

## **Scottsboro-Bells Bend: Table 1 Comments (Facilitator Bob) 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?**

- Large open space, natural landscape, farmland, farm buildings
- Preservation of steep hillsides
- Feedmills
- Farm land uses
- Low population density
  - better to have clustered development
  - limited infrastructure
  - fewer urban services
  - houses set back quite a bit
  - farms interspersed
  - less traffic
- “Ar2a is not rural if lots are all around 2 acres”
- Human print is minimal
- No bridge from south side of river into Bells Bend; would be a mistake, give Nashville direct access; would lose rural character
- Stay septic systems; no sewer systems
- Small businesses only; no strip malls, no fast food
- Keep commercial at Scottsboro and keep businesses small
- Minimal development at Wade School; small shops, kayak rental, bike rental

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

- Small family-owned businesses; no big-box stores or warehouses
- Uniqueness of having this much farmland (Bells Bend) in a major metro area; could feed the public school system if farmed
- Topography, hills, farmland
- 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.
- Love Pecan Valley (Scottsboro area), beauty, quiet, privacy, no noise, solitude
- Two parks [Beaman and Bells Bend]; varied topo, quiet, no major industry, potential for working farms
- Serenity, Marrowbone Lake, 2 parks
- You know your neighbors, unusual birds, varied terrain, rare birds, whooping cranes, unique preservation area, flora, wildlife
- Can kayak and bike in own area; don't have to drive anywhere to recreate

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

- Farmland; working farms
- Seclusion; no bridge
- Viewsheds
- Old farms get recognition for being century farms; historic preservation
- Archeological sites; Indian sites everywhere in Bells Bend
- Historic buildings; Wade school building, log cabins, barns

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

- Waste water treatment plant go away
- 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.
- Small farmers could come in and farm the land
- Tires being thrown on roads
- Eminent Domain—this concept means Metro can do whatever they want and residents can't stop Metro
- “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.”

**5. What is valuable about your property?**

- View of river, birds, wildlife—the existing 40 acres in conservation easement
- Little road frontage, pasture, existing character—don't want to develop land
- Walk in 1 mile of woods; father lives on property too
- Have 40+ acres want to put in conservation easement; maybe 1 more house but love present character
- Live in hollow next to Beaman Park—like seclusion, wildlife—greenbelt taxes
- Can hike on own land
- “Children want to open a B&B in house and that's okay with me”

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

- B&B
- Open to future farming; working farm on land

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

- 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
- Many want 5 acre zoning

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

- More working farms
- More recreational activities tied to the River (public or private)
- Park should allow bicycling
- Bike paths or lane along Old Hickory Blvd to link parks
- Horseback riding (equestrian trail system); kayaking, canoeing—private vs public? must be low impact
- Sustainable Agriculture Institute
  - Feed public schools
  - train new farmers
  - sell at farmer's market
  - employment
  - provide Nashville with more locally grown food
- We want “more cows than people” so whooping cranes don't take off
- First preference is no development but if that is not an option, then our job is to create options that are acceptable
- Agriculture enterprises—vineyards, local produce
- 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!!