



Residents Survey #1 Summary Analysis

June 23, 2014

MIG / ETC Institute

In conjunction with the update of the Comprehensive Plan, the City of Brentwood partnered with ETC¹ to conduct a statistically valid Community Interest and Opinion Survey of community residents. The objective of the survey was to better understand public attitudes about, and help establish priorities for, future growth and development. The survey was designed to obtain statistically valid results from households throughout the City of Brentwood. The survey was administered by mail and web.

ETC worked extensively with City of Brentwood officials in the development of the survey questionnaire. This work allowed the survey to be tailored to issues of strategic importance to decisions about future growth and development.

A seven-page survey was mailed to all households within the City of Brentwood. ETC Institute was able to obtain a total of 4,068 completed surveys. The results of 4,068 households that responded have a 95% level of confidence (that the responses are representative of the whole community) with a precision rate of at least +/-1.5%.

The following pages summarize major survey findings, categorized by major topics. Each topic area includes: a **graph** of the survey results for each respective question, **observations** about the survey responses, **cross tabulations** (where relevant) to compare the responses of one question against other questions, a summary of potential **“takeaways”** relevant to planning issues.

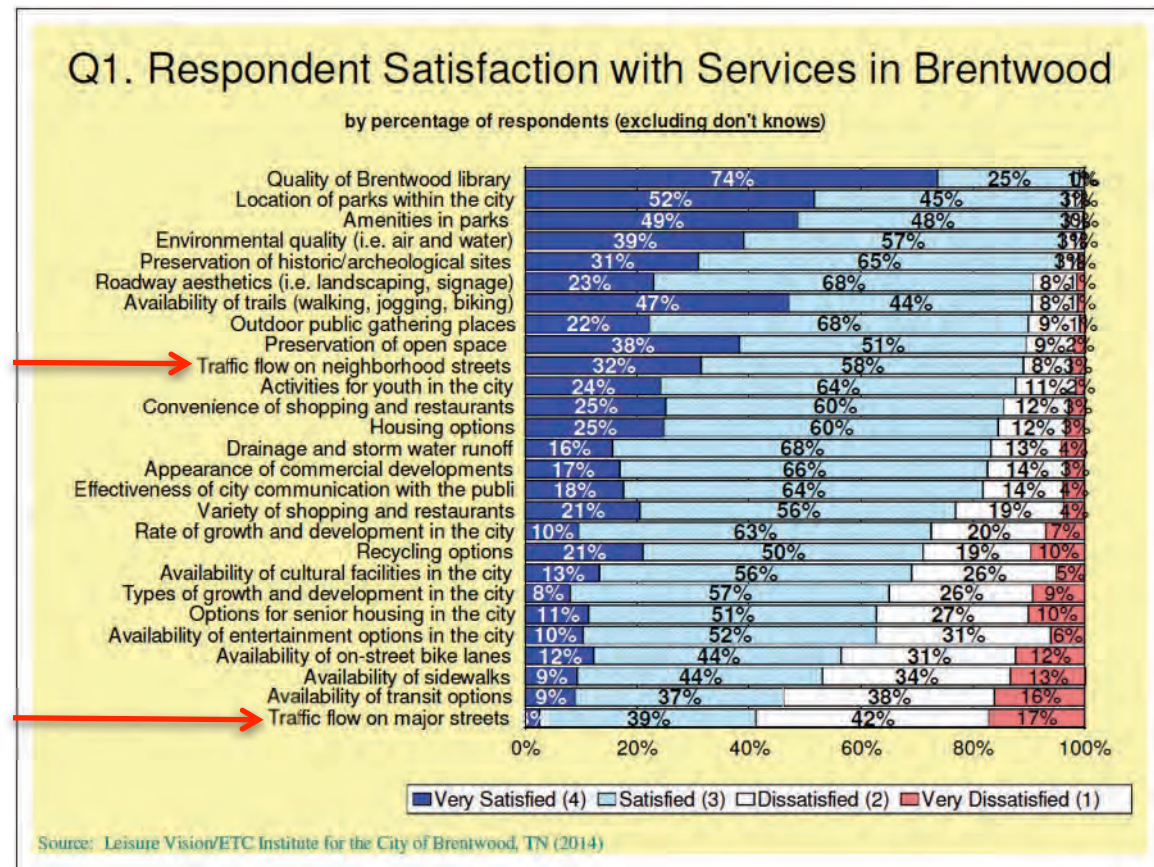
Note that the **“No Opinion,” “None,”** and **non-responses** were not tabulated in the graphs. For the most part, these responses were under 10% and not likely to change the overall relative pattern of responses. Where these responses represented a larger percentage of respondents, they are noted in the text. A complete tabulation of all responses to each question, including the **“No Opinion,” “None,”** and other non-responses is provided as Appendix D.

Finally, a number of questions offered an opportunity for open-ended write in comments, and a very large number of these comments were received. All of the write-in comments are documented in the Appendices.

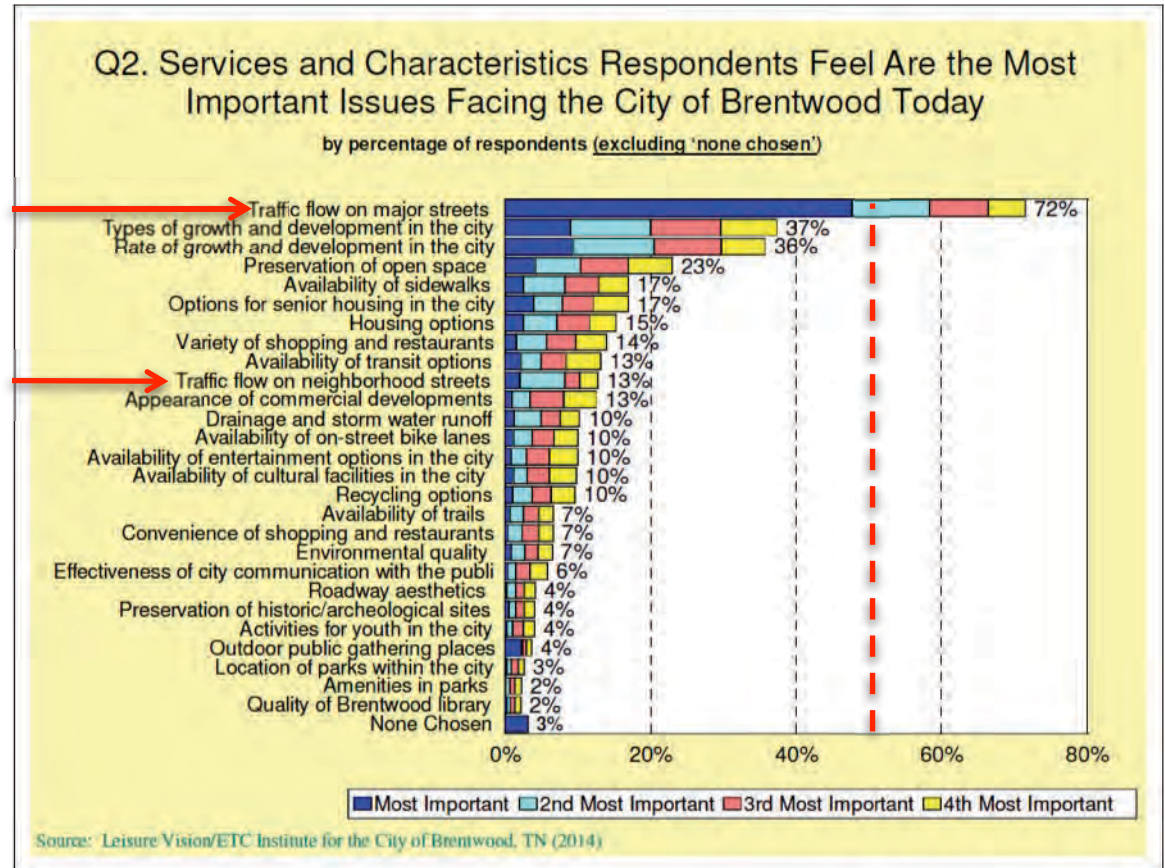
¹ ETC Institute is one of the nation’s leading community-based market research firms. We help corporate business, governments, library, and non-profit organizations gather and interpret data from the general public and special interest groups about a wide range of issues.

Traffic

According to the overall Satisfaction question (Q1) Traffic on Neighborhood streets ranked 10th with a combined (Very and Somewhat) **Satisfied** score of **89%**. Traffic on Major Streets ranked dead last with a combined **Dissatisfied** score of **59%** (which means that 41% of participants are somewhat satisfied).

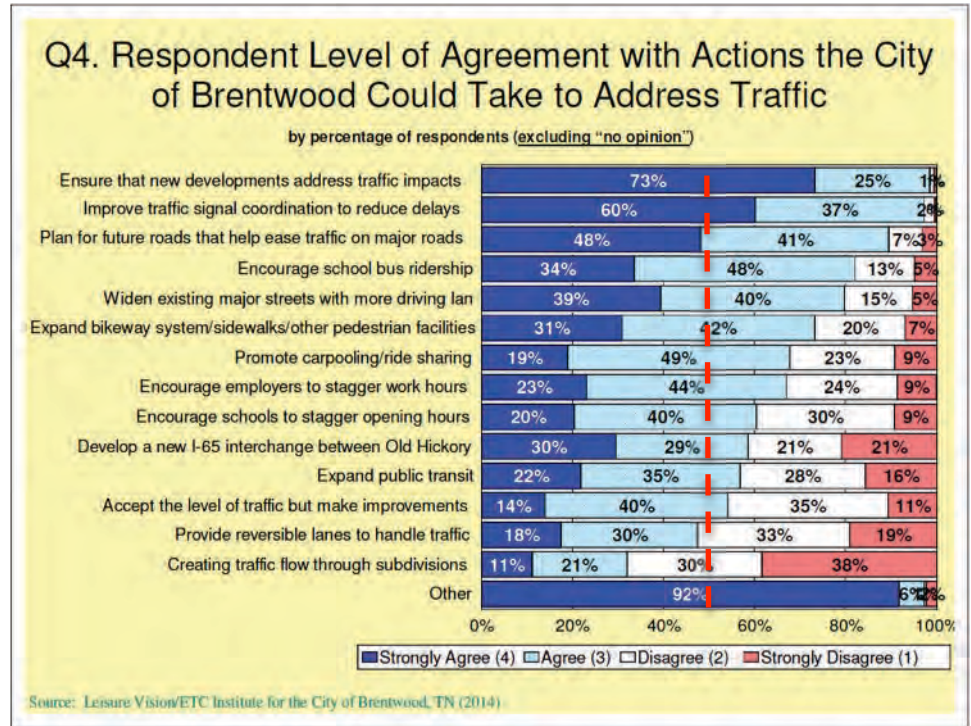


When asked in **Q2** which item of the above list was the highest priority, Traffic on Major Streets was ranked first by a large margin (almost 50% of participants felt it was the most important, compared to 10% most important for the next ranked issue).



As to **what to do about traffic** (Q4 below), the highest levels of agreement revolved around:

- *Physical improvements*
 - Address traffic in new development
 - Plan for future roads
 - Widening existing streets
 - Develop a new I-65 interchange
- *Technical improvements*
 - Timing of streetlights
- *Transportation Demand management*
 - Staggering hours for work and school
- *Alternative modes of travel*
 - School bus ridership
 - Expanding the bike way system
 - Car pooling, ride sharing
 - Expand public transit



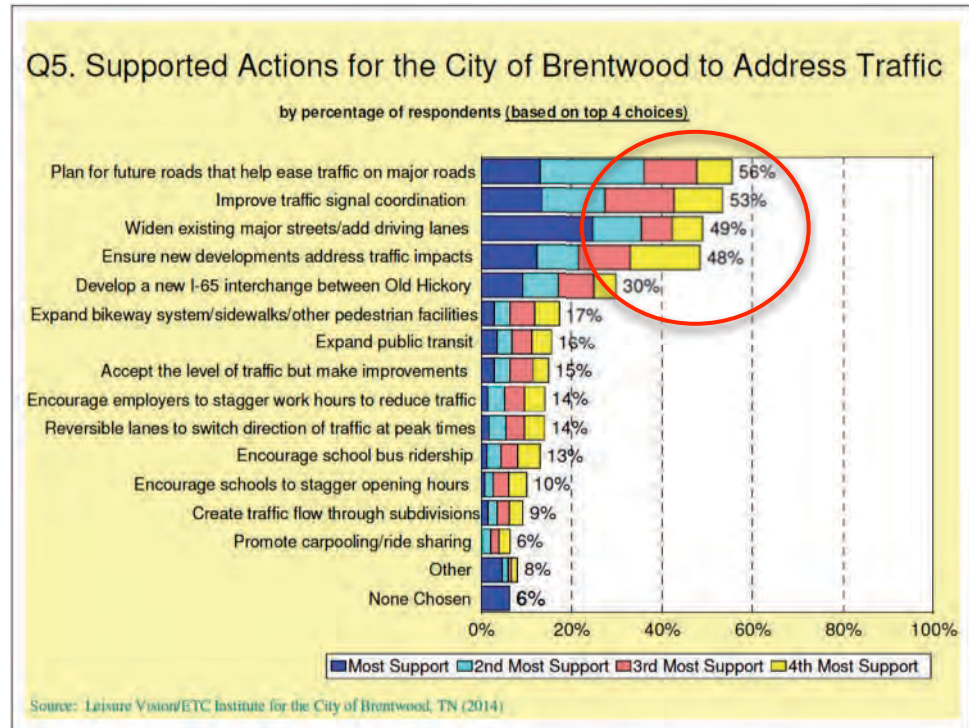
When asked in **Q5** to prioritize the above, residents generally favored the Physical improvements and Street light timing, with a slightly different ranking. Plan for future roadways, Improve traffic signal coordination, Widening existing streets, and Develop a new I-65 interchange ranked highest. Of these, **Widening existing streets** was Most Supported by the most respondents, but ranked 3rd in total score.

Takeaways

Before considering/recommending other actions (including demand management), it will be important to demonstrate to the public the extent to which traffic problems can be addressed by (and their respective cost implications):

- Planning for future roads
- Requiring future development to help solve traffic issues (future roads)
- Signal timing
- Widening existing streets
- New I-65 interchange

The “No opinion” responses² for transportation-related options were relatively small except for: “Availability of on-street bike lanes (19.1%) and “Availability of transit options (27%), which suggests that more information to the public could change the order of priority of these items.

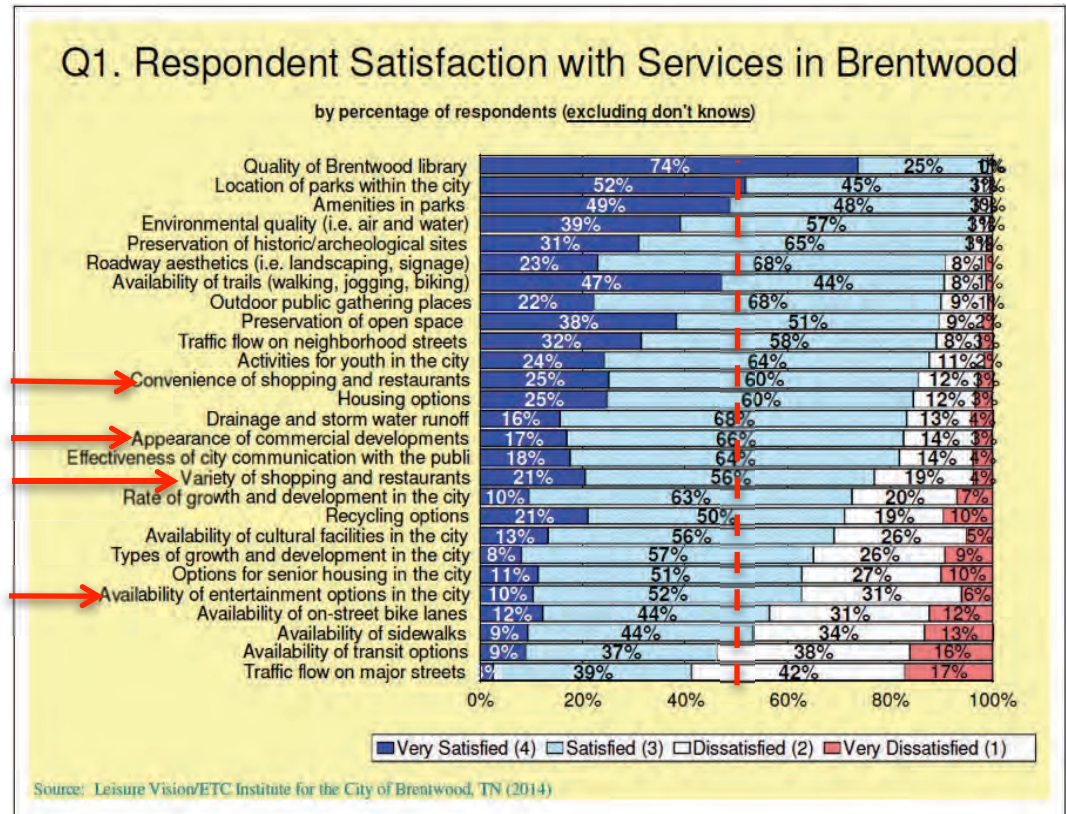


² See Q1 in Brentwood Tabular Data-May 2014.pdf in the Appendix.

Commercial Development

In **Q1**, **shopping and commercial centers** received overall positive satisfaction ratings (all above a combined score of 70%). However, there were slight differences in the characteristics of commercial areas:

- Convenience (25% Very Satisfied, 60% Somewhat Satisfied)
- Appearance (17% Very Satisfied, 66% Somewhat Satisfied)
- Variety (21% Very Satisfied, 50% Somewhat Satisfied)
- Entertainment (10% Very Satisfied, 52% Somewhat Satisfied)



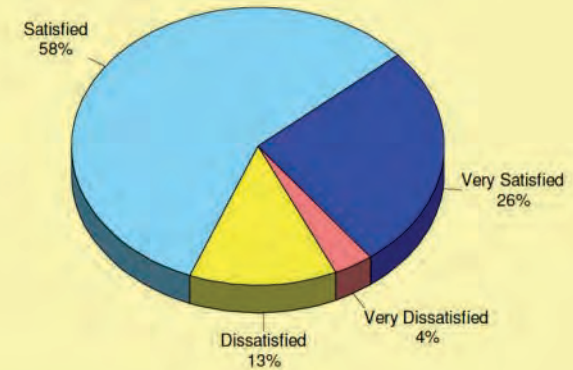
Layout of Commercial Shopping Centers

With regard to Brentwood's **traditional-layout shopping centers** (Q7 regarding C-2 zoning), the satisfaction was 84% (Very Satisfied + Satisfied). A relatively small percentage of participants had negative feelings: 17% (Dissatisfied + Very Dissatisfied).

Downtown

With regard to a **more traditional downtown character** (Q8, C-4 zoning), public support is also quite strong: 62% (Very Supportive and Supportive).

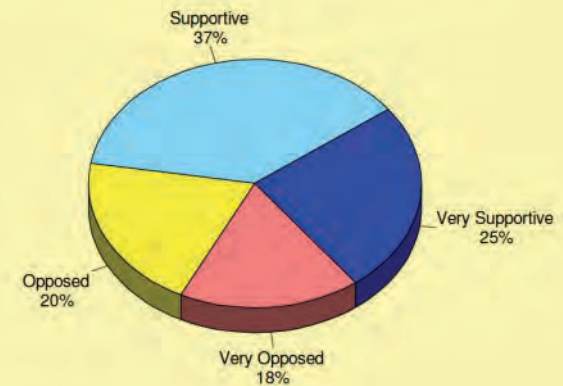
Q7. Respondent Satisfaction with the Layout of Commercial Areas
by percentage of respondents (excluding 'no opinion')



Source: Leisure Vision/ETC Institute for the City of Brentwood, TN (2014)

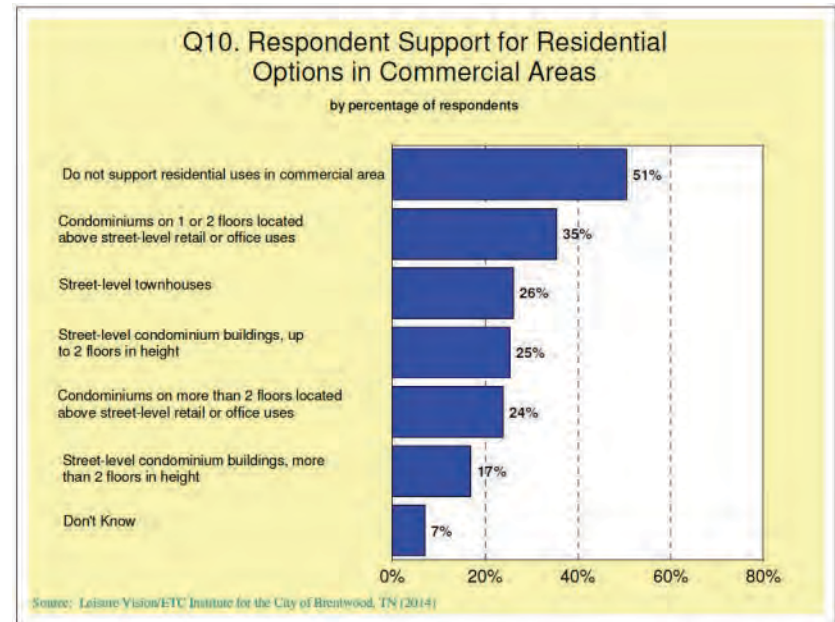
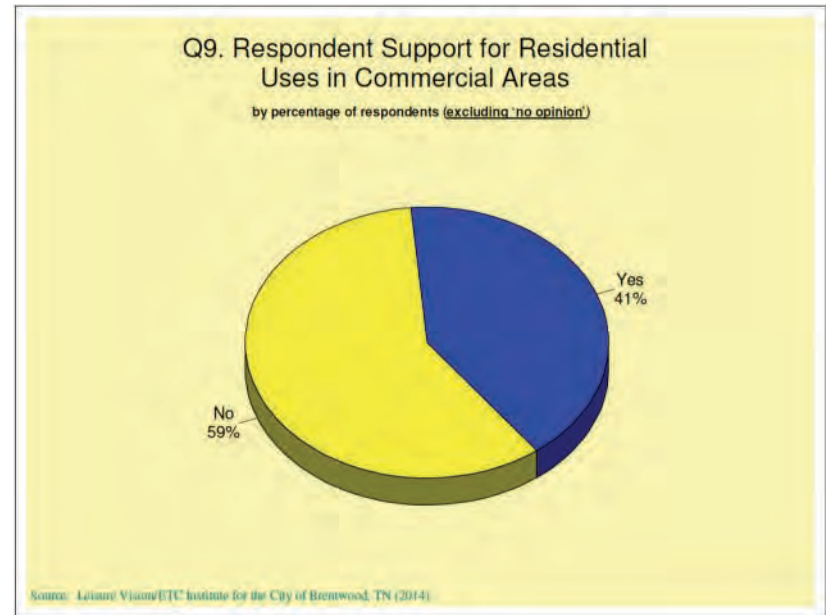
Q8. Respondent Support for the "Downtown" Appearance
Layout for Commercial Areas in Brentwood

by percentage of respondents (excluding 'no opinion')



Source: Leisure Vision/ETC Institute for the City of Brentwood, TN (2014)

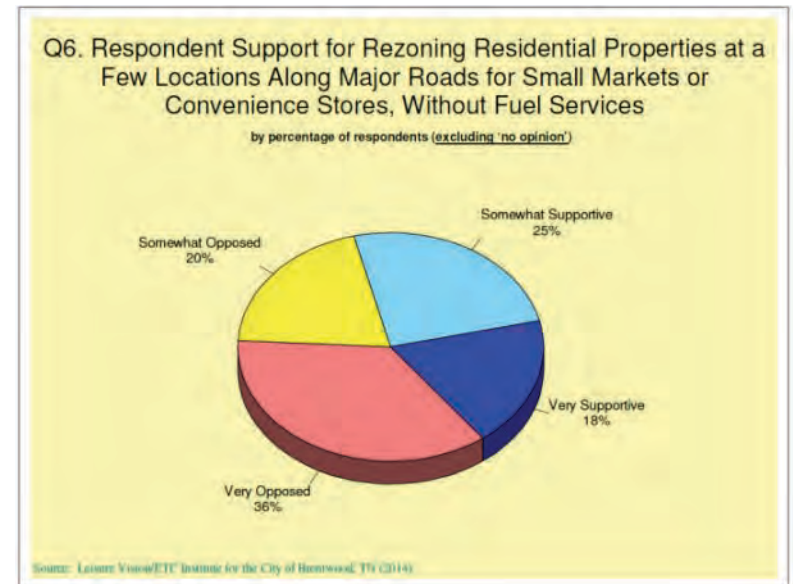
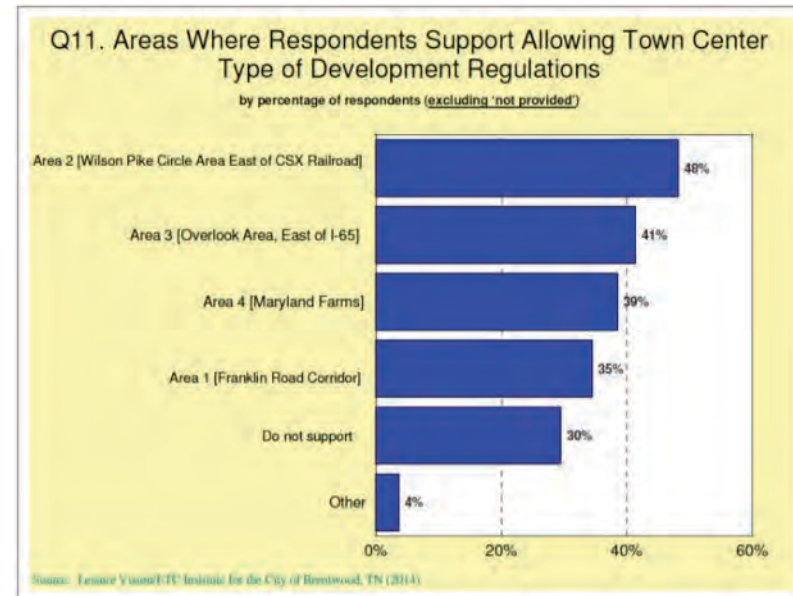
The support for residential uses within a **downtown** commercial layout (**Q9**), is less than a majority (41% yes vs. 59% no). On closer examination when given a variety of housing types to consider (**Q10**), the opposition to downtown living was slightly less (51%), with varying levels of support for various types of residences—condominiums above retail being the strongest (35%), and townhomes, street level condominiums, and taller condominiums above retail each receiving about 25% support. Tall (above 2 floors), condominium-only and mixed condominium buildings received the lowest levels of support.



Other commercial ‘centers’

Residents gave relatively strong support (Q11) for Town Center-type development in other commercial areas (beyond the original Town Center area) designated on the map in the survey, ranging from the strongest support for the Wilson Pike Circle area (48%) to 35% for the Franklin Road Corridor. In this context, 30% did not support the Town Center concept being applied in other areas.

Q6 responses indicate a split in the community about creating opportunities for small commercial areas in a few locations closer to residential users. Those opposed (56% combined) slightly outnumber the supporters (43% combined) but those Very Opposed (36%) strongly outnumber those who are Very Supportive (18%).



Takeaways

The community is generally happy with shopping-center-type commercial areas, but also strongly supportive of a more traditional downtown appearance. Those that support some form of residential uses in the downtown favor a form that is above the stores, not tall and not free-standing multi-family dwellings.

Based upon the survey results (**Q11**), the City needs to consider what, if any, areas outside of the traditional Town Center area should be eligible for the existing or modified C-4 zoning designation. For any existing or future Town Center development, important considerations will be to:

- Pay close attention to assuring high quality aesthetics and design quality in any Town Center development
- Include places for entertainment (formal or informal)
- Maximize the variety of shops and stores
- Attract unique restaurants
- Create tools to assure that residential uses allowed in any Town Center development will be:
 - Above stores and/or office uses
 - Owner-occupied
 - High quality design and construction

In the public dialogue about the future of the city, it may also be helpful to evaluate the impacts on Brentwood commercial areas of:

- New retail competition nearby
- The history of big-box type shopping centers in other comparable communities

The number of non-responses to Q11³ (17.1%) about other locations for commercial centers suggests that more information to the public could change the order of priority of the responses.

³ See Q11, "Not provided" in *Brentwood Tabular Data-May 2014.pdf* in the Appendix.

Turner Property

In Q12, the strongest support (46%) is for overall 1-acre zoning, with larger lots along Concord and Franklin Roads (to preserve the feel of open space). Mixed-use development was supported by about 1/3rd of respondents (31%). Just under 1/4th of respondents supported the concept of maintaining an overall density of 1 du/acre but allowing clustering combined with larger open space areas.

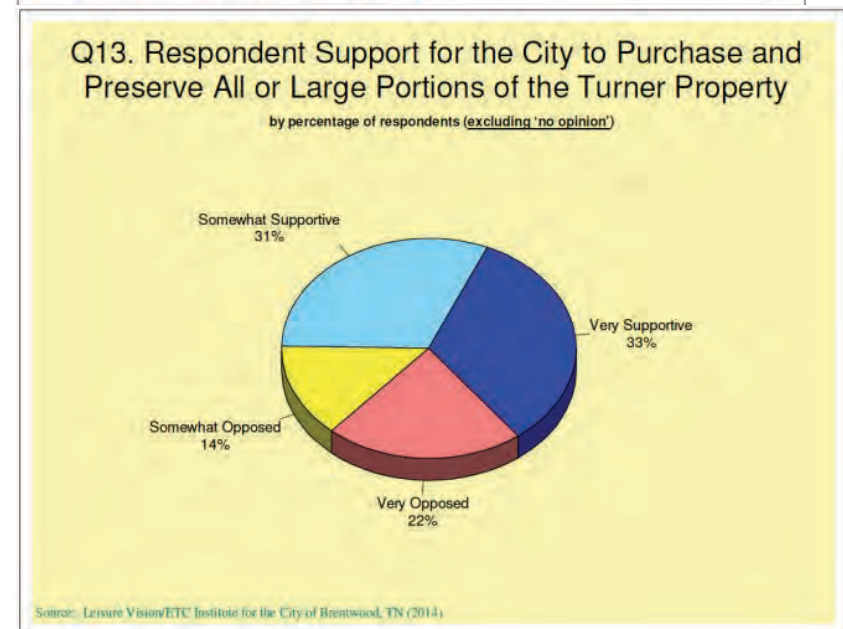
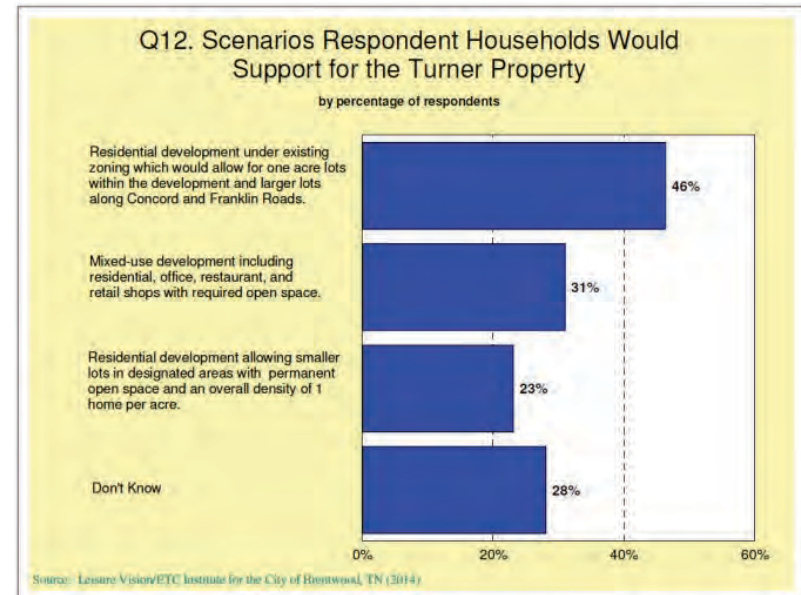
As an option to development, there is even stronger resident support for preserving (Q13) all or a large portion of the property (64%-- Very Supportive+Somewhat Supportive).

Note: the open-ended responses for this question were significant. [Please see Q13 Open Ended responses in the Appendix.]

Takeaways

There appears to be very strong support for public purchase and preservation of this prime property, which is one of the “gateways” to Brentwood.

If the Turner property is to be developed, residents somewhat more strongly favor traditional 1-acre lot development. However, it is noteworthy that just under 1/3rd of residents answered “Don’t know,” which suggests that more information and images about various development types, could either strengthen the priorities listed, or potentially re-order them.



Other Thoughts about the Turner Property

A final question in the section of the survey focused on the Turner Farm Property asked respondents to “Please provide any other thoughts or ideas you may have about the possible future development of the Turner Farm.” The following is a brief summary of the key themes observed in reviewing the 1,449 responses to the question.

- Like mixed use development with open space based on previous Turner family proposal
- The entire Turner property should be made a park and/or open space
- The Turner property should be developed as a golf course
- The City should not get involved in the development of the Turner Property
- Develop the property as a senior housing village
- The City should consider purchasing the property, but residents should be able to make decision based upon estimate of tax impact
- Any new development should not include commercial
- Keep the property just the way it is now
- Build a new Brentwood High School on the property
- Large lot residential development of one unit per acre or even greater lot size
- Medical, health and/or fitness –related office development
- Retain for farming in some fashion
- Build a state-of-the-art fire hall
- Do not do anything that will increase property taxes
- Allow the Turner family to decide fate of the property
- Establish a public equestrian facility/center
- Develop with smaller lot (more than one unit per acre) housing
- Establish a land trust to preserve as much of the property as possible
- Establish a cultural facility or cultural campus that could include a Civil War Museum
- Develop a portion of the property as a mountain bike trail/course

Homes and Residential Neighborhoods

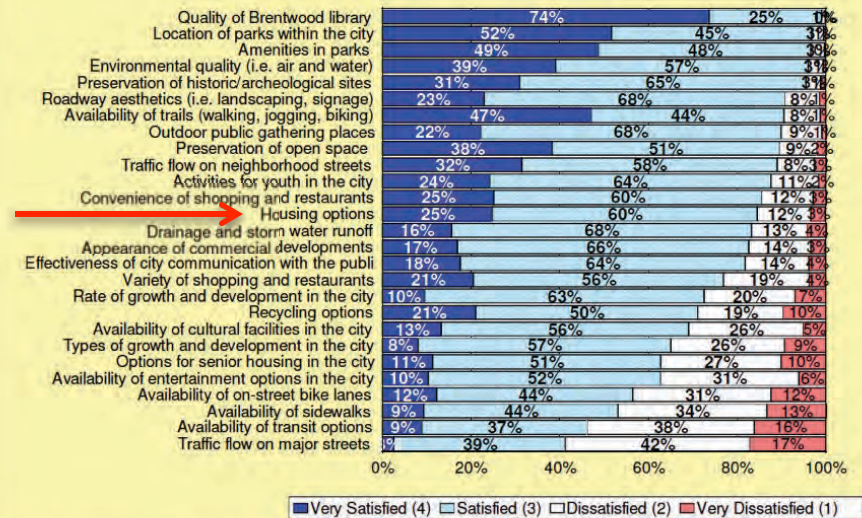
Overall, there is relatively strong Satisfaction with Housing Options in Brentwood (85% Satisfied and Very Satisfied).

However, when cross-tabulated with **Q21** (Length of residence in Brentwood) there are subtle but noticeable differences in responses:

- “Dissatisfied” increases with tenure in Brentwood, and
- “Very Satisfied” decreases with tenure.

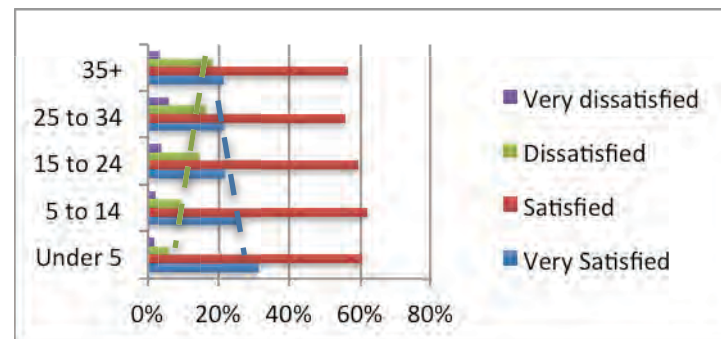
Q1. Respondent Satisfaction with Services in Brentwood

by percentage of respondents (excluding don't knows)



Source: Leisure Vision/ETC Institute for the City of Brentwood, TN (2014)

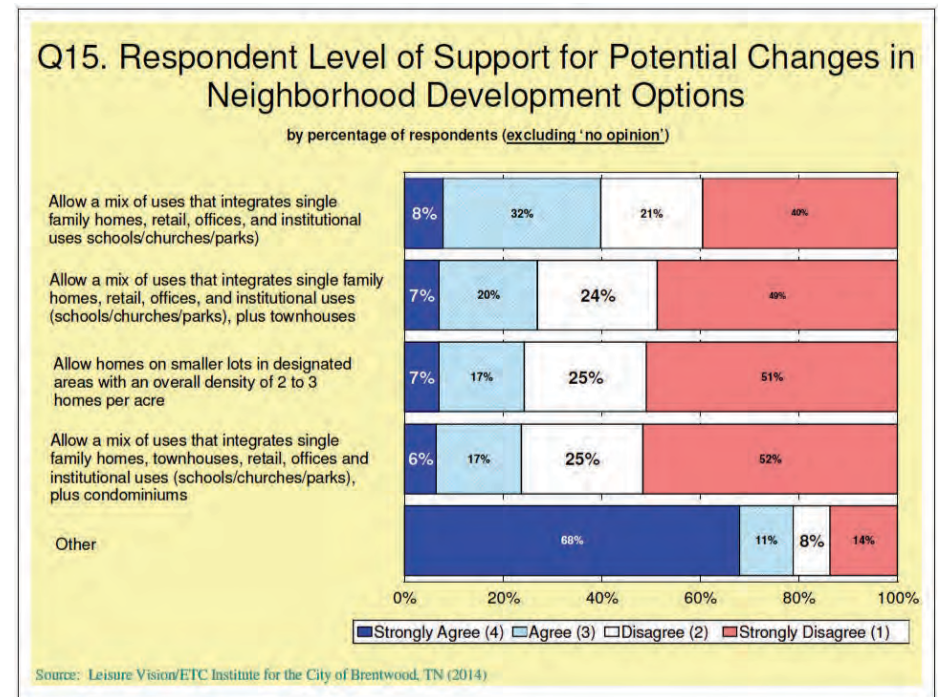
Q1 Satisfaction with Housing Options vs. Q21 Length of Residence



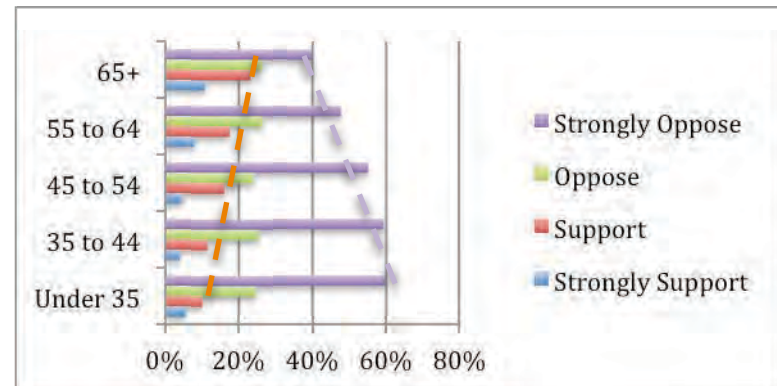
Regarding **Q15**, support for different kinds of neighborhood development (clustering, mixing of uses), the opposed responses (Disagree and Strongly Disagree) were most prevalent, ranging from 61% (combined) for “a mix of uses,” to 77% (combined) for “a mix of uses...plus condominiums.”

Note: the large number of “Other” responses highlights the importance of the write-in responses to this question, which are tabulated in the Appendix (Q15, Other write-in).

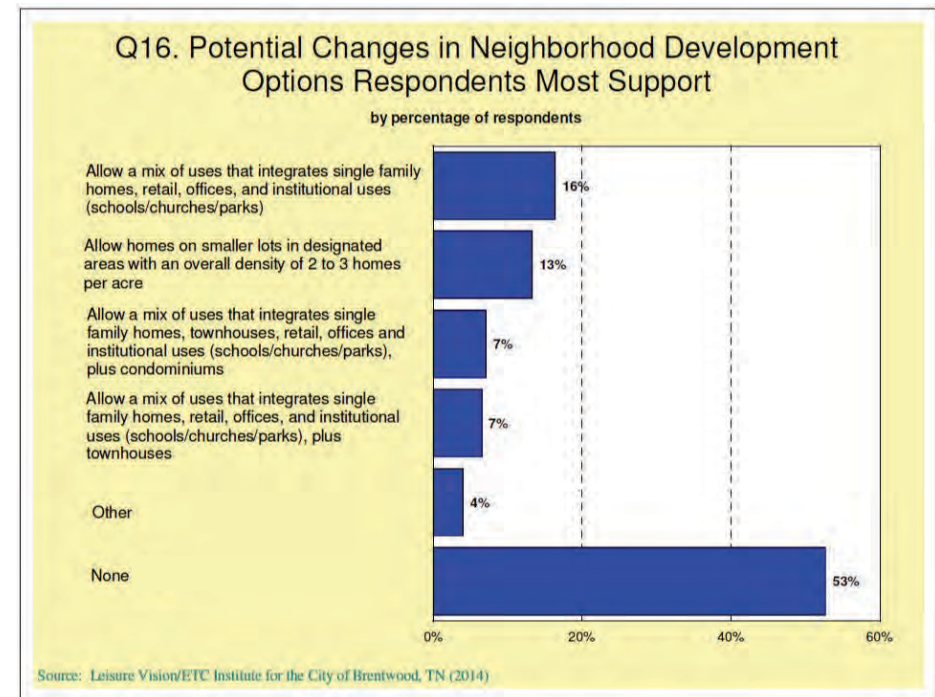
When cross tabulated against Q22 Age, all of the responses are relatively similar for each age group, except for the third option. The opposition to smaller lots decreased with age.



Q 15 Options for Neighborhood development—smaller lots vs. Q22 Age



Responses to the follow-up question (Q16) about which actions they “most supported” resulted in the same rank order of choices, but with slightly stronger levels of support (but still minor levels – 10% or less).

