and Concord. Improve Concord Rd interchange. Seize opportunity for Tennessee Baptist Convention site.

1278 Bikers mostly refuse to use bike lanes. Forget the bike lanes.

1279 I-65 exit SB onto Concord needs at least two lanes. At peak times, cars are backed onto the interstate!

1283 Have recycling pick-up weekly. This is particularly important for seniors who may have difficulty driving to a recycling center.

1286 Priority 1: Fix Concord Rd exit south for traffic going east on Concord. Currently very dangerous as cars back up on hwy. 2: Create a downtown! Sidewalks, small parks and gardens, fountains. 3: Allow for downtown living. High-end town homes like downtown Franklin. 4. Don't let Turner Farm go to "one house per acre" development. Either buy it and make a park, or develop it responsibly.

1289 Traffic flow at Brentwood exit off I-65 onto Old Hickory and onto Franklin Rd is a disaster during peak hours.

1294 I would love to see the city add sidewalks that would connect our elementary schools to their neighborhoods. This would encourage kids to walk or ride their bikes to school. Increasing exercise and developing good habits while decreasing our traffic. Sunset Elementary/Middle could easily be connected to the neighborhoods across the street for example.

1295 1. Approve some conveniently located OSRD areas for reduced size homes. There's need and reason to have less than 1 acre zoning similar to Landmark. It's time to awaken. 2. Adjust thinking for future needs and real world growth needs. Become business friendly. Organize some business facelifts. Plant attractive flowering trees and fall beauty. It's a disaster (understanding new construction). The apartment complex is worst. Pay attention commissioners and zoning board!

- I lived in Brentwood growing up (12 years). I loved the one house per acre standard. That was one of the main reasons I moved back with my family. Other than improving the existing commercial architecture, I do not support further commercial growth. In addition, I do not support the development of a mixed use commercial/residential facility, nor do I support additional apartment/condo developments. The road infrastructure cannot handle the traffic as it is.
- 1297
- Would like city-run trash and recycle pick-up. We don't need more cultural activities with so many already available in Nashville. Need sidewalks and street lamps throughout our subdivisions for safety of pedestrians and vehicles and security.
- 1298
- I think Brentwood has done an excellent job on parks, library, schools. Traffic is very congested and needs attention. The Turner property is a big question as to future use.
- 1303
- Keep 1 acre residential requirement. Do all possible to reduce traffic on main roads.
- 1304
- Really need to address biker use bike lane and not street. They are not using the lanes or sidewalks. Very dangerous. Please, please, please focus on traffic; it is getting ridiculous.
- 1306
- While we're for allowing for more housing options, larger condo complexes (such as Westgate in Franklin) with little retail space are unattractive and will add to traffic problems. A few condos/town homes would be good, but need to be limited (seems like area 2 and 3 could use some development). Traffic, especially along Old Hickory (Maryland Farms) is the challenge. How much bigger is Maryland Farms going to get?!
- 1307
- Please address water quality -- more chlorine tested in our water than in our swimming pool!!
- 1310
- Address traffic! Do NOT add population density UNTIL this is done!
- 1311
- Runners in neighborhood streets from the Y sometimes six across -- won't move or respect people that live in these subdivisions.
- 1312
- Relocate Brentwood post office to central Brentwood. Find solutions to traffic in Maryland Farms -- I-65/Old Hickory area. Impossible to shop or get to post office during peak traffic times.
- 1315
- Traffic is horrible, especially at Franklin/Old Hickory Blvd.
- 1316
- Thank you for strong leadership!
- 1321
- I like Brentwood the way it is now, and would not want to see any significant changes. I like the large yards (1 acre) and nice 'look' of the city (landscaping, natural beauty, cleanliness). I want Brentwood to remain a safe, family-friendly place. I do not want to see it become over-developed and crowded.
- 1323
- Would love to see more entertainment options and centers for performing arts.
- 1325

- 1330 We love living in Brentwood! Our city planner has done a wonderful job keeping our taxes low and our quality of living high. Congrats to all concerned who make Brentwood the community it is!
- 1333 Stop allowing the hillsides to be deforested (trees removed) for residential or commercial developments. Example: Recent developments off the northwest side of Moore's Lane.
- 1334 Better traffic control on Concord on Sundays near the churches on Concord and Franklin Rd. The widening of Concord Rd will not help if only shoulders and turn lanes are added. That did not alleviate the traffic near Crockett and Concord. HG Hill Plaza needs a makeover. Control of growth!
- 1337 Most of the problems that are being addressed could be alleviated with fewer people living in Brentwood. We do not need additional housing of any kind!
- 1341 Annex every possible piece/parcel/lot/acreage of land for commercial development possible. We already have traffic and congestion from the surrounding cities. We might as well have the commercial tax base as well. This would support our roads and community development. The community is now large and populated enough to have all major road traffic lights on timers and signal coordination.
- 1344 Continue the same as you have for the past years. Monitor every request and do not have another Hilton company add on apartments near the Office Depot.
- 1345 I would like to limit growth in Brentwood. More homes require more schools, and require improved roads. I don't want to live in a big city! Stop the growth!
- 1347 Have the Brentwood council people concentrate on what's best for the neighborhoods of Brentwood, and those Brentwood citizens affected by the Mallory Rd extension, i.e. noise, lighting.
- 1353 One concern of seniors is that the walking trails at Crockett Park have become so busy with bikers that it has become unsafe for seniors and people with small children.
- 1358 Getting through Maryland Farms and the Franklin/Old Hickory intersection during morning and evening rush hours has become a nightmare! I oppose any development that would further impact the traffic issues we currently face.
- 1361 Continue to ask for input. Continue to notify the community about potential changes. Get serious about alternative energy. Solar panel farms -- Turner property.
- 1366 I have been a part of the development community that has built much of Brentwood, both residential and non-residential. My duration on this work was from 1972 to 2009. The city of Brentwood and developer/builders have done a very good job in growing this city.

- 1369 Brentwood must handle growth and traffic in the coming years. This is a beautiful place with great public schools. People want to live here, and businesses want to be here. Traffic is getting worse. City streets near I-65 near rush hour are terrible. But creating a major roadway through people's quiet housing developments is not the way to go. You guys have your work cut out for you. Good luck!
- 1370 Connect older subdivisions to the new bike paths. Provide sidewalks or access to these trails without crossing major roads.
- 1372 Curbside recycling. Limit growth -- residential and commercial. Light rail system to downtown Nashville.
- 1375 Great place to live!!
- 1378 There is no safe on-street bike ways in the city. Commuting is dangerous. Bike paths are not an alternative for commuting. Do not see or can predict crosswalks.
- 1382 South Wilson Pike is a dangerous road. Many cyclists, no shoulder. Needs to be addressed. Schools are overcrowded. That would be high on my list if it was on it. How about a tax break to families using a private school?
- 1388 Brentwood is by far the best community my husband and I have ever experienced, and we have lived in six different states. Here's what we like: It's beautiful with lots of greenery and antebellum homes; low property taxes; reasonable housing prices; love how the trails connect to parks; access to 65 is great. Would love to see dedicated bike trails.
- 1394 (See scanned comment brentwood 1394)
- 1395 Need to widen Bluff Rd after Concord project done. Need to make all of Concord three lanes (two travel, one turn). Need to sync traffic flow into Nashville, and redesign the Old Hickory/I-65 interchange. It is a nightmare!!!
- 1397 Make Wilson Pike between Concord and Church pedestrian friendly. It would open up current Town Center, Kroger, REI area, etc., to be walkable and bikeable for about ten subdivisions.
- 1399 Allow chickens (small coops with a few chickens) please!
- 1400 Brentwood is rapidly going the way of Green Hills, the 'poster child' of overdevelopment and gridlock traffic. The monstrosity that is Tapestry, along with the CityPark development and the Emissions Testing Facility on Wilson Pike have appeared without regard to their effect on the traffic and Brentwood's overall aesthetic. Oak Hill is contemplating a commercial development at the corner of Franklin and OHB, which would destroy the hillside and increase traffic at what is already one of the worst intersections in the state, affecting Brentwood much more than Oak Hill. We're losing the qualities that made Brentwood an attractive place to live. I feel like [my opinion] has little effect against the influence of a few wealthy developers.

- 1401 The widening of Concord with a middle turning lane has had little or no effect on traffic flow. Provide another lane for traffic flow.
- 1405 Brentwood has grown too fast in the twenty years I've lived here. I don't want to see Nashville/Brentwood/Franklin become another Atlanta with sprawling malls one after another.
- 1410 Please see if an entrance to the walking/biking trail could be made off of Twin springs Drive. Also, the land behind Twin Springs off of Wilson Pike could be purchased and included in the biking trail area.
- 1411 That property is so beautiful and pristine that a very special use should be considered, not just more subdivisions and offices. Priority 1: open space. Priority 2: community center?
- 1412 Your major feeder streets all need to be four lane and turn lanes. Three lanes, i.e. Concord, is a waste of our money.
- 1413 Develop alternate to Franklin Rd. Work with state to exit area southeast between Brentwood and Concord.
- 1415 Some changes will be necessary in traffic flow, commercial densities, etc., if the city wants to preserve its basic character with continuing population growth.
- 1419 Single-stream recycling. To compare Brentwood to any city, you must first come into the 21st century and have recycling pick-up at all houses.
- 1422 Would like an arts district within Town Center.
- 1424 The commercial sites need improvement or we will lose that business. Well thought out developments that include some flexibility of the 1 acre rule is needed to keep empty nesters and seniors in Brentwood. The answer is not apartments, but multiple zoned developments allowing greater flexibility. Traffic is a future and current problem, and testing needs to be done during the school commute and rush hour, not in off-peak times.
- 1429 Brentwood is halfway between Cool Springs and Nashville -- both areas that are growing too fast and aren't desirable areas for families to live. People want to shop there, but not live there due to traffic congestion. I feel we need to keep Brentwood a community where families want to live and give their kids the best chance at a good education (because schools aren't overcrowded).
- 1431 We moved from Orange County, CA because the population density had gotten so high it has ruined the environment, roads and infrastructure. We settled in Brentwood because of the trees, hills, open spaces and low density of homes/people. Do not ruin Brentwood by allowing rezoning of property to allow high density living, as it will only worsen the traffic and congestion of this beautiful place.

- City employees, particularly in planning and codes, are haughty and rude. Imperious rather than helpful. Most of the commissioners also display an imperious attitude -- they preach their position, but are not open to citizens' suggestions or desires. If the entire city staff were as helpful and courteous as Lynda Lynch, our city would be greatly improved!
- 1435
- Suggestion: Late afternoon commuter buses at BHS/BMS, Ravenwood, Woodland. Buses open to students and residents. Making stops around town and neighborhoods. Alleviates some rush hour traffic created by students' after school activities (since our school district will not provide post-dismissal transportation).
- 1439
- Please don't ruin a beautiful area by greed. We don't need apartments and condos. Our schools, parks, and roads can't support the increased population without damaging what we have now.
- 1440
- Promote more original restaurants. No more chains. Big importance: Promote cloth napkins to be used in restaurants, or at least the thickest paper napkins instead of the cheap grocery store-like napkins.
- 1441
- Go back to a true 1 acre per house ratio. OSRD is a sham that just allows developers to cram more houses on land. The open is typical swampland or other land they could not build a house on, or simply random empty lots which are not beneficial to anyone. Most would rather have more space and privacy between houses.
- 1447
- Preserve the historic beauty of Brentwood (Wm. Co.) as much as possible. Trees, wildlife, and deer and turkey are now gone from my backyard, let alone the albino deer. Stone walls need to be kept or used as much as possible. I don't see information online about Wm. Co. recycling by Clean Earth. It's not very convenient, and our kids aren't being trained to automatically do it. I like Waste Away in McMinnville.
- 1450
- We work in Nashville. We live in Brentwood. When we cross the border as the end of the day, we say "Whew, we made it to God's country." Brentwood is special. It is not Nashville, and it is not Franklin. Keep Brentwood as Brentwood. Build a Brentwood-quality theater at BHS -- try to keep the curriculum from being too left-leaning. Thanks for asking for input!
- 1456
- I do not support raising property taxes for any reason.
- 1460
- Update what we have (commercial, retail). No need to build more; leads to more traffic. We need to take care of/improve what we have (roads, parks) -- we don't need more! Why do we need to put something on every piece of open land???
- 1463

- I would not stay in Brentwood if it became Franklin. It's very important to preserve the green space and limit the amount of housing. Apartments and rentals bring crime, vandalism, and changes to our school system for the worse. (Example: Franklin) The traffic from Nolensville and Antioch coming from the 24 and down Concord to the 65. Find a diversion from Nolensville Rd to the 65 that does not go down Concord Rd. Let's be honest about what makes this a special and expensive city to live in. Adding small homes and condos and rentals only dismantles and destroys our exclusive reputation, and reduces the value of our homes and neighborhoods!
- 1469
- Traffic is #1 problem. Older commercial areas need to be cleaned up and updated. Home development needs to be coordinated so Brentwood has an attractive appeal, not a mix/match of developments. A Brentwood theme.
- 1470
- Address traffic issues and manage growth. Parks and educational growth of children is important. Please improve quality of water.
- 1478
- Safe cycling lanes! Widen Wilson Pike (north of Concord) -- very dangerous!
- 1479
- Improve Franklin Rd/Concord Rd south -- aesthetics, walking, shopping, restaurants, housing, BUT NO MORE CHURCHES. The proposed assisted living facility for Franklin Rd was a prime example of what Brentwood needed.
- 1480
1. Protect vistas and hillsides. 2. Protect open space and parks. 3. Only support one home/acre only not using common area to be in technical compliance. 4. Maintain city AAA debt rating. 5. No town homes, condos, or apartments!
- 1481
- Need a light at Stonehenge intersection with Franklin Rd.
- 1482
- Enough is enough.
- 1484
- We do not need any more residential at all in Brentwood. Or office. Just fine tune the retail on Franklin Rd.
- 1485
- Senior living' neighborhoods with one level homes on small lots are critical for those of us reaching the age of retirement. Traffic flow on major streets is becoming more of a problem each year at certain times of day -- 7:30 to 9 a.m., and 4 to 6:30 p.m. You are doing a wonderful job. Brentwood is a wonderful place to live. Extending hours of recycling would be helpful.
- 1488
- (See scanned comment brentwood 1489)
- 1489
- Kudos on the monthly chipper service. Police officers are great and really help with traffic flow at our church on Sundays. Thanks for that! One thing that MUST be addressed for future growth is the post office! The current one is too small for our town, and is in a bad location. Plus, the parking lot is poorly designed. You have to drive all the way through the lot to get to the drop boxes.
- 1492
- City services for lawn pick-up, trash and recycling need improvement. Attention to violations of codes should be improved. I have met with no success when pointing out violations throughout my residency here. All neighborhoods should be given the same protection against violations.
- 1495

1497 Reversible traffic lanes are a lower cost, easy to achieve alternative. Moore's Lane and Concord should be top priorities.

1498 Traffic on Moore's Lane needs to be reassessed; traffic on Crockett Hills Blvd had to backtrack 1/2 mile to get a stop light and still several minutes to enter Moore's Lane, or turn right in heavy traffic on red, *or* wait on Crockett Hills Blvd for several minutes until you get a very short distance between traffic. No one slows down for Crockett Hills Blvd to enter Moore's Lane traffic. The same problem trying to make a left turn.

1501 1. Very sad to see our downtown area so congested with traffic. 2. Wilson Pike needs a shoulder. Very dangerous. 3. Love our library and parks!

1507 Smart growth and development is the key. Allow more intense uses in the commercial/office districts, and step down intensity as you work away from those commercial areas. Increase shopping, dining, entertainment options in those commercial cores. Allow some convenient shops in multiple satellite locations, so we have various options for gas and bread. Brentwood needs options for elderly (small cottages in tight knit developments).

1510 No more commercial growth. Roads cannot handle what we have. No town homes, condos, or apartments. School system will not handle volume generated. Just say no!!!!!!

1515 Brentwood sits in a beautiful natural setting, yet there is no sense of place. No town square, no plaza, no central gathering place with a unique feel, enhanced by boutique retail, restaurants, variety of high quality housing options. Think -- Park Avenue, Winter Park, Florida. One acre housing is a joke that leads to urban sprawl and no sense of community. Had we thought about this back in the '60s, we could have done much better than what we are left with today.

1519 I think the Town Center area should be extended to include parts of areas 1 and 2. I want to see the Murray property and Baptist Sunday School property developed to include housing, restaurants, entertainment, retail. This may also help traffic flow on Franklin Rd.

1520 Stop developing; it is going to ruin the city of Brentwood and quality of life for residents. Property value will drop and people will move. It's nice to improve rundown buildings, but do not overpopulate this area.

1521 We love Brentwood. Do no harm, beautiful as is.

1523 City of Brentwood needs recycling curbside.

1524 We love the openness of Brentwood, and resist any plans to turn Brentwood into another Green Hills. We must preserve the trees, some open spaces, and resist high rise or apartment residences. We love our city!

1529 Need periodic opportunity to recycle paints. No more Tapestry-like developments. Excellent library!

1530 Fix the traffic issues on Concord -- add a fun shopping option on east Concord. Also, add sidewalks.

- 1531 Control speed on Concord and Moore's Lane. Cars do 60 mph.
- 1533 No more apartments!
- 1541 Conduct traffic flow study on Moore's Lane east impact on our subdivisions -- Eldorado, Brenthaven, Country Club.
- 1546 Desperately we need an additional lane exiting east off I-65 S onto Concord. Every day traffic is backed up I-65 onto the shoulder, creating a huge safety issue.
- 1554 This survey is way too long and ambiguous. Why not ask ten or so questions -- only once -- and phrase them clearly.
- 1555 The Concord Rd project has been a waste. The traffic by my watch is actually worse than before. It is safer, but no real effect on traffic. Thank you for the Sunset Rd safety station. It saved my life.
- 1556 (See scanned comment brentwood 1556)
- 1558 No more commercial buildings or housing developments!
- 1566 I have lived in Brentwood 27 years. I originally worked for Service Merchandise. We paid an impact fee of \$2.1 million when expanding. We need to broaden our tax base with planned growth. Franklin Rd, Concord, OHB and Moore's Lane have become traffic disasters. ROADS NEED TO BE EXPANDED!
- 1570 1. Traffic is becoming more and more of real concern! The more we condense living space, the more cars we must deal with, and the more accidents occur daily. This is true commercially as well. Brentwood should be the "Mecca" between "big and bigger" Nashville and "commercially growing" Cool Springs, where there is still space. We all have cars to get where we need to go in minutes. So let's fix the roads and traffic flow! 2. How about using the Dolphin Swim Club property for a neighborhood park? We're getting young families into the neighborhood now!
- 1571 We need more senior housing, but not so expensive that most seniors can't afford it. Don't do anything that will increase taxes. Nashville has priced their people out. A lot of them are having to move out; their taxes have gotten so high.
- 1573 Please discourage traffic through neighborhoods. Also, preserve open space. Avoid Turner property -- too close to highway. Consider land on Crockett Rd, also Moore's Lane and Wilson Pike for parks/open spaces.
- 1575 We are totally against Harley-Davidson getting the 'green light' for the FlagPole property new location. The noise which would be incurred from concerts, venues and LOUD motorcycles is unacceptable to the many homeowners and taxpayers along this property. This cost of noise abatement would be prohibitive to the city. Please refer to page 1 of survey, item "I"; this is what we want!

