

Scottsboro-Bells Bend: Table 10 Comments (Facilitator Scott) Visioning Meeting January 17, 2008

1. What makes an area rural? What environmental features? What land uses? What do the homes look like? What do commercial areas look like?

- Woods
- Hills
- Pasture/open land
- Views

2. What do you value about Scottsboro? about Bells Bend?

- Great-grandfather/family-owned land since 1850 (i.e. roots, groundedness, resident off Pecan Valley Rd.)
- “Valley-like” view looking west into Pecan Valley Rd.
- Unique housing types – one person lived in a renovated dairy barn for over 10 years (Bells Bend, off OHB)
- “It’s like being in the mountains” (resident from northern Scottsboro, lives adjacent to Beaman Park)
- Sense of community (e.g. annual BBQ at Scottsboro Club)
- Ability to see/live amongst wildlife (deer, fox, bobcat, wild turkey) “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 OHB area just north of Tidwell Hollow area)
 - SCOTT: This indicated that there’s relatively little habitat fragmentation at this time.
- Cooler temperatures (table agreed that area is 5-10 degrees cooler than “the city”)

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

- Ridgelines (“Do NOT develop them like they have done so in Bellevue”)
- Forests (table did NOT want to see clear-cutting, agreed with “selective harvesting” and more sustainable forestry)
- Watersheds (again, table linked importance of unfragmented forests as key to clean water for the area and the larger Cumberland River watershed)
- OHB as is (do NOT widen to 4 lanes)

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

- Speed limit lowered on OHB through Bells Bend, cited issue of tractor/automobile speed differentials

5. What is valuable about your property?

- Roots: family-owned since 1850
- “Country-living in the city”
- “Provides a sanctuary for myself and animals”
- Space (resident moved from Robertson Rd., West Nashville “houses were too close together” to Ashland City Hwy./Pecan Valley Rd. junction)

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

- Wildlife sanctuary
- Hunting, “for myself and my kids”
- 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.

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

- Arts community (“like Leipers Fork”)
- Sustainable forestry (i.e. selective cutting, managed yields vs. clear-cutting, etc.)
- Expansion of Beaman Park boundaries
- “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”

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

- 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
- NO BRIDGE onto OHB!
- 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
- Arts community (“like Leipers Fork”)