

Gallatin Pike South Corridor Study – Community Workshop Recipe Card Responses

36 workshop attendees turned in completed recipe cards.

Choose one:

- Property owner – 18 responses
- Business owner – 4 responses
- Resident – 11 responses
- Institutional representation – 1 response

Step 1: Vision

Do you agree with each statement?

- Yes (2 responses)
- Yes!
- Yes. Would like more info on plan for homeless.
- Yes, please include sidewalks for safety.
- Yes, but expand to county line.
- Yes, more or less.

Do you have anything to add to the vision? (question on board)

- Bury power lines when able. (2 responses)
- Discourage bike lanes where just not feasible nor safe. (3 responses)

Have any additional thoughts? (question on board)

- Restrictions for late night music on Gallatin
- Plan for homeless (3 responses – 1 added “reduce”)
- Add reputable nice hotel chain to area.
- Reduce apartments and weekly hotels.
- Multi-unit fine if near traffic light (i.e. Madison Square)
- Too many hair places
- Decentralize ? service
- Add mixed use, including residential. Additional residents mean more entertainment, restaurants, etc.
- I agree with the plan except for adding residential if it means multi-unit housing because it would increase instead of decrease traffic.

Step 2: Flavor of each planning section (policy, land uses, zoning)

- Area 1: T4 CM – Urban Mixed Use Corridor policy – intersection of Gallatin Pike/State Route 45, including Kroger shopping center
 - Current use – 4
 - Single-family – 3
 - Multifamily – 2
 - Commercial – 8
 - Office – 3
 - Industrial – 0
 - Mixed use commercial / residential – 14
 - Mixed use commercial / office – 18
- Area 2: T4 MU / T4 NC – Urban Mixed Use Neighborhood and Urban Neighborhood Center policy – Downtown Madison, Madison Branch Library, Amqui Station, north of Neelys Bend Road, south of Kroger and Maple Street
 - Current use – 5
 - Single-family – 1
 - Multifamily – 3
 - Commercial – 6
 - Office – 2
 - Industrial – 0
 - Mixed use commercial / residential – 19
 - Mixed use commercial / office – 12
- Area 3: T4 CC – Urban Community Center policy – Madison Square shopping center / Madison Town Center
 - Current use – 4
 - Single-family – 3
 - Multifamily – 5
 - Commercial – 2
 - Office – 2
 - Industrial – 0
 - Mixed use commercial / residential – 21
 - Mixed use commercial / office – 12
- Area 4: T3 CM – Suburban Mixed Use Corridor policy – north of cemeteries up to W. Webster St. / Gibson Creek
 - Current use – 6
 - Single-family – 1
 - Multifamily – 5
 - Commercial – 0
 - Office – 1
 - Industrial – 0
 - Mixed use commercial / residential – 15
 - Mixed use commercial / office – 6
 - Unsure – 1
- Area 5: T3 CC – Suburban Community Center policy – old K-Mart site
 - Current use – 5
 - Single-family – 2
 - Multifamily – 3
 - Commercial – 3
 - Office – 2
 - Industrial – 0
 - Mixed use commercial / residential – 16
 - Mixed use commercial / office – 16

Step 3: Binding

Do you think the MCSP south of Walton should continue through the study area? Why or why not?

- Yes. . .but only if light rail is either “elevated above Gallatin Road” or “sunken” as a subway to retain the use/viability of 5-lanes.
- Yes, high traffic area. . .high risk for pedestrian.
- Yes – neighborhoods should flow together.
- Yes – we need better mobility and sidewalks.
- Yes, better curb appeal from the highway. Making use of K-Mart area would require more development.
- Yes. 1. It unifies the entire MCSP structure to Briley. 2. Better appeal upon exiting highway. 3. Access to K-Mart development.
- Yes, it’s a part of Madison. Sidewalks on other side of the private cemetery.
- Yes, so long as the historic cemeteries are not disturbed.
- Yes, make this study complete.
- Yes. The old K-Mart is an eyesore and could be a jewel entry-point into Madison.
- Yes, Gallatin is so dangerous for pedestrians. Would like to see more protection for bikes.
- Yes, because there is a distinct vibe of “Madison” once one crosses over Briley Parkway.
- Yes, I think this will enhance investment in Madison. It will also create a better environment for younger families.
- Yes (3 responses)
- Not entirely sure what this question means. Yes bike paths and sidewalks are good.
- No. K-Mart site is good anchor.
- No – we need the traffic lanes – less congestion.

