

Scottsboro-Bells Bend: Visioning Notes Consolidation from Visioning Workshop January 17, 2008

(9 Tables – Noted beside each item mentioned is how many times a table mentioned it (not an individual) so for instance some tables may have mentioned an item more than once in responding to a question. Items are also grouped by topics under each question in an effort to make them easier to read.)

Question 1. What makes an area rural? What environmental features?

- Natural Landscape / Natural Features / Natural Resources (11 mentions)
 - “Wild, not managed”
 - “Some areas only accessed by foot”
 - “Close to Highland Rim connects us”
- Green Spaces / Large Open Spaces (10 mentions)
- Woods / Large Trees / Undeveloped Woodlands (7 mentions)
- Rugged Hills / Steep Hills / Ridgelines (6 mentions)
- River / Streams / Lakes / Creeks (4 mentions)
- Wildlife (including whooping cranes & bald eagles) (3 mentions)
- Scenic Views (3 mentions)
- Clean Air (1 mention)
- Hunting / Fishing (1 mention)
- Ability to Shoot Guns (1 mention)

- Quiet / Private / Tranquil / Peaceful (6 mentions)
- Low Population / Few Neighbors / Not Crowded / Isolated (9 mentions)
 - “Human print is minimal”
- Know Neighbors (2 mentions)
- Narrow Winding Roads / Two-Lane Roads (4 mentions)
- Little Traffic (2 mentions)

- “As much what is there as isn’t” (1 mention)
- “High taxes – no gov’t services” (1 mention)

What land uses? (These are what folks mentioned besides homes & small commercial discussed below.)

- Farms / Farming / Barns / Tractors (13 mentions)
- Cows /Horses/ Mules / Pasture (10 mentions)
- Gardens (2 mentions)
- “How you use the land in line with natural features” (1 mention)

What do the homes look like?

- Big Lots / Large Properties (3 mentions)
 - “Measured in acres instead of feet”
 - “5 – 10 acre+”
 - “Space to move around”
- Deep Setbacks / Irregular Setbacks (4 mentions)
- Single-Family Homes / Low Density (2 mentions)
- Wide Architectural Variety – No Cookie-Cutter (3 mentions)
 - Styles mentioned include: historic homes, log houses, cabins
 - “Not much in the way of extra codes” (1 mention)
- Houses Spaced at Random – Not Too Close (1 mention)
- Different Sizes of Homes (1 mention)
- Sustainable Housing (1 mention)
- Farms Interspersed (1 mention)
- “Not too “pretty” – a few house trailers, sheds, not too manicured – a cow patty feels at home” (1 mention)
- “Can hang our undies on the line without any complaints” (1 mention)
- “Can hold big family events – multi-generational – and no one complains about the parking” (1 mention)
- No Subdivisions / No Small Lot Development (1 mention)
- No Mobile Homes (1 mention)
- No Condos (1 mention)

- No High-Density Development (1 mention)
- Better to Have Clustered Development (1 mention)
- “Ar2a is not rural if lots are all around are 2 acres” (1 mention)
- Limited Infrastructure (1 mention)
- Fewer Urban Services (1 mention)
- Stay With Septic Systems / No Sewer Systems (3 mentions)
- No Bridge (1 mention)
- No Street Lighting (1 mention)

What do commercial areas look like?

- Keep Businesses Small (5 mentions)
 - *“Necessity commercial – mom & pop”*
 - *“Centralized, compact”*
- Keep Commercial at Ashland City Hwy & Old Hickory Blvd (5 mentions)
- *“Once you get there you could walk”* (2 mentions)
- *“Commercial looks like Tony’s Foodland at crossroad”*(1 mention)
- Individual Commercial Areas Verses Strip Shopping (1 mention)
- Scattered Commercial (1 mention)
- Low-rise (1 mention)
- No Street Lights (2 mentions)
- Country Store (2 mentions)
- Feedmills (1 mention)
- Minimal Development at Wade School (1 mention)
- Small Shops, Kayak Rental, Bike Rental (1 mention)
- Boarding Horses (1 mention)
- Bicycle Shop, Outdoor Stores, Boating (1 mention)
- No Strip Malls, No Fast Food (1 mention)
- No Dumps (1 mention)
- No Industrial (2 mentions)
- No Large Trucks – Shipping (1 mention)
- No Commercial (1 mention)

Question 2. What do you value about Scottsboro? about Bell’s Bend?

