

Scottsboro/Bells Bend Draft Goals and Objectives – March 25, 2008

Open Space

Goal 1: To enhance existing parks and preserve open space throughout the Scottsboro/Bells Bend community.

Objectives:

- 1.1. Improve Beaman Park and Bells Bend Park according to the Metro Parks Master Plan.
- 1.2. Encourage recreational connections between Beaman Park and Bells Bend Park through the use of a multi-use path along Old Hickory Boulevard.
- 1.3. Encourage recreational activities in appropriate locations within the Parks.
- 1.4. Encourage a wildlife corridor connecting Beaman Park and Bells Bend Park that would serve not only to preserve wildlife, but would also offer opportunities for experiencing and learning about nature. Note: This would involve preservation of portions of private property and would likely be a private property owner-led effort. Potential locations could be along the ridgelines or in the western portion of the study area.
- 1.5. Explore the creation of parks and preservation of open space in areas of new development as they occur.

Goal 2: To preserve Natural Conservation Areas – areas with environmentally sensitive features –throughout the Scottsboro/Bells Bend community. By preserving open space in a primarily natural state, these areas contribute to the rural character of the overall community. Preservation of these areas largely falls to three types of tools: policy (Objectives 2.1 to 2.3), regulatory tools (Objectives 2.4 and 2.5) and private property owner choices (Objectives 2.6 and 2.7).

Objectives:

- 2.1 Preserve environmentally sensitive features through the use of land use policy. Environmentally sensitive features to be preserved include, but are not limited to:
 - a. Ridgelines
 - b. Viewsheds
 - c. Watersheds
 - d. Woodlands
 - e. Floodways and Floodplains
 - f. Unstable Soils
 - g. Steep Slopes
 - h. Rare Species
- 2.2 Preserve historic sites, burial sites and cemeteries by designing site plans that avoid these sensitive features.
- 2.3 Encourage recreational activities, such as hiking, horseback riding, canoeing, etc., in appropriate locations within Natural Conservation Areas.
- 2.4 Preserve environmentally sensitive features through the use of regulatory tools in the zoning code and subdivision regulations. Environmentally sensitive features with specific regulatory protections include:
 - a. Floodways and Floodplains
 - b. Unstable Soils
 - c. Steep Slopes
 - d. Rare Species
 - e. Mature Trees
- 2.5 Explore creating a Transfer of Development Rights Program to preserve environmentally sensitive features, agricultural lands or historic sites by allowing the owners of these sites to sell a portion or all of their individual development rights. This program can provide a financially feasible option to private

property owners who wish to realize the value in their property, while relieving development pressure from those same areas that are desired to be preserved.

- 2.6 Encourage the use of Conservation Easements by private property owners as a way to permanently preserve privately-held areas of open space.
- 2.7 Explore the creation of a “Land Bank” – funding that could be used to offset the cost of conservation easements, purchase development rights or purchase land outright all with the goal of preserving open space.

Historic and Archeological Resources

Goal 1: To preserve historic and archeological resources wherever possible throughout the community, recognizing their historic value as contributing to the rural character and uniqueness of the area.

Objectives:

- 1.1 Preserve historic sites, burial sites and cemeteries by designing site plans to avoid these sensitive features.
- 1.2 Partner with state professional archeological societies and local universities to identify archeological sites within the study area.
- 1.3 Explore the creation of an ordinance that would require an archeological survey to be conducted before new construction could begin in locations designated as having a high potential to contain archeological sites.
- 1.4 Continue to work with Metro Historical Commission to identify historically significant buildings and structures as well as historically significant districts and landscapes and seek National Register of Historic Places status for those sites that are eligible.
- 1.5 Encourage voluntary conservation easements by property owners on land surrounding historic and archeological sites as a tool to protect their historic setting.

Farmland

Goal 1: To preserve farmland wherever possible throughout the community, recognizing its value as contributing to the history of the community, contributing to a diversified economic base, providing produce and other food products for increased food security, providing an economically viable use for some environmentally constrained land, contributing to open space, and providing character to the rural landscape.

