

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

**Tuesday, March 17, 2009
Main Assembly Room
City County Building
400 West Main Street**

MINUTES

1. Call to Order

Lisa Starbuck started the meeting by asking the committee if they would rather see MPC's presentation first or start with housekeeping items. The committee decided to take up housekeeping items. As a result, Lisa Starbuck called the meeting to order. The following members were present: Daphne Hull, Bob Wolfenbarger, Lynn Redmon, Chris Ethers, Lisa Starbuck, and Victoria Defreese. Members absent from the meeting were James Bletner, Kenny Phillips and John Schoonmaker. Jeff Archer noted that Mr. Schoonmaker called in advance of the meeting to notify the committee of his absence.

Lisa Starbuck brought up the point that Kenny Phillips has attended a meeting to date and asked the committee if they should seek another volunteer. Bob Wolfenbarger made a motion to replace Kenny Phillips and Chris Ethers seconded the motion with a unanimous consent. Lynn Redmon volunteered to write a letter to the appropriate County Commissioners asking for another volunteer to represent the 6th District.

Lisa commented on the press coverage of the task force on the Knoxnews.com and said she blogged about the articles in an effort to further educate people about what a TDR could do in Knox County. Lisa asked that the committee be sent a reminder of future meetings. She then asked for MPC to present their presentation.

2. Presentations:

Jeff Archer introduced the speakers including Ann Bennett, who presented the historic resources section; Jeff Archer, who presented the agricultural land use section; Liz Albertson, who presented the hillside section; and Mike Carberry, who presented the French Broad River section.

Presentation #1: Historic Preservation

Ann Bennett gave an overview of historic resources discussing the number of historic sites and districts within the unincorporated portion of Knox County, stating that there were 384 historic sites, of which 59 sites were located within the two designated districts (Concord Village and Riverdale). Anne discussed the importance of maintaining the historic context of historic sites and gave examples.

Questions pertaining to Presentation #1: Historic Preservation

- Victoria Defreese asked how this would work with a TDR program and if historic preservation has been tied to TDR programs. Ann discussed how you could

transfer density from historic sites to receiving areas while preserving the historic context around historic sites.

- Victoria Defreese asked if TDRs have been used for historic preservation purposes, Mike Carberry answered that the first TDR programs were done for historic preservation purposes (New York City) and that Nashville has a TDR program to preserve its downtown historic buildings.

Presentation #2: Agricultural Land Use

Jeff Archer gave an overview of agricultural land uses within the unincorporated area of Knox County. Jeff presented a map showing greenbelt lands, agricultural land, and agriculture-related land. The data showed that the unincorporated portion of Knox County accounted for 76,551 acres of the 79,984 within these three land categories. Jeff presented US Census Data pertaining to farms in Knox County from 1954 – 2007.

Questions pertaining to Presentation #2: Agricultural Land Use

- Victoria Defreese asked a questions pertaining to the US Census Data and asked if the Greenbelt Tax Incentive had resulted in an increase in the number of farms in the 1970's. Mike Carberry responded that it apparently did increase the number of property owners who wanted their land to be considered as farms, pointing to correlating increase in farm acreage in the late 1970's .
- Victoria Defreese asked a question pertaining to why there was a jump in the number of farms in 1992. Jeff responded that the graph's scale has a smaller range, which results in what appears to be a bigger number but actually in this case is approximately an increase in 5 farms.
- Bob Wolfenbarger asked if land uses increased as a result of the loss in the number of farms. Jeff guessed that it would be probably from residential development.

Presentation #3: Hillside

Liz Albertson gave an overview of the joint City-County Task Force on Ridge, Slope and Hillside Development & Protection. Liz provided an overview of why the group was formed, who serves on it and what they are trying to protect. Liz gave more details and provided images concerning mass cuts and grading in hillsides and ridgetop areas, abandoned scarred landscapes, loss of scenic quality, and considerations to date by the task force.

Questions pertaining to Presentation #3: Hillside

- Chris Etters asked how any proposed added regulations would relate to Tennessee's Storm Water Pollution Prevention Plan (SWPPP). Liz responded that any local regulations would have to mesh with state regulations and the joint task force is only in the initial stages of potentially recommending added regulations. Liz added there has to be more research on any future recommendations. Chris expanded his explanation to give an overview of the SWPPP process and what it covers.
- Lisa Starbuck remarked how she has been involved in the process and how encouraged she is with the process.

Presentation #3: French Broad River

Mike Carberry gave an overview of river and stream conservation corridors. He said he could see several stream and river corridor possibilities, including Bull Run Creek, Beaver Creek, and the French Broad River. As an example, he selected the French Broad River to give an overview. He said the following preservation components are located along the corridor: agricultural land, ridges, water resources, and historic sites. He also showed how a visual analysis could be used in setting a boundary to encompass the assets. At the end, Mike gave an overview of the other considerations of a TDR program, including reducing the costs of sprawl and the costs of community services. He also stressed that a TDR program is not the only conservation tool.

Questions pertaining to Presentation #3: French Broad

3. Discussion

The task force discussed how they wanted to proceed. Victoria mentioned that she had to leave at 7:30 and the committee determined that they would use the next meeting as a working meeting, and they would work together to address the 10 questions that were presented to them by Jeff Archer at the 2/17/09 meeting. Mike Carberry recommended a meeting date of March 30th. The group reached consensus on the date and MPC staff said they would schedule it and notify accordingly.

4. Public Comment

Victoria Defreese recognized Victor Jernigan in the audience and asked if he wanted to address the task force. Victor proceeded to tell the committee how he does not see this kind of program being applicable to Knox County. He went on to give examples of some of the issues that have been presented before such as education, NIMBY concerns in receiving areas, and political will.

5. Adjournment

The meeting was adjourned at approximately 7:40.