

**KNOX COUNTY TRANSFER OF DEVELOPMENT RIGHTS
TASK FORCE
MEETING**

**Thursday, June 4, 2009
Small Assembly Room
City County Building
400 West Main Street**

MINUTES

Call to Order:

At 5:53 p.m. Lisa Starbuck called the meeting to order. The following Task Force members were present: Lisa Starbuck, Bob Wolfenbarger, Lynn Redmon, and Jim McEvers. Dick Graf was present in the audience and said he was speaking as a citizen and not as a MPC Commissioner. The following MPC staff was present: Mark Donaldson, Mike Carberry, Liz Albertson and Jeff Archer. CTV was also there to tape the meeting.

Lisa started the meeting by asking if there were any concerns about the last meetings minutes. Lynn stated that he reviewed the minutes and felt they were thorough and recommended adoption at the appropriate time. Lisa reminded members that they could not adopt the minutes because there was not a quorum. Jim McEvers asked if the minutes should reflect that CTV was there to broadcast and not tape the meeting. Lisa responded to Jim stating that she learned that they are taping the meetings, but they are not storing the tapes because of the cost associated with storing the tapes. Lisa recommended MPC look into having the tapes stored. She offered her services as a computer consultant to assist in storing the files. CTV was there to record the meeting. Lynn wanted to clarify that his example of the "Powell Town" receiving area (previous meeting) was hypothetical because he has received questions why he was proposing certain further development in Powell. As a result, he went on to say that he is not proposing anything, just partaking in a hypothetical exercise by the task force. Lisa asked Jim to present his findings for identifying receiving and sending areas in his area, since he did not present his findings at the last meeting.

Presentations:

Jim Evers Presentation of the 5th District:

Jim presented utilizing an Existing Land Use Map provided to him by MPC. Jim stated that he asked Jeff Archer if they had an existing land use breakdown of the area. Jim stated that Jeff told him that it was not readily available and if other members of the task force wanted this data then MPC could run it for all areas. Jim told the other members that this might be useful in developing an eventual recommendation.

Jim first oriented Task Force members by pointing out key roads such as the location of Northshore Drive, Lovell Road, N. Cedar Bluff, the Interstate, Boyd Station Road and they commercial development at Turkey Creek. Jim also highlighted the amount residential in the area and discussed Farragut Park and the future plans associated the park. Jim highlighted how the Farragut covers a large portion of District 5. Jim

discussed some developments that cleared the ridges and how the landscaped vistas have really changed, especially the perspective from the water.

Jim discussed that there was not a lot of land left and the less desirable land is and has already been developed in the area. As a result, Jim had a hard time identifying sending and receiving areas.

Questions pertaining to Jim's presentation:

Lisa asked if this was the most developed sector. Mike Carberry responded that the Southwest County Sector was the fastest growing sector for years. Jeff Archer pointed out that Jim presented the 5th District area. Lisa asked how MPC develops sector boundaries. Mike Carberry said they were first developed using census tracts and they do not match voting districts. Lisa followed up by asking when census tracts change does MPC change sector boundaries. Mike replied that they do not change boundaries.

Mike pointed out that we lost an opportunity concerning a condo development along Pellissippi, and the ridge has been lost. Bob asked about the presence of farms west of Choto/Northshore area. Jim pointed out that there are some scattered Farms in the area and specifically pointed to Metcalf Park Area which is developing rapidly. Jim went on discussing how a PUD located next to his residence asked for 5du/ac and was approved for 1 du/ac. Lynn pointed out that adjacent to this area is the Loudon County line and how this does not have an effect on development. Jim discussed how the county line in this area is convoluted and how much trouble it brought in campaigning door to door in the area.

MPC Documents:

Bob asked if MPC was going to provide the task force with a report. Lisa responded that the documents were emailed to members. Bob said he did not have the documents with him so, Jeff Archer provided him and other with hard copies of the reports. Mike Carberry gave an overview of the "SWOT Analysis" and "TDR Opportunities and Hurdles" documents.

