

# Knox County Commission

Terry Hill, 6<sup>th</sup> District, *Madam Chair*  
Gina Oster, 3<sup>rd</sup> District, *Vice-Chair*

Dr. Dasha Lundy, 1<sup>st</sup> District  
Courtney Durrett, 2<sup>nd</sup> District  
Kyle Ward, 4<sup>th</sup> District  
John Schoonmaker, 5<sup>th</sup> District  
Rhonda F. Lee, Esq., 7<sup>th</sup> District  
Richie Beeler, 8<sup>th</sup> District  
Carson Dailey, 9<sup>th</sup> District  
Larsen Jay, At-Large Seat 10  
Kim Frazier, At-Large Seat 11



400 West Main Street  
Suite 603, City-County Bldg.  
Knoxville, TN 37902

tel (865) 215-2534  
fax (865) 215-2038  
commission@knoxcounty.org

THE KNOX COUNTY BOARD OF COMMISSIONERS SHALL MEET IN AGENDA WORK SESSION ON **WEDNESDAY, FEBRUARY 21, 2024** AT 5:00 P.M. IN THE MAIN ASSEMBLY ROOM OF THE CITY-COUNTY BUILDING, 400 WEST MAIN STREET. ALL AGENDA ITEMS ARE SUBJECT TO VOTE.

## **I. CALL TO ORDER/ROLL CALL (5:00 P.M.):**

### **A. Pledge of Allegiance to the Flag**

*Commissioner Rhonda Lee*

### **B. Amendments to the Agenda**

### **C. Honorary Resolutions**

1. R-24-2-101 Consideration of a Resolution of the Commission of Knox County, Tennessee, honoring Dr. Hank & Debbie Peck, their family, and the team at Long's Drug Store for over 60 years of service to the community.  
**(DEFERRED FROM JANUARY AT REQUEST OF SPONSOR)**  
*(Commissioners Jay and Frazier)*

### **D. Presentations**

2. Presentation on the winter snow storm of January 2024 by Engineer & Public Works Director, Jim Snowden.  
*(Commissioner Hill)*

### **E. Public Forum - Agenda Items Only**

### **F. Approval of Minutes of Previous Meeting**

### **G. Drives and Roads**

3. Consideration of the Acceptance of New County Roads:
- A) Edwards Place Boulevard located in Edwards Place Unit 1, District 8.
  - B) King Edwards Court located in Edwards Place Unit 1, District 8.
  - C) Longshanks Road located in Edwards Place Unit 1, District 8.
  - D) Lawgiver Circle located in Edwards Place Unit 1, District 8.
  - E) Forest Willow Lane located in Edwards Place Units 3 & 5, District 8.
  - F) Rushland Park Boulevard located in Rushland Park Phase IV Unit 1, District 8.
  - G) Hollow View Lane located in Rushland Park Phase IV Unit 1, District 8.  
*(Engineering & Public Works)*

**H. Line Item Transfers**

4. Line Item Transfers - Total amount of \$1,386,221.07.  
*(Finance)*

**I. Budget Amendments**

5. Budget Amendments - Total credit amount of (\$170,681.83).  
*(Finance)*

**J. Spread of Record**

**K. Education Resolutions**

6. R-24-2-201. Consideration of a Resolution of the Commission of Knox County, Tennessee, approving a Musical Agreement with Concord Theatricals for Gibbs High School's performance of Rodgers & Hammerstein's "Cinderella" at an estimated cost of \$2,100.00.  
*(Schools)*
7. R-24-2-202 Consideration of a Resolution of the Commission of Knox County, Tennessee, approving a Design Contract with Dollar & Ewers Architecture, Inc. for ADA upgrades to the Halls High School stadium in the amount of \$5,000.00.  
*(Schools)*
8. R-24-2-203 Consideration of a Resolution of the Commission of Knox County, Tennessee, approving a Construction Contract with Merit Construction, Inc. for addition to Hardin Valley Academy in the amount of \$11,394,000.00.  
*(Schools)*