1576 Please extend McEwen Rd east to reduce traffic on Split Log Rd!!! Getting
east/west between Brentwood and Franklin is very hard at peak hours. Also, there
1578 is supposed to be a park in Sonoma neighborhood ... where is it???

1578 Hire more talented city planners. Stop building more churches.

1579 The need to find land for schools on the west side. Elementary, middle, and high
school. Need for a 'downtown' area and a civic center-type of gathering place. Need
a plan to keep Maryland Farms with class A office buildings. Stop looking in the
rearview mirror and progressively look to the future. Elected officials must be
progressives and stop saying no to interesting development. A small group can
NOT dictate the needs and future of the city. Listen to the learned majority.

1580 If we want to increase population density in Brentwood, traffic issues must be
considered. Gridlock at certain times of the day is ridiculous for a town this size,
namely in the Maryland Farms area. Adding multi-family residential options in
Maryland Farms is not going to help.

1582 I am strongly against apartments, condos, town homes [in] downtown
Brentwood. It will cause more traffic, crowding in schools, etc. The city can't
handle a development at the Murray location that would increase traffic! A
beautiful park would be so nice.

1584 Keep the one acre lot requirement. Improve Wilson Pike from Concord Rd north
to Church St. This area needs traffic problems addressed, and access to parks and
sidewalks. Keep taxes low. Thanks to Brentwood city manager and commissioners!
Great job.

1585 We moved here years ago because we loved the one house/acre lots, and the rural
feel of it. We want it to continue to be a great place to live.

1586 The blockage of streets by parents dropping off/picking up children at schools is
getting out of hand. This needs to be curbed -- use school buses. Lack of shoulders
on roads, like Wilson Pike, needs to be addressed. Any condo developments should
be set back from roads with trees.

1588 Thank you for not allowing that big development on Murray of Ohio and Baptist
building sites. Already way over congested with traffic.

1590 Traffic on our neighborhood street, Red Oak Drive, needs to be addressed. Cars
use our neighborhood as a cut-through and drive too fast. Many small children live
in the houses, and are in danger of being hit. Speed bumps would be an easy fix to
help this, regardless of the hills. Concord Rd traffic is a mess, and we should make
this road four lanes from Nolensville to I-65.

1594 Water bills are excessive -- way too much. What are the water department's
employees being paid? How does this compensation compare with cities of
comparable size and location to bodies of water?

1604 First issue should be to address traffic problems.

- 1610 Bikes on streets — so dangerous. Traffic is bad. Increase speed limit on Wilson Pike after improving the road.
- 1612 No more commercial development. No more multi-family dwellings. No more rental property. Maintain one acre lot requirement for houses. Include garbage pick-up by city.
- 1613 While I've been very pleased with how Brentwood has been run, I do not like the mixed residential/commercial concept being proposed by the city planning committee. Homes should still be planned to build, but only if they agree to one acre density being followed. Do not support the population swell of another 10K residents in the next 20 years. Say no to builders and developers!
- 1614 Traffic is horrible. Enjoy living here. Enjoy Crockett Park and concert series.
- 1615 OHB and Franklin Rd during rush hour (a.m. and p.m.). Middle school kids need to ride the bus. Downsize to 'quality homes' in Brentwood; living space on one floor. Parks and youth sports are super!
- 1620 No more apartment/condo developments!
- 1625 Need more tennis courts. Too many schools, clubs and lessons taking up open courts. Very restrictive for people not associated with above. Water is extremely hard. Stains on glass, mirrors. Very hard to remove once dried.
- 1626 Re: 20-24 personal questions not answered -- opinion is what it is regardless of demographics. Keep Brentwood residential. We don't need to transform Brentwood anymore!
- 1628 I firmly believe that Brentwood residents would pay more in taxes to preserve more land and keep development at bay. Our community is unique, and just because developers see dollar signs in developing a more dense city does not mean we have to do it. Our city does not have a budget problem. What's interesting is that this survey is slanted toward development, and does not go far enough asking about preservation and keeping things as they are, but just better managed and with more amenities (e.g. bike lanes).
- 1629 When the mayor, city manager, planning commission approves new development, bulldozing away hillside, trees, etc., where are they when the mud slides down onto existing neighborhoods, floods streets with muddy runoff, cracks our driveways, causes us to put in sump pumps at our own expense? Where are they then? Val Verde for instance! The developer has done nothing to rectify the 8 or more years of insults, bulldozer noises, mud, burning of trees, etc. And Brentwood released him from his bond. Thank you not standing up for us. Please NO Harley-Davidson motorcycle store to further add noise to adjacent neighborhoods.
- 1637 No apartments and no more hotels!!! Please keep Brentwood the way it has always been!

- 1640 I would like the city to tackle the problem of traffic on Moore's Lane. People race up and down the road, and at times it is impossible to exit the subdivision (Eldorado).
- 1644 Address traffic flow during rush hours. Do not add apartments, condo, town home residential options, as it will only crowd schools and create more traffic. People buy in Brentwood for a reason -- let's keep it that way.
- 1651 We love the city of Brentwood, and would for it to stay as is -- except for traffic on OHB, Franklin Rd and Maryland Farms. To have to sit at a light for 4-5 minutes when there is no traffic on the crossing road is ridiculous. Fix the lights! Also, sidewalks on main roads are a must. Drainage on Waterford Drive is a bad problem, and must be dealt with. Add more free-standing restaurants and a movie theater. Do not add junky residential condos or apartments that clutter up our city and what Brentwood is -- nice homes, large yards, privacy, open space. If someone wants apartment living -- move somewhere else.
- 1655 We chose Brentwood over Franklin because it had larger spacing between houses, and seemed a more stable community -- less renters, more traditional families. I don't want mixed options for housing. I grew up in Green Hills and available space has been packed with condos, attached houses, etc. It has really changed the 'feel' of the area -- not nearly as family-oriented, and now they are fighting a high rise development.
- 1656 We don't need parks every 1/2 mile. We need wilderness areas and farm land. Should the Turner property sell, the farm should be used to uphold the rich horse history of Brentwood. We don't need more million \$ and multi-million \$ houses. I'd like to see a more quaint 'downtown' appearance in areas 1 and original Town Center.
- 1658 Helping neighborhood traffic on OHB and Concord. Preparing for additional schools. Restaurant options on east side of Brentwood and Concord/Nolensville. Parks are widely used; let's add more! Lack of sidewalks and bike paths -- let's add more!
- 1660 Biking/running trail for Sunset Rd for Brookfield and Woodlands at Copperstone.
- 1661 Many people our age are looking for 1-story homes on smaller lots. There are none in Brentwood, and doesn't look like any plans to build them. This needs to be addressed.
- 1671 Please add an access lane from Concord onto I-65 N and from I-65 S onto Concord. Someone will be killed on the lack of access to Concord from I-65 S between 5:30 and 6:30 p.m.
- 1673 Would like to see widening of dangerously narrow roads, specifically Murray Lane (close to the Holly Tree Gap intersection), as well as Holly Tree Gap itself. Also, a bike trail/path from west of I-65 to east of I-65.

1674 I can see the Turner Farm being mixed use with a great deal of green space,
homes, possible school and commercial. The more people we have, the more needs
we will have for retail and restaurants.

1676 Much needed traffic light exiting I-65 to Moore's Lane.

1677 Leave the Turner property alone. No apartments or multi-family housing. Protect
the one dwelling unit per acre!

1679 City of Brentwood is a wonderful place to live. Thank you for your leadership,
mayor, commissioners and administration.

1683 Thanks for taking the time and money to do this survey. I believe the last big
development "Streets of Brentwood" was filled with much misinformation and fear
tactics to defeat a great project.

1684 May seem silly, but a large majority of the young police officers are cocky and
borderline lack respect at times. I have noticed this for many years. Just the
younger ones.

1688 Keep us green -- lots of green space. NO MORE CONDOS (I'm upset about those
going up at the Brentwood Office Depot area.) No future commercial rental
properties (apartments, condos). No future development over two stories high. Up-
to-date architectural design of downtown Brentwood commercial buildings -- past
and future.

1689 Please reopen Wilson Pike Recycling 24 hours/7 days a week. Why is it locked
after 5 p.m. I work and cannot recycle during business hours, and Saturdays are
too crowded. It was working fine the way it was. I do not need to be supervised to
recycle.

1691 I do not like condos built by developers and then rented out by the developers as
apartments. (No rent property -- none!) I could support condos if they were
privately owned. If a single condo was owned, and then later had to be rented for a
time, it would not be an issue. I do not want apartments in Brentwood. Renters do
not have the same interest as homeowners. I have lived in communities that
allowed apartments. It turned out to be a mess. "I moved!"

1692 We are 35-year Brentwood residents. We've raised our children here, and our
grandchildren are being raised here. We attend church, shop, socialize and
otherwise in Brentwood. It is the center of our life. But we are approaching an age
when we no longer want a large house and property to maintain. What a shame it
is for citizens like us who have helped make Brentwood what it is today to have to
move to a surrounding community because Brentwood has such limited housing
options for downsizing seniors. We will never be a complete community until that
need is addressed!

1693 Freezing development of residential and commercial will enhance the value of
existing Brentwood properties. Supporting school within Williamson County
system. Development of a standalone emergency department is needed. Brentwood
is largest TN city without a hospital.

1700 Condos, if done/built properly with green space and traffic allowance, would be good for seniors.

1704 Fewer homes, more open space, no condos, improve traffic on major roads.

1705 Protect residential 1 acre density. Protect historic houses at Kroger/Synergy behind Regions Bank. Restrict development residential and commercial.

1706 The growth in Brentwood currently is ridiculous and irresponsible. Brentwood is known for its preservation and well-planned growth. Over the last few years, many developments have been approved which drastically hurt the flow of traffic, preservation efforts, and the schools. Traffic is absurd on Franklin Rd, Maryland Farms and surrounding areas. These new developments are only making it worse. (See scanned comment brentwood 1706 for additional remarks.)

1711 We love Brentwood just the way it is. It is already becoming too crowded. Let's not do anything to encourage more overcrowding, like allowing homes on less than 1 acre lots! Condos, apartments and town homes will detract from the feel of this city, and from home values.

1716 Need city-wide garbage and recycling pick-up. Too many garbage trucks on streets! More lighted multi-purpose fields.

1717 I moved my family to Brentwood because I grew up here. I remembered the schools and the people. I do not want to live in a commercial city. I want and bought into a residential area. Cool Springs was made for shopping -- it works -- there is everything we could need or want there. Franklin is also close. More people is just that, more. Not better. Schools are crowded. No apartments, no condos. If we wanted that, we would have moved to a place that had that. I want Brentwood schools, not moved to Franklin schools because of overcrowding. Stop the development.

1725 Brentwood is a very nice place to live. It got to be this way, I think, because of current neighborhood development. (i.e. one acre per house) So why mess with success?

1727 Update and develop the commercial areas we already have zoned for commercial use. Widen Wilson Pike from Concord to Church St intersection! Even a shoulder would improve it. Keep the requirement for residential development to one acre lots.

1729 More commercial development, focus on entertainment, shopping, variety. Please concentrate the development to one area, preferably in Overlook area. Make street more accessible for bikes and walking, fostering a healthier lifestyle.

1733 We feel fortunate to live in Brentwood.

What attracts people here is the feeling of community and safety. The lack of commercial development other than the north downtown and area near Cool Springs is actually a big plus in preserving that. I could see the seven acres at Wilson Pike and Concord being commercial, like the corner store across the street, but not much more. Preserving the Turner property would be key for our family. It's part of Brentwood's identity. Other than traffic on Concord and OHB, not many complaints!

1740

We live very close to Crockett Elementary. There are new houses on Wilson Pike that are three blocks from the school, but there is no crosswalk on Wilson Pike, and no sidewalk on Crockett Rd in front of the school. How can you build an elementary school without a sidewalk in front of it?!! We must have more sidewalks in Brentwood.

1745

Get "Quik Trips" – more gas stations, quality gas places. I think these surveys are a waste of time. Just like the Nolensville HS project, whoever pays gets what they want.

1748

Good luck.

1749

From a city planning viewpoint, a visit with city officials of Carmel, Indiana (suburb of Indianapolis) would be a great learning experience.

1753

Keep up the good work. Fix the I-65/Concord exit ramp (increase number of lanes) southbound to go west.

1754

Create underground utilities in commercial areas.

1755

Very disappointed that the apartments by Kroger shopping center are being built. Drastically changes the traffic and characteristics of Brentwood. I fear TSC will create a traffic nightmare.

1756

Please don't change this city. People want to live here because of the way it is, not because they want something else.

1758

Do not build more parks and trails than you can maintain and protect. Do not allow development of land to increase density without addressing traffic capacity and level of service.

1761

As I noted on question 15, I don't want to see changes that allow for a change in the zoning standards for housing. We moved to Brentwood because of the way Franklin is becoming overcrowded. It's hard to believe that Brentwood's leaders can't see that this would be a detriment. Part of what makes Brentwood desirable and unique is its zoning for one home per acre. Higher density per acre will only create more traffic and hurt everyone's home value.

1763

Add lanes for traffic flow. Reworking Concord with wider lanes, turn lanes, traffic lights has not helped the severe congestion in mornings and evenings. The stop lights have made it worse, and traffic from Nolensville and Rutherford Co. have outgrown the latest improvements. We would love to move back to 'central' Brentwood (we have lived off Concord 14 years), but cannot afford housing as we are near retirement.

1766

- 1767 No apartments, town homes, or condominiums! Don't ruin this beautiful town! Do not!!!
- 1768 We want to support growth without compromising the landscape and great environment that makes Brentwood special.
- 1770 Lower traffic. Lower number of new homes. No apartments. Rail system to downtown by I-65. No buses.
- 1772 Extra street to enter interstate to 65, going toward Nashville (right turn only). Then two lanes to go over interstate! Again, right lane going south to Cool Springs, and middle lane going straight toward Franklin Rd. Afternoon traffic getting off at Concord have three lanes. Two going left and one going right! Better traffic light controls to control the traffic!
- 1773 I think the city also needs to address the location and condition of the middle and high schools. The buildings are getting old. The architecture is an eyesore. The pick-up areas and lines are unsafe and bothersome, spilling onto Murray Lane. It would be great if Granny White Park could be claimed for more school space to increase campus size.
- 1788 I wish our city would stop growing commercially and residentially. We need to retain our small town feel. We can go to Green Hills and Cool Springs to eat and shop!
- 1790 I am disheartened by the new commercial and residential growth taking place in Town Center. What was imagined to be an upscale area with limited residential condos has turned into a massive apartment complex that will greatly impact our schools, property values, sewer system and traffic problems. I do not feel like the developers or the city have honestly thought through this impact, more so pushed it through.
- 1792 No Town Center development. Rescind C-4 zoning. Purchase Turner property. Ensure the "Tapestry Debacle", i.e. allowing for rental, never happens again. We are a bedroom community; therefore prohibit future development, manage today's traffic, do not add to it.
- 1797 We have loved living in Brentwood for 35 years. Have seen changes, some good and some bad, but most very good. No need to go into why we moved here, because it's the reason most do. Keep it green — love the cows and horses.
- 1801 I-65 exit at Concord is too crowded in the rush hour.
- 1804 We would like a house on a smaller lot close in the city.
- 1806 I think Brentwood has done a great job with the exception of the traffic problems.

- 1809 We love, love Brentwood and feel so blessed to be here! The absolutely only thing I've even been embarrassed about is the condition of Civilian Park! It does not do our city justice! The fields, grounds, and especially the bathrooms could use lots of improvement! There is really no excuse for their condition, given the money people pay to play there, and the fact that everything else in our city is done so well!
- 1813 As stated, the southern entrance to the city is sad!
- 1814 Walkability in the Cool Springs area. Mallory Station and Moore's Lane have a lack of sidewalk access (I know some of this is Franklin). I would like a safe way to enter Cool Springs Galleria on foot. I can walk by the mall, but not enter it without the fear of getting run over.
- 1815 Great place to live!!
- 1817 Reduce sprawl. Fix Concord Rd around I-65 ramps. It is always a huge cluster.
- 1818 Keeping Brentwood beautiful should be a top priority! Enhancing the beauty should also be a top priority! Creating a town center where shopping (upscale boutiques) and fine dining would be very much appreciated. But, it should be limited and parking should be considered. Let's think of Brentwood as 'Beverly Hills' with beauty being the most important feature.
- 1819 Large residential communities (Chennoweth, Whetstone, etc.) are across the street and south of Edmondson Elementary, yet there is no connectivity to the school via sidewalk/crosswalk. This needs to change. A sidewalk/bike path is desperately needed down Edmondson Pike.
- 1821 We do not need more/bigger churches with the large paved parking areas. We appreciate the excellent library. Install sidewalks so people can use Brentwood Market without having to drive.
- 1824 1. Please consider sound abatement on west side of I-65 from OHB to Moore's Lane TALL! Fed, city, state can achieve this. 2. Completely rebuild I-65/Concord interchange to handle the traffic load! 3. Heavy tree-planting/berms -- Concord I-65 to Wilson Pike -- noise abatement! 4. Water -- smell/chemicals.
- 1825 Please stop the condos and rent space. We are too congested already.
- 1828 More options for senior housing. More variety of housing options.
- 1829 I feel there is a great need for senior one level housing. As many baby boomers are turning 65-75, we need something low maintenance, one level new homes. There are so many large 5-8 thousand sq foot homes; we need another option.

We are outraged by the development on top of our development, Willowick. Not only will the property value, the noise pollution will be a huge disturbance. Not only has the developer destroyed the landscaping, but the buildings and lights have significantly affected our property value. We were NEVER notified about any of these HUGE IMPACTING decisions that have affected our lives. We have elected you people to look out for our interests, and you are NOT preserving the city of Brentwood. Brentwood should be a neighborhood community, NOT commercial. I would prefer to have increased property taxes and lose amenities than to change Brentwood. Otherwise I would have moved to Cool Springs!!! This is an outrage and YOU ALL are responsible!!!

Please consider Brentwood as high quality development. Have strict guidelines for development. Please work to improve area on the interstate side of Brentwood and Franklin Rd/original town center transit to town by rail. Development across from Brentwood Baptist would be appropriate, but not along Franklin Rd.

One house per acre. Make Wilson Pike safe, add shoulders and widen.

The quality and integrity of our schools is by far the most important issue here. People chose to live here because of the schools, the residential density and lack of a Green Hills commercial morass!

I would like the city commission to get their act in gear and start acting like professionals. Finger pointing, accusations, conflict of interest have no place here. Despite what was referenced in a recent letter to the editor from our mayor, Brentwood is not a stellar community because Moody's, Standard and Poor's and Forbes says so. The people make it great. The last election brought some different voices to the commission. Instead of embracing it and working together so everyone is represented, it feels like non-stop bickering. Please Brentwood leadership, step up and represent!

