

RESOLUTION

A RESOLUTION OF THE COMMISSION  
OF KNOX COUNTY, TENNESSEE,  
TO CREATE A JOINT CITY OF KNOXVILLE  
AND COUNTY OF KNOX TASK FORCE TO  
ADDRESS ISSUES RELATED TO RIDGE,  
SLOPE AND HILLSIDE DEVELOPMENT  
AND PROTECTION.

RESOLUTION: R-08-3-914

REQUESTED BY: COMMISSIONER NORMAN

PREPARED BY: KNOX COUNTY LAW  
DIRECTOR

APPROVED AS TO FORM  
AND CORRECTNESS:   
DIRECTOR OF LAW

APPROVED: March 24, 2008  
DATE

VETOED: \_\_\_\_\_  
DATE

VETO  
OVERRIDE: \_\_\_\_\_  
DATE

MINUTE  
BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

WHEREAS, both the City of Knoxville and the County of Knox for many years have recognized the importance of protecting the many ridge lines, slopes and hillsides which characterize the natural topography of this area, as evidenced by the adoption of multiple plans which include provisions relative to the protection of these special areas, including the General Plan, Sector Plans, and the Tree Conservation and Planting Plan, all of which include stated goals regarding the protection of ridges and hillsides; and

**WHEREAS, construction of significant buildings and substantial structures in an inappropriate or poorly designed fashion can lead to multiple serious deleterious consequences and hazards, including landslides resulting from slope failure as well as various fire protection issues; and**

**WHEREAS, as areas within both the City and the County continue to develop at an increasingly rapid rate, the clearing and development on and above steeply sloped property creates very serious concerns related to ridge, slope and hillside protection; and**

**WHEREAS, the failure to give appropriate consideration to ridge and hillside protection in the development process can have critical adverse impacts upon the natural beauty as well as upon economic values associated with these potentially fragile areas; and**

**WHEREAS, numerous environmental and economic benefits are associated with the conservation and restoration of ridges, slopes and hillsides, including protection of aesthetic qualities with related economic benefits, provision of wildlife habitat, avoidance of negative water quality and flooding issues and the maintenance of good air quality; and**

**WHEREAS, the Knoxville/Knox County Metropolitan Planning Commission serves as a statutorily created advisory body to both City Council and County Commission, with professional staff who have significant education, training and expertise with respect to land use and sound development and conservation practices; and**

**WHEREAS, both the Knox County Commission and the Knoxville City Council desire to study, evaluate and address critical issues of concern related to the conservation and development of ridges, slopes and hillsides and both bodies are of the opinion that it is necessary and appropriate to create a Joint Task Force to undertake this important work.**

**NOW THEREFORE BE IT RESOLVED BY THE COMMISSION OF KNOX COUNTY AS FOLLOWS:**

**The Commission of Knox County hereby agrees to join with the Council of the City of Knoxville in creating a joint task force, to be known as the "Joint City/County Task Force on Ridge, Slope and Hillside Development and Protection," for the purpose of studying, evaluating and planning for appropriate means by which to assure conservation, development and protection of ridges, slopes and hillsides within Knox County.**

**BE IT FURTHER RESOLVED, that the professional staff of the Metropolitan Planning Commission is hereby respectfully requested to assist the Task Force to the fullest extent possible in the mission of the Task Force and to prepare a study of ridge and hillside protection measures, outlining the alternatives for new codes and programs for conservation of these important natural resources.**

**BE IT FURTHER RESOLVED, that the Task Force created herein shall be co-chaired by Knox County Commissioner Tony Norman and City Councilman Joe Hultquist, with the remaining membership, together with designated affiliation, as follows:**

- a. James Allen (Lonsdale United for Change)
- b. Doug Berry (Blue Ridge Development)
- c. Mark Campen (Fountain City Town Hall)
- d. Bart Carey (MPC Commissioner)
- e. David Vandergriff (UT Extension/Knox County)
- f. Wayne Loveday (KUB)
- g. Carol Evans (Legacy Parks Foundation)
- h. Terry Faulkner (Keep Knoxville Beautiful)
- i. Scott Firth (ReMax)
- j. Wayne Hastings (Utilities Management Federation)
- k. Sara Hedstrom (Hedstrom Design)
- l. Renee Hoyos (Tennessee Clean Water Network)
- m. Victor Jernigan (Victor Jernigan Development)
- n. David McGinley (City of Knoxville Engineering)
- o. John M. Luttrell (Luttrell Development)
- p. Mark Margetts
- q. Gary Menendez (UT College of Agriculture)
- r. Gary Norvell (Batson, Himes, Norvell & Poe)
- s. Cindy Pionke (Knox County Engineering and Public Works)
- t. Tom Simpson (Regional Forester, State of Tennessee)
- u. Will Skelton (Knox Greenways Commission)
- v. Rocky Smith (Rufus H. Smith Company)
- w. Lisa Starbuck (Northeast Knox Preservation Association)
- x. David Watson (East Tennessee Community Design Center)
- y. Chris Woodhull (Knoxville City Council)
- z. Tim Zitzman (Lake Hills Neighborhood Association, Graham Corp.)
- aa. Diane Humphreys-Barlow
- bb. Elaine Clark (French Broad Preservation Association)
- cc. James Wade