Objectives:

- 1.1 Promote farming by highlighting it as a land use option in both Natural Conservation and Rural Residential Areas.
- 1.2 Any large scale rezoning effort for the Study Area should allow farming as a land use option (like the current AR2A zoning district does).
- 1.3 Work with the Tennessee Department of Agriculture and other state agricultural organizations to take advantage of programs, resources, and grants that promote agriculture and agricultural economic development opportunities.
- 1.4 Encourage the preservation of working farms through the use of federal programs such as the Farm and Ranch Land Protection Program and the Century Farm designation. More information about this program can be found at: www.nrcs.usda.gov/programs/frpp/
- 1.5 Seek recognition as a Tennessee Century Farm for those farms that meet the requirements of this designation. Additional information is available at: histpres.mtsu.edu/centfarms/index.html

- 1.6 Encourage the use of Conservation Easements by private property owners as a way to permanently preserve land used as farmland.
- 1.7 Continue to research economically viable trends in agriculture such as agritourism, community supported agriculture (CSAs) and organic farming to strengthen and diversify farming operations in the Study Area.

Rural Residential Areas

Goal 1: To preserve the rural character of the area while allowing limited residential development opportunities.

Objectives:

- 1.1 Encourage the maintenance of the existing development pattern of primarily single-family dwellings and agricultural accessory buildings on large lots.
- 1.2 Permit new housing in the form of single-family and two-family dwellings with agricultural accessory buildings as needed.
- 1.3 Preserve environmental features through low impact development patterns, for example, grouping homes to avoid areas with environmentally sensitive features such as:
 - a. Ridgelines
 - b. Viewsheds
 - c. Watersheds
 - d. Woodlands
 - e. Floodways and Floodplains
 - f. Unstable Soils
 - g. Steep Slopes
 - h. Rare Species
- 1.4 Encourage any new residential development to be low-impact and preserve environmental features while enhancing the rural residential character. Residential development can be designed to be low-impact with regard to access, block length, building placement (setbacks and spacing), density, landscaping, connectivity (vehicular, pedestrian, bicycle), lighting, and building type.
- 1.5. Preserve historic sites, burial sites and cemeteries by designing site plans to avoid these sensitive features.

Alternate Development Area

Goal 1: The Scottsboro/Bells Bend Detailed Design Plan revealed two worthy public policy aims – rural preservation and economic development on unique office types. Goal 1 is to balance both these policy goals and attempt to find a solution that can achieve both rural preservation and economic development.

Objectives:

- 1.1 Preserve the Alternate Development Area (the May property area) in a natural/rural/rural residential state unless certain conditions are met to ensure that the proposed development will be a uniquely integrated corporate headquarters/regional center site developed in an environmentally sustainable manner that preserves, to the highest degree possible, environmentally sensitive features and that the proposed development will occur in a manner that preserves the remainder of the Study Area in a natural/rural/rural residential state.
- 1.2 If certain conditions are met, then alternate special land use policies (with additional detailed guidance) will apply to the Alternate Development Area to guide future development. These conditions include:
 - a. Building a bridge(s) as warranted as primary access to the site;
 - b. Aggregating lots and submitting a master plan for the entire development;
 - c. Prohibiting development north of the southernmost defined ridgeline;
 - d. Tying development to specific preservation triggers such as Transfer of Development Rights and/or purchase of conservation easements north of the Special Policy Area;
 - e. Creating a unique corporate headquarters/regional center development;

- f. Protecting environmentally sensitive features; and
- g. Creating sustainable development through site and building design.

1.3 If these conditions are met, then the following policies apply:

- a. Regional Center Policy
- b. Corporate Campus Policy and
- c. Special policies addressing the relationship of the Alternate Development Area's to the larger Bells Bend area to protect the surrounding area's rural character.