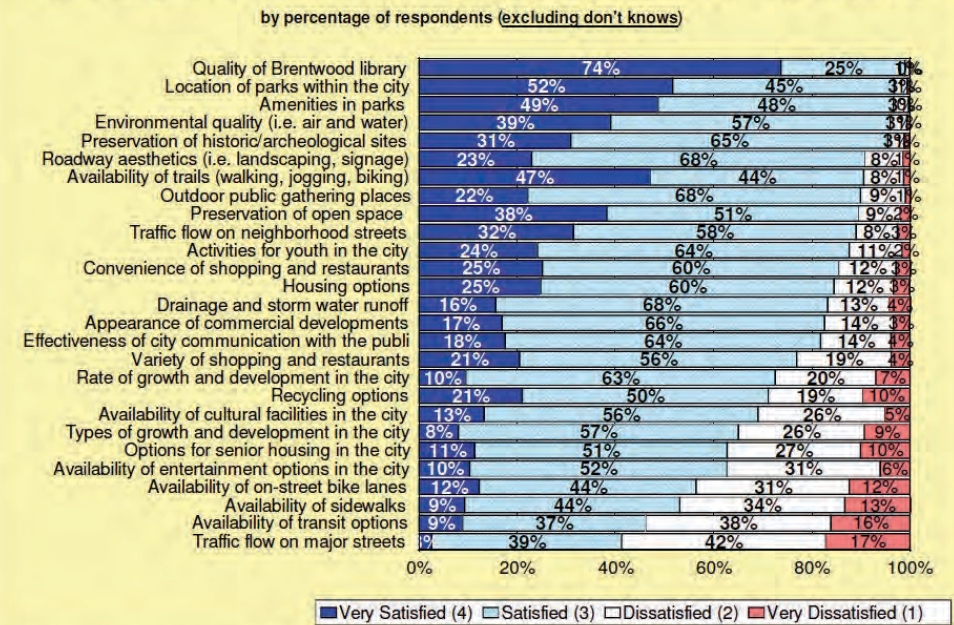


Other Community Needs/Desires

Note: even though residents are clearly satisfied with services in Brentwood, there were enough “No Opinion” responses⁴ that, with further community dialogue, the rankings could be adjusted significantly:

- Preservation of historic/archaeological sites 10.7%
- Availability of cultural facilities 13.1%
- Activities for youth in the city 20.8%
- Options for senior housing in the city 27.2%

Q1. Respondent Satisfaction with Services in Brentwood

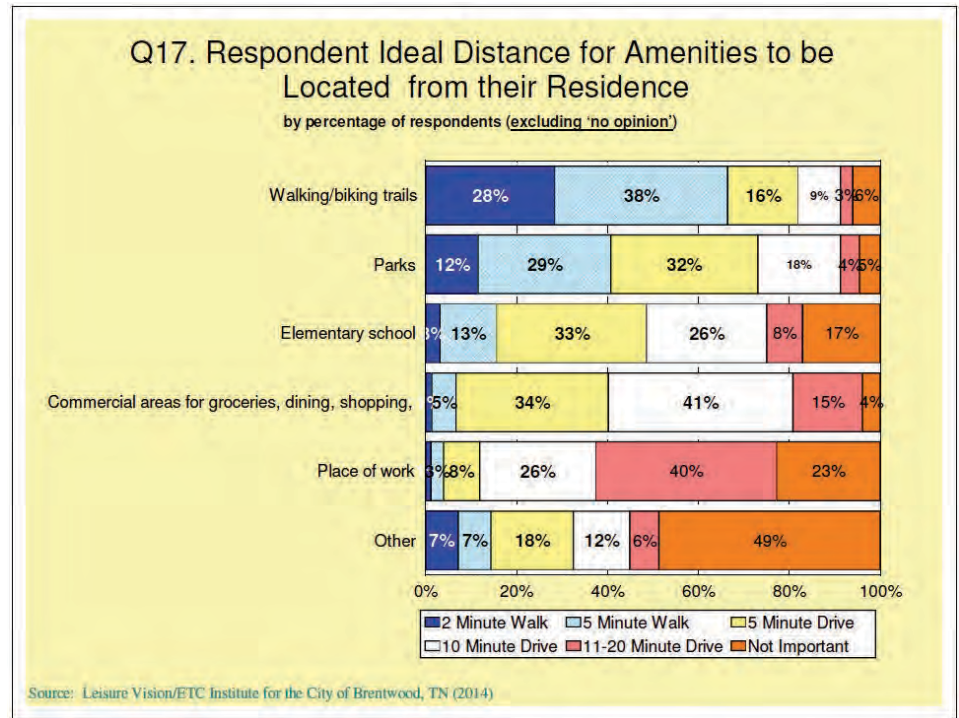


Source: Leisure Vision/ETC Institute for the City of Brentwood, TN (2014)

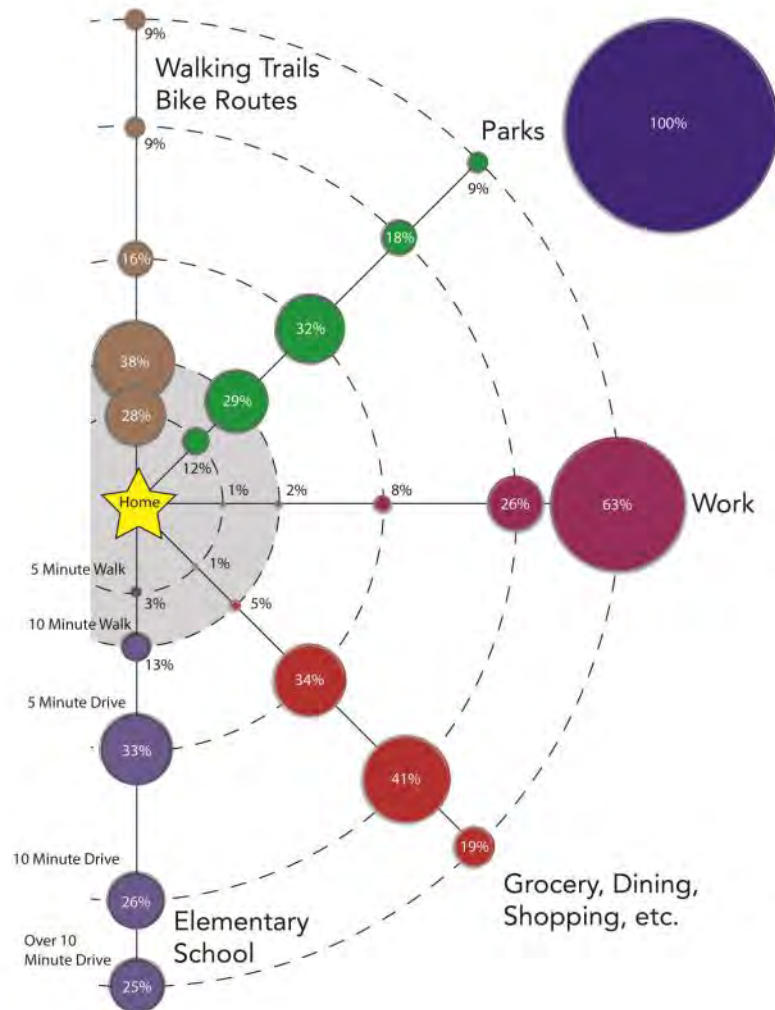
⁴ See Q1, “No Opinion” in Brentwood Tabular Data-May 2014.pdf in the Appendix.

In response to **Q17**, regarding the ‘ideal’ distance from home to various amenities:

- 66% want a **bike trail** within walking distance
- 41% want **parks** within walking distance
- relatively **few** participants feel that **elementary schools, shopping or work** should be within **walking distance**
- a majority feel that **elementary schools** (59%) and shopping (75%) should be within a 10 minute drive
- 66% feel that **work** should be within a 20 minute drive



The preferences expressed in Q17 are further illustrated in the graphic below:



Takeaways

The responses to **Q17** provide good guidance about park and trail standards, and future plans should address the potential to achieve them at various levels of effort/cost.

There is some support (34%) for having commercial areas (groceries, dining, shopping) closer (5 minute drive) to residences. This correlates with **Q6** where 43% of respondents that support smaller centers located closer to residents.

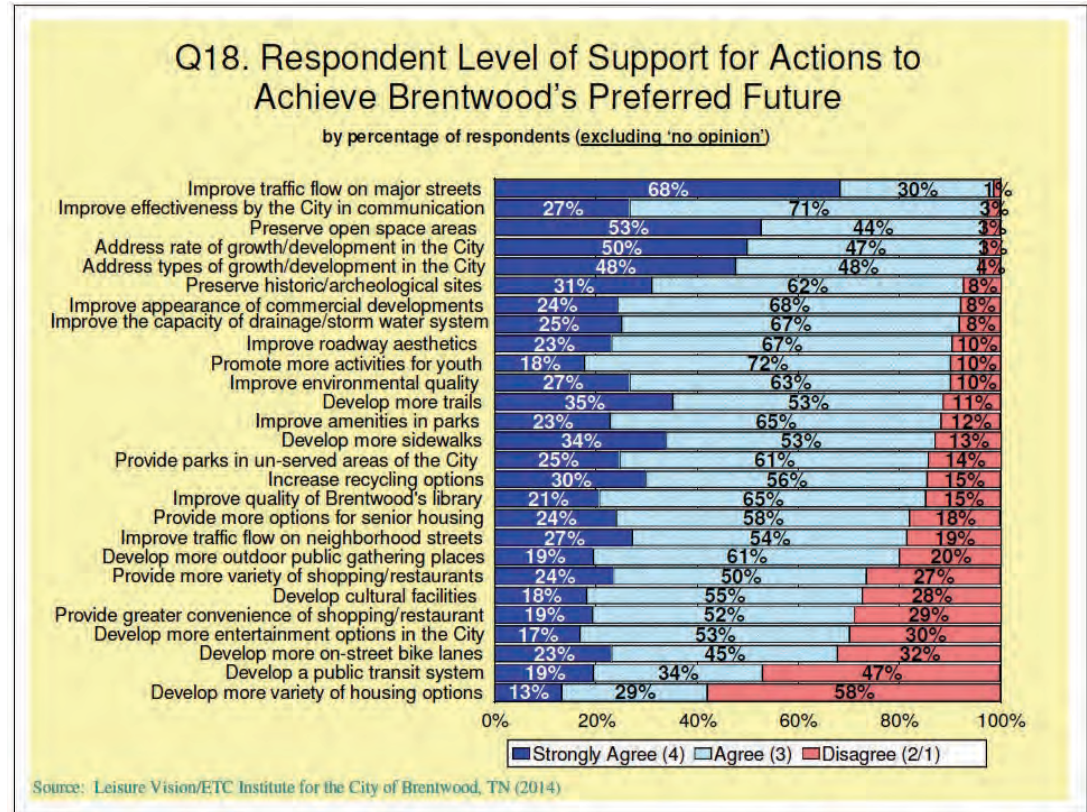
Where from Here?

Q18 asks residents to indicate (after all the previous questions and answers) which actions are most important to achieving the future for Brentwood that they envision. The overall level of support is very high for almost all items.

Opposition that approaches or exceeds 50% only appears with:

- A public transit system
- More variety of housing options

Note: of the 27 choices 23 had “No Opinion” selections ranging from 14% to 24%, which suggests that more public information and dialogue could significantly affect the ratings of the various items.



Takeaways

Q19 provides a general sense of community priorities from the potential actions they supported in Q18. Not surprisingly, the issues that respondents had the greatest dissatisfaction with in earlier questions in the survey ranked highest in priority in Q19, and vice versa (for example, the Brentwood Public Library ranked lowest in priority for future actions).

However, four actions had distinctly higher priorities than the rest. These include:

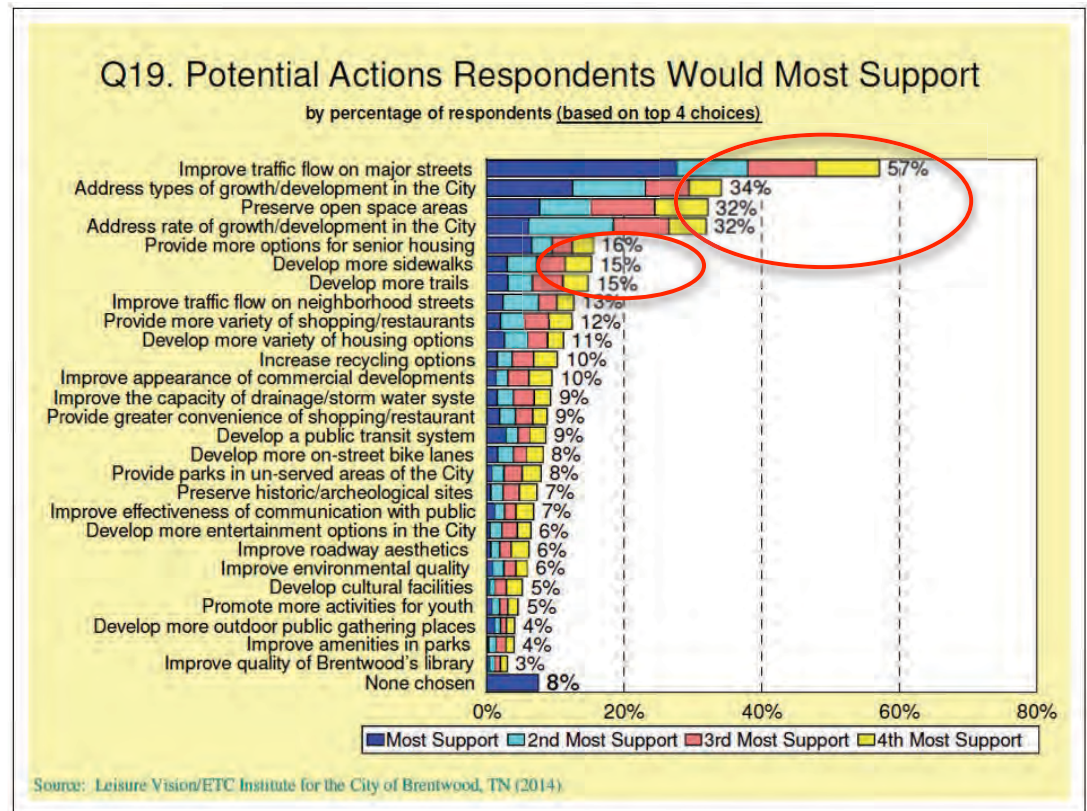
- Improve traffic flow on major streets (57%)
- Address types of growth/development in the City (34%)
- Preserve open space areas (32%)
- Address rate of growth/development in the City (32%)

A second tier of priorities (at approximately 15% support) included:

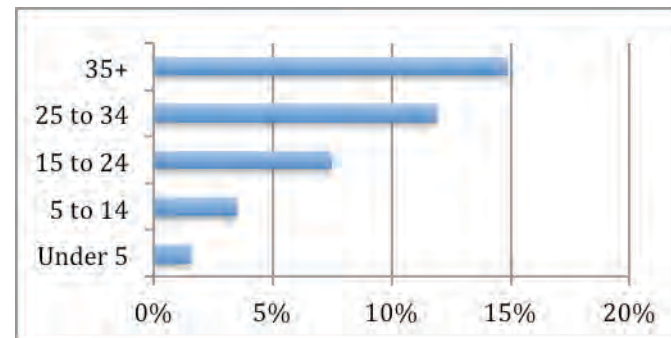
- Senior housing
- Sidewalks
- Trails

From the above list, when cross tabulated with **Q21** (Length of Residence in Brentwood) there were subtle but noticeable differences for:

- the support for “**More options for senior housing**” increased significantly with **tenure** in Brentwood.



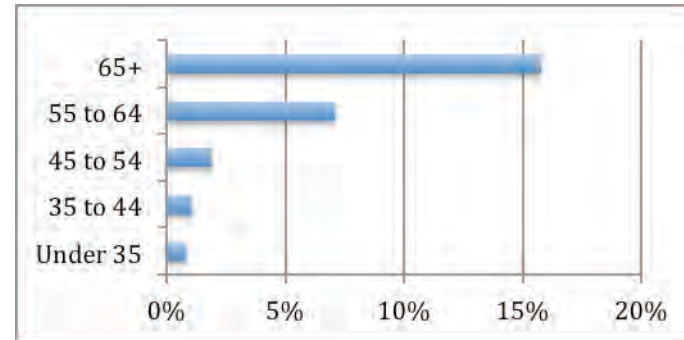
Q 19: (Actions MOST supported) Options for senior housing vs. Q21 Years of Residency



When the same item is cross-tabulated against Q22 (Age), there are similar generational differences:

- the support for “**More options for senior housing**” increased significantly with **age**.

Q 29 Actions MOST support--Options for senior housing vs. Q22 Age



The Importance/Satisfaction Matrix

The **Importance Satisfaction Matrix**⁵ is another tool for identifying potential priorities. This matrix plots the items in **Q1/Q18** against the Mean ratings of all respondents, relative to two measures: Satisfaction and Importance.

In the following graph, the Y-axis (vertical) represents Satisfaction, and the X-axis (horizontal) represents Importance. The graph field is divided into 4 quadrants by the Mean values on each axis.

These generally correspond to the first and second tier of priorities identified in **Q19** above.

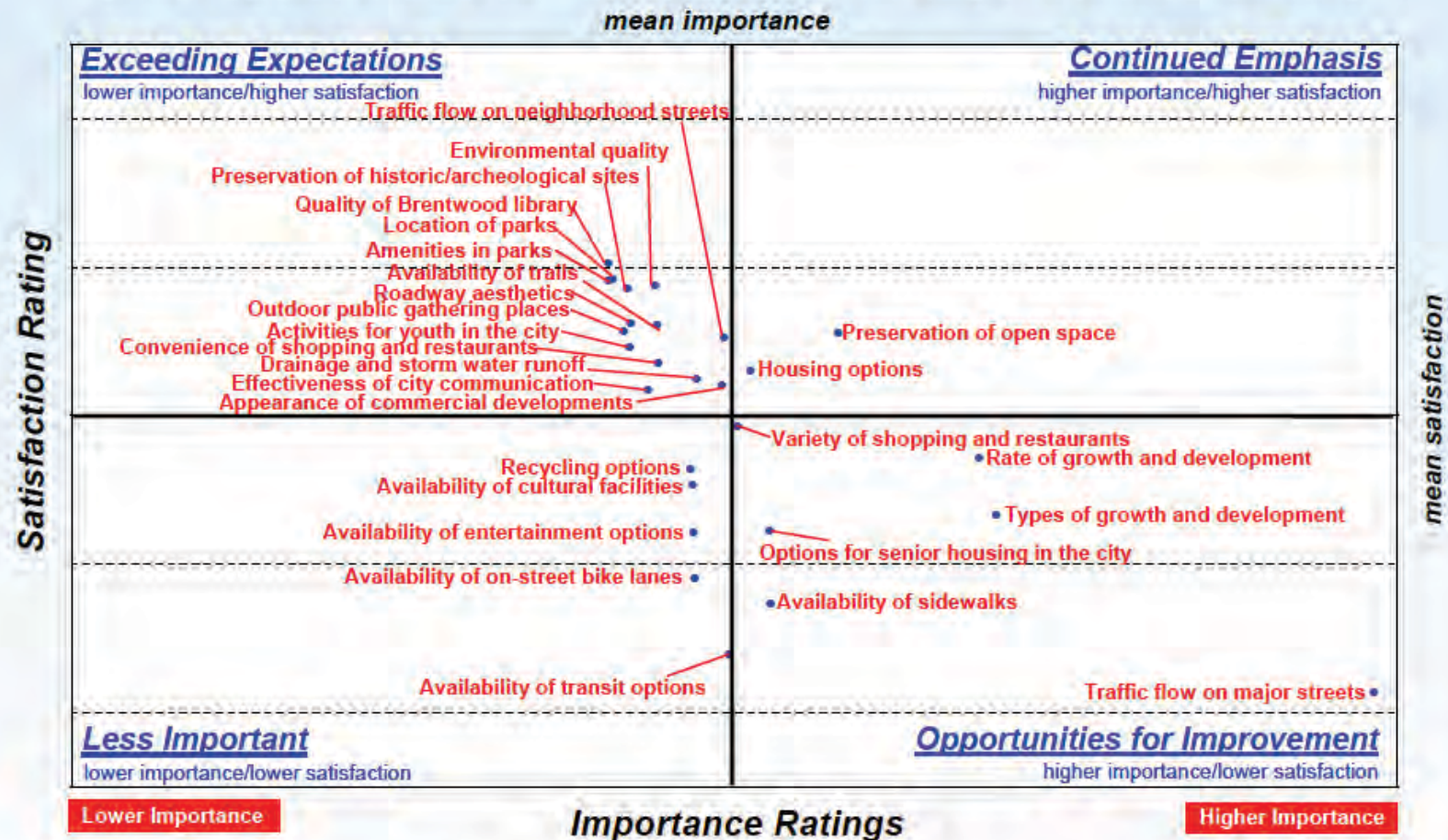
- Upper left quadrant is items of relatively low Importance, which the city is doing well at (already exceeding expectations).
- Lower left** quadrant can be thought of as having relatively less Satisfaction, but also low Importance (lowest priority).
- Upper right** quadrant have higher Satisfaction AND higher Importance—it is important to keep doing these.
- Lower right** quadrant is items that are Important, but for which there is relatively less Satisfaction=prime opportunities for improvement.

⁵ Developed by Leisure Vision/ETC Institute.

Importance-Satisfaction Assessment Matrix

-Services and Characteristics-

(points on the graph show deviations from the mean satisfaction and importance ratings given by respondents to the survey)



Source: Leisure Vision/ETC Institute (2014)

Appendix A – Open Ended Responses to Final Survey Question #25

June 23, 2014

MIG / ETC Institute

After a series of questions regarding participant demographics, a final question (**Q25**) asked respondents to “Please share any additional comments or suggestions to help update the City of Brentwood’s 2020 long range comprehensive plan.” This appendix provides a summary of several categories of responses that appeared most frequently in the open ended responses. The appendix is organized by category and includes several bullets highlighting key themes, as well as a ‘Wordle’ created from all of the survey responses to Q25 in that particular category. Wordle is an online tool for generating “word clouds” from large amounts of text. The clouds give greater prominence to words that appear more frequently. Wordle does not retain phrases or meaning associated with statements and rather provides an indication of *frequency* of individual words. All open ended responses to Q25 are included at the end of the Appendix.

Housing Quality, Density and Growth

There were 520 responses that included references to housing quality, density, and growth. The most common themes observed in these write-in responses included the following:

- Retain residential density of one unit per acre
- Provide housing options for seniors and individuals interested in downsizing
- Concern that apartments and condominiums will contribute to traffic
- Meter growth in some manner as to retain existing community character and not overburden schools and other services
- Interest in keeping Brentwood a bedroom community with limited commercial development
- Desire to better connect neighborhoods with a variety of transportation options
- Desire to increase taxes as a means of curbing or slowing growth and limiting need for additional sales revenue
- Interest in providing additional housing options that fit into the rest of the community
- Maintain or increase expectations for quality construction and design
- Sentiment that the Tapestry development is not desirable
- Some interest in housing options within walking distance of parks, schools, shops and restaurants



Commercial and Mixed Uses

There were 231 responses that included references to commercial and mixed use development. The most common themes observed in these write-in responses included the following:

- Interest in keeping a concentrated commercial core and avoiding adding commercial development to neighborhoods
- Desire for a true town square with a central gathering space and sense of place
- General opposition to the C-4 zoning designation
- Some desire to stop additional commercial development completely
- Desire for better dining and entertainment options
- Sentiment that there are plenty of commercial offerings in Nashville and Franklin that can serve the residents of Brentwood
- Fear that adding commercial and mixed use development will make Brentwood like Green Hills in Nashville
- Some desire for mixed use development if done to a high quality of design and construction
- Some desire for additional commercial development along Concord Road
- Suggestions to add commercial uses to existing residential and commercial structures



Traffic

There were 487 responses that included references to roadways, streets and/or traffic. The most common themes observed in these write-in responses included the following:

- Considerable concern about traffic and its impacts on overall quality of life in Brentwood
- Many suggestions to widen roadways that are busy and experience periodic congestion
- Mixed thoughts about the most appropriate facilities for bicycles including on-street, on sidewalks and on separated pathways
- Fear that additional commercial development, mixed use development and housing of a density greater than one unit per acre will greatly increase traffic problems
- Strong desire to improve traffic flow and overall operations on Concord, Wilson Pike, Franklin and access to I-65
- Mixed sentiment about ability and desire to drive for daily goods and services—many people expressed that it is at least acceptable to drive to neighboring communities to meet their needs while others would prefer a shorter drive and/or the ability to walk and bike to get what they need
- Mixed ideas about the solutions to the traffic issues
 - Some respondents think the solution to traffic is maintaining low density housing and preventing additional commercial development while others feel a more compact development pattern with a mix of commercial development will help to control/reduce traffic and congestion
 - Some respondents also feel that widening roadways will address traffic issues while others expressed a need to calm and/or narrow roadways and add pedestrian and bicycle facilities
- A desire to provide better connectivity into and between neighborhoods without encouraging cut through traffic



Pedestrians, Bicycles and Transit

There were 148 responses that included references to pedestrians, bicycle and/or transit. The most common themes observed in these write-in responses included the following:

- Desire for sidewalks and pathways that will facilitate walking and healthier communities
- Desire for more street lights for pedestrian safety
- Suggestions to improve transit options , especially along major thoroughfares
- Interest in creating a more walkable commercial center
- Mixed thoughts about the most appropriate facilities for bicycles including on-street bike lanes, on sidewalks and on separated pathways
- Some desire for commuter transit options in the mornings and afternoons
- General emphasis on increasing safety for pedestrians and bicyclists
- Provide connections to existing trails from neighborhoods and provide additional trail connections between neighborhoods and to schools and parks
- Provide senior housing options in areas that are most walkable

Calm traffic to make walking and biking more desirable



Schools

There were 139 responses that included references to schools. The most common themes observed in these write-in responses included the following:

- Schools are considered one of the best and most desirable amenities in Brentwood
- Concern that schools are being overcrowded and becoming victims of their own success
- Concerns related to transportation to schools and its impacts on traffic congestion, student health and safety, and costs
- Interest in improved pedestrian safety and connectivity near schools
- Some concern about aging school facilities and school space constraints
- Fear that residential growth of any kind (but especially of a density greater than one unit per acre) will further overcrowd schools and degrade students' educational experience and opportunities



Parks, Recreation and Trails

There were 85 responses that included references to parks, recreation and trails. The most common themes observed in these write-in responses included the following:

- Broad interest in more and improved trails connecting to parks and connecting parks to each other
- Desire for more bike trails
- Desire for more multi-use athletic fields and sport courts
- General sentiment that the existing parks are a great community asset
- Desire to maintain un-programmed space within parks
- Some sentiment that there are enough parks and that no new parks should be constructed
- Some desire for a new aquatic facility
- Some concern about alcohol and drug use in parks
- Some suggestions to develop a central park or community space



Open Space

There were 112 responses that included references to open space. The most common themes observed in these write-in responses included the following:

- Desire to preserve open space and acquire additional land for open space
- Concern that new development is decreasing the amount of open space in Brentwood
- Desire for additional trails within open spaces and natural areas
- Desire to protect hillsides and hilltops around the community
- General sentiment that the natural setting makes Brentwood unique and desirable
- Some suggestions to purchase Turner Property and maintain it as open space
- Some sentiment that the City has an adequate amount of open space



Design, Identity and Sense of Place

There were 83 responses that included references to design, identity and sense of place. The most common themes observed in these write-in responses included the following:

- General sentiment that the City has not developed a strong identity over time
- Some concern that recent development has not maintained a high quality of design and construction consistent with earlier development in the community
- Some sentiment that Brentwood needs a town center with a strong sense of place
- Desire to improve the aesthetics of entries into the community
- Some suggestions to develop stronger design guidelines and/or standards
- Some sentiment that commercial development in Brentwood appears outdated
- Many suggestions to preserve and protect the beauty and character of Brentwood
- A desire improve the aesthetics of roadways in Brentwood (especially major thoroughfares)



Appendix B – Open Ended Responses to Final Survey

June 23, 2014

MIG / ETC Institute

Q4. \$Other\$ 'Tgur qpug'vq'S wguvqp'\$Dt gpy qqf)u'l gqi t cr j le'hqecvqp'dgvy ggp'Ht pmlp'c'pf 'P cuj xlng'hp K87'b cngu'vj g'eqo o wplk{ 'lwdlgev'vq'j gcx{ 'bpq/t gulf gpv't chle.'t ct vlewt t n' 'cv't gcnit'v exgrivko gu0'Ht qo vj g'hqmy lpi 'huv'qh'cevqp'u'vj g'Elk{ 'qh'Dt gpy qqf 'eqwf 'vcng'vq'cf f t gu'r't chle.'t ngcug'elt eng'vj g'pwo dgt vj cv'dgu't gr t gupvu{ qwt 'lgxgrlqh'ci t ggo gpv\$

2 EB TURN LANES I65@CONCORD
2 EXIT LANES OFF I-65@ CONCORD
2ND OFFRAMP TO CONCORD FRM 65
ADD ACCESS LN CONCORD TO I65 N
ADD LANES ON I65 RAMPS@CONCORD
ADD LANES TO CONCORD EXITS!
ADD LIGHTS
ADD LIGHTS
ADD LNAE CONCORD EXITS
ADD RIGHT TURN CONCORD
ADD RIGHT TURN LANES
ADD SCHOOL BUSES
ADD LN TO GET ON INTERSTATE@CONCORD
ADDRESS TRAFFIC AT TAPESTRY
ADD RIGHT TURN ONLY LN ON WILSON
ADJUST LIGHT WILLIAMSBURG
ADJUST TRIGGER TRAFFIC LIGHTS
ADOPT COMPLETE STREET POLICIES
ALLOW RIGHT TURN ON RED
APPLY SPEED LIMIT TO TRAINS
AVOID HIGH DENSITY HOUSING
BAN BIKES ON 2 LN RDS W/O SHOULDER
BETTER CITY PLANNING
BETTER CONNECTIVITY ACROSS I65
BETTER TRAFFIC UPDATES
BIKE LANE, WILSON PIKE TO CHURCH
BIKE LANES/PATHS, SIDEWALKS!
BIKE RIDERS ON NARROW ROADS
BIKE ROUTES CONCORD, MOORE'S
BIKES AVOID ROADS W/O SHOULDER
BIKES STAY IN BIKE LANES
BIKING/WALKING TO SCHOOLS
BLOCK INTERSTATE NOISE
BUDGET FOR FUNDS - ISSUES
BUILD ROADS/INFRA BEFORE INCR POP
C4
CENTERVIEW APTS INCREASE CARS
CENTRAL SITE MARYLAND FARMS
CHANGE FOCUS TO INCREASE VALUE
CHANGE ZONING
CHURCHSVCTIMES CAUSE TRF BACKUPS
COMMUTER TRAIN STOP
CONCORD/I-65
CONCORD/INDIAN POINT
CONCORD/OLD HICKORY
CONCORD RD I 65
CONCORD ROAD RAMPS W I-15
CONNECT WALKWAYS EAST TO WEST
CONSIDER HOUSING DEVELOPMENTS
COORDINATE COUNTY/STATE
DEV CHANGED FOR IMPACT ON SUPPT STRU
DEVELOP MAJOR ROAD TO I24
DEVELOP RAIL SYSTEM ALONG I65
DEVELOPE STORES
DEVELOPERS PAY FOR INFRASTRUC
DIRECT TRF AWAY FRM NOLENSVILL
DISCOURAGE HIGHRISE APARTMENTS
DO IT REAL SOON!
DO NOT ALLOW MORE DENSE DEV.
DO NOT ALLOW MOTORCYCLES
DO NOT REZONE
DO NOT USE TRAFFIC AS EXCUSE
DO NOT WIDEN FRANKLIN RD

DO NOT WIDEN FRANKLIN ROAD
DO NOT WIDEN ROADS
DOLLARS WASTED ON NON-RES
DON'T LET BUS ENCROACH ON NBH
DON'T ONLY ADD # OF LANES
DON'T REALLY HAVE TRAFFIC ISSU
EARLY/LATE START TIME FOR SCHL
EAST WEST THROUGHWAY
ELIMINATE HIGH DENSITY HOUSING
ELIMINATE I65 HOV LANE
ELIMINATE MULTI-FAMILY HOUSING
ELIMINATE SUBDIV CONNECTIONS
EMPLOYERS ALLOW WORK FRM HOME
ENCOURAGE BUS NOT STAGGER HRS
ENDORSE SPEED LIMITS IN SUBDIV
ENFORCE 1 HOUSE PER ACRE ZONING
ENFORCE HOV LANES ON I65
ENFORCE LANE RESTRICTIONS I-65
ENFORCE NO RED TURN
ENFORCE SPEED LIMITS
ENFORCE SPEED LIMITS
ENFORCE SPEED LIMITS
ENFORCE STOP SIGN LAW
ENFORCE TRAFFIC VIOLATIONS
ENFORCE USE OF BIKE LANES
ENHANCE OFFRAMP TO ACCOM TRF
EVERY ST W/RT HAND TURN LANE
EXIT AT I65/CONCORD
EXIT RAMP I 65
EXPAND CONCORD RD EXIT LANES
EXPAND LANES ON CONCORD!
EXPAND I65/CONCORD EXIT GOING SOUTH
EXT WIDENING OF OLD HICKORY W
FIRE COMM MEMB WHO VOTED FOR APTS
FIX CONCORD/I65 EXIT ISSUES
FIX THE ROADS!
FIX WILSON PIKE AND UNDERPASS
FIX WILSON PK BTWN CONCORD & CHURCH
FLY BRIDGE FRM I65 TO MARYLAND FRM
FOCUS ON IMPROVE OHB AND I-65
FRANKLIN RD - HEAVY TRAFFIC
FREEZE NEW SUBDIVISIONS 3-5 YR
GET RID OF HOV LANES
GROSS IMPROVEMENT I65/CONCORD
HELP AT OHB AND FRANKLIN RD
HIGH DENSITY HOUSING
HIGH DENSITY RES UNITS
HIGHER SPEED LIMITS
I 65 /CONCORD EXIT
I-65 EXIT BTWN HARDING PL & OHB
I-65 EXITS
I-65 ON OFF RAMPS
I 65 RAMP/CONCORD
I65 ACCESS BT OHB AND HARDING
I65 EXCHANGE
I65 EXIT
IF GROWTH TRF IS PART & PARTIAL
IMPROVE I 65 EXIT RAMP
IMPROVE CONCORD INTERCHANGE
IMPROVE DRAINAGE
IMPROVE I 65 EXITS
IMPROVE I-65/CONCORD RD INTERC
IMPROVE INTERCHANGE @ I65 & CONCORD

Q4. \$Other\$ 'Tgur qpugu'Rci g'4

IMPROVE OLD HICKORY & CONCORD
 IMPROVE OLD HICKORY BLVD EXT
 IMPROVE PRUNING OF TREES
 IMPROVE SHOULDER ON STREETS
 IMPROVE ST MARKINGS, STOP SIGN
 IN/OUTBOUND TO KROGER IS BAD
 INCREASE SPEED LIMITS
 INSTALL RED LIGHT ON CONCORD RD
 INTERCHANGE OLD HICKORY/CONCRD
 INTERSECTION TRAFFIC STUDY
 KEEP 65 TRF OFF OF FRANKLIN RD
 KEEP SIGNS LOW
 KEEP TRAFFIC OUT
 LIGHT AT COLT AND EDMONSON
 LIMIT APARTMENTS/HIGH RISES
 LIMIT COMMERCIAL GROWTH
 LIMIT DEVELOPMENT
 LIMIT FUTURE GROWTH
 LIMIT HIGH DENSITY DEVELOPMENT
 LIMIT HIGH OCCUPANCY HOUSING
 LIMIT MULTIFAMILY HOUSING
 LIMIT#OFHOUSING DEV ONEASTSIDE
 LIMIT RES AND BUSINESS GROWTH
 LISTEN TO RESIDENTS
 LONGER TURN LANES CONCORD
 MAINTAIN & IMPROVE ROADS
 MAINTAIN LOW DENSITY
 MAKE CONCORD RD 4 LANES
 MAKE DEVELOPERS PAY
 MAKE R RD A TOLL ROAD
 MAY NEED SNOW PLOWS!
 MINIMAL DENSITY HOUSING
 MINIMIZE GROWTH & DEVELOPMENT
 MINIMIZE GROWTH, BUSI&RESIDENT
 MONITOR SPEED ON CONCORD
 MOORES LANE/PEAK HOURS
 MORE BUSES
 MORE DEV WILL RUIN QUALITY
 MORE EDU FOR PEDESTRIAN/BIKER
 MORE ROUND A BOUTS
 MORE SHORT TURN LANES ON OHB
 MORE STOP SIGNS
 MORE THROUGH STREETS
 MORE TRF LIGHTS W PIKE & NOLENS
 MORE TURN LANES
 MOVE POSTOFFICE FRM OLDHICKORY
 MURRAY LANE BRIDGE OVER 65
 NEED LIGHT@OLDSMYRNA&WILSON PK
 NEED MORE ELECTRONIC SPEEDING
 NEIGHBORHOOD WATCH/POLICE
 NEW BLDGS ACCESS TO I65
 NEW DEVELOPMENTS PLAN DRAINAGE
 NEW ROUTE FROM 24 TO 65
 NO APARTMENTS
 NO APTS/CONDOS!!!!
 NO BIKES ON MAJOR STREETS
 NO BIKES ON RDS EXCEPT BIKE LN
 NO C 4 ZONING
 NO C-4 ZONING
 NO C4 ZONING
 NO COMMERCIAL DEVELOPMENT
 NO HARLEY DAVIDSON IN BRENTWOO
 NO HIGH DENSITY HOUSING

NO LEFT TURNS EXCEPTW/TURNLANE
 NO LOTS UNDER 1 ACRE
 NO MORE APT COMPLEX
 NO MORE APT/CONDOS
 NO MORE APTS&OFFICES
 NO MORE APTS, CONDOS, HOA
 NO MORE BUILDING
 NO MORE CHURCH OR EXPANSIONS
 NO MORE COMMERCIAL
 NO MORE CONDO&HOUSING IN CITY
 NO MORE CONDO,APTS. COMMERCIAL
 NO MORE DEVELOPMENT
 NO MORE GROWTH W/O PLANS
 NO MORE HIGH DENSITY HOUSING
 NO MORE MULTI FAMILY HOUSE
 NO MORE MULTIFAMILY HOUSING
 NO MORE TRAFFIC LIGHTS
 NO MULTI FAMILY DWELLINGS
 NO MULTI RESIDENTIAL BLDGS
 NO NEW APARTMENTS OR CONDOS
 NO NEW CONSTRUCTION
 NO NEW DEVELOPMENT
 NO RENTALS DEVELOPEMENTS
 NO SCHOOLS ON MAJOR STREETS
 NO TRAFFIC THRU NEIGHBORHOODS
 NOT CONNECT MCEWENTOCHARITY DR
 NOT CONNECTING DT NASHVILLE
 OFF RAMPS
 OFFRAMPS I65/CONCORD
 OHB EXITS @ I65
 ON STREET BIKE LANES
 OPEN DEAD END ROADS IN S/DS
 OPEN WILSON PK RECYCLING 24/HR
 OVERPASS/UNDERPASS
 PARTNER W/FRANKLIN ROADWAY PLA
 PEDESTRIAN/BIKE LANES
 POLICE @ BUSY LOC @ PEAK TIMES
 POLICE MONITOR TRAFFIC
 POLICE SPEEDERS
 POORLY CONSTRUCTED SURVEY
 PREDICT FUTURE REQUIREMENTS
 PUBLIC TRANSPORT INCENTIVE
 PUBLIC TRANSPORTATION
 PUT SHOULDER ON WILSON PIKE
 PUT SHOULDERS ON ROADS
 PUT SIDEWALK ON CONCORD&CROCKE
 QUIT BLDG SO MANY APARTMENTS
 RAMPS I65/CONCORD-REDESIGN
 REBUILT HISTORIC STONE WALLS
 RED LIGHT TRAFFIC CAMS
 REDESIGN I65/OLDHICKORYINTERCH
 REDUCE NONRESIDENT TRAFFIC
 REDUCE NUMBER OF CHURCHES
 REDUCE TRAFFIC
 REDUCE TRAFFIC ISLANDS
 REMOVE RED TURN LIGHTS
 REPAIR BAD PLACES IN STREETS
 REPAIR THE ROAD
 REROUTE I65/I24 TRAFFIC
 REWORK BUS/TRAFFIC FLOW
 RIGHT TURN LANES
 ROAD BT WILSON PIKE/FRANKLIN
 ROADS/BIKEPATHS

S 60\$Qvj gt\$ 'Tgur qpugu'Rci g'5

SAFE BIKE FWY INTO NASHVILLE
SAFE BIKE LANES
SAFE BIKE/PEDESTRIAN LANES
SAME AS N FOR BUSINESS
SEQUENCE TRAFFIC LIGHTS
SHOULDERS ON WILSON PK
SIDEWALK ON BEELE RIVER
SIDEWALKS
SIDEWALKS IN SUBDIVISIONS
SIDEWALKS IN SUBDIVISIONS
SIDEWALKS ON FRANKLIN RD S
SIDEWALKS REQUIRED
SLOW DEVELOPMENT
SLOW DOWN GROWTH
SLOW DOWN HOUSING DEVELOPMENT!
SLOW THE TRAFFIC
SMART GROWTH STRATEGY
SOLVE TRAFFIC PROBLEM BEFORE GROWTH
SOME USES CHL ZONE AS ACCESS TO WORK
SOUND WALLS ON I 65
SOUND BARRIERS BTWN CONCORD & MOORE
SPEED BUMPS IN OAK HALL SUB!
SPEED LIMIT ENFORCED
SPEEDING
STAY WITH 1 ACRE RULE FOR HOUSING
STOP ALLOWING APTS/CONDOS
STOP BUILDING
STOP BUILDING APARTMENTS
STOP BUILDING APARTMENTS!
STOP BUILDING HOMES/APTS
STOP COMMERCIAL DENSITY
STOP COMMERCIAL DEVELOPMENT
STOP DEVELOPING
STOP DEVELOPING
STOP HIGH DENSITY HOUSING
STOP MULTI FAMILY APT, CONDOS
STOP SIGNS
STOP W/BUILDING PERMITS
STOP WIDENING ROADS
STREET LAMPS IN SUBDIVISIONS
STUDY TRAFFIC FLOW
TEACH HOW TO PREVENT BACKUPS
TELECOMMUTING
THRU STREET THUR NEIGHORHOODS
TOLLS FOR OUT OF COUNTY DRIVER
TRAFF LIGHT EXIT INDIAN POINT

TRAFFIC ISSUE AT FRANKLIN RD
TRAFFIC ISSUES
TRAFFIC LIGHT HOLT/EDMONSON
TRAFFIC LIGHTS AT SUBDIVISIONS
TRAFFIC ON MURRY LANE
TRAFFIC POLICE
TRAFFIC SIGNALS
TRAFFIC STUDIES
TRANSIT SYSTEM/COUNTIES
TURN LANE CONCORD I65
TURN LANE FRANKLIN RD
TURN LANE I 65
TURN LANES ON MAJOR ROADS
TURNING ONLY LANES
WALKWAYS ON ONE SIDE
WIDEN CONCORD EXIT TO 3 LANES
WIDEN CONCORD RD
WIDEN CONCORD RD
WIDEN CONCORD RD
WIDEN CONCORD RD
WIDEN CONCORD RD
WIDEN CONCORD RD
WIDEN CONCORD RD & WILSON PIKE
WIDEN CONCORD RD. RAMPS I65
WIDEN CONCORD ROAD'S SQUEEZE
WIDEN EXIT CONCORD RD S
WIDEN FRANKLIN RD TO MOORES LN
WIDEN I65/CONCORD EXIT
WIDEN I65/CONCORD RD RAMPS
WIDEN LANES OLD HICKORY BLVD
WIDEN MURRAY LN & ADD SIDEWALKS
WIDEN NARROW ROADS
WIDEN OFF RAMPS I 65
WIDEN OLD HICKORY
WIDEN ROADS
WIDEN ROADS NOW, DON'T WAIT
WIDEN S RAMP @ I65 CONCORD EXIT
WIDEN WILSON PIKE
WIDEN WILSON PIKE
WIDEN MCEWEN BTWN WILSON PK & TRFCIR
WIDER BIKE LANES
WILSON PIKE FRM CONCORD IS BAD
WILSON PIKE NEEDS WIDENING
WORK REGIONALLY TRANSIT OPTION
YMCA, CHANGE ENTRANCE
ZONE FOR INCREASING ACREAGE

Q11. "Other" Responses to Question "The map (including in the survey) illustrates several areas outside the original Town Center where some existing commercial property could be redeveloped. From the following list, please check ALL the additional areas where you support allowing the Town Center type of development regulations to be used."