**BE IT FURTHER RESOLVED, that this Resolution shall take effect only if and when the Knoxville City Council adopts a Resolution of the same or substantially similar language approving the creation and appointment of the Task Force named herein.**

**BE IT FURTHER RESOLVED, that if any notifications are to be made to effectuate this Resolution, then the County Clerk is hereby requested to forward a copy of this Resolution to the proper authority.**

**BE IT FURTHER RESOLVED, consistent with the above provisions, this Resolution is to take effect from and after its passage, as provided by the Charter of Knox County, Tennessee, the public welfare requiring it.**

*Thomas E. Luckland* 4/30/08  
Presiding Officer of the Commission Date

*Seage Stockelury* 4-1-08  
County Clerk Date

Approved: *Michael R. Russell* 3-27-08  
County Mayor Date

Vetoed: \_\_\_\_\_  
County Mayor Date

RESOLUTION

A RESOLUTION OF THE COMMISSION  
OF KNOX COUNTY, TENNESSEE,  
TO CREATE A JOINT CITY OF KNOXVILLE  
AND COUNTY OF KNOX TASK FORCE TO  
ADDRESS ISSUES RELATED TO RIDGE,  
SLOPE AND HILLSIDE DEVELOPMENT  
AND PROTECTION.

RESOLUTION: R-08-3-914

REQUESTED BY: COMMISSIONER NORMAN

PREPARED BY: KNOX COUNTY LAW  
DIRECTOR

APPROVED AS TO FORM  
AND CORRECTNESS:   
DIRECTOR OF LAW

APPROVED: March 24, 2008  
DATE

VETOED: \_\_\_\_\_  
DATE

VETO  
OVERRIDE: \_\_\_\_\_  
DATE

MINUTE  
BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

WHEREAS, both the City of Knoxville and the County of Knox for many years have recognized the importance of protecting the many ridge lines, slopes and hillsides which characterize the natural topography of this area, as evidenced by the adoption of multiple plans which include provisions relative to the protection of these special areas, including the General Plan, Sector Plans, and the Tree Conservation and Planting Plan, all of which include stated goals regarding the protection of ridges and hillsides; and

**WHEREAS, construction of significant buildings and substantial structures in an inappropriate or poorly designed fashion can lead to multiple serious deleterious consequences and hazards, including landslides resulting from slope failure as well as various fire protection issues; and**

**WHEREAS, as areas within both the City and the County continue to develop at an increasingly rapid rate, the clearing and development on and above steeply sloped property creates very serious concerns related to ridge, slope and hillside protection; and**

**WHEREAS, the failure to give appropriate consideration to ridge and hillside protection in the development process can have critical adverse impacts upon the natural beauty as well as upon economic values associated with these potentially fragile areas; and**

**WHEREAS, numerous environmental and economic benefits are associated with the conservation and restoration of ridges, slopes and hillsides, including protection of aesthetic qualities with related economic benefits, provision of wildlife habitat, avoidance of negative water quality and flooding issues and the maintenance of good air quality; and**

**WHEREAS, the Knoxville/Knox County Metropolitan Planning Commission serves as a statutorily created advisory body to both City Council and County Commission, with professional staff who have significant education, training and expertise with respect to land use and sound development and conservation practices; and**

**WHEREAS, both the Knox County Commission and the Knoxville City Council desire to study, evaluate and address critical issues of concern related to the conservation and development of ridges, slopes and hillsides and both bodies are of the opinion that it is necessary and appropriate to create a Joint Task Force to undertake this important work.**

**NOW THEREFORE BE IT RESOLVED BY THE COMMISSION OF KNOX COUNTY AS FOLLOWS:**

**The Commission of Knox County hereby agrees to join with the Council of the City of Knoxville in creating a joint task force, to be known as the "Joint City/County Task Force on Ridge, Slope and Hillside Development and Protection," for the purpose of studying, evaluating and planning for appropriate means by which to assure conservation, development and protection of ridges, slopes and hillsides within Knox County.**