9. R-24-2-204 Consideration of a Resolution of the Commission of Knox County, Tennessee, approving a Design Contract with McCarty Holsaple McCarty Architects, Inc. for the new Farragut-area elementary school in the amount of \$2,400,000.00.  
*(Schools)*
10. R-24-2-205 Consideration of a Resolution of the Commission of Knox County, Tennessee, approving use of The Interlocal Purchasing Systems (TIPS) Contract with MGT of America Consulting, LLC for a Literacy Implementation Audit at a cost of \$1,040,052.00.  
*(Schools)*
11. R-24-2-206 Consideration of a Resolution of the Commission of Knox County, Tennessee, approving a Fund Balance Designation (General Purpose School Fund) in the amount of \$12,000,000.00.  
*(Schools)*
12. R-24-2-207 Consideration of a Resolution of the Commission of Knox County, Tennessee, authorizing the acceptance of a Tennessee Department of Education Public School Security Grant in the amount of \$1,552,483.71.  
*(Schools)*
13. R-24-2-208 Consideration of a Resolution of the Commission of Knox County, Tennessee, authorizing the acceptance of a Tennessee Department of Education National School Lunch Program (NSLP) Supply Chain Assistance Grant in the amount of \$1,467,213.79.  
*(Schools)*
14. R-24-2-209 Consideration of a Resolution of the Commission of Knox County, Tennessee, authorizing the acceptance of grant funds and donations as shown on the attached list and in the total amount of \$191,066.08.  
*(Schools)*

**L. General Government Resolutions**

15. R-24-2-110 Consideration of a Resolution of the Commission of Knox County, Tennessee, confirming the Knox County Mayor's appointment of Sam Maynard to the Knox County Historic Zoning Commission. (Term expires March 1, 2029)  
*(County Mayor)*
16. R-24-2-111 Consideration of a Resolution of the Commission of Knox County, Tennessee, accepting the resignation of John Marshall on the Knox County Sheriff's Office Employees' Merit System Board of Directors and appointing \_\_\_\_\_ to serve the unfulfilled term of Mr. Marshall on the Board. (Term expires September 30, 2025)  
*(Commissioner Hill)*

17. R-24-2-301 Consideration of a Resolution of the Commission of Knox County, Tennessee, approving an Agreement with the City of Knoxville for the Knox County Sheriff's Office to purchase camera equipment in the amount of \$10,000.00 with funds from the Violent Crime Intervention Fund (VCIF) Grant. (No local match required)  
*(Sheriff)*
18. R-24-2-302 Consideration of a Resolution of the Commission of Knox County, Tennessee, approving the trade of one (1) 2019 Ford Explorer (value of \$15,000) for a Remotec Bomb Robot (Value from DOD \$50,000) from the Monroe County Sheriff's Office.  
*(Sheriff)*
19. R-24-2-303 Consideration of a Resolution of the Commission of Knox County, Tennessee, approving a contract with ProntoTrak, Inc. for the provision of Case Management, Electronic Monitoring Services and Equipment for the Knox County Sheriff's Office. **(TO BE ADDED)**  
*(Sheriff)*
20. R-24-2-401 Consideration of a Resolution of the Commission of Knox County, Tennessee, approving the necessary right-of-way, slope, and construction easement acquisitions for four (4) tracts of land for the improvements to W. Emory Road as part of the Belltown Development.  
*(Engineering & Public Works)*
21. R-24-2-402 Consideration of a Resolution of the Commission of Knox County, Tennessee, approving a construction contract in the amount of \$224,266.20 with APAC-Atlantic, Inc. for the Tipton Station Road Greenway Extension Project.  
*(Engineering & Public Works)*
22. R-24-2-403 Consideration of a Resolution of the Commission of Knox County, Tennessee, approving a supplement to a contract with CSX Transportation, Inc. (CSXT) for railroad inspection and flagging services associated with the Schaad Road Phase 2/3 Project in the amount of \$362,192.00.  
*(Engineering & Public Works)*
23. R-24-2-404 Consideration of a Resolution of the Commission of Knox County, Tennessee, approving Budget Supplement No. 4 in the amount of \$12,200.00 with Cannon & Cannon, Inc. for professional engineering consultant services for a supplement to the Coward Mill Road Phase II Project.  
*(Engineering & Public Works)*