#4 WITHOUT RESIDENTIAL
1-EXCEPT FOR PART BY RESIDENCE
ALL OF MARYLAND FARMS
ALL OVER,QUITBEINGSOCONTROLING
ALONG CONCORD ROAD
ANY AREA ALONG FRANKLIN ROAD
ANY GREEN AREA
ANYWHERE
ANYWHERE
AREA 1 BUT W/ADEQUATE BUFFERS
AREA 2 COMMERCIAL
AREA NEAR HOLISTIC VET CLINIC
BAPTIST HEADQUARTERS CORNER
BEHIND MANSION NEAR STEIN MART
BTWN WILSON PIKE CR&CONCORD
BUT NO APARTMENTS!
BUY ATT CAMPUS AND REUSE
CAL TURNER PROPERTY
CHURCH STREET
COMPLETEORIGINALTOWN CTR FIRST
CONCORD AT BURKITT
CONCORD BT FRANKLIN/WILSON
CONCORD EAST/WEST OF I-65
CONCORD/FRANKLIN
CONCORD/FRANKLIN INTERESECTION
CONCORD RD
CONCORD RD NORTH OF LIBRARY
CONCORD ROAD EAST END
CONCORD/SUNSET
CONCORD/SUNSET
CONCORD TO WILSON PIKE
COOL SPRINGS AREA
CORNER OF FRANKLIN RD&CONCORD
CORNER OF WILSON PIKE/CONCORD
DEVELOP EAST AREA OF BRENTWOOD
DO NOT SUPPORT IN ANY AREA
DOLLAR GENERAL IF DONE RIGHT
EAST SUDE
EXTEND WILSON
EYESORE FRM BRNTWOODSOUTH SUB
FRANKLIN N OF MOORE'S LANE
FRANKLIN RD SOUTH OF CONCORD
HILL CENTER
I-65 AT CONCORD RD
I65/MOORES LANE ROAD
KEEP IT NORTH OF KROGER
KROGER LOT/TOYS R US
MOORE LANE

MOORE LANE/FRANKLIN RD
MOORES LANE OR MALLORY LANE
MORRIS LN/FRANKLIN RD CORNER
MURRAY/HILLSBORO INTERSECTION
MURRAY OHIO PROPERTY
MURRAY PROPERTY
MURRY OHIO PROPERTY
N OF OHB, W OF FRANKLIN RD
NE BRENTWOOD
NO HOUSING
NO MORE SUBDIVISIONS
NO RESIDENTIAL.
NOLENDULLE RD
NOT SURE
OKIFPKNG,SCHOOLS,TRFPROBLEMADD
ORIGINAL TOWN CENTER
ORIGINAL TOWN CENTER
ORIGINAL TWN CTR WITH NO RES
SEE NOTES ON #25
SOUTH BRENTWOOD-CLOSETOCOOLSPG
SOUTH OF CHURCH, WEST OF 65
SPLIT LOG/SUNSET INTERSECTION
SUPPORT COMMERCIAL
THESE AREAS NOT MIDDLE OF TOWN
TN BAPTIST/MURRYOHIO
TURNER FARM
TURNER FARM
TURNER FARM
TURNER FARM, WILSON PIKE
TURNER PROPERTY
TURNER PROPERTY
TURNER PROPERTY
TURNER PROPERTY
TURNER PROPERTY
UNSURE
VACANT LOT CONCORD/WILSON PIKE
WHERE LAND SIZE NOT FOR RESIDT
WHERE TRF WILL BE LEAST OFPROB
WILLIAMSBURG
WILLIAMSBURG CIR BTWN AREA1&4
WILLIAMSBURG CIRCLE
WILLIAMSBURG CIRCLE
WILSON PIKE & CONCORD RD
WILSON PIKE & CONCORD ROAD
WILSON PIKE/CONCORD
WILSON PIKE/CONCORD
WILSON PIKE/CONCORD OR EAST

Survey Ideas about future development of the Turner Farm?

- 6 I think a combination of 1 and 3 on above question 12 would be nice.
- 7 Health and quality of life center with significant innovation on improving the physical wellbeing of Brentwood. A center for Brentwood residents to amass and exercise.
- 8 Only a park.
- 10 The development plan the Turner family proposed several years ago was excellent. I would like to see it happen in the future. It included mixed use, open space, thin streets and a shot at a Murray Lane/I-65 interchange.
- 11 Turners' decision what to do with it.
- 15 Do not develop Turner property.
- 18 More than 1 acre per house. Leave as much as possible as park.
- 20 No development should ever take place on this land. It should be kept as is due to its historic significance to the original Brentwood landscape.
- 21 Leave this property alone!
- 22 Please leave it as it is. Barn, horses on it. It is what Brentwood is about. Don't take that away. We all enjoy going by that area and are proud of it.
- 23 We are supportive of Cal Turner doing what he wants with his property. However, we would be sad to see the green space go.
- 24 Golf course.
- 29 It should be left alone. Why would [the] city spend tax dollars on it?
- 34 Strongly leave as is!!
- 38 Retirement area like Heritage.
- 41 Parks and recreation.
- 44 Perfect place to provide options for senior housing -- smaller, one level homes, town homes, retail, grocery, restaurants, churches. A community within a community. Lots of open areas due to land in flood plain.
- 45 No apartments, condos, or multi-family housing.
- 48 Buy it, but let us know how much our taxes are going up first to cover the cost.
- 49 Why not mix park, commercial, and residential? Bring in a first-rate land planner like Danny Plater who did Westhaven. Use development to create interest. Parks in NYC and Chicago mix commercial into parks. Indoor wedding venue type restaurant.
- 50 We have enough city-owned property and park land.
- 54 The Turner property MUST NOT be allowed to go commercial!
- 56 As much open space, undeveloped as possible in all of Brentwood. More land saved as farm land.
- 58 Need for 0 lot line with single homes which are smaller 2,800 to 3,500 sq. feet.
- 69 Move Brentwood High School to this location. Two story building with room for expansion, sports center with ice rink.

- 72 If that property is developed, I would really love to see some of it remain as is --
open space!
- 74 Just follow the existing rules and not try to create high density areas.
- 75 Senior development such as Del Webb.
- 76 Great location at I-65/Concord/Franklin/RR tracks for mixed use commercial,
residential, and retail.
- 77 If the Turner farm were to be developed, the developers should donate enough
land for an elementary school and middle school. Also donate land for fire station if
one is needed.
- 78 Partial offset with selling outer lots along Franklin or Concord. Or, small
development of ultra high-end homes within Turner farm.
- 83 You missed the mark on turning this into a true downtown when you had the
chance.
- 88 Medical and fitness-related park. Consolidate several medical buildings around
Brentwood into one area.
- 89 Retirement.
- 91 City was short-sighted when Mr. Turner originally offered the property to the
city, so let's not now increase taxes to do what the commission should have done
five years ago.
- 92 No more commercial development. Prefer open space/park.
- 93 The Turner farm is one of the reasons I moved here. It is a beautiful way to start
and end the day. The only development I would support is interior to I-65
corridor. Please, please preserve the exterior farm.
- 98 Nothing additionally.
- 99 When Brentwood is built out, the Turner property as a park/open space could be
the crown jewel in the Parks Dept. I would support a tax increase to do this
because it would raise property values, and make Brentwood an even more
desirable place to live.
- 100 It is my hope that someone of means could afford to maintain the property as is.
The property represents the cultural history of northern Williamson County.
- 101 The only option available is to create a mixed-use development (one that offers a
Trader Joe's as an anchor) or just have more standard subdivisions.
- 103 Golf course. No houses or commercial on golf course. 1/2 of acreage residential
and retirement center. Max 500K to 700K houses, minimum 400K. Too many high
end residences now park area.
- 109 I would love to see the city keep it open space. I would support having it used by
residents as a riding trail for horseback riding/classes, etc. This could be a
wonderful asset for the Brentwood community and Williamson County residents.
PLEASE do not develop this property for commercial or residential use!

- 110 Make it a park. Let the Brentwood property owners enjoy it. Have a sticker property owners to follow entrance. They do this in Lake Forest, Il., to allow beachfront entrance. It is beautiful and well maintained.
- 111 I would see the Turner property be used as a park. I'm sure there's no way the city could afford to buy the property for the purpose of a park, but it would sure be nice.
- 118 We are opposed to any residential development on the Turner property. We would prefer open space that allows local residents to enjoy outdoor activities.
- 119 The City of Brentwood should have a standalone office building with ample parking, and expand services. Build a state-of-the-art "fire hall" with expansion possibilities. Build a separate police location that is visible to the public. Brentwood Safety Building.
- 122 Leave as is.
- 124 Do not increase property tax; they are too high now!
- 128 Preservation as much as possible.
- 129 Must include a large park open to all. No gated communities.
- 140 The beauty of the property as is, with horses is our first memory of Brentwood while house-hunting. We moved from Texas four years ago, and still enjoy driving by and watching horses roam.
- 151 Development into a town square/walking street development. That would bring shopping and restaurants more centrally located to the population.
- 153 Open park space, plus perhaps limited 1 acre lot residential.
- 154 Would like to see it kept as open space, park-like, hiking setting.
- 155 We don't need more people in this city. Quality of life since 1996 is heading south fast.
- 156 Let the Turner family decide.
- 157 Keeping that space open for park use or open space. Bike trails, dog park, playground, etc. NOT commercial or residential.
- 163 We do not need more subdivisions! It is so peaceful seeing this land as it is now. Once it's gone, it's gone forever. "Development" is not always progress. Green, open space is special.
- 167 Please keep it as farm.
- 169 I would like for it to remain just like it is. I hope Mr. Turner and his family will continue to let us enjoy seeing it.
- 170 A new exit off I-65 would make the most sense, and would most likely include the help and assistance of the state.
- 171 Never develop. It is what makes Brentwood "Brentwood."
- 176 LEAVE IT ALONE!
- 177 If you do not have ownership, you don't have a right to decide.
- 179 Brentwood is an upscale area. We do not need small lots with Nolensville-type feel on them. We love driving by and seeing the beautiful countryside.

- 183 Public equestrian center; urban gardens space.
- 185 It is beautiful! Leave it alone! Development would create more traffic issues!
- 187 The Turner property represents the "heart" of Brentwood. To purchase and maintain it as largely (not all) open space would protect the character of Brentwood.
- 191 Keep it green -- nobody can either live or have a business on the property.
- 192 At some location Brentwood needs to add a cinema and some upscale restaurants. We have enough of the same type eateries.
- 197 Turn it into the town center! Build a modern Franklin to reflect Southern heritage while maintaining a modern approach.
- 198 Nice homes, 500K and up. Lots of open space and parks. Commercial on Concord only. Keep Franklin Road nice like homes on west side.
- 201 Look at Walters Creek development in Allen, TX. Something like that would be awesome.
- 205 I would like some houses on smaller pieces of property so as I age and don't want to take care of a 1 acre property, I can still stay in the Brentwood area. I would like to have sidewalks to walk on even in subdivision.
- 206 No more cookie-cutter neighborhoods. Need a park or something interesting.
- 208 Keep it as natural as possible. No high density, no commercial, no retirement community.
- 209 Open space is what makes Brentwood and what sets it apart from Franklin, Nashville, Spring Hill. Don't mess it up. Keep one house on one acre minimum, and smaller than one acre lots.
- 210 If it can be connected directly to I-65, I would support office, restaurants and retail shops.
- 212 Long-time senior residents of Brentwood need smaller lot and sized homes, like Morningside on Sunrise Circle. Flood plains on Turner Farm would reduce density to near-existing zoning. Why do 40+ years residents have to move to Heritage to downsize?
- 213 Consider senior housing.
- 214 Keep it as open space!
- 221 This area is the only beautiful place left in Brentwood. It should be preserved at all costs with options for a few small hiking trails/riding trails if it is purchased. Addition of more housing here will greatly add to the traffic problems at the Concord Road exit, and along Franklin Road.
- 222 Land trust.
- 226 Please do not build any apartments. The traffic will be horrible, unbearable. The only people who will want to shop in Old Town Brentwood will be the renters. I would be curious to see sales of Harris Teeter vs. Publix -- Publix has less congestion traffic. Probably sales are higher.

- 230 Some part of the farm must be preserved the way it is. It will make great fun for
kids to watch farm animals, and it will be very educational as well.
- 231 I hope the farm can remain as is, but I do not own it.
- 232 Let the Turner family develop there. They tried to do this a few years ago.
- 236 Town Center, walking trail, park along Little Harpeth Creek. 3/4 park, 1/4
commercial -- gazebos, fountains, very upscale.
- 241 The property should be developed as all commercial property without any
residential zoning! This would increase the tax revenue, which would help stabilize
real estate tax increases for residential areas elsewhere in the city.
- 247 The Turner family should be able to decide the use of their property!!
- 248 Yes, this is critical to who Brentwood was, is, and will be! It would be great to
utilize the property as green space or a park/family outdoor area. It is wildlife,
peace of mind, and water drainage.
- 252 Community feel #1. A destination for the community. Large outdoor venue geared
toward entertainment, not sports. Think Crockett Park bandshell, but covered.
Could be used by all churches together and different age groups.
- 253 Park/outdoor recreational use/green space.
- 254 Being the idiots that you are, the Turners had a great plan of which you did not
support. I hope the Turners never let the city have any chance of getting it.
- 261 Leave it green and beautiful. It is Brentwood's "Central Park"!!
- 268 Do not allow big Brentwood houses [to] be built on this property. My concern
with age bracket of 24-35 being able to live in Brentwood, where they grew up;
there aren't many options that are affordable for them. They love Brentwood and
are the future of it!
- 277 Connect "Cattle Walk" along creek and under I-65 to a bikeway between two sides
of Brentwood E/W.
- 279 Turner public golf course at Brentwood with housing. My parents lived on
Woodmont Blvd in Belle Meade. Not everyone went to the Belle Meade CC or
Richland CC that was on Woodmont. Where is the public course in Williamson
County? Are elected officials bought off by private? Elected officials have a
responsibility to all citizens.
- 282 Turner Farm is a Brentwood landmark and treasure. Should the Turner family
decide to divest themselves of the property, I hope Brentwood would do what's
possible to preserve this property, so much a part of Brentwood's character.
- 283 Leave as park area.
- 286 Westhaven.
- 298 Buy it! Part school, part park.
- 290 PARK! No more houses, or people, or traffic. We are busting at the seams. Our
uniqueness is getting squeezed out of our community, and the traffic is terrible.
STOP!
- 295 The questions discuss "traffic" options -- density and traffic -- negative.

300 Leave the property ALONE. It is beautiful just the way it is. I would never support this property to be developed in any way, other than 100% park and green space.

301 Wish the people would keep it a farm. It's one beautiful part of Brentwood. More stores and people are not better.

304 Like to see it remain farmland.

305 Do not develop it! Leave open!

306 Please, no more retail! We can drive to Green Hills or Cool Springs. Keep Brentwood natural and beautiful. Protect its hills and open areas, please!

309 Making larger lots at the Turner location would reduce the possibility of increased traffic.

314 The open space is really something we need not ruin.

315 The Turner Farm is the soul of Brentwood. It needs to be preserved as a passive park, green space, and equestrian facility. No ball fields. Walking trails would be great.

318 Since we have not had a tax increase in a long time, I am okay with a tax increase to maintain that beautiful property AS IS.

319 DO NOT DEVELOP. Period.

320 That is a beautiful property that makes Brentwood special and unique! I would hate to see it developed, and would support raising my property taxes so the city could buy it.

321 We would hate to see all of that land developed. The open space adds to the charm and is a benefit of living in Brentwood. It would be nice if only enough (bare minimum) were developed to avoid significant property tax increases to cover land purchase, development and maintenance of land for public use (i.e. parks/trails).

323 Murray Lane bridge across 65 will help traffic a lot.

324 Keep city money out of it entirely, and stick to strict enforcement under existing zoning. 1 acre lots for residential only, owner occupied.

325 The city needs to recognize that maintaining 1 acre lots keeps people who work in city to be unable to live in the city. When couples age, they need a smaller lot to care for.

334 User fees.

335 It is beautiful the way it is. I would like to keep it the way it is, or make it into a park. IF it has to be redeveloped, it should be tasteful, well developed with good restaurants and specialty shops.

336 A cultural structure of some type. A local history museum, or a Civil War museum. A large park with trails and recreational areas. Very little shopping.

338 If not 1 above, I would like to see the property maintained as riding, park, dog park, etc. space -- open recreation space.

339 Leave it alone! If something had to be done, leave it open for parks, but don't raise
our taxes!

340 Please leave the only remaining pretty part of Brentwood alone.

348 Turn into park.

349 Buy development rights from Turners and use property for a park.

Residents need to understand the tax implications. Office and retail pays the most
taxes, and doesn't use services like parks, so Brentwood makes money on that. We
have plenty of park land and open space. It is ridiculous to buy large tracts of land
354 for open space.

356 The Turner Farm must remain an open space.

If the land is developed for residential use, the developer should help pay for
358 changes to Franklin and Concord Roads to manage the increased traffic.

359 No sporting area with lighting. Parks, trails.

Would like to see a new Brentwood High School and athletic complex built back
360 off Franklin Road close to I-65.

362 Children's park, mountain bike trail/course, dog park.

364 Leave it as it is.

It is a beautiful piece of land, and contributes to the Brentwood aesthetics. If we
365 can afford it, we should preserve it.

Future development of Turner property should only include a walking path and
picnic areas. No sports fields. This is an iconic view for Brentwood. Absolutely
366 oppose commercial or neighborhood development.

If the town bought it and made part of it productive income space, it can support
369 itself.

370 Upscale Westhaven style.

Traffic at Concord near I-65 is already extremely busy during peak times. I
support preservation because development will make the traffic worse. Homes
would be my second option as it would limit the traffic, but on/off ramp to
372 Concord would need work to accommodate.

373 Open space -- no play fields with lights!

377 I ask, "Where are al the cars/traffic going to go?"

Green space with mixed use fields for our youth. Not enough field space in
Brentwood. Potential to build a very nice facility to attract revenue similar to
379 Decatur, AL and the new 60 acre facility in Gatlinburg.

I am very opposed to the development of the Turner property, as I believe it would
add to congestion on the roads, and deteriorate the quality of the Brentwood public
380 schools.

382 Park/green space with limited commercial and small lots.

This would be an excellent location for a "seniors" type development, i.e. nice
385 houses of 2,000 to 3,000 sq. feet on smaller lots.

- 389 As people get older they don't need the upkeep of large homes and 1 acre lots. We
need mixed residential/retail/commercial/park options near libraries, etc., that are
important to us.
- 393 Be creative! Don't fear change!
- 394 We have enough parks right now. Let's allow some tax revenue and population
growth to occur.
- 396 Public golf course/horseback riding/performing arts center.
- 397 The Eaton Center in Columbus, Ohio, or The Green in Dayton, Ohio, are great
examples on how it could be built out.
- 401 I always thought it would make a great golf course! A lot of it is in flood plain, so a
golf course would be another alternative.
- 404 A lot of the Turner property is flood land – proposed development should not be
high density. Small office, restaurants, some retail and limited residential.
- 405 Leave as open space.
- 407 Love the idea of using Turner Farm. Go for it. Could be great living area (housing,
shops etc.). Take some traffic off Brentwood city town area. Go for it now!!
- 411 Completely reinvent the area with trails, waterfalls, and a lake/artificial beach.
- 413 Park, small public lake.
- 419 Hope it stays in the Turner family as is for many years to come. Helps make
Brentwood special.
- 421 We hope it stays as is!
- 423 I have lived in Brentwood since 1967, and the Turner property is the last of open
spaces. If it becomes available, the city should not miss the opportunity to buy it.
My wife says leave it open! Don't develop it.
- 429 We have done well without townhouses and apartments. Keep it that way.
- 431 A passive park would be wonderful.
- 432 Franklin Road frontage and Concord frontage should be preserved as open/park
space to a depth of at least 500 feet. If residential properties are developed, put
high rise condominiums adjacent to I-65.
- 434 The city should not use taxpayer funds to preserve property from development.
Brentwood has no character, sense of place or destination shopping and
entertainment. The Turner property is the best land in the county to give
Brentwood some character.
- 439 I don't agree with the development. Everything shouldn't have buildings or homes.
We still need beautiful land. Brentwood has a hard enough time handling its
residents now.
- 441 Park with walking/biking trails/horse trails. Possible equestrian center. No ball
fields. Civil War historic site.
- 446 This land is a treasure and should be preserved if possible.
- 450 Outdoor theater, concerts like on Crockett Park.

- 456 Park with playgrounds.
457 Leave as is!
- Keep it open. Softball fields, park area, volleyball, dog park. No development! Like
459 Central Park in NYC.
- No development. Keep as is. That's what makes Brentwood beautiful, and not
460 many other farms are being preserved, especially in such a high visibility area!
461 No smaller lots and NO rental residential.
- Do not develop. If anything, follow model of new trails/parks at family property
463 on Wilson Pike across from Ravenwood.
- 464 Preserve the land for a nature center, park, etc.
- 472 The Turner property (555 acres) should remain as open space property.
- Town Center and entertainment/shopping nearest the interstate with open space
473 parks, cottages and condos for Brentwood downsizers closer to Franklin Road.
477 Make no changes.
- As a student in architecture, I studied abroad in Weimar, Germany. There was a
city park "The ILM" that was central to the community's cultural life. I feel like
this could serve as a beautiful precedent for the land. Small cultural museums were
placed at intervals exhibiting the architectural history of the area. Leaving this
478 area as a city park would help to preserve the beautiful character of our city.
479 It would be a great park location. It should be a priority!
- Would love to keep it as open space, and become a big park with walking trails,
bike and roller-skating blacktop paths, maybe add a man-made lake. Saturday and
480 Sunday mornings would be awesome in the park!
- I feel that with the recent purchase of Smith Park, we now have enough park/open
483 space.
488 Leave as is.
- Please keep this property in as much of a natural state as possible. It is fine if the
family is willing to share it with the public, but maintain its aesthetic and
492 environmental quality.
- Sell to commercial developers provided they build on 1/2 and advocate the
remainder for parks/open land. Or, have the city buy that 50% and preserve it as a
495 park/open land.
- Should be kept as open space and park. Possibly as ball fields and additional
496 recreational facilities.
- Why not develop a park and ride where public transportation would pick up
individuals at that location, and take shuttles to popular work destinations? The
500 park and ride could also have restaurants, shopping, and condos.
- You can never have enough green space, and once homes are built, that's it. You'll
501 never get it back as an open space.

- 502 It should be purchased, perhaps including horseback riding. Home could be rented for meetings, weddings, etc. Thought Mr. Turner was not going to develop this Brentwood treasure.
- 504 Please do not develop this beautiful farm! No more houses, shopping, commercial development etc.! What a shame it would be to destroy this beautiful property! Brentwood is already too crowded with too much traffic! DO NOT DEVELOP this farm, please!
- 506 If it were made into a golf course, we would still have an open space concept with rolling hills, and the aesthetics would not be compromised.
- 510 Park land and mixed use residential/commercial/retail.
- 519 Brentwood High School needs a new site with athletic facilities that comply with Title IX. A portion of the land should be used to relocate the school from its Murray Lane location to this site.
- 521 The Turner family presented a viable and desirable mixed use plan for their property, with a town center that was very desirable. I do not believe that city officials would come up with a plan as desirable as the Turners.
- 524 The Turner Farm is one of the jewels of Brentwood. Having open space in the middle of the city makes our area unique and attractive. If it developed, our area would look like every other suburban area across America -- house upon house and strip mall upon strip mall.
- 525 The land is too large to solely be a park. It would hold back the development of the city. I suggest a mixed use of parks, commercial land, and residential.
- 530 KEEP AS IS!! It is what makes Brentwood Brentwood! We need this!
- 531 Park, open space, equestrian. Cultural, not residential.
- 534 Any development that minimizes home density and traffic congestion. Ideally, make it a park.
- 540 Prefer to keep it as a farm or park.
- 541 I hope it remains as is forever.
- 545 Maybe something like "The Grove" in Franklin.
- 546 Park-like. Bicycle and walking trails.
- 547 A mixed use development would be ideal. Think Westhaven.
- 553 Residential use of Turner Farm = 70% of total, with condos, townhouses, and detached housing, lots of green space. 10% office, 10% restaurant, 10% retail.
- 556 We need sidewalks that connect the city like Franklin has. Town Center was supposed to be that way. Then you ruined that concept with the huge office building on the street.
- 557 I support keeping the farm as integral to Brentwood. I would support a city riding stable for youth, for example. Good idea!
- 558 Why not allow the Hill Center plan for mixed use development, and use the increase in tax revenue to develop the Turner property into park space in perpetuity?

- 560 The Turner Farm is a beautiful part of Brentwood and iconic. To develop would cause additional traffic and overcrowding of a beautiful area, and could devalue the benefits of living in Brentwood.
- 568 The city should buy this property and use for City Hall, public buildings and open space.
- 578 Do not want Turner Farm developed.
- 582 It is up to the Turners as long as they stay within current zoning. If the city could buy it from them, I'd be open to other uses as approved by commissioners and citizens.
- 584 Senior housing, condos, town homes with town center philosophy. Sidewalks, trails, open space and gardens (community working and flower).
- 585 Do not zone for condos and townhouses.
- 588 Too beautiful to turn into anything but a park.
- 590 It should be maintained or sold to those who will maintain it and use it for a similar purpose (horses, etc).
- 591 Maintain as a semi-working farm, historical center or music heritage venue.
- 593 I would like to see the Turner Farm permanently preserved as is. If public property, I would like to see the trails open to nature trails.
- 594 City should not buy more property and take the property off the tax rolls.
- 596 I would leave the Turner Farm the way it is. This will only cause more traffic in the area, and it is already a busy area with the churches. We do not need another commercial area.
- 598 Must keep enough green space between the street and any development. Lots of trees!
- 601 Maybe the Turners should donate to state land trust.
- 606 Make it a park.
- 610 Seniors (retired) do not need added taxes!
- 613 A mixed use area with luxury residential for seniors would accomplish several goals: Reduce traffic in downtown Brentwood; not impact schools with additional children; provide much needed housing alternatives for ages 55-80. (We are not ready for assisted living yet.)
- 614 Plan for traffic, no matter the option.
- 615 Do not develop this property. Enough is done already.
- 617 Leave it alone.
- 618 Mixed park with senior living preferred.
- 623 I think mixed use with Toll Gate/Beng Farm type formula would be good. Keep large treed barrier between Franklin Road and development.
- 626 Development with walkable living, working, shopping and playing, buffered by green space from railroad and I-65.
- 630 The city needs cultural venues such as museums, art galleries, outdoor pavilions.

- 634 Northern section, 1 acre lots. Southern section, mixed use along Concord.
637 There is a lot of land in a flood area that cannot be developed anyway; why waste
639 tax dollars to preserve what will be preserved for free?
645 Please keep this land very kid-friendly.
651 Public golf course.
652 Brentwood must find a way to purchase the Turner property for a park.
652 LEAVE IT ALONE.
- I could support smaller single family homes with enough open space to maintain 1
acre/1 home philosophy. I am thinking of retirees enjoying less yard work, but still
656 able to stay in Brentwood. I do not support letting an assisted living company
663 do/run this. Do NOT bring more of them here!
Do not develop this property. It is part of what makes Brentwood beautiful!
- My main concern with all development is the traffic. Brentwood cannot even
664 coordinate traffic lights and stop people from blocking intersections.
- It is critical to the beauty of Brentwood to maintain open space in this central
location. The horse farm adds to the aesthetics, but put in more mansions and/or
665 commercial development, and Brentwood will lose its charm.
666 Leave it like it is!!
- Leave property as is, with no development. The land used as farm or open space
adds to the character of Brentwood. Residential developments with lots under 1
667 acre or mixed development could reduce home values and create more traffic
issues.
- The Turner property creates a tone of beauty and acts as a gateway welcoming
people to Brentwood. It needs to remain as it is. I would recommend a horse
672 facility (and I don't own horses!), bike path, jogging trails, picnic areas. No ball
674 fields.
675 Make it a new Town Center is upscale office, retail and housing components.
I hope the Turner family keeps it AS IS. Love it!!
- In one way, I hate the thought of the Turner land being developed in any way
except for the preservation and/or park use. No more than half of the land should
be developed for commercial use/residential properties if it does end up turning
over to the city. Other considerations: a museum (historical or art), a horse-riding
676 facility, a Bluebird Cafe style music venue, etc.
- We have already developed so much of our green space with housing developments
since we moved here in 2005. Brentwood is losing its country charm...something
677 that drew us here. I'm in support of paying more in taxes to preserve green space
678 where possible.
1 acre residential only.

- It is my belief that some development on the Turner Farm is inevitable. Therefore, mitigating the impact of the development on aesthetics and traffic is paramount. City acquisition to the extent possible, coupled with large residential acreage requirements and limitations on dense residential developments is ideal.
- Green space, trails.
- Brentwood NEEDS ownership condos, particularly if suitable for seniors. High end better!!!
- I would support a school and park development similar to the Crockett Park area. Private development with private funding is the best. I oppose the "Let me in and keep everyone else out" mentality. No growth is death.
- Let the taxpayers individually invest only. No tax increases.
- Plan for smaller houses for the empty nesters with smaller lots.
- Keep it an equestrian training facility. Indoor tennis courts.
- New interstate interchange or expanded ramps for existing Concord interchange.
- Horse community with homes.
- Some development, keep open space. I believe it is not necessary to concrete everything. Brentwood has a specific charm -- keep it.
- In the northeast corner of property where back entrance and RR tracks meet, set aside two acres for a parking area to be used for a commuter lot that would support a Nashville-Brentwood-Franklin commuter train or rapid/express bus line.
- Our schools are overcrowded! You all want to keep building residential. Let's improve our schools first. Then maybe some sort of housing.
- Keep as open space. Consider Central Park of NYC.
- Leave it as it is.
- Heliport. Mass transit station for light rail.
- The land is nice as is. Leave it alone for now.
- Leave as is!!!! No commercial development there!
- Not taxpayers' responsibility; should be developers'. Develop unique green space, parks venue for concerts, etc.
- I hope it never sells!
- Would like for it to remain as is for as long as possible.
- I believe the Turner property should be left alone. The beauty and green space is adored and appreciated by many.
- I could see a development like Providence in Wilson County, including a senior living community. I have had friends from another county who ask what is so wonderful about Brentwood. There are very few places to eat and shop!

- 739 It is property like the Turner's that make Brentwood Brentwood. I think most residents enjoy seeing this beautiful farm. Leave it alone, please.
- 744 I moved to Brentwood 30+ years ago for the value and overall appearance of our city. I don't want to change that nor add traffic.
- 748 I like the current open space.
- 750 The Turner property is a major element to what makes Brentwood special. That green space must be preserved.
- 761 Make it an amusement park -- rides, etc.
- 765 Leave it as is.
- 767 Brentwood has the best look as is. Would not support building anything on the Turner property. I think it's very well kept, and an asset to Brentwood. How was Chestnut Springs ever approved? Drive through Chestnut Springs. Homes on small lots. Driveways too small for large homes! Check driveways, slanted; homes too close together. What an eyesore. Who approved this?
- 773 Keep it as is.
- 774 Would be great for park/recreation fields/trails.
- 775 Keep it just as it is. Need to get WSM to put that radio antenna somewhere else. It is an eyesore and is dangerous to wildlife. Thousands of birds die yearly due to its strong signal. The radio plays in the electrical lines in my house (one mile away)!
- 776 I am very opposed to the development of the Turner farm. The open/green space it provides is critical to the "feel" of Brentwood.
- 777 Brentwood needs a free-standing hospice facility for our residents. As a hospice doctor, I've seen many of our residents commute to Nashville or VUMC. This property would be great to have a hospice, parks, and fountains. Another site would be Isola Bella (corner of Franklin and Concord), or Murray of Ohio Site.
- 778 Convert all 555 acres to commercial office use only.
- 779 Like it as is; don't support raising my taxes!
- 781 Putting small businesses on a portion with residential, and keeping a good deal of the land, would have taxes to help support a purchase.
- 782 Another recreation park for sport/walking/biking.
- 784 While I would not support an exit/entrance to I-65, I think a road that goes east/west, possibly an extension of Murray Lane through the property to Wilson Pike would be expedient.
- 785 Park.
- 788 My approval would depend on the use/design for the open space -- park land.
- 794 We love the green space. Reminds us of "old Brentwood"; very calming. Keep that look when considering development.

- 795 The Turner farm, if developed, should be an open space. I think that most residents
would agree that higher property taxes are worth preserving that land. It could be
an equestrian park, or public golf course for Brentwood residents. Either of these
activities could bring in additional funds to help with maintenance.
- 797 Please do not approve any apartments or fast food/drive-through businesses.
- 798 Make it a place with outdoor gathering places as well as some kind of museum --
like Central Park in NYC -- a carousel, an ice-skating rink, beautiful landscaping,
bridges and trails! Something for everyone to enjoy!
- 805 I like the idea of partial development residential, office, restaurants, and retail with
a larger amount of open space. Franklin Road would need to be widened to allow
traffic to flow. New schools included would also be a plus.
- 806 Golf course. There are no public golf courses in Brentwood center. A city-owned
golf course would generate income and preserve beauty of area -- successful model
in other cities.
- 807 Concord Road is already bad on traffic at many times. I doubt that one acre
residential lots on Turner Farm would be enough extra to hurt, but anything else
would.
- 808 No. 12 will not work without road changes. The city said the 390 condos going up
near Kroger will have no effect on traffic. They are 100% wrong -- 390 condos x 2
cars each = 780 cars additional. You can't drive now 7-9 a.m. and 4-6 p.m.
- 814 No more spending of tax dollars is necessary -- stop spending now. All this sounds
like Proposition 13.
- 815 The city rejected Cal Turner's plan a few years ago; reconsider his proposal.
- 818 Please buy for a park, and maintain barn!
- 819 I think it should remain as is. What a shame to build it up.
- 820 The Green Hills H. G. Hill Center would provide a good model for both
commercial shops/dining to draw shoppers on an "open mall", landscaped and
inviting with residential and open parks, walkways for traditional look.
- 826 It is regrettable that the proposed senior retirement community was not
completed.
- 827 Leave as green space and lease for current/similar use.
- 831 Leave it open green space, parks, etc. No commercial or residences. Have a
restaurant to get money, like they do at Henry Horton and state parks. Could also
have a winery the public could use with music venues.
- 837 It is private property. The landowners should make decisions on their property,
not city residents.
- 839 It is beautiful. Keep it as is if possible. Brentwood place is so lame compared to the
adorable downtown Franklin area. We would love to see it look more historic or
quaint.

843 Walkable community with town homes, condos, etc., with appropriate open spaces
and parks with density not to exceed one residence per acre.

845 Open park space with jogging trails.

851 It would not make any sense to purchase the property to be maintained as open
space. We would get basically nothing, but it would raise our taxes. Not wise.

855 Keep it as open space if possible to do it as a reasonable cost.

857 I love it how it is; however, Nashville is growing, so we are too. We have to accept
and manage best we can.

858 Use it for parks and wildlife areas. Let it go to natural grasses. Have a bike and
pedestrian path over I-65 to other areas.

862 If this area is developed for residential use, you must consider the impact on local
schools (Williamson County school district).

863 I would like the area preserved as green space, for a park, trails or any other non-
commercial, non-residential use.

865 The city is presumptuous about this family property, unless you have plans to force
the property to be sold.

866 The Turner property needs to remain as the way it is, open area.

867 A large open space; a park with trails and other activities such as bike riding,
nature walks. Small pond for kids to fish.

869 Mix of park, some residential and retail/restaurant, but mostly part and sport use!

870 Houses reasonable priced 1+ acres, small grocery in community, zone for schools,
Brentwood Middle and High

871 Preserve large parts of it as park/green space, especially the stream/flood plain.
Some 1 acre single story homes would be okay. The fact that Brentwood is
salivating over Mr. Turner's land is really rather distasteful. It is HIS land.

872 Park like Crockett.

874 Maintain some of the open space of this property; do not overdevelop!

884 If not used for a mixed use development, it should include things not currently
available in parks, i.e. golf course, stables for riding. While more green space and
park land is nice, we don't need 555 acres of it.

886 Open space, walking trails, and park.

891 Couldn't an endowment from the Turner estate perpetuate and maintain that
beautiful property without raising taxes? Or at least minimize raising them? I'd
love to see its beauty preserved.

894 Low density, total residential as well as retention of significant portion of public
open space.

895 Leave it alone.

- 896 Brentwood is too congested as it is. Too many subdivisions, businesses, shopping
centers are hard to get to because of traffic small roads. Sometimes, if not most,
businesses are hidden (i.e. Maryland Farms) and people driving ride other people's
901 tails if they don't know where they're going.
- 906 I would support a park most of all!
- 907 #1 plus green space or common areas where people could enjoy more walking,
maybe more tennis nets and basketball.
- 909 Leave Turner family farm as an open space.
- 909 Keep it as open space/parks/trails/woodlands. No residential or commercial.
Connect it with Crockett park system.
- 913 Would like to see a pedestrian walkway built across I-65 to connect to downtown
Brentwood if that area was zoned for park, or even if it was zoned for mixed use.
- 914 I like Turner Farm as a staple in the community, and would hate to see that go.
- 915 Redeveloping Turner Farm would increase traffic. I do not support any kind of
redevelopment other than as a park/green space.
- 916 Brentwood does not have a traditional downtown area such as Franklin. If part of
the Turner property could be developed to create a vibrant downtown
infrastructure, I would support it. Maybe 20% could be developed with the
remaining open space -- parks, nature centers, trails for people and horses.
- 919 Leave it the way it is. No development!
- 920 High end mixed use.
- 922 Make it a Turner/Cool Springs galleria area.
- 925 This property offers a serene view of life in Brentwood! The green space offers a
calming moment to the frantic traffic/lifestyle of Brentwood.
- 926 Should be purchased by the city for open space and park land. No residential or
commercial development to be allowed.
- 927 Would love to see continued horse use of the property. Similar to Harlinsdale?
Maybe.
- 932 We live around [the] corner from YMCA, and it is a wonderful scene to pass
every day. It's unique and appealing to all who pass by -- please preserve it as a
park!
- 934 Keep it open and green.
- 935 I prefer the land to be left alone, or used for a large public park and left primarily
undisturbed.
- 937 Seems to be a good area for senior housing.

938 The Turner Farm's presence is to me the anchor of Brentwood's residential value to all who live here, and all who drive by and aspire to live here. Please consider that growth and development isn't necessarily growth of overall value. Ultimately at some point, we have to accept no more tax-paying construction starts, and grow value some other way. Let's do it proactively and preserve our unique low density.

940 Make it a park. Think of Warner Park, and how visionary that would be for Brentwood.

942 Work with the Land Trust of Tennessee and put a conservation easement on the property. Tax monies could be used as some additional compensation to the Turner family.

944 No commercial development!

945 Leave it as open space.

946 I could support residential or commercial development of the road frontage, as long as at least 80% of the land was designated as open space or park land.

952 Move on! Leave it alone. Of all entry ways to the city, this is by far the most attractive.

957 The barn and Christmas decorations must stay at all costs! Keep park-like space on major street borders with development in middle. A 3 par golf course that goes around edge would be cool -- with lights for night play.

959 Leave it as it is today!

961 Urgent need to finish Concord Rd. Very dangerous, lots of accidents. More lights needed, plus setting up reflow on neighborhood streets.

965 I do not wish to see any future development to Turner Farm, except for recreation.

968 Could be a good place for a church, or facility for senior living center, or school! Private or public!

970 Address water supply issues.

980 What was wrong with the plan the Turner family had about 2-3 years ago?

982 I support limited mixed use development, with an eye towards traffic. Don't support town center-type development, which is not a very open or welcoming design.

984 You have a lot of that land that floods. I would be concerned that development of that land would cause serious issues for others that are affected by the flooding up and down stream. I say give the Turner Farm a tax break so they can keep the farm and use it as such. Maybe it can be used for students to spend a week in summer as a day camp. "Work the farm."

985 Let us enjoy the vistas on Turner property. If it must be developed, do parks and playgrounds.

989 Stop trying to put commercial development on farm land, Turner property or any other farm land.

- 994 No townhouses or condos.
- I feel the Turner Farm, if developed, should be kept an open space park. Jogging trails, biking trails, picnic facilities, etc. However, if it developed for buildings, I think a mixed use village of cobblestone streets, charming Old World lights, benches, old style store fronts would be a good choice.
- 995
- 996 Don't develop.
- 999 Leave it alone!
- Why not get a price from the family and put it up for vote from residents as a preserved park area for the next 50+ years!
- 1002
- 1005 Preserve it!
- It's the only piece of heaven left in Brentwood, and what sold us on living here 23 years ago.
- 1006
- 1007 I'd love to see the trail system expanded further.
- 1009 Open space and park land!
- Turner property has two rail lines, which would be a challenge in any development. It probably makes an ideal development impossible. A park on a portion would be idea.
- 1014
- Leave this property as a "Central Park" for Brentwood. Do not develop and destroy the uniqueness of Brentwood.
- 1015
- The Turner Farm makes Brentwood Brentwood. Any development would send shoppers to Franklin to avoid traffic. Keep Turner Farm green. It would be a good location for City Hall and a police station, trails, bike paths and gathering areas. We like Brentwood for it's easy to get around -- for now, anyway.
- 1021
- 1022 Leave it alone.
- 1024 Golf community with 1/2 acre lots.
- Do not support due to traffic issues on Franklin/Concord on I-65 at that location, plus three mega churches in that location, also.
- 1026
- 1027 I think the idea of a park is great. It will be there for future generations.
- I don't think Brentwood should purchase the land for anything more than \$1. If the Turners want Brentwood to preserve it in their name, then deed Brentwood the property.
- 1028
- 1029 Include ice rink.
- Great area for high density residential that would send traffic to I-65. Also good area to expand Brentwood commercial and parks.
- 1032
- You lost your prime chance years ago. It should be Town Center with mixed use, single family homes and open space.
- 1035
- I would only support an increase in taxes if it were to only be preserved by open space or a park.
- 1038
- 1039 Keep as is, or turn into a city park.
- 1040 Do not want this property developed -- leave it open farm land.
- 1041 Golf course with homes, upscale retail, maybe some office.

- 1042 Preserve it as is at all costs. It may one day be as significant to Brentwood as
Central Park is to NYC.
- 1045 Need open space. Density is already too high. Do not develop.
- 1046 I support broad usage rights for property owners. I don't want higher taxes for
this property.
- 1049 No development.
- 1053 Open fields with cows or horses adds more value to Brentwood than any of the
above.
- 1056 We love how pretty the farm is. We would like to see the farm stay.
- 1058 Set aside some of it for park and walking areas.
- 1061 It is a great open space and gives Brentwood an open feel. Adding homes there
would take away from this. It could be turned into an equestrian area.
- 1062 Do not take this off the tax roll. We don't need any more parks!
- 1065 Please no subdivision, whether 1 acre density or not.
- 1066 Leave the Turner Farm as it is now -- that's the beauty of it and face of Brentwood.
Untouched, most things look better!
- 1070 College campus.
- 1072 LEAVE IT ALONE! CAL CAN AFFORD IT!
- 1076 Community should not dictate how other people's property can and cannot
develop!
- 1079 Leave as is.
- 1081 Would hate to see it turned into residential or business area.
- 1082 I don't have any objection to develop the original mixed use plan submitted by the
Turner family, and rejected by the city, as long as a separate exit between Old
Hickory and Concord eliminates traffic.
- 1085 Answer #4 above would depend on how big of a tax increase. Turner Park sounds
perfect for future generations to enjoy.
- 1087 I would love to see the property preserved as open space/park land, even if it
required higher taxes.
- 1092 One acre lots for homes only!
- 1093 Would prefer it to stay as is, but if it does get developed, it would be a good spot
for shops and restaurants.
- 1097 I would support green space or park facilities only.
- 1099 Leave it alone.
- 1106 Would like to see it stay green!
- 1107 Don't change its zoning; require it to be farm land.
- 1109 Leave it alone.
- 1111 While growth is inevitable, the charm of Brentwood is the feel of a small town in a
rural area, with shopping and restaurants nearby. It would be very sad to lose that
coexistence.
- 1113 Leave like it is.

