

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

Expected Number of Responses (29)

Question # Responses received as of 6/30/2008 (24) w/ 1 abstention

Questions	Strongly Agree	#	Agree	#	Unsure/No Opinion	#	Disagree	#	Strongly Disagree	#
1 There should be regulations to limit the amount of clearing on steep hillsides and ridges as part of development practices.	74%	17	26%	6	0%	0	4%	1	0%	0
2 There should be limits to the height of buildings/structures on ridges (for example, buildings no higher than 35 feet)	65%	15	22%	5	9%	2	9%	2	0%	0
3 Regulations should be created in relation to the degree of slope on a hillside (for example, fewer houses on steeper slopes)	65%	15	22%	5	9%	2	9%	2	0%	0
4 There should be incentives to cluster houses on more level areas to conserve ridges	57%	13	17%	4	26%	6	4%	1	0%	0
5 The types of land use that are permitted in hillside development should be regulated.	57%	13	26%	6	17%	4	4%	1	0%	0
6 Design and engineering standards should be developed for roads, retaining walls, building foundations and locations of buildings on slopes to minimize the amount of grading in relation to a natural hillside.	74%	17	22%	5	4%	1	4%	1	0%	0
7 There should be restoration standards to conserve topsoil and re-establish woodlands on hillsides and ridges.	74%	17	22%	5	0%	0	9%	2	0%	0
8 There should be design guidelines for buildings and structures on the top of ridges (for example, color of structures, prohibition of reflective glass, shape of utility structures).	43%	10	43%	10	4%	1	9%	2	4%	1
9 There should be a prohibition of development on extremely steep slopes (for example, portions of hillsides in excess of 40 percent slopes - a photo was shown in the survey).	61%	14	13%	3	22%	5	9%	2	0%	0
10 Zoning provisions should be created to require that clearing and development on ridges be subject to a public review process.	52%	12	4%	1	30%	7	9%	2	9%	2
11 Regulations that are developed for clearing and development on hillsides and ridges should not apply to single family house lots.	0%	0	4%	1	35%	8	43%	10	22%	5
12 The tops of ridges in Knoxville/Knox County should be set aside for habitat protection, hiking and similar outdoor recreation purposes.	39%	9	26%	6	30%	7	4%	1	4%	1

Please indicate which one of the following best reflects your opinion. Generally speaking...		#
I would not want to see any manmade changes to hillsides and ridges	26%	6
I would like to see that the general form and environmental function of ridges are maintained while allowing development	74%	17
I think that changes to hillsides and ridges are the right of an individual property owner	9%	2
	109%	25

(note: over 100% due to respondent error)

Survey #

Please add any comments that you may have:
1 No Response
2 Like our waterways, our ridges and views define our community and make us unique. They must be protected.
3 No Response
4 Many of the included questions are already address in the Knox Co./Knoxville subdivision regulations and building codes.
5 No Response
6 No Response
8 No Response
9 No Response
10 No Response
11 No Response
12 Development is not bad, it can benefit all if managed property. I don't believe there is a black vs. white / right vs. wrong answer.
13 No Response
14 No Response
15 No Response
16 No Response
17 No Response
18 Sound development can occur on / along hillsides and ridgelines as long as we as a community establish the boundaries / standards for such development, don't allow any exempt land uses (single family), and do not politicize approvals by forcing public review processes which typically result in emotional and uninformed and out of context fighting for a cause without clear definition.
19 Beyond the impact of development on water quality issues, as well as soil stabilization, aesthetics, etc, the issues of fire danger should be incorporated into the planning process and should be therefore applied to any and all development, including single family residences. The dilatory lessons learned from the lack of planning in Sevier County (on hillside development) should be enough to justify this process.
20 No Response
21 I'm very happy that some action is being taken to protect our ridges!
22 No Response
23 No Response
24 Thank You!

