

## **Scottsboro-Bells Bend: Table 4 Comments (Facilitator Tifinie) 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?**

- Isolation
- Some areas only accessed by foot
- No subdivisions (no small lot development, no sewer)
- Homes – log house, historic
- Scenic views
- No street lighting
- Active farming
- Not crowded
- Individual commercial areas verses strip shopping
- Ability to shoot guns

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

Scottsboro –

- Rugged wilderness
- More dense – smaller plots of land

Bells Bend –

- Flat, less topography issues
- Larger lots – family owned
- Cumberland River frontage

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

- Environmental features – steep slopes, flood plains near the Cumberland
- Springs/ springhouses in the Bend
- Viewsheds – from West Nashville across the river looking onto the Bend and the viewshed of the hills from Old Hickory/Pecan Valley area

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

- Ashland City Highway into a road with landscaped median
- Greenway from Bells Bend Park to Beaman Park

### **5. What is valuable to you about your property?**

- Rural yet close to an urban setting
- Retreat from Urban setting
- Close to Nashville – progressive planning process
- Close to Nashville – provides other job opportunities besides farming
- Scenery
- Peace and quite not found in the city
- Beauty and proximity to Nashville

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

- Cluster development – homes, “Conservation through Concentration”
- Would like to see property develop similar to Cumberland Heights (spread out, preserved open space, looks like a farm in character)
- Housing with density cap – in appropriate locations
- Form and density must stay rural
- Develop property in a way that would have minimal impact – no creeping development

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

- Development in Scottsboro that would take in consideration what the land could support without sewer

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

- Compromise on how to keep development from spilling over (traffic)
- No creeping development