- 1116 Much of the property is in the flood plain. If available, a senior housing
development similar to Morningside in Franklin could be done, leaving the flood
plain to make it nearly 1 acre per home, with possibility of another park area for
the city.
- 1118 Golf course?
- 1120 It doesn't bother us to drive out of Brentwood for more food or entertainment
choices. The Turner Farm should remain open space.
- 1121 Please preserve as farm (and working with U.T.AG.)
- 1122 An equestrian/passive use/running-cross country park similar to Steeplechase at
Edwin Warner Park. Also would love to see an athletic complex similar to
Birmingham's Crossplex to bring in tourist \$. Great concept!
- 1123 Consider leaving it open space when and only when traffic issues are solved!!
- 1126 Development will increase traffic problems!
- 1127 Part of the beauty of Brentwood, and we have lived here only four years, is the
rural feel created by areas like the Turner Farm while still having residential and
commercial amenities close by.
- 1128 I love Brentwood, and appreciate the efforts of keeping this city the desire of the
country. I would like to see a well-planned space for senior development. My
greatest concern is to improve the traffic flow during peak times.
- 1129 Brentwood needs smaller houses with land so that people can do gardening to
maintain good air quality. Please no industrialization.
- 1132 Dedicated exit from I-65.
- 1133 Please continue the Turner family initiative.
- 1138 The idea of a senior area there seems acceptable.
- 1140 Divide it with 5 acre lots or parks/piattas similar to European estate houses.
- 1141 Can be a park.
- 1143 Turner Farm needs to be developed for tax revenue for Brentwood net property
tax revenue. Do not need more housing to burden our school system.
- 1146 Senior housing qualities a la Florida's "The Villages" concept, or/and upper end
Deb Webb property.
- 1147 Would very much enjoy the continuation of the Tower Park trail system across or
under I-65 to be able to bike/walk downtown.
- 1148 It is one of the last open spaces that makes Brentwood unique. No support.
- 1149 Wonderful piece of property for mixed development!
- 1152 No reason to pay more taxes -- let the developers pay it.
- 1153 As much green space as possible should be preserved!
- 1155 Or have a non-profit group purchase the land, which the city could lease as a park
(less tax burden).
- 1157 If the city buys the Turner Farm, they should leave it as a farm/green space. We
do NOT need any more parks. We do need more green space!

- 1161 Perfect location for golf course community. High priced residences with high tax base for city of Brentwood.
- 1162 If it's completely residential, you have to consider the schools. Our schools are getting crowded as it is. Brentwood could definitely use more retail and restaurant options.
- 1163 Park land only.
- 1164 A Berry Farms on Westhaven layout would be a good option.
- 1170 It is a beautiful part of Brentwood. It could be developed residential, 1 acre lot minimum (not counting community property -- pools, green space, etc.) with a gas convenient store on northwest/southeast corners.
- 1171 The farm provides a great open space in the heart of Brentwood. Developing the area would completely change the character of the city. Allowing mixed use development in the area would mean Brentwood becomes just another suburb. I moved to Brentwood because it is unique.
- 1172 I think that the Turner Farm needs to stay an open area without houses or commercial buildings. It is one of the things that makes Brentwood unique and special.
- 1173 Need I-65 exit on north side of property connecting to Franklin. Put mixed use development next to I-65 corridor. Leave open between mixed use development and Franklin. Make mixed use very dense to support tax base.
- 1175 Leave it as a park. You could have walking and riding trails.
- 1179 Retirement/medical -- Heritage example.
- 1180 We need a new Brentwood post office somewhere about Franklin and Concord, or Concord and Wilson Pike.
- 1181 Brentwood is rural Nashville, and I would like to keep it that way.
- 1185 As the city of Brentwood grows, it's becoming more important to connect east with west to maintain our sense of belonging to one community. The Turner property is, I believe, our only realistic location for a pedestrian/bikeway/walkway that crosses, or in this case tunnels under, I-65.
- 1192 Please, please, please preserve the Turner property in its entirety. It is the centerpiece of all that is Brentwood. Do whatever it takes! Like all beautiful pieces of property, once you ruin it with development, IT'S GONE. Enough with the McMansions! It's not always about money. It's about what's right!
- 1193 Develop a new Brentwood High School location.
- 1199 Turner Farm provides a wonderful green space. Would hate to see all that change. It helps to keep Brentwood with the lovely green space that it has been known to have.
- 1206 New high school with new ball fields. Cluster housing. Parks/green space.
- 1208 Leave it alone. It needs to be a beautiful, open space. Do we as a city have to put a building or a house on every open acre? We're not Nashville - we don't need 20 more Walgreen's or nail salons.

- 1210 Perfect park location.
- 1213 Leave Turner Farm as is.
- Maintain equestrian nature of the property. Divide into smaller but still large properties and allow horse farms as in Lexington, KY. It would be nice to have a Brentwood city swimming pool where all kids could hang out in the summer. Open only to Brentwood residents for a fee.
- 1216
- 1221 Ideal site for a mixed use Westhaven-type community.
- 1224 Senior residential -- small, less than 60 units. We need no more parks.
- 1225 Leave as is -- preserve as historical used for equestrian purposes.
- Naturally we would love it to remain an open farm. If development is necessary, I think the smaller lots are fine -- all of these types of lots are going in on the east side of Williamson County Brentwood -- but it is impossible for people to afford the west side if you continue the 1 acre lot within development rule.
- 1226
- 1228 Allow business development!
- Brentwood has many areas with acre lots. Feel we could make better use of land.
- 1230 Like options of another mixed use to help with traffic in other areas.
- If you take away their ability to develop it, they need to be paid the lost opportunity cost.
- 1235
- 1237 Leave it alone -- we are growing too fast -- that space needs to go untouched!
- It's the Turners' property. They should make the decision as to whom they sell it to, and how it is to be developed.
- 1240
- I hope it doesn't change for a long time. The shops of Town Center are cluttered and hard to access -- government was preoccupied with paint colors of buildings, but not user-friendly business. I like to support local business, but we tend to frequent Cool Springs. Never had a speeding ticket, but do not like the Brentwood police hiding to ambush people. We don't need more retail; it brings in folks the police would aggressively ticket, giving us a bad name anyway.
- 1241
- Make a 55+ older retirement community for older people only, i.e. The Villages in Florida type of place for Brentwood.
- 1242
- 1247 I would propose keeping a minimum of 75% as green/recreational space.
- 1250 Do not touch it.
- I like the idea as a park area, especially if the barn near Franklin Rd could be kept and maintained. It has almost become a symbolic landmark of Brentwood.
- 1255
- 1257 Save the open land for future generations. Park, farm, or rural life museum.
- Keep as much beautiful open space as is -- it's part of the beauty of Brentwood. Do not destroy green land. It feeds our souls!
- 1258
- Keep the Turner property, if purchased, as it is today. No development other than parks.
- 1263

- Only 12(1) would be acceptable. Anything other than that destroys Brentwood.
The Turner Farm is a farm -- it is not a commercial development. We moved here
1268 for one house for one acre.
- 1273 Please do not develop this beautiful piece of property.
- 1275 Leave as is.
- 1277 A public golf course.
- 1281 Total support of raising property taxes to keep property in perfection.
- 1282 High end suburban gulch district -- Buckhead type.
- "Village" concept with clustered business/retail/town home development.
1286 Preserve open space with golf course and equestrian club.
- I feel Turner Farm would make a great park. It's such a beautiful piece of property,
1288 I would hate to see commercialized.
- Need open, undeveloped, green space to calm nerves during heavy traffic on
1289 Franklin Rd.
- New recreation area providing state of the art soccer fields, baseball and softball
1291 fields and football fields.
- I love the open space of Turner Farm. I would support its development as park
land and open space, but developing it into commercial or residential property, we
1294 would lose something that makes Brentwood unique!
- I believe that the Turner property should remain as green space in the event the
city would be able to purchase the land. Anything else would create more traffic
1297 issues on Concord and Franklin roads.
- We have minimal housing available/affordable for first-time homeowners. We
1299 need that for younger families wanting to move to our area.
- 1305 It needs to stay open space. I'd support a park, but not retail, office or residential.
- Other than the big park on Concord (by library), Brentwood doesn't have much
green space or trails (Deerwood, Granny White). Preserving at least some of the
Turner property (planting trees) would help Brentwood maintain attractiveness
and promote activity. At the same time, there needs to be other housing options
1307 besides 1 acre lots/single family residential.
- Internal' development (i.e. well off Franklin and Concord), while maintaining green
1310 space along Franklin and Concord.
- This is an opportunity to address the need for accessible housing for older
1311 residents who need to downsize and be close to amenities.
- I do not want to see any development on their land. Brentwood is getting crowded
1314 enough as is.
- Mixed use -- provide for traffic access. Services/business to support added
1315 residence/businesses with easier access flow of traffic to I-65.
- 1317 Need movie theater.
- 1319 No apartments or town homes!

- 1321 Bike paths, parks.
- 1324 I think it's very impudent and presumptuous to poll and entire citizenry on what should be done with one resident's personal property.
- 1326 Community garden; disc golf course.
- 1328 Turner Farm needs to become part of park system!!!
- 1330 Turn it into a park (equestrian included) for the residents of Brentwood to use -- hiking/biking trails, and horse trails/entertainment venues like in Crockett Park.
- 1332 Don't develop the Turner Farm!
- 1334 Open space is essential in developing the property. The development has to fit into the current landscape. Would love to leave it as is -- very picturesque! A park and/or open space.
- 1336 Keep it as is and no development. Turner don't need the money and we don't need the problems!
- 1337 Do not develop! Brentwood is already overpopulated.
- 1340 LEAVE IT ALONE!!!!!!!!!!
- 1341 Let's let the family decide what they wish to do with the property.
- 1342 Public park.
- 1343 Leave it alone.
- 1345 Prefer open space, park land, not sports. Prefer walking/biking trails.
- 1347 Keep this area as agricultural. We have lost this type of land to Kings Crossing, Princeton Hills, etc. This is what makes Brentwood -- Turner land as is.
- 1348 I would support Turner property for open space and park land, but never for residential of any form, and certainly not for office, restaurant and retail shops. We need our open spaces, and certainly do not need to create more traffic.
- 1349 KEEP IT AS IS!
- 1356 Connector to I-65 and Murray Lane.
- 1357 Must be developed as residential 1 acre lots. We have sufficient restaurants, office and retail shops in the area.
- 1361 Install solar panels that residents could buy or lease to buy to support their energy bills at home.
- 1363 I disagree with extending major commercial development to the Turner property. Very limited, community-based commercial development would be a positive if done well, and embedded inside the development with very large open space.
- 1364 I would support a senior adult community that is more affordable than the current senior community.
- 1366 Let quality development work with the city to maximize the property for all concerned: Turners, subsequent/acceptable (mixed) uses.

1369 I would say no to development. There is already going to be crazy traffic on Old Hickory and Concord thanks to the new developments in/near the Kroger and Chick-Fil-A construction. There is no proper road to handle all the new people this new development would bring.

1371 Would prefer it not be commercial. We are right across Franklin from it. That's why we moved from Franklin, because that's what happened, and traffic became a nightmare.

1372 Residential with 2+ acre lots.

1373 The Turner family should not be pressured to sell the property. It is very aesthetic as it stands now. Brentwood needs this open space.

1376 Mixed use makes sense. However, a significant portion should be focused on housing and services for seniors and healthcare, as that is a rising need for the future.

1377 Beautiful as is — would not support any other use except park.

1379 There is not enough family entertainment and restaurants in Brentwood.

1380 Brentwood is in serious need of quality housing in the 3500-4000 sq feet range for the many people who want to downsize.

1382 Equestrian park (i.e. Steeplechase).

1383 Park, walking trail, cycle trails, amphitheater.

1386 Shopping center, entertainment, cultural center, and restaurants.

1387 We would support preservation of it as open space, possibly bike/walking trails and equestrian facilities. But definitely not another park or sports field, etc.

1388 This green space with stately homes is a huge draw for Brentwood. We were attracted to Brentwood as soon as we saw this area.

1389 If Brentwood had the opportunity to buy the land, we would prefer that the land remain preserved as open space/park space.

1394 I think mixed use is best. Flood plain could be park or open space.

1395 If someone wants it preserved, they can foot the bill. That is NOT the city's job. City's job is to handle roads, fire, and police!!!

1402 Make it the new recreational facility, one that includes facilities for youth.

1403 Open space, or entertainment space. More activities for young adults.

1405 A riding ranch with horses for hire.

1409 I would hate to see that farm developed. It is a unique and important part of our city.

1410 If you are going to raise property taxes, then please buy the land on Wilson Pike that borders the biking trail and Twin Springs subdivision. This acreage is mostly in a flood plain.

1414 Please keep the open space. We have enough developments, which is lowering privately owned property values.

1417 Senior living/mixed use.

- 1419 Park.
- 1421 Leave it alone/park.
- Some park, some single family homes, higher density 3/4 acres, some condos, community center or clubhouse, some small restaurants planned into the community, breakfast and lunch, no liquor license.
- 1424
- Allow the property to be purchased by private development, and have strict rules and plans they have to meet. The city should not take on the purchase by increasing taxes -- limited benefit to the residents.
- 1425
- That is the only area with a large open space -- a breath of fresh air in an already busy city. It's the last place you can drive by and remember you're in Tennessee. It's part of what makes Brentwood different and desirable -- it's not overdeveloped.
- 1429 Let's keep it that way!
- Please don't develop anymore open space. The density of housing/people is already too great for Brentwood and its roads/housing.
- 1431
- Please do not develop!
- 1434
- A medical center.
- 1435
- The city's investment needs to be prudent; maybe a mix of city-owned and residential development.
- 1440
- Restaurants -- NO CHAINS. Music. Open spaces. Walking park.
- 1441
- Parks, etc. No commercial or residential!
- 1442
- If this property is to be purchased with our tax money, there needs to be a development that all of us can enjoy.
- 1448
- Support only if #12 options are taken.
- 1451
- Turn into park/open space.
- 1452
- I strongly believe it should be kept as open space. It looks beautiful, and is a beautiful sight in Brentwood. Once it is cut up, you can never get that beautiful open farm space back. Don't destroy it. Leave it as is. It is truly part of Brentwood's charm and beauty, and helps to keep Brentwood from being like every other town . . . chopped up, chewed up, and looking junky. Brentwood is beautiful; please keep it that way.
- 1453
- Nothing listed in question 12.
- 1455
- Would be a beautiful park. Development would overwhelm existing streets and neighborhoods.
- 1456
- (See scanned comment brentwood 1459).
- 1459
- Park, equestrian development. No housing; it will only make traffic worse.
- 1462
- None -- leave as farm.
- 1465
- I would want to keep it the way it is.
- 1468

- 1469 The farm is a very special part of Brentwood which sets our city apart from other cities. The blended rural farm and residential homes are very important. I think a farm, equestrian riding trails, could be acceptable. Something that keeps the open land, and does not create more traffic. A bunch of houses or stores are not special; they are like every other city. That is why this is on the survey, because it is important to Brentwood.
- 1470 Make it a working farm. Generate enough revenue to support the purchase.
Provide tax breaks, teach students in agriculture, horses, etc.
- 1475 I'm just sorry the city turned down Cal's offer several years ago. At first, the city was 'gung ho' -- then suddenly backed off. I'm convinced it was purely political. I know Cal Turner; he is an honest man and had the city's best interest at heart (even if he also was protecting his own investment). We ran him out of Brentwood to Franklin. Thank goodness he built another barn and is still willing to display Nativity mural tapestry. NOW the city wants to negotiate?
- 1476 Keep it as it is!
- 1478 Park -- walking, jogging, biking. Amphitheater. Preserve the property. Dog park, horseback riding.
- 1479 Leave as is!
- 1480 The proposed plan submitted by Turner years ago was for three self-contained mixed use developments.
- 1481 Mostly open space and park, with trails and picnic shelters. Small portion for horses and sports in the back by I-65.
- 1482 Do not develop. Keep as a 'farm'/open space.
- 1484 Brentwood was not meant to be Nashville; that's why people moved here. You will start getting a different type of property owner if you continue, and others will move out to get the space they came here for. Stop while you are ahead -- more homes, more office buildings = more traffic. Too much already.
- 1486 It is an iconic part of Brentwood, and should be kept in its current state.
- 1489 You had the opportunity do this this several years ago, and the council stood firmly against it. Your plan was to develop another area, creating terrible traffic problems and dense housing situations (e.g. Kroger shopping center). Why should we trust you to do a good job, and communicate effectively throughout the procedure this time?
- 1492 The farm should remain intact and not turned into another housing development. We need green space, and the farm is a beautiful visual asset to the community.
- 1497 Golf course resort/hotel (similar to a Hilton Head blend plantation).
- 1508 This property is a huge part of why we love Brentwood. It adds to the aesthetics of Brentwood, and should be preserved as it is.

- 1510 #12 left blank because I would prefer the property to not be developed. Leaders
must ensure it remains as currently used, or becomes a park.
- 1511 Leave it as is!
- 1514 Leave as is!
- 1515 The Turner development plan submitted 10 years or so ago was well conceived
and should have been approved.
- 1519 Turner property is too large and strategically located for the city to buy and use as
just open space, park land. Any plans should consider all uses.
- 1520 No change!
- 1521 Leave as is and raise our taxes if necessary -- well worth it. A walking park for
Brentwood (picnics, recreation, etc).
- 1522 Park, working farm and community gardens. Small shops.
- 1523 Botanical gardens.
- 1524 Keep it as open space for park land. It's very special. Keep the barn for Christmas.
- 1528 The Concord Rd exit has no retail services. The Old Hickory Blvd and Moore's
Lane exits put motorists (local and out-of-towners) in significant traffic areas. A
tastefully done gas station and restaurant -- without huge signage -- could provide
tax advantages.
- 1531 Developer should provide park space with lake as is being done on property of
southwest corner of Virginia Way and Granny White. Allow only one access onto
Franklin and onto Concord.
- 1533 If developed residential, only 1 acre lots.
- 1544 Leave it up to Turner family.
- 1545 Park, golf.
- 1546 I think it should be a public park, equestrian center, potentially botanical
garden/butterfly museum.
- 1551 We would not want to see any development on the Turner Farm. We would
support purchasing and preserving the property with a tax raise!
- 1557 We need to keep as it is.
- 1561 Leave as is.
- 1566 I think the city made a big mistake in not developing the Baptist Sunday School
building and former Murray lot.
- 1568 Let the Turners do what they want with it.
- 1569 A real downtown would ruin sustainability for the future of the city's financial
strength. Use the successful "New Town" smart growth examples around the
country, not some watered-down "Brentwood (huge buffs and low density)" model!

- 1570 Brentwood has been unique in the feeling of openness and space, and that can disappear in the stroke of a pen. We have sidewalks, apartments and condos -- just drive to Melrose and take a peak! Why repeat that scene? We have multi-storied buildings and 2nd Avenue -- that's the reason we want to live in Brentwood!
- 1571 Leave the Turner property alone. Without it, there would not be a beautiful Brentwood.
- 1573 Too close to highway for park.
- 1576 Absolutely no higher taxes to support this!!!
- 1578 Hire more qualified city planner. Get rid of oldies; get some young guys with new ideas.
- 1579 A school campus -- elementary, middle, and high.
- 1581 The land should be left alone as green space!
- 1582 I do not want it developed.
- 1584 Leave the property alone. We don't have to develop every inch of Brentwood.
- 1585 A dog park (easy to get to -- not like Crockett dog park, where you have to walk miles before you get to the dog area, and sometimes the gate is locked when you get there). It's useless!
- 1588 Keep as is.
- 1591 A Brentwood cemetery on a portion of the land.
- 1592 Open space/park.
- 1595 This is an opportunity to have a wonderful green park in the city -- an oasis much as Radner Lake is for Nashville. It would be something that could be enjoyed for generations to come. I would definitely support raising property taxes for this opportunity to have future generations enjoy the peacefulness of the area.
- 1596 Let Turner keep it.
- 1603 Parks, community garden -- Percy Warner Park style.
- 1604 Unless you address traffic issues first, there should be no additional development. Would rather see the land used as a park, recreational sites.
- 1610 No big box churches -- we have more than enough!
- 1612 Leave it as is!
- 1613 Placed in a land trust for use of Brentwood down the road. Not to be developed commercially. Raise taxes and/or raise funds to put in a land trust.
- 1615 Small single family homes, all on one level.
- 1619 English village-type concept that Turner had planned.
- 1620 No more condos or apartments!
- 1628 Preserve the land in a land trust, or convert to park with bike paths that connect it with residential neighborhoods and commercial center.

- Please do not raise Brentwood citizens' property taxes to provide parks, mixed use developments, rental units for people who live in Antioch, Smyrna, Mt. Juliet can come to use our facilities, schools, etc. The crime rate rises as people rush to take advantage of something they have never contributed to!!! Ride through River Park on a Saturday or Sunday afternoon. Eight of ten license plates are Davidson, not Williamson. Across the street at the library, most plates read Williamson, because they charge non-residents a fee (\$50) to use it! Check with Brentwood police on number of car break-ins and vandalism at this park. Coke machine had to be removed due to basketball players breaking it. Concord YMCA – car break-ins almost daily – not by Brentwood residents!
- 1629
- 1631 Must provide traffic improvements.
- They (Turner family) wanted to develop the area and leave the rest for green space, but the city said no. I would not blame them if they just keep it a farm within the city. The city would have gotten tons of money for taxes with development, but just have more places that pay no taxes on Concord Rd.
- 1640
- Growth is inevitable. Develop a master plan which includes roads capable of handling traffic in peak times.
- 1641
- 1644 No condo, townhouse, multi-residential use development!
- My comments involve what I perceive is trying to be accomplished: improving quality of life in Brentwood, relieving traffic congestion, planning for future growth. Promoting smaller lots, lower cost housing, apartments etc., will not only cause greater congestion, it will turn Brentwood into Franklin! Land and home values will decrease, as will the experience in our schools for our children. Preserve the Turner property!
- 1645
- I would like to see more opportunity for cottage homes that would allow critical care workers (nurses, teachers, police officers) have the ability to live in Brentwood at an affordable price.
- 1646
- This area is crucial to the 'feel' of Brentwood -- the barn, the horses, the beautiful green fields. Do not clutter it up! Even if made into a park, leave a huge amount as open land without anything on it fronting Franklin Rd.
- 1651
- 1652 Make it a park with supporting business/commercial.
- 1653 Public open space -- trails!
- Just NOT another neighborhood with huge houses and four car garages! Leave as a park with horses for hire, boarding, etc.
- 1656
- Prefer to see the space used as a similar setup to Crockett Park vs. residential. We need to be cautious about adding residential areas unless they are high end, and can help our education system continue to be at its highest. We need to prepare for growth in schools if we look to increase any residential options.
- 1658
- I prefer it to be open space/trails; that would be my first choice. But if it were to be developed, Westhaven is a good example.
- 1668

- 1670 It defines a way of life in Brentwood. The commercial development has already
challenged our resources and what Brentwood stands for. Leave it alone -- growth
at what cost!
- 1671 LEAVE IT ALONE!
- 1673 Would like to see much of that beautiful area as open park space. I would be very
supportive of a public golf course on that property!
- 1675 Please do not develop the Turner property!!
- 1677 Leave this property alone!
- 1679 Ask Turner family to donate all or part.
- 1681 Maintain the open space!
- 1682 Keep open dialog with the Turner family -- great Brentwood family! They should
be respected! It is embarrassing the way the Turners have been treated.
- 1687 I'm a firm supporter of property rights, but hope that a way is found to preserve
the site.
- 1688 Keep us green, green, green... Stop further development 'except' downtown
Brentwood, where it definitely needs cleaning up.
- 1692 We were supportive of the concept proposal that the Turners presented to the city
several years ago, and we believe the city missed a golden opportunity to have a
quality mixed use development which maximized green space. The last thing we
need is another large one acre subdivision that looks the same as every other
subdivision.
- 1693 Allow residential overall density <1 home per acre in part, while preserving half of
the property. Development near I-65.
- 1700 Don't do anything until you address traffic 20 years out!
- 1704 Leave as open space!
- 1705 City could purchase and leave as is -- open land without any development. Open
space -- NOT a park, walking trail, ball field or any development.
- 1706 Do not develop or make into park.
- 1711 My family, having lived in Brentwood for over 20 years, would be devastated if the
Turner Farm were to be developed.
- 1713 Family keep. City buy subject to impact on taxes (low). Open space, park, play,
sports fields.
- 1717 We are a residential community -- not a city.
- 1721 Not sure about option 3 -- a Westhaven type development may be too dense, but
there is a growing need for development of single family housing on smaller lots.
- 1722 More residences/patio homes along the line of Heritage. Many Brentwood
residents are now older/retired and hungry to downsize to a smaller home in a
quality development, without having to leave Brentwood.

- 1723 Survey does not indicate level of tax increase to preserve this property as an open space. So, supportive within reason. Would detract from allure of Brentwood to develop this property. We have so much surrounding land there is no reason for residential density. This property, next to interstate, would certainly become commercialized mess eventually if developed.
- 1725 Open space or park land would be best. This survey leads with how to address traffic as a major concern. If Turner Farm is converted to either/or/both residential or mixed use, Franklin Rd will become a parking lot to be avoided at all costs during morning/evening rush hour.
- 1727 Leave alone.
- 1729 Do not support development on Turner property!
- 1736 I would rather see if continue as it is. However, I know eventually it will have to change. I would like to see it become a large community park/center similar to Franklin's Turner Farms. It is too precious to have it turn into big houses and copies of everything else on Franklin Rd. Too much of today's and yesterday's treasures disappear in the name of progress.
- 1740 Our family really hopes that (first), the Turner family would continue to own the property as is. Secondly, we would support the city buying it to preserve it as is, or green space if the Turners decided to sell it. It would be a shame to lose what is a beautiful piece of open green space and a 'signature' piece of Brentwood. For growth, would rather see land on east side by Nolensville annexed and developed, like Tuscany Hills area, Sunset Rd, Split Log areas, etc.
- 1741 Should donate to city with funds for maintenance in perpetuity.
- 1743 Traffic congestion at peak travel times on Franklin Rd. Route traffic to Concord or a new route.
- 1744 Buy land for #13 without raising taxes.
- 1748 Do not develop.
- 1758 Why would you want to change Brentwood? It's perfect.
- 1763 This would be a great place to create a large city park similar to Shelby Farms in Memphis.
- 1764 As a property owner located near Turner property, we feel they have the right to sell and/or develop just as previous property owners in the area have been able to do.
- 1765 Future site of Brentwood High School.
- 1766 Senior living homes, affordable housing for independent seniors, currently Brentwood residents.
- 1767 Do not do anything but keep it open green space.
- 1770 Do not develop, keep as is.
- 1771 It is a beautiful, peaceful sight in an area that is in danger of becoming overdeveloped. I would only support developing it as open space and/or a park.

- 1772 Love it! Leave the Turners alone.
- 1773 A lot of the Turner property is in flood zone, so residential would be limited. It would be nice if it were a park, or had ball fields, etc, walking trails.
- 1776 I liked the last plan presented to the board. It was a perfect mixed use of property.
- 1781 Go to residential, at least one home per acre.
- 1782 As it is presently.
- 1783 I think a good use of the property would be to convert it to park land with an amphitheater for live entertainment. I don't think it should be another residential subdivision.
- 1784 Bike trails connect Granny White to River Park. "Lake Brentwood"
- 1792 No development whatsoever.
- 1797 Please just keep it green . . . (as in grass and fields). Love the new barn.
- 1798 We would support open space and park lane in #13 above.
- 1804 Density is the issue for the Turner Farm. The last plan had way more density than our city streets could support, even with an additional I-65 interchange.
- 1809 I think it should ideally be used as a campus for Brentwood High School (top school in the state!) with an adjacent park/green space.
- 1811 A development like Westhaven would be nice.
- 1812 Would like to maintain the open space for perpetuity.
- 1814 Explore the possibility of an equestrian park/facility.
- 1816 A senior/adult community such as Lake Providence, but not as dense; make open space and outdoor facilities. Public golf course.
- 1818 It is the most beautiful property in Brentwood, and should not be ruined by becoming 'just another neighborhood' in Brentwood. It should either be used as a park or golf course, or upscale estate lots with minimum lots of at least one acre or more.
- 1819 New Brentwood High School with mixed use development. Make new residential area at old high school site.
- 1823 Brentwood Municipal Golf Course and equestrian center.
- 1824 Mixed use open areas, park, walk/bike trails, residential -- no more churches on US 31/Concord Rd.
- 1825 Do not want to see used for commercial use.
- 1827 I think we should not approach them at all. If they want to sell, let them, and then we can look to put restrictions on the building of the property afterwards.
- 1828 Build condominiums for seniors. Provide more housing options for seniors.
- 1832 I like the openness of it as the connection it has with how Brentwood originally looked. I'm not opposed to being developed, but I'd like it to preserve some of the openness as view, and not just in interior spaces of a subdivision.

- 1837 There is already too much traffic and congestion on Concord at I-65 due to the school. Adding more homes and cars to that area would create a nightmare. It's the reason we left southern California.
- 1839 Some commercial development makes sense with large areas off Franklin Rd remaining park or farm. Push development to the interstate and create buffer.
- 1840 One house on five acres for equestrian small farms, all flood area green space.
- 1842 Keep the open space.
- 1845 I love the property as a farm, but understand that someday it will be developed. Please no more condos or apartments.
- 1849 Would prefer that it not ever be developed, and always remain as an equestrian area. Perhaps an equestrian park that could host local shows and events to preserve the history of the land. It is way too beautiful and a signature scene of Brentwood to ever be developed!
- 1851 We have more green space now than any other city our size. The Turner property should be developed so that the city gets tax benefits from residential and/or commercial developments.
- 1854 One level cottage-style homes (not assisted living) for baby boomers. Cottage homes in Ashton Park in Franklin is a great example. Smaller homes on smaller lots.
- 1859 A shame to clutter such a beautiful vista.
- 1861 Public golf course.
- 1863 I love this land and driving by it is so peaceful! I would support a school campus in this area. Perhaps a new elementary school (public) to account for overflowing at LES, or a new high school. Great room for fields/parking/etc., and great central location.
- 1866 Use above preference 12(3) with a careful strategy to encourage commerce that could draw tax revenue from other areas and out of state.
- 1867 Have Turner family donate land to the city.
- 1869 Would not want to see this property developed; it's too beautiful as is.
- 1870 Never ever change that area.
- 1871 I prefer the idea of property being privately owned and operated. Property taxes going up "here" to pay for something "there" have a tendency to get out of hand.
- 1879 We need our open spaces! Don't sell out! We have enough ugly strips malls in Brentwood!
- 1885 It belongs to Turner. They should have right to do with as they please.
- 1886 This land is a treasure and is integral to Brentwood's identity. Maintaining its beauty is very important. Any development contrary to that aim is strongly discouraged.
- 1890 Leave it alone! It's pretty, and not every inch of land in Brentwood needs to be developed.

- 1891 Much of it is flood plain -- would prefer trails and parks in this area.
Would love to see a mixed use, various residential options and retail, and office.
- 1894 Keeping it unchanged from its current use would be fine too.
- 1899 Leave it as beautiful as it is.
- 1900 Leave as is. Fabulous green space. Or equestrian facility for major events.
- 1905 Brentwood needs more open spaces and parks, and less development like the Tapestry, which will create undue traffic, crowd our overcrowded schools, and looks tacky.
- 1912 No building on Turner Farm!! This farm is the beauty of Brentwood and keeps us so unique!
- 1914 The Turner property is largely why people say Brentwood is beautiful. They should be left alone to keep the property as they wish.
- 1915 City does not need to buy property. We have enough open space and parks. We do not need to raise taxes to buy property. We just bought the 300+ acres for the Smith Park.
- 1925 Must fix the off ramp from I-65 first!!! The back-up traffic onto I-65 is horrible. Nothing major like offices should be placed on the Turner property. The space should enhance the city and its residences. Offices only serve those that come and go from work, and cause congestion on roads and restaurants.
- 1927 Would love to have it stay as it is now. Second choice would be open space and park land.
- 1931 Open fields are very, very appealing to our Brentwood. If residential add-ons are approved, HIDE THEM to avoid the boring neighborhood "look".
- 1932 Residential one acre or larger homes. No commercial.
- 1933 Leave it be!
- 1935 Strongly support maintaining as open space and park land. Walking trails, etc.
- 1936 No development. It should be preserved as park land only!
- 1937 Would like to see it kept as open space, park area.
- 1938 Only if it is left how it is. I do not support any development of that corner. I love the green rolling hills on the property. It would be a waste to develop it.
- 1939 Leave the property alone. It's the only refreshing area to drive past and enjoy the view.
- 1941 The Turner Farm is a beautiful and vast open space. We are being rapidly closed in by population increase. It's beautiful just as it is. If I wanted tall buildings and more places to shop, I would move to the city!
- 1943 I am sure there will come a day when this property is developed in some way. It will be a very sad day. However it is developed, I hope that lots of thought will go into how it will affect traffic, utilities and schools. Our over-capacity schools can only take so much before they begin to suffer.

- This comment is for #8 as well. What you allowed to happen in the Kroger area is an absolute travesty!!! The traffic will be terrible in a place where it is already bad. For allowing this, you should be ashamed. Growth at any cost is foolish. You are destroying Brentwood. Do not allow this to happen to the Turner Farm area as well. Do not allow this to happen anywhere else.
- 1946
- 1948 Leave it alone.
- Mixed use of the type recently proposed for the development at Franklin Rd and Maryland Way, allowing for high rise parking as well.
- 1952
- Green spaces should be preserved and the beauty of the spot, no matter how developed.
- 1954
- Because the Turner property is a flood plain and close to I-65, it isn't prime property for a residential development. It is more suited for a mixed use development that could also serve as a beautiful gateway to our city.
- 1955
- It would be so sad to lose what little green space is left in our community. I hope the Turners never sell. If the city were able to buy it, I would be very skeptical that our leaders would keep it green. My fears are based on the way the Tapestry was pushed through, along with the development of the office building on Granny White, the proposed multi-purpose development in the most congested area of town, and now the demolition of the Executive Center! Traffic on OHB traveling east is terrible from 4:35 on (and Maryland Way). I think developer \$ are reshaping our community in a negative, irreparable way. How does the song go?
- 1960 "Pave paradise to put up a parking lot."
- 1962 I really would like to see a park if it was purchased by the city.
- 1965 Leave alone.
- Large community center, event center or park with water features, child friendly activities.
- 1970
- 1975 Leave it alone!
- 1977 Keep some open/green space in any development.
- We bought in Brentwood hoping this property would never be redeveloped. It is close to my home; I pass by it daily enjoy it the way it is.
- 1979
- Because I am moving out of state after 17 years of living in Brentwood, I will refrain from comments here.
- 1981
- Plans must be made for the future widening of Franklin Rd. Any development must first ensure that land is condemned first to ensure the widening of Franklin Rd to eight lanes plus turn lanes and corner turns. Plans should be made now and implementation begun for the widening of Concord to eight lanes from Franklin Road to Nolensville Rd. Another cross street is urgently needed! I would not support any future development that does not first ensure drastic widening of this corridor first.
- 1987

- Park land (no ball fields) for picnics, i.e. Warner Park. Activity park like Harlandale Farm. Horse park -- keep the stables and fields. Wolf Trap type venue, outdoor theater.
- 1990
- 1991 We would love to see the Turner Farm preserved exactly as is!
- The Turner Farm is the jewel of Brentwood. I hope our city will do all it can to preserve this space by creating a land trust, or developing as park. Do not develop into commercial or residential. Don't sell our soul.
- 1994
- 1995 Strictly homes with one acre average use.
- 1996 Ask the Turners.
- It's such a beautiful property. A park or preserve area would be so much nicer than developments. No renters!
- 1997
- I could not support this fully until knowing the exact plans for this property, and how it would further impact traffic.
- 1999
- 2001 Preserve it. Keep the horses and green space.
- 2006 Mass transit hub for Williamson Co. commuters.
- Very much appreciate the beauty and open space of the Turner property --
- 2009 MAINTAIN!
- 2011 Would like to see basketball courts in parks.
- Do not develop. Beautiful as is. Do not develop. Nativity wonderful Christmas expectation. Do not develop.
- 2013
- Mixed feelings about the property. Traffic around that area is getting bad with Franklin Rd and Concord getting backed up. I can't imagine more development with residential.
- 2015
- No more neighborhoods of big houses! I also feel we have plenty of parks already. Please see #25.
- 2019
- Huge physical fitness center with walking trails, indoor and outdoor swimming pools and an indoor track. A center that includes the pool and exercise equipment. Plant trees and landscape to develop property as it once was. Restrict admission, free, to taxpaying Brentwood residents only.
- 2021
- First of all, the farm is beautiful and should not be touched by the city. Secondly, I'm already upset because I live in the 37027 zip code and may be rezoned to the new Nolensville High School which I highly oppose. My main issue is overcrowding of schools.
- 2026
- 2033 Leave open and green.
- 2034 Ostrich sanctuary.
- Please keep it green, and don't change it in a way that would add to traffic or school crowding. Brentwood becomes more like one giant development project every year. Residents love the agrarian, uncrowded rural feel that Brentwood has long boasted. Too much development destroys the town's character and makes it just another 'burb.
- 2035
- 2038 Turner property should stay undeveloped.

- 2039 Golf course.
- 2044 Leave as is -- open space -- no development.
- 2045 I hope it is not developed.
- 2046 If Turner Farm could have more affordable homes (similar to Westhaven) with lots of open space for farming or neighborhood gardens, place for kids to play and sidewalks! But no retail space as it's right down Franklin Rd.
- 2053 As residents of McGavock Farms, we would like for this property to be park or open space, or very limited residential. It does seem odd to be asking about what's private property, unless the Turners specifically ok'd these questions.
- 2054 The farm could stay agricultural and be used to train young people to farm.
- 2055 Cal Turner donates to city.
- 2056 Keep the horses! Make it an equestrian center open to the public.
- 2057 Would love to see it retained as "Center of Brentwood" as opposed to what is naturally thought of, which is commercial areas.
- 2059 Open farm, equestrian, park.
- 2060 Part of the reason our homes hold their value is the one+ acre lots we have in Brentwood. It makes Brentwood desirable. Want this for Turner's property.
- 2061 My concern is flooding if the property is developed. Little Harpeth River flows to the west, and Turner property is on the east side.
- 2064 Allowing more residential space will create a significant traffic issue for current residents and BHS. We need to preserve as a park or green space. We do not know the detrimental effects the Tapestry will have on Brentwood.
- 2066 If this area is purchased as park land, a lake type facility would be nice.
- 2067 Traffic is my concern.
- 2070 Current zoning regulations should apply here as it has with every other situation!
- 2071 If the city were able to purchase the Turner land for a city park, the city should consider giving Granny White park to BHS/BMS so they could have more space for new buildings or more playing fields. The money used to maintain Granny White could then go towards maintenance of the Turner property.
- 2072 I like the idea of keeping the Turner Farm a farm.
- 2077 Golf course -- public, not private. Horse training, riding park. Old West town?
- 2078 Reconsider Mr. Turner's presentation in the past.
- 2081 It is a beautiful distinct part of Brentwood. I would support it being bought as a public park. Hopefully the Turners would gift a large portion so as not to overburden taxpayers.
- 2085 No development. City should purchase property as open space and park land only, even if taxes rise.
- 2086 Nice recreational facility for the families in Brentwood.

2087 Would love to see Cal put into some type of protected open space that does not allow for the land to ever be developed. It is a historic natural scenic area that is a beautiful draw for Brentwood. The development of this farm would destroy the culture of Brentwood. Turning it into a park similar to Warner Park would be the best option.

2089 Just don't add another giant church with a giant parking lot and no economic benefit.

2090 Development of affordable senior housing.

2091 Mixed use without residential, and relocation of city offices to this area.

2092 As soon as Cal Turner Sr.'s funeral is over, Cal Jr. will be selling that property, so it won't be long. Make it the biggest park in Brentwood to include the equestrian facilities, and also house the history of TN and Brentwood. Get a few WWII vets.

2093 Unless the road system is substantially improved, putting multi-use will only add to the current traffic problems in that area.

2094 A combination of #1 from question 12, along with purchase/preservation for open space would be ideal.

2096 The Turner property is a unique and gorgeous part of Brentwood. Our preference would be that it remain as is.

2097 If possible, this land should remain undeveloped.

2098 The city of Franklin has done an excellent job with the Harlinsdale property. I would like to see Brentwood do the same with the Turner property. Walking trails and riding trails would be great.

2102 Fix Concord Rd/I-65 interchange first!

2103 It would be tragic if the city failed to gain ownership of this land. For the immediate future, fully maintain and make no changes.

2104 Leave it alone, and let the Turner family keep it in their estate. If ever developed, the entire heart of Brentwood's character would be destroyed.

2106 I love green space for Turner Farm, and would like to see it remain as is.

2110 Could be a mixed use development with some used as park space, but also a cultural center for Brentwood with art center, live theater, movie theater, restaurants with extensive outdoor seating, space for live concerts or outdoor plays.

2112 No more churches!

2113 It is beautiful the way it is. Maybe use building for functions, but preserve as much as possible.

- 2115 It is not likely the Turner Farm will be ripe for development during the time period of the 2020 plan. The plan should designate that area as 'future large scale development.' Then the plan should set out the policies that would guide its change, including the arrangement of uses, open space, flooding, drainage, transportation, utilities, and other considerations. We should not obviate the possibility of rail transit using the railroad line from Franklin to Nashville, which could make feasible a concentration of mixed uses in the center of the property, and open space and low density on the edges and flood plain. Another interstate interchange could be oriented to this area away from old Smyrna Rd. No interchange should be shown on the plan, since such designation would be premature.
- 2117 Please do not develop this land, ever. It is such a beautiful space which we enjoy each time we pass by. We are absolutely opposed to the development of the Turner property, and would prefer to preserve its existing state.
- 2118 Very opposed!!!
- 2119 Golf course, soccer fields, including lacrosse.
- 2120 I would like for the property to become an equestrian center with option to lease horses, expand the current operation, purchased and preserved by the city of Brentwood.
- 2122 I like it like it is.
- 2123 Golf course community.
- 2125 Build an elementary school with park space like Crockett.
- 2130 Best scenario: 50% open land and parks, 50% 1 acre residential homes.
- 2131 I believe we have plenty of open space/parks, etc., so not in favor of not developing Turner. Do think combo of residential, commercial, real estate, planned community is the way to go!
- 2132 It is their property. They have the right to develop and provide proposal to the city. Brentwood has no business telling them how to develop, unless city holds referendum to purchase and reflects new property tax rate.
- 2136 Please do not develop the property!
- 2138 Add more cows and horses, and a large barn or two that could double as a public venue and add to the ambiance. Hide the parking. City would care for cows and horses, and keep grass and fences maintained. Nothing else needed, no retail, no business, no residential. I will pay the taxes!
- 2139 The Turners should be able to develop this land as they wish. The city could work with them for land for a park, and everyone will have all the benefits.
- 2142 The land is beautiful. The horses are beautiful and there is no other undisturbed land in Brentwood. Brentwood is a highly desirable area -- this is an example of what makes the community so beautiful.

