

Scottsboro – Bells Bend Detailed Rural Design Plan

A VISION OF RURAL CHARACTER

The Scottsboro/Bells Bend Study Area is a rural area with a variety of stakeholders. While the stakeholders have identified the rural character of the Scottsboro/Bells Bend Area as a valuable attribute of Davidson County, which should be preserved, there remain some property owners that would like to develop their property in a variety of fashions. Stakeholders have also identified the rural character as an attribute that makes the area attractive for investment by private property owners.

During the Detailed Rural Design Planning process, stakeholders have identified basic qualities which define the rural character of the Scottsboro/Bells Bend Study Area, and which they wish to preserve. While there is not consensus regarding the extent to which some of these qualities are preserved or acted upon, there is general agreement that these qualities are important.

- Natural Resources and the Natural Landscape
- Abundant Wildlife
- Greenspace / Open Space
- Peace and Quiet / Privacy
- Sustainable Resource Use (such as Agriculture)
- Low Population Density
- Private Property Rights (including the right to develop property)
- Outdoor Recreational Opportunities

It is the goal of the Scottsboro/Bells Bend Detailed Rural Design Plan to “balance” these values and differences in opinions with a vision for the Scottsboro/Bells Bend Community.

Vision of Preservation

Some stakeholders have a vision of preservation that is aimed at keeping much of the Scottsboro/Bells Bend Area natural/rural in character. Residents prefer the rural character as defined by the area’s agricultural heritage; its forests, hills and waterways, and the very low density development pattern that is distinctly different from urban areas in Davidson County. Many residents appreciate and are willing to undertake the stewardship involved in keeping their land in a natural state.

Vision of Development

Property rights and the ability to develop private land have also, however, been a common refrain in stakeholders’ vision for the future. These stakeholders also realize the uniqueness of the Scottsboro/Bells Bend area, but as property owners, would like to realize some monetary value from their property investment. Some residents envision their land being developed in a way that will provide them with future financial security. The preservation of large areas of contiguous acres of land is not feasible for all stakeholders within the Scottsboro/Bells Bend community.

Balancing the Visions

It is the goal of this Detailed Design Plan to balance both these visions by preserving the rural character of the majority of the Scottsboro/Bells Bend Study Area while allowing development opportunities in appropriate areas. The Concept Plan illustrates the balance struck between these divergent visions.