24. R-24-2-405 Consideration of a Resolution of the Commission of Knox County, Tennessee, approving a Memorandum of Understanding with Chick-fil-A, Inc. for contributions to roadway improvements to Hardin Valley Road in the amount of \$15,327.62.  
*(Engineering & Public Works)*
25. R-24-2-501 Consideration of a Resolution of the Commission of Knox County, Tennessee, approving contracts with LaBella Associates, P.C. and Ensafe Inc. for environmental review services.  
*(Community Development)*
26. R-24-2-601 Consideration of a Resolution of the Commission of Knox County, Tennessee, approving a Contractor Agreement with the National Association of County and City Health Officials (NACCHO) for the receipt of an amount up to \$32,000.00 for the provision of providing goods and services to NACCHO to enhance programmatic activities of a CDC Grant. (No local match required)  
*(Health Department)*
27. R-24-2-701 Consideration of a Resolution of the Commission of Knox County, Tennessee, authorizing a Utility Easement with Knoxville Utilities Board (KUB) for utilities at Carter Park, including power and lighting.  
*(Parks and Recreation)*
28. R-24-2-702 Consideration of a Resolution of the Commission of Knox County, Tennessee, accepting donations in the total amount of \$3,190.25 and five (5) **To Be Added** barrels of non-perishable food items and approving the donation of the same to the Love Kitchen. **(TO BE ADDED)**  
*(Parks & Recreation)*
29. R-24-2-801 Consideration of a Resolution of the Commission of Knox County, Tennessee, requesting the unclaimed balance of accounts remitted to the State Treasurer under the Unclaimed Property Act for the report year ending June 30, 2021.  
*(Finance)*
30. R-24-2-802 Consideration of a Resolution of the Commission of Knox County, Tennessee, approving a Memorandum of Understanding with the Industrial Development Board of Knox County for the transfer of the Karns Valley Business Park Lot 2 property to Knox County from the Industrial Development Board for a new Knox County Regional Forensic Center and, upon completion of the new Knox County Regional Forensic Center, the transfer of the existing Knox County Regional Forensic Center at 2761 Sullins Street to the Industrial Development Board from Knox County.  
*(Procurement)*

31. R-24-2-803 Consideration of a Resolution of the Commission of Knox County, Tennessee, approving an interlocal agreement between Knox County and the Industrial Development Board related to the Axle Logistics property swap for \$1.4 million. The amount in question will be paid through designations and included in the FY'25 Capital Improvement Plan. **(DEFER TO FEBRUARY AT REQUEST OF SPONSOR)** *(previously deferred each month from July to present at Request of Sponsor)*  
*(Finance and Commissioner Durrett)*
32. R-24-2-901 Consideration of a Resolution of the Commission of Knox County, Tennessee, to amend the Growth Policy Plan.  
*(County Mayor)*
33. R-24-2-902 Consideration of a Resolution of the Commission of Knox County, Tennessee, approving Amendment One to a Grant Contract with the Tennessee Department of Human Services for the provision of IV-D Child Support Enforcement Magistrate Services for the Knox County Juvenile Court, which amendment increases the maximum liability of the State under the Contract by \$7,867.91 for a total of \$346,214.22 with an additional local match of \$4,053.17 for a total of \$178,352.78.  
*(Juvenile Court)*
34. R-24-2-903 Consideration of a Resolution of the Commission of Knox County, Tennessee, approving Amendment One to a Grant Contract with the State of Tennessee, Department of Children's Services to provide custody prevention services to the youth and families of the Knox County Juvenile Court, which amendment increases the maximum liability of the State under the Contract by \$183,392.00 and extends the term to June 30, 2025. (No local match required)  
*(Juvenile Court)*
35. R-24-2-904 Consideration of a Resolution of the Commission of Knox County, Tennessee, approving an Agreement for Professional Services with Friends of Knox County Recovery Court, Inc. to provide transitional house services to participants in the Knox Recovery Court and Knox County Veterans Treatment Court for FY 24.  
*(Knox Recovery/Veterans Treatment Court)*
36. R-24-2-905 Consideration of a Resolution of the Commission of Knox County, Tennessee, approving the Eighth Amendment to Lease with Boghani Properties, LLC for the continued lease of space located at 900 E. Hill Avenue, Suite 480 for the Knox Recovery Court and Knox County Veterans Treatment Court, which amendment extends the term of the lease through January 31, 2029 with an annual rent of \$28,670.00 for the first extension year with an increase of \$470.00 each year thereafter.  
*(Knox Recovery/Veterans Treatment Court)*