- 2145 I would hope the Turner family donates their property to the Tennessee Land Trust. Brentwood's infrastructure would not support any of the development suggested in question 12. Furthermore, a large part of the Turner Farm is in a flood plain.
- 2146 Open space with park. Would like to see a fine arts center or public use building for large meetings, fundraisers, indoor concerts, etc. Perfect location -- easy access with close proximity to I-65, Concord, and Franklin Rd.
- 2148 It's his property and he should be able to develop it as he wishes within the existing zoning for the property, or the above types of residential.
- 2150 I would rather see it used like Crockett. Great park with trails and multi sports use. No retail, no shopping, no housing.
- 2152 Keep this space green! We owe it to our children. Many years ago, wise people set aside the Warner Park system in Nashville -- we should have similar foresight!
- 2153 Five acre lots would be best.
- 2155 Preserve as park land and for athletic development! Examples: new swimming pool, Olympic sized; basketball courts, track, volleyball, running and bike paths to connect with existing bikeways!
- 2159 This property is a beautiful treasure that should never be developed.
- 2160 You messed up very badly when you didn't purchase and develop this property. This was your chance for a "Bavarian Village" in Brentwood. What a terrible mistake you made!
- 2161 Leave it as it is.
- 2163 Would love to continue to see an equestrian center on this property. I feel that it takes me away from the hustle of town and reminds me why I love Brentwood.
- 2164 Please make it the best athletic grounds in Middle Tennessee. Please put in a series of baseball, softball, football, and soccer fields. While we're at it, add a massive sports complex building in the middle for storm safety, basketball, hockey, and indoor sports training!
- 2165 I really like it the way it exists today.
- 2167 That is a special piece of land. I don't have the answer of how to develop it, or if it should even be developed vs. keeping it as park land or open space. This land demands special attention.
- 2172 This tract should be developed privately, with increased density and intense use. This is Brentwood's best location for housing types and commercial uses not currently offered in the city. The only suitable public action is entitlement; public purchase should not be allowed.
- 2176 You should leave the Turner Farm alone.
- 2178 Some low-level town center is okay and needed. But keep the open space and allow the cattle and horses to stay; they are the charm and culture we love.

- I would support raising taxes to make this a beautiful park, open spaces with walking trails, etc., so that all residents could enjoy. Great central location. If Brentwood keeps adding subdivisions and residents, we will need another park.
- 2179 We don't need more houses adding to the traffic in that area.
- 2185 Totally opposed of this land being turned into housing or commercial property!
- 2186 No residential. Open space, park, golf course (160 acres only).
- Depends on actual cost. It includes a flood plain, so development should be limited to higher ground. Keep Brentwood's character -- residential with one acre lots. We can drive to shopping.
- 2189 Traffic would be a nightmare. Neighborhoods are already turning into raceways. Keep Brentwood safe!
- 2191 We would like to keep it as is, but add a simple bikeway through the property and over I-65 so residents west of I-65 can get access to the library and parks safely on bikes. Also, residents east of I-65 can come to Town Center.
- 2193 New Brentwood High School.
- 2196 We have plenty of parks, walking areas and, most of all, plenty of taxes!
- 2197 Sell as a farm! There are people in this area who would pay top \$ to have that. A country club type of area could also be supported financially by our residents. Also, our schools desperately need land because we are very overcrowded. It would be a great place to put in a new high school (BHS) and let the middle school expand on that land, or vice versa.
- 2203 Without improvements in traffic, would not support any further development.
- 2205 Encirclement of retail shops/commercial around a park quadrangle.
- 2208 I think it's a great piece of property. If used for a town square, I would be in favor; but if not, leave it alone.
- 2211 A park with a community center/museum? And outdoor sports field.
- 2214 One story empty nester type of homes on 1/4 to 1/3 acre lots, but not a retirement community, so people under age 55 can live there.
- 2216 A couple high end restaurants!
- 2219 The Turner Farm presents a unique opportunity for Brentwood to develop a mixed use project that is walkable and will have the second largest park in the city due to the flood plain. I hope the city commission will have the backbone to stand up for what is best for the city, rather than the minority that's anti-development.
- 2220 Why do you have a positive pressure sewer system at the bottom of Smithson Lane? I wasn't aware that water/sewer department could engineer such a system until I moved here. Think you might fix that?
- 2221 Recreational use with limited modifications would be my preference. It's beautiful!
- 2232 Don't mess with it until necessary.
- 2235

- 2237 I think this should only be discussed and/or addressed when/IF the property is available.
- 2238 No housing/mixed use, etc. It should remain open space.
- 2240 Soccer complex for regional tournaments.
- 2244 What about the Primm house and property on Moore's Lane?
- 2246 This is the last location to create a livable, walkable community, with commercial and residential options. It would also allow the primary exit to Brentwood off Old Hickory. No more park at this site!
- 2248 Question #12: No office density equivalent to Maryland Farms area.
- 2249 Single family homes. No commercial, no condos/apartments.
- 2250 It is the only part of Brentwood that is peaceful and beautiful. It would kill me to see it developed at all. I've had horses and green pastures, and it is the most valuable piece of land in Brentwood to the soul of the community. Please never develop!
- 2253 Any future purchase of the Turner property by the city should be budgeted against current tax base/structure, which is already significant.
- 2254 Open space and park land only.
- 2259 Would like it to remain as is. Definitely opposed to be being commercial.
- 2260 We support city purchasing for park land.
- 2272 I think idea 2 under [question] 12, along with a park and bike trails, would work.
- 2278 More like Palm Beach, or the Naples area in Florida. High end shopping and residential.
- 2283 City needs to keep it open space. It is #1 positive factor for city today. It makes Brentwood unique!
- 2284 Preserve it.
- 2290 Would much prefer it becomes Brentwood's 'Central Park' or 'Hyde Park'. Biking, walking, running trails, ponds, picnic and recreation areas, plus classy concessions of various kinds. See London's Hyde Park as inspiration.
- 2291 If the land cannot be preserved as open space, a higher end weekend resort-type destination could be an option. We would envision much of the land preserved for activities (i.e. horseback riding, hiking), and gardens, where the gardens could be used to support resort fine dining experiences. (Example: Blackberry Farm, TN; Middleton Inn, SC)
- 2293 Efforts should be made to preserve farm land within Brentwood.
- 2294 Leave it alone!
- 2295 Do not turn that into a residential area. I like that parts of Brentwood feel like the country!
- 2298 No more tax-free churches with big black parking lots!

- 2300 I enjoy the open space the farm provides, and would like to see it preserved to some extent. It provides such a nice break to housing and concrete, and it would be a huge mistake to develop all of it or any use.
- 2302 A senior living community like Morningside in Franklin. Haury and Smith should develop it.
- 2305 No development! The streets are already crowded!
- 2309 The green space of the Turner Farm is a historic landmark in the community. I would hate to see it used for anything other than its current usage.
- 2310 It's a beautiful property that needs to remain unchanged. If the Turner Farm were to be sold to the city of Brentwood, it should be preserved as a nature area with minimal additional construction.
- 2311 Keep it open if possible.
- 2317 It is a beautiful piece of property, and once it is gone, it's too late. Preserve it for people to have one spot around here that isn't commercialized.
- 2319 Large lot 1 acre/house sites, and park on flood plain.
- 2321 Put the new high school there with extra school lanes. Use existing BHS property to increase BMS.
- 2323 I would like to see some senior one story upscale housing.
- 2330 Leave it alone.
- 2331 No more housing please. Traffic is already bad. Plus, it would create more stress on local schools and could affect property values in nearby neighborhoods.
- 2333 I feel opposed because adding residential would increase overcrowding in schools, which is already a problem.
- 2334 Please do not develop Turner Farm.
- 2342 Use existing homes as meeting places (commercial as well as citizen-type meetings), and keep open space as park land, walking trails, etc.
- 2351 Having multiple connecting roads from Turner Concord to Franklin is needed to help traffic!
- 2352 The Turner Farm as it is now is very important to the integrity of Brentwood. We are already losing so much of our beloved green space.
- 2353 Could be used as a new hub for residential community town center with large open/park sapce, new amphitheater, agriculture/equestrian uses as already in place honoring the history of the land and owners. Could have a transit center for buses, trains, etc. to surrounding areas.
- 2354 Not lined up with large estate homes -- a beautiful setback. One acre lots with option for smaller homes on smaller lots in one area.
- 2358 The Turner Farm area is well maintained and is not a distraction to the Brentwood area. Actually, I think the openness (open fields) has some added benefit to Franklin Rd.

- 2359 All existing land and structures are part of the charm of a city like Brentwood.
2360 Stop, slow down the growth and keep the integrity of the city!
2363 Taxes are high enough.
2365 Cemetary.
2365 Leave undeveloped.
- 2366 Do not add housing. It is far too built up here already. The only thing I would support is what is there today.
2367 Brentwood needs more condos or apartments for single families and the elderly.
2376 Leave it alone as long as possible!
2381 Open to retail development and housing themed around heritage of Brentwood.
- 2382 Develop area 'downsizing' for residents of Brentwood ready to move to smaller homes with less acreage, but still wish to live here, as suggested in #15.
- 2383 Keep out commercial greedy developers like "Streets of Brentwood" plus moronic residential like "Tapestry".
2385 Amusement park, Bible park, water park, tourist farm.
- 2387 Keep the present zoning or OSRD. Let the city buy the land. Then rezone and sell the park facing the RR and interstate. Keep the front -- Franklin Rd -- as a park.
2389 Do not want it developed.
2392 I hope they don't sell it.
2393 12(1) and 13(3) only.
- 2394 If the Turner property is developed without extensive permanent open space along Franklin and Concord, Brentwood will lose what sets it apart from other areas.
- 2396 The traffic in the early mornings during the school year is horrible right there. I cannot get out of Princeton Hills and go north due to BMS members getting into the turning lane at the Brentwood Market. Any new development would have to carefully plan traffic flow on Franklin Rd.
- 2398 Green space, walking trails, one section of the property dedicated to small artisan shops, a few small eateries, sort of like Bryant Park in NYC.
- 2402 Preserve the farm view along the roads. Let development at rear of property, away from Franklin Rd.
2403 Develop a senior living center: independent, assisted, in-house treatment.
2405 Mixed use putting revenue into city coffers and paying for public space.
2407 We have enough open space and parks. Develop the Turner Farm!
- 2411 Encourage private parties to continue as is, without development, city cost, or tax increase.
2414 Public golf course, city owned.
2425 Do not develop.
2426 Leave it alone. It's a beautiful area that should be preserved.

- 2427 Leave the property as is. To do otherwise would be detrimental to the beauty of Brentwood!
- 2428 Prefer the least density, most preservation option available.
- 2432 Please make every effort to buy this land along Franklin Rd if it becomes available! It would be terrible to see this be developed! It is the jewel of Brentwood!
- 2433 Raise our taxes and develop only as a park and green space. We do not need commercial development, condos and apartments in 37027.
- 2434 Keep the feel of open space/farm land with small residential developments in the middle, away from Franklin Rd. Or, something like Ellington Agricultural would be great. Maybe relocating the city offices there from Maryland Farms and General George Patton. Keep the barns!
- 2437 C-4 zoning is bad for Brentwood and tears down the very reason people love living here -- little to no apartments and town homes. All that brings is more traffic and congestion. There is plenty of money in the city of Brentwood to support updated developments without cramming people/residences into our shopping areas.
- 2441 It's beautiful. It's part of Brentwood. It should be preserved for future generations.
- 2443 Don't develop it at all. It's part of the beauty of Brentwood.
- 2445 Residential (one acre lot) or park scenic use only.
- 2446 If a possibility of development is available, I believe a community for 55+ of 2/3 bedroom, 2 car garages and 2-2 1/2 bath cottages, including a small manmade lake and 9-hole golf course would enhance the area, and produce additional income and recognition of Brentwood (no apartment complexes).
- 2448 I would be clear with any developers that they would be required to pay a large community impact fee. Our infrastructure is stressed to the max now. We need to address traffic flow on all corridors before we add cars!
- 2449 To create a true central downtown core with associated park space that would buffer existing adjacent residential developments, that would facilitate alternate residential lifestyles, draw/raise opportunities for retail, restaurants, entertainment. Traffic would/could be accommodated by expansion/modification of I-65 corridor, primarily perimeter roads, and options for mass transit that would not infringe upon existing residential developments.
- 2452 Keep it as similar to Kentucky Horse Park in Lexington, KY. Convert to public park with walking and bike trails.
- 2456 I am most in favor of using that space for park/open space.
- 2457 It would be ideal for a cultural center like the Huntington Museum and Gardens near Pasadena, CA. It would merit grants to assist with costs. It could be designed to preserve the aura of the green space.

- 2458 Parks, nature trails, equestrian park.
- 2466 Brentwood needs a catch and release fishing lake!
- 2470 Should include a golf course.
- 2473 Please maintain as green space.
- 2474 Public golf course, and small retail to support the cost.
- 2475 Would not support residential development. Would support open space, park without raising taxes.
- 2481 Hard to create open space after an area is developed, so need to obtain first option for purchasing property if the sense of a 'green oasis' in the midst of an ever expanding urban area is to be preserved for the benefit of the entire community and surrounding communities.
- 2483 Large 5+ acre lots.
- 2487 The services provided here per dollar taxed I find satisfactory (and I detest taxes), so I would strongly support keeping Turner Farm an open space for public use.
- 2491 The Turner Farm seems like a logical location for mixed use development, or extending the Town Center concept, but I would be very concerned about an increase in residential development that would produce more traffic. So, I would be opposed to increasing the residential density.
- 2493 Athletic park with soccer fields and baseball diamonds similar to the soccer park in Murfreesboro or Drakes Park in Hendersonville.
- 2494 Keep it as open space and park only. NO DEVELOPMENT!
- 2496 One of the prettiest open areas in Brentwood. Would much rather see it used as open public space, park with walking and running trails, rather than developed.
- 2499 Leave as is!
- 2501 It would be a shame to lose the green space!
- 2505 Bike trails/walking paths to connect the north side of Brentwood to the Brentwood Library/Crockett Park trails.
- 2510 We love the open space of the farm property. We would keep it as is or as park land.
- 2511 (See scanned comment brentwood 2511). See sheet -- I have seen this in Birmingham, MI and other areas. Also Carmel, IN -- very progressive city planners that have won much praise and awards.
- 2514 Do NOT develop this property. EVER.
- 2520 I believe it is very important to keep open space/park land in the Brentwood area to 1) avoid traffic congestion and 2) maintain beauty.
- 2522 It should only be allowed to be sold in 15-20 acre tracts.
- 2525 I would prefer we preserve the Turner property. No development!
- 2529 Preserve small town atmosphere.
- 2531 We really love the Turner Farm -- we are not in favor of it being developed!

2534 Brentwood is home to many Baby Boomers who have raised their families and now need small, very nice, alternative housing to the 1 acre home. Allowing for a residential lifetime in Brentwood needs to also allow for elderly housing in town -- in walking distance to grocery stores, etc.

2536 As in my addendum, some twenty or more semis or tractor-trailers come down Wilson Pike Circle daily; most turn into Turner property. There are "No truck" signs at both ends of Wilson Pike Circle, a street of seven homes, a very narrow street. The law should be enforced for no trucks!

2540 New high school and middle school.

2548 Do not develop this for residential or commercial. That farm is largely the image of Brentwood for many. It is a classy look of a town that has not given in to 'money making' development schemes.

2554 The Turner Farm is one of the hallmark areas that Brentwood residents have cherished due to the beauty of the natural area it encompasses. Development into residential or commercial use would decrease the attractiveness and value of homes here in the Brentwood area. It would impact quality of life in Brentwood.

2555 Bigger is not better. Preserve green space.

2558 Develop it per current regulations without burdening the taxpayers. Development should account for increase in traffic and school needs.

2562 We would like to see residential development with 5 acre lots or more and possibly include equestrian facilities. The Brentwood/Franklin Rd area our home for 60+ years.

2564 Don't destroy it; leave as is. The Turner family understands this. More retail shops is crazy; there are ample places to buy from.

2565 Music venue.

2567 Develop the area so it has a trendy outdoor feel (like 3rd Stret Promenade, Santa Monica), trendy restaurants, music, a great place to hang out in the evenings in Brentwood, instead of going downtown.

2568 Soccer fields, horse-riding lessons, community swimming pool.

2574 Residential one acre lots only -- absolutely no retail or condos.

2577 Would love to see a park with walking, running trails, bike trails.

2578 LAND TRUST OF TENNESSEE.

2583 Walking trails, picnic areas, outdoor concerts. No ball parks. Quaint small shops. Al fresco dining -- no chain restaurants.

2592 Make it the new hub of Brentwood: small shops, gathering spaces, large center. Brentwood has always needed a core. This is our chance; old time Mayberry on modern. Please take the opportunity.

2593 Leave as farm or residential one acre lots.

- 2598 The Turner Farm should remain open space and park land. There is no reason to
develop remaining green space into subdivisions or other types of development.
- 2599 Buy for park all that can be paid for at current city tax.
- 2602 Leave it as green space -- my children need to see the sky, earth and stars. That
area is about the only 'uncluttered' area in Brentwood.
- 2603 Think city should have taken Mr. Turner up on his development offer years ago.
- 2605 Do not disturb the Turner property!
- 2607 I think some should be developed to pay for some to be a park. Put BHS there.
- 2614 Do not increase property taxes. Taxpayers should incur no expense.
- 2615 One of the most important concerns of the city. Presents a serious congestion
problem for the future.
- 2638 To have a development where there were many 'green spaces' within, bike trails
and walking trails, connecting to walkways on either Franklin Rd and Concord,
where some of the traffic would be off these roads, exit from 65 directly to 'Turner'
area.
- 2640 A new exit to I-65 would be needed to develop property.
- 2646 Preserve as #13.
- 2647 Would it be possible for the city of offer a bus that could make the rounds in
Maryland Farms and other commercial areas to carry office workers to and from
lunch?
- 2648 Quit wasting money on Concord Rd. Did not help traffic problems by widening
from two lanes to three. Should have at least been five lanes. Now wasting money
on Concord to widen it to Nolensville Rd -- still will not help. Work with the state
of Tennessee on taking care of this major traffic problem.
- 2649 In regards to the Turner property, I want to make it clear that IF it becomes part
of Brentwood, careful consideration should be made before ANY development is
done. Once that land is developed, it is gone FOREVER! The farm land that has
been part of Brentwood for years hardly exists anymore. How many Targets and
Starbucks do we need? The last thing I want to see while exiting the interstate at
Concord is a 50-foot tall McDonalds sign. As residents of Brentwood, it is our
obligation to ensure good leadership is voted into our city offices. Now it is your
obligation to see to it that Brentwood remains a pre-eminent city to reside in.
- 2650 Lots of open space needs to be maintained.
- 2651 The Turner property is an oasis in our quiet, highly desirable city. It is a big
reason for the success of our city. In some ways, it is like Central Park in NYC.
Development in any way would create multiple problems, except for developers et
al who would reap big profits.

- 2654 We'd be crazy not to grab that big hunk of land for open green space, if the price was right. Good for historical park and/or driving range.
- 2656 Preserve the Turner Farm river way as a pedestrian/bike path to connect Brentwood's park system of walkways.
- 2658 I would want the city to do everything possible to allow this area to remain like it is now. The Turner property is one of the main things that makes Brentwood a special place.
- 2661 Senior housing, including continuous living retirement community.
- 2663 As much open space as possible!
- 2664 This land, just like Percy Warner Park in Nashville, should forever be saved. We are fast losing the beauty that has attracted so many people.
- 2669 Walking and biking trails, picnic areas, public park.
- 2670 Would support mixed use east by railroad -- both lines -- even a possible I-65 exit near where Wilson Pike Circle ends, but not a thoroughfare next to residential. Would like park land along Concord Rd and Franklin Rd -- NO commercial. It is important to keep Brentwood [a] residential community.
- 2673 I feel the property should remain under the management of the family, and handled any way they choose. After all, it is private property.
- 2677 This is a perfect site for mixed use planned community. Put commercial by the RR tracks, and move towards Franklin Rd with mixed residential and retail.
- 2679 The Turner property, along with all areas between Franklin Rd, I-65, and Town Center should be included as mixed use, developing including all the uses above.
- 2681 Great opportunity to build transitional living for ages 60-80 adult community.
- 2683 (See scanned comment brentwood 2683).
- 2687 Any property tax increase should be put to a vote.
- 2690 The Turner Farm is beautiful, but it is unfair to hold a family hostage to a city and its residents just because they like the open space. If Brentwood insists on doing that, they should pay the Turners fair market price for the land and buy it. Don't expect them to pay taxes and maintain it.
- 2691 Development of this property (as with any othe property) should be approved only AFTER fixing massive traffic problems.
- 2692 I loved the concept that the Turner family developed about ten years ago. Would love to see that, or something like it, particularly the proposed central area.
- 2697 Because of traffic congestion at I-65 S and Concord, due diligence is a major consideration in any development of said property.
- 2698 College campus branch.
- 2699 Keep most of property as open space along boundaries with Franklin and Concord roads.

- 2704 To make it affordable, you would probably have to develop some of it and preserve some of it. That would control the density and help to maintain the pastoral appearance of the property.
- 2705 Great opportunity for parks/bike trails with some single family homes.
- 2706 Leave it as is.
- 2710 Would like to see use of land to connect existing bike trails and walkways from River Park/YMCA to Granny White Park, as well as bike/pedestrian access to Kroger shopping center, etc.
- 2711 This is Mr. Turner's property and he has the right to do whatever he decides. He made an offer a few years ago, but was turned down. At this point, it's none of our business!
- 2712 Think we have enough parks/open space, so I would not want city to buy it, but still use current zoning and density laws if developed.
- 2714 Option 3 above could be combined with housing for seniors or smaller homes. Makes a good combination for those who need less space, and don't want to drive for services.
- 2716 This property is the crown jewel of Brentwood. Keep it as open space -- the way it is. Once it's developed, there's no going back. It makes our city unique and beautiful.
- 2718 Expansion of Brentwood Country Club!
- 2719 Of course, I would love to see the property stay as it is, but I don't think the taxpayers should foot the bill for developing it as open space or park, should the Turners decide to sell. Surely there are other options.
- 2722 New school campus.
- 2727 I think the overcrowding of Scales, Lipscomb, etc., should be addressed before we develop any more property. Confused as to why this is not being addressed in the survey!
- 2728 Mixed retail with lots of green space. Families can walk to stores, restaurants, and play at a unique park. Maybe outdoor theater.
- 2734 As is!
- 2735 How about leaving it alone! The 2020 plan also wanted to connect neighborhoods; we love all the speeding THAT created!
- 2736 Use as an airport.
- 2739 Remain in its natural state for the enjoyment of all.
- 2740 Three acre lots instead of one acre.
- 2741 Ideal location for new interstate interchange with mixed use including residential, retail, office.
- 2745 Feel strongly it needs to be kept a green/recreational area. Few, if any, actual buildings.
- 2746 To purchase and preserve all the Turner property would be great. Would be most happy to paying more taxes.

- 2753 The vast expanse of open land in the heart of Brentwood is a very unique element of the city. It would be a shame to just fill it up with housing developments just like every other city.
- 2755 Luxury retail/mixed use.
- 2760 Church.
- 2762 Leave it alone.
- 2765 Please do not develop the Turner Farm property!
- 2766 As long as it is not developed with apartments/condos, I am open to it. High density housing would ROB this city of its feel and saturate the school system.
- 2767 Do not want it to change.
- 2771 The Turner family should be free to develop their property as they wish!
- 2772 Parks. Place to pay to still ride horses, do outdoor activities.
- 2773 I think the city should buy the Turner property and make it a city park. There should be nothing along Concord or Franklin Rd except for entrance and exits. Activities should be put in the central areas, not visible from the roads.
- 2775 Front of the property (in front of Little Harpeth) needs to stay unchanged as iconic Brentwood, along with horse farm unchanged. Possible developments behind this area, out of sight.
- 2778 1. Park, connecting trails to Tower Park (tunnel under I-65), or 2. new BHS campus.
- 2780 Mr. Turner, please don't sell!
- 2181 As a longtime resident of this area and Nashville native, please preserve as much of this beautiful land as possible. It's part of our heritage, particularly our rich equestrian heritage. The other farms are gone (Brass Lantern, Kings, etc.), and (selfishly) I love riding through Natchez Bend, which leases this land. Let's not forget where we come from! Don't make this a faceless suburb like so many around Atlanta.
- 2782 Sell some bonds, buy property, sell some of the property to developers, buy back bonds, manage property. No need to raise taxes.
- 2783 Leave as is.
- 2786 Keep it as a park or equestrian center, historic site, maintain the barns and beautiful homes on the property. Do not develop. There is enough retail and residential surrounding the area. Could make a small amphitheater or outdoor concert venue to support community festivals and promote the music industry so popular in Nashville.
- 2787 Small one-story homes for seniors.
- 2789 Keep Turner property as undeveloped as possible.
- 2791 Possibly use it for a new BHS since there is no room to build on the existing property while the old building is in use.
- 2795 Park land and new public school.

- 2797 Wonderful and distinctive part of Brentwood. Strongly support keeping as open space.
- 2798 Leave as is.
- 2799 Brentwood 'Central Park'.
- 2804 Love the open space.
- 2805 Preserve the perimeter along Concord and Franklin as green space, developing interior acreage with outdoor shopping center -- speciality shops with apartments above. Create a feel similar to downtown Franklin.
- 2806 In my opinion, too many residential developments are already underway in Brentwood. This land should be preserved as open space and/or park land.
- 2807 Turner Farm is Brentwood; it is one of the things that makes our city beautiful. It should never be built on.
- 2808 The Turner Farm is NOT the place for commercial.
- 2814 Housing for empty nesters -- smaller lots, one to 1 1/2 story homes, perhaps attached (see #2, question 12).
- 2816 Cart before the horse.
- 2818 This city does not need another giant park. We have Crockett and Smith Parks. At most, I would preserve the equestrian area of the Turner property. By preserving the equestrian area, it will provide vistas. As far as the remaining property, we do not need to become Cool Springs or Nashville. I would like to see a 55+ community, single story homes on minimum of 1/3 acre, walking trails with trees. Perhaps some garden condos, 50 at most. Perhaps small to medium size upscale shopping center with upscale restaurants.
- 2823 The Turner family has proposed several uses of the property in the past. The city has blocked each of these proposals. One proposal was for a senior living center, which was blocked by city commission. A center was proposed by an outside firm which was granted. Let the Turner family determine how they would like to use their property.
- 2825 Do not develop the Turner Farm!
- 2828 Some communities are integrating local farming to support the local people. I have seen master planned communities that include the farms for resident consumption. Perhaps an expanded plan could be employed here for local consumption. The plans generally include paying a farmer to provide services and the property is publically owned.
- 2834 The only support my husband and I have for the Turner property development would be for a park. I hope in my lifetime to see only open land there.
- 2835 No future building or development until the flow of traffic is greatly improved! I cannot made a left hand turn onto Franklin Rd from my street without risk of being hit by another car. My safety is in jeopardy both coming and going to my home now!!!

- 2837 I am concerned about the flood plain being preserved adequately, and how development will not be allowed to impact running stream.
- 2839 Need options to bike from existing neighborhoods to downtown. Build city-run public golf course. Areas for more youth activities. Do NOT build more residential areas to add to already overcrowded streets.
- 2840 The look of the land should be maintained, but I am not willing to have my taxes raised for a park.
- 2844 Leave the Turner Farm alone!!!!
- 2849 Prime green space -- would not develop!
- 2850 First, ensure that the family understands how grateful the residents are for leaving it open and beautiful. Raise taxes, buy it and keep it like it is.
- 2851 Town concept similar to Westhaven, but with much less density. Convenient necessary shopping in walking distance to homes. Independent senior housing. See Ion in South Carolina. Four-plex condos with green space.
- 2853 Most of the Turner Farm is in a flood zone. How can you consider building residential or commercial property?
- 2855 Would like to see this as farm land, not shopping, subdivision, etc.
- 2856 We need affordable housing choices in Brentwood below \$450,000 in areas where can walk to restaurants, theater, shops, etc.
- 2864 Like a Westhaven (classy).
- 2865 Add some park-like area to #3 choice in #12 Turner property above.
- 2866 Acre lot only, or parks. Do not build any housing less than an acre per lot. No credit for common area; no commercial.
- 2867 A new high school/middle school campus.
- 2868 Approximately 10 years ago, the Turners had plans drawn up by New York architects plans for building on their land. It was a fantastic plan; stores, homes and more. It was not approved by the planning commission. It was a big disappointment for my husband and I. We're living at the Heritage retirement community and it's extremely expensive. We'd rather live in a smaller home of our own.
- 2869 Keeping it as natural as it is. Possible 5 acre lots for residents.
- 2871 Permanent open space -- park for gathering, music events.
- 2873 Would like a Westhaven type development!
- 2879 I think Mr. Cal Turner will make his own decisions on how he wants to proceed with his land. I know it is the focal point of Brentwood, but maybe there are more important issues at hand than this property. The Parks Department is not manned or equipped to handle more park area.
- 2882 Depending on amount of property tax increase, would support city purchasing and preserving all of Turner property as open and park space.
- 2885 New Town Center will government offices and unique shopping, and restaurants and entertainment facilities.

- 2889 It is his property. He came up with a good proposal and it was not approved. He had a good idea -- you all did not like it. The city cannot afford the upkeep on that property. Use his original idea or leave it alone!
- 2891 I do not want another Westhaven in Brentwood. We do not like 'city' living. We moved here from NYC. We love suburbia. Let's keep Brentwood suburban.
- 2893 We would support only if the entire property were to remain open space. It is difficult to try and make a left onto Franklin Rd during peak traffic times. Creating any more traffic congestion is NOT a good thing for the city.
- 2895 No city involvement! The city does not need to buy any more property! Manage the city.
- 2899 I hope it does not change.
- 2900 The leaders of the city of Franklin had enough good judgment and foresight to preserve Harlinsdale for the citizens of Franklin. Surely Brentwood leaders are able to see the need of preserving the Turner Farm for future generations of Brentwood residents. We have plenty of mini mansions, subdivisions, etc. We do not have enough open space. Do not fail to preserve the Turner property.
- 2902 No development. There is a finite amount of land, and covering every acre so someone may make money is wrong, and damages the future of Brentwood.
- 2904 Before the expense of the recent purchase of 300 acres on southern most boundary within one mile of another 200+ acre park, why not see if the same money would have answered question 13? If the city proposes to state interchange then decisions on #12 would need to come first.
- 2905 They should be encouraged to develop property maximizing green space (parks, bike and horse trails) and clustered housing (likd Windstone), mixed commercial and entertainment. Commercial office building only adjacent to I-65.
- 2908 The development of the present Turner Farm is a good idea. However, I suggest a review of the development of Maryland Farms. It was successful, and was once owned by a family who, like the Turners, enjoyed their horses. Could today be the same model?
- 2909 The only acceptable use for that property other than preserving it exactly as it is would be to build a new BHS campus with acceptable facilities (athletic, arts, and academics). BMS could be moved to the high school building, and a new elementary school could open in the current BMS building.
- 2911 I would support a commercial component for this space to cover the cost, and make 60% increased residential homes >\$500,000 (but not >1.5 million).
- 2913 Move slowly, and require development of ENTIRE infrastructure before construction of homes.
- 2919 I would only support residential growth with at least one acre lots. This is a beautiful property, and is important to the community to keep it beautiful and a showplace for the city.

- 2923 I think the plan brought forth ten years ago by Cal Turner Jr. was great, just ahead of its time. In hindsight, had that gone forward, we would be ahead of the curve, not behind it. New I-65 exit mandatory.
- 2925 Maybe preserve some of the property, but there is a strong need and desire for smaller lots, so we don't have to move out of the city when we want a smaller lot! I love the way our police force is so attentive and responsible! Great job!
- 2931 If the Turner family has not indicated any current plans to develop anything on the property, why is this on the survey?
- 2933 Stop letting developers destroy Brentwood's relaxed scenic environment. I would gladly pay higher property taxes to preserve Turner property as open/park/undeveloped land. WE ARE NOT COOL SPRINGS.
- 2935 Overdevelopment lowers my property value to make profit for developers.
Keep open space as much as possible.
- 2936 I think Mr. Turner should keep it as is, or do whatever he chooses under city ordinance codes. I like the open space and enjoy the Christmas scene on the roof. If Mr. Turner wants to develop it to include residential, office, restaurants and retail shops, I feel it should be approved or other options he has. There is a lot of land and he keeps it very well.
- 2938 NEW BRENTWOOD HIGH SCHOOL!!!! Wealthiest city and county in TN.
Worst school facility in the county! Landlocked. No traffic flow on the property.
No room for athletics/band on the grounds.
- 2941 A true equestrian center for shows and competitions.
- 2945 No development -- it should remain an open space and park land. It adds so much beauty to the city!
- 2948 Please no churches -- too many. Leave our open spaces alone.
- 2949 This would not be Brentwood without the Turner Farm.
- 2953 I believe LEAVING THE FARM ALONE is most important to the Brentwood community. Its beauty and peacefulness add so much to the fast-paced lives we all lead. Our quality of life is better with a place that is not shopping, housing or a small park. PLEASE! Leave this wonderful part of our community ALONE!
- 2957 LEAVE IT ALONE.
- 2964 Good location for municipal golf course (160 acres).
- 2966 You cannot replace green grass and old trees. We need to hold onto our open spaces. Once you've seen one million dollar house, you've seen them all after awhile.
- 2968 Unfortunately development will happen. Gradually all the farms and open spaces have been allowed to be developed. This property will be too. The 'growth and progress' that seems necessary have taken away the very feel, look and energy that brought me to Brentwood 30 years ago. Too much growth and development. Too many people and cars.

- 2972 Regarding question 12: Yes to #3 only if a grocery store is included, i.e. Westhaven concept.
- 2976 Tough call -- it's their land. Land trust swap?
- 2978 I support only one acre residential development of the Turner property, or better yet, open space and park land. We are struggling with an infrastructure that cannot handle current development (schools and roads are overcrowded and will be even with the new Nolensville High School in two years).
- 2980 The northern section of Turner Farm (Murray Lane) is ideal to create base for pedestrian/restricted traffic bridge. This would provide access from BHS to sports complex and Brentwood Library, lightening the load on Concord at I-65. It would be safe alternative for those using facilities of ISC and Library.
- 2981 Not developing Turner Farm.
- 2982 One acre/home density is best. Large commercial space would threaten viability of existing downtown area just north.
- 2985 Most of this property is in a flood area. Perfect for expansion of BHS, and use the flood area for athletic fields, connect Murray Lane to Concord and get the school traffic off main roads.
- 2987 Preserve it. Don't build on it!
- 2995 I would be most disappointed in city governance if they proceeded with idea #13 if that preceeded the city purchasing the Brentwood Dolphin Club and establishing that as a city park with pool and tennis.
- 2996 None of the options in #12 above. Residential low density may be ok, but less density than one home per acre.
- 2998 1. Err on the side of keeping as much open as possible. 2. Keep commercial density confined to existing areas and improve these rather than expanding commercial to the Turner property.
- 3010 Why!!? Park/equestrian only!!
- 3012 Develop a Brentwood downtown area designed to look like downtown Franklin. Can easily be done!
- 3019 Would love for it to never be developed.
- 3020 Brentwood needs to maintain green space and not allow the development of every patch of grass in the city. We have lost our country feel that made Brentwood a peaceful place to live.
- 3022 Love to see a community park with outdoor amphitheater.
- 3024 Possibility of preserving some of the land for city park (passive?) and some for residential development on large lots (3 to 5 acres). Please no more developments like Annandale -- URBAN BLIGHT!
- 3028 An open park.
- 3031 I would not support more housing developments in this area. A park would be the only development I would recommend.

- 3040 That area signifies Brentwood, so don't screw it up to make certain developers happy by bringing in revenue stream to the city. Residential is the only option to preserve its beauty. No markets/stores are needed.
- 3043 Keep it green.
- 3046 Supportive of park/sports complex; property large enough to break up some development, some open space. Not supportive of tax increase for a farm, but park is okay.
- 3049 The Turner family will make the initial decision by whom they sell the property to. They have that right. They have been generous to Brentwood; they should be appreciated.
- 3052 We have a large concern with increasing housing in the area, specifically on Turner Farm. Local schools cannot support increased student load without major changes. Traffic in this area is terrible, and adding additional housing and business will only make it worse. Please deal with these issues proactively before adding to them.
- 3055 We need active retirement homes such as Del Ray community in Mt. Juliet. Smaller lot homes, single level options of 3600-4000 sq foot homes.
- 3056 Use traditional zoning and allow Turner to sell if he abides by one acre/house.
- 3059 Horse park, equestrian use, Saddle Up charity. Available for public school cross country runners. Host state cross country meets like Steeplechase (Percy Warner) has done for years. Leave it open.
- 3060 No less than one acre lots. Very little commercial. Keep it open with the open/farm appeal. Many Brentwood residents would love to have the option to purchase part of the land.
- 3062 Would like it to remain as farm/horse use property. Not developed for more residential.
- 3065 The Turner land is so large and has such an impact. It should stay undeveloped, as a park. It adds more value to the area that way.
- 3067 I believe Brentwood needs a senior housing area. 9,400 folks turn 65 every day, and the fastest growing part of Williamson Co. is older population. Many love Brentwood but want smaller (2000-3000) homes in the \$400-\$500K area. Do not want the 1 acre of land, but wish to stay in Brentwood. We need to accommodate them as they built the city. Please check census data as it will confirm.
- 3074 (See scanned comment brentwood 3074).
- 3077 I hope the Turner property stays intact as it is. It adds an ambiance to the city which visitors appreciate and remember.
- 3078 Beautiful area -- do not develop! Keep as park/open space.
- 3079 Like a Westhaven community. All inclusive.
- 3082 No changes to the property!

- 3083 I love the green space -- would prefer to keep it park/entertainment/outdoor shopping/destination. No more homes, schools too crowded.
- 3084 While I have been a resident of Brentwood for 28 years, I thoroughly enjoy and appreciate the beauty of the Turner Farm. I also recognize the value of the property to the family. I support development of parts of the property if done in a manner consistent with the standards set forth in other city developments.
- 3090 55 and over community such as Del Webb.
- 3091 Please not another church.
- 3093 Did the Turner family approve this survey? If not, we have no right to make plans for their personal, private property!
- 3095 Never bought into Town Center concept for other areas, but if chance to start over with a concept from ground up, this area would offer lots of possibilities. We have lots of nice parks and I am tired of them. If this land is developed, it needs to be taxable to support city.
- 3096 Public equestrian park, agricultural park (petting zoo of farm animals), educational.
- 3097 Property needs to be developed with the 'big picture' kept in mind as to where we want to take Brentwood.
- 3098 I oppose development of the farm. Should it happen, individual stores should be limited to 8,000 sq feet. 70% of green space should remain. Specific development plans should be put to vote by all Brentwood citizens.
- 3102 Leave it as an equestrian center. It is in our heritage to have horses in Brentwood.
- 3105 Empty nester homes, 2500 sq feet or less. So many people who want a smaller home on smaller lots don't need huge homes anymore. Landscaping could make it fit into area. We need this in Brentwood, please.
- 3106 It's so nice to have open/green space. Our ecosystem requires it for wildlife, water cycle, etc.
- 3108 Opposed to further home development. Leave as open park area for public.
- 3109 Hopefully, it could be sold to another family and left as is! If the city does buy the property, please no more banks, and put in charming buildings like Franklin. So far, everything new looks cold and unwelcoming.
- 3116 The Turner Farm is one of the few things/places that make Brentwood 'Brentwood' and not Green Hills, etc.
- 3118 Turner Farm is what makes Brentwood special to us. We do not want to ever see it developed for either residential or commercial use.
- 3119 Leave it the way it is.
- 3121 I would support residential development if it is affordable.
- 3122 Affordable senior housing. Major priority is maintaining open space with park setting. Have at least half open space.

- 3123 Brentwood HS is landlocked and the daily traffic is a nightmare for residents and people who have to get to that area. Look at how delayed emergency vehicles are. Either move Granny White Park to Turner land, and allow additional access roads, parking and building expansion to GWP, or rebuild BHS at the end of Franklin Rd with facilities (especially parking and thoroughfare that supports the growing population in this area).
- 3124 I really hope it doesn't get developed. It's refreshing to have open land. Brentwood is becoming overcrowded.
- 3125 Golf course.
- 3126 High end lifestyle center with three story restaurants, with residential homes and condos/apartments. Must maintain open space within green areas -- not a cement lake. Add park to it. Must remain high end!!! Be attractive.
- 3130 Isn't most of it in a flood plain?
- 3132 If available, the city should purchase and preserve all portions as open/park.
- 3133 Park area, community garden like Columbus, OH. Create bike lanes connecting ML Farms with library/rec center to alleviate car traffic. Horseback riding (see Shelby Farms in Memphis).
- 3134 A Westhaven type community.
- 3135 I strongly would like to see the Turner property remain as is!
- 3136 Property is way too pretty to be developed!
- 3138 Do not rezone Turner Farm.
- 3140 Brentwood is special as is. Green space sets our community apart from all others. Our city cannot have too much green space. Study Libertyville, IL, for strategic purchases of green space.
- 3143 I would expect city leadership to address traffic impact prior to approving any such development.
- 3149 I don't think Franklin Rd and Concord can handle the amount of increased traffic the development of the Turner Farm would bring.
- 3154 Keep it as a farm. We don't need any more BIG developments in our city -- too many people, too many cars!
- 3159 Do not support combination of retail and residential. We need more restaurants and retail shops, but should not have condos or zero lot residential in combination. That will add to traffic issues.
- 3161 I think it would be in Brentwood's best interest to keep the Turner property as a park-like setting with walking paths and bike paths where families can walk, picnic, jog, etc. It would be a nice juxtaposition to the hodgepodge of different architectural styles that have, I think, detracted from the beauty of our city. We could even have a town center with a City Hall to the back of the Turner property.

- We would it to stay how it is. If that is not possible, how about making it a horse-riding place for the public, or a public park. We would hate the character of the area changed. Brentwood is a bedroom community -- a haven where no others exist. We are different; we are special; let's stay that way.
- 3162
- 3163 Championship golf course with parks.
- Beautiful land and open space that makes our community so sought after. Pave paradise to put up a parking lot, building, shop, etc.? Why! We don't need it.
- 3170 Preserve the land!!!
- Open space and park land with hike/bike trails in the middle of Brentwood would be awesome for current and future generations (just like Radner Lake is).
- 3172
- 3173 Do not develop the Turner Farm!
- 3175 Preserve it as open space with unpaved trails. No bikes.
- 3176 Leave it alone!
- 3177 Leave as open or outdoor activity space.
- 3179 Library, school, park, sports field.
- Mr. Turner purchased this property knowing the city's zoning for this specific piece of property. No reason to change our city's zoning for one resident unless you allow it for every resident in Brentwood! 90% of our land is residential only and shall remain this way. It is what differentiates us from other cities in greater Nashville area!
- 3180
- 3181 No apartments.
- 3184 Keep as an equestrian park.
- Use of green space only. Preserve the beauty of Brentwood. Do not continue to destroy it with condos, apartments, retail. There's too much already.
- 3187
- If we have to have commercial development on the property, keep the open space on Franklin Rd and make development deep into property by I-65.
- 3188
- I will support whatever is good/best for the city, but I personally like the way the Turner Farm is now! I think it really adds to the beauty of the city.
- 3189
- 3190 Don't want to see it developed!
- Need to preserve a majority of the property with parks and open space as possible. Mixed use is a good option.
- 3194
- I oppose any development of this property. It is the most beautiful part of Brentwood. To put another neighborhood or shopping here would be a tragedy, and make traffic even worse.
- 3199
- 3200 (See scanned comment brentwood 3200).
- Most is in flood plain which limits use. We need space for BMS and BHS. Develop plan for expansion of these schools in this area. What a better use for the children!
- 3202

- 3205 Want condo/town homes for current single family homeowners that want to downsize and stay in Brentwood. Will allow families to purchase existing single family homes and increase city's tax base.
- 3206 1. Leave it alone. 2. Develop it with trees and let it be Radner-like. A play to enjoy nature. No pavement. No wheels. Plant trees. How about natural! Leave it alone! 3. Develop a sense of humor, not this property. 4. Get another degree, but get your mind off this place.
- 3208 I feel it should stay strictly residential.
- 3209 I think it's presumptuous to talk about developing someone's property when you don't own it, especially after the way the Turners were treated when they spent their own money to come up with a plan.
- 3210 Would love the idea of a park with walking/jogging trails, soccer fields, etc. Would prefer only one acre lot minimum if developed for housing.
- 3212 Mr. Turner attempted to change the property to mixed use several years ago and was denied. I believed then and now it would be an asset to the area.
- 3213 Keep it green -- park space and connect with walking and biking trails to River Park, etc.
- 3215 Housing for Boomers who want less square footage and smaller lot on single level without being in a retirement community. Do not need more large houses with large sq footage. Think single story, energy efficiency, accessible floor plans.
- 3216 It is private property. Leave them alone to sell.
- 3219 Leave the space as is.
- 3220 Schools are overcrowded, roads are congested; I do not believe any development needs to occur, but if it must the homes should be on minimum one acre lots. We moved to Brentwood because of that, and mixed use development is ruining the 'family' feel that we moved here for eight years ago.
- 3221 Could plant gardens for school educational purposes. Farm-like, with farm animals. Trails -- landscaping with sitting areas. The Turner Farm is very scenic!
- 3223 This is such a beautiful farm -- I cannot imagine it turned into a suburbia Mecca! Very much opposed to modifying this.
- 3228 The Turner family could donate the land to the Land Trust of TN and receive significant tax deductions. State park preserving the natural space.

