

KNOX COUNTY TRANSFER OF DEVELOPMENT RIGHTS TASK FORCE MEETING WEDNESDAY, DECEMBER 17, 2008

Main Assembly Room
City County Building
400 West Main Street
5:00PM

MINUTES

1. Call to Order

The meeting was called to order at 5:38PM by Commissioner Craig Leuthold of 5th District, Vice-Chairman of the Knox County Commission on behalf of Commissioner Thomas "Tank" Strickland, Chairman of the Knox County Commission.

- o TDR Task Force Members present were:
 - Daphne Hull,
 - Lynn Redmon,
 - Chris Etters,
 - Victoria Defreese,
 - Bob Wolfenbarger,
 - Lisa Starbuck,
 - James "Jim" Bletner,
 - John Schoonmeker.
- o TDR Task Force members absent were Kenny Phillips.
- o Knoxville-Knox County Metropolitan Planning Commission staff members present were:
 - Mark Donaldson, Executive Director,
 - Mike Carberry, Comprehensive Planning Manager, and
 - Liz Albertson, Planner II.
- o Knox County Law Director Bill Lockett was also present.

2. Organization

Craig Leuthold recommended that Task Force organize themselves by choosing officers for the duration of their work.

- o The group elected:
 - Lisa Starbuck, Chair,
 - Victoria Defreese, Vice-Chair, and
 - Lynn Redmon, Secretary.

3. Discussion

- Lisa Starbuck and the other Task Force members noting that there perhaps needs to be an extension given for the work of the TDR Task Force, since the resolution gave the Task Force six months to complete their study and submit recommendations to the Commission. To date, it is approximately four months to that deadline. The group decided to wait until the next meeting to decide what that extension should be and if they need to ask for one at this time.
- The Law Director, Bill Lockett, explained that the motions of the group would be subject to the State of Tennessee's Sunshine Law and all meetings/communications among group

members must comply with this law, so all meetings/proceedings/communications are open to the public.

- There was a discussion of whether or not the City of Knoxville should be brought to the table during these discussions.
- Craig Leuthold reminded the group of their mission to report to Knox County and noted that any recommendation that is made by this group may be of help to the other local entities.
- 6:26PM Craig Leuthold asked to be excused from the meeting to let the TDR Task Force members discuss among themselves.
- A motion was made for MPC to create a website to distribute meeting announcements, presentations, information/research presented, meeting minutes, resource lists, and other information the Task Force deems necessary.
- MPC offered to handle the minutes of the TDR Task Force and the Task Force accepted the offer.
- Lynn Redmon will contact community television to see if they can record/televis the TDR Task Force meetings.
- MPC will coordinate the meeting dates and times with the Public Building Authority to have the meetings held in either the Main Assembly Room or the Small Assembly Room, so that Community Television can record the meetings.
- The Law Director noted that the Task Force will be responsible for making a recommendation to the County Commission, the County Commission will legislate the recommendations into the form of an ordinance that will then be passed MPC for a recommendation to the County Commission.
- 6:40PM Chris Eppers was asked to be excused for a previously scheduled meeting.
- Mark Donaldson introduced MPC staff – Mike Carberry and Liz Albertson, noting that Jeff Archer, who is on vacation will be the primary MPC staff person assigned to this group.
- Mike Carberry went over the basics of a typical Transfer of Development Rights program, utilizing the packets of information handed out to the group members at the meeting. (Note: This will be made available to the public via the website that is created.)
- The TDR Task Force asked that the next meeting be a primer of how a TDR program would work for Knox County utilizing zoning and land use policies, highlighting the basic zoning, land development and comprehensive planning processes of Knox County.
- MPC will present this at the next TDR Task Force meeting.
- Setting the next meeting date will be contingent on the schedule of community TV, then PBA room availability, then MPC staff support.
- The next meeting date/time will be communicated to the Task Force members and announced on the website and will be Sunshined via the Knox County Commissioners offices.
- It was requested that at some point, perhaps the next meeting, there is also an overview of the federal programs that achieve the goal of conservation, such as those utilized on the Cruze Farm in East Knox County (e.g. The Farm and Ranchland Program, via the USDA's Natural Resources Conservation Service).
- John Schoonmeker mentioned a factsheet that was done by Ohio State University that explains the basics of Transfer of Development Rights and Purchase of Development Rights programs that have worked and those that haven't work. It is available by search "Transfer of Development Rights" via Google.com. This will be made available to the group and the public.
- The Task Force and MPC will keep a resource list on the website for the group to refer to during this process.

4. Adjournment

The meeting adjourned at 7:26PM.