- Long Historical Community Heritage (3 mentions)
 - *“Scottsboro and Bells Bend are one community”*
- Generations of Family / Longtime Family Community Ties (3 mentions)
- Family (1 mention)
- Sense of Community (e.g. annual BBQ at Scottsboro Club) (2 mentions)
- Friendly People / Know Neighbors (2 mentions)
- Certain Attitude (1 mention)
- Historic Landmarks
- Rural Community / Rural Community Values (3 mentions)
- Farmland (3 mentions)
 - *“Uniqueness of having this much farmland (Bells Bend) in a major metro area”*
- Scottsboro – Existing Center of Community (1 mention)
- Few people (2 mentions)
 - *“A place you can be by yourself”*
- One table described: Scottsboro –
 - Rugged Wilderness
 - More Dense – smaller plots of land than
 Bells Bend –
 - Flat, less topography issues
 - Larger lots – family owned
 - Cumberland River frontage
- Beautiful Places in Nashville, TN (1 mention)

- Sweet Place (1 mention)
- Unspoiled (1 mention)
- Quiet / Privacy / Peaceful (5 mentions)
- *“Live near the city but still be rural and live in a quiet place with space around you. The only place left like that in Davidson County. Offers an alternative to urban living in Davidson County.”* (1 mention)
- Open Spaces (3 mentions)
 - “Open spaces give peace & calmness to people as they drive through”*
- Two Parks (Beaman & Bells Bend) (2 mentions)
- Variety of Topography (6 mentions)
 - “Highest hills in Davidson County, 860 ft., to River bottom land”*
 - “It’s like being in the mountains”*
- Hills / Ridges (2 mentions)
- Views (3 mentions)
 - “Valley-like view looking west into Pecan Valley Rd”*
- Nature / Outdoors (3 mentions)
- Wildlife (8 mentions) (mentioned: deer, foxes, bobcats, wild turkeys, rare birds, whooping cranes, ducks)
 - “I see the same deer over here that I see over there. They don’t know there’s a road there.”*(referring to different sides of Old Hickory Blvd area just north of Tidwell Hollow area)
- Unique Preservation Area (1 mention)
- Conservation Land (1 mention)
- Stars at Night (2 mentions)
- Woodlands (2 mentions)
- Wetlands (1 mention)
- Flora (1 mention)
- Marrowbone Lake (1 mention)
- Archeological Sites (1 mention)
- Cooler Temperatures Than the City (1 mention)
- River Is Asset (2 mentions)
 - “It protects us & makes it hard to get here”*
- Land Around the River (2 mentions)
- Recreational Opportunities (2 mentions)
 - “Can kayak and bike in own area; don’t have to drive anywhere to recreate”*
- Walking (1 mention)
- Hiking, Hunting (1 mention)
- Educational Opportunities (1 mention)
- *“Love Pecan Valley (Scottsboro area), beauty, quiet, privacy, no noise, solitude”* (1 mention)
- Unique Housing Types (1 mention)
- Minimum Commercial (2 mentions)
 - “Small family-owned businesses; no big-box stores or warehouses”*
- Can Have Farm Animals (1 mention)
- Low Levels of Traffic (1 mention)
- Low Impact, Small (1 mention)
- Low or No Light / Sound Impact (1 mention)
- No Major Industry (1 mention)
- No Bridges (1 mention)
- *“Like it like it is”* (1 mention)

Question 3. What would you like to have preserved? Environmental features? Land use? Character?