Q15. "Other" Responses to Question "New zoning standards could be created that would allow different types of neighborhood development that could include higher housing densities and/or mixed uses. Please circle the number to the right of each potential action that best represents your level of support."

IN CERTAIN AREAS

1/2 ACRE LOTS
1 ACRE
1 ACRE
1 ACRE HOMES
1 ACRE LOT, KEEP
1 ACRE LOTS
1 ACRE LOTS
1 ACRE LOTS
1 ACRE LOTS ONLY
1 ACRE LOTS.NO OPEN SPACE CALC
1+ACRE LOTS
1 ACRE PER HOUSE
1 ACRE PER HOUSE. NO CONDOS
1 ACRE RESIDENCE
1 ACRE SHOULD REMAIN
1 ACRE STANDARD
1 HOME PER ACRE
1 HOME PER ACRE
1 HOME PER ACRE
1 HOME PER ACRE
1 HOUSE 1 ACRE
1 HOUSE/1 ACRE
1 HOUSE ACRE
1 HOUSE PER ACRE
1 HOUSE PER ACRE
1 HOUSE PER ACRE
1 HOUSE PER ACRE
1 HOUSE PER ACRE
1 HOUSE PER ACRE
1 HOUSE PER ACRE
1 RESIDENCE ON ACRES
2 HOMES PER ACRE
2 HOMES PER ACRE
2 HOMES PER ACRE
2000-3000 SF CONDOS FOR SENIOR
55 AND OLDER COMMUNITY
ALL ABOVE
ALL OF IT
ALL OF THE ABOVE
ALLOW 55+ COMMUNITIES
ALLOW CONDOS
ALLOW DEVELOPER FLEXIBILITY
ALLOW HIGH END CONDOS
ALLOW SENIOR HOUSING
ALLOW TURNER TO DEVELOP
ANY OTHER PROPOSAL
APARTMENTS
APARTMENTS
APARTMENTS
APARTMENTS
APT-CONDO LIMITED ACCESS
AREA FOR SENIORS/SINGLES
ASSISTED LIVING&SENIOR HOUSING
BIG LOTS+BIG HOUSES=BRENTWOOD
BRENTWOOD REMAIN EXCLUSIVE
BUTLARGEAREASOFOPENCOMMONSPACE
C IN CERTAIN AREAS
CHANGE TO 1 HOUSE/2 ACRES
CLUSTER HOMES
COMMERCIAL DEVELOPMENT ONLY
COMMERCIAL ONLY
CONDOS
CONDOS ABOVE COMMERCIAL

CONDOS FOR LONGTIME AGING PPLS
CONDOS IN HISTORIC FRANKLIN
CONDOS IN RESTRICTED AREAS
CONDOS W/O RETAIL, OFFICES ETC
CURRENT 2014 RESIDENCE STANDAR
CURRENT GUIDELINES
CURRENT LAW, NO CHANGE
CURRENT STANDARD
CURRENT STANDARD
CURRENT ZONING
CUT DOWN ON HIGH DENSITY DEV
DEPENDS ON ZONING
DO NO HARM, KEEP AS IS
DON'T CHANGE ANYTHING
DON'T WANT TO LIVE LIKE THIS.
ELDERLY HOUSING
EVERYTHING AS IS
EXCLUDE INSTITUTIONAL
FIRE COMM MEMBRSWHOVOTEDFORAPT
FREEZE DEV - NO MORE PERMITS
HOMES 2-3 ACRE/CONDOS
HOMES 400-800 K RANGE
HOMES/GREEN SPACE
HOMES ON 1 OR MORE ACRE
I LIVE IN FOXBOROUGH
INFRASTRUCTURE HAS TO GROW
INSTITUTIONAL PLUS CONDOS
KEEP "AS IS"
KEEP 1 ACRE LOTS
KEEP 1 ACRE LOTS
KEEP 1 ACRE PER HOUSE
KEEP 1 ACRE PER RESIDENCE
KEEP 1 ACRE ZONING
KEEP 1 HOME/ACRE
KEEP 1 HOUSE/ACRE CURRENT
KEEP AS IS
KEEP AS IS
KEEP AS IS!
KEEP BRENTWOOD THE WAY IT IS!
KEEP CURRENT 1 ACRE LOT
KEEP CURRENT RES STANDARD
KEEP CURRENT STANDARD
KEEP CURRENT STANDARDS
KEEP DENSITY AS IS
KEEP EXCLUSIVE
KEEP IT 1 HOUSE PER ACRE
KEEP IT LIKE IT IS
KEEP NON-RES&RES SEPARATE
KEEP ONE ACRE LOTS
KEEP PRESENT STANDARD
KEEP THE 1 ACRE DESIGN WE HAVE
LARGER LOTS
LEAVE AS IS
LEAVE AS IS
LEAVE AS IS
LEAVE AS IS
LEAVE AS IS. NO EXPANSION
LEAVE CURRENT STANDARD
LEAVE DENSITY STANDARDS ALONE
LEAVE IT AS IT IS!
LEAVE IT LIKE IT IS
LEAVE IT LIKE IT IS.
LEAVE IT THE WAY IT IS!!

Tabular Data**Q15. Other****Q15 Other**

LEAVE ZONING AS IS
 LEAVING ZONE AS IS
 LIKE THE CITY HOW IT IS
 LIKE WEST HAVEN WOOD
 LIKETHEIDEA OF SOME TOWNHOUSES
 LIMITED CONDO/UPSCALE
 LIVE/WORK/PLAY SAME AREA
 MAINTAIN 1 ACRE
 MAINTAIN CURRENT STANDARD
 MAINTAIN EXISTING ZONING STDs
 MAINTAIN THE 1 ACRE STANDARD
 MCKAYSMILLNBRHDINFRANKLIN ISOK
 MINIMUM 1 HOUSE/ACRE
 MIX ALLOWING RETAIL, OFF, BUS
 MIX OF HOMES AND GREEN AREAS
 MIX USE.NO SINGLE FAMILY HOMES
 MIXED
 MIXED USE
 MIXED USE
 MIXED USE IN SOME AREAS
 MIXED USE/SINGLE FAMILY HOMES
 MORE FARM LAND
 MORE HOUSES&RETAILBRINGMORETRF
 MORE ORSD = 1 HOME/ACRE
 MORE SIDEWALKS AND BIKE LANES
 MOSQUES/SYNAGOGUE
 MOVE TO ONLY 1 ACRE LOTS
 MUST BE ON PERIMETER OF CITY
 NEED COMMERCIAL FOR TAX REVENUE
 NEVER ENOUGH?
 NEWAPTSOFFCHURCHSTWASABADIDEA
 NO APARTMENTS
 NO APARTNEBTS
 NO APTS OR CONDOS
 NO C4
 NO C4 ZONING
 NO CHANGE
 NO CHANGE
 NO CHANGE TO CURRENT ZONING
 NO CHANGE TO ZONING
 NO CHANGES
 NO DEVELOPMENT
 NO DEVELOPMENT THAT ADDS TRAFI
 NO FRONT LOADING GARAGES
 NO MIXED USE DEVELOPMENT
 NO MORE BUILDING
 NO MORE CHURCHES
 NO MORE CHURCHES
 NO MORE DEVELOPMENT
 NO MORE HIGH DENSITY HOUSING
 NO MULTIFAMILY/DENSE SENIORS
 NO NEW ZONING
 NO OFFICES
 NO RESIDENTIAL DEVELOPMENT
 NONE OF THE ABOVE
 NONE OF THE ABOVE
 ONE ACRE, ONE HOME
 ONE ACRE LOTS ONLY
 ONE HOME PER ACRE

ONE HOUSE /ACRE
 ONE HOUSE ACRE
 ONE HOUSE PER ACRE
 ONE HOUSE PER ACRE
 ONE HOUSE/ACRE UNIQUE VALUE
 ONE LEVEL CONDOS FOR SENIORS
 ONE LOT REQUIREMENT
 ONLY 1 ACRE LOTS, PERIOD
 ONLY IN TOWN CENTER AREA
 ONLY PERMIT ADDTL RETAIL
 OSRD
 PARKS AND BALL FIELDS
 PARKS-YES SCHOOLS&CHURCHES-NO
 PATIO HOMES
 PATIO HOMES W/1 ACRE DENSITY
 PLEASE KEEP US FRM NOISE&TRAFF
 POCKET SENIOR RESIDENCES
 PREFERITBEKEPT IN TWN CTR AREA
 PROGRESSIVE AREAS THAT THRIVE
 PUT D IN AREAS 1,2,3 ON BACK
 RAISE TAXESTOEASESCHOOLOVERCROW
 REMAIN AS IS
 REMOVE DENSITY ALLOWANCE
 RETAIL @ MARYLAND WAY/FRANKLIN
 RETAIN 1 ACRE LOTS PER HOUSE
 RETIREMENT COMMUNITIES
 SCHOOL IMPACT FEES ON NEW DEV
 SENIOR HOUSING DEVELOPMENT
 SENIOR LIVING WILSON PIKE
 SENIORS/YOUNGER PERSONS
 SENSIBLE DEVELOPMENT
 SHOULD NOT CHANGE
 SHOULD STAY THE SAME AS IT IS.
 SMALL # MIXED USE
 SMALLER LOTS
 SR LIVING NEXT TO NEIGHBORHOOD
 STAY AS IS
 STAY THE SAME
 STAY W/8 STORY HEIGHT
 STAY WITH 1 ACRE
 STAY WITH 1 DEV PER ACRE
 STAY WITH ONE ACRE PER HOME
 STICK TO 1 ACRE PER HOUSE
 STICK TO CURRENT 1 ACRE
 STOP ALL TOWNHOUSES & CONDOS
 STOP DEVELOPING
 STOP HIGH DENSITY HOUSING
 STOP PEOPLE FROM MOVING IN
 STOP THE GROWTH
 SUPPORT C4
 TOO DENSE IN BRENTWOOD
 TOWN CNT W/MIXED USE
 TOWNHOMES FOR SENIORS
 TOWNHOMES/CONDO WHEREEXTRALAND
 TOWNHOUSES AND CONDOS
 UPGRADE TOWNHOMES LIKE DWNTWN
 USE OF TURNER FARM
 WEST HAVE TYPE, NO CONDOS
 WHY DO WE NEED MORE HOUSES?

Q17. \$Qvj gt\$'Tgur qpug'v'vj g'S wgukqp'\$Ht qo 'vj g'hqmy lpi 'eo gplkgu'vj cv'b li j v'dg'hqecvgf 'bgct '{ qwt 'j qo g. r'gug'ek eng'vj g'pwo dgt 'vj cv't grt gugpu'vj g'lf gcrif hucpeg' { qw'y qwf 'y cpv'vj g'eo gplk { 'lt qo ' { qwt 't gulf gpeg0'

2 MIN DRIVE TO SMALL COMMERCIA
ADDRESSPEDWALKINGRESPONSIBILIT
ALL DEVELOPMENTS
ALL GOOD AT THIS TIME
APARTMENTS/CONDOS
ATHLETIC FIELDS
BALL FIELDS
BIKE LANE/DOG PARK
CATCH/RELEASE LAKE
CHURCH
CHURCH
CHURCH
CHURCH
CHURCH
CHURCH
CHURCHES
COMMERCIAL NEIGHBORHOODS
COMMUNITY PLAYGROUND
CONVENIENCE STORE
DOG PARK
DRUGSTORE/CONV STORE
ELEMENTARY SCHOOL IN DWNTWN
EQUESTRIAN OPTIONS
EVERYTHING IS CLOSE
EXTEND TRL ALONG CONCORD RD
FIRE DEPT/POLICE DEPT/EMERGENCY
FIRE STATION/EMERGENCY HDQUTRS
FITNESS CENTERS
GAS
GAS STATION
GAS STATION
GAS STATION
GAS STATION
GAS STATION
GAS STATION
GAS STATION
GAS STATION
GAS STATION
GAS STATION
GAS STATION
GAS STATION/CAR PARTS STORE
GOLF COURSE
GOLF COURSE
GROCERIES
HIGH SCHOOL
HIGH SCHOOL/MIDDLE SCHOOL

HOSPITAL
HOSPITAL
HOSPITAL
HOSPITAL, CLINIC
INTERSTATE ACCESS
INTERSTATE ACCESS
LIBRARY
LIBRARY
LOCAL GOOD RESTAURANTS
MALL
MEDICAL
MEDICAL
MEDICAL FACILITIES
MEDICAL FACILITIES
MORE SIDEWALKS
MOVIE THEATER
MOVIE THEATER
MOVIE THEATRE
NO APTS IN SINGLE FAM NBHRDS
NO CONDOS OR TOWNHOUSES
NO CONDOS/TOWNHOUSE
NOT SURE
POOL & TENNIS
POST OFFICE
PUBLIC GOLF COURSE
PUBLIC LIBRARY, ATHLETIC FAC3
PUBLIC TRANSPORTATION
QUALITY GAS STATIONS
REC CENTER/YMCA
RECREATIONAL FACILITIES
RECYCLE CENTER
RECYCLING/DUMP
RESTAURANTS
RESTAURANTS
RESTAURANTS
SAFE BIKE LANES
SENIOR FACILITIES
SIDEWALKS IN SUBDIVISON
SMALL RETAIL
STOP BUILDING MORE CHURCHES
THEATER
UPSCALE RESTAURANTS, NO CHAINS
URBAN FEEL AREAS
WALMART!
WE HAVE PLENTY ALREADY
YMCA'S OR CHURCH

E & ! ' C d b Y b X X W a a Y b g h c h Y E i Y g h c b ~ D Y u Y g U f Y U b n L X X h c b U W a a Y b g
c f g [[Y g h c b g h c \ Y d i d X U h Y 7] h m c Z 6 f Y b k c c X g 8 8 8 ~ c b [f U b [Y
W a d f Y Y b g j Y d U b ~

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.

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.

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

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.

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

We have enjoyed living in Brentwood.

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).

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.

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.

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.

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.

157 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.
Keep up the good work!

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

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

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

170 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
Franklin (Maryland Farms side).

174 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
years ago, and I don't want to see Brentwood go down the same path.

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

183 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
neighborhoods. Town center concept should not be a priority.

184 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
new subdivision looks poorly planned and cheap.

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

186 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
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.

348 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 doing a great job!

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

363 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 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.

370 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.

372 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 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.

513 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.

524 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.

528 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.

530 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!

531 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.

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

538 No commercial — we have enough.

539 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!

540 Keep Brentwood unique.

543 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.

545 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 cheap.
568

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 covers it.
572

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.

639 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
meet up easily with friends at parks!

642 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
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.

652 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,
speeding through neighborhoods.

656 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
a beautiful, clean city. Keep it that way.

657 Moore's Lane traffic nightmare.

662 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
Brentwood, i.e. Concord Road and east of Crockett.

663 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
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.

743

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

748

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.

750

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

753

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.

756

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

757

Should stay the course.

765

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.

767

Please keep current one house per acre residential standard.

773

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.

775

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.

777

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.

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.

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.

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.

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

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.

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.

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.

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

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.

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.

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 deb Fowler@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."

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

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
1162 community.

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

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
1170 and Concord Rd.

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-
1171 tenant options are not what we need.

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
1172 apartments or single family/person options.

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

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
1180 areas of Tennessee.

1182 Keep working on traffic.

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
1184 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.

1185

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!

1191

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

1193

Tax break for the elderly.

1196

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.

1199

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.

1201

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

1206

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.

1213

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.

1216

- 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!

- 1297 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.
- 1298 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.
- 1303 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.
- 1304 Keep 1 acre residential requirement. Do all possible to reduce traffic on main roads.
- 1306 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.
- 1307 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?!
- 1310 Please address water quality -- more chlorine tested in our water than in our swimming pool!!
- 1311 Address traffic! Do NOT add population density UNTIL this is done!
- 1312 Runners in neighborhood streets from the Y sometimes six across -- won't move or respect people that live in these subdivisions.
- 1315 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.
- 1316 Traffic is horrible, especially at Franklin/Old Hickory Blvd.
- 1321 Thank you for strong leadership!
- 1323 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.
- 1325 Would love to see more entertainment options and centers for performing arts.

- 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.

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!

1369

Connect older subdivisions to the new bike paths. Provide sidewalks or access to these trails without crossing major roads.

1370

Curbside recycling. Limit growth -- residential and commercial. Light rail system to downtown Nashville.

1372

Great place to live!!

1375

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.

1378

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?

1382

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.

1388

(See scanned comment brentwood 1394)

1394

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!!!

1395

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.

1397

Allow chickens (small coops with a few chickens) please!

1399

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.

1400

- 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 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!!!

1830

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.

1839

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

1840

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!

1841

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!

1845

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

1849

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.

1850

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.

1851

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.

1854

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.

1857

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!

1859

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.

1862

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.

1863

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.

1864

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.

1867

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!

1868

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.

- 1943 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.
- 1945 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!
- 1946 Stop the condos and apartments; it creates horrible traffic and cheapens Brentwood. This is a travesty.
- 1952 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.
- 1955 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!
- 1960 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!
- 1962 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.
- 1965 TRAFFIC PROBLEMS.
- 1969 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.
- 1970 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.
- 1972 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!

- 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
- If you live in the Brentwood zip code, you should be going to a Brentwood school. This is why we moved to Brentwood.
- 2026
- 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.

- 2212 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.).
- 2218 We need sidewalks in neighborhoods. It's dangerous to take a walk with your kids.
- 2219 Widen Concord the length of the road from Franklin Rd to Nolensville Pike! Too much traffic hold up.
- 2220 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.
- 2221 Please fix the sewer system on Smithson Lane.
- 2223 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.
- 2230 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.
- 2235 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!
- 2239 Preserve the current Brentwood as best you can. It's a great place to live and raise a family.
- 2245 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.
- 2249 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.

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, sooooo...stop the growth!).

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.

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!

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.

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.

Limit adding more population.

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.

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.

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.

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

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.

2452

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!

2454

2457 (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.

2459

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.

2461

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

2463

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

2465

Brentwood needs a public catch and release fishing lake!

2466

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.

2470

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.

2471

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.

2479

- 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.

2554 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.

2556 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.

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.

2710 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.

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?

2740 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.

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.

2753 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.

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.

2758 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.

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

2766 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.

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.

2773 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.

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
2866 Brentwood quality of life.

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
2869 appearance.

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
2875 exit from subdivision on a main neighborhood street.

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
2877 collisions that could happen as result on I-65.

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,
2879 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.

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
2886 expensive for next season of life.

- 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.

- 2909 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'.
- 2911 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!
- 2913 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.
- 2918 Welcome a more diverse population. Welcome the Muslim mosque.
- 2920 Original town center only -- this is what was originally agreed to by Brentwood residents. One acre lots or larger only.
- 2923 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.
- 2925 I first want to sell my home/acre lot and stay in Brentwood, but no options for a smaller lot!
- 2926 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.
- 2927 Concord Rd construction is a mess. Too many trees were destroyed.
- 2928 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.

2931

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!

2932

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.

2933

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.

2935

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.

2936

NEW BRENTWOOD HIGH SCHOOL!

2938

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

- 3015 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.
- 3016 Limit more development in MF commercial areas until traffic issues are addressed.
- 3018 Residential only. Open space, park land.
- 3019 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.
- 3020 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.
- 3022 It would be nice to have a crosswalk across Edmondson Pike to get to the elementary school with sidewalks on either side.
- 3026 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.
- 3028 Please keep the one acre lot requirement.
- 3030 Please no more traffic in our wonderful little community. We're ruining it.
- 3031 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.
- 3038 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.

- 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.

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!

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!

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.

Survey was redundant and took too much time!

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.

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).

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.

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.

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.

3159

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!

3161

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!

3162

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!

3170

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

3172

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?

3173

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.

3175

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!

3176

3178 No more apartments!

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!

3179

- 3180 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!
- 3182 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.
- 3184 County needs to put another high school in Brentwood; sending Brentwood kids to Nolensville is not a good plan.
- 3187 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?
- 3188 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.
- 3189 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.
- 3190 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.
- 3199 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!
- 3200 (See scanned comment brentwood 3200).
- 3201 I don't want to drive seven miles for a loaf of bread!
- 3202 C-4 and high density is the biggest potential problem. Planning commission should be elected.
- 3204 Brentwood has the opportunity to be walkable and bike-able. Seize this — sidewalks on Wilson Pike!
- 3206 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'.

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.

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Appendix C – Survey Instrument

June 23, 2014

MIG / ETC Institute

BRENTWOOD 2020 UPDATE COMMUNITY SURVEY

The results of this survey will be a key source of public input as the city makes important decisions regarding future growth and development. You may complete the survey online at www.brentwood2020survey.com using the six character code at the top of this page or return your survey in the enclosed, postage-paid envelope, by March 21, 2014.

Satisfaction with Services in Brentwood

1. Please rate your overall satisfaction with the following services and characteristics within the city limits of Brentwood.

How satisfied are you with:	Very Satisfied	Satisfied	Dissatisfied	Very Dissatisfied	No Opinion
A. Traffic flow on major streets	4	3	2	1	9
B. Traffic flow on neighborhood streets	4	3	2	1	9
C. Availability of sidewalks	4	3	2	1	9
D. Availability of on-street bike lanes	4	3	2	1	9
E. Roadway aesthetics (i.e. landscaping, signage)	4	3	2	1	9
F. Drainage and storm water runoff	4	3	2	1	9
G. Recycling options	4	3	2	1	9
H. Preservation of historic/archeological sites	4	3	2	1	9
I. Availability of cultural facilities in the city (i.e. museums, performing arts, fine arts facilities)	4	3	2	1	9
J. Quality of Brentwood library	4	3	2	1	9
K. Preservation of open space (i.e. vistas, hillsides)	4	3	2	1	9
L. Environmental quality (i.e. air and water)	4	3	2	1	9
M. Location of parks within the city	4	3	2	1	9
N. Amenities in parks (i.e. playgrounds/sports fields)	4	3	2	1	9
O. Availability of trails (walking, jogging, biking)	4	3	2	1	9
P. Appearance of commercial developments	4	3	2	1	9
Q. Availability of entertainment options in the city	4	3	2	1	9
R. Housing options	4	3	2	1	9
S. Variety of shopping and restaurants	4	3	2	1	9
T. Convenience of shopping and restaurants	4	3	2	1	9
U. Effectiveness of city communication with the public	4	3	2	1	9
V. Rate of growth and development in the city	4	3	2	1	9
W. Types of growth and development in the city	4	3	2	1	9
X. Activities for youth in the city	4	3	2	1	9
Y. Options for senior housing in the city	4	3	2	1	9
Z. Outdoor public gathering places	4	3	2	1	9
1. Availability of transit options	4	3	2	1	9

2. Which **FOUR** of the services and characteristics from the list in Question #1 do you think are the most important issues facing the City of Brentwood today? (Please indicate your 1st, 2nd, 3rd, and 4th choices by writing the letter or number from Q#1 above in the spaces below or circle 'NONE'.)

1st: _____

2nd: _____

3rd: _____

4th: _____

NONE

3. How satisfied are you with the quality of life in Brentwood? [Please check ONE]

____ (4) Very Satisfied
 ____ (3) Satisfied

____ (2) Dissatisfied
 ____ (1) Very Dissatisfied

____ (9) No Opinion

Traffic

4. Brentwood's geographic location between Franklin and Nashville on I-65 makes the community subject to heavy non-resident traffic, particularly at peak travel times. From the following list of actions the City of Brentwood could take to address traffic, please circle the number that best represents your level of agreement.

Level of Agreement for Actions to Address Traffic Flow		<i>Strongly Agree</i>	<i>Agree</i>	<i>Disagree</i>	<i>Strongly Disagree</i>	<i>No Opinion</i>
A.	Widen existing major streets with more driving lanes where feasible	4	3	2	1	9
B.	Plan for future roads that help ease traffic on Brentwood's existing major roads	4	3	2	1	9
C.	Accept the level of traffic but make improvements to enhance safety. (i.e. medians, pedestrian crossings, added shoulders, etc.)	4	3	2	1	9
D.	Work with the State of TN to develop a new I-65 interchange between Old Hickory Boulevard and Concord Road	4	3	2	1	9
E.	Improve traffic signal coordination to reduce delays	4	3	2	1	9
F.	Provide reversible lanes that switch the direction of traffic at peak times to handle increases/decreases in traffic	4	3	2	1	9
G.	Expand public transit	4	3	2	1	9
H.	Promote carpooling/ride sharing	4	3	2	1	9
I.	Encourage employers to stagger work hours to reduce traffic at peak times	4	3	2	1	9
J.	Encourage schools to stagger opening hours to reduce traffic at peak times	4	3	2	1	9
K.	Encourage school bus ridership	4	3	2	1	9
L.	Expand bikeway system, number of sidewalks, and other pedestrian facilities for commuting	4	3	2	1	9
M.	Creating traffic flow through subdivisions to adjacent subdivisions to alleviate traffic on major roads	4	3	2	1	9
N.	Ensure that rules for new developments address traffic impacts	4	3	2	1	9
O.	Other: _____	4	3	2	1	9

5. Which FOUR of the actions from the list in Question #4 would you most support to address traffic in the City of Brentwood? (Please indicate your 1st, 2nd, 3rd, and 4th choices by writing the letters from Question #4 above in the spaces below or circle NONE)

1st: ____

2nd: ____

3rd: ____

4th: ____

NONE

Neighborhood Commercial

6. Currently most shopping areas and businesses are on the north and south sides of the City. Would you support rezoning residential property at a few locations along major roads for small markets or convenience stores, without fuel services?

____ (4) Very Supportive ____ (2) Somewhat Opposed ____ (9) No Opinion
____ (3) Somewhat Supportive ____ (1) Very Opposed

Commercial Districts

7. Commercial areas (shopping, restaurants, etc.) in Brentwood have traditionally been built in what most people would characterize as “shopping centers” with one story buildings that sit back from the street and usually have parking lots in front. The Hill Center (Puffy Muffin, REI & Fresh Market) and Brentwood Place (Kroger, Chick-Fil-A) along Franklin Road are examples of this type of commercial area (C-2 zoning).

How satisfied are you with the layout of the commercial areas (parking, walking, etc.) in Brentwood today?

____ (4) Very Satisfied ____ (2) Dissatisfied ____ (9) No Opinion
____ (3) Satisfied ____ (1) Very Dissatisfied

8. More recently, the City adopted new regulations (C-4 zoning) that allow for development of another type of commercial area layout in which the buildings are taller and closer to the street. There are wider sidewalks for pedestrian use, and parking is either on the street, behind the buildings, or possibly in a central parking garage. Some may characterize this type of development as having more of a “downtown” appearance.

How supportive are you of this type of layout for commercial areas in Brentwood?

____ (4) Very Supportive ____ (2) Opposed ____ (9) No Opinion
____ (3) Supportive ____ (1) Very Opposed

9. The type of commercial area described in #8 above typically has retail shopping, offices, restaurants, specialty shops, etc. These areas sometimes include residential uses. Do you support the concept of having residential uses in this type of commercial area? (NOTE: Residential density within a commercial district would exceed one dwelling unit per acre. By law, the City cannot prevent residential units from being offered for rent, meaning residential units could be sold or rented like apartments.)

____ (1) Yes ____ (2) No ____ (9) No Opinion

10. To further clarify any support for residential uses as discussed in #9 above, from the following list please check ALL residential options you would support in this type of commercial area. (NOTE: Residential density within a commercial district would exceed one dwelling unit per acre. By law, the City cannot prevent residential units from being offered for rent, meaning residential units could be sold or rented like apartments.)

____ (1) Street-level townhouses (attached or detached small single-family homes)
____ (2) Street-level condominium buildings, up to 2 floors in height
____ (3) Street-level condominium buildings, more than 2 floors in height
____ (4) Condominiums on 1 or 2 floors located above street-level retail or office uses
____ (5) Condominiums on more than 2 floors located above street-level retail or office uses
____ (6) Do not support residential uses in commercial areas

11. The regulations allowing for the type of commercial area described in #8 above, including possible residential uses were initially targeted to promote redevelopment of the older, original commercial area of Brentwood generally located north of Church Street, west of Interstate 65 and along Franklin Road. This area has become known as Town Center.

The map on the back of this survey illustrates several areas outside the original Town Center where some existing commercial property could be redeveloped. From the following list, please check **ALL** the additional areas where you support allowing the Town Center type of development regulations to be used. (Note: Please write in any other location you would want considered in the space to the right of (5) Other.)

- ____ (1) Area 1 [Franklin Road Corridor south of the existing Town Center]
____ (2) Area 2 [Wilson Pike Circle Area East of CSX Railroad]
____ (3) Area 3 [Overlook Area, East of I-65]
____ (4) Area 4 [Maryland Farms]
____ (5) Other: _____
____ (6) Do not support the Town Center type of development regulations in other areas

Turner Property

12. The 555-acre Turner Farm is located north of Concord Road between I-65 and Franklin Road. Currently, the farm is largely an open space area with equestrian and other agricultural type uses.

The Turner family enjoys the property and has not indicated any current plans to develop anything on the property. They recognize and appreciate its importance to the community. However, the Brentwood 2020 plan is a good opportunity to obtain community input on the future of the property. If the Turner Farm were developed in the future, please check **ALL** of the scenarios you would support for the property.

- ____ (1) Residential development under existing zoning which would allow for one acre lots within the development and larger lots along Concord and Franklin Roads.
____ (2) Residential development allowing smaller lots in designated areas with permanent open space and an overall density of 1 home per acre.
____ (3) Mixed-use development including residential, office, restaurant, and retail shops with required open space.

13. If the City had an opportunity to purchase and preserve all or a significant portions of the Turner Property as open space and park land, would you support raising property taxes to purchase and maintain the property in perpetuity?

- ____ (4) Very Supportive ____ (2) Somewhat Opposed ____ (9) No Opinion
____ (3) Somewhat Supportive ____ (1) Very Opposed

14. Please provide any other thoughts or ideas you may have about the possible future development of the Turner Farm. Attach an additional sheet if necessary.

Neighborhood Development Options

15. One house per acre is the current residential standard in Brentwood. This density can be achieved in only two ways; 1) by creating individual one acre lots for each house; or 2) by having smaller than one acre lots for each house, but having a sufficient acreage of permanent open space to achieve an overall density of one house per acre within the development.

New zoning standards could be created that would allow different types of neighborhood development that could include higher housing densities and/or mixed uses. Please circle the number to the right of each potential action that best represents your level of support. (NOTE: By law, the City cannot prevent residential units from being offered for rent, meaning residential units could be sold or rented.)

Level of Support for Potential Changes in Neighborhood Development Options		Strongly Support	Support	Oppose	Strongly Oppose	No Opinion
A.	Allow homes on smaller lots in designated areas with an overall density of 2 to 3 homes per acre (e.g. similar to City of Franklin development patterns)	4	3	2	1	9
B.	Allow a mix of uses that integrates single family homes, retail, offices, and institutional uses (schools/churches/parks)	4	3	2	1	9
C.	Allow a mix of uses that integrates single family homes, retail, offices, and institutional uses (schools/churches/parks), plus townhouses	4	3	2	1	9
D.	Allow a mix of uses that integrates single family homes, townhouses, retail, offices and institutional uses (schools/churches/parks), plus condominiums	4	3	2	1	9
E.	Other: _____	4	3	2	1	9

16. Which of the potential changes in the neighborhood development options listed in Question #15 above would you most support? (Please indicate your choices by writing the letter from Question #15 above in the space below. If you do not think any changes should be made in the current standard of one home per acre, please circle 'NONE'.)

1st: _____ NONE

17. From the following amenities that might be located near your home, please circle the number that represents the ideal distance you would want the amenity from your residence.

Ideal Distance You Would Like the Following Amenities to be from Your Residence		2 minute walk	5 minute walk	5 minute drive	10 minute drive	11-20 minute drive	No Opinion	Not Important
A.	Walking/biking trails	5	4	3	2	1	9	0
B.	Parks	5	4	3	2	1	9	0
C.	Place of work	5	4	3	2	1	9	0
D.	Commercial areas for groceries, dining, shopping, etc.	5	4	3	2	1	9	0
E.	Elementary school	5	4	3	2	1	9	0
F.	Other: _____	5	4	3	2	1	9	0

Most Important Actions to Achieve the City of Brentwood's Preferred Future

18. Rate your level of support for the following potential actions that could help Brentwood achieve its Preferred Future.

Level of Support for Actions to Achieve Brentwood's Preferred Future		Strongly Support	Support	Oppose	Strongly Oppose	No Opinion
A.	Develop more outdoor public gathering places	4	3	2	1	9
B.	Provide more options for senior housing	4	3	2	1	9
C.	Promote more activities for youth	4	3	2	1	9
D.	Address types of growth and development in the City	4	3	2	1	9
E.	Address rate of growth and development in the City	4	3	2	1	9
F.	Improve effectiveness by the City in communication with the public	4	3	2	1	9
G.	Provide greater convenience of shopping/restaurants	4	3	2	1	9
H.	Provide more variety of shopping/restaurants	4	3	2	1	9
I.	Develop more variety of housing options	4	3	2	1	9
J.	Develop more entertainment options in the City	4	3	2	1	9
K.	Improve appearance of commercial developments	4	3	2	1	9
L.	Develop more trails (walking, jogging, biking)	4	3	2	1	9
M.	Improve amenities in parks (i.e. playgrounds/sports fields)	4	3	2	1	9
N.	Provide parks in areas of the city not presently served	4	3	2	1	9
O.	Improve environmental quality (i.e. air and water)	4	3	2	1	9
P.	Preserve open space areas (i.e. vistas, hillsides)	4	3	2	1	9
Q.	Improve quality of Brentwood's library	4	3	2	1	9
R.	Develop cultural facilities (i.e. museums, performing arts, fine arts facilities)	4	3	2	1	9
S.	Preserve historic/archeological sites	4	3	2	1	9
T.	Increase recycling options	4	3	2	1	9
U.	Improve the capacity of drainage/storm water system	4	3	2	1	9
V.	Improve roadway aesthetics (i.e. landscaping, lighting)	4	3	2	1	9
W.	Develop more on-street bike lanes	4	3	2	1	9
X.	Develop more sidewalks	4	3	2	1	9
Y.	Improve traffic flow on neighborhood streets	4	3	2	1	9
Z.	Improve traffic flow on major streets	4	3	2	1	9
1.	Develop a public transit system	4	3	2	1	9

19. Which **FOUR** of the potential actions from the list in Question #18 would you most support taking to achieve Brentwood's preferred future? (Please indicate your 1st, 2nd, 3rd, and 4th choices by writing the letter or number from Question #18 above in the spaces below or circle 'NONE'.)

1st: _____

2nd: _____

3rd: _____

4th: _____

NONE

Demographics

20. What is your gender?

_____ (1) Male _____ (2) Female

21. How many years have you lived in the City of Brentwood? _____ years

22. What is your age? _____

23. Including yourself, how many people in your household fall into these age groups?

[Please write the number of people next to the age category.]

Under age 5	_____	Ages 20 – 24	_____	Ages 55 – 64	_____
Ages 5 – 9	_____	Ages 25 – 34	_____	Ages 65 – 74	_____
Ages 10 – 14	_____	Ages 35 – 44	_____	Age 75+	_____
Ages 15 – 19	_____	Ages 45 – 54	_____		

24. What is your household's annual income?

_____ (1) Less than \$50,000	_____ (4) \$100,000 to \$149,999
_____ (2) \$50,000 to \$74,999	_____ (5) \$150,000 to \$199,999
_____ (3) \$75,000 to \$100,000	_____ (6) \$200,000 or more

25. Please share any additional comments or suggestions to help update the City of Brentwood's 2020 long range comprehensive plan. Attach an additional sheet if necessary.

This concludes the survey. Thank you for your time!

**You can submit your survey responses online at
www.brentwood2020survey.com**

If you prefer not to complete the survey online, please return your completed survey in the enclosed postage paid envelope addressed to:
ETC Institute, 725 W. Frontier Lane, Olathe, KS 66061

Only one survey will be accepted per household.



Potential Town Center Areas



Appendix D – Survey Tabular Data

June 23, 2014

MIG / ETC Institute

Q1. Please rate your overall satisfaction with the following services and characteristics within the city limits of Brentwood.

(N=4068)

	Very Satisfied	Satisfied	Dissatisfied	Very dissatisfied	No Opinion
Q1a. Traffic flow on major streets	2.6%	38.2%	41.2%	17.0%	1.1%
Q1b. Traffic flow on neighborhood streets	31.1%	56.8%	8.3%	2.6%	1.2%
Q1c. Availability of sidewalks	8.6%	40.8%	31.4%	12.5%	6.7%
Q1d. Availability of on-street bike lanes	9.9%	35.8%	25.1%	10.0%	19.1%
Q1e. Roadway aesthetics (i.e. landscaping, signage)	22.2%	65.9%	7.5%	1.4%	3.0%
Q1f. Drainage and storm water runoff	14.7%	63.9%	11.8%	4.0%	5.6%
Q1g. Recycling options	19.8%	47.1%	18.1%	9.0%	6.0%
Q1h. Preservation of historic/archeological sites	27.6%	57.7%	3.0%	1.0%	10.7%
Q1i. Availability of cultural facilities in the city (i.e. museums, performing arts, fine arts facilities)	11.5%	48.5%	22.4%	4.4%	13.1%
Q1j. Quality of Brentwood library	70.6%	24.2%	0.9%	0.1%	4.2%
Q1k. Preservation of open space (i.e. vistas, hillsides)	37.3%	49.9%	8.2%	2.1%	2.5%
Q1l. Environmental quality (i.e. air and water)	38.0%	55.5%	3.3%	0.6%	2.6%
Q1m. Location of parks within the city	50.9%	44.3%	2.6%	0.5%	1.7%
Q1n. Amenities in parks (i.e. playgrounds/sports fields)	46.7%	46.1%	2.9%	0.3%	4.0%
Q1o. Availability of trails (walking, jogging, biking)	45.8%	42.3%	7.9%	1.3%	2.7%
Q1p. Appearance of commercial developments	16.4%	63.5%	13.6%	3.2%	3.3%
Q1q. Availability of entertainment options in the city	9.6%	48.8%	29.1%	5.7%	6.8%
Q1r. Housing options	23.9%	57.5%	11.8%	3.1%	3.7%
Q1s. Variety of shopping and restaurants	20.2%	55.6%	19.0%	3.7%	1.5%
Q1t. Convenience of shopping and restaurants	24.8%	59.8%	11.5%	2.8%	1.0%
Q1u. Effectiveness of city communication with the public	16.3%	59.6%	13.3%	3.6%	7.3%
Q1v. Rate of growth and development in the city	9.0%	60.1%	19.4%	6.7%	4.8%
Q1w. Types of growth and development in the city	7.6%	53.7%	24.1%	8.8%	5.9%
Q1x. Activities for youth in the city	19.1%	50.3%	8.5%	1.3%	20.8%
Q1y. Options for senior housing in the city	8.3%	37.4%	19.8%	7.3%	27.2%
Q1z. Outdoor public gathering places	20.5%	62.5%	8.5%	0.9%	7.7%
Q1(1). Availability of transit options	6.5%	27.2%	27.5%	11.8%	27.0%

Q1. Please rate your overall satisfaction with the following services and characteristics within the city limits of Brentwood. (Without "No Opinion")

(N=4068)

	Very Satisfied	Satisfied	Dissatisfied	Very dissatisfied
Q1a. Traffic flow on major streets	2.6%	38.6%	41.6%	17.2%
Q1b. Traffic flow on neighborhood streets	31.5%	57.5%	8.4%	2.7%
Q1c. Availability of sidewalks	9.3%	43.8%	33.6%	13.4%
Q1d. Availability of on-street bike lanes	12.3%	44.2%	31.1%	12.4%
Q1e. Roadway aesthetics (i.e. landscaping, signage)	22.9%	67.9%	7.8%	1.4%
Q1f. Drainage and storm water runoff	15.6%	67.7%	12.5%	4.3%
Q1g. Recycling options	21.0%	50.1%	19.3%	9.6%
Q1h. Preservation of historic/archeological sites	30.9%	64.6%	3.3%	1.1%
Q1i. Availability of cultural facilities in the city (i.e. museums, performing arts, fine arts facilities)	13.3%	55.8%	25.8%	5.1%
Q1j. Quality of Brentwood library	73.7%	25.3%	0.9%	0.1%
Q1k. Preservation of open space (i.e. vistas, hillsides)	38.3%	51.2%	8.5%	2.1%
Q1l. Environmental quality (i.e. air and water)	39.0%	57.0%	3.4%	0.6%
Q1m. Location of parks within the city	51.7%	45.1%	2.7%	0.5%
Q1n. Amenities in parks (i.e. playgrounds/sports fields)	48.7%	48.0%	3.0%	0.3%
Q1o. Availability of trails (walking, jogging, biking)	47.1%	43.5%	8.1%	1.3%
Q1p. Appearance of commercial developments	16.9%	65.7%	14.0%	3.3%
Q1q. Availability of entertainment options in the city	10.3%	52.4%	31.2%	6.1%
Q1r. Housing options	24.8%	59.7%	12.2%	3.2%
Q1s. Variety of shopping and restaurants	20.5%	56.4%	19.3%	3.8%
Q1t. Convenience of shopping and restaurants	25.1%	60.4%	11.7%	2.9%
Q1u. Effectiveness of city communication with the public	17.5%	64.3%	14.3%	3.9%
Q1v. Rate of growth and development in the city	9.5%	63.1%	20.4%	7.0%
Q1w. Types of growth and development in the city	8.0%	57.1%	25.6%	9.3%
Q1x. Activities for youth in the city	24.1%	63.5%	10.8%	1.6%
Q1y. Options for senior housing in the city	11.4%	51.4%	27.2%	10.0%
Q1z. Outdoor public gathering places	22.2%	67.7%	9.2%	1.0%
Q1(1). Availability of transit options	8.9%	37.3%	37.7%	16.1%

Q2. Which FOUR of the services and characteristics from the list in Question #1 do you think are the most important issues facing the City of Brentwood today?

