

JOINT CITY/COUNTY TASK FORCE ON RIDGE, SLOPE AND HILLSIDE DEVELOPMENT AND PROTECTION

MEETING MINUTES

Date: Friday, July 11, 2008 7:30AM to 1:30PM

Location: United Way Building, 1301 Hannah Ave, Knoxville, TN

Present: Task Force - Rocky Smith, James Wade, Mark Margetts, David Watson, David McGinley, Cindy Pionke, Ben Garlington (*representing Diane Humphreys-Barlow*), Wayne Loveday, Wayne Hastings, Chris Woodhull, Gary Menendez, Garrett Jernigan (*representing Victor Jernigan*), Beth Eason (*representing Sara Hedstrom*), John Luttrell, Scott Frith, Tom Simpson, Doug Berry, Carol Evans, Bart Carey, Elaine Clark, Joe Hultquist, Mark Campen, David Vandergriff, Gary Norvell, Lisa Starbuck, Andrew Renfro (*representing Victor Jernigan*), Tony Norman. Metropolitan Planning Commission - Mark Donaldson, Buz Johnson, Mike Carberry, Liz Albertson, Mike Reynolds, Megan Bucknam, Nathan Oliver, Tom Brechko, Tim Kuhn Leadership Knoxville - Dawn Ford, Jeannie Dulaney

Next Meeting: Thursday, August 28, 2008 at Ijams Nature Center (2915 Island Home Avenue)
9:30AM to 11:30AM; *Location is still pending as of July 28, 2008*

Committee Meetings: Beginning the week of July 28, 2008

I. Introduction; Mission of the Task Force and Introductory Remarks (Joe Hultquist and Tony Norman, co-chairs)

- a. Co-chairs thanked Task Force for coming and their participation in the process
- b. Re: Mission of the Task Force, see City and County Resolutions in the Task Force Handbook handed out at the meeting
- c. Introduced Leadership Knoxville facilitators and noted organizational capacity of meeting (relationship building and brainstorming time).

II. Frame the Workshop and Ground Rules

- a. No cell phones
- b. Be respectful of each others opinions
- c. Consistent attendance is highly desired
- d. Substitutions must be made in advance and approved by the co-chairs for each meeting
- e. Encouraged to keep these ground rules throughout the Task Force's proceedings

III. Introductions of Meeting Attendees

IV. Community Values

- a. Visioning process led by Leadership Knoxville facilitators; "Themes" should be treated as a touchstone throughout the work/processes of the Task Force over the coming months.
- b. Task force broke down into four small groups to identify "Themes" from visioning process
- c. Task Force reconvened to identify "Common Themes"
- d. The following "Common Themes" were identified;
 - Trees / Green,
 - Cluster Development / Less Sprawl (open space),
 - Clean Air and Water,
 - Greenway Connections,
 - Walkability,

- Less Invasiveness,
- Maintain Ridges,
- Appropriate Development,
- Transportation (Roads)

V. Survey Data & Handbook review

- a. Handbook sections reviewed
- b. Survey of Task Force members reviewed
- c. Handbook and survey can be found on MPC's website at <http://www.knoxmpc.org/hillside/>
- d. A hard copy of the handbook and survey are available for review at the MPC Library
- e. Future meeting schedule noted in Notes/Committees section of the handbook
- f. The handbook will be expanded upon throughout this process; via co-chairs and MPC staff as well as Task Force members
 - If a Task Force member would like to share studies/plans, codes, ordinances with the entire group (as an addition to the handbook), please email the content to be shared to Liz Albertson (liz.albertson@knoxmpc.org) to distribute to the co-chairs and Task Force members.

VI. Identifying the Issues

- a. Leadership Knoxville asked the four small groups to identify issues.
- b. Task Force broke down into four small groups to identify "Issues"
- c. Task Force reconvened to identify "Shared Issues" among Task Force members
- d. The following "Shared Issues" were identified;
 - Private Land Rights vs. Public / General Rights (view sheds)
 - Economic Benefits of Preserving vs. Economic Development (A Balance)
 - Leadership – Who Will Champion?
 - Technical Methods to Identify Hillside and Ridges
 - Education: For Builders / Developers & Planners about Slope / Hillside Development
 - Public
 - Future Growth
 - Public Education About Task Force / But No Public Review of Each Development
 - Incentives For Ridgetop Protection
 - Money
 - Cost of paying for this
 - Affordability
 - Costs / Benefits
 - Impact of Ridgetop Development on Public Infrastructure
 - Preserving Areas for No Development
 - Methods for Implementating, Regulating & Sustaining (and Enforcing)
 - Coordination
 - Land Disturbance Permits in City & County (clearing) (trees)
 - Regulation Amendments to Minimize Impacts
 - Road widths
 - Drain guttering
 - Setbacks
 - Radiuses
 - Vertical and Horizontal Alignment
 - Removing Political Influence on Policy (developers and homeowners' association)
 - Fire Issues / Water on Ridgetop Development
 - Water Quality Impacts
 - Stormwater Runoff
 - Erosion
 - Development Saturation / Density on Slopes
 - Balance Recreation, Environment, and Development Interests

- Public Utility Coordination Planning and Standards
- Ridges as Corridors (Green Space) (Wild Life)
- Replanting & Rehabilitation Processes
- Community Buy-In and Acceptance
- Modeling Work After Comparable Communities
- When & How Regulations Apply (When kick in?)
- What is Too Steep?
- Views From Ridges vs. Of Ridges
- Legal Issues – What Can Be Done?
- Where Can Develop?
- Standards for Ridgetop Structures
- Uncontrollable Limitations / Preexisting Conditions
- Teaching Kids Why Things Are The Way They Are

VII. Next Steps

- a. MPC staff identified three “Committees” as work groups for the coming months; Land Use and Permitting Process Committee, Site Design and Restoration Standards Committee, and Public Education, Relations and Recreation Committee.
 - See handouts from meeting and/or <http://www.knoxmpc.org/hillside/>
- b. Committees are expected to meet at least once, preferable twice before each Task Force meeting and report back to Task Force.
- c. Notes/work accomplished during Committee meetings should be communicated one week in advance of Task Force meeting (see schedule in back of handbook and/or <http://www.knoxmpc.org/hillside/>)
- d. Task Force meetings will be held at six week intervals.
- e. MPC facilitators assigned to Committees will help with meeting coordination and facilitation.
- f. If a Task Force member would like to change committees, it will be handled on a case-by-case basis, please contact the co-chairs and MPC staff.
- g. Liz Albertson will be attending all committee meetings to assist in preventing workload overlap.
- h. Task Force members encouraged to attend the Ed McMahon Symposium at the Knoxville Convention Center on Thursday, August 21, 2008; 4:00-5:30 p.m.; Room 301 E

VIII. Public Comment

- a. No members of the public or media were present to submit comments.