- Environmental Features / Ridgelines / Hilltops / Floodplains (11 mentions)
 - “Do not develop ridgelines like they have done so in Bellevue”*
 - Another group had a conversation where some members wanted to preserve hilltops while others thought the tops could be developed with homes since those are the flattest parts*
- Natural Preservation (1 mention)
- Buzzard’s Bluff (1 mention)
- Caves (1 mention)
- Unspoiled Watersheds (2 mentions)

One Facilitator noted: Table linked importance of unfragmented forests as key to clean water for the area and the larger Cumberland River watershed

- Wetlands / Springs / All Waterways (2 mentions)
- Woodlands / Forests (4 mentions)
*One Facilitator noted: table did not want to see clear-cutting but agreed with “selective harvesting” and more sustainable forestry
“Must develop with preserving trees”*
- Wildlife Habitat (3 mentions)
- Archeological Native American sites (4 mentions)
“Indian sites everywhere in Bells Bend”
- Robinson’s Island (1 mention)
- Open Space / Parks (3 mentions)
“Great to have open space so close to the city”
- Viewsheds (3 mentions)
“From West Nashville across the river looking onto the Bend and the viewshed of the hills from Old Hickory/Pecan Valley area”
- Unbroken Acres (1 mention)
- Low Impact, Conserving Environment (1 mention)
- Rural Character (2 mentions)
- Farmland / Working Farms (7 mentions)
*“Old farms get recognition for being century farms”
“Sod farm”
“Any agricultural use but not industrialized agriculture”*
- Historic Resources / Historic Buildings (specifically mentioned Wade School, log cabins, barns, David Lipscomb 1850 Homeplace, Buchanan Home) (7 mentions)
- Heritage (1 mention)
- Low density (5 mentions)
*“Not looking to attract population”
“Single-family style – low-density, minimum 2-acre, dream 5-acre, 10?”*
- Springhouses (1 mention)
- No Sewers (2 mentions)
- No Bridges (2 mentions)
- Limited Roads / Small Roads (3 mentions)
*“Curvy, limited access”
“Leave Old Hickory Blvd as is; do not widen to 4 lanes”*
- Quiet Areas (1 mention)
- No Light Pollution (1 mention)
- No Billboards (1 mention)
- Few Traffic Lights (1 mention)
- Current Land Uses (1 mention)
- Recreational Uses (1 mention)
- More Sustainable Homes (1 mention)
- Conservation-Focused, Increased Population (1 mention)

Question 4. What would you like to see change? Environmental features? Land uses? Character?

- More Greenway Trails (5 mentions)
*“Weave greenway system throughout area – trails on hillsides, pedestrian bridge at Bells Bend Park”
“Connect Beaman Park to Bells Bend Park”
“Around Cumberland River in the Bend – multi-purpose, walking, canoes, horses, bikes, fishing, bird watching”
“Sidewalks and trails”*
- Pedestrian Bridge at Bells Bend (2 mentions)
- Bike Lanes / Horse Trails (2 mentions)
- More Parks / More Public Parklands (2 mentions)
“Near new Wal-Mart – add to Park system”
- Wetland Restoration (1 mention)
- Reforesting (1 mention)