Please do not overpopulate or overcrowd this town more than it already is.

Brentwood will never be a Nashville and should not become a Franklin. Brentwood must maintain its own identity. High end homes and richer quality of life. Do not duplicate what Nashville or Franklin can offer. Must improve traffic and control growth until streets are improved.

I truly believe our governing officials are outstanding. We have been blessed as a community. We suffer from not having a downtown. I never believed the Town Center was the answer. Thankfully, we stood up to the 'green space' group and didn't buy every farm in sight, which would have raised taxes. Not every residence in Brentwood is wealthy.

Smaller homes on smaller lots, i.e. Landmark. Limit more churches on main roads. Could not get to a hospital in Franklin or Nashville quickly on a Sunday morning - - real traffic jams during church hours.

1857 I do support more options for senior housing, but so far the zoning to support that just means smaller house and yard, but same price tag. I know zoning can't drive pricing, but I'm just saying it would be a higher priority if it was actually possible through actions that could be taken. Also, somebody needs to address Moore's Lane at Carrothers traffic.

1859 It was an atrocious SHAME to have destroyed the old and beautiful trees surrounding the Mooreland Mansion – another historic beauty marred and for new development for tax base reasons! Tapestry Condominiums will severely increase traffic jams on our already heavy traffic flow!

1862 The geography limits options to improve traffic congestion. You can't build an alternative to OHB as a through street. Another exit is needed. The city made a terrible mistake allowing new buildings close to Franklin Rd in Town Center. Now there is no room to widen Franklin Rd between OHB and Maryland Way/Church, the worst congestion. Makes me very skeptical of the practicality of planners.

1863 My biggest concern with growth and development is the impact on our schools and traffic/road conditions. I feel like the major roads, Maryland Way, OHB, Concord, Franklin, etc., can't handle the traffic now. Adding more will take away from the very reason many of us love Brentwood. We didn't move here for big city, condo/town home living. We want neighborhoods, parks, green space. We will travel for more of the city feel. Open space is OK! Trees are OK! Fix the roads. Also, more recycling centers and garbage drop-off would be welcomed.

1864 1. Cal Turner property should never be developed with lots less than 2-5 acres. The city should not acquire this. 2. All land should be developed for low density. 3. Traffic is horrible on Franklin Rd, OHB. 4. Do not add to this with increased business/housing. 5. I hate what you allowed with Pear Tree Office Park -- cutting down trees!!! Increase traffic with this hotel development. 6. Franklin Rd to Moore's Lane should be converted to five lanes.

1867 Please widen McEwen, Wilson Pike, and Split Log. Power Monday is a disaster; with traffic this is a horrible idea. The bikes on the road are dangerous and a [unclear] to be hit. Brentwood is a great place to live; however traffic is becoming unbearable in the mornings.

1868 Brentwood needs to stand by and fulfill its mission. When you say 'awesome hilltops' this does not mean change zoning rules to favor developers. What was approved for the new Glen Abbey development off of Split Log was completely wrong. Greenbelt space is for inclusion in the neighborhood, not a removed piece of unusable property that should be retained anyway. Keep Brentwood pure. One lot per acre with usable greenbelts. The belts act as buffers between developments, and should stay that way!

- 1870 Brentwood is great. I grew up in Antioch, and never dreamed I'd afford a house in Brentwood. What makes it what it is, is the open spaces, i.e. Turner estates. The parks (Civilian, Crockett). You can overdevelop an area and call it growth, but you can't take away a building once it's up. Your town will be more attractive the harder it is to find a place to live in it.
- 1871 The attraction to Brentwood is its schools and property values first, then its overall quality of life. I'm strongly opposed to changing the codes so a house can be built on every piece of ground available. I worked very hard to get here, and I work hard to stay here. That is as it should be.
- 1874 I think that attention could be paid to the existing infrastructure. On my street, Bowman Lane between Wikle and Elendale, there is a failing culvert and is falling in. The repair to date is adding patching material in the road. I've called the Public Works department twice about this. There is a plugged pipe at the corner of Elendale and Bowman. There are several catch inlet hoods that are not on the CIs correctly. All in all, Brentwood's storm water management program is lacking in the basic fundamentals set forth by TDEC.
- 1876 Address increased traffic flow on Moore's Lane east and impact to our subdivision, Eldorado, which has only one entrance.
- 1878 Bikers on narrow roads and major roads are a safety hazard and a traffic flow problem.
- 1884 I find it illogical and absurd that the Tapestry development was approved! For the first time in 28 years, I truly question what type of nefarious deals were made behind the scene!! The obvious congestion this will create is unimaginable!!! A POX ON ALL WHO HAD A HAND IN THIS STUPID DECISION.
- 1894 It is a big challenge leaving Eldorado subdivision onto Moore's Lane. This is mostly true around 8 a.m. and 5 p.m. There is no other exit from the subdivision. Don't know what the solution is?
- 1897 Don't overbuild town area of Brentwood to the point you cannot get to it. The apartments, condos that are being built behind Kroger area, I think will have a negative effect on traffic.
- 1898 We moved to Brentwood three years ago primarily for the Brentwood city school system (i.e. BMS/BHS). Now we found out that the high density apartments are being built, which could push us out of these schools. There are already people gaming the system by living in rental properties just long enough to be grandfathered into a school. This problem will only be exacerbated with high density residences. Another negative effect will soon be even worse traffic than we already deal with at Franklin Rd and Old Hickory.
- 1900 1. Control growth. 2. Improve traffic flow. 3. Repair roads. 4. Don't go wild with commercialization. 5. Keep Brentwood green!

- 1903 Keep it as close to a bedroom community as possible. That's why many have moved here.
- 1905 Brentwood needs a cute downtown like Franklin. Brentwood needs to deal with overcrowded schools, and needs less development and more preservation of green spaces. Brentwood needs to raise taxes to do these things. We will pay more tax for better schools, environment, and parks.
- 1906 Widen Wilson Pike from Concord into city center -- make it an alternative to Franklin Rd.
- 1911 Please say no to apartments, condos, and developments with >1 house/acre. Thank you for your service!
- 1916 Brentwood is a wonderful place to live. It's a one of a kind city. Let's keep it that way. It does not need houses crowded on tiny lots, or Chick-fil-A on every corner. Keep the summer concerts at Crockett, amazing library, wonderful schools and trails. We feel so lucky to live here! We would love a community pool in east Brentwood besides the YMCA.
- 1919 I am opposed to guns in the city and parks. No problem with guns at home.
- 1922 Want walking trail within walking distance of our house.
- 1923 Concord Road is an abject disaster. The traffic on the road itself is unacceptable, but the traffic at the interchange at I-65 S during the evening commute is downright dangerous -- people routinely use the shoulder as an extra exit lane. This needs to be addressed.
- 1924 The beauty of Brentwood vs. Franklin or Nashville is the land. Don't let our city become concrete and buildings like our neighboring cities. Thank you for allowing the citizens to respond to this survey.
- 1925 I would like to see a development of a shopping area like the HG Hill Center in Green Hills, on the old Murray Headquarters site.
- 1930 The traffic on Concord from Wilson Pike to Nolensville Rd is ridiculous. And yet massive new neighborhoods are being approved without consideration to their impact on an already serious problem. The improvements to Concord were a complete waste of money. We need four lanes for all of Concord. The area between Nolensville to Edmondson Pike is particularly ridiculous.
- 1931 My husband and I oppose traffic "cut through" from OHB into our neighborhood of River Oaks. Why don't Davidson and Williamson agree on this EASEMENT! More lights are needed on OHB between Hillsboro and Franklin. We do not need a Costco or Wal-Mart. The area of downtown Franklin Main St is appealing. Thanks.

1932 People move here because they like it like it is. We do not need any more apartments, condos, etc. We can go to Nashville or Cool Springs for that. If you develop more it will bring more traffic congestion, and our already bulging school buildings will be overflowing. Leave this great city alone; don't trash it up like so many of our neighbors have, just because someone is greedy. Thank you.

1934 Brentwood is a great community. Generally, I think the greatest improvement I would like to see is improving the ability of children (especially) and adults to get around the city other than by car. This would promote children meeting and congregating at parks, etc., to play sports and get exercise. I live in Brentwood close, and the only way for a child/early teen to get to the library, river park, fitness center, is to be driven because of the lack of paths and sidewalks. Kids need to get out of the house.

1935 Brentwood has the potential to be the equivalent of a "Carmel-like" California town. We need more spaces for residents to gather, unique eateries, shops, etc. Walkability and bikeability options that make it easy to get to town are needed. Brentwood has always felt like a commuter suburb, not a defined town. We need an identity/brand for our town.

1936 Please do not destroy our charming town. It is unique and awesome as it is. If we build up, it will be destroyed. Keep it as it is, please. If Brentwood is developed it will be like any other small Tennessee town -- loss of beauty and quality of life. Let Cool Springs absorb the growth, not Brentwood. Please don't develop; make only minor adjustments and keep our town the way it is. I would be willing to pay higher taxes to keep development out. Please do not develop Cal Turner's farm for more than hiking, picnicking, equestrian trails. Make it into a Warner Park type of environment.

1937 We have lived in Brentwood since 1987 and have seen many wonderful changes and additions to this city -- keep up the nice work! Would love to see Concord widened and more stoplights added at subdivision entrances along Concord, i.e. Indian Point -- impossible to get out at many times during the day, not just morning and evening rush hour. Thank you for your attention to all of our city's needs and concerns.

1939 Keep Brentwood beautiful and clutter out.

1941 Some of the improvements are difficult to understand. What would be the eventual outcome, i.e. would improving the city's drainage/storm water system be an opening for increased subdivisions, businesses and thereby population? Or would doing this relieve an overtaxed drainage system? Our home is not in a subdivision and it's 30 years old. Why did we move here almost 20 years ago? Because Brentwood seemed to be a small, well planned town with lots of open and undeveloped space.

- In the last few years there have been developments that have come under extreme controversy. There is a reason. Brentwood has been and will continue to be the best city to live in because of the slow, thoughtful development that has occurred. The Tapestry makes me sick every time I see it. Children from our school have been rezoned to accommodate these new kids, and I will be shocked if our schools do not suffer as a result. I am all for C-4 in Green Hills, not Brentwood. When I answer that rates types of development are most important, I want that to mean that I support the original plan, NOT C-4 and more more more.
- 1943
- Please time the traffic lights on the major roads during rush hour so they are all green at the same time to improve traffic flow. The faster you can get cars through OHB at 7:30 a.m. and 4:30 p.m., the happier everyone will be!
- 1945
- Stop the condos and apartments; it creates horrible traffic and cheapens Brentwood. This is a travesty.
- 1946
1. Need more parking in central business district. 2. Need a Brentwood movie theater (closest is Cool Springs or 100 Oaks). 3. Need a fine arts theater.
- 1952
- We really appreciate you doing the work that you are doing, and carrying out this survey. It's a perfect way to get/hear the silent majority. Kudos!
- 1955
- I am not opposed to new business in existing structures or updating what we already have. I am of the strong opinion we do NOT need to continue tearing out trees and building on every blade of grass in the community. If we wanted to feel more urban, we would have moved to the Gulch area. We came here for acreage, school systems and small community, which is dwindling away at an alarming rate. Very sad! The schools are very crowded now; I can't imagine what increased population would do. Large classes weaken our school system!
- 1960
- Stop the growth and developments, and focus on what we have. More growth means more traffic and congestion, which we do not need. Do not try to cover every inch with buildings. Let the city stay nice and more more congested.
- 1962
- 1965
- TRAFFIC PROBLEMS.
- Along Wilson Pike, I would love to see walls to block sound coming from I-65. Alleviate congestion on Church St. We would love to have a movie theater on the north side of Brentwood.
- 1969
1. Water quality is very poor. 2. Traffic, especially during peak hours, is a major concern, especially when commuting to and from the city via I-65. 3. Sidewalks are lacking in most neighborhoods.
- 1970
- My main concerns regarding C-4 have not yet been addressed -- price point/home value and preserving our current standards in the area, and what C-4 zoning would do to our school systems in Brentwood. I am opposed to any new zoning that would negatively affect either of the above. Thank you!
- 1972

- The city is on the wrong path! Go back to one acre lot/one house! The architecture style being built is ugly. HATE the condos being built in Centerview. It used to be the prettiest street. You have ruined it! I hate that a hotel is being built in the area also. You have desecrated the entire area. I won't be voting for anyone currently serving. It's all too late to stop the destruction of our (used to be) quaint town. Don't know why you send out these forms when you continue to ignore the voice of the people.
- 1975
- 1977 Communication to and from the public is critical.
- TRAFFIC. This should be addressed prior to any growth. Condemn land to widen Franklin and Concord FIRST. No building until after these streets are widened to take care of 50 year growth patterns!!! Grow a backbone and act like a leader. You ran for office, now protect the city rather than your individual bank account.
- 1987
- 1988 Oppose increasing development, especially increasing housing density and allowing lots smaller than one acre.
- My family moved to Brentwood in 1972 (there were horses on Maryland Farms) because it was a lovely residential community, and because the zoning indicated that it would be kept as such. I have seen momentous changes, some of which I dislike intensely. The Tapestry, the ugly buildings recently built along Franklin Rd. I was greatly relieved when the Hills Bros. plans for "The Streets of Brentwood" were turned down. I am extremely concerned about what will happen to that property at the corner of Maryland Way and Franklin Rd. I think Brentwood is at a crossroads. Will we become just another commercialized suburb, or will we remain the beautiful, highly desirable residential area? The old adage applies: "If it ain't broke, don't fix it!"
- 1993
- I love Brentwood and agree with most of ways the city has developed over three decades. Save our hillsides, hilltops, open spaces. Once scalped or developed, they're gone forever and the city's natural beauty sacrificed.
- 1994
- My vision for Brentwood is to have a town with nice homes averaging one acre per home, with as little commercial area as possible. No more apartments or condos. Think Belle Meade, not Franklin!
- 1995
1. The development in area #1 has already begun, so what's the point of question #11? 2. Who are you to solicit opinions on what the Turners should do with their property? 3. Get your 'house' in order regarding #15. **DON'T MAKE BRENTWOOD ANOTHER GREEN HILLS! ADDRESS TRAFFIC PATTERNS!**
- 1996
- Please, please do not allow more rental/commercial development in Brentwood! It ruins the aesthetics. Coming from Florida, where there is a strip mall on every corner, it looks tacky and not attractive! Part of the appeal of Brentwood is the schools, sense of community, and beauty of our town. Let's not cheapen it with overdevelopment!
- 1997

- Please add a shoulder at the Civilian ball park entrance. It is dangerous getting in and out of there during peak traffic. Also consider a shoulder at YMCA entrance. It is dangerous as well! Schools (like Edmondson Elementary) need more parking spaces. I would definitely support these improvements! Also, bathrooms at Civilian ball park at terrible. We have many people that travel from out of town for ball tournaments. The bathrooms here should be as nice as the ones on the trails.
- 1999
- 2005 One acre = one house.
- 2007 Do not support changing current residential standards.
- Freeze growth until traffic congestion solved. Protect Turner's entire property from any development. Try to get aircraft landing approach moved away from Brentwood, especially the flight that comes in around 5 a.m. Bike path extension from Indian Point trailhead to the Governor's Club. Extend bike path to shopping areas, allowing people to shop by bike -- no gas!
- 2013
- 2015 We really love Brentwood. We struggle thinking about a lot of change.
- Deer heads are increasing in the Brentwood boundaries -- this is starting to become a hazard for motorists. Water quality (HVUD) is awful in the summer months. Turn lane needed at Sculer School -- traffic backup is a problem in the afternoon. Or limit number of cars held on the street; perhaps increase parking in front yard or add driveway to get cars off the street.
- 2016
- 2018 Bicycles on Wilson Pike and Old Smyrna Road are dangerous. So is speed -- cars.
- Would love to see options for retirees that are not retirement homes. Maybe brownstones within walking (or golf cart) distance to restaurants and shopping. Brentwood is a great city for parks, schools, and expensive houses, but it's not quaint and walkable. We can't have a 'downtown Franklin', but maybe a 'Green Hills Hill Center' would be nice.
- 2019
- In the 36 years we have resided in our home, traffic on Concord and Nolensville roads has increased to a dangerous level. The current widening of Concord is not enough; it will increase traffic even further (along with three new schools in the Nolensville area). As Brentwood's population increases, there will be an average of three additional cars per household on the roads in eastern Brentwood. Address the traffic issues early on when permitting new subdivisions. I'm all for PLANNED growth.
- 2021
- 2026 If you live in the Brentwood zip code, you should be going to a Brentwood school. This is why we moved to Brentwood.
- My neighborhood has no sidewalks, poor lighting, and my street, which runs through the subdivision, gets a lot of speeders -- it is a very unfriendly street to pedestrians. Over the years I have wished for sidewalks, lights in evenings, so that I can take a walk safely! (This is a one acre lot area.)
- 2030

- 2032 Preserve the one acre/house residential standard in Brentwood. I have seen how the traffic, schools, etc., have been affected by this change in metro city limits.
- 2033 Please no more mega churches! Enough McMansions. Limit homes no larger than 50,000 sq feet.
- 2035 Thank you for the opportunity to respond to this questionnaire, and for your efforts in making and keeping Brentwood wonderful! We hope Brentwood will stay green and uncrowded (and that roads will become less crowded) into 2020 and beyond.
- 2037 I am totally supportive of redevelopment of HG Hills properties, including Murray and TBC property. Original City Streets was a little too much. Can they redo all of that acreage and make everybody happy?
- 2043 Most of the questions relate to the northern part of the city. How about the southern border along Moore's Lane? That is the gateway into Brentwood which I think is important as well.
- 2050 No apartment complexes, no condo developments, no duplex homes.
- 2051 Preserve one acre density. No condominiums, no apartments. No commercial development whatsoever in residential areas. Continued support for our excellent police and fire departments.
- 2054 The beauty of Brentwood has been the quiet safe residential areas. There is plenty of commercial development close by in Cool Springs and Green Hills. The traffic congestion is having a negative impact. The current schools are a tremendous asset to the community. Overcrowding will be very damaging to the quality of education provided. Overdevelopment leads to overcrowded schools. We do not want to become victims of real state developers.
- 2055 Must keep lots to individual one acre. This is the one thing that has made Brentwood what it is today! We cannot allow development using open space to meet the one acre standard. This would also help slow growth. We do not have to grow to be a great city. We need to develop the quality of the city vs. just growing.
- 2056 The city failed to protect the neighborhood of Bon Brook Estates. The city also failed to address the Concord Rd traffic problem by not following through on the plan to continue Edmondson Rd, and allowed to develop a neighborhood that foreclosed the opportunity to reduce traffic on Concord. Shame, shame!
- 2058 Please do not add any more high density housing. The apartments/condos next to the Kroger shopping center will prove to me one of the all-time disasters. It creates traffic overload and shifts school children farther to the south to go to school. One acre lots with no additional commercial development is what people want. Did you ever think of why so many people want to move to Brentwood? If you want high commercial/high residential density, move to Nashville or one of the other SMSA communities.