37. R-24-2-906 Consideration of a Resolution of the Commission of Knox County, Tennessee, authorizing the acceptance of a U.S. Department of Justice, Bureau of Justice Assistance Fiscal Year (FY) 2023 Comprehensive Opioid, Stimulant, and Substance Use Site-based Program award in the amount of \$1,300,000.00 and approving the terms for the receipt of said funds. (No local match required)  
*(Court Administrator and Magistrate)*
38. R-24-2-907 Consideration of a Resolution of the Commission of Knox County, Tennessee, approving Amendment One to a Grant Contract with the State of Tennessee, Department of Finance and Administration, Office of Criminal Justice Programs, for the purpose of funding a Victims of Crime Act (VOCA) Victim Coordinator Position for the Knox County District Attorney's Office, which amendment increases the maximum liability of the State under the contract by \$65,000.00 and extends the term to June 30, 2025. (No local match required)  
*(District Attorney)*
39. R-24-2-908 Consideration of a Resolution of the Commission of Knox County, Tennessee, approving the designation of a section of State Route 131 (East Emory Road) in Knox County as the "SPC Jeremy Daniel Evans Memorial Highway". **(TO BE ADDED)**  
*(Commissioner Beeler)*

#### M. Ordinances on First Reading

40. O-24-2-101 Consideration of an Ordinance of the Commission of Knox County, Tennessee, amending the Knox County Code, Chapter 66, "Utilities", by adding a new Section 66-2 to provide for the Removal of Inactive, Broken, or Replaced Utility Poles. (Knox County Code, Chapter 66, Article I, establishing Sec. 66-2, previously reserved). **(FIRST READING) (DEFER TO MARCH AT REQUEST OF SPONSOR)** *(previously deferred from November to December and December to February at Request of Sponsor)*  
*(Commissioner Jay and Engineering & Public Works)*

#### N. Ordinances on Second Reading

41. O-24-1-101 Consideration of an Ordinance of the Commission of Knox County, Tennessee, repealing Chapter 22, Article V, Sections 22-126, 22-127, 22-128, 22-129, and 22-130 of the Knox County Code relative to the EMS Medical Services Cost Review Board. (Ord. No. O-02-8-101, adopted 9-23-02) **(SECOND READING)**  
*(Health Department)*

#### O. Public Forum - Open Topics

#### P. Other Business

42. Discussion item regarding replacement of vacant school board position, District 8. **(TO BE ADDED)**  
 To Be Added *(Commissioner Hill)*
43. Discussion of February Zoning items, numbers 44 to 59.  
*(Commissioner Schoonmaker)*