- Ferry (2 mentions)
- Wade School Renovated (1 mention)
- Small Commercial Services Along Ashland City Hwy at Old Hickory Blvd (1 mention)
- If New Development, No Big Projects (1 mention)
- Village – Restaurant (1 mention)
- Hardware Store (2 mentions)
- General Store (1 mention)
- Small Grocery Store / Produce Stand (1 mention)
- Produce Market / Farmers Co-Op (1 mention)
- Community Gardens (1 mention)
- Music Venue (like Bluebird Café) (1 mention)
- Amphitheater (1 mention)
- Rail Service / Train Stop (2 mentions)
- Community Gym (1 mention)
- Recreation (ball for young people) (1 mention)
- Recycling Drop-Off Center / Community Green Projects – Recycling (2 mentions)
- More Nature Education (1 mention)
- *“No: chain stores, no corporate, no industrial farming, no fighting cocks, not Starbucks”* (1 mention)
- *“Small farmers could come in and farm the land”* (1 mention)
- More Boating / Docks / Kayaks (1 mention)
- Less Motor Boating (1 mention)
- Density Restrictions on Open Space & Rural (1 mention)
- Height Restrictions (1 mention)
- Limit Dump at Briley (1 mention)
- No Car Junk Yard (1 mention)
- More People Come to Enjoy (1 mention)
- *“Maintain as it is”* (1 mention)
- *“It would be nice to arrive at a point where we could stop fighting and build something like Adirondack Park [in New York] and bring in sustainable farming.”*
- Future Utilities Underground (1 mention)
- No Billboards (1 mention)
- No More Industrial (1 mention)
- No Sewers (1 mention)
- No Bridge (2 mentions)
- Old Hickory Blvd (2 mentions)
 - “Improve road & shoulders, fix drainage along north end”*
 - “Speed limit lowered on OHB through Bells Bend”* (cited issue of tractor/automobile speed differentials)
- Landscaped median along Ashland City Hwy (2 mentions)
 - “Green median or no median on Ashland City Highway”*
- *“Irresponsible development ruins why we are here”*
- *“Constantly having to fight to keep this land the same; Opryland area farms are gone. Rural areas have not been preserved despite charter mandate to do so.”*
- *“Cities, when extending infrastructure to a rural area, the city must build schools & other structures to justify the expense to extend those services.”* (So costly to bring infrastructure out here, is it really worth developing?)
- Better Emergency Services (1 mention)
- Hospital (1 mention)
- Post Office (1 mention)
- School (1 mention)
- Fire Station (1 mention)
- Bus Service (1 mention)
- Tires being thrown on roads (1 mention)
- Larger water pipes for better water pressure (1 mention)
- Waste water treatment plant go away (1 mention)
- Eminent Domain—this concept means Metro can do whatever they want and residents can’t stop Metro (1 mention)

Question 5. What is valuable about your property?

- Live Among Wildlife (turkeys, deer, birds, owls, blue herons, crickets, frogs, lightning bugs, warblers) (11 mentions)
- Surrounded by Nature (3 mentions)
 - “Provides a sanctuary for myself and animals”
- Woods – Trees (4 mentions)
 - “Trees older than me”
 - “Walk from home within one mile of woods”
- Wild Flowers (2 mentions)
 - “Bluebells in the spring”
- Medicinal Plants (1 mention)
- Creeks (2 mentions)
- Scenery / Views / Beauty (6 mentions)
 - “View of river”
- Fresh Air (1 mention)
- Privacy (4 mentions)
 - “Live in hollow next to Beaman Park—like seclusion”
- Peace & Quiet (3 mentions)
 - “I like where I live – quiet, no racket”
- Open Spaces / The Spaces (3 mentions)
- “Dogs can run” (1 mention)
- Can Hike on Own Land (1 mention)
- Can See Stars (2 mentions)
- Adjacent to Park (1 mention)
- Country-Living in the City (6 mentions)
 - “Rural yet close to an urban setting”
 - “Retreat from Urban setting”
 - “Close to Nashville – have access to planners and progressive planning process”
 - “Close to Nashville – provides other job opportunities besides farming”
- Ability to Have Farm Animals (horses, chickens, cows, goats, pigs, donkeys) (3 mentions)
- Barns (1 mention)
- Ponds (1 mention)
- Houses with Acreage (3 mentions)
 - “Room for the kids to play in the big yard”
- “Little road frontage, pasture, existing character” (1 mention)
- My Garden (3 mentions)
 - “Grow what we eat”
- Our Own Orchards (1 mention)
- Know Our Neighbors (3 mentions)
 - “People drop in”
 - “Neighborly new & old neighbors”
- Smell of Fresh Cut Hay (1 mention)
- Spring Water (1 mention)
- Fire Wood Handy (1 mention)
- Root Cellar (1 mention)
- The Land (1 mention)
- Historical Property (2 mentions)
 - “Roots: Family-Owned Since 1850”
- Train Going By My Yard (1 mention)
- Existing 40 Acres in Conservation Easement (1 mention)
- Greenbelt Status for Agricultural (2 mentions)
- No Traffic (1 mention)
- “Briley Pkwy makes access more convenient” (1 mention)
- “Unique – only place Nashville has left like it” (1 mention)
- “Place to live – Everybody has to have place to live” (1 mention)

Question 6. How would you like to be able to use your land or see it used in the future?

