

## Community Resource Declaration

WHEREAS, the Cane Ridge Community Club, a Tennessee Non-Profit Corporation (hereinafter referred to as “Cane Ridge Community”) recognizes the importance of resources within our community and we strive to protect those resources for the benefit, health and enjoyment of current and future residents.

WHEREAS, the Cane Ridge Community asserts that resources which influence our community include, but are not limited to:

1. **Natural Environment** resources such as: streams; wet lands; springs; caves; standing and growing trees; standing but not growing trees; darkness; wildlife; old growth forest; cedar glades; limestone flats; lakes; ponds; trees of significant size; endangered plants and animals; undisturbed swaths of land; soils which have not yet been damaged by chemicals and invasive plant species; and
2. **Historical Features** such as: cemeteries; important sites; sharecropper cabins; slave dwellings; schools; churches; previously mapped road beds; log homes; hand-dug wells; rock walls of limestone; hand-tooled stones; barns; Native American artifacts; and locations worthy of markers due to their historical significance; and
3. **Historical Peoples** who shaped our community such as: Guthries, Porters, Austins, Whitsetts, Greens, Burketts, Maxwells, Jordans, Turners, Moores, Brileys and Native Americans; and
4. **Healthy Environment** features such as: cleaner air; less noise pollution; walking trails; the rare opportunity to create and integrate more trails and greenways into future developments; neighborhood connectivity through community organizations; less light pollution to benefit wild and human life; available quiet spaces; bird watching opportunities; wild berry picking opportunities; farms; space for gardening; places for launching canoes; fishing opportunities; places to meet neighbors; parks; and
5. **Rural Character** features that have drawn people to this area for hundreds of years including current times, including farmable soils, rolling hills, streams, trees, vast foliage, serenity and the subsequent sunsets and vistas created by these qualities which are wholly irreplaceable.

WHEREAS, the Cane Ridge Community recognizes that the protection of these resources not only benefits long-term current residents, but also future residents. We recognize that the protection of these resources also helps to satisfy some of the goals of many other mission objectives, such as the goals of the Mayor’s Healthy Nashville Leadership Council, the Governor’s Foundation for Health and Wellness, the Nashville Next plan for creating healthy neighborhoods and several other recognized national, state and local initiatives. We recognize that we have already lost Cane Ridge resources; the time to preserve and incorporate important features is now. The loss of features is absolute, infinite, and shameful when preservation can reasonably occur.

NOW, THEREFORE, the Cane Ridge Community, it's members, affiliates, and residents demand attention to these resources in order to begin collaboration and to consider lending support to desirable developmental endeavors within our community. We specifically require attention to the following in order to support development projects:

- A. Developers should reach out to us very early in the purchasing/planning phase –before spending money on plans or meeting with Metro agencies – in order to be informed as to some of the possible significant features of the property.
- B. Developers must engage in significant and meaningful collaboration with other developers, builders, the community and other entities as needed so that there can be a systemic approach to incorporating trails, green spaces, gardening plots, wildlife passages, historical preservation, etc. into various developments owned by different corporations and individuals. We envision a system of connected spaces which do not adversely impact developments, but which instead are reasonable and improve the development while also benefiting the community into which the development is assimilating.
- C. Through affiliations with MTSU Center for Historic Preservation, Metro Historical Commission and others, many historically significant persons, places, and events within Cane Ridge have been documented. These include numerous African American early educators, early important figures in Nashville, and significant events. We want developers to be mindful of these and help provide placards where appropriate as well as to consider naming streets and developments to honor these pieces of Cane Ridge.
- D. Developers must be mindful of moving into agricultural, rural areas and the desire to maintain this environment. They should be aware that even those moving into the deed restricted, HOA type developments are attracted by that environment which we seek to protect. It is in everyone's interest to protect the area. It is the most-often quoted answer as to why those who live in HOA's moved into this community.
- E. Developers agree to plan for the creation of a system of walking trails or paths through their development which connect to existing trails, parks and historical places by connecting to trails in adjacent developments. The long term goal is to have a system of pathways and trails by which a resident could, for example, leave Mill Creek Greenway, ride or walk to Mill Ridge Park, ride or walk by the Briley Cemetery and ride or walk to Cane Ridge Park without using vehicle corridors. These pathways should include a reasonable amount of movement through undeveloped land.
- F. Developers must be mindful of the presence of and preservation of native mature trees, vegetation, grasses, top soil, cedar glades, ridges and pockets of native cane (bamboo) for which Cane Ridge was named, and seek to preserve above and beyond that which is mandated by state and local laws. These efforts must include setting aside reasonable and sufficient land pockets which are protected and left completely undisturbed, removing observed invasive species where encountered, agreeing to not use invasive species as identified by the Tennessee Invasive Plants Council, retaining site top soil and planting with Native Tennessee plants wherever possible.

- G. Developers agree to allow for the preservation of “century trees” whenever possible, as identified by the Nashville Tree Council or in their absence, other environmentally friendly organizations. These trees are known mostly to exist on the sites of old homes and cemeteries, which are also some of the historic sites we are working to preserve.
- H. Developers agree to transfer these agreements on to the builders, HOA’s and other entities to which they may convey ownership or authority.
- I. Developers agree to further preserve Cane Ridge community traits through the use of appropriate lighting (or lack thereof), decorative street signs, address markers, subdivision markers, and other identifiers. The developer shall collaborate with Cane Ridge Community regarding standards.
- J. Developers agree to set aside land within their development that is accessible to residents for purposes of sustainable community gardens, or where appropriate to work with TVA, TDOT, etc. to make such amenities available to residents.
- K. Developers agree to the erection of appropriate historical markers and placards to identify persons, places and events.
- L. Developers agree to encourage residents and tenants to involve themselves in the protection of their adopted community, whether by use of walking trails, educational tours, involvement in community organizations, or otherwise.
- M. Developers agree to public meetings to present and discuss proposals and concept plans. Notice area, meeting dates, and location will be agreed upon during the initial collaborative process.

The Cane Ridge Community considers these affirmations to be a first, basic step that is required prior to more collaboration. Agreement to these tenets does not assure there will be full support for a development, nor does support for a development mean there will not be issues to work through. We remind any developer that other issues are separate ones to be agreed upon for each development, including issues consistently raised by the community such as:

- Funding for traffic infrastructure;
- Traditional Neighborhood Design;
- Support for slowing/minimizing traffic through circles/offsets/etc.;
- Concerns regarding style and density of homes to be built;
- Concerns once designs are shared;
- Designs that create a sense of community and harmony;
- Whether local schools can support additional density;
- Encouraging small, local businesses where appropriate;
- Funding for community services and organizations;
- Building as initially approved or returning to the community for input if changes are sought; and

- Other items that may be unique to each development.

We appreciate your willingness to learn about the ethos of the Cane Ridge Community and what makes our community special. We look forward to working with you in a spirit of cooperation.

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