**BE IT FURTHER RESOLVED, that the professional staff of the Metropolitan Planning Commission is hereby respectfully requested to assist the Task Force to the fullest extent possible in the mission of the Task Force and to prepare a study of ridge and hillside protection measures, outlining the alternatives for new codes and programs for conservation of these important natural resources.**

**BE IT FURTHER RESOLVED**, that the Task Force created herein shall be co-chaired by Knox County Commissioner Tony Norman and City Councilman Joe Hultquist, with the remaining membership, together with designated affiliation, as follows:

- a. James Allen (Lonsdale United for Change)
- b. Doug Berry (Blue Ridge Development)
- c. Mark Campen (Fountain City Town Hall)
- d. Bart Carey (MPC Commissioner)
- e. David Vandergriff (UT Extension/Knox County)
- f. Wayne Loveday (KUB)
- g. Carol Evans (Legacy Parks Foundation)
- h. Terry Faulkner (Keep Knoxville Beautiful)
- i. Scott Firth (ReMax)
- j. Wayne Hastings (Utilities Management Federation)
- k. Sara Hedstrom (Hedstrom Design)
- l. Renee Hoyos (Tennessee Clean Water Network)
- m. Victor Jernigan (Victor Jernigan Development)
- n. David McGinley (City of Knoxville Engineering)
- o. John M. Luttrell (Luttrell Development)
- p. Mark Margetts
- q. Gary Menendez (UT College of Agriculture)
- r. Gary Norvell (Batson, Himes, Norvell &Poe)
- s. Cindy Pionke (Knox County Engineering and Public Works)
- t. Tom Simpson (Regional Forester, State of Tennessee)
- u. Will Skelton (Knox Greenways Commission)
- v. Rocky Smith (Rufus H. Smith Company)
- w. Lisa Starbuck (Northeast Knox Preservation Association)
- x. David Watson (East Tennessee Community Design Center)
- y. Chris Woodhull (Knoxville City Council)
- z. Tim Zitzman (Lake Hills Neighborhood Association, Graham Corp.)
- aa. Diane Humphreys-Barlow
- bb. Elaine Clark (French Broad Preservation Association)
- cc. James Wade

**BE IT FURTHER RESOLVED**, that this Resolution shall take effect only if and when the Knoxville City Council adopts a Resolution of the same or substantially similar language approving the creation and appointment of the Task Force named herein.

**BE IT FURTHER RESOLVED**, that if any notifications are to be made to effectuate this Resolution, then the County Clerk is hereby requested to forward a copy of this Resolution to the proper authority.

**BE IT FURTHER RESOLVED**, consistent with the above provisions, this Resolution is to take effect from and after its passage, as provided by the Charter of Knox County, Tennessee, the public welfare requiring it.

Thomas E. Luckland 4/30/08  
Presiding Officer of the Commission      Date

Seage Stokelury 4-1-08  
County Clerk      Date

Approved: Michael K. Russell 3-27-08  
County Mayor      Date

Vetoed: \_\_\_\_\_  
County Mayor      Date

R E S O L U T I O N

RESOLUTION NO. R-114-08

1 A RESOLUTION OF THE COUNCIL OF THE  
2 CITY OF KNOXVILLE TO CREATE A JOINT  
3 CITY OF KNOXVILLE AND COUNTY OF KNOX  
4 TASK FORCE TO ADDRESS ISSUES RELATED  
5 TO RIDGE, SLOPE AND HILLSIDE  
6 DEVELOPMENT AND PROTECTION.

RESOLUTION NO: R-114-08  
REQUESTED BY: Councilmember Hultquist  
PREPARED BY: Council  
APPROVED AS TO FORM AND  
CORRECTNESS: Director of Law  
APPROVED: 03-25-2008  
APPROVED AS  
AN EMERGENCY  
MEASURE: \_\_\_\_\_  
MINUTE BOOK 72 PAGE \_\_\_\_\_

15 WHEREAS, both the City of Knoxville and the County of Knox for many years have  
16 recognized the importance of protecting the many ridge lines, slopes and hillsides which characterize  
17 the natural topography of this area, as evidenced by the adoption of multiple plans which include  
18 provisions relative to the protection of these special areas, including the General Plan, Sector Plans,  
19 and the Tree Conservation and Planting Plan, all of which include stated goals regarding the  
20 protection of ridges and hillsides: and,

22 WHEREAS, construction of significant buildings and substantial structures in an  
23 inappropriate or poorly designed fashion can lead to multiple serious deleterious consequences and  
24 hazards, including landslides resulting from slope failure as well as various fire protection issues:  
25 and,

