

# Growth, Development, Recreation, Conservation and Planning For the Choto Bend Community

Knox County, Tennessee

## POSITION STATEMENT

We the people and registered voters of the Choto Bend Community (Choto Road south of Northshore Drive) have in recent times witnessed rapid changes in our community. Most notably is the ever-increasing level of traffic. The pleasant, relaxing drive home we all experienced just a few short years ago is now gone. There is no question that these changes are the direct result of increased population density.

The entire SW Sector of Knox County was at one time zoned Agricultural, restricting development densities to one house per acre. Piece by piece the zoning has and is still changing. The Choto Bend Community is unique in the fact that it is one of the last remaining areas of the southwest sector that has not had parcels re-zoned allowing development to proceed that deviates from the sector plan adopted by MPC, City Council, and County Commission in August 2005.

We are here and now taking a stand! We support the Sector Plan. We are now *surrounded* by development inconsistent with the Sector Plan and we do not want it to continue into the Choto Bend Community. The steep topography, tree lined ridges, agricultural fields, barns, farms, grazing livestock, wildlife and well-planned residential developments are what make this community beautiful. This is our home! It is this beauty and feel of country living that we all *appreciate* and want to *preserve* for future generations.

While we recognize that change will continue to occur, we would like you, our County Commissioners, Administrators, Regulators and Developers to be aware of the concerns and know the *position* of the citizens stated herein.

**1. Limit Development to rural and low density residential in accordance with the recommendations of the MPC's Southwest Sector Plan.**

As MPC notices of rezoning appear at development sites, we do not want to appear at every meeting to reiterate our position. This is our position, it will not change, (if it does, we'll let you know) and we want your support at each and every re-zoning request!

**2. We oppose the extension of sewer lines across Dunn Ridge.**

Any new development that falls within the guidelines of the Sector Plan will not require Sewer. In the Choto Bend Community there should never be a reason for sewer lines to extend across Dunn Ridge.

**3 Ridge top disturbance**

We oppose any development or structures that negatively impact the scenic beauty of the areas ridgelines.

**4 Watershed protection**

The Tennessee River is an important water source for many communities in the entire Southeastern United States. Low-density development as per the Sector Plan minimizes any negative impact. We support improved efforts and regulations that positively affect water quality.

**5. WORK WITH THE CHOTO AREA PLANNING GROUP TO RE-DEVELOP AND RE-DEFINE THE SMALL AREA PLAN FOR THE AREA WEST OF CONCORD ROAD & NORTHSHORE DRIVE.**

We would like to see increased greenways, bike paths, more areas for outdoor recreation, and wildlife conservation, protection for sensitive areas, and continuity as the areas along Northshore Drive and secondary roads get developed.

**6. RECOGNIZE THE LEVEL OF COMMUNITY SUPPORT**

**Subdivision -----# registered voters-----# signatures**

Choto Estates  
Channel Point  
Lakeshore Meadows  
Rivendell  
Bluff Point  
Nighbert Lane Area  
Prater Lane Area  
Choto Road Residents