1. Do not want any more commercial land zoned in Brentwood. 2. Fix Moore's Lane horrible congestion between Wilson Pike and Carruthers! 3. Keep one acre lots in Brentwood for residential areas only!! 4. Stronger laws for less noise in evening at commercial areas. Tired of evening noise at Westgate and Publix complex off of Moore's Lane!!

2060

2061 My primary concern is flooding!

I would like the city to address having all power lines put underground in the older subdivisions.

2064

The value of living in Brentwood is that there is less traffic, less development density, and good schools. Anything that adds density, traffic, development, or degrades our schools will reduce the value of Brentwood residential real estate. The commission was elected to serve only the residents. If it cannot be shown that changing zoning will improve the quality and value of living in Brentwood, then it should not be approved. Not what someone wants to turn Brentwood into, but sustaining what we have. The commission must consider all the effects of zoning changes, such as the looming water/sewer, school and traffic issues. If it does, there cannot be justifiable reason to change current zoning. Please resist development pressure that serves to help people who either do not live in Brentwood, or care about sustaining our quality of life over their personal profit.

2070

The facilities at BHS and BMS are outdated and below par compared to most schools in Williamson Co. The school is land locked and has no room for growth, unless the city can find a way to give Granny White Park to the school. Turner Farm should be turned into a nature park with trails -- no fields and development.

2071 We have enough at Tower Park and Crockett Park.

I love Brentwood the way it is. Must it grow with more developments, more people, and more housing developments? I know we must accommodate those already here.

2072

Please have police enforce the stop sign law. Someone will be badly hurt at the corner of Brent Meade and Gasserway.

2073

We left Green Hills because of the traffic, policing on busy streets, and overcrowded lots with little houses. Brentwood appealed to use because it is not trying to move into the 'urban' trend that will soon pass and leave us with low income housing and problems. Just like big malls are out, open air concept will be out in a few years.

2080

Thank you for your leadership, Brentwood. Please ease traffic congestion, add sidewalks, and add more walking trails connecting all parks of Brentwood to current ones. I would love to see a safe public transit for young people (although recognize maybe not feasible).

2081

- 2087 Brentwood is unique in that it is primarily a residential community. That is what attracts people to Brentwood. It currently has great parks, schools and grocery stores. Brentwood does not need more people, especially in the form of condos, town homes or apartments. It would be great to see existing commercial areas updated to include more variety of restaurants, but we already have easy access to Nashville, Franklin and Cool Springs. Keep Brentwood residential. Do not allow it to become an overcrowded suburb of Nashville like so many other areas. It is beautiful like it is.
- 2089 I wish there were a town center in Brentwood that is attractive, appealing and is pedestrian friendly. Today it is just a lot of neighborhoods and a few strip malls, but no real center or community.
- 2092 Traffic management. Get the Cal Turner property before it's too late. Raise taxes if needed; they are still the best value around! We are fortunate to have great police, fire, and public works personnel!
- 2093 I moved here for the big lots. If I wanted the city, I would move there. Don't bring the city to me!
- 2094 The city of Brentwood should focus on remaining a single family home (one acre minimum) residential respite from the craziness of Nashville. There are plenty of options in Nashville if one needs to shop or seeks entertainment. Road improvements are fine, but impacting those that live on Concord to help Davidson and Rutherford Co. residents make it into Maryland Farms is nonsense. Concord shouldn't be turned into a racetrack to make it easier for non-local traffic to get through.
- 2096 Please no more condos or apartments! If Brentwood abides by one house per acre, literally, traffic problems and other issues would not even exist. Also, please preserve our hills and hillsides, otherwise we will soon look like California. Thank you for all you do.
- 2099 I strongly believe that we must manage our city's growth. This involves traffic, schools, city services and commercial development. Given the length of time road projects take, this needs to be addressed immediately.
- 2103 Roadways and surrounding resident structures should Granny White Pike between Old Hickory and Harding Rd. Stop widening existing roadways. Stop or sharply reduce resident density. Commercial structures should be held to a maximum of five stories. Resident homes should not exceed three stories, including basement. Visit Palm Desert, CA, and witness a neat and planned city. Where they permit high density, the area is enclosed with 10 feet high brick/stone walls. Home exteriors should be required to be 90% brick/stone. Zone areas requiring lot size to be no smaller than 3 acres. Slow growth and development sharply. Raise taxes if necessary. More tree planting in commercial areas and subdivisions. No Bradford pear trees!

- 2106 Brentwood currently has issue of rezoning because of current residential growth and building new schools. As a parent, why can't schools be added to, rather than continually coming back and rezoning? These developments for 2020 plan appear to create another Green Hills area to our area. Traffic is nightmare and in my opinion would add additional burden to school system and transportation.
- 2110 Need another major east/west road between Franklin Rd and Wilson Pike. Need to relook at the "manned" recycling centers. It would seem having a full time attendant but open less hours is a higher cost, lower service approach.
- 2112 Brentwood should 'wire' the city -- free access to wireless Internet. Better yet, build an Internet fiberoptic system and promote competition among communication companies. Be like Stockholm or Chattanooga.
- 2113 It is wonderful to have sidewalks, bike paths and parks everywhere. But if it costs a ridiculous amount, it's not worth it. Please use common sense when making decisions.
- 2115 Opposed to an interstate interchange in the vicinity of Old Smyrna Rd and Wilson Pike. It will be disruptive to the residential neighborhood. Should adopt a planned unit development zoning regulation that includes permitting a range of uses and densities within design controls. Repeal C-4 and use PUD method in the area of Maryland Way, Franklin Rd, and elsewhere. In increasing densities, dispel concerns of residents for loss of our neighborhood low densities and loss of school capacities by concentrating higher densities to very limited areas at moderate levels for seniors only. The Tapestry densities were out of scale for this community. (See scanned comment brentwood 2115 for additional remarks.)
- 2117 Please preserve the current 'suburban' feel vs. an urban feel (e.g. downtown or east Nashville). This is why we chose to live here and raise our children.
- 2118 Develop public transit system!!
- 2119 Preserve the absolute confidentiality of the individual surveys so no one other than ETC can match survey to specific addresses. ETC cannot release matched information specifics regarding addresses to the city of Brentwood or its agents, commissioners, administrative staff.
- 2120 (See scanned comment brentwood 2120)
- 2122 Want limited growth kept to small business. If traffic in Brentwood becomes more problematic, I will not visit businesses, restaurants, or shops near or around OHB, Franklin Rd, Maryland Way/Church St at peak times again!
- 2130 The core of Brentwood's existence is an integrated set of very good, well maintained neighborhoods. That should be maintained and enhanced. The current zoning makes Brentwood what it is -- keep it.

2131 You are all doing a great job! Let's not try to be Franklin, cause we are Brentwood (upscale, more exclusive than Franklin). I do believe a town center is important to keep business here vs. Nashville and Franklin, and to promote community! Also, think the Turner property could be what separates us from the rest for the next 50 to 100 years. It needs to be carefully thought out! Planned and be able to pay for itself!

2132 Don't be in a hurry to tell Turner family what they should do with their property. Let them bring proposal when they are ready. Any major purchase of property in the city should be handled by elected officials -- not vote. Brentwood city should look for way to provide electronic or phone voting.

2138 The Tapestry apartments/condos (300+) units was a travesty. Did our council really believe the developers who said no traffic impact? The 300+ residents will walk to everything! Really!? There will be 300+ cars crowded into narrow and poorly connected backstreets and/or into our already car congested little downtown "Town Center" single main street. If more traffic is to be planned for, then we need it in areas that don't dump all the cars into Franklin Rd. "Town Center" area. More roads and/or expansion out of the congested core area.

2141 I realize there are many model towns for comparison purposes, but one that I am impressed with is Winston-Salem, NC.

2142 Very little has been done to address speeding through neighborhoods. Using connector streets such as Sunset significantly increases traffic and speed. Without the option of adding speed bumps, very little seems to have any impact on speeding. We are considering leaving the area because of that very issue. The city of Brentwood has not been helpful at all at addressing this issue.

2143 We need quality restaurants, not fast food places!

2145 It is critical that something is done about a public transportation system in Brentwood, one that connects us to the whole area. I like living in Brentwood. We live on the west side, and we are conveniently located. We live on a hill (away from the Harpeth River!). I do think about being in my 80s and trying to drive in what will undoubtedly be "Atlanta" traffic if something is not done now to address a much needed public transportation system. I think the AMP idea is not totally what is needed. The Music City Star is a train to nowhere. One route is not helpful. Keep the one house/acre rule. Stop allowing McMansions. Who is going to buy these homes?

2151 Please stop all the development of so many subdivisions. Keep it green with forest and wooded areas for nature and animals.

2153 Widening Franklin Rd will only create more traffic. Traffic is only an issue from 5 to 6 p.m. Monday through Friday. This will affect the look, feel, encroach on land and not help. Also, improvement is desperately needed by Sonic, Jim Kennedy, etc.

2155 We need another Olympic size swimming pool. The ISC is overcrowded. Would like to see more options for athletic activities such as basketball, volleyball, biking, etc. More trails are needed to connect housing to schools. Fox example, Crockett Rd needs a trail. My kids could walk to school if there was one.

2164 Thank you for all you are doing. Please improve traffic and plan now to make it flow much better in the future. Please add more parks and play fields that are open for neighborhood kids to play pick-up games at.

2169 Brentwood needs more retail so that we keep tax dollars in town, as opposed to always spending our money in metro Nashville, Franklin, or elsewhere. We need diversity in our residential zoning. The 'utopian' concept of '1 acre lots or bust' is a poor planning approach in our opinion.

2171 Tell those developers once and for all that the city of Brentwood does not and will not allow apartments in city limits, that any apartments built in proximity to city limits will not be served by Brentwood schools. People in this community pay a very large premium to live here, and do so to enjoy the quality of life and exceptional school systems and other city services. C-4 mixed use development will jeopardize these premium services that we, the landowners and taxpayers, pay a premium for. We do not want Brentwood to turn into the nightmare that Green Hills is. The developers are profiteers, and if they have their way the residents will suffer.

2173 I think that a foot bridge should be placed at the new dead end on east end of Concord Rd to enable walkers from Concord Forest a safe way to walk to Publix and other adjacent stores, rather than getting on to new proposed road.

2178 We live in Brentwood South. Ellendale has become a street that looks like a checkerboard. Please fix the utilities for once and for all, and repave. Please enforce curb appearance regulations. Cars left on street long periods of time is a problem, older homes in disrepair, won't keep yards and landscape to code. It drags property value down of existing owners who do keep up their land.

2179 Please don't turn Brentwood into Franklin by adding high density housing, adding to the traffic and crowding schools. People move here and like living here because of the existing zoning laws and quality of life. Everyone I talk to, young and old, are horrified and angry about the apartments going in by the Kroger Center. That area, already a traffic nightmare, will be a zoo. Brentwood is special and should be kept that way. Apartments are very plentiful, just a short drive away, in Franklin/McEwen area. How sad that area is becoming...

2181 A transit system similar to what Franklin has.

2183 Sidewalks needed on streets (in subdivisions) with heavy traffic and in school zones, i.e. Lipscomb Dr. Shoulders on street not wide enough for pedestrian safe walking.

2185 Brentwood is a great city that many people would love to reside in. This is good and bad — as trying to define a balance to make/allow city to grow can hurt what is already in place. Preservation of our small town is preferred to our family.

2186 The Turner property is the last chance for Brentwood to have a nationally recognized 'Central Park' like open space. Any expensive residential development would be shameful. Town Center is more south Nashville than central Brentwood! The parks east of I-65 are wonder. West of I-65 is nearly forgotten. How do we access the bike trail from here? No more east Brentwood parks!!!

2189 Brentwood is a nice place to live. Don't let the developers screw it up.

2192 The light at Franklin Rd and Old Hickory is horrible! There are two turn lanes. Cars are trying to merge onto I-65 to the left and right. Also, coming off I-65 onto the Old Hickory exit, cars are merging to turn left onto Franklin Rd. They need a policeman there to ticket poeple that are blocking traffic!

2194 Widen Concord Rd.

2202 Traffic along OHB and Franklin Rd are major complaint. Would love more entertainment options.

2205 1. Would love to see roadway aesthetics improved along Concord Rd following road widening. Would also like more pedestrian walkways on Concord, especially once the bike path is complete. Kids will be at risk as they try to cross the street — think now! 2. All new planned residential areas should provide additional funding for new schools and traffic impact.

2207 Small development can be done on Church, and another side of the Old Hickory. Turner property — try to keep 1 acre lot residential only.

2208 Better ebook support via library community event website, where prospective hosts can publicize and gather interest in public community events for various interest groups — a hub for community planning and information.

2210 I love Brentwood's parks and trails, but I would like to improve connectivity of getting to them. For example, even though we live just north of Concord Rd east of Wilson Pike, we cannot get to the trail system on the other side of Concord without driving because there are no crosswalks or stoplights between Wilson and Green Mill. Trails and a tunnel going under the train tracks west of Wilson Pike to the Williamson Co. Rec Center (connecting Brent Meade and Carondolet to the rec center/trail system) would be wonderful, as would some ways to cross Concord. Adding a splash pad to one of the current or future parks would be a huge asset for such a family-oriented community. The stoplights on Concord that go to the Baptist and Fellowship churches need to be changed to a left turn yield on green.

One of the things I think needs to be improved is the aesthetics of the Brentwood (OHB) exit off I-65. This is such a sad looking entrance to our lovely city. Nice landscaping, stone wall, lighting, would go a long way to spruce up this area. Also, the businesses to the right of this exit need to be rehabbed to be more in line with Brentwood style (Wendy's, Church's Chicken, Hobby Lobby, etc.).

We need sidewalks in neighborhoods. It's dangerous to take a walk with your kids.

Widen Concord the length of the road from Franklin Rd to Nolensville Pike! Too much traffic hold up.

We have missed so many opportunities recommended in the previous 20/20 plan (small scale retail interior to Brentwood, Mallory Lane extension, subdivision interconnectivity). I hope the city commission will listen to the masses and not just the few that will be adversely affected. Do what is best for Brentwood, not just a vocal few.

Please fix the sewer system on Smithson Lane.

County messed up by adding a turn lane at Concord. Did not/will not alleviate traffic. Two lanes east and west would have helped. What a waste of funds. I am sure this was put in place long ago, but a change of 3-4 lanes would have been the way to go, and showed that our leaders really do know what they are doing.

Brentwood currently lacks dog-friendly businesses, restaurants and patios. Dog-friendly patios are a huge draw for many people, and are extremely enjoyable. As a former UT Knoxville student, I witnessed the revenue and crowds dog-friendly businesses attract at the many dog-friendly establishments. Brentwood seriously lacks in this department.

Great place to live except for traffic. I understand that developers and politicians want growth (among others). But I would love to shut the door on growth. Brentwood has grown faster than it is capable of handling all that goes with the influx of people. It would be good to curb growth. Let Nolensville et all deal with it!

Preserve the current Brentwood as best you can. It's a great place to live and raise a family.

The idea of growth and development is welcomed, if we have a good traffic flow. There is enough traffic right now on streets like Concord, Franklin Rd, etc. If you add houses, restaurants, shopping, Brentwood will have too much traffic problems, if you don't solve the traffic and parking issues first.

This survey is highly biased. From the survey, they are attempting to justify building condos and apartments, and to turn Brentwood into the disaster that is now Nolensville Rd. Keep Brentwood a high end residential area, and not a place where developers come in and destroy our city so they can make millions.

- 2250 I have loved living in Brentwood more than any place I have lived. It remains awesome because of the green space, sidewalks, parks, and most of all the safety (which is an issue not even brought up in this survey). I am ambivalent regarding 'progress' as I love how it is now, but miss the beautiful 'tree tunnel' that once was on Old Hickory to Granny White before widening the road, and putting up ugly street light posts. But change is coming, so I just want it to be slow!
- 2257 I know this isn't a huge issue, but I would love to see some sort of water play incorporated in our parks. We currently travel outside of the city frequently in the summer to play at parks that have water type playgrounds. Check out Smyrna's splash pad.
- 2258 Before any more living spaces get approved, I think it is important to end up with better traffic flow options. Concord Rd exit from 65 is bad. Traffic flow from Wilson Pike to Franklin or Concord is horrible in the evenings, especially on Wednesday. Would it be fair to ask Brentwood Baptist to hire traffic officers to help with traffic during the busy hours?
- 2264 Love Brentwood!
- 2265 Survey doesn't address fundamental issue that growth and development is of value to our quality of life.
- 2269 I want to see all power lines in Brentwood placed underground. We desperately need improvements to Town Center and Wilson Pike Circle.
- 2275 Speeders abound on most streets and highways, particularly on Franklin and Concord roads, also on Wilson Pike, with hardly any police interventions. It would be easy to improve traffic on Concord Rd at the intersection with I-65 by adding a right only turning lane to go I-65 north.
- 2278 We need additional commercial spaces in our area. I have my own showroom. We would like to relocate to Brentwood for a 15,000 sq foot building, but cannot find land or building. HELP.
- 2279 We are strongly opposed to the development of a senior living center at Old Smyrna and Wilson Pike.
- 2293 Traffic flow through neighborhoods needs to be addressed. I live on Shenandoah Dr, which I feel is used as a 'cut-through'. Traffic speeds are excessive for a neighborhood. I fear for safety of children on this street.
- 2295 Too much overdevelopment is going to put us in the same dilemma that Green Hills is in-- overcrowded, horrible traffic problems, waiting too long at restaurants and stores. Let's keep Brentwood having that small town feel.
- 2302 I would support perhaps senior living community on Franklin Rd between Brentwood City Center and Concord Rd. Maybe on the Turner property. Haury and Smith could build one similar to Morningside in Franklin.

2305 I do not support building condominiums or apartments. It changes zoning and bounces kids out of the schools we've all helped to make valuable. This will drive down property values. We need to preserve what we have!

2309 Adding residential and commercial growth would negatively affect the beauty and reason Brentwood is the strong, vibrant community it is.

2310 At all costs, preserve the 'neighborhood' qualities of the town.

2311 We live in a great area; let us try to keep it this way. We fought for this area for many years. Let us not mess it up.

2317 We don't want rentals in Brentwood. The town homes that are being built near Kroger's were approved under false pretenses. Everyone thought those would be owner owned seniors. Our commissioners that voted for this knew it but now deny it. Shame on them.

2318 Improve traffic flow. 1. Interchanges at peak hours very dangerous. 2. Improve signage – consider specific hours for 'turn only' lanes, e.g. right hand lane of Concord Rd east between 7-9 in the morning.

2319 Garbage pick-up service needed.

2320 Brentwood caters to persons with transportation.

2321 I do not think we need entertainment or cultural things in Brentwood. Green Hills, Nashville, and Franklin have these things and are very close. No more rentals, like by Office Depot, please!!! New commercial buildings have no character! Better bike lanes would be nice. Lots of Brentwood bikers.