Additional comments provided on map:

- Mixed use – please improve sidewalks and walkability.
- Area 4 (north of cemeteries up to Gibson Creek) needs sidewalks both sides of Gallatin Rd.
- Increase and improve pedestrian crosswalk.
- Sidewalks on Gallatin from Due West to St. Joseph.
- Sync traffic lights on Gallatin.
- Align bus stops for pedestrians crossing street.
- Sidewalks (bikes too) from Haysboro to the county line, including over Briley.
- Recalibrate signals to account for pedestrians – Neelys Bend.
- Sidewalks specifically by the Tower for people in wheelchairs to have greater ease of mobility – ADA?
- Move CSX rail lines to outside of Davidson County. Put in commuter rail.
- Like added sidewalks and traffic calming and increased public transit, but concern is the constrained space between two historic cemeteries. It would break my heart to disturb those graves.
- Greenway is needed for Neelys Bend area.
- Madison area desperately needs/deserves greenways. This proposed greenway needs to become a reality.
- Greenway to connect Neelys Bend Park with greenway plans.
- Rock-n-Roll carwash – why didn’t they build sidewalks?
- If we regulate new buildings too much we may discourage new construction. If new construction is paying for sidewalks then we may lose our sidewalk funding and may decrease mobility.
- Don’t get crazy with the bike lanes. It’s really too dangerous on to ride on Gallatin Road IMO. (2 responses)

Step 4: Corridor Design Overlay (CDO)

- Landscaping, parking and access, building placement.
- Like everything proposed in CDO. It actually might be a more practical move.
- Entire study area.
- From Inglewood to the Sumner County Line – so all of Gallatin Pike.
- CDO from Old Hickory to Due West.
- Sign height limit and placement restrictions.
- Style and consistency, update.
- The signage and landscaping currently make Madison look hodge-podge and. . .not appealing. There are hand-written poster boards. This heavily affects public perception of our area. Strongly need at least a CDO.
- Landscaping is always going to make a community more attractive and inviting.
- Some standards would be a good thing, but don't overdo it.
- We need fewer negotiations for new buildings to encourage new building, commerce, and sidewalks. Let's make it easy for developers to improve our community – win-win for everyone.
- No high rise residential; no crazy bike lanes.
- Zone 5 (old K-Mart site) – very important to keep it nicely landscaped with low buildings due to it being in front of our residential area.

Step 5: Urban Design Overlay (UDO)

- Full UDO would be ideal to elevate perception of Madison. While there are challenges with building positions, this is what Madison badly needs.
- Entire study area. (2 responses)
- Downtown Madison along properties fronting on Gallatin Pike.
- UDO from Old Hickory to Neelys Bend/Madison Square.
- Prefer the urban design overlay.
- North of cemeteries to State Route 45.
- North of Due West.
- Love most of the way the UDO looks. Very nice, and I think we should do it tall!
- Ensure the old K-Mart property is utilized appropriately/properly and not left empty/unused.
- Poles and places for tasteful seasonal decorations and lighting.
- We should make our community as beautiful and inviting as possible. Walkable, bikeable and with business options that fit an active suburban lifestyle.
- Decorations please!
- Loud music after 10 am on Gallatin Pike (restaurants, other?).
- An urban design overlay could greatly improve the Gallatin corridor.
- Don't want Madison to be turned into cookie-cutter crap like Brentwood. Need some differences and character in buildings and businesses.

Gallatin Pike South Corridor Study – Recipe Card Online Responses

10 people completed recipe cards online.

Choose one:

- Property owner – 2 responses
- Business owner – 2 responses
- Resident – 6 responses
- Institutional representation – 0 response

Step 1: Vision

Do you agree with each statement?

- Yes (4 responses)
- Agree. I think Madison should return to being a thriving community as it was in the 50s.
- Yes, covers most deficiencies that need attention in the planning study area.
- For the most part.
- Somewhat.

Do you have anything to add to the vision?

- Sidewalks before anything else.
- Gallatin should be designed more for the people that live along it and less for the people driving in from way outside the city.
- The study area contains many historic and cultural resources and landmarks. Therefore, preservation planning must be at the core of the study, not a footnote. Preservation planning involves all types of cultural resources, including individual buildings and structures, cemeteries, landscapes, archeological sites, and districts with multiple properties.
- Work with NES to clean up their poles and tangled wires.
- Consider green spaces and solar collectors on business roof tops, prohibit herbicides/pesticides/other chemicals harmful to bees and/or humans.
- Incentive for small, local businesses to move to the area.

Have any additional thoughts?

- More sidewalks & green space, less car lanes and parking.
- Please make preservation planning a central and core element of this study area plan, not an afterthought or footnote or sidebar.
- Need to encourage more artists and small businesses to the area. . .too many quick loan and hair/wig shops in the area.

