

Knox County Commission

Terry Hill, 6th District, *Madam Chair*
Gina Oster, 3rd District, *Vice-Chair*

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



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THE KNOX COUNTY BOARD OF COMMISSIONERS SHALL MEET IN AGENDA WORK SESSION ON MONDAY, APRIL 15, 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 Richie Beeler

B. Amendments to the Agenda

C. Honorary Resolutions

1. R-24-4-101 Consideration of a Resolution of the Commission of Knox County, Tennessee, memorializing George (Bob) Martin, longtime principal of Corryton Elementary School and beloved community leader.
(Commissioner Beeler)

D. Presentations

E. Public Forum - Agenda Items Only

F. Approval of Minutes of Previous Meeting

G. Drives and Roads

2. Consideration of the Acceptance of New County Roads:
 - A. Botsford Drive located in Kensington, District 4.
 - B. Cabernet Lane located in Fountain Pointe Subdivision, District 7.
 - C. Rhapsody Lane located in Fountain Pointe Subdivision, District 7.
 - D. John David Lane located in Worley Winds Subdivision Unit 2, District 8.
 - E. Conner Isaac Lane located in Worley Winds Subdivision Unit 2, District 8.
 - F. David Everett Lane located in Cantrell Heights Subdivision Unit I, District 8.
 - G. McKinnon Ridge Lane located in McKinnon Ridge, District 8.
 - H. Locust Grove Lane located in McKinnon Ridge, District 8.
 - I