## II. ZONINGS:

### A. Zoning Requests

44. 1-A-24-RZ Request of Leonard Development LLC for rezoning from A (Agricultural) to PR (Planned Residential) up to 5 dwelling units per acre. Property located at 1141 Catlett Road / Parcel ID 130 160. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone with up to 5 dwelling units per acre because it is consistent with the sector plan and surrounding development, by a vote of 14-0.**  
*(Commission District 6)*
45. 1-C-24-RZ Request of Connor P. Kelly for rezoning from A (Agricultural) and F (Floodway) to PR (Planned Residential) up to 5 dwelling units per acre and F (Floodway). Property located at 7933 Maynardville Pike / Parcel ID 029 001. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone up to 4 dwelling units per acre because it is consistent with the sector plan and surrounding development, by a vote of 14-0. The F (Floodway) area will be retained.**  
*(Commission District 7)*
46. 1-E-24-RZ Request of Connor P. Kelly for rezoning from A (Agricultural) to PR (Planned Residential) up to 5 dwelling units per acre. Property located at 1630 Harvey Road / Parcel ID 169 009. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone up to 3 dwelling units per acre because it is consistent with the sector plan and surrounding development, by a vote of 14-0.**  
*(Commission District 5)*
47. 1-F-24-RZ Request of Mary Ward for rezoning from RA (Low Density Residential) and F (Floodway) to A (Agricultural) and F (Floodway). Property located at 9625 Clift Road / Parcel ID 053 00402 (part of). **Planning Commission Recommendation: Approve the A (Agricultural) zone because it is consistent with the sector plan and surrounding development, by a vote of 14-0. The F (Floodway) zone will be retained.**  
*(Commission District 8)*



48. 1-G-24-RZ Request of Kenneth M. Gilreath for rezoning from PC (Planned Commercial) and F (Floodway) to CA (General Business) and F (Floodway). Property located at 3816 E Governor John Sevier Hwy / Parcel 083 06002 (part of). **Planning Commission Recommendation: Approve the CA (General Business) zone with the condition that the applicant provide a 50-ft landscape buffer consistent with the commercial considerations of the Governor John Sevier Scenic Highway Corridor Study, by a vote of 12-2. The F (Floodway) zone will be retained.**  
*(Commission District 9)*
49. 1-H-24-RZ Request of Richard LeMay for rezoning from PR (Planned Residential) up to 3 dwelling units per acre to PR (Planned Residential) up to 3.5 dwelling units per acre. Property located at 648 Fox Road / Parcel ID 144 006. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone up to 3.5 dwelling units per acre because it is consistent with the sector plan and surrounding development, by a vote of 14-0 Consent.**  
*(Commission District 3)*
50. 1-J-24-RZ Request of David Kitts and Cynthia L. Kitts for rezoning from A (Agricultural) and F (Floodway) to PR (Planned Residential) up to 2 dwelling units per acre and F (Floodway). Property located at 0 Meadow Glade Lane / Parcel ID 038 133 02. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone up to 2 dwelling units per acre on the portion of the parcel zoned A (Agricultural) because it is consistent with the sector plan and surrounding development, by a vote of 14-0 Consent. The F (Floodway) zone will be retained.**  
*(Commission District 7)*
51. 1-H-24-SP Request of Thunder Mountain Properties for a South County Sector Plan Amendment from LDR (Low Density Residential) and HP (Hillside Protection) to MU-SD, SCo-1 (Mixed Use-Special District, South Knox County Gateway) and HP (Hillside Protection). Property located at 0 Chapman Highway / Parcel ID 150 B C 001 (part of). **Planning Commission Recommendation: Approve the MU-SD, MU-SCo-1 (Mixed Use-Special District, South Knox County Gateway) land use classification, as specified in the case boundary map, because it is a minor extension that is compatible with surrounding development, by a vote of 14-0. The HP (Hillside Protection) area would be retained.**  
*(Commission District 9)*