2322 We would prefer that the Turner family property remains the same and not be developed. It is an area that we enjoy in Brentwood. We don't want Brentwood to look like Nashville! It's one of the only areas that makes Brentwood unique -- that's why we moved here! Slow down building and rate of growth until traffic issue is solved!

2323 Fix the light at Franklin Rd and Old Hickory. The center lane going north needs to be marked better. Is it straight, right turn only, or a combo lane?

2330 Develop Hill property.

2333 Stop commercial rezoning. Keep Brentwood residential. Address Brentwood overcrowding of schools.

2344 Tax freeze for qualifying seniors based on income.

2353 Upgrading existing school facilities must be a priority as well. I see no reference to this and other government building needs that must be addressed as part of the master plan. On communications, an improved website and better information sent through e/social channels on a greater frequency (i.e. monthly) would improve transparency and drive trust.

2359 I've lived in Brentwood for six years, but am a native Nashvillian. If I wanted to live in a more progressive area like Nashville, I would. I love the history and the charm of Brentwood, and I would hate for all that to be lost for the sake of growth.

2361 I don't want to see more commercial development in Brentwood. Huge commercial opportunities are available in Cool Springs. Brentwood needs to stay a small community of residential development. Air quality only improves with less traffic. Entertainment options are everywhere 6-12 miles from Brentwood. Streets only need to be widened if you bring in more commercial or residential (which is very expensive, soooo...stop the growth!).

2363 I believe Brentwood needs a luxury senior development which achieves the 1 acre density with green space within the development. They need zero outdoor maintenance options. I like the charm of downtown Franklin, and shopping and restaurant areas with outdoor dining, fountains, and courtyards. Condos or town homes would be fine in moderation within these developments, as long as 1 acre per residence density was maintained with retail and green space.

2364 We moved to Brentwood because of schools and one acre per home. Please do not commercialize it. Keep it a beautiful place to raise a family. You are doing a great job. I appreciate this survey!

2376 Allowing the development of Tapestry adjacent to the Kroger shopping center was a HUGE mistake. It will have parking for 600 cars! Now we have a hotel and shops going in next to Tapestry. The Baptist property will do something awful eventually. The quality of life in Brentwood is falling fast.

2378 The city has plenty of open space, green space and parks to maintain, especially with the new development of Ravenwood. I would rather see improvement of roads and infrastructure to support growth and development.

2384 Limit adding more population.

2387 For 30 years, I have been an active volunteer in this city. I feel betrayed (Tapestry). The residents choose Brentwood for the quality of life. The (ALL OF THEM) commissioners were elected with the mandate to preserve the quality.

2390 Brentwood is beginning to feel like Green Hills, and that is not good. We do not need to be the middle Tennessee hot spot or the 'entertainment city'. Brentwood is not a far drive from any entertainment or any shopping that one could desire. Sometimes less is more.

2391 The traffic flow on Concord Rd at General MacArthur Dr is horrible. The light is too short for us coming from GM onto Concord. The flow of traffic blocks our road, and when we finally get a green, it is not long enough. I have seen so many cars run the light at Concord that someone is going to cause an accident. The light needs to be longer for us leaving GM into Concord. Traffic needs to not block our road.

2398 We need a Whole Foods or similar store closer than McEwen/Green Hills. Might be nice to have a movie theater.

2400 We need more trails and bike lanes. Fitness and activity are important, and safety for road biking also is important.

- 2402 1. Need more handicap parking spaces in all lots! 2. Allow for small 2-3 bedroom detached houses near services and amenities for older residents to move down to when large 3-5 bedroom homes are too much to carry. 3. There is no excuse for the long backup of cars on Murray Lane for people waiting to pick up their child at BMS. There is no parking lane -- provisions should be made for the traffic.
- 2403 Need to do a better job of enforcing speeding in/around schools and in housing areas. More traffic regulation enforcement.
- 2408 Traffic is out of control, especially in Town Center. Makes me avoid doing business there.
- 2411 Address traffic flow on Moore's Lane to permit exit from Araby onto Moore's Lane. Control property tax increases.
- 2413 Great job. Very nice place to live. Ravenwood is too overcrowded. Train track appearance and landscaping could be improved. Sound too loud. Electrical substation on Wilson Pike could be landscaped or hidden better. Overhead lines not nice; underground utilities would be nice.
- 2414 Great place to live!!
- 2419 Remember: If it ain't broke (which it isn't), don't try to fix it. Evolution, not revolution, will allow us to preserve the city we love.
- 2420 I see a real need for high quality homes on smaller lots in a mixed use community area -- similar to Berry Farms and Westhaven. There are very few areas left in Brentwood for this type of development. Done well, with proper landscaping and streetscapes, it can be a welcome addition to Brentwood.
- 2424 1. We strongly oppose Brentwood homes, paying Brentwood city taxes, zoned to adjoining town, i.e. Nolensville, Franklin! 2. Maintain a slow rate of growth in housing with adequate open space and lot size. This action results in ensuring property values and allows city's infrastructure to keep up with the growth.
- 2428 We have relocated nine times in 25 years. Brentwood's main problem is the failure to make developers responsible to subsidize road improvements, green space, connecting walking paths and bike paths between residential developments. "Improvements" -- and we use that word loosely -- to Concord Rd have done nothing to improve the flow of traffic. Brentwood has continually approved housing developments without thinking how the city infrastructure can handle the growth. Now we, as taxpayers, must finance the improvements.
- 2431 Slow down on the addition of new neighborhoods.
- 2433 Please raise our taxes to eliminate all future commercial developments, including no condos and apartments. Keep those in Nashville and Franklin.

I am appalled that the city has approved Tapestry to happen! How are those residents going to come and go? Have you been on that road in the morning and afternoons with people trying to get to I-65, Wilson Pike or South? Franklin Rd and Church St are already at a standstill. Very disappointed that the traffic problem that exists was not addressed before glorified apartments were approved. As for the Murray Ohio property goes, I would approve large luxury condos above commercial development. This would allow empty nesters to move out of our large homes/lots to spacious condos, and open up more homes with yards to younger families.

2434

Please work to keep Brentwood free of high density housing. We love Brentwood, and would hate to see any more developments like the one by Kroger!

2437

We bought in this area because of the quality of life here. The quiet residential life with good schools, and nice houses. We did not want a busy hustle bustle home life. It has changed so much since then. We realize we have to change, but we hope we don't become like Franklin and other places where it stresses you to come home from work because of traffic and busy-ness of the city.

2442

We moved to Brentwood because we like the way it is. We strongly oppose commercial development that will cause more traffic and congestion, and residential development for small lot homes, condos, senior living, a mixed use (res/com). We strongly oppose adding an interstate exit between OHB and Concord. The quality of life will best be maintained with low growth rates consistent with the current design/footprint of Brentwood. Don't try to fix something that isn't broken!

2445

I have two big complaints about the city. One you cannot fix: the post office. The other is the congestion of traffic in the downtown corridor from I-65 area on OHB through Maryland Farms, Church St, Wilson Pike Circle, Town Center, Franklin Rd. Someone needs to do a traffic study in this area. Maybe place some police officers on duty to write tickets to people who run red lights, and also who are so important that they can clog intersections because they are the only ones who need to go anywhere.

2448

Need to position the city beyond 2020; 6 year projection is focusing too much on immediate goals. Growth can be managed, while quality of life can be enhanced and not sacrifice safety in doing so. We must see beyond those who want to close the door behind them by stating any new development will give rise to increased traffic, crime, cultural diversity.

2449

Allow city employees to have tuition benefits at Williamson College as the city of Franklin has done for years. Rude reception from city manager (former) and others in addressing this.

2451

My family strongly supports the one house per acre residential standard in Brentwood. We are strongly opposed to high density housing such as apartments, condos, and town houses. Prior to living in Brentwood, we lived in an area with high density housing that had major traffic issues, high crime, and people with no vested interest in the community. Changing the residential standard in Brentwood will destroy the family community it is today. We support improvements such as widening Franklin Rd and adding more parks/green spaces.

I would hope that the city would be fair and diligent in exploring all options for the city's growth. My fear is that decisions will be made based on the tactics used by extremists as opposed to thoughtful plans based on what is best for all Brentwood residents. Thanks!

(See scanned comment brentwood 2457)

Brentwood is a unique low density community. We should preserve the quality. This will make us unlike our neighboring communities. The wealth of our city allows us to focus on the quality of schools, parks/open space, quality of life issues (pedestrian and bike-friendly streets), etc. We should not apologize for this or seek to be like our neighboring communities.

1. Traffic during rush hours and lunch is past becoming very problematic. 2. Why do we continue to build new subdivisions without first putting in the necessary infrastructure? 3. Why do our city leaders want to increase residential density? It negatively affects the quality of life we now enjoy in Brentwood.

No bikes on major streets. Allow commercial on major streets. Stay with big lots and big houses.

Need more lighted tennis courts in parks (1 N and 18 M).

Brentwood needs a public catch and release fishing lake!

Brentwood's city manager, commissioners and planning board are in the process of transforming Brentwood from a residential community into a commercial nightmare. If they want to live in Nashville, they should move to Nashville. At the present time, Brentwood has enough development and congestion. This survey has leading questions in order to support commercial development and lots less than one acre.

We would like Brentwood to maintain the quality of life that brought us here. Too much density of residences, businesses, etc., would ruin that quality. The Kroger area housing that is going up is so congested. We dread thinking of the additional traffic, and probably won't shop in the Kroger area once that housing is complete.

I would like Brentwood to readdress a homeowner's right to demolish an existing home and build a new home. Having this right would revitalize older subdivisions.

2481 Need to try to keep new park areas as open as possible, and limit development of sports fields and playground areas to isolated or peripheral sections to preserve open space, and opportunity to enjoy being away from business and hustle of suburban/urban environment. Keep all areas well treed and attractive with adequate space for sitting, resting, and/or picnicking that are not crowded with other areas and traffic within park. Do the same with existing park areas.

2487 Please do not try to make this city like downtown or east Nashville, or Franklin. If one likes these areas, they can move there. We moved here for the low density housing/traffic, and the superior schools. Chose to pay more to live in an older home in Scales' district than a nicer, newer home where the traffic is already an issue.

2491 Traffic flow on Concord Rd is a real problem. Since the city opted to improve the road, but not widen it with additional lanes, I hope they were earnestly seek ways to provide traffic flow to residential areas east of I-65 between OHB and Concord. Are there any plans for additional east/west traffic flow in this heavily traveled, oft delayed, traffic area?

2494 No more developments like the rental 'condos' currently being built near Office Depot/Kroger shopping center.

2496 We moved here three years ago and specifically sought a home in Brentwood because of schools. Love the neighborhoods, schools, and proximity to Nashville. But have been disappointed in retail, restaurants (variety and quality), and cultural activities in Brentwood proper. Would love more walkability and options to connect south with north through trails, sidewalks, etc.

2501 We need to preserve Brentwood, not increase the number of people in it -- let Franklin do that!

2504 Movie theater -- NO. Will turn Brentwood into a mini Cool Springs. Can't leave your house between 4-6:30 p.m., or you're in traffic jams/heavy traffic due to Maryland Farms/Cool Springs workers. Leave density to one house/acre.

2510 We are very much in support of any commercial development within the city; however, we do not want any residential attached, in which case we would oppose the project. It's not fair to families who pay top dollar for property in the area to have to face school rezoning issues because of apartment families, since the school system is why you paid so much to get into Brentwood originally.

2511 Talk to planners in Birmingham, MI, and Carmel, IN.

2512 How on Earth was the massive eyesore ever approved in the NE corner of the Brentwood Place shopping center?

- Preserving Brentwood's residential quality of life and not overdeveloping commercial and business interests first is critical. Keeping green spaces, preserving land/parks etc., and historical/archeological sites. We don't need too much of a good thing (close restaurants, shops, etc). Thank you. Do NOT redirect traffic through subdivisions! Terrible idea.
- 2514
- Calm and considered debate about growth and housing options is needed. Ostriches like commissioner Smithson, and grandstanders like commissioner Gorman are destructive forces that hurt, rather than help, Brentwood.
- 2516
- Need bathroom on upper fields at Crockett Park.
- 2519
- I overall am pleased with the city planning of Brentwood. What I do not want is for us to end up like Franklin, which has major traffic issues, mixed residential and retail areas that add to congestion.
- 2520
- Downtown Brentwood is being ruined with the apartments that were 'snuck' in. The traffic due to these extra units, as well as the hotel on Franklin Rd, will contribute to more traffic backups – i.e., like Green Hills. We are on a collision course to become like Green Hills and worse, like Atlanta. If you add any more facilities to the downtown Brentwood area, you need more roads. Think Atlanta and study Atlanta!
- 2522
- The city's occupational license for home-based business is too strict. With older citizens, it would be nice to have a client visit once in a while. Right now, that is unlawful. It would be nice to have a sign on the door of a car. That is unlawful. This regulation is out of touch with more current Internet-based businesses, and an aging population that is increasingly entrepreneurial into later years.
- 2524
- (See scanned comment brentwood 2529).
- 2529
- When exiting onto Concord Rd from I-65 S in the afternoon is dangerous due to exiting traffic backing up onto I-65. This is a safety hazard. Improvement in traffic flow and road conditions is needed PRIOR to any additional growth at this point. Brentwood is a beautiful community that I am proud to call home. Great job! Keep up the good work.
- 2530
- We love Brentwood the way it is, and would love to stay away from multi family dwellings, i.e. apartments, rented town homes, and condos.
- 2531
- Thank you for doing the survey. Try and keep Brentwood the unique community it is.
- 2533
- I think city commissioners would do well to study other towns, i.e. Naperville IL, Highland Park IL, Park Ridge IL, to get a vision of good taste possibilities with a fairly consistent architectural plan and look. Then, use that as a framework or kind of standard for a Brentwood look of classic good taste and style. What we have now is a hodge podge that is fairly ugly. We can do much better with higher standards.
- 2534

Consider making I-65 interchange on Wilson Pike Circle in Country Club Estates. It is bordered by telephone company on east, Brentwood Country Club on west, Turner property on south, and railroad tracks and commercial on east. Traffic is bad on street now, and with emissions testing station coming, traffic will add another 75 to 100 cars daily. Only seven houses on street, with three or four being affected. Telephone co. has large open spaces across from houses for separation, and that land could be used. Either way, need traffic light at Franklin Rd and Wilson Pike Circle. Entire area could be considered for commercial -- only 55 houses. No truck signs either end of street violated 20-40 times daily, with tractor trailers, large horse trailers turning into Turner property between railroad tracks. Trucks should have to go to Concord to turn in. Poor planning that trucks unable to make turns coming down commercial side of Wilson Pike Circle.

2536

2539 Strongly oppose congestion that will occur with Tapestry development!

2543 Need more sidewalks on major roads so we can walk to the grocery store and restaurants. Better lighting on streets. It's dark!

2548 We love Brentwood. And we appreciate the work the founders and administrators have done over the years to make it what it is. Please be careful with creating more developments, especially if they take away from open spaces and beauty of the city. There is no need to pack in more people.

Progress does not mean building more buildings. Instead, it means increasing the quality of life of the residents and preserving the environment so that outdoor activities can be enjoyed. It is essential that over-building not occur, as that will cause severe traffic problems and decrease the quality of life of the residents. Building so that an increase in people occurs in the city, without an increase in land, only makes the developers rich, but does not help the residents.

2554

Traffic question D. 1. Not a good plan to put traffic onto Wilson Pike or Wilson Pike Circle. There are no main streets going e/w between OHB and Concord. 2. At evening rush hour, most NB traffic on I-65 getting off at OHB go east. The ramp should be widened to two lanes with a stoplight to control the Old Hickory east traffic and the I-65 off ramp. 3. Work with the state to widen the I-65 SB exit ramp at Moore's Lane to three lanes with the stoplight that is already there to control the Moore's Lane WB traffic. The left lane on the off ramp would be for turning left at Gallira Blvd and Mallory Lane. 4. I-65 N/SB exit ramps at Concord should be widened to 3 lanes, 2 lanes exits left turn and single lane right turn. Entrance ramps should be widened to two lanes for morning rush hour.

2556

2558 Concord Road expansion should lead to a continuous three lane road from Franklin Pike to Nolensville Road.

- 2559 Need to improve traffic flow on Split Log Rd during morning school commute (6:30 to 7:15 a.m.) due to high school and other drivers. Need to extend McEwen toward Nolensville so that it connects to Taramore subdivision.
- 2562 Thank you for providing this survey.
- 2570 Thank you for making Brentwood a great place to have raised a family.
- 2571 Fix the Concord SB exit ramp from I-65. The line backs up too much/is dangerous 4:30 to 5:30 p.m. Put a NB on ramp to I-65 from Wilson Pike, south of OHB.
- 2572 Brentwood is one of the few cities in the US that started with a great plan and did not back down from their initial plan when under pressure to do so. Keep up the good work!
- 2574 Thanks for the survey.
- 2578 Let's make Brentwood a healthy city to live, instead of junking it up with more commercial property, apartments, condos, town houses! You don't have to drive too far down the road to find the above mentioned. Protect and preserve. There's only so much land out there!!! Thank you.
- 2582 The Iroquois/Meadowlake community is trapped by the traffic flow on Franklin Rd. We strongly oppose any development that will increase amount of traffic between OHB and Concord Rd.
- 2583 The Tapestry is not a condo complex -- only in name; they are apartments! Not only were citizens lied to, you insulted our intelligence thinking no one would notice.
- 2592 Brentwood is unique. The farm at Harris T when I moved here was nice. But I always wondered where is the center of town; where is the beat coming from? Lots of good people; where is the core?
- 2595 Love the one acre lots. It makes our town look classy.
- 2599 Improve the grinder/pump sewer system.
- 2600 1. Would support studying a new interchange between Concord and OHB to alleviate traffic congestion at both current locations. We think that changing Concord to a cloverleaf design should be considered/studied as a priority, along with widening Concord from Wilson Pike and Indian Point ASAP. 2. We attended the informal Dolphin Club meeting with the new developer, and really support the senior apartments at that location. However, it should not be zoned commercial to achieve that. Please find another zoning option/variance.
- 2604 Not one more car can fit on Franklin Rd in the afternoons. No developments should be approved that increase traffic there, or on Maryland Way, unless many lanes or new roads are added.
- 2607 I would like to see more commercial development along Concord. Small, but more convenient. I don't like all the shopping/retail/restaurants to be in one area. Makes for too much traffic. Example: Corner of Concord and Wilson Pike, Concord and Franklin.

1. No more development of town homes/condos/apartments! 2. Do not allow builders to use hillsides when considering acreage for OSRD. 3. More traffic planning when considering developments, e.g. a.m. and p.m. rush hour in areas of Moore's Lane, Concord, Wilson Pike, Split Log are horrible, but new housing developments keep getting approved. 4. Do not put any more public funds into development of original Town Center area. 5. Respond to resident inquiries. I've sent emails to all city commissioners, but have only ever received responses from Gorman and Burgin. Commissioners are more pro-developers than pro-citizens.