Step 2: Flavor of each planning section (policy, land uses, zoning)

- Area 1: T4 CM – Urban Mixed Use Corridor policy – intersection of Gallatin Pike/State Route 45, including Kroger shopping center
 - Current use – 1
 - Single-family – 0
 - Multifamily – 1
 - Commercial – 0
 - Office – 0
 - Industrial – 0
 - Mixed use commercial / residential – 7
 - Mixed use commercial / office – 3
- Area 2: T4 MU / T4 NC – Urban Mixed Use Neighborhood and Urban Neighborhood Center policy – Downtown Madison, Madison Branch Library, Amqui Station, north of Neelys Bend Road, south of Kroger and Maple Street
 - Current use – 1
 - Single-family – 1
 - Multifamily – 2
 - Commercial – 0
 - Office – 0
 - Industrial – 0
 - Mixed use commercial / residential – 7
 - Mixed use commercial / office – 3
- Area 3: T4 CC – Urban Community Center policy – Madison Square shopping center / Madison Town Center
 - Current use – 2
 - Single-family – 0
 - Multifamily – 1
 - Commercial – 0
 - Office – 0
 - Industrial – 0
 - Mixed use commercial / residential – 7
 - Mixed use commercial / office – 5
- Area 4: T3 CM – Suburban Mixed Use Corridor policy – north of cemeteries up to W. Webster St. / Gibson Creek
 - Current use – 2
 - Single-family – 0
 - Multifamily – 2
 - Commercial – 0
 - Office – 1
 - Industrial – 0
 - Mixed use commercial / residential – 7
 - Mixed use commercial / office – 5
- Area 5: T3 CC – Suburban Community Center policy – old K-Mart site
 - Current use – 1
 - Single-family – 0
 - Multifamily – 0
 - Commercial – 1
 - Office – 0
 - Industrial – 0
 - Mixed use commercial / residential – 6
 - Mixed use commercial / office – 3

Step 3: Binding

Do you think the MCSP south of Walton should continue through the study area? Why or why not?

- Yes (3 responses)
- Yes, transit solutions are imperative and park and ride facilities at both the Kmart site at Briley and at Old Hickory SR 45 are needed. Need to remove pull in parking directly adjacent to the road and put utilities underground.
- Yes, build transit capacity so future development doesn't clog up Nashville with more traffic.
- Yes. Sidewalks from Haysboro to OHB and beyond.
- Need more information to answer. Does this cross section fit within existing ROW or require acquisition of new ROW? If no new ROW is required, this looks fine. If new ROW is required, then more discussion must occur. New ROW acquisition is typically contrary to good preservation planning.

Step 4: Do you want a Corridor Design Overlay (CDO)?

- Yes (7 responses)
- No (2 responses)

Step 4: Corridor Design Overlay (CDO)

- Less clutter.
- This cake recipe analogy is an insult to our intelligence. I'm not a child. I have a master's degree. I hate it. Please stop.

Step 5: Do you want an Urban Design Overlay (UDO)?

- Yes (8 responses)
- No (1 response)

Step 5: Urban Design Overlay (UDO)

- More intention.
- Developers need tighter restrictions on what they can build along this corridor. They only care about one thing – making money. It's up to us to legally require them to build nice communities that we want to live in.

Gallatin Pike South Corridor Study – Community Workshop Survey Responses

Thank you for being involved in the process. Please take a moment to fill out this questionnaire.

39 workshop attendees completed surveys.

Have you participated in community meetings in previous years to discuss a vision for Madison and Gallatin Pike?

- Yes – 22
- No – 17

Have you read the 2018 Madison Strategic Report?

- Yes – 25
- No – 13
- Parts – 1

In the coming years, what would you most like to see along Gallatin Pike – in the area from Briley Parkway north to State Route 45?

- Sidewalks, additional landscaping
- Sidewalks, public transportation
- Sidewalks that connect – let's ride bikes to East Nashville; more community oriented businesses like coffee shops and restaurants
- Sidewalks from Haysboro, over Briley, all the way to the county line. Sidewalks
- Pedestrian friendly street (street trees, buried power lines), less signage made for automobiles, pedestrian
- Sidewalks – trees – business with fresh store fronts, clear signages
- Better sidewalks and better bus stops and better crossing areas
- Walkable commercial, pedestrian and bike safety
- Better buildings, better signs
- More trees and a more pedestrian friendly streetscape
- Trees, more upkeep, businesses taking ownership of helping to keep area clean, cleaner streets, lane striping, parking restriping, better lights
- Greenway
- Good use of former K-Mart building. Would love to see a major hotel chain come in. Bring in things that make me as a resident want to hang out here.
- More places to eat and entertain. Cleaner roads, more new construction, homes and developments – help cover costs of sidewalks and improves home values. Can we please move the pain clinic?
- Office space / residential
- Clean up! Better roads helping transportation. Better development of businesses and homes.
- Signage, rezoning of areas along corridor, but most importantly, revitalizing downtown Madison.
- Publix, restaurants, less homeless population, more food places
- Different businesses besides hair and pawn shops and car repair
- Upscale retail and offices
- Publix, Whole Foods (better grocery)
- Independent businesses, sidewalk, multi-story buildings, more urban, less fast food, lending, car businesses
- Mixed use development, adaptive re-use, UDO (all the way to Sumner County line)
- More retail and restaurant, commercial
- Small town feel