Q2. Most Important	Number	Percent
Traffic flow on major streets	1941	47.7 %
Traffic flow on neighborhood streets	82	2.0 %
Availability of sidewalks	103	2.5 %
Availability of on-street bike lanes	46	1.1 %
Roadway aesthetics (i.e. landscaping, signage)	10	0.2 %
Drainage and storm water runoff	48	1.2 %
Recycling options	39	1.0 %
Preservation of historic/archeological sites	20	0.5 %
Availability of cultural facilities in the city (i.e. museums, performing arts, fine arts facilities)	46	1.1 %
Quality of Brentwood library	13	0.3 %
Preservation of open space (i.e. vistas, hillsides)	166	4.1 %
Environmental quality (i.e. air and water)	32	0.8 %
Location of parks within the city	8	0.2 %
Amenities in parks (i.e. playgrounds/sports fields)	6	0.1 %
Availability of trails (walking, jogging, biking)	23	0.6 %
Appearance of commercial developments	36	0.9 %
Availability of entertainment options in the city	32	0.8 %
Housing options	100	2.5 %
Variety of shopping and restaurants	62	1.5 %
Convenience of shopping and restaurants	18	0.4 %
Effectiveness of city communication with the public	18	0.4 %
Rate of growth and development in the city	383	9.4 %
Types of growth and development in the city	365	9.0 %
Activities for youth in the city	12	0.3 %
Options for senior housing in the city	158	3.9 %
Outdoor public gathering places	88	2.2 %
Availability of transit options	87	2.1 %
None Chosen	126	3.1 %
Total	4068	100.0 %

Missing Cases = 0

Response Percent = 100.0 %

Q2. Which FOUR of the services and characteristics from the list in Question #1 do you think are the most important issues facing the City of Brentwood today?

Q2. 2nd Most Important	Number	Percent
Traffic flow on major streets	433	10.6 %
Traffic flow on neighborhood streets	251	6.2 %
Availability of sidewalks	230	5.7 %
Availability of on-street bike lanes	104	2.6 %
Roadway aesthetics (i.e. landscaping, signage)	48	1.2 %
Drainage and storm water runoff	152	3.7 %
Recycling options	110	2.7 %
Preservation of historic/archeological sites	35	0.9 %
Availability of cultural facilities in the city (i.e. museums, performing arts, fine arts facilities)	76	1.9 %
Quality of Brentwood library	17	0.4 %
Preservation of open space (i.e. vistas, hillsides)	257	6.3 %
Environmental quality (i.e. air and water)	77	1.9 %
Location of parks within the city	25	0.6 %
Amenities in parks (i.e. playgrounds/sports fields)	21	0.5 %
Availability of trails (walking, jogging, biking)	77	1.9 %
Appearance of commercial developments	103	2.5 %
Availability of entertainment options in the city	85	2.1 %
Housing options	186	4.6 %
Variety of shopping and restaurants	172	4.2 %
Convenience of shopping and restaurants	79	1.9 %
Effectiveness of city communication with the public	39	1.0 %
Rate of growth and development in the city	453	11.1 %
Types of growth and development in the city	449	11.0 %
Activities for youth in the city	30	0.7 %
Options for senior housing in the city	162	4.0 %
Outdoor public gathering places	7	0.2 %
Availability of transit options	115	2.8 %
None Chosen	275	6.8 %
Total	4068	100.0 %

Missing Cases = 0

Response Percent = 100.0 %

Q2. Which FOUR of the services and characteristics from the list in Question #1 do you think are the most important issues facing the City of Brentwood today?

Q2. 3rd Most Important	Number	Percent
Traffic flow on major streets	328	8.1 %
Traffic flow on neighborhood streets	86	2.1 %
Availability of sidewalks	193	4.7 %
Availability of on-street bike lanes	123	3.0 %
Roadway aesthetics (i.e. landscaping, signage)	50	1.2 %
Drainage and storm water runoff	109	2.7 %
Recycling options	106	2.6 %
Preservation of historic/archeological sites	48	1.2 %
Availability of cultural facilities in the city (i.e. museums, performing arts, fine arts facilities)	126	3.1 %
Quality of Brentwood library	24	0.6 %
Preservation of open space (i.e. vistas, hillsides)	266	6.5 %
Environmental quality (i.e. air and water)	73	1.8 %
Location of parks within the city	41	1.0 %
Amenities in parks (i.e. playgrounds/sports fields)	28	0.7 %
Availability of trails (walking, jogging, biking)	87	2.1 %
Appearance of commercial developments	191	4.7 %
Availability of entertainment options in the city	129	3.2 %
Housing options	183	4.5 %
Variety of shopping and restaurants	163	4.0 %
Convenience of shopping and restaurants	93	2.3 %
Effectiveness of city communication with the public	82	2.0 %
Rate of growth and development in the city	376	9.2 %
Types of growth and development in the city	391	9.6 %
Activities for youth in the city	60	1.5 %
Options for senior housing in the city	169	4.2 %
Outdoor public gathering places	20	0.5 %
Availability of transit options	141	3.5 %
None Chosen	377	9.3 %
2	5	0.1 %
Total	4068	100.0 %

Missing Cases = 0

Response Percent = 100.0 %

Q2. Which FOUR of the services and characteristics from the list in Question #1 do you think are the most important issues facing the City of Brentwood today?

Q2. 4th Most Important	Number	Percent
Traffic flow on major streets	208	5.1 %
Traffic flow on neighborhood streets	96	2.4 %
Availability of sidewalks	163	4.0 %
Availability of on-street bike lanes	134	3.3 %
Roadway aesthetics (i.e. landscaping, signage)	62	1.5 %
Drainage and storm water runoff	107	2.6 %
Recycling options	136	3.3 %
Preservation of historic/archeological sites	57	1.4 %
Availability of cultural facilities in the city (i.e. museums, performing arts, fine arts facilities)	150	3.7 %
Quality of Brentwood library	34	0.8 %
Preservation of open space (i.e. vistas, hillsides)	248	6.1 %
Environmental quality (i.e. air and water)	80	2.0 %
Location of parks within the city	32	0.8 %
Amenities in parks (i.e. playgrounds/sports fields)	36	0.9 %
Availability of trails (walking, jogging, biking)	83	2.0 %
Appearance of commercial developments	179	4.4 %
Availability of entertainment options in the city	157	3.9 %
Housing options	145	3.6 %
Variety of shopping and restaurants	169	4.2 %
Convenience of shopping and restaurants	81	2.0 %
Effectiveness of city communication with the public	98	2.4 %
Rate of growth and development in the city	246	6.0 %
Types of growth and development in the city	312	7.7 %
Activities for youth in the city	63	1.5 %
Options for senior housing in the city	196	4.8 %
Outdoor public gathering places	30	0.7 %
Availability of transit options	190	4.7 %
None Chosen	566	13.9 %
2	10	0.2 %
Total	4068	100.0 %

Missing Cases = 0

Response Percent = 100.0 %

Q2. Which FOUR of the services and characteristics from the list in Question #1 do you think are the most important issues facing the City of Brentwood today?(Top Four)

Q2. Most Important	Number	Percent
Traffic flow on major streets	2910	71.5 %
Traffic flow on neighborhood streets	515	12.7 %
Availability of sidewalks	689	16.9 %
Availability of on-street bike lanes	407	10.0 %
Roadway aesthetics (i.e. landscaping, signage)	170	4.2 %
Drainage and storm water runoff	416	10.2 %
Recycling options	391	9.6 %
Preservation of historic/archeological sites	160	3.9 %
Availability of cultural facilities in the city (i.e. museums, performing arts, fine arts facilities)	398	9.8 %
Quality of Brentwood library	88	2.2 %
Preservation of open space (i.e. vistas, hillsides)	937	23.0 %
Environmental quality (i.e. air and water)	262	6.4 %
Location of parks within the city	106	2.6 %
Amenities in parks (i.e. playgrounds/sports fields)	91	2.2 %
Availability of trails (walking, jogging, biking)	270	6.6 %
Appearance of commercial developments	509	12.5 %
Availability of entertainment options in the city	403	9.9 %
Housing options	614	15.1 %
Variety of shopping and restaurants	566	13.9 %
Convenience of shopping and restaurants	271	6.7 %
Effectiveness of city communication with the public	237	5.8 %
Rate of growth and development in the city	1458	35.8 %
Types of growth and development in the city	1517	37.3 %
Activities for youth in the city	165	4.1 %
Options for senior housing in the city	685	16.8 %
Outdoor public gathering places	145	3.6 %
Availability of transit options	533	13.1 %
None Chosen	126	3.1 %
2	15	0.4 %
Total	15054	

Number of Cases =4068

Number of Responses =15054

Average Number Of Responses Per Case = 3.7

Number Of Cases With At Least One Response =4068

Response Percent = 100.0 %

Q3. How satisfied are you with the quality of life in Brentwood?

Q3. How satisfied are you with the quality of life in Brentwood?	Number	Percent
Very Satisfied	2312	56.8 %
Satisfied	1602	39.4 %
Dissatisfied	61	1.5 %
Very Dissatisfied	11	0.3 %
No Opinon	82	2.0 %
Total	4068	100.0 %

Missing Cases = 0

Response Percent = 100.0 %

Q3. How satisfied are you with the quality of life in Brentwood? (Without "No Opinion")

Q3. How satisfied are you with the quality of life in Brentwood?	Number	Percent
Very Satisfied	2312	58.0 %
Satisfied	1602	40.2 %
Dissatisfied	61	1.5 %
Very Dissatisfied	11	0.3 %
Total	3986	100.0 %

Missing Cases = 82

Response Percent = 98.0 %

Q4. Brentwood's geographic location between Franklin and Nashville on I-65 makes the community subject to heavy non-resident traffic, particularly at peak travel times. From the following list of actions the City of Brentwood could take to address traffic, please circle the number that best represents your level of agreement.

(N=4068)

	Strongly Agree	Agree	Disagree	Strongly Disagree	No Opinion
Q4a. Widen existing major streets with more driving lanes where feasible	37.7%	38.5%	14.4%	5.0%	4.4%
Q4b. Plan for future roads that help ease traffic on Brentwood's existing major roads	46.5%	39.7%	7.0%	3.1%	3.6%
Q4c. Accept the level of traffic but make improvements to enhance safety. (i.e. medians, pedestrian crossings, added shoulders, etc.)	12.8%	37.1%	32.5%	9.9%	7.7%
Q4d. Work with the State of TN to develop a new I-65 interchange between Old Hickory Boulevard and Concord Road	26.4%	26.0%	18.3%	18.7%	10.7%
Q4e. Improve traffic signal coordination to reduce delays	57.7%	35.6%	2.2%	0.4%	4.1%
Q4f. Provide reversible lanes that switch the direction of traffic at peak times to handle increases/decreases in traffic	15.4%	26.5%	29.3%	16.8%	12.1%
Q4g. Expand public transit	18.6%	29.9%	23.6%	13.5%	14.4%
Q4h. Promote carpooling/ride sharing	15.9%	41.0%	19.4%	7.7%	16.0%
Q4i. Encourage employers to stagger work hours to reduce traffic at peak times	20.0%	37.9%	21.0%	7.4%	13.7%
Q4j. Encourage schools to stagger opening hours to reduce traffic at peak times	18.0%	35.2%	26.6%	8.3%	11.8%
Q4k. Encourage school bus ridership	28.9%	41.6%	11.2%	4.2%	14.2%
Q4l. Expand bikeway system, number of sidewalks, and other pedestrian facilities for commuting	27.4%	37.5%	17.7%	6.1%	11.3%
Q4m. Creating traffic flow through subdivisions to adjacent subdivisions to alleviate traffic on major roads	10.5%	19.8%	28.1%	36.3%	5.3%
Q4n. Ensure that rules for new developments address traffic impacts	70.9%	24.4%	1.0%	0.5%	3.2%
Q4o. Other	11.9%	0.7%	0.1%	0.3%	87.0%

Q4. Brentwood's geographic location between Franklin and Nashville on I-65 makes the community subject to heavy non-resident traffic, particularly at peak travel times. From the following list of actions the City of Brentwood could take to address traffic, please circle the number that best represents your level of agreement. (Without "No Opinion")

(N=4068)

	Strongly Agree	Agree	Disagree	Strongly Disagree
Q4a. Widen existing major streets with more driving lanes where feasible	39.4%	40.3%	15.0%	5.3%
Q4b. Plan for future roads that help ease traffic on Brentwood's existing major roads	48.3%	41.2%	7.3%	3.2%
Q4c. Accept the level of traffic but make improvements to enhance safety. (i.e. medians, pedestrian crossings, added shoulders, etc.)	13.9%	40.2%	35.2%	10.7%
Q4d. Work with the State of TN to develop a new I-65 interchange between Old Hickory Boulevard and Concord Road	29.5%	29.1%	20.5%	20.9%
Q4e. Improve traffic signal coordination to reduce delays	60.1%	37.1%	2.3%	0.4%
Q4f. Provide reversible lanes that switch the direction of traffic at peak times to handle increases/decreases in traffic	17.5%	30.1%	33.3%	19.1%
Q4g. Expand public transit	21.8%	35.0%	27.5%	15.8%
Q4h. Promote carpooling/ride sharing	18.9%	48.8%	23.1%	9.2%
Q4i. Encourage employers to stagger work hours to reduce traffic at peak times	23.1%	43.9%	24.3%	8.6%
Q4j. Encourage schools to stagger opening hours to reduce traffic at peak times	20.4%	40.0%	30.2%	9.4%
Q4k. Encourage school bus ridership	33.6%	48.4%	13.1%	4.9%
Q4l. Expand bikeway system, number of sidewalks, and other pedestrian facilities for commuting	30.9%	42.3%	19.9%	6.9%
Q4m. Creating traffic flow through subdivisions to adjacent subdivisions to alleviate traffic on major roads	11.1%	20.9%	29.6%	38.4%
Q4n. Ensure that rules for new developments address traffic impacts	73.2%	25.2%	1.0%	0.5%
Q4o. Other	91.7%	5.5%	0.5%	2.3%

Q4. OtherQ4o-Other

2 EB TURN LANES I65@CONCORD
 2 EXIT LANES OFF I-65@ CONCORD
 2ND OFFRAMP TO CONCORD FRM 65
 ADD ACCESS LN CONCORD TO I65 N
 ADD LANES ON I65 RAMPS@CONCORD
 ADD LANES TO CONCORD EXITS!
 ADD LIGHTS
 ADD LIGHTS
 ADD LANE CONCORD EXITS
 ADD RIGHT TURN CONCORD
 ADD RIGHT TURN LANES
 ADD SCHOOL BUSES
 ADD LN TO GET ON INTERSTATE@CONCORD
 ADDRESS TRAFFIC AT TAPESTRY
 ADD RIGHT TURN ONLY LN ON WILSON
 ADJUST LIGHT WILLIAMSBURG
 ADJUST TRIGGER TRAFFIC LIGHTS
 ADOPT COMPLETE STREET POLICIES
 ALLOW RIGHT TURN ON RED
 APPLY SPEED LIMIT TO TRAINS
 AVOID HIGH DENSITY HOUSING
 BAN BIKES ON 2 LN RDS W/O SHOULDER
 BETTER CITY PLANNING
 BETTER CONNECTIVITY ACROSS I65
 BETTER TRAFFIC UPDATES
 BIKE LANE, WILSON PIKE TO CHURCH
 BIKE LANES/PATHS, SIDEWALKS!
 BIKE RIDERS ON NARROW ROADS
 BIKE ROUTES CONCORD, MOORE'S
 BIKES AVOID ROADS W/O SHOULDER
 BIKES STAY IN BIKE LANES
 BIKING/WALKING TO SCHOOLS
 BLOCK INTERSTATE NOISE
 BUDGET FOR FUNDS - ISSUES
 BUILD ROADS/INFRA BEFORE INCR POP
 C4
 CENTERVIEW APTS INCREASE CARS
 CENTRAL SITE MARYLAND FARMS
 CHANGE FOCUS TO INCREASE VALUE
 CHANGE ZONING
 CHURCH SVCS TIMES CAUSE TRF BACKUPS
 COMMUTER TRAIN STOP
 CONCORD/I-65
 CONCORD/INDIAN POINT
 CONCORD/OLD HICKORY
 CONCORD RD I 65
 CONCORD ROAD RAMPS W I-15
 CONNECT WALKWAYS EAST TO WEST
 CONSIDER HOUSING DEVELOPMENTS
 COORDINATE COUNTY/STATE
 DEV CHANGED FOR IMPACT ON SUPPT STRU
 DEVELOP MAJOR ROAD TO I24
 DEVELOP RAIL SYSTEM ALONG I65
 DEVELOP STORES
 DEVELOPERS PAY FOR INFRASTRUC
 DIRECT TRF AWAY FRM NOLENS VILL
 DISCOURAGE HIGH RISE APARTMENTS
 DO IT REAL SOON!
 DO NOT ALLOW MORE DENSE DEV.
 DO NOT ALLOW MOTORCYCLES
 DO NOT REZONE
 DO NOT USE TRAFFIC AS EXCUSE
 DO NOT WIDEN FRANKLIN RD

Q4. OtherQ4o-Other

DO NOT WIDEN FRANKLIN ROAD
 DO NOT WIDEN ROADS
 DOLLARS WASTED ON NON-RES
 DON'T LET BUS ENCROACH ON NBH
 DON'T ONLY ADD # OF LANES
 DON'T REALLY HAVE TRAFFIC ISSU
 EARLY/LATE START TIME FOR SCHL
 EAST WEST THROUGHWAY
 ELIMINATE HIGH DENSITY HOUSING
 ELIMINATE I65 HOV LANE
 ELIMINATE MULTI-FAMILY HOUSING
 ELIMINATE SUBDIV CONNECTIONS
 EMPLOYERS ALLOW WORK FRM HOME
 ENCOURAGE BUS NOT STAGGER HRS
 ENDORCE SPEED LIMITS IN SUBDIV
 ENFORCE 1 HOUSE PER ACREZONING
 ENFORCE HOV LANES ON I65
 ENFORCE LANE RESTRICTIONS I-65
 ENFORCE NO RED TURN
 ENFORCE SPEED LIMITS
 ENFORCE SPEED LIMITS
 ENFORCE SPEED LIMITS
 ENFORCE STOP SIGN LAW
 ENFORCE TRAFFIC VIOLATIONS
 ENFORCE USE OF BIKE LANES
 ENHANCE OFFRAMPS TO ACCOM TRF
 EVERY ST W/RT HAND TURN LANE
 EXIT AT I65/CONCORD
 EXIT RAMP I 65
 EXPAND CONCORD RD EXIT LANES
 EXPAND LANES ON CONCORD!
 EXPAND I65/CONCORDEXITGOINGSOUT
 EXT WIDENING OF OLD HICKORY W
 FIRECOMMMEMB WHO VOTED FORAPTS
 FIX CONCORD/I65 EXIT ISSUES
 FIX THE ROADS!
 FIX WILSON PIKE AND UNDERPASS
 FIX WILSON PK BTWN CONCORD&CHUR
 FLYBRIDGE FRM I65 TO MARYLAND FRM
 FOCUS ON IMPROVE OHB AND I-65
 FRANKLIN RD - HEAVY TRAFFIC
 FREEZE NEW SUBDIVISIONS 3-5 YR
 GET RID OF HOV LANES
 GROSS IMPROVEMENT I65/CONCORD
 HELP AT OHB AND FRANKLIN RD
 HIGH DENSITY HOUSING
 HIGH DENSITY RES UNITS
 HIGHER SPEED LIMITS
 I 65 /CONCORD EXIT
 I-65 EXIT BTWN HARDINGPL & OHB
 I-65 EXITS
 I-65 ON OFF RAMPS
 I 65 RAMP/CONCORD
 I65 ACCESS BT OHB AND HARDING
 I65 EXCHANGE
 I65 EXIT
 IF GROWTH TRF IS PART&PARTIAL
 IMPROVE I 65 EXIT RAMP
 IMPROVE CONCORD INTERCHANGE
 IMPROVE DRAINAGE
 IMPROVE I 65 EXITS
 IMPROVE I-65/CONCORD RD INTERC
 IMPROVE INTERCHANGE@I65&CONCORD

Q4. OtherQ4o-Other

IMPROVE OLD HICKORY & CONCORD
 IMPROVE OLD HICKORY BLVD EXT
 IMPROVE PRUNING OF TREES
 IMPROVE SHOULDER ON STREETS
 IMPROVE ST MARKINGS, STOP SIGN
 IN/OUTBOUND TO KROGER IS BAD
 INCREASE SPEED LIMITS
 INSTALL RED LIGHT ON CONCORD RD
 INTERCHANGE OLD HICKORY/CONCORD
 INTERSECTION TRAFFIC STUDY
 KEEP 65 TRF OFF OF FRANKLIN RD
 KEEP SIGNS LOW
 KEEP TRAFFIC OUT
 LIGHT AT COLT AND EDMONSON
 LIMIT APARTMENTS/HIGH RISES
 LIMIT COMMERCIAL GROWTH
 LIMIT DEVELOPMENT
 LIMIT FUTURE GROWTH
 LIMIT HIGH DENSITY DEVELOPMENT
 LIMIT HIGH OCCUPANCY HOUSING
 LIMIT MULTIFAMILY HOUSING
 LIMIT#OFHOUSING DEV ONEASTSIDE
 LIMIT RES AND BUSINESS GROWTH
 LISTEN TO RESIDENTS
 LONGER TURN LANES CONCORD
 MAINTAIN & IMPROVE ROADS
 MAINTAIN LOW DENSITY
 MAKE CONCORD RD 4 LANES
 MAKE DEVELOPERS PAY
 MAKE R RD A TOLL ROAD
 MAY NEED SNOW PLOWS!
 MINIMAL DENSITY HOUSING
 MINIMIZE GROWTH & DEVELOPMENT
 MINIMIZE GROWTH, BUSI&RESIDENT
 MONITOR SPEED ON CONCORD
 MOORES LANE/PEAK HOURS
 MORE BUSES
 MORE DEV WILL RUIN QUALITY
 MORE EDU FOR PEDESTRIAN/BIKER
 MORE ROUND A BOUTS
 MORE SHORT TURN LANES ON OHB
 MORE STOP SIGNS
 MORE THROUGH STREETS
 MORE TRF LIGHTS W PIKE & NOLENS
 MORE TURN LANES
 MOVE POSTOFFICE FRM OLDHICKORY
 MURRAY LANE BRIDGE OVER 65
 NEED LIGHT@OLDSMYRNA&WILSON PK
 NEED MORE ELECTRONIC SPEEDING
 NEIGHBORHOOD WATCH/POLICE
 NEW BLDGS ACCESS TO I65
 NEW DEVELOPMENTS PLAN DRAINAGE
 NEW ROUTE FROM 24 TO 65
 NO APARTMENTS
 NO APTS/CONDOS!!!!
 NO BIKES ON MAJOR STREETS
 NO BIKES ON RDS EXCEPT BIKE LN
 NO C 4 ZONING
 NO C-4 ZONING
 NO C4 ZONING
 NO COMMERCIAL DEVELOPMENT
 NO HARLEY DAVIDSON IN BRENTWOOD
 NO HIGH DENSITY HOUSING

Q4. OtherQ4o-Other

NO LEFT TURNS EXCEPTW/TURNLANE
 NO LOTS UNDER 1 ACRE
 NO MORE APT COMPLEX
 NO MORE APT/CONDOS
 NO MORE APTS&OFFICES
 NO MORE APTS, CONDOS, HOA
 NO MORE BUILDING
 NO MORE CHURCH OR EXPANSIONS
 NO MORE COMMERCIAL
 NO MORE CONDO&HOUSING IN CITY
 NO MORE CONDO,APTS. COMMERCIAL
 NO MORE DEVELOPMENT
 NO MORE GROWTH W/O PLANS
 NO MORE HIGH DENSITY HOUSING
 NO MORE MULTI FAMILY HOUSE
 NO MORE MULTIFAMILY HOUSING
 NO MORE TRAFFIC LIGHTS
 NO MULTI FAMILY DWELLINGS
 NO MULTI RESIDENTIAL BLDGS
 NO NEW APARTMENTS OR CONDOS
 NO NEW CONSTRUCTION
 NO NEW DEVELOPMENT
 NO RENTALS DEVELOPEMENTS
 NO SCHOOLS ON MAJOR STREETS
 NO TRAFFIC THRU NEIGHBORHOODS
 NOT CONNECT MCEWENTOCHARITY DR
 NOT CONNECTING DT NASHVILLE
 OFF RAMPS
 OFFRAMPS I65/CONCORD
 OHB EXITS @ I 65
 ON STREET BIKE LANES
 OPEN DEAD END ROADS IN S/DS
 OPEN WILSON PK RECYCLING 24/HR
 OVERPASS/UNDERPASS
 PARTNER W/FRANKLIN ROADWAY PLA
 PEDESTRIAN/BIKE LANES
 POLICE @ BUSY LOC @ PEAK TIMES
 POLICE MONITOR TRAFFIC
 POLICE SPEEDERS
 POORLY CONSTRUCTED SURVEY
 PREDICT FUTURE REQUIREMENTS
 PUBLIC TRANSPORT INCENTIVE
 PUBLIC TRANSPORTATION
 PUT SHOULDER ON WILSON PIKE
 PUT SHOULDERS ON ROADS
 PUT SIDEWALK ON CONCORD&CROCKE
 QUIT BLDG SO MANY APARTMENTS
 RAMPS I65/CONCORD-REDESIGN
 REBUILT HISTORIC STONE WALLS
 RED LIGHT TRAFFIC CAMS
 REDESIGN I65/OLDHICKORYINTERCH
 REDUCE NONRESIDENT TRAFFIC
 REDUCE NUMBER OF CHURCHES
 REDUCE TRAFFIC
 REDUCE TRAFFIC ISLANDS
 REMOVE RED TURN LIGHTS
 REPAIR BAD PLACES IN STREETS
 REPAIR THE ROAD
 REROUTE I65/I24 TRAFFIC
 REWORK BUS/TRAFFIC FLOW
 RIGHT TURN LANES
 ROAD BT WILSON PIKE/FRANKLIN
 ROADS/BIKEPATHS

Q4. OtherQ4o-Other

SAFE BIKE FWY INTO NASHVILLE
 SAFE BIKE LANES
 SAFE BIKE/PEDESTRIAN LANES
 SAME AS N FOR BUSINESS
 SEQUENCE TRAFFIC LIGHTS
 SHOULDERS ON WILSON PK
 SIDEWALK ON BEELE RIVER
 SIDEWALKS
 SIDEWALKS IN SUBDIVISIONS
 SIDEWALKS IN SUBDIVISIONS
 SIDEWALKS ON FRANKLIN RD S
 SIDEWALKS REQUIRED
 SLOW DEVELOPMENT
 SLOW DOWN GROWTH
 SLOW DOWN HOUSING DEVELOPMENT!
 SLOW THE TRAFFIC
 SMART GROWTH STRATEGY
 SOLVETRAFFICPROBLEMBEFOREGROWT
 SOMEUSESCHLZONEASACCESSTOWORK
 SOUND WALLS ON I 65
 SOUNDBARRIERSBTWNCONCORD&MOORE
 SPEED BUMPS IN OAK HALL SUB!
 SPEED LIMIT ENFORCED
 SPEEDING
 STAYWITH1ACRE RULE FOR HOUSING
 STOP ALLOWING APTS/CONDOS
 STOP BUILDING
 STOP BUILDING APARTMENTS
 STOP BUILDING APARTMENTS!
 STOP BUILDING HOMES/APTS
 STOP COMMERCIAL DENSITY
 STOP COMMERCIAL DEVELOPMENT
 STOP DEVELOPING
 STOP DEVELOPING
 STOP HIGH DENSITY HOUSING
 STOP MULTI FAMILY APT, CONDOS
 STOP SIGNS
 STOP W/BUILDING PERMITS
 STOP WIDENING ROADS
 STREET LAMPS IN SUBDIVISIONS
 STUDY TRAFFIC FLOW
 TEACH HOW TO PREVENT BACKUPS
 TELECOMMUTING
 THRU STREET THUR NEIGHORHOODS
 TOLLS FOR OUT OF COUNTY DRIVER
 TRAFF LIGHT EXIT INDIAN POINT
 TRAFFIC ISSUE AT FRANKLIN RD
 TRAFFIC ISSUES
 TRAFFIC LIGHT HOLT/EDMONSON
 TRAFFIC LIGHTS AT SUBDIVISIONS
 TRAFFIC ON MURRY LANE
 TRAFFIC POLICE
 TRAFFIC SIGNALS
 TRAFFIC STUDIES
 TRANSIT SYSTEM/COUNTIES
 TURN LANE CONCORD I65
 TURN LANE FRANKLIN RD
 TURN LANE I 65
 TURN LANES ON MAJOR ROADS
 TURNING ONLY LANES
 WALKWAYS ON ONE SIDE
 WIDEN CONCORD EXIT TO 3 LANES
 WIDEN CONCORD RD

Q4. OtherQ4o-Other

WIDEN CONCORD RD
WIDEN CONCORD RD
WIDEN CONCORD RD
WIDEN CONCORD RD
WIDEN CONCORD RD
WIDEN CONCORD RD & WILSON PIKE
WIDEN CONCORD RD. RAMPS I65
WIDEN CONCORD ROAD'S SQUEEZE
WIDEN EXIT CONCORD RD S
WIDEN FRANKLIN RD TO MOORES LN
WIDEN I65/CONCORD EXIT
WIDEN I65/CONCORD RD RAMPS
WIDEN LANES OLD HICKORY BLVD
WIDEN MURRAY LN&ADD SIDEWALKS
WIDEN NARROW ROADS
WIDEN OFF RAMPS I 65
WIDEN OLD HICKORY
WIDEN ROADS
WIDEN ROADS NOW, DON'T WAIT
WIDEN S RAMP@ I65CONCORD EXIT
WIDEN WILSON PIKE
WIDEN WILSON PIKE
WIDENMCEWENBTWNWILSONPK&TRFCIR
WIDER BIKE LANES
WILSON PIKE FRM CONCORD IS BAD
WILSON PIKE NEEDS WIDENING
WORK REGIONALLY TRANSIT OPTION
YMCA, CHANGE ENTRANCE
ZONE FOR INCREASING ACREAGE

Q5. Which FOUR of the actions from the list in Question #4 would you most support to address traffic in the City of Brentwood?

Q5. Most Support	Number	Percent
Widen existing major streets with more driving lanes where feasible	1010	24.8 %
Plan for future roads that help ease traffic on Brentwood's existing major roads	527	13.0 %
Accept the level of traffic but make improvements to enhance safety. (i.e. medians, pedestrian crossings, added shoulders, etc.)	116	2.9 %
Work with the State of TN to develop a new I-65 interchange between Old Hickory Boulevard and Concord Road	376	9.2 %
Improve traffic signal coordination to reduce delays	550	13.5 %
Provide reversible lanes that switch the direction of traffic at peak times to handle Increases/decreases in traffic	68	1.7 %
Expand public transit	142	3.5 %
Promote carpooling/ride sharing	17	0.4 %
Encourage employers to stagger work hours to reduce traffic at peak times	57	1.4 %
Encourage schools to stagger opening hours to reduce traffic at peak times	28	0.7 %
Encourage school bus ridership	54	1.3 %
Expand bikeway system, number of sidewalks, and other pedestrian facilities for commuting	120	2.9 %
Creating traffic flow through subdivisions to adjacent subdivisions to alleviate traffic on major roads	59	1.5 %
Ensure that rules for new developments address traffic impacts	503	12.4 %
Other	189	4.6 %
None Chosen	252	6.2 %
Total	4068	100.0 %

Missing Cases = 0

Response Percent = 100.0 %

Q5. Which FOUR of the actions from the list in Question #4 would you most support to address traffic in the City of Brentwood?

Q5. 2nd Support	Number	Percent
Widen existing major streets with more driving lanes where feasible	434	10.7 %
Plan for future roads that help ease traffic on Brentwood's existing major roads	937	23.0 %
Accept the level of traffic but make improvements to enhance safety. (i. e. medians, pedestrian crossings, added shoulders, etc.)	142	3.5 %
Work with the State of TN to develop a new I-65 interchange between Old Hickory Boulevard and Concord Road	318	7.8 %
Improve traffic signal coordination to reduce delays	565	13.9 %
Provide reversible lanes that switch the direction of traffic at peak times to handle Increases/decreases in traffic	150	3.7 %
Expand public transit	136	3.3 %
Promote carpooling/ride sharing	71	1.7 %
Encourage employers to stagger work hours to reduce traffic at peak times	155	3.8 %
Encourage schools to stagger opening hours to reduce traffic at peak times	78	1.9 %
Encourage school bus ridership	121	3.0 %
Expand bikeway system, number of sidewalks, and other pedestrian facilities for commuting	143	3.5 %
Creating traffic flow through subdivisions to adjacent subdivisions to alleviate traffic on major roads	84	2.1 %
Ensure that rules for new developments address traffic impacts	373	9.2 %
Other	51	1.3 %
None Chosen	310	7.6 %
Total	4068	100.0 %

Missing Cases = 0

Response Percent = 100.0 %

Q5. Which FOUR of the actions from the list in Question #4 would you most support to address traffic in the City of Brentwood?

Q5. 3rd Support	Number	Percent
Widen existing major streets with more driving lanes where feasible	276	6.8 %
Plan for future roads that help ease traffic on Brentwood's existing major roads	477	11.7 %
Accept the level of traffic but make improvements to enhance safety. (i. e. medians, pedestrian crossings, added shoulders, etc.)	205	5.0 %
Work with the State of TN to develop a new I-65 interchange between Old Hickory Boulevard and Concord Road	324	8.0 %
Improve traffic signal coordination to reduce delays	623	15.3 %
Provide reversible lanes that switch the direction of traffic at peak times to handle Increases/decreases in traffic	169	4.2 %
Expand public transit	179	4.4 %
Promote carpooling/ride sharing	74	1.8 %
Encourage employers to stagger work hours to reduce traffic at peak times	178	4.4 %
Encourage schools to stagger opening hours to reduce traffic at peak times	144	3.5 %
Encourage school bus ridership	155	3.8 %
Expand bikeway system, number of sidewalks, and other pedestrian facilities for commuting	220	5.4 %
Creating traffic flow through subdivisions to adjacent subdivisions to alleviate traffic on major roads	107	2.6 %
Ensure that rules for new developments address traffic impacts	469	11.5 %
Other	34	0.8 %
None Chosen	434	10.7 %
Total	4068	100.0 %

Missing Cases = 0

Response Percent = 100.0 %

Q5. Which FOUR of the actions from the list in Question #4 would you most support to address traffic in the City of Brentwood?

Q5. 4th Support	Number	Percent
Widen existing major streets with more driving lanes where feasible	272	6.7 %
Plan for future roads that help ease traffic on Brentwood's existing major roads	316	7.8 %
Accept the level of traffic but make improvements to enhance safety. (i. e. medians, pedestrian crossings, added shoulders, etc.)	143	3.5 %
Work with the State of TN to develop a new I-65 interchange between Old Hickory Boulevard and Concord Road	201	4.9 %
Improve traffic signal coordination to reduce delays	435	10.7 %
Provide reversible lanes that switch the direction of traffic at peak times to handle Increases/decreases in traffic	175	4.3 %
Expand public transit	175	4.3 %
Promote carpooling/ride sharing	99	2.4 %
Encourage employers to stagger work hours to reduce traffic at peak times	182	4.5 %
Encourage schools to stagger opening hours to reduce traffic at peak times	162	4.0 %
Encourage school bus ridership	199	4.9 %
Expand bikeway system, number of sidewalks, and other pedestrian facilities for commuting	223	5.5 %
Creating traffic flow through subdivisions to adjacent subdivisions to alleviate traffic on major roads	121	3.0 %
Ensure that rules for new developments address traffic impacts	622	15.3 %
Other	54	1.3 %
None Chosen	689	16.9 %
Total	4068	100.0 %

Missing Cases = 0

Response Percent = 100.0 %

Q5. Which FOUR of the actions from the list in Question #4 would you most support to address traffic in the City of Brentwood? (Top Four)

Q5. Most Support	Number	Percent
Widen existing major streets with more driving lanes where feasible	1992	49.0 %
Plan for future roads that help ease traffic on Brentwood's existing major roads	2257	55.5 %
Accept the level of traffic but make improvements to enhance safety. (i.e. medians, pedestrian crossings, added shoulders, etc.)	606	14.9 %
Work with the State of TN to develop a new I-65 interchange between Old Hickory Boulevard and Concord Road	1219	30.0 %
Improve traffic signal coordination to reduce delays	2173	53.4 %
Provide reversible lanes that switch the direction of traffic at peak times to handle Increases/decreases in traffic	562	13.8 %
Expand public transit	632	15.5 %
Promote carpooling/ride sharing	261	6.4 %
Encourage employers to stagger work hours to reduce traffic at peak times	572	14.1 %
Encourage schools to stagger opening hours to reduce traffic at peak times	412	10.1 %
Encourage school bus ridership	529	13.0 %
Expand bikeway system, number of sidewalks, and other pedestrian facilities for commuting	706	17.4 %
Creating traffic flow through subdivisions to adjacent subdivisions to alleviate traffic on major roads	371	9.1 %
Ensure that rules for new developments address traffic impacts	1967	48.4 %
Other	328	8.1 %
None Chosen	264	6.5 %
Total	14851	

Number of Cases =4068

Number of Responses =14851

Average Number Of Responses Per Case = 3.7

Number Of Cases With At Least One Response =4068

Response Percent = 100.0 %

Q6. Currently most shopping areas and businesses are on the north and south sides of the City. Would you support rezoning residential property at a few locations along major roads for small markets or convenience stores, without fuel services?

Q6. Would you support rezoning residential property ?	Number	Percent
Very Supportive	709	17.4 %
Somewhat Supportive	977	24.0 %
Somewhat Opposed	794	19.5 %
Very Opposed	1403	34.5 %
No Opinion	185	4.5 %
Total	4068	100.0 %

Missing Cases = 0
Response Percent = 100.0 %

Q6. Currently most shopping areas and businesses are on the north and south sides of the City. Would you support rezoning residential property at a few locations along major roads for small markets or convenience stores, without fuel services? (Without "No Opinion")

Q6. Would you support rezoning residential property ?	Number	Percent
Very Supportive	709	18.3 %
Somewhat Supportive	977	25.2 %
Somewhat Opposed	794	20.4 %
Very Opposed	1403	36.1 %
Total	3883	100.0 %

Missing Cases = 185
Response Percent = 95.5 %

Q7. Commercial areas (shopping, restaurants, etc.) in Brentwood have traditionally been built in what most people would characterize as "shopping centers" with one story buildings that sit back from the street and usually have parking lots in front. The Hill Center (Puffy Muffin, REI & Fresh Market) and Brentwood Place (Kroger, Chick-Fil-A) along Franklin Road are examples of this type of commercial area (C-2 zoning). How satisfied are you with the layout of the commercial areas (parking, walking, etc.) in Brentwood today?

Q7. How satisfied are you with the layout of the commercial?	Number	Percent
Very Satisfied	1031	25.3 %
Satisfied	2275	55.9 %
Dissatisfied	499	12.3 %
Very Dissatisfied	140	3.4 %
Not Opinon	123	3.0 %
Total	4068	100.0 %

Missing Cases = 0
Response Percent = 100.0 %

Q7. Commercial areas (shopping, restaurants, etc.) in Brentwood have traditionally been built in what most people would characterize as "shopping centers" with one story buildings that sit back from the street and usually have parking lots in front. The Hill Center (Puffy Muffin, REI & Fresh Market) and Brentwood Place (Kroger, Chick-Fil-A) along Franklin Road are examples of this type of commercial area (C-2 zoning). How satisfied are you with the layout of the commercial areas (parking, walking, etc.) in Brentwood today? (Without "No Opinion")

Q7. How satisfied are you with the layout of the commercial?	Number	Percent
Very Satisfied	1031	26.1 %
Satisfied	2275	57.7 %
Dissatisfied	499	12.6 %
Very Dissatisfied	140	3.5 %
Total	3945	100.0 %

Missing Cases = 123
Response Percent = 97.0 %

Q8. More recently, the City adopted new regulations (C-4 zoning) that allow for development of another type of commercial area layout in which the buildings are taller and closer to the street. There are wider sidewalks for pedestrian use, and parking is either on the street, behind the buildings, or possibly in a central parking garage. Some may characterize this type of development as having more of a "downtown" appearance. How supportive are you of this type of layout for commercial areas in Brentwood?

Q8. How supportive are you of this type of layout for commercial areas?	Number	Percent
Very Supportive	954	23.5 %
Supportive	1427	35.1 %
Opposed	776	19.1 %
Very Opposed	669	16.4 %
No Opinion	242	5.9 %
Total	4068	100.0 %

Missing Cases = 0
Response Percent = 100.0 %

Q8. More recently, the City adopted new regulations (C-4 zoning) that allow for development of another type of commercial area layout in which the buildings are taller and closer to the street. There are wider sidewalks for pedestrian use, and parking is either on the street, behind the buildings, or possibly in a central parking garage. Some may characterize this type of development as having more of a "downtown" appearance. How supportive are you of this type of layout for commercial areas in Brentwood? (Without "No Opinion")

Q8. How supportive are you of this type of layout for commercial areas?	Number	Percent
Very Supportive	954	24.9 %
Supportive	1427	37.3 %
Opposed	776	20.3 %
Very Opposed	669	17.5 %
Total	3826	100.0 %

Missing Cases = 242
Response Percent = 94.1 %

Q9. The type of commercial area described in #8 above typically has retail shopping, offices, restaurants, specialty shops, etc. These areas sometimes include residential uses. Do you support the concept of having residential uses in this type of commercial area? (NOTE: Residential density within a commercial district would exceed one dwelling unit per acre. By law, the City cannot prevent residential units from being offered for rent, meaning residential units could be sold or rented like apartments.)

Q9. Do you support the concept of having residential uses in this type of commercial area?

	Number	Percent
Yes	1525	37.5 %
No	2189	53.8 %
No Opinion	301	7.4 %
3	51	1.3 %
Total	4066	100.0 %

Missing Cases = 2

Response Percent = 100.0 %

Q9. The type of commercial area described in #8 above typically has retail shopping, offices, restaurants, specialty shops, etc. These areas sometimes include residential uses. Do you support the concept of having residential uses in this type of commercial area? (NOTE: Residential density within a commercial district would exceed one dwelling unit per acre. By law, the City cannot prevent residential units from being offered for rent, meaning residential units could be sold or rented like apartments.)(Without "No Opinion")

Q9. Do you support the concept of having residential uses in this type of commercial area?

	Number	Percent
Yes	1525	40.5 %
No	2189	58.1 %
3	51	1.4 %
Total	3765	100.0 %

Missing Cases = 303

Response Percent = 92.6 %

Q10. To further clarify any support for residential uses as discussed in #9 above, from the following list please check ALL residential options you would support in this type of commercial area. (NOTE: Residential density within a commercial district would exceed one dwelling unit per acre. By law, the City cannot prevent residential units from being offered for rent, meaning residential units could be sold or rented like apartments.)

Q10. Please check ALL residential options you would support	Number	Percent
Street-level townhouses (attached or detached small single-family homes)	1061	26.1 %
Street-level condominium buildings, up to 2 floors in height	1030	25.3 %
Street-level condominium buildings, more than 2 floors in height	686	16.9 %
Condominiums on 1 or 2 floors located above street-level retail or office uses	1442	35.4 %
Condominiums on more than 2 floors located above street-level retail or office uses	967	23.8 %
Do not support residential uses in commercial areas	2056	50.5 %
Don't Know	283	7.0 %
Total	7525	

Number of Cases =4068

Number of Responses =7525

Average Number Of Responses Per Case = 1.8

Number Of Cases With At Least One Response =4068

Response Percent = 100.0 %

Q11. The regulations allowing for the type of commercial area described in #8 above, including possible residential uses were initially targeted to promote redevelopment of the older, original commercial area of Brentwood generally located north of Church Street, west of Interstate 65 and along Franklin Road. This area has become known as Town Center. The map on the back of this survey illustrates several areas outside the original Town Center where some existing commercial property could be redeveloped. From the following list, please check ALL the additional areas where you support allowing the Town Center type of development regulations to be used.

