

## **Scottsboro-Bells Bend: Table 5 Comments (Facilitator Jennifer) 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?**

- No street lights
- Very little noise
- Commercial looks like Tony's Foodland at crossroad
- Farmland
- Openspace – natural features
- Setbacks – deep & irregular
- Low density
- Houses spaced at random – not too close
- Wild not managed
- Rugged hills
- Higher density at intersection of Old Hickory Blvd & Hwy 12
- Village at Old Hickory Blvd & Hwy 12
- Working farms & neighbors' large gardens
- No traffic

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

- Views
- Stars at night
- No bridges

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

- Wildlife habitat
- Farms
- Unspoiled watershed
- Hills – Group discussed how hilltops should be preserved, some disagreed saying the tops of hills could be developed with homes as that is the flattest part.
- Woodlands
- Heritage
- Native American heritage
- More sustainable homes
- Not looking to attract population

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

- Bike trails & horse trails at the Bend
- Connect Beaman Park to Bells Bend Park
- Village – restaurant, hardware store
- “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?)

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

- Surrounded by nature
- Place to live – Everybody has to have place to live
- Grow what we eat
- Adjacent to park
- Wildlife
- Views

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

- Stay like it is
- Neighbors need to stay
- Use for sculptures on property

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

- Few single-family residences on a small “hollow” road
- None because it calls for more infrastructure
- Ability to hide development is most important – hidden off main roads, but also develop homes where you don’t see neighbors

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

- Concern about how new development would call for upgrade / widening of Old Hickory Blvd to 3 lanes
- Deep topsoils – could be used for agriculture – Sustainable Agriculture Institute
- Winery
- Retreat center
- No development – topography not conducive
- Even if you hide development from view, it’s still not good for the environment
- Group discussed how 1 house per 2 acres is not rural & a grouping of houses may be better