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

1           WHEREAS, as areas within both the City and the County continue to develop at an  
2 increasingly rapid rate, the clearing and development on and above steeply sloped property creates  
3 very serious concerns related to ridge, slope and hillside protection: and,  
4

5           WHEREAS, the failure to give appropriate consideration to ridge and hillside  
6 protection in the development process can have critical adverse impacts upon the natural beauty as  
7 well as upon economic values associated with these potentially fragile areas: and,  
8

9           WHEREAS, numerous environmental and economic benefits are associated with the  
10 conservation and restoration of ridges, slopes and hillsides, including protection of aesthetic qualities  
11 with related economic benefits, provision of wildlife habitat, avoidance of negative water quality and  
12 flooding issues and the maintenance of good air quality: and,  
13

14           WHEREAS, the Knoxville/Knox County Metropolitan Planning Commission serves  
15 as a statutorily created advisory body to both City Council and County Commission, with  
16 professional staff who have significant education, training and expertise with respect to land use and  
17 sound development and conservation practices: and,  
18

19           WHEREAS, both the Knox County Commission and the Knoxville City Council  
20 desire to study, evaluate and address critical issues of concern related to the conservation and  
21 development of ridges, slopes and hillsides and both bodies are of the opinion that it is necessary and  
22 appropriate to create a Joint Task Force to undertake this important work.  
23  
24  
25  
26  
27  
28

1                   NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF  
2 KNOXVILLE:

3                   SECTION 1: The Council of the City of Knoxville hereby agrees to join with the  
4 Knox County Commission in creating a joint task force, to be known as the "Joint City/County Task  
5 Force on Ridge, Slope and Hillside Development and Protection," for the purpose of studying,  
6 evaluating and planning for appropriate means by which to assure conservation, development and  
7 protection of ridges, slopes and hillsides within Knox County.  
8

9                   SECTION 2: The professional staff of the Metropolitan Planning Commission is  
10 hereby respectfully requested to assist the Task Force to the fullest extent possible in the mission of  
11 the Task Force and to prepare a study of ridge and hillside protection measures, outlining the  
12 alternatives for new codes and programs for conservation of these important natural resources.  
13

14                   SECTION 3: The Task Force created herein shall be co-chaired by Knox County  
15 Commissioner Tony Norman and City Councilman Joe Hultquist, with the remaining membership,  
16 together with designated affiliation, as follows:  
17


- 18                   a. James Allen (Lonsdale United for Change)
- 19                   b. Doug Berry (Blue Ridge Development)
- 20                   c. Mark Campen (Fountain City Town Hall)
- 21                   d. Bart Carey (MPC Commissioner)
- 22                   e. David Vandergriff (UI Extension/Knox County)
- 23                   f. Wayne Loveday (KUB)
- 24                   g. Carol Evans (Legacy Parks Foundation)
- 25                   h. Terry Faulkner (Keep Knoxville Beautiful)
- 26                   i. Scott Firth (ReMax)
- 27                   j. Wayne Hastings (Utilities Management Federation)
- 28                   k. Sara Hedstrom (Hedstrom Design)
- l. Renee Hoyos (Tennessee Clean Water Network)
- m. Victor Jernigan (Victor Jernigan Development)
- n. David McGinley (City of Knoxville Engineering)

- o. John M. Luttrell (Luttrell Development)
- p. Mark Margetts
- q. Gary Menendez (UT College of Agriculture)
- r. Gary Norvell (Batson, Himes, Norvell & Poe)
- s. Cindy Pionke (Knox County Engineering and Public Works)
- t. Tom Simpson (Regional Forester, State of Tennessee)
- u. Will Skelton (Knox Greenways Commission)
- v. Rocky Smith (Rufus H. Smith Company)
- w. Lisa Starbuck (Northeast Knox Preservation Association)
- x. David Watson (East Tennessee Community Design Center)
- y. Chris Woodhull (Knoxville City Council)
- z. Tim Zitzman (Lake Hills Neighborhood Association, Graham Corp.)
- aa. Diane Humphreys-Barlow
- bb. Elaine Clark (French Broad Preservation Association)
- cc. James Wade

SECTION 4: This Resolution shall take effect only if and when the Knox County Commission adopts a Resolution of the same or substantially similar language approving the creation and appointment of the Task Force named herein.

SECTION 5: Consistent with the provisions of Section 4 above, this Resolution shall take effect from and after its passage, the public welfare requiring it.

  
Recorder

  
\_\_\_\_\_  
Presiding Officer of the Council