1.4 Any proposed development in the Alternate Development Area should be implemented through zoning that includes a site plan, such as an Urban Design Overlay or Specific Plan zoning to provide assurance that the development will occur as approved. Specific Plan (SP) zoning is the recommended zoning district.

Village Center

Goal 1: To create a pedestrian-friendly, mixed use, rural center that serves as the hub for daily gathering and activity for people who live in the Village Residential Area and in the surrounding community.

Objectives:

- 1.1 Encourage small, neighborhood-scaled mixed use development and businesses geared toward complementary recreational land uses.
- 1.2 Encourage the location of civic and public benefit activities in the Village Center.
- 1.3 Create a pedestrian friendly mixed use center where visitors may park once and walk to multiple uses, and residents within a five minute drive of the Village Center may find services that meet their daily needs.
- 1.4 Encourage the re-use of the former Wade School for commercial, office, or civic / public benefit uses. A residential use may also be considered on its merits.
- 1.5 Encourage mixed use development that complements the rural character with regard to access, block length, building placement (setbacks and spacing), density, landscaping, connectivity (vehicular, pedestrian, bicycle), lighting, signage and building type.
- 1.6 Encourage the use of the 0.6 acres of vacant land located on the southwest corner of Ashland City Highway and Old Hickory Boulevard, as a Village Gateway or open space to enhance the Village Center.
- 1.7 Encourage the use of pedestrian crosswalks, signage and medians at the prominent intersection of Old Hickory Boulevard and Ashland City Highway to enhance connectivity within the Village Center.
- 1.8 Preserve the mobility function of Ashland City Highway and Old Hickory Boulevard by consolidating and limiting the creation of access points.

Village Residential Area

Goal 1: To create a residential area that complements and supports the Village Center, that also provides housing choice for residents of the Scottsboro/Bells Bend community.

Objectives:

- 1.1 Encourage residential development that complements the more intense Village Center, while maintaining its rural character in terms of access, block length, building placement (setbacks and spacing), density, landscaping, connectivity (vehicular, pedestrian, bicycle), lighting, and building type.
- 1.2 Permit new housing in the form of single-family and two-family dwelling options as well as accessory units and cottages that offer a range of housing options in proximity to the Village Center.
- 1.3 Encourage the recognition of historic landmarks in the Village Residential Area.

Rural Corridors

Goal 1: To preserve existing rural corridors and, when appropriate, create rural roads and/or corridors that maintain the rural character that currently exist in the Scottsboro/Bells Bend Study Area.

Objectives:

- 1.1 Preserve environmental features found along prominent rural corridors through the use of policy and regulatory tools. Environmentally sensitive features to be preserved include, but are not limited to:
 - a. Ridgelines
 - b. Viewsheds
 - c. Watersheds
 - d. Woodlands
 - e. Floodways and Floodplains
 - f. Unstable Soils
 - g. Steep Slopes
 - h. Rare Species
- 1.2 Maintain existing prominent rural corridors. When creating new rural roads create roads that evoke a rural character. New rural roads should connect to prominent rural corridors and should complement the rural character of these prominent rural corridors with a two-lane rural cross section featuring swale and accompanying multi-use path when appropriate. These rural cross sections should generally use retro-reflective striping / signage rather than roadway lighting for safety.
- 1.3 Structures along the corridor should contribute to the rural character of the corridors with irregular setbacks from the road that follow the environmental constraints of the land, not an established setback, spacing and orientation of homes that also follows the environmental constraints of the land, preserving open space and viewsheds, etc.
- 1.4 Provide pedestrian and bike paths by either on-road or multi-use paths where appropriate on prominent rural corridors such as Old Hickory Boulevard and Ashland City Hwy.
- 1.5 Encourage the use of pedestrian crosswalks, signage and medians at the prominent intersection of Old Hickory Boulevard and Ashland City Highway to enhance connectivity within the Village Center.
- 1.6 Preserve the mobility function of Ashland City Highway and Old Hickory Boulevard by consolidating and limiting the creation of access points.