52. 1-M-24-RZ Request of Thunder Mountain Properties for rezoning from RA (Low Density Residential) and A (Agricultural) to CA (General Business). Property located at 0 Chapman Highway / Parcel ID 150 B C 001 (part of). **Planning Commission Recommendation: Approve the CA (General Business) zone, as specified in the case boundary map, because it is a minor extension that is consistent with surrounding development, subject to one condition, by a vote of 14-0.**  
(Commission District 9)
53. 1-N-24-RZ Request of Thunder Mountain Properties for rezoning from RA (Low Density Residential) to PR (Planned Residential) up to 5 dwelling units per acre. Property located at 0 Chapman Highway / Parcel ID 150 B C 001 (part of). **Planning Commission Recommendation: Approve the PR (Planned Residential) zone up to 5 dwelling units per acre because it is consistent with the sector plan and surrounding development, by a vote of 14-0.**  
(Commission District 9)
54. 1-J-24-SP Request of Dale Akins for a Southwest County Sector Plan Amendment from MDR (Medium Density Residential) and SP (Stream Protection) to LI (Light Industrial) and SP (Stream Protection). Property located at 0 Ebenezer Road / Parcel ID 132 09801. **Planning Commission Recommendation: Approve the LI (Light Industrial) land use classification because it is consistent with adjacent development, by a vote of 14-0 Consent. The SP (Stream Protection) area would be retained.**  
(Commission District 5)
55. 9-I-23-RZ Request of Dale Akins for rezoning from A (Agricultural) and F (Floodway) to CB (Business and Manufacturing) and F (Floodway). Property located at 0 Ebenezer Road / Parcel ID 132 098 01. **Planning Commission Recommendation: Approve the CB (Business and Manufacturing) zone because it is compatible with adjacent industrial uses and provides a transition of land use intensity, by a vote 14-0 Consent. The F (Floodway) zone would be retained**  
(Commission District 5)
56. 12-C-23-RZ Request of Jenkins Builders for rezoning from A (Agricultural), RB (General Residential) and PR (Planned Residential) up to 16 dwelling units per acre to PR (Planned Residential) up to 12 dwelling units per acre. Property located at 7311, 7321, and 0 Old Clinton Pike / Parcel ID 067 148 (part of), 067 147, and 067 14801. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone up to 12 dwelling units per acre because it is consistent with the sector plan and surrounding development, by a vote of 14-0 Consent.**  
(Commission District 6)

57. 12-D-23-RZ Request of Fred E. Trainer Jr. for rezoning from A (Agricultural) to PR (Planned Residential) up to 6 dwelling units per acre. Property located at 11308 and 11234 Sam Lee Road / Parcel ID 103 063 and 067. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone up to 5 dwelling units per acre because it is consistent with the sector plan and surrounding development, and it is supported by local amenities, by a vote of 14-0**  
(Commission District 6)
58. 12-F-23-RZ Request of Arcip Horobet for rezoning from BP (Business and Technology Park) and TO (Technology Overlay) to PR (Planned Residential) up to 12 du/ac and TO (Technology Overlay). Property located at 0 Pellissippi Pkwy / Parcel ID 118 71. **Planning Commission Recommendation: APPROVE the PR (Planned Residential) and TO (Technology Overlay) zone with up to 12 du/ac because it is consistent with the sector plan and surrounding development, subject to one condition, by a vote of 12-0. (DEFERRED FROM JANUARY AT REQUEST OF COMMISSION)**  
(Commission District 3)
59. 12-H-23-RZ Request of Tonia Burress for rezoning from BP (Business and Technology Park) and TO (Technology Overlay) to OB (Office, Medical, and Related Services) and TO (Technology Overlay). Property located at 10105 Dutchtown Road and 1009 Mabry Hood Road / Parcel IDs 118 165 and 118 168. **Planning Commission Recommendation: APPROVE the OB (Office, Medical, and Related Services) and TO (Technology Overlay) zone because it is consistent with the sector plan and surrounding development. (DEFERRED FROM JANUARY DUE TO NO-SHOW OF APPLICANT)**  
(Commission District 3)

B. Zoning Appeals

C. Amendments to the Knox County Zoning Ordinance

D. Other Business

E. Adjournment