- Don't Want to Develop Land (1 mention)
- Stay Like It Is (1 mention)
- *"Pass it along to future generation, maintain & enjoy"* (1 mention)
- Wildlife Preserve (2 mentions)
- Conservation Easements (3 mentions)
- Natural Habitat (1 mention)
- More Parkland (1 mention)
- *"Open it up to enjoy nature"* (1 mention)
- Hunting *"for myself and my kids"* (2 mentions)
- Trails on Hillsides (1 mention)
- Use for Sculptures on Property (1 mention)
- Camping (1 mention)
- Bon Fires (1 mention)
- Learning for Children (1 mention)
- Education / Cultural Center (1 mention)
- *"Stay rural as possible & natural"* (1 mention)
- Solar Power We Sell Back to NES (1 mention)
- Organic Sustainable Farming (3 mentions)
- Farming (both maintaining farms & adding new farms) (5 mentions)
- *"Creating reciprocal relationship between land owner and organic farmers in need of land for cut hay/organic crops. In other words, he owns the land, but he'd be glad to lend it to someone for productive, yet rural use."*
- Keep my livestock (1 mention)
- Chickens for Eggs (2 mentions)
- Pond to Raise Fish (1 mention)
- Single-Family Residential for Family Members (5 mentions)
 - "Leave open possibility for future generations to incrementally build additional housing for children"*
 - "Few restrictions, not to subdivide for subdivision but to possibly expand for family-members"*
- Wildlife Rehab (1 mention)
- B & Bs (2 mentions)
 - "Children want to open a B&B in house and that's okay with me"*
- *"Form and density must stay rural"* (1 mention)
- Residential (1 mention)
- Housing with Density Cap – in Appropriate Locations (1 mention)
- Cluster Development – Homes, *"Conservation through Concentration"* (1 mention)
- Do on Large Farms (1 mention)
- *"Develop property in a way that would have minimal impact – no creeping development"* (1 mention)
- *"Would like to see property develop similar to Cumberland Heights (spread out, preserved open space, looks like a farm in character)"* (1 mention)
- *"Don't want to go backwards on zoning"* (In other words some land is suitable for 2-acre development; it doesn't need to all be 5-acre zoning) (1 mention)
- Limited Commercial along Ashland City Highway (1 mention)
- Neighbors Need to Stay (1 mention)
- *"Raising cain"* (1 mention)

Question 7. What types of new development could occur in Scottsboro without changing your quality of life? Where could the development occur?

(These are typed as written and not consolidated, but instead grouped according to topic.)

- None because it calls for more infrastructure
- Development in Scottsboro that would take in consideration what the land could support without sewer
- Expansion of Beaman Park boundaries
- Low density / low impact
- Community gardening
- Sustainable forestry (i.e. selective cutting, managed yields vs. clear-cutting, etc.)