2613 Campaign contributions seem to align with votes.

Brentwood should remain a unique residential community, not a competing city. We are close enough to all amenities needed without trying to provide everything desired by different age groups.

2615

There should be more information provided to citizens about the costs of development (new roads, schools, etc.) and the extent to which developers pay for the infrastructure required by their proposals. Should include questions about safety and crime control.

2616

Regarding the new Smith Park on Wilson Pike, please consider developing mountain bike trails in the earlier phases. I would like to see this developed before ball fields are developed. Count the number of ball fields in Brentwood, and count the number of mountain bike trails. Let's develop something that currently is not available before creating more of something that we already have in great number.

2618 Thank you.

We have plenty of parks -- our children were well served in this area. We now need better options for shopping and dining. Our dollars spent in this area are leaving our city. Traffic issues are a given fact, but not developing commercially is not the answer. Widen roads, put in turn lanes, and give us some new shopping and dining areas. Keep our money in our city, instead of it going to Franklin.

2620

Don't change a thing (zoning). As native Nashvillians, we came to Brentwood because of the zoning laws. We came to escape the endless apartments, condos, and town houses being thrown up (literally) on every available patch of grass in Davidson Co. We came to escape the transient populations these housing options encourage (along with inevitable declining property values they incur), and the traffic (endless!) that they create. Just take a drive down OHB from Franklin Rd to Nolensville Rd... Is that what you want this beautiful city to become? Keep Brentwood desirable! Just because there is green space available does not mean we should go the route of Antioch, Smyrna, La Verne, Nolensville, etc. Brentwood is unique. That's why people want to live here. Renters will fill up schools, not pay property tax to support them. Please don't turn this beautiful city into 'South Hendersonville'!!!

2625

2631 Widening I-65 southbound ramp with Concord Rd.

Brentwood is a beautiful and wonderful city, where its leaders have strived and worked hard to achieve the best of the best for all its residents and business people. I'm most frustrated with groups of people that want to stagnate this city. We have to work to meet the future needs. Our schools depend on commercial areas to pay the majority to keep our schools top notch; we continue to have more students with residential growth, which will continue. Our streets are being driven on by thousands of residents that live in cities and counties on the perimeter of Brentwood, yet we lose out on so many benefits that go to other counties because people 'don't want that in our city' -- we must prepare for our future with a forward thinking attitude. Many people that balk at new will not even be here to participate in the changes; they are close-minded and foolish if they think things will stay the same. We must be diligent to prepare so we benefit all people of this city.

2638

2639 I love Brentwood, the parks, trails, and schools.

Wilson Pike needs improved shoulders. Several spots need to be widened. Connect Old Smyrna Rd and Wilson Pike Circle with bridge (car or pedestrian). Railroad crossing on Wilson Pike Circle needs traffic control that blocks traffic so the train does not have to blow whistle as long (or at all).

2640

We are very much opposed to C-4 zoning. We checked; we are very satisfied with the quality of life in Brentwood, but do not support further large development. We feel that the decision to build the Tapestry and the Hilton are bad decisions on the part of the city's government, and wish they had communicated with the general public more thoroughly about these developments before they were started. My family still has four generations still living in Brentwood, and we like the ability to have children feel safe in the neighborhoods, go to good schools, enjoy the small town community feeling, and knowing your neighbors. I have been fortunate to experience this all my life since my parents and grandparents also grew up in Brentwood, and I do not like the idea that the 2020 plan wants to build enormous buildings, increase impossible traffic, and spoil the quality of life in Brentwood as we now know it.

2641

Keep Brentwood beautiful, and do not crowd out the people who made it the best suburb!

2645

(See scanned comment brentwood 2649).

2649

Brentwood has basically become a victim of its own success that has brought a lot of pressure from self-interest groups such as developers, architects, contractors and real estate agents for self-serving reasons -- i.e. big profits! Keep Brentwood as an island between large commercial, high density residential and fast-paced stressful living. Also keep it as an excellent place for children and grandchildren to grow up with great public schools. The Tapestry was a big mistake!

2651

2659 Please ensure same standards for housing, safety, commercial development remain as high for the east side of Brentwood as for the west. Widening of Concord Rd helps, but park is small and appears to be getting smaller. Need more park space in this area. Thanks!

2660 Support for potential changes in neighborhood development options is limited to specific locations, and should become prevalent. For instance -- Town Center would be okay; the Turner Farm would not be okay.

2663 Work hard to retain residential neighborhood quality. Brentwood should continue to develop as a suburban city -- not a standalone city.

2664 Brentwood does not need a lot of growth. We are fast losing the quality of life that we all love.

2670 Would like city to purchase land in already developed areas to connect existing neighborhoods to parks and trails. Sidewalks on Franklin Rd south of commercial are not safe or inducive to exercise so close to fast traffic. When expand, please, please further from road with green space strip next to road. Mothers do not feel safe with children riding bikes so close to road.

2673 This survey is too time consuming and many of the questions combined.

2676 You already blew it. Opportunity to improve traffic with Mallory Lane extension, gone! Opportunity to really improve city with Streets of Brentwood, gone! I only wonder what opportunity you will miss next!

2682 Most move to Brentwood to escape so much that is elsewhere. Please stop trying to make us like a big city. Then maybe we can avoid gangs, murders, rapes, etc., that go with big city living.

2683 (See scanned comment brentwood 2683).

2686 With the completion of Tapestry condos, plus the hotel and office complex, traffic flow will be highly impacted on Franklin Rd and Maryland Way/Church St. I don't know how this can be addressed, since widening these roads does not seem feasible.

2687 Brentwood was originally conceived as a place to live and a place to work. Trying to make it something that it was never designed to be from the start would be a big mistake. Don't try to turn it into a Franklin or Nashville that tries to offer everything to everyone. In many ways, the die for Brentwood has been cast and the basic character of the city cannot, nor should not, be changed. We should accept it for what it is. That's why we live here!

2689 Your options on the Turner property didn't include only developing the southern end along Concord as mixed use commercial. At one time, senior housing was planned there, and certainly churches would be fine.

2690 The I-65 entrance onto Concord needs new lightpoles/lights like the other upgraded light systems at Wilson Pike/Concord and Concord/Franklin Rd. The entire Concord Rd/I-65 entrance needs to be cleaned up and brought up to date by the state and utility companies. It is not a good picture to visitors, and does not reflect the character of our city. It is ugly!

2691 Please do not forget the older neighborhoods. We do not want to be overrun by commercial development. We do not want to have an I-65 interchange built on top of us. We do not want our streets opened up to be a traffic 'short cut' for commuters flooding into Maryland Farms, etc., from other cities and counties. Please don't make the Wilson Pike/Church St area more congested -- it can now take 15 minutes to go two miles from Wilson Pike to Maryland Farms during rush hour.

2692 There is much to be admired about living in Brentwood, but we have not grown very smartly, mostly strongly evinced by our traffic problems at rush hour. However: the library is fantastic. Green space is wonderful. Thank you for Smith Park! I like the senior living options that have expanded. I also support the new condos by Kroger -- great location. If we can be smart and work with the Turner family in a collaborative way, the city can remain a wonderful place to live.

2697 We are newcomers to Brentwood, and appreciate the pride taken in order to preserve green spaces. Chose Brentwood because of its beauty and small town feel. Please do not develop these beautiful open spaces!

2698 Empty, unused buildings in town center area need to be taken care of. Tear them down, refurbish, make them appealing and not an eyesore. Do not allow small vocal minorities to sway the commission on new projects. We need to improve and increase the tax base for the city so these changes can be instituted.

2701 Add glass recycling back to recycling area. Address issue of school overcrowding with increase in housing options, especially those which bring in higher volume of students such as the buildings attached to Brentwood Place.

2702 1. Fix the traffic congestion -- at least address the current rush hour traffic. 2. Support development of condos for senior housing. 3. Brentwood is very close to being built out. Preserve what we have -- just fix/address traffic and senior housing issues.

2704 The most important issues affecting quality of life in Brentwood are the intersections/interchanges at OHB/Franklin Rd/I-65 and at I-65/Concord. Traversing those areas between 3 and 7 p.m. is a nightmare. Adding to the density with condos, office buildings or C-4 zoning without addressing those issues would be a big mistake.

2705 Why are schools not addressed, or the sewer systems? Both are becoming too small, and not adequate for service.

2709 Stick with present plan to three lane Concord Rd, and strongly consider new I-65 interchange between Concord and OHB.

Get rid of rumble strips on existing areas (Wilson Pike and Franklin Rd) which make wide shoulders too narrow and obscure the shoulder entirely in several places. Rumble strips are hazardous to bicyclists and should be replaced with some other alert method for motorists if this is required. Provide right turn lane designated at intersections such as Knox Valley and Concord, Green Hill Blvd and Concord, and change to combine the straight and left turn lane with appropriate signal change. Too much time waiting to turn right for one person going straight.

2710
2715 Growth and traffic are major concerns.

2716 We love living in Brentwood, and appreciate the opportunity to contribute our thoughts. Thank you!

2719 Focused, careful planning must be made to alleviate Brentwood's horrendous traffic problems! With as many out-of-town and out-of-county drivers coming to and from work, it's a nightmare, especially at rush hour. And I certainly hope our leaders have learned their lesson after -- as they admitted -- being 'hoodwinked' by the Tapestry project. I can just imagine what traffic will be like with hundreds of cars trying to negotiate one street that dead-ends at Kroger Center and Church.

2722 Main concern is traffic issues and the overcrowding in the public school system. New development seem to significantly underweigh the importance of the impact things brings to the community at large.

2727 I am having a hard time believing that this survey has nothing about the overcrowding in our schools. It is the #1 issue affecting Brentwood right now. I do not support any residential growth/condos or town homes that will continue to push residents out of their current schools. Brentwood needs a plan. Getting rezoned three times at an elementary school in five years is crazy!

2728 Outdoor theater/park.

2730 We like Brentwood since it's safe and secure community. Great service by the city team in all areas. Want to keep it to ourselves -- limited growth, improve the traffic flow. Purchase Turner Farm and keep it for future city growth, maybe park or green space.

2732 Traffic on OHB is a major issue. Need solutions.

2735 Please do not become members of the "This works; let's change it!" club. I recognize that the city is growing and could use some improvements here and there, but you have opened Pandora's Box with your ugly condos by SteinMart/Nordstroms. The next time you tell a developer "No" he will sue the city and win. Thanks for that foresight. Seriously!? Couldn't you interact with someone locally?

We moved to Brentwood because we like it as a quiet suburb. Stop trying to increase development and density. Trails and greenways should extend to Cool Springs and up north to Nashville ideally. We need to find creative ways to alleviate traffic (e.g. reversible lanes) rather than rerouting it to neighborhood streets. Spending money to "widen" Concord without providing additional lanes is a good example of wasted resources.

2740
2745 Would love an 'empty nester' housing option -- somewhat smaller houses on a small (1/4) acre lot, where lawn care is taken care of.

In the short time we have lived here, we have been very happy. The schools and community in general are wonderful. Having moved from a rural suburb of Orlando, FL, we have been shocked by the tremendous traffic in the area. It can make daily activities extremely frustrating. We appreciate the opportunity to express our thoughts, and have input into the city's future.

2753
2756 Brentwood is a great city. I would like to see the city keep its great parks and homes at the same level as currently. Brentwood should focus on cultural and entertainment options, and avoid the large commercialization process to preserve the open and quaint feeling of Brentwood.

I live on Walnut Hills Dr. We walk our dog and see lots of speeders. We have no sidewalks, thus it is dangerous for children and people walking their dogs. Neighborhood residents and non-residents alike speed through this neighborhood on Walnut Hills Dr and Pinkerton Rd. We would appreciate more radar surveillance and speed bumps.

2758
2759 Would like to see all neighborhoods connected to the trail system in Brentwood.

Development/redevelopment of the Town Center is great, but not with multi family residences, would change the feel of our community. Brentwood has some of the best schools and property values in Tennessee, so why would it look to change residential zoning now? Incentivize commercial growth to improve the look and feel of Town Center without changing residential zoning laws.

2766
2770 You should repeal gun ban in parks for carry permit holders, and remove gun ban signs. My family is less safe now due to signs. Criminals will ignore signs, but good citizens will obey, thus making parks unsafe.

Brentwood needs to provide affordable housing for its long-time residents. It is becoming more and more difficult to afford to live and shop in Brentwood since I was forced to retire. I love Brentwood; it's been my home for 40+ years and I want to be able to stay here. Please, please take this request into consideration.

2773
2774 Widen Concord between Wilson Pike and Green Hill Blvd.

2775 Development has changed the more peaceful residential feel of the city into the busy 'Franklin' feel. Families have moved to Brentwood to escape the busy-ness, C-4 development, and recent changes have dramatically altered the flow of traffic and created stress in just trying to get home. Please do not allow more traffic to be invited. Our utilities are also very stressed at this point as well.

2777 We moved to Brentwood because we love the open space and strongly residential feel, along with the wonderful quality of life. It is a gem in middle Tenn. We want its unique feel to be preserved, and do not want to see it turned into Franklin or any other high density suburb. Families love the quality of Brentwood.

2781 Overall, I think the city is doing a great job with preservation, parks, libraries, and traffic planning. Please continue to consider how we can grow in quality while intelligently managing the ever-increasing quantity of residents. Please continue to consider our city's agricultural heritage and rich history.

2782 I feel that all the departments of city government and management do an excellent job -- you make it a pleasure to live here. My mother built a house on Waller Rd 75 years ago before Brentwood annexed our property. I live in the same house.

2786 Integrate the infrastructure without taking away the beauty of Brentwood (trees, creeks, rolling hills, open space, farm land). For safety reasons, need sidewalks and shoulders on the roads! Especially roads traveled to schools, high schools where there are young drivers. The country roads aren't sufficient to keep residents safe. Infrastructure needs to be in place -- better main roads, adequate retail -- BEFORE the housing developments are constructed. Some commercial areas need to be integrated within the residential areas. Yes, tasteful small convenience stores where you maintain trees and green spaces. Cool Springs is way too congested! Business/purchases from Brentwood residents is going to towns like Nolensville where the commercial area is not so crowded. Need a commercial area near Crockett Park where people could grab some food or drinks, etc. Entertainment: Need a movie theater, mini putt, music venue, etc.

2789 Please maintain roadside appearance. Noticing a lot of winter trash (Christmas trees!) along Crockett Rd.

2791 I strongly oppose commercial development, especially intrusive ones like a motorcycle dealership, near existing homes. When not anywhere near existing homes, my only concern about commercial or residential development would be traffic issues. Many of your questions are impossible to answer without knowing where the area in question would be. Quiet neighborhoods are much more important to us than low taxes.

2792 The largest issue in my mind for the city of Brentwood is access to good restaurants. You need to travel to Franklin or Nashville for a nice dining experience. My point is called out in this survey; you all call out Chick-fil-A, Five Guys and Puffy Muffin. Brentwood is missing excellent restaurants such as The Southern, Cork & Cow. Quality dining and shopping is lacking in Brentwood.

2795 Population growth and density is not of great concern to us, as long as the school system can support such growth. We love Brentwood. Thank you.

2798 Don't allow council members whose businesses stand to benefit from increased housing units/acre, and/or unbridled growth vote on these issues.

2799 Hopefully the Turner family will allow their property to become Brentwood's 'Central Park', thus adding yet another reason to love Brentwood!

2803 A business such as Harley-Davidson with an entertainment venue as part of its business model should not be allowed across the street from a housing subdivision, no matter the commercial designation of the street. It should be placed well within a commercial district, well away from housing.

2805 I would support city-wide garbage and recycling pick-up at our curbside. More restaurants and entertainment. Please repair tennis courts.

2806 Increasing number of subdivisions has dramatically affected getting to/from major roadways into/out of community during rush hour.

2807 I am very disappointed with the whole 'downtown Brentwood'. There are too many banks, no sidewalks; seems like a big mess. It looks better with some of the newer buildings, but traffic at peak times is a disaster.

2809 I love living in Brentwood. The main priority of the 2020 plan should be "Keep our property values high -- and continually moving higher." 1. Control growth. Living here is not a right, it is earned. You do not have to let everyone in. 2. Improve and control traffic -- amount and flow. If you are successful with these two issues, all other problems or issues will solve themselves.

2810 Better control of Moore's Lane east traffic. During rush hour, hard to turn left onto Moore's Lane.

2812 I would like to see something done about the amount of traffic on Moore's Lane east. This used to be a nice quiet country road, and now it's a major highway. As well as to see the sidewalk be repaired on the north side of the road. Someone has already had to go to the hospital after wrecking his bike. The sidewalk has been buckled since 2009.

2814 My biggest concern is need for housing for empty nesters -- smaller houses on smaller yards. For example, allow Meadows Lake, Brenthaven subdivisions to permit two houses/acre -- tear down existing house, or add on for two families.

At this time, the Tapestry is a disgrace to Brentwood. The commissioners who voted for this, you know who you are and should have to live there in one of the units for a month. We do not want Gallatin Rd. There needs to be low density at Maryland Way and Franklin Rd. We do not want Hills' Realty to define Brentwood. There must be a limit to commercial areas to control overcrowding. Brentwood is Brentwood! People want green space, yet 120 trees were removed for a hotel with shops and restaurants leading to its entry -- Enough! Commissioners, listen up. Thank you.

My understanding is that the city is financially stable. However, the city can only refinance debt so many times. The hope is that Brentwood will continue to be fiscally responsible.

Concord Rd traffic is horrible -- morning and evening -- needs to be wider all the way through (not the one lane from Wilson to Nolensville).

(See scanned comment brentwood 2822).

Many senior citizens would like to continue to live in Brentwood. But one acre yards are too difficult to maintain. More and more reasonable facilities are needed as the residents grow older.

1. Some questions in this survey are very poorly worded, and subject to different or divergent interpretations. Could jeopardize the results. 2. Question 18 refers to "Brentwood's Preferred Future"! What exactly is that??? 3. Many potential 'improvements' are likely dependent on an increase in property taxes, which many (if not a majority) of owners would strongly oppose.

We moved to Brentwood approximately two years ago from another area of Williamson Co. We chose to move to Brentwood for an improved quality of life and for the schools. We are strongly opposed to any type of high density housing. I do not want my kids to be rezoned for different schools. We moved to Brentwood because we liked the development pattern of the city, with larger lots and single family housing. If we had wanted something else, we would have moved to Franklin.

Traffic is an issue on OHB at I-65.

No more building or development until the flow of traffic in Brentwood is greatly improved!!! No more building in Town Center or anywhere close to Franklin Rd, as that would prevent future widening of Franklin Rd.

There was no mention of police, fire, or other public services, but a continued emphasis on high quality in these areas is vital to Brentwood!

Thank you to the city for their effort to preserve the quality of life in Brentwood.

I have lived my entire life here and seen more change than you can imagine. It's a wonderful place to live, but residential development is out of control. Too many people on overcrowded streets! I used to ride my bike as a child to go fishing, and could rabbit/bird hunt with my dog. Those days are unfortunately gone for my children, but it does not have to get worse! Please keep some areas undeveloped!