Discussion:

Dick Graf spoke to when he reviews rezoning cases he asks himself if the area is suitable for a new use. He also, pointed out the two-step process in amending a sector plan and asking for a rezoning. Dick asked why we would use a TDR program when we can rezone at the suitable density in the first place. Lynn stated what we are doing is adding an impact fee on development. Dick asked if hillside protection was the impetus for starting the task force. Lisa noted that was not the case and that there was a separate City-County Hillside Task Force that is working on that issue. Dick proceeded and asked why the TDR Task Force was formed then..

Bob responded that it came about after County Commission was struggling with the Wells Creek Development that came in for a rezoning. Bob said there was a lot of confusion and a way of dealing with defining what a TDR is or is not and whether it is applicable in Knox County and this confusion resulted in the formation of a task force to

define these issues. Bob went on to address Lynn's point about an impact fee. Bob pointed out that we are doing this for protection of valuable and non-replaceable resources, and looking at the larger scale of things. He pointed out that this is only one tool for conservation and there are many other tools that are available and should become available for conservation. He discussed how there are always trade offs and we have to look for new mechanisms to achieve community goals.

Lisa went on to respond to Dick Graf's statement regarding not rezoning it right in the first place by stating that there are other reasons why properties get rezoned whether they are political or other motives, versus the best use for the property.

Lynn discussed how the public will see this as unfair to developers. The ones that have more access to money would be allowed to do development at a higher density while the smaller developers would not be able to do similar development.

Dick went on to clarify his vote concerning Wells Creek, he mentioned that he first voted for it and mentioned his son lives across the street from the proposed development. Later, when the developer wanted to utilize "TDR" he voted against it.

Mike Carberry discussed how there are lessons learned from different areas and pointed specifically to Montgomery County, MD noting Dick's familiarity with the area. Mike discussed how the plan was developed using the concept of wedges and corridors (wedges of open space and neighborhoods; corridors of more intense development).

Bob Wolfenbarger discussed how we are looking at the negative side of the program, we need to discuss the positives, and how with adequate infrastructure areas will become more valuable. Bob asked what it will take to change our inner city core neighborhoods, so we can possibly utilize these as receiving areas. Jeff Archer responded these areas have had a long history of neglect and disinvested. However, recently the administration is reinvesting in these neighborhoods and like the disinvestment took time and there was a gradual decline, the investment will be the same it will take a long commitment of reinvestment.

Lisa asked what the maximum residential density was in the City and County. Mike responded by saying the maximum density is 12 du/acre in the County and 24 du/acre in the City. Lisa mentioned that she did not think of the issue of access to money by developers that Dick outlined. Bob and Lisa discussed the differences in density between the city and county, Bob noted the city adds fire coverage.

Housekeeping Items:

Jeff Archer made the committee aware of the late time, approaching 8 p.m. and how the meetings traditionally went to 7:30 p.m. and that the task force still needed to address next steps. Jim discussed what the template for a successful TDR program is and do we have those elements. Jeff Archer stated that the template would have to be created for the County and it's not a simple copy and paste from another community. Mike Carberry suggested that staff could develop a draft of the template that includes the mechanics of a

TDR program. Mark Donaldson said that the task force had the data and that they need to make a decision of what to recommend. Jeff Archer recommended using the two documents discussed today to serve as the foundation to draft three recommendations. Recommendation #1 is to recommend a TDR program be developed, highlighting the strengths of TDR. Recommendation #2 is to not recommend a TDR program be developed, highlighting the weaknesses of TDR. Recommendation #3 is to recommend a TDR program when the Growth Plan is updated, highlighting the advantages of utilizing the process.

Next Meeting:

The next meeting will be scheduled in approximately four weeks. MPC will contact members about the meeting.

Adjournment:

The meeting was adjourned at approximately 8:08.