- Ability to hide development is most important – hidden off main roads, but also develop homes where you don't see neighbors
- Single-family large tracts
- Many want 5-acre zoning
- Few single-family residences on a small “hollow” road
- Small hamlet cottage development
- It would have to be on the highway
- Small commercial services along Ashland City Hwy (“Not Gallatin Road commercial.”) & use existing buildings
- Limit commercial to Ashland City Hwy, like a neighborhood-scale hardware store, nothing larger than that
- Potential for working farms
- Crossroads of Scottsboro [Old Hickory Blvd/Ashland City Hwy intersection area]: single unit stores—kayak and bike rental to compliment the parks; large scale development would change rural character
- Hardware store and farmers market at Crossroads
- Sell food grown in Bells Bend at farmers market; small grocery store
- Wade School: coffee house, music venue
- B&B—one person wants, one does not
- Arts community (“like Leipers Fork”)
- “Road diet” of Ashland City Hwy./OHB intersection area from “7-lane state highway” to “3-lane Main Street” with angled pull-in parking on both sides to: 1) support businesses, etc. 2) manage traffic speeds and convey slowing down for a “sense of place”
- Eco-tourism
- Musicians retreats
- Fire Dept – Police Dept – EMS
- Small Post Office
- Library

Question 8. What types of new development could occur in Bells Bend without changing your quality of life? Where could the development occur?

(These are typed as written and not consolidated, but instead grouped according to topic.)

- No development – topography not conducive
- Even if you hide development from view, it's still not good for the environment
- First preference is no development but if that is not an option, then our job is to create options that are acceptable
- We want “more cows than people” so whooping cranes don't take off
- Park
- Park should allow bicycling
- Bike paths or lane along Old Hickory Blvd to link parks
- Campgrounds & greenway at end of Old Hickory Blvd in the Bend
- More recreational activities tied to the River (public or private)
- More rural
- Organic sustainable farms
- More working farms
- Agriculture enterprises—vineyards, local produce
- Winery
- Deep topsoils – could be used for agriculture – Sustainable Agriculture Institute
- Sustainable Agriculture Institute
 - Feed public schools
 - train new farmers
 - sell at farmer's market
 - employment
 - provide Nashville with more locally grown food
- Farmers Market
- Need to provide school children with healthier food to address childhood obesity
- We have an opportunity to provide food to school luncheons; already being done in Burlington, Vermont. Farm to School Program!!
- Large lot residential

- 10-25 acre residential
- Concern about how new development would call for upgrade / widening of Old Hickory Blvd to 3 lanes
- No creeping development
- Irregular setbacks/lot layout (Tidwell Hollow Rd. cited as good example of possible development pattern that relieves perception of density)
- Pecan Valley cited as good “context sensitive” example, with homes on north side with deep, irregular setbacks (houses in plain, yet distant, view) vs. homes on south side, blended in with woods, given shallower, steeper lot orientation
- Group discussed how 1 house per 2 acres is not rural & a grouping of houses may be better
- Compromise on how to keep development from spilling over (traffic)
- Horseback riding (equestrian trail system); kayaking, canoeing—private vs public? must be low impact
- Horse stable – recreational commercial like horse stables or something associated with using existing open spaces might be acceptable
- Interpretive Center on Bells Bend
- Blackberry Farms (in East Tennessee) – marginally okay
- Marina
- Retreat center
- No bridge onto Old Hickory Blvd
- Artisan community
- Arts community (“like Leipers Fork”)
- Amphitheater “Think Tanglewood, not Starwood”
- Fishing tournaments
- Festival grounds/stage at southern end of Bells Bend, shuttling people from parking areas at OHB/Ashland City Hwy intersection
- Emphasis would be on having lots of people come in/out quickly, over weekend or one day vs. constantly around via development

Two Tables considered the entire area as Scottsboro so they answered Questions 7 & 8 together.
(These are typed as written and not consolidated, but instead grouped according to topic.)

- No changes
- Camping in the park
- Homes – owners’ family homes on property such as children or mother-in-laws
- Fruit & vegetable stand – farmers market type
- Low density development
- Large tract homes developed in some areas
- Bed and Breakfast
- Education – Natural – Nature Center / Agricultural – Agricultural Center or Institute
- School
- Compost – Organic
- Commercial – country store, hardware, café – all at Old Hickory Blvd /Ashland City Hwy intersection
- Spa-type Place
- Sorghum mill
- Small recycling center
- Centralized garbage drop-off – not a dump but a convenience/transfer center
- Garage