2839 Don't turn us into the cookie cutter Atlanta suburb!

Pg. 3, #9: If the commercial building has apartments on upper levels, I would support it, but I would not support the building of an apartment complex.

2840

Please put a bridge across the Harpeth River between River Oaks and the Arboretum. We would be able to go from Wildwood to River Oaks to Maryland Farms easily on walking/bike trails.

2847

Brentwood is a great community. As its residents age, the evolution of housing options must change to retain its wealth and culture. And we must attract young families with similar needs for their housing and children. Consequently, the city must keep pace with volume on its major roads. And somehow put a high value on its green space. I put lots of input in this, and I know water drainage is a high priority for me. More density housing means controlling water runoff. Developers go unchecked in my opinion.

2849

2850 First, do no harm.

Deviating from the one acre/dwelling must be done very carefully, keeping increased housing high density options close to commercial areas, and with an eye on the traffic flow. Be awful to ruin our scenic roads and hills with construction as in Green Hills. We never should become another Cool Springs or Green Hills.

2851 Think more Belle Meade.

I do not want to see any commercial development on Concord Rd, east of Wilson Pike. Brentwood needs to work with the Metropolitan Planning Organization to pursue an E/W corridor connecting McEwen with Sam Ridley Parkway.

2853

I would like to see the city of Brentwood preserve its farms, green space, and quaint small city feel. We have nice boutiques, restaurants, small businesses. I appreciate that about Brentwood. Traffic is a problem I try to avoid at peak times in Brentwood city proper, and Concord Rd. Also, suggest additional widening at Carruthers and Moore's Lane if possible without annexation.

2855

Town homes within walking distance of restaurants, entertainment venues, bike/walking trails like Franklin's brownstones, but in more affordable price range.

2856

Please consider a light at the intersection of Crockett and Green Hill Blvd (currently a four way stop). Very slow process at peak hours.

2857

I think we need to control increase of development inside city limit. Brentwood is known for its beauty and lifestyle. We enjoy it very much as is, except for ongoing and growth of traffic because of lack of control of growth. Please don't make us
2860 another area to draw traffic, people, and of course development.

Traffic is by far the city's biggest problem. There has been a resistance to develop properly sited roads with adequate car lanes. We have thus been left with overly trafficked, dangerous small roads with large trees and ditches on the sides of the roads. The areas where roads have been expanded have added, amazingly, bike
2863 lanes which see little to no use, rather than car lanes.

Don't waste time, money and convenience like making Concord into a three lane road. I've traveled Concord to Nolensville every day for 26 years -- nothing less than four lanes will help the rush hour traffic. Yes, the current road project will make it safer. Make the huge sidewalk narrow (I see two people/day use it!). A
2865 fourth lane would be much more beneficial than a non-used wide sidewalk.

No condos, no alternate housing. Acre lots only. No commercial in residential areas. Fire all commissioners who vote for above. Elect people who will maintain Brentwood quality of life.
2866

The appearance of commercial buildings needs some codes. The shoe repair on Church St is such an eyesore. In fact, the entire area needs improvement on appearance.
2869

Please look at speed humps and their negative impact on the residents' quality of life, i.e. slowing to 10 mph in a 25 mph zone, car repair issues caused, impeding exit from subdivision on a main neighborhood street.
2875

Really need to address the exit ramps off I-65 going SB at Concord. Having only one lane creates backup on the highway at rush hour, and forces other lane on emergency shoulder. People don't want their cars to be bashed in from rear end collisions that could happen as result on I-65.
2877

The 2020 plan was working well and on schedule until "Preserve Brentwood Group" got involved. Need to continue on with original plan and quit spending unneeded money on issues that only a few concerned citizens even care about ("Preserve Brentwood Group", aka Mark Gorman). The city 2020 plan, original, was adopted by a group of old fathers and new fathers, and seems to have worked good for a long time. City mayor needs to grow some and stop all this foolishness.
2879

Don't plan to remain in Brentwood. Will be building a home in Franklin next year (downsizing). Want to be closer to shopping, parks, etc. Too much traffic and too expensive for next season of life.
2886

2889 No more bike paths on major roads, i.e. Concord, until you allow a store that is accessible by bike and/or walking. How many people currently use what you already have. Very few! You would be better served by widening the roads, since you have to take a car to go to the store!

2890 I have a concern about the safety of Wilson Pike between Concord and Church. There are no shoulders on the road. I realize that the stone walls are of historic value, but do make widening of the road difficult.

2891 No more condos or apartments. Get rid of C-4 zoning. Thank heavens we got rid of Mike Walker — he wanted to make Brentwood into a city atmosphere with traffic jams. If we wanted this, we would have moved to Green Hills.

2893 (See scanned comment brentwood 2893).

2895 Judging by nature of items in #18, we feel the city leaders are too interested in bigger and better all the time. The city is guilty of overkill!

2900 1. One home per acre is what made Brentwood the desirable community that is still a great place to live and raise a family. Do NOT mess this up. 2. Recognize the value to the city of Brentwood of preserving the Turner property.

2902 Brentwood is a quiet place to live. It is an escape from the chaos of Nashville. No one has to go far to find activities or dining. We do NOT need to duplicate what is within 10-20 miles of our homes. It is only a 15-20 minute drive into Nashville. Money being made by a few should not be reason for destroy our homes and our city.

2904 I think parts of this questionnaire are poorly worded, and the interpretation of the questions in some cases will be ambiguous. Perhaps that was the intent, but not the intent of other long-range plans in the past.

2905 Don't pretend that the so-called 'Town Center' is just going to magically appear because a roundabout was built. Creative, intentional urban development is needed so that Brentwood is more than just a car-dependent suburb. Go back and rethink the Turner plan from several years ago, and beg them to reconsider this development.

2906 I want Brentwood to remain a community with a low density per acre. We do not need more commercial development; it is all nearby. Franklin is a mess!

2907 You're doing well. Keep up the good work, but be a little more lenient with folks who want to alter their homes.

2908 Please continue Brentwood's history as a quiet residential community, with great schools, with only businesses/commercial areas to serve needs of residents.

I consider myself a proud 'native' of Brentwood. My parents moved here from Davidson Co. in 1977 because of the great schools and residential nature of this tiny town. Aside from college, I've lived here my whole life, and while I applauded the reasonable growth that took place during my childhood, I am very alarmed by what has happened in the last 5-7 years. When I drive into Brentwood Place, I am absolutely horrified at what is being built in the space next to Office Depot. The city leaders who allowed for that 'mixed use' development to expand should be ashamed. I sincerely hope that someone stands up for what made Brentwood so charming and desirable to raise children. Nashville is a short drive if you want mixed residential/commercial, public transit, or 'cultural experiences'.

Very happy to live in such a wonderful community that takes time for this type of thoughtful planning. Encouraged by the quality of family life here, and look forward to continued improvements!

Having lived in Brentwood since 1971, I have witnessed the rapid growth and development in the city. The development has finally caught up with the growth. Now, please take time and care to preserve this quaint city by curtailing the growth.

Welcome a more diverse population. Welcome the Muslim mosque.

Original town center only -- this is what was originally agreed to by Brentwood residents. One acre lots or larger only.

Stay the course and continue to lead for the benefit of all residents. There's no going back, but we can make the city's future the best it can be.

I first want to sell my home/acre lot and stay in Brentwood, but no options for a smaller lot!

Traffic on Murray Lane during morning and afternoon school hours is crazy. It has to get fixed. This includes Granny White to Murray, and Concord to Murray.

Concord Rd construction is a mess. Too many trees were destroyed.

I think traffic on major roads is a huge issue, and feel like changing the density of housing would adversely affect this. To some extent, adding commercial businesses/entertainment/dining would do the same. There are options close enough that I think adding more is unnecessary. I vote in favor of preserving what we have now, and not overcrowding the city. It would lose its charm that is the reason so many of us love it here. One thing that is on my wish list is greater access to sports fields, both indoor and outdoor! I hate having to drive to Franklin for practice fields, and I cannot understand how we have such limited indoor facilities. Surely they would get used -- in winter and summer -- if they existed.

Concentration centers around Franklin Rd/Concord area. Kids are close enough to walk to Edmondson Elementary BUT there are no sidewalks along Edmondson Pike like down Franklin Rd. No way to get from this area to the parks to ride even a bike unless you haul it in the car. Not many choices to downsize in Brentwood, unless you're ready for a senior living area. Traffic along Cloverland/Church area needs to be addressed coming from Maryland Farms to Church, and then the Cloverland area. Horrible from 4:30-6:30. Brentwood city manager/commission do a good job at providing a good quality of life, and proud to live in Brentwood.

1. We had assumed that after the long time spent a few years ago regarding the I-65 spur coming through Carondelet/Old Smyrna and every other related space, it was decided once and for all that it was not a good idea, especially when the Sensing family turned their property into a land trust. 2. Traffic light timing could be greatly improved by taking into consideration time of day, day of week, holidays. 3. The Centerview Dr monstrosity of apartments/condos is a true eyesore, no matter what its finished look may be, not to mention a traffic disaster! So sorry that it even was approved. Please no more of that!

I emphatically do not want C-4 zoning expanded. Many agree with me, but this survey refuses to ask that question directly. Instead, your options for addressing type and rate of development are worded vaguely, so that replies can be misinterpreted to support development. This survey is therefore skewed towards developers, making it invalid. To clarify: We want NO increase in density. NO apartments/condos. NO C-4 expansion. People who want suburban gridlock should move to Cool Springs, a residential/environmental/development disaster. Last, keep traffic out of neighborhoods. NO CUT-THROUGHS.

We love Brentwood and hope for it to maintain its family and residential feel. That is why we moved here. However, we would like to see a focus on some restaurants and shopping on the Nolensville side of Brentwood, near the Kroger/Publix.

The traffic on Concord/Franklin Rd/Hillsboro, where I travel west, is horrible. I think something needs to be done in a.m. (work and school) and the p.m. travel. I don't think many people will ride bikes to work or school if more sidewalks were built. I think the money needs to be spent on roads -- widen or build more -- even pattern change. More affordable housing near employment. Lots of young people cannot afford housing on what they make, and perhaps many others trying to support a family.

NEW BRENTWOOD HIGH SCHOOL!

My parents bought a house in Meadowlake before it was fully developed. I grew up in Brentwood. I also am an architect and was, at one point, very involved with the urban design movement in downtown. Brentwood is a diamond in the rough with so much area that should be redeveloped. We need to clarify this town's identity. We are known for our education system and have a Top 100 high school. Yet, we do not have bike trail. Watch seniors drive in mass from Brentwood Country Club was wonderful last year -- but why not every day. What is Brentwood -- a higher income town -- think of this as a resort town -- Seaside, Rosemary Beach, Portland, OR. Our zoning and master plan should guide a very deliberate development.

2941

Consider mountain bike trails, ATV/dirt bike trails, and fishing pond amenities in plans for MV Smith Park.

2942

More public tennis courts. Thanks for the Smith Park. Looking forward to the grand opening.

2947

No high density housing!

2950

Brentwood is successful largely because of its zoning standards, both commercial and residential. Because of this vision we chose to move here in the 1990s. Brentwood should maintain the zoning that was in place when we arrived. Problems with traffic, schools and utilities will all be limited if we stay with this zoning. And, city revenues will continue to grow. Town Center zoning is a mistake. Tapestry is a huge mistake!

2951

Control growth and traffic. Maintain or improve aesthetics. More parks and bike paths, etc.

2952

It seems to me someone has Brentwood confused with Cool Springs or Green Hills. We moved to Brentwood for the lack of traffic which is directly linked with shopping being limited (which we like), and the beauty, peace and quiet. Why would we want our awesome town to become just another suburb to Nashville? Who is making money off of these decisions? It seems the city of Brentwood will lose its charm so someone can line their pocketbooks. So sad.

2953

What a blessing to live here! Brentwood has always had fine men and women to lead our city, and a wonderful police/fire department. As I age, I am concerned that if I sell my home, and want to stay in Brentwood, there aren't many options. The Heritage is so very expensive, but nice. Morningside seems to be all there is. Maybe we need another Morningside-type development in a different location and on a smaller scale -- not so many in one big development. My husband would like to see big businesses like Nissan, HCA pay their fair share of taxes.

2954

Surveys such as this are poorly done. I quit filling it out. Response choices are poor and direct the outcome towards an agenda. Did the ETC Institute even visit Brentwood?

2957

2959 It is my opinion that we need to limit housing to the one acre rule. Our infrastructure and schools cannot support condos and town homes. We need to keep the Brentwood feel intact. We do not need to compromise our schools and roadways in the name of growth. Retirement facilities are acceptable. The Heritage is very nice and good use of land. No other apartments in Brentwood!

2961 Brentwood has a growing aging population they have not considered regarding housing options. We need more smaller homes -- one level -- 55+ type developments. We are finding it necessary to move out of Brentwood to find such options.

2965 We chose to move to Brentwood in 1990 because it was a quiet noncommercial place to live. To change it and make it more commercial would make Brentwood lose its high end appeal.

2967 I am very distressed concerning recent developments in the city that will increase traffic and decrease the quality of life in Brentwood. The development of Tapestry and City Park will greatly increase traffic and strain sewers, water, and the school system. I can't imagine what the city commissioners were thinking, if they were thinking. They have really let the community down. We will be paying (figuratively and literally) for their incompetence for decades. I am sure they will try to 'fix' their mistakes by adding additional burdens on the neighborhoods, especially older established neighborhoods by widening streets and adding additional interstate exits through established neighborhoods.

2968 We seem to be urbanizing Brentwood. That may be the direction the younger residents wish to go. What a shame. We have 'grown' to the point that traffic is a daily aggravation. We are as bad as Green Hills now; no going back. I moved out of Green Hills 30 years ago...may be time to move again.
2969 Survey was too long.

2973 We are from northern Virginia. Brentwood is beautiful and unique due to the residential one acre rule. Please don't change that. Town houses, condos, and over-commercialized buildings will take away from this special community. We can go to Cool Springs for all the restaurants and shops. Also, our schools are already overcrowded. Tapestry will be enough! No more high density housing, please.

2978 Brentwood is a beautiful residential, family-centered little city that has long been associated with quality of living, including stellar public schools. I would hate to see more commercial development outside of existing areas, or homes built to a density higher than one acre. Where would the traffic go? Where would all the children go to school? Please keep the character we have!

1. Maintain taxes at affordable rate. 2. Keep Brentwood image upscale. 3. Focus/improve traffic flow/access to I-65 N and S. At non-peak hours, OHB is still congested from GWP to I-65. 4. Seriously consider bridge for those on W side of I-65 and link them to county/city facilities.
- 2980
- 2981 Limit housing to 2+ acres per house.
- Manage moderate growth. Preserve residential values. Commercial development should grow slowly and avoid heavy industry or hazardous processes. Strongly enforce traffic controls. Prevent hilltop development.
- 2982
1. Do not force more traffic onto Sunset from those adjacent subdivisions built after Bonbrook. 2. Do a better job of planning ahead -- many of these existing problems were foreseeable, and brought to the attention of the city beforehand. 3. Address traffic calming in subdivisions, where necessary. 4. Turner property: how much to purchase/preserve as park?
- 2983
- 2994 Need options for retirement that allow seniors to stay in Brentwood and not relocate -- smaller homes, villas, town homes with amenities.
1. Purchase Brentwood Dolphin Club for resident use. 2. Improve management at recycling center on Wilson Pike. 3. Develop tennis courts in Martha V. Smith Park. 4. Provide walking/biking access to existing trails in Concord Park to residents in NE quadrant. 5. Add indoor tennis courts to indoor rec center at ISC (additional).
- 2995
- 2996 The city is not broken, so don't fix it!
1. We need something like what the Hill Co. proposed to provide pedestrian friendly retail, restaurants, etc. 2. The desires/goals of people have changed and have moved away from a car-centric lifestyle to pedestrian-friendly new urbanism. Brentwood needs to pursue this. 3. Mass transit to downtown Nashville would be used by Brentwood residents -- not just commuters but also for entertainment, etc.
- 2998
- The most important thing for Brentwood is changing the growth pattern. We must move away from single acre home sites to more dense population patterns that allow for street widening in much needed areas (e.g. Concord, Crockett Rd, Edmondson Pike) and the preservation of the remaining open space, free from commercial or residential development.
- 3004
- More public transportation like the Franklin trolley, and more senior housing development like Mt. Juliet.
- 3005
- 3006 Improve the roads.
- Brentwood needs a town center like downtown Franklin. Convert the Turner property to multi use and create a downtown area. Streets to walk, fine dining, pubs, theater. Improve Moore's Lane, Concord, Franklin Rd. Fix exit ramp at Concord to three lane. Someone is going to get killed.
- 3012

- We are very disappointed with this survey! Several of the questions and options are very confusing, i.e. questions V and W on page 1. Either response, whether satisfied or dissatisfied, favor development. We support one acre residential zoning. Commercial growth will lead to additional traffic problems and stress on the infrastructure of the city.
- 3015
- 3016 Limit more development in MF commercial areas until traffic issues are addressed.
- 3018 Residential only. Open space, park land.
- Would love to see improvements on traffic at Granny White and Murray during rush hour and school (morning) traffic. Traffic backs up terribly on Murray Lane traveling east from Holly Tree intersection. I sometimes sit through three or four light changes to get through the light at Granny White.
- 3019
- With regards to bicycles, it needs to become against the law to be riding on a bike on a road outside of a neighborhood that does not have a shoulder. Bikers who ride on sections of Wilson Pike, OHB, Moore's Lane, Concord and other roads without a shoulder create a hazard. The allowed 3' puts the car in oncoming traffic lanes. The roads in Brentwood and Williamson Co. are too busy to have bikers on anything other than bike paths.
- 3020
- It would be nice to have a crosswalk across Edmondson Pike to get to the elementary school with sidewalks on either side.
- 3022
1. Really dislike serrated edges on Franklin Rd shoulders -- dangerous for cyclists and runners. 2. Use blacktop, not concrete, for sidewalks. Concrete is too hard and causes joint injuries, and medical expenses are not included in your maintenance budgets. 3. Churches should be paying property taxes. Their activities equate to the YMCA or even a large yoga studio or other permanent club structure.
- 3026
- 3028 Please keep the one acre lot requirement.
- 3030 Please no more traffic in our wonderful little community. We're ruining it.
1. Overall I think the traffic currently is manageable in Brentwood, with the exception of Concord. The turning lanes help, but the road needs to be four lanes given the amount of building. Wilson Pike is also very dangerous, and needs to be widened. 2. Senior housing will be an issue in the future. Residents will have to leave the area if they want to downsize. 3. Major issue with town houses/condos is that schools will become overcrowded with renters.
- 3031
- Brentwood is a great place to live, but as density grows it is important to provide public transportation, improve roads to handle traffic, and create mixed use developments so people can walk to facilities and reduce traffic. The biggest drawback in living here is that we have to drive everywhere. Nothing is in walkable distance on Concord Rd.
- 3038

- 3040 Keep the pass-through traffic into neighborhoods to a minimum. Split Log Rd flows through Ingleham Farms and people always speed. I know Crossley doesn't give a damn (she voted for more access through neighborhoods, i.e. streets connectivity), but widen existing major roads to ease this flow of traffic. I know it won't happen because the city leadership will sell out the residents for developer money.
- 3046 Quality (age) of school facilities is a huge issue and not addressed in survey. A disappointment. Lack of sports fields is my biggest gripe. Adding lighted turf fields would allow more year-round use of parks.
- 3052 Please realistically evaluate the local schools BEFORE adding residential areas. If looking to add residences or business, do so away from major traffic areas such as Franklin Rd and OHB.
- 3056 Simply enforce one acre/house, keep traffic moving and stay totally away from spending our money to benefit special interest groups.
- 3057 Exercise leadership. Don't let the few loud voices of the active minorities overly influence a progressive business future for Brentwood.
- 3059 Ridiculous that you have a beautiful park like Deerwood Arboretum and NO safe way to walk or ride a bike to it. Belle Rive I has at least a bike lane (but no sidewalk), and once you get to Belle Rive II it disappears. I will not ride or run on that section of Belle Rive Drive — it is so dangerous. And very disappointing I have lived there so long and it is never going to happen.
- 3060 It would be great to have Wildwood, Deerwood, River Oaks and Granny White Park connect! Make a trail like River Park (Civilian, Concord Y, Crockett Park). Need access via bike/walking trail from Granny White Park to Crockett Park. Keep large lot standard; this is what makes Brentwood a great family-centered place to live. Do not allow rezoning; make sure personal interests of city officials are disclosed (this didn't occur in the TSC land rezoning).
- 3065 The lack of density and restraint to the development, combined with the open spaces and lots of park, is what makes Brentwood so special. Plus, we are just north of Cool Springs and Franklin to access plenty of shopping and restaurants, and close enough to Green Hills and Nashville downtown to access whatever we need. Green Hills is a good example of over development, and too crowded.