- Efficient long lasting use and development, mixed commercial and residential. Improved traffic flow, auto and pedestrian.
- A general cleaning up and more business / residential properties
- Mix use retain and residential uses interconnected
- Clean it up, more relevant commercial
- Eliminate on street parking, easier safer pedestrian access, add mixed use and higher buildings
- Good quality restaurants and entertainment
- Mixed use, pedestrian, retail
- Anything that would help pedestrians and cyclists feel safe or be safe
- Commerce
- No cash title fronts
- Development similar to West Nashville – Charlotte Pike
- Less vacant business buildings and lots
- Less check cashing businesses, more grocery stores, more upscale restaurants

What do you value about Madison that you do not want to see change?

- Diversity in race, income
- Diversity of people and businesses
- Diverse communities
- Parks, community center, diversity of residents, sense of community
- Low cost living, multi-cultural
- Historic value! Small town feel!
- Affordable housing
- The price
- A commitment to include different economic ranges
- Easy access to Nashville
- Convenience to town, airport, 65, etc.
- Downtown area
- Current historic storefront architecture highlighting the Art Deco designs I love.
- Community
- The Oakland Acres / Freda Villa Neighborhoods
- Retail, marketing, church denomination
- Old churches
- N/A
- The people are nice. Let's not change that.
- Wide range of restaurants and functional businesses within arm's reach (grocery stores, car repair, stores)
- No material UDO
- Keep the old and historic aspects, especially being careful of the historic cemeteries
- Nothing
- Small multifamily homes, green space
- Like the character of Madison as a working class area
- Car free and markets
- Residential neighborhoods without commercial in them

What is most important to you for the design team to know this stretch of Gallatin Pike?

- Madison needs a city center.
- A well designed streetscape can change this corridor and help resolve other issues.
- Retain the character of Old Madison, but renovate old buildings / build new buildings that mimic the present architecture.
- Preserve historic Madison.
- Trees, signage, and cleanup!
- Pedestrian travel – restaurant – music focus
- Pedestrians risk their lives trying to cross the corridor to get where they need to go.
- Not necessary to overdo bike lanes; not necessary to widen.
- Signs, color of buildings, better looking buildings
- Visual appearances – landscaping
- Traffic light sync, traffic very heavy; more gas stations
- Curb appeal
- Give me all the gentrification! I want it all! As much as we can possibly get!
- Madison should not become another Hendersonville / Franklin.
- Continuity throughout design. Infrastructure (sidewalks, pedestrian, bike).
- Do not restrict signage.
- It's a busy pass through to Briley. It would be nice to have more accesses to relieve congestion.
- There are people living here without vehicles. Their feet and city buses are their modes of transportation. Many rely on wheelchairs and mobility scooters.
- Improve don't destroy.
- Enjoy the mid-century modern feel of neon signage, but signage and landscaping regulations are badly needed for this area to be more appealing.
- Like to see it change for the positive, buildings and houses cleaned up and it become the next cool place people want to move to.
- Sidewalks will be a huge part of making our vision last.
- It is a busy, vibrant, important corridor for Nashville.
- The mix of car traffic and pedestrian traffic. Look for ways to let both coexist.
- Material / landscape
- K-Mart – keep it commercial, no residential
- Clean up fronts of properties
- Whatever development increases property value
- Better buildings, improve larger parking along Gallatin Rd.

What is your interest in the Gallatin Pike Corridor area? (check all that apply)

- live in area – 29
- own property – 28
- own or have business – 8
- live in nearby neighborhood – 10
- developing / interested in developing property – 4
- real estate / development professional – 2
- other – work in nearby area – 1

What is your age? _____

- 27, 27, 28, 29
- 30, 31, 32, 33, 33, 35, 39
- 40, 42, 44, 44, 45, 47
- 50, 51, 53, 53, 54, 55, 55, 55, 56, 57, 59, 59, 59, 59
- 64, 66, 67, 67, 68, 68
- 71
- 80

What is your race?

- African-American – 6
- Asian – 0
- Mixed Race – 1
- White – 31
- Other – 0
- Prefer not to answer – 1

Are you?

- Hispanic / Latino – 0
- Native American / Alaskan Native – 0