Q11. The additional areas where you support allowing the Town Center type of development regulations to be used.	Number	Percent
Area 1 [Franklin Road Corridor south of the existing Town Center]	1404	34.5 %
Area 2 [Wilson Pike Circle Area East of CSX Railroad]	1961	48.2 %
Area 3 [Overlook Area, East of I-65]	1685	41.4 %
Area 4 [Maryland Farms]	1568	38.5 %
Other	149	3.7 %
Do not support the Town Center type of development regulations in other areas	1199	29.5 %
Not provided	694	17.1 %
Total	8660	

Number of Cases =4068

Number of Responses =8660

Average Number Of Responses Per Case = 2.1

Number Of Cases With At Least One Response =4068

Response Percent = 100.0 %

Q11. Other**Q11 OTHER**

#4 WITHOUT RESIDENTIAL
 1-EXCEPT FOR PART BY RESIDENCE
 ALL OF MARYLAND FARMS
 ALL OVER,QUITBEINGSOCONTROLING
 ALONG CONCORD ROAD
 ANY AREA ALONG FRANKLIN ROAD
 ANY GREEN AREA
 ANYWHERE
 ANYWHERE
 AREA 1 BUT W/ADEQUATE BUFFERS
 AREA 2 COMMERCIAL
 AREA NEAR HOLISTIC VET CLINIC
 BAPTIST HEADQUARTERS CORNER
 BEHIND MANSION NEAR STEIN MART
 BTWN WILSON PIKE CR&CONCORD
 BUT NO APARTMENTS!
 BUY ATT CAMPUS AND REUSE
 CAL TURNER PROPERTY
 CHURCH STREET
 COMPLETEORIGINALTOWN CTR FIRST
 CONCORD AT BURKITT
 CONCORD BT FRANKLIN/WILSON
 CONCORD EAST/WEST OF I-65
 CONCORD/FRANKLIN
 CONCORD/FRANKLIN INTERSECTION
 CONCORD RD
 CONCORD RD NORTH OF LIBRARY
 CONCORD ROAD EAST END
 CONCORD/SUNSET
 CONCORD/SUNSET
 CONCORD TO WILSON PIKE
 COOL SPRINGS AREA
 CORNER OF FRANKLIN RD&CONCORD
 CORNER OF WILSON PIKE/CONCORD
 DEVELOP EAST AREA OF BRENTWOOD
 DO NOT SUPPORT IN ANY AREA
 DOLLAR GENERAL IF DONE RIGHT
 EAST SUDE
 EXTEND WILSON
 EYESORE FRM BRNTWOODSOUTH SUB
 FRANKLIN N OF MOORE'S LANE
 FRANKLIN RD SOUTH OF CONCORD
 HILL CENTER
 I-65 AT CONCORD RD
 I65/MOORES LANE ROAD
 KEEP IT NORTH OF KROGER
 KROGER LOT/TOYS R US
 MOORE LANE
 MOORE LANE/FRANKLIN RD
 MOORES LANE OR MALLORY LANE
 MORRIS LN/FRANKLIN RD CORNER
 MURRAY/HILLSBORO INTERSECTION
 MURRAY OHIO PROPERTY
 MURRAY PROPERTY
 MURRY OHIO PROPERTY
 N OF OHB, W OF FRANKLIN RD
 NE BRENTWOOD
 NO HOUSING
 NO MORE SUBDIVISIONS
 NO RESIDENTIAL.
 NOLENDULLE RD
 NOT SURE
 OKIFPKNG,SCHOOLS,TRFPROBLEMADD

Q11. Other**Q11 OTHER**

ORIGINAL TOWN CENTER
ORIGINAL TOWN CENTER
ORIGINAL TWN CTR WITH NO RES
SEE NOTES ON #25
SOUTH BRENTWOOD-CLOSETOCOOLSPG
SOUTH OF CHURCH, WEST OF 65
SPLIT LOG/SUNSET INTERSECTION
SUPPORT COMMERCIAL
THESE AREAS NOT MIDDLE OF TOWN
TN BAPTIST/MURRYOHIO
TURNER FARM
TURNER FARM
TURNER FARM
TURNER FARM, WILSON PIKE
TURNER PROPERTY
TURNER PROPERTY
TURNER PROPERTY
TURNER PROPERTY
TURNER PROPERTY
UNSURE
VACANT LOT CONCORD/WILSON PIKE
WHERE LAND SIZE NOT FOR RESIDT
WHERE TRF WILL BE LEAST OFPROB
WILLIAMSBURG
WILLIAMSBURG CIR BTWN AREA1&4
WILLIAMSBURG CIRCLE
WILLIAMSBURG CIRCLE
WILSON PIKE & CONCORD RD
WILSON PIKE & CONCORD ROAD
WILSON PIKE/CONCORD
WILSON PIKE/CONCORD
WILSON PIKE/CONCORD OR EAST

Q12. The 555-acre Turner Farm is located north of Concord Road between I-65 and Franklin Road. Currently, the farm is largely an open space area with equestrian and other agricultural type uses. The Turner family enjoys the property and has not indicated any current plans to develop anything on the property. They recognize and appreciate its importance to the community. However, the Brentwood 2020 plan is a good opportunity to obtain community input on the future of the property. If the Turner Farm were developed in the future, please check ALL of the scenarios you would support for the property.

Q12. Please check ALL of the scenarios you would support for the property.

	Number	Percent
Residential development under existing zoning which would allow for one acre lots within the development and larger lots along Concord and Franklin Roads.	1886	46.4 %
Residential development allowing smaller lots in designated areas with permanent open space and an overall density of 1 home per acre.	940	23.1 %
Mixed-use development including residential, office, restaurant, and retail shops with required open space.	1260	31.0 %
Don't Know	1142	28.1 %
Total	5228	

Number of Cases =4068

Number of Responses =5228

Average Number Of Responses Per Case = 1.3

Number Of Cases With At Least One Response =4068

Response Percent = 100.0 %

Q13. If the City had an opportunity to purchase and preserve all or a significant portions of the Turner Property as open space and park land, would you support raising property taxes to purchase and maintain the property in perpetuity?

Q13. Would you support raising property taxes to purchase and maintain the property in perpetuity?	Number	Percent
Very Supportive	1305	32.1 %
Somewhat Supportive	1218	30.0 %
Somewhat Opposed	539	13.3 %
Very Opposed	854	21.0 %
No Opinion	144	3.5 %
Total	4060	100.0 %

Missing Cases = 8
Response Percent = 99.8 %

Q13. If the City had an opportunity to purchase and preserve all or a significant portions of the Turner Property as open space and park land, would you support raising property taxes to purchase and maintain the property in perpetuity? (Without "No Opinion")

Q13. Would you support raising property taxes to purchase and maintain the property in perpetuity?	Number	Percent
Very Supportive	1305	33.3 %
Somewhat Supportive	1218	31.1 %
Somewhat Opposed	539	13.8 %
Very Opposed	854	21.8 %
Total	3916	100.0 %

Missing Cases = 152
Response Percent = 96.3 %

Q15. One house per acre is the current residential standard in Brentwood. This density can be achieved in only two ways; 1) by creating individual one acre lots for each house; or 2) by having smaller than one acre lots for each house, but having a sufficient acreage of permanent open space to achieve an overall density of one house per acre within the development. New zoning standards could be created that would allow different types of neighborhood development that could include higher housing densities and/or mixed uses. Please circle the number to the right of each potential action that best represents your level of support. (NOTE: By law, the City cannot prevent residential units from being offered for rent, meaning residential units could be sold or rented.)

(N=4068)

	Strongly Support	Support	Oppose	Strongly Oppose	No Opinion
Q15a. Allow homes on smaller lots in designated areas with an overall density of 2 to 3 homes per acre (e.g. similar to City of Franklin development patterns)	6.6%	16.4%	23.6%	48.4%	4.9%
Q15b. Allow a mix of uses that integrates single family homes, retail, offices, and institutional uses (schools/churches/parks)	7.2%	29.8%	19.2%	36.7%	7.1%
Q15c. Allow a mix of uses that integrates single family homes, retail, offices, and institutional uses (schools/churches/parks), plus townhouses	6.5%	18.7%	22.7%	45.5%	6.6%
Q15d. Allow a mix of uses that integrates single family homes, townhouses, retail, offices and institutional uses (schools/churches/parks), plus condominiums	5.9%	16.1%	22.9%	48.1%	7.0%
Q15e. Other	7.6%	1.2%	0.8%	1.5%	88.9%

Q15. One house per acre is the current residential standard in Brentwood. This density can be achieved in only two ways; 1) by creating individual one acre lots for each house; or 2) by having smaller than one acre lots for each house, but having a sufficient acreage of permanent open space to achieve an overall density of one house per acre within the development. New zoning standards could be created that would allow different types of neighborhood development that could include higher housing densities and/or mixed uses. Please circle the number to the right of each potential action that best represents your level of support. (NOTE: By law, the City cannot prevent residential units from being offered for rent, meaning residential units could be sold or rented.)(Without "No Opinion")

(N=4068)

	Strongly Support	Support	Oppose	Strongly Oppose
Q15a. Allow homes on smaller lots in designated areas with an overall density of 2 to 3 homes per acre (e.g. similar to City of Franklin development patterns)	7.0%	17.3%	24.8%	50.9%
Q15b. Allow a mix of uses that integrates single family homes, retail, offices, and institutional uses (schools/churches/parks)	7.8%	32.0%	20.7%	39.5%
Q15c. Allow a mix of uses that integrates single family homes, retail, offices, and institutional uses (schools/churches/parks), plus townhouses	7.0%	20.0%	24.3%	48.7%
Q15d. Allow a mix of uses that integrates single family homes, townhouses, retail, offices and institutional uses (schools/churches/parks), plus condominiums	6.4%	17.3%	24.6%	51.7%
Q15e. Other	68.0%	10.8%	7.5%	13.7%

Q15. Other

Q15 Other

IN CERTAIN AREAS

1/2 ACRE LOTS
 1 ACRE
 1 ACRE
 1 ACRE HOMES
 1 ACRE LOT, KEEP
 1 ACRE LOTS
 1 ACRE LOTS
 1 ACRE LOTS
 1 ACRE LOTS ONLY
 1 ACRE LOTS.NO OPEN SPACE CALC
 1+ACRE LOTS
 1 ACRE PER HOUSE
 1 ACRE PER HOUSE. NO CONDOS
 1 ACRE RESIDENCE
 1 ACRE SHOULD REMAIN
 1 ACRE STANDARD
 1 HOME PER ACRE
 1 HOME PER ACRE
 1 HOME PER ACRE
 1 HOME PER ACRE
 1 HOUSE 1 ACRE
 1 HOUSE/1 ACRE
 1 HOUSE ACRE
 1 HOUSE PER ACRE
 1 HOUSE PER ACRE
 1 HOUSE PER ACRE
 1 HOUSE PER ACRE
 1 HOUSE PER ACRE
 1 HOUSE PER ACRE
 1 HOUSE PER ACRE
 1 RESIDENCE ON ACRES
 2 HOMES PER ACRE
 2 HOMES PER ACRE
 2 HOMES PER ACRE
 2000-3000 SF CONDOS FOR SENIOR
 55 AND OLDER COMMUNITY
 ALL ABOVE
 ALL OF IT
 ALL OF THE ABOVE
 ALLOW 55+ COMMUNITIES
 ALLOW CONDOS
 ALLOW DEVELOPER FLEXIBILITY
 ALLOW HIGH END CONDOS
 ALLOW SENIOR HOUSING
 ALLOW TURNER TO DEVELOP
 ANY OTHER PROPOSAL
 APARTMENTS
 APARTMENTS
 APARTMENTS
 APARTMENTS
 APT-CONDO LIMITED ACCESS
 AREA FOR SENIORS/SINGLES
 ASSISTED LIVING&SENIOR HOUSING
 BIG LOTS+BIG HOUSES=BRENTWOOD
 BRENTWOOD REMAIN EXCLUSIVE
 BUTLARGEAREASOFOPENCOMMONSPACE
 C IN CERTAIN AREAS
 CHANGE TO 1 HOUSE/2 ACRES
 CLUSTER HOMES
 COMMERCIAL DEVELOPMENT ONLY
 COMMERCIAL ONLY
 CONDOS
 CONDOS ABOVE COMMERCIAL

Q15. OtherQ15 Other

CONDOS FOR LONGTIME AGING PPLS
 CONDOS IN HISTORIC FRANKLIN
 CONDOS IN RESTRICTED AREAS
 CONDOS W/O RETAIL, OFFICES ETC
 CURRENT 2014 RESIDENCE STANDAR
 CURRENT GUIDELINES
 CURRENT LAW, NO CHANGE
 CURRENT STANDARD
 CURRENT STANDARD
 CURRENT ZONING
 CUT DOWN ON HIGH DENSITY DEV
 DEPENDS ON ZONING
 DO NO HARM, KEEP AS IS
 DON'T CHANGE ANYTHING
 DON'T WANT TO LIVE LIKE THIS.
 ELDERLY HOUSING
 EVERYTHING AS IS
 EXCLUDE INSTITUTIONAL
 FIRE COMM MEMBRSWHOVOTEDFORAPT
 FREEZE DEV - NO MORE PERMITS
 HOMES 2-3 ACRE/CONDOS
 HOMES 400-800 K RANGE
 HOMES/GREEN SPACE
 HOMES ON 1 OR MORE ACRE
 I LIVE IN FOXBOROUGH
 INFRASTRUCTURE HAS TO GROW
 INSTITUTIONAL PLUS CONDOS
 KEEP "AS IS"
 KEEP 1 ACRE LOTS
 KEEP 1 ACRE LOTS
 KEEP 1 ACRE PER HOUSE
 KEEP 1 ACRE PER RESIDENCE
 KEEP 1 ACRE ZONING
 KEEP 1 HOME/ACRE
 KEEP 1 HOUSE/ACRE CURRENT
 KEEP AS IS
 KEEP AS IS
 KEEP AS IS!
 KEEP BRENTWOOD THE WAY IT IS!
 KEEP CURRENT 1 ACRE LOT
 KEEP CURRENT RES STANDARD
 KEEP CURRENT STANDARD
 KEEP CURRENT STANDARDS
 KEEP DENSITY AS IS
 KEEP EXCLUSIVE
 KEEP IT 1 HOUSE PER ACRE
 KEEP IT LIKE IT IS
 KEEP NON-RES&RES SEPARATE
 KEEP ONE ACRE LOTS
 KEEP PRESENT STANDARD
 KEEP THE 1 ACRE DESIGN WE HAVE
 LARGER LOTS
 LEAVE AS IS
 LEAVE AS IS
 LEAVE AS IS
 LEAVE AS IS
 LEAVE AS IS. NO EXPANSION
 LEAVE CURRENT STANDARD
 LEAVE DENSITY STANDARDS ALONE
 LEAVE IT AS IT IS!
 LEAVE IT LIKE IT IS
 LEAVE IT LIKE IT IS.
 LEAVE IT THE WAY IT IS!!

Q15. OtherQ15 Other

LEAVE ZONING AS IS
 LEAVING ZONE AS IS
 LIKE THE CITY HOW IT IS
 LIKE WEST HAVEN WOOD
 LIKETHEIDEA OF SOME TOWNHOUSES
 LIMITED CONDO/UPSCALE
 LIVE/WORK/PLAY SAME AREA
 MAINTAIN 1 ACRE
 MAINTAIN CURRENT STANDARD
 MAINTAIN EXISTING ZONING STDS
 MAINTAIN THE 1 ACRE STANDARD
 MCKAYSMILLNBRHDINFRANKLIN ISOK
 MINIMUM 1 HOUSE/ACRE
 MIX ALLOWING RETAIL, OFF, BUS
 MIX OF HOMES AND GREEN AREAS
 MIX USE.NO SINGLE FAMILY HOMES
 MIXED
 MIXED USE
 MIXED USE
 MIXED USE IN SOME AREAS
 MIXED USE/SINGLE FAMILY HOMES
 MORE FARM LAND
 MORE HOUSES&RETAILBRINGMORETRF
 MORE ORSD = 1 HOME/ACRE
 MORE SIDEWALKS AND BIKE LANES
 MOSQUES/SYNAGOGUE
 MOVE TO ONLY 1 ACRE LOTS
 MUST BE ON PERIMETER OF CITY
 NEED COMMERCIAL FOR TAX REVENU
 NEVER ENOUGH?
 NEWAPTSOFFCHURCHSTWASABADIDEA
 NO APARTMENTS
 NO APARTNEBTS
 NO APTS OR CONDOS
 NO C4
 NO C4 ZONING
 NO CHANGE
 NO CHANGE
 NO CHANGE TO CURRENT ZONING
 NO CHANGE TO ZONING
 NO CHANGES
 NO DEVELOPMENT
 NO DEVELOPMENT THAT ADDS TRAFI
 NO FRONT LOADING GARAGES
 NO MIXED USE DEVELOPMENT
 NO MORE BUILDING
 NO MORE CHURCHES
 NO MORE CHURCHES
 NO MORE DEVELOPMENT
 NO MORE HIGH DENSITY HOUSING
 NO MULTIFAMILY/DENSE SENIORS
 NO NEW ZONING
 NO OFFICES
 NO RESIDENTIAL DEVELOPMENT
 NONE OF THE ABOVE
 NONE OF THE ABOVE
 ONE ACRE, ONE HOME
 ONE ACRE LOTS ONLY
 ONE HOME PER ACRE
 ONE HOUSE /ACRE
 ONE HOUSE ACRE
 ONE HOUSE PER ACRE
 ONE HOUSE PER ACRE

Q15. OtherQ15 Other

ONE HOUSE/ACRE UNIQUE VALUE
 ONE LEVEL CONDOS FOR SENIORS
 ONE LOT REQUIREMENT
 ONLY 1 ACRE LOTS, PERIOD
 ONLY IN TOWN CENTER AREA
 ONLY PERMIT ADDTL RETAIL
 OSRD
 PARKS AND BALL FIELDS
 PARKS-YES SCHOOLS&CHURCHES-NO
 PATIO HOMES
 PATIO HOMES W/1 ACRE DENSITY
 PLEASE KEEP US FRM NOISE&TRAFF
 POCKET SENIOR RESIDENCES
 PREFERITBEKEPT IN TWN CTR AREA
 PROGRESSIVE AREAS THAT THRIVE
 PUT D IN AREAS 1,2,3 ON BACK
 RAISE TAXES TO EASE SCHOOL OVERCROW
 REMAIN AS IS
 REMOVE DENSITY ALLOWANCE
 RETAIL @ MARYLAND WAY/FRANKLIN
 RETAIN 1 ACRE LOTS PER HOUSE
 RETIREMENT COMMUNITIES
 SCHOOL IMPACT FEES ON NEW DEV
 SENIOR HOUSING DEVELOPMENT
 SENIOR LIVING WILSON PIKE
 SENIORS/YOUNGER PERSONS
 SENSIBLE DEVELOPMENT
 SHOULD NOT CHANGE
 SHOULD STAY THE SAME AS IT IS.
 SMALL # MIXED USE
 SMALLER LOTS
 SR LIVING NEXT TO NEIGHBORHOOD
 STAY AS IS
 STAY THE SAME
 STAY W/8 STORY HEIGHT
 STAY WITH 1 ACRE
 STAY WITH 1 DEV PER ACRE
 STAY WITH ONE ACRE PER HOME
 STICK TO 1 ACRE PER HOUSE
 STICK TO CURRENT 1 ACRE
 STOP ALL TOWNHOUSES & CONDOS
 STOP DEVELOPING
 STOP HIGH DENSITY HOUSING
 STOP PEOPLE FROM MOVING IN
 STOP THE GROWTH
 SUPPORT C4
 TOO DENSE IN BRENTWOOD
 TOWN CNT W/MIXED USE
 TOWNHOMES FOR SENIORS
 TOWNHOMES/CONDO WHERE EXTRALAND
 TOWNHOUSES AND CONDOS
 UPSCALE TOWNHOMES LIKE DWNTWN
 USE OF TURNER FARM
 WEST HAVE TYPE, NO CONDOS
 WHY DO WE NEED MORE HOUSES?

Q16. Which of the potential changes in the neighborhood development options listed in Question #15 above would you most support?

Q16. Which of the potential changes in the neighborhood development options would you most support?	Number	Percent
Allow homes on smaller lots in designated areas with an overall density of 2 to 3 homes per acre (e.g. similar to City of Franklin development patterns)	542	13.3 %
Allow a mix of uses that integrates single family homes, retail, offices, and institutional uses (schools/churches/parks)	668	16.4 %
Allow a mix of uses that integrates single family homes, retail, offices, and institutional uses (schools/churches/parks), plus townhouses	265	6.5 %
Allow a mix of uses that integrates single family homes, townhouses, retail, offices and institutional uses (schools/churches/parks), plus condominiums	287	7.1 %
Other	164	4.0 %
None Chosen	2142	52.7 %
Total	4068	100.0 %

Missing Cases = 0

Response Percent = 100.0 %

Q17. From the following amenities that might be located near your home, please circle the number that represents the ideal distance you would want the amenity from your residence.

(N=4068)

	2 minute walk	5 minute walk	5 minute drive	10 minute drive	11-20 minute drive	No Opinion	Not Important
Q17a. Walking/biking trails	26.7%	35.7%	14.5%	8.7%	2.6%	6.1%	5.7%
Q17b. Parks	10.8%	27.4%	30.4%	17.0%	3.9%	6.2%	4.2%
Q17c. Place of work	1.0%	2.3%	6.8%	21.8%	34.0%	14.7%	19.4%
Q17d. Commercial areas for groceries, dining, shopping, etc.	1.3%	5.2%	32.1%	38.9%	14.7%	4.1%	3.7%
Q17e. Elementary school	2.7%	11.0%	29.0%	23.3%	7.0%	11.9%	15.1%
Q17f. Other	0.6%	0.6%	1.4%	0.9%	0.5%	92.4%	3.7%

Q17. From the following amenities that might be located near your home, please circle the number that represents the ideal distance you would want the amenity from your residence. (Without "No Opinion")

(N=4068)

	2 minute walk	5 minute walk	5 minute drive	10 minute drive	11-20 minute drive	Not Important
Q17a. Walking/biking trails	28.4%	38.0%	15.5%	9.3%	2.8%	6.0%
Q17b. Parks	11.5%	29.2%	32.4%	18.1%	4.2%	4.5%
Q17c. Place of work	1.2%	2.7%	8.0%	25.5%	39.8%	22.8%
Q17d. Commercial areas for groceries, dining, shopping, etc.	1.3%	5.4%	33.5%	40.6%	15.3%	3.9%
Q17e. Elementary school	3.1%	12.5%	33.0%	26.4%	7.9%	17.1%
Q17f. Other	7.2%	7.2%	18.1%	12.4%	6.4%	48.6%

Q17. Other

Q17F Other_2

2 MIN DRIVE TO SMALL COMMERCIA
 ADDRESSPEDWALKINGRESPONSIBILIT
 ALL DEVELOPMENTS
 ALL GOOD AT THIS TIME
 APARTMENTS/CONDOS
 ATHLETIC FIELDS
 BALL FIELDS
 BIKE LANE/DOG PARK
 CATCH/RELEASE LAKE
 CHURCH
 CHURCH
 CHURCH
 CHURCH
 CHURCH
 CHURCHES
 COMMERCIAL NEIGHBORHOODS
 COMMUNITY PLAYGROUND
 CONVENIENCE STORE
 DOG PARK
 DRUGSTORE/CONV STORE
 ELEMENTARY SCHOOL IN DWNTWN
 EQUESTRIAN OPTIONS
 EVERYTHING IS CLOSE
 EXTEND TRL ALONG CONCORD RD
 FIRE DEPT/POLICE DEPT/EMERGENCY
 FIRE STATION/EMERGENCY HDQUTRS
 FITNESS CENTERS
 GAS
 GAS STATION
 GAS STATION
 GAS STATION
 GAS STATION
 GAS STATION
 GAS STATION
 GAS STATION
 GAS STATION
 GAS STATION
 GAS STATION
 GAS STATION/CAR PARTS STORE
 GOLF COURSE
 GOLF COURSE
 GROCERIES
 HIGH SCHOOL
 HIGH SCHOOL/MIDDLE SCHOOL
 HOSPITAL
 HOSPITAL
 HOSPITAL
 HOSPITAL, CLINIC
 INTERSTATE ACCESS
 INTERSTATE ACCESS
 LIBRARY
 LIBRARY
 LOCAL GOOD RESTAURANTS
 MALL
 MEDICAL
 MEDICAL
 MEDICAL FACILITIES
 MEDICAL FACILITIES
 MORE SIDEWALKS
 MOVIE THEATER
 MOVIE THEATER

Q17. OtherQ17F Other_2

MOVIE THEATRE
NO APTS IN SINGLE FAM NBHRDS
NO CONDOS OR TOWNHOUSES
NO CONDOS/TOWNHOUSE
NOT SURE
POOL & TENNIS
POST OFFICE
PUBLIC GOLF COURSE
PUBLIC LIBRARY, ATHLETIC FAC3
PUBLIC TRANSPORTATION
QUALITY GAS STATIONS
REC CENTER/YMCA
RECREATIONAL FACILITIES
RECYCLE CENTER
RECYCLING/DUMP
RESTAURANTS
RESTAURANTS
RESTAURANTS
SAFE BIKE LANES
SENIOR FACILITIES
SIDWALKS IN SUBDIVISON
SMALL RETAIL
STOP BUILDING MORE CHURCHES
THEATER
UPSCALE RESTAURANTS, NO CHAINS
URBAN FEEL AREAS
WALMART!
WE HAVE PLENTY ALREADY
YMCA'S OR CHURCH

Q18. Rate your level of support for the following potential actions that could help Brentwood achieve its Preferred Future.

(N=4068)

	Strongly Support	Support	Oppose	Strongly Oppose	No Opinion
Q18a. Develop more outdoor public gathering places	15.1%	47.3%	12.7%	2.9%	21.9%
Q18b. Provide more options for senior housing	18.5%	44.6%	10.7%	3.1%	23.2%
Q18c. Promote more activities for youth	13.9%	56.7%	6.4%	1.4%	21.7%
Q18d. Address types of growth and development in the City	44.2%	44.8%	2.5%	1.3%	7.3%
Q18e. Address rate of growth and development in the City	46.5%	43.7%	2.3%	0.8%	6.7%
Q18f. Improve effectiveness by the City in communication with the public	22.8%	60.3%	1.8%	0.4%	14.8%
Q18g. Provide greater convenience of shopping/restaurants	16.1%	43.4%	19.2%	5.1%	16.2%
Q18h. Provide more variety of shopping/restaurants	20.0%	42.5%	17.7%	4.8%	14.9%
Q18i. Develop more variety of housing options	11.8%	25.7%	29.8%	21.9%	10.7%
Q18j. Develop more entertainment options in the City	13.7%	43.5%	17.9%	6.5%	18.4%
Q18k. Improve appearance of commercial developments	20.5%	57.2%	5.2%	1.5%	15.6%
Q18l. Develop more trails (walking, jogging, biking)	30.5%	46.2%	7.8%	2.1%	13.4%
Q18m. Improve amenities in parks (i.e. playgrounds/sports fields)	18.7%	53.5%	8.0%	1.7%	18.2%
Q18n. Provide parks in areas of the city not presently served	20.6%	51.0%	9.5%	2.5%	16.3%
Q18o. Improve environmental quality (i.e. air and water)	21.7%	51.5%	6.2%	1.8%	18.8%
Q18p. Preserve open space areas (i.e. vistas, hillsides)	49.4%	41.2%	2.3%	0.8%	6.3%
Q18q. Improve quality of Brentwood's library	15.9%	49.5%	9.3%	2.1%	23.2%
Q18r. Develop cultural facilities (i.e. museums, performing arts, fine arts facilities)	14.1%	42.5%	16.5%	5.0%	21.9%
Q18s. Preserve historic/archeological sites	26.8%	53.1%	5.2%	1.3%	13.7%
Q18t. Increase recycling options	24.7%	45.9%	9.6%	2.4%	17.4%
Q18u. Improve the capacity of drainage/storm water system	19.7%	52.6%	5.6%	0.8%	21.4%
Q18v. Improve roadway aesthetics (i.e. landscaping, lighting)	19.7%	57.4%	7.1%	1.1%	14.7%
Q18w. Develop more on-street bike lanes	18.6%	35.9%	18.2%	7.7%	19.6%
Q18x. Develop more sidewalks	29.4%	46.2%	8.9%	2.3%	13.1%

Q18. Rate your level of support for the following potential actions that could help Brentwood achieve its Preferred Future.

	Strongly Support	Support	Oppose	Strongly Oppose	No Opinon
Q18y. Improve traffic flow on neighborhood streets	23.2%	46.3%	12.1%	3.7%	14.7%
Q18z. Improve traffic flow on major streets	65.8%	29.2%	0.9%	0.5%	3.6%
Q18(1). Develop a public transit system	15.9%	27.3%	20.9%	17.5%	18.5%

Q18. Rate your level of support for the following potential actions that could help Brentwood achieve its Preferred Future. (Without "No Opinion")

(N=4068)

	Strongly Support	Support	Oppose	Strongly Oppose
Q18a. Develop more outdoor public gathering places	19.4%	60.6%	16.3%	3.8%
Q18b. Provide more options for senior housing	24.0%	58.0%	13.9%	4.0%
Q18c. Promote more activities for youth	17.7%	72.4%	8.2%	1.7%
Q18d. Address types of growth and development in the City	47.6%	48.3%	2.7%	1.4%
Q18e. Address rate of growth and development in the City	49.8%	46.9%	2.5%	0.9%
Q18f. Improve effectiveness by the City in communication with the public	26.7%	70.7%	2.1%	0.4%
Q18g. Provide greater convenience of shopping/restaurants	19.3%	51.8%	22.9%	6.1%
Q18h. Provide more variety of shopping/restaurants	23.5%	50.0%	20.8%	5.7%
Q18i. Develop more variety of housing options	13.2%	28.8%	33.4%	24.6%
Q18j. Develop more entertainment options in the City	16.8%	53.3%	21.9%	8.0%
Q18k. Improve appearance of commercial developments	24.3%	67.8%	6.2%	1.7%
Q18l. Develop more trails (walking, jogging, biking)	35.2%	53.4%	9.0%	2.4%
Q18m. Improve amenities in parks (i.e. playgrounds/sports fields)	22.8%	65.4%	9.7%	2.0%
Q18n. Provide parks in areas of the city not presently served	24.7%	61.0%	11.4%	3.0%
Q18o. Improve environmental quality (i.e. air and water)	26.7%	63.4%	7.6%	2.3%
Q18p. Preserve open space areas (i.e. vistas, hillsides)	52.7%	44.0%	2.4%	0.8%
Q18q. Improve quality of Brentwood's library	20.7%	64.5%	12.1%	2.7%
Q18r. Develop cultural facilities (i.e. museums, performing arts, fine arts facilities)	18.1%	54.5%	21.1%	6.4%
Q18s. Preserve historic/archeological sites	31.0%	61.6%	6.0%	1.5%
Q18t. Increase recycling options	29.9%	55.5%	11.7%	2.9%
Q18u. Improve the capacity of drainage/storm water system	25.0%	66.9%	7.1%	1.0%
Q18v. Improve roadway aesthetics (i.e. landscaping, lighting)	23.1%	67.3%	8.3%	1.3%
Q18w. Develop more on-street bike lanes	23.1%	44.6%	22.7%	9.6%

Q18. Rate your level of support for the following potential actions that could help Brentwood achieve its Preferred Future. (Without "No Opinion")

	Strongly Support	Support	Oppose	Strongly Oppose
Q18x. Develop more sidewalks	33.9%	53.2%	10.3%	2.7%
Q18y. Improve traffic flow on neighborhood streets	27.2%	54.3%	14.2%	4.4%
Q18z. Improve traffic flow on major streets	68.3%	30.3%	0.9%	0.5%
Q18(1). Develop a public transit system	19.4%	33.5%	25.6%	21.4%

Q19. Which FOUR of the potential actions from the list in Question #18 would you most support taking to achieve Brentwood's preferred future?

Q19. Most Support	Number	Percent
Develop more outdoor public gathering places	50	1.2 %
Provide more options for senior housing	267	6.6 %
Promote more activities for youth	32	0.8 %
Address types of growth and development in the City	510	12.5 %
Address rate of growth and development in the City	251	6.2 %
Improve effectiveness by the City in communication with the public	51	1.3 %
Provide greater convenience of shopping/restaurants	77	1.9 %
Provide more variety of shopping/restaurants	82	2.0 %
Develop more variety of housing options	107	2.6 %
Develop more entertainment options in the City	19	0.5 %
Improve appearance of commercial developments	56	1.4 %
Develop more trails (walking, jogging, biking)	128	3.1 %
Improve amenities in parks (i.e. playgrounds/sports fields)	13	0.3 %
Provide parks in areas of the city not presently served	32	0.8 %
Improve environmental quality (i.e. air and water)	42	1.0 %
Preserve open space areas (i.e. vistas, hillsides)	315	7.7 %
Improve quality of Brentwood's library	17	0.4 %
Develop cultural facilities (i.e. museums, performing arts, fine arts facilities)	17	0.4 %
Preserve historic/archeological sites	23	0.6 %
Increase recycling options	59	1.5 %
Improve the capacity of drainage/storm water system	61	1.5 %
Improve roadway aesthetics (i.e. landscaping, lighting)	24	0.6 %
Develop more on-street bike lanes	67	1.6 %
Develop more sidewalks	122	3.0 %
Improve traffic flow on neighborhood streets	98	2.4 %
Improve traffic flow on major streets	1127	27.7 %
Develop a public transit system	114	2.8 %
None chosen	305	7.5 %
2	2	0.0 %
Total	4068	100.0 %

Missing Cases = 0

Response Percent = 100.0 %

Q19. Which FOUR of the potential actions from the list in Question #18 would you most support taking to achieve Brentwood's preferred future?

Q19. 2nd Support	Number	Percent
Develop more outdoor public gathering places	34	0.8 %
Provide more options for senior housing	124	3.0 %
Promote more activities for youth	45	1.1 %
Address types of growth and development in the City	432	10.6 %
Address rate of growth and development in the City	502	12.3 %
Improve effectiveness by the City in communication with the public	52	1.3 %
Provide greater convenience of shopping/restaurants	95	2.3 %
Provide more variety of shopping/restaurants	145	3.6 %
Develop more variety of housing options	140	3.4 %
Develop more entertainment options in the City	71	1.7 %
Improve appearance of commercial developments	71	1.7 %
Develop more trails (walking, jogging, biking)	145	3.6 %
Improve amenities in parks (i.e. playgrounds/sports fields)	45	1.1 %
Provide parks in areas of the city not presently served	69	1.7 %
Improve environmental quality (i.e. air and water)	59	1.5 %
Preserve open space areas (i.e. vistas, hillsides)	305	7.5 %
Improve quality of Brentwood's library	34	0.8 %
Develop cultural facilities (i.e. museums, performing arts, fine arts facilities)	33	0.8 %
Preserve historic/archeological sites	74	1.8 %
Increase recycling options	91	2.2 %
Improve the capacity of drainage/storm water system	96	2.4 %
Improve roadway aesthetics (i.e. landscaping, lighting)	54	1.3 %
Develop more on-street bike lanes	92	2.3 %
Develop more sidewalks	177	4.4 %
Improve traffic flow on neighborhood streets	211	5.2 %
Improve traffic flow on major streets	421	10.3 %
Develop a public transit system	72	1.8 %
None chosen	377	9.3 %
2	2	0.0 %
Total	4068	100.0 %

Missing Cases = 0

Response Percent = 100.0 %

Q19. Which FOUR of the potential actions from the list in Question #18 would you most support taking to achieve Brentwood's preferred future?

Q19. 3rd Support	Number	Percent
Develop more outdoor public gathering places	37	0.9 %
Provide more options for senior housing	119	2.9 %
Promote more activities for youth	49	1.2 %
Address types of growth and development in the City	261	6.4 %
Address rate of growth and development in the City	326	8.0 %
Improve effectiveness by the City in communication with the public	69	1.7 %
Provide greater convenience of shopping/restaurants	101	2.5 %
Provide more variety of shopping/restaurants	142	3.5 %
Develop more variety of housing options	119	2.9 %
Develop more entertainment options in the City	95	2.3 %
Improve appearance of commercial developments	122	3.0 %
Develop more trails (walking, jogging, biking)	180	4.4 %
Improve amenities in parks (i.e. playgrounds/sports fields)	55	1.4 %
Provide parks in areas of the city not presently served	111	2.7 %
Improve environmental quality (i.e. air and water)	75	1.8 %
Preserve open space areas (i.e. vistas, hillsides)	377	9.3 %
Improve quality of Brentwood's library	33	0.8 %
Develop cultural facilities (i.e. museums, performing arts, fine arts facilities)	70	1.7 %
Preserve historic/archeological sites	96	2.4 %
Increase recycling options	127	3.1 %
Improve the capacity of drainage/storm water system	121	3.0 %
Improve roadway aesthetics (i.e. landscaping, lighting)	69	1.7 %
Develop more on-street bike lanes	78	1.9 %
Develop more sidewalks	163	4.0 %
Improve traffic flow on neighborhood streets	111	2.7 %
Improve traffic flow on major streets	402	9.9 %
Develop a public transit system	71	1.7 %
None chosen	483	11.9 %
2	6	0.1 %
Total	4068	100.0 %

Missing Cases = 0

Response Percent = 100.0 %

Q19. Which FOUR of the potential actions from the list in Question #18 would you most support taking to achieve Brentwood's preferred future?

Q19. 4th Support	Number	Percent
Develop more outdoor public gathering places	50	1.2 %
Provide more options for senior housing	123	3.0 %
Promote more activities for youth	60	1.5 %
Address types of growth and development in the City	190	4.7 %
Address rate of growth and development in the City	219	5.4 %
Improve effectiveness by the City in communication with the public	101	2.5 %
Provide greater convenience of shopping/restaurants	85	2.1 %
Provide more variety of shopping/restaurants	133	3.3 %
Develop more variety of housing options	88	2.2 %
Develop more entertainment options in the City	78	1.9 %
Improve appearance of commercial developments	138	3.4 %
Develop more trails (walking, jogging, biking)	149	3.7 %
Improve amenities in parks (i.e. playgrounds/sports fields)	48	1.2 %
Provide parks in areas of the city not presently served	108	2.7 %
Improve environmental quality (i.e. air and water)	65	1.6 %
Preserve open space areas (i.e. vistas, hillsides)	315	7.7 %
Improve quality of Brentwood's library	40	1.0 %
Develop cultural facilities (i.e. museums, performing arts, fine arts facilities)	94	2.3 %
Preserve historic/archeological sites	101	2.5 %
Increase recycling options	142	3.5 %
Improve the capacity of drainage/storm water system	96	2.4 %
Improve roadway aesthetics (i.e. landscaping, lighting)	101	2.5 %
Develop more on-street bike lanes	97	2.4 %
Develop more sidewalks	159	3.9 %
Improve traffic flow on neighborhood streets	96	2.4 %
Improve traffic flow on major streets	376	9.2 %
Develop a public transit system	93	2.3 %
None chosen	712	17.5 %
2	11	0.3 %
Total	4068	100.0 %

Missing Cases = 0

Response Percent = 100.0 %

Q19. Which FOUR of the potential actions from the list in Question #18 would you most support taking to achieve Brentwood's preferred future? (Top Four)

Q19. Most Support	Number	Percent
Develop more outdoor public gathering places	171	4.2 %
Provide more options for senior housing	633	15.6 %
Promote more activities for youth	186	4.6 %
Address types of growth and development in the City	1393	34.2 %
Address rate of growth and development in the City	1298	31.9 %
Improve effectiveness by the City in communication with the public	273	6.7 %
Provide greater convenience of shopping/restaurants	358	8.8 %
Provide more variety of shopping/restaurants	502	12.3 %
Develop more variety of housing options	454	11.2 %
Develop more entertainment options in the City	263	6.5 %
Improve appearance of commercial developments	387	9.5 %
Develop more trails (walking, jogging, biking)	602	14.8 %
Improve amenities in parks (i.e. playgrounds/sports fields)	161	4.0 %
Provide parks in areas of the city not presently served	320	7.9 %
Improve environmental quality (i.e. air and water)	241	5.9 %
Preserve open space areas (i.e. vistas, hillsides)	1312	32.3 %
Improve quality of Brentwood's library	124	3.0 %
Develop cultural facilities (i.e. museums, performing arts, fine arts facilities)	214	5.3 %
Preserve historic/archeological sites	294	7.2 %
Increase recycling options	419	10.3 %
Improve the capacity of drainage/storm water system	374	9.2 %
Improve roadway aesthetics (i.e. landscaping, lighting)	248	6.1 %
Develop more on-street bike lanes	334	8.2 %
Develop more sidewalks	621	15.3 %
Improve traffic flow on neighborhood streets	516	12.7 %
Improve traffic flow on major streets	2326	57.2 %
Develop a public transit system	350	8.6 %
None chosen	305	7.5 %
2	21	0.5 %
Total	14700	

Number of Cases =4068

Number of Responses =14700

Average Number Of Responses Per Case = 3.6

Number Of Cases With At Least One Response =4068

Response Percent = 100.0 %

Q20. What is your gender?

Q20. What is your gender?	Number	Percent
Male	2285	56.3 %
Female	1774	43.7 %
Total	4059	100.0 %

Missing Cases = 9
Response Percent = 99.8 %

Q21. How many years have you lived in the City of Brentwood?

Q21. How many years have you lived in the City of Brentwood?	Number	Percent
Under 5	693	17.0 %
5 to 14	1286	31.6 %
15 to 24	1020	25.1 %
25 to 34	607	14.9 %
35+	396	9.7 %
Not Provided	66	1.6 %
Total	4068	100.0 %

Missing Cases = 0
Response Percent = 100.0 %

Q21. How many years have you lived in the City of Brentwood? (without “not provided”)

Q21. How many years have you lived in the City of Brentwood?	Number	Percent
Under 5	693	17.3 %
5 to 14	1286	32.1 %
15 to 24	1020	25.5 %
25 to 34	607	15.2 %
35+	396	9.9 %
Total	4002	100.0 %

Missing Cases = 66
Response Percent = 98.4 %

Q22. What is your age?

Q22. What is your age?	Number	Percent
Under 35	128	3.1 %
35 to 44	737	18.1 %
45 to 54	1028	25.3 %
55 to 64	1021	25.1 %
65+	984	24.2 %
Not Provided	170	4.2 %
Total	4068	100.0 %

Missing Cases = 0

Response Percent = 100.0 %

Q22. What is your age? (without “not provided”)

Q22. What is your age?	Number	Percent
Under 35	128	3.3 %
35 to 44	737	18.9 %
45 to 54	1028	26.4 %
55 to 64	1021	26.2 %
65+	984	25.2 %
Total	3898	100.0 %

Missing Cases = 170

Response Percent = 95.8 %

Q23. Including yourself, how many people in your household fall into these age groups?

	Mean	Sum
number	3.63	14391
Q23 Under age 5	0.18	719
Ages 5-9	0.31	1213
Ages 10-14	0.34	1359
Ages 15-19	0.34	1342
Ages 20-24	0.22	881
Ages 25-34	0.15	604
Ages 35-44	0.44	1763
Ages 45-54	0.58	2298
Ages 55-64	0.55	2184
Ages 65-74	0.36	1416
Ages 75+	0.15	612

Q24. What is your household's annual income?

Q24. What is your household's annual income?	Number	Percent
Less than \$50,000	134	3.4 %
\$50,000 - \$74,999	272	6.8 %
\$75,000 - \$100,000	376	9.4 %
\$100,000 - \$149,999	745	18.7 %
\$150,000 - \$199,999	612	15.4 %
\$200,000 or more	1388	34.9 %
Not provided	452	11.4 %
Total	3979	100.0 %

Missing Cases = 89

Response Percent = 97.8 %

Q24. What is your household's annual income? (Without 'not provided')

Q24. What is your household's annual income?	Number	Percent
Less than \$50,000	134	3.8 %
\$50,000 - \$74,999	272	7.7 %
\$75,000 - \$100,000	376	10.7 %
\$100,000 - \$149,999	745	21.1 %
\$150,000 - \$199,999	612	17.4 %
\$200,000 or more	1388	39.4 %
Total	3527	100.0 %

Missing Cases = 541

Response Percent = 86.7 %