Need to develop housing options for older generation that does not wish to leave Brentwood. My wife and I have served on Brentwood city boards, Library Foundation, Arts Commission, Historic Commission, as Williamson Co. commissioner and love Brentwood. But, we no longer need or want a big house, big lot, etc. We can afford a nice house but smaller. A Del Webb type community would work well. No draw on schools, no traffic at congestion times, but would support tax base and support schools, as most of us have children/grandchildren in Williamson Co. schools.

We try to avoid Brentwood around noon and rush hour because of traffic. The new developments (hotel and apartments) will only make it worse. No one seems to be addressing this issue.

(See scanned comment brentwood 3074).

Widen Concord Rd. Expand field space to soccer or let others than TMC use field space. No condos/town houses in downtown Brentwood. Be great to have a nice downtown area/walking etc., but not residential.

Columbia MD has developed a plan where almost everything (schools, shopping, homes etc.) are within walking distance. Businesses blend in. Gas stations do not look like gas stations -- signage is minimal and uniform.

Preserve the sanctity of Brentwood's residential/park like setting. Don't threaten residents' neighborhoods with unwanted commercial growth. Very opposed to Harley dealership near neighborhood.

My biggest concern is crowdedness in schools. I think city officials have done great job. Two areas that need improvement are traffic and number of kids per school/per class.

Manage residential growth to eliminate school overcrowding. Pass along the cost to developers and builders. Brentwood and Williamson Co. still have a lower cost per sq foot (homes) than most communities. We must not compromise the quality of our children's education any longer by allowing overdevelopment!

City zoning has been too restrictive in some respects, and not strong enough in others. Result is a hodgepodge of commercial development that has no theme or cohesiveness and is definitely not convenient to all residents. Example: Rejecting commercial zoning at Sunset and Concord years ago resulted in grocery stores moving to Concord and Nolensville Rd. Now you have to widen the road to get to them. Who won on that deal? And then you allow Tapestry, which is really just a glorified upscale apartment building, to come in right in the middle of town. Be consistent.

Don't waste thousands of \$ on surveys! Don't hold planning permission meetings just before holidays when people can't make it. Be much more open about plans; put to a vote. NO MORE RENTAL APARTMENTS!!

Optimize traffic flow with diverts, connect developments and sync lights.

3092 The city council needs to quit being afraid of a small vocal contingent in this city and start doing what is right for the future of Brentwood. We need to keep up with the rest of the world!

3093 We are frustrated with the amount of time, money and inconvenience on efforts to widen Concord Rd from Wilson Pike to Nolensville Rd. Why not make three lanes all the way with reversals for rush hour?? We appreciate our quality of life in Brentwood!

3094 Traffic on I-65, perhaps more lanes. Please keep open spaces and farm land. Need sidewalk and bike lane on Wilson Pike and Concord. Recycling needs to stay open until 6 or 7 on weekdays.

3095 I believe our neighborhoods have been impacted in a negative way with concentration of commercial to north and south, and isolating each neighborhood without interconnecting roads. Concord Rd needs to be five lanes all the way to Nolensville Rd. Traffic signals need coordinated. Backups at Concord Rd and OHB exits that back up onto the interstate are extremely dangerous during rush hour.

3096 There is a lot of talk about 'walkability' in north Brentwood, but the only solution offered has been cramming in more stuff. Ridiculous! To invite walking, the city needs to provide wide sidewalks, not up against the road; landscaping, and proper well-marked crosswalks. Look at Anaheim around the convention center/Disney. Perfect. I'm perfectly able to walk around north Brentwood, but won't because it is unsafe. I won't let my kids walk either. Such a pity!

3097 We live in a great city. Let's keep it that way by planning for the future.

3098 What exactly has been accomplished in the 15 years the 2020 plan has been in the works? I would say next to nothing. If the people in government were working in the private sector, they would all be fired for lack of production. Government workers are pathetic. All they want is to do nothing for twenty years, then collect a pension.

3105 Please build gated community for older people who are in good health. We don't want huge lots and huge homes. We have to move out of Brentwood, which is home to us, to Franklin. This needs one story homes, no stairs. This could be done tastefully, and I know lots of couples who feel this way. Thank you.

3106 Thank you for conducting this survey. Brentwood is safe, and public education is excellent. We are not at all where I'd want to be for sustainability (more than recycling; alternate energy sources, smart energy use, opportunities for composting, using alternatives to blacktop that leads to runoff). Make people pay for the disgusting amount of garbage they throw away. Brentwood people are motivated by money.

3107 We have so much traffic in Brentwood, condos and the like will make driving so hard. Not opposed to bike lanes, but bikers don't drive/ride according to road rules -- see maybe one in ten stop at red lights, make turn signals, etc. If going to share the road, need to have some rules! Brentwood has always been so unique, but it now is just another city suburb!

3109 Brentwood is a wonderful place to live and raise a family! I'm very disappointed with the Tapestry, although I never came to any meetings or voiced my opinion. I do not want the community changed with apartments and condos. We bought our home and sacrificed for the Brentwood lifestyle. I'm also disappointed with the 'charm' of the new buildings. I was hoping for a Franklin Main Street with shops and little restaurants. But so far they look like new industrial buildings with banks, more banks and tire stores! Ugh! I don't want to pay a lot of money for a home so my child can go to a Brentwood school, and then an apartment complex pushes my child to another school. They don't have much skin in the game, but I do! Also, I find the women who work in the library on the children's side to be very uninterested in helping people. Been there 11 years now and not impressed. Seems like we are bothering them!

3111 Taxpaying citizens need housing options, and walkability is critical to a growing community. Need more subdivisions like Landmark -- pricey homes, small lots, no HOA with pool or tennis club.

3113 Survey was redundant and took too much time!

3114 Police the drug use of teens in Crockett Park -- RHS students drink, have sex, smoke pot and have set up areas in the trees where drug use is rampant! There is also a look-out tower they have built in the trees. This is a bad problem that needs to stop! These kids need to be stopped, arrested! Also, tear down and renovate the dumpy buildings in the town center. Need Judge Beans. It's a dump! Make the town center a nice destination, not dilapidated old rundown buildings.

3115 Love community shopping centers that provide a little bit of everything for all ages. Love when retail blends into community by looking more like homes (check out Southlake, TX town square or Highland Village, TX outdoor shopping -- you can Google either).

3116 Very concerned about traffic on Franklin Rd, especially coming out of our neighborhood (Fountainhead). We will have three teenagers in a few years trying to pull out on Franklin Rd. It's dangerous enough for well-seasoned drivers.

3117 Do we really need to put banners up that say "SPRING" on the side of the road? I don't think they add very much.

3118 The city needs to be more conscientious of the effects of the rate of growth on the school systems. Existing neighborhoods being rezoned due to new development, and the inability of the county to stay in front of the overcrowding of schools problem are major stressors for families in this city.

3120 We are committed to maintaining the one house/acre standard. We strongly oppose C-4 zoning. We chose Brentwood as our home because of the type of community it offered, and do not want to see changes in the regulations that have served the community well.

3122 The Brentwood Town Center never developed properly. Opposed to the development proposed at Hill Center (behind it). Need affordable senior housing with public transportation, or close to commercial/retail. Continue to preserve open space. Manage traffic flow on Franklin Rd N between 4:30-6 p.m.

3123 I am strongly opposed to using the Dolphin Club land for a senior center. Old Smyrna to Wilson Pike is already terribly backed up, a left turn almost impossible at times. The new Brentwood Place will only exacerbate an already terrible traffic situation for those who want to use Church St to get from east Brentwood to the schools, shopping, YMCA and work places in west Brentwood. Turn it back into a community pool and tennis club (half of Wildwood members live east of RR tracks!) or subdivide the property into four 1 acre residential homes. Nothing commercial please. Also, extend Wilson Pike Circle to go over or under RR tracks at I-65. We need another west to east crossover route.

3126 More higher end boutique type shopping experience, independent restaurants.

3130 Why do we have a long-range plan and have small groups decide what happens. The tax base of Brentwood is going to depend on commercial developments. We need to embrace the developers and not waste their time and money, if we are going to let small groups override the planning commission.

3133 Safe alternatives to car traffic needed: Bike lanes to schools, rec center, YMCA, skate center, Tower Park, Maryland Farms offices. High tech school transportation with options to extracurricular activities after school, bicycle racks on buses, etc. Visual traffic calming measures: medians, narrower streets, four-way stops.

3134 Brentwood is a great place to live. I support more housing options for residents and easier access to shopping and restaurants. A community like Westhaven or the Glove would be wonderful -- access to amenities, grocery, restaurants, outdoor parks/sidewalks, etc. I do worry about opening the city to more transient/rental property, though.

I am very pleased with the quality of life in Brentwood. Our city manager and the BOC do a great job managing finances and growth. As an aging Baby Boomer, I would love to stay in Brentwood. However, independent senior living options are very limited. I would strongly support development of this type of housing.

No changes to one acre standard. Prevent tax hikes. Limit development (commercial and residential). Limit more churches relocating from Nashville to Brentwood.

1. Do not approve retail shops/movie theaters at Franklin Rd and Maryland Way. 2. Keep north end of Wilson Pike the same. Do not widen. It's a historic road. 3. Strongly encourage Maryland Farms employers to stagger work hours and permit more employees to work from home to reduce MLF traffic congestion between 4:30 and 6:30 p.m. 4. No more apartments in Brentwood. 5. Town Center idea is a BAD idea. 6. The approval and construction of apartments along Centerview Dr was a horrible idea. 7. City commissioners should learn to say 'No' to zoning changes requested by developers.

We live close to Cool Springs where we shop/dine 95% of the time. Traffic congestion can only be solved with more east-west roadways. Brentwood is a near perfect place to live. Be careful when considering developments that increase density and dilute the character of this beautiful place. A town square is nice to have, but not necessary for this town's continued success.

My expectation is that when city leadership considers approving additional development, it will a) seek input from those residents most affected and b) make a decision based on the feedback it receives. This survey is a good start. The city's approval of the Harley dealership/amphitheater site plan, which violates current zoning, without contacting affected neighborhoods, is a good example of failure in this area.

Developers have had entirely too much influence in development of Brentwood in last ten years. More items should be put to a vote of the residents.

I am in favor of more affordable housing in Brentwood -- young and old people should be able to live here. I would love to have retirement-type housing that is central to town, where people can walk to dinner and movies, etc., and where public transportation to Nashville and Franklin is readily available.

Maintain a tax rate that encourages new and up-to-date schools and school facilities to replace aging facilities.

We would love to see more retail and restaurants, something we could all benefit from. Not office buildings that bring more traffic coming and going at the same time along with overcrowding at the restaurants we have now.

Please no more large condo/apt buildings on Franklin Rd. The roads are so crowded now, and they haven't even opened the hotel or the apartments by TJ Maxx.

3159 When all shopping is in one or two isolated areas, you are creating the traffic issues, especially if you have two lane roads out of neighborhoods to get to the areas.

3161 I would like to see Brentwood have some new development, but keep the architecture more cohesive to the original style that was planned for Brentwood. I would like to see the Turner property preserved with perhaps a City Hall and town center circle to the back of the property, with a park in front. HG Hill property could be updated with stores, restaurants, and perhaps a small theater. No apartments!

3162 Please don't make us like every other community. We love how peaceful and safe Brentwood is. While we have lived in TN for 15 years, we never loved it until we moved to Brentwood. If you add town homes, condos or apartments we will become overcrowded, unsafe, and 'unspecial'. We willingly pay more to live here because of all that Brentwood is. Please don't change a thing. This is the best place ever!

3170 The residents do not want more condos, town homes, rentals, etc. We value and take pride in our community, including residential one acre lots. It keeps property values strong and a business district thriving. This survey seemed to ask for answers back with the same response... We don't want to be Franklin, Nashville, Cool Springs, etc. Please listen to the residents!

3172 The roundabouts work very well in keeping traffic flowing. I would love to see this road system being implemented more in Brentwood.

3173 Plan the city development well so that it does not 1) create more traffic, 2) attract lower income people, 3) crowd school system, 4) increase crime rate. What benefits are there for approving C-4 on Franklin Rd?

3175 No high density housing. Leave one house/acre as is. If more revenue is needed, raise property tax. City managers should not trick you into ruining what makes Brentwood a desirable place to live.

3176 If your idea of growth is more people, I am strongly opposed to increasing any further the number of Brentwood residents. It is impossible to maintain the quality of life in any area and increase its population. Let other areas grow, and redevelop older neighborhoods as they become obsolete in order to maintain this lifestyle. Property values will increase. No more compromises on one acre/home!
3178 No more apartments!

3179 Please maintain one acre/house. This is the future of Brentwood. Growth must pay for itself with impact fees. Let's keep this place a true community. We aren't going to give our quality of life away because real estate agents and developers want to make money!

H19: What is Brentwood's preferred future? Thought this was established as a residential community, focused on family, schools and quality of life with 90% residential. H20-24: Should have not interest to Brentwood 2020 plan if city leaders are focused on the needs of residents vs. wants of developers! Concerned taxpayers will see no value in this survey! Did we really get a chance to express our desires? Waste of my taxpayer dollars!
 3180
 While I love the green space, I am not opposed to a little C-4 (like the Streets of Brentwood project on the old Murray property) if it is well conceived.
 3182
 County needs to put another high school in Brentwood; sending Brentwood kids to Nolensville is not a good plan.
 3184
 Brentwood is a lovely suburb of Nashville. If folks want the hype of Nashville, they should move there. High density residential will destroy what we love about Brentwood — it will become only an extension of Nashville. Isn't there enough retail and commercial space now? Is all this for the people who live here, or for people you want to entice to shop/eat here? Is it all about money? What about quality of life?
 3187
 It seems that Brentwood can only grow by 20,000 if we build the condos for them. I like one acre/house plan that has worked in this community. I would rather pay higher property taxes to retain the flavor Brentwood has. I do not want Franklin Rd to be like Green Hills, which I avoid.
 3188
 We have seriously thought about moving out of Brentwood because of the traffic on Concord Rd. A turning lane was useless. Either widen to four lanes, or alternate the lanes to reverse signals from 7-9 a.m. and 4-6 p.m. This is a real problem for working families.
 3189
 Very concerned with the rate of growth in Brentwood and not being ready. I don't want to be like Franklin, where there will be no available space soon. Let's keep Brentwood a special place to live. We will soon be like suburbs of Atlanta if we don't slow down our rate of growth. We need to make sure the infrastructure is there when the growth does come.
 3190
 I am concerned about development of so many neighborhoods along Split Log. Kenrose is crowded and Wilson Pike traffic is crazy in the morning. Slow development of near neighborhoods! Keep Brentwood a desirable place to live!
 3199
 (See scanned comment brentwood 3200).
 3200
 I don't want to drive seven miles for a loaf of bread!
 3201
 C-4 and high density is the biggest potential problem. Planning commission should be elected.
 3202
 Brentwood has the opportunity to be walkable and bike-able. Seize this — sidewalks on Wilson Pike!
 3204
 Thank you for doing this. It's late, and I'm answering very wryly. Please take in the spirit of caring very much about our community and straightforwardly NOT so interested in many of the 'assumed improvements'.
 3206

3207 Street signage is terrible. Signs are not oriented for ease of reading. Street lights are insufficient or lacking on major streets and neighborhood streets. Many streets are too narrow, lacking soft shoulder, or shoulder and sidewalks. Concord Rd expansion is insufficient! Should be expanded to five lanes from 65 to Nolensville Pike! Curbside recycling, in the 21st century, should be mandatory. Public transit is nonexistent. More bike lanes and sidewalks to get people out of their cars.

3210 The beauty of living in Brentwood is large residential lots, convenience, and great schools. We don't need more development. We need to better the amenities we have with more sidewalks, preservation of open space and traffic control.

3211 If a new neighborhood development is approved, it should not include blasting for two years and totally changing the topography of the land (Whetstone). If the land is too hilly, steep, etc., it shouldn't be built.

3212 Mixed use including condos will allow older citizens to stay in Brentwood, and not have to maintain a large home and landscaping.

3213 The hours of the Wilson Pike recycling are ridiculously short, especially during daylight savings time. It should be open at least during daylight hours. The 'improvements' to that place were NOT improvements at all.

3215 Instead of high rise condos/apts or very large sq footage homes, which we have so many of, get a developer who will plan a neighborhood of smaller homes which are well done, accessible, and mostly single level.

3216 1. Sidewalks along Knox Valley Rd. 2. Improve/widen other thoroughfares such as Wilson Pike, Granny White, Edmondson Pike, and Concord, OHB, Moore's Lane.

3221 The walking trails are getting congested with too many bikers. Near accidents are happening. Maybe make a separate trail for bikers. Also, the dog parks need ramps, courses, etc., for the dogs. The Mark Hatches dog park is great!

3223 We have a beautiful community, but do have to address growth. Flexibility on the one acre lot requirement could work, but without compromise on the aesthetics of our city.

3226 One house per acre, period! Limited commercial development. No apartments unless included in one acre per apartment.

3228 The flood presented some drainage issues in the Carondale neighborhood. City should be cleaning large drain ditch to avoid future problems. The neighborhood now resides in a 'flood plain' even though homes were not affected by the 100-year-type flood. What can do you to look at this? I'd be willing/able to pay more in city taxes if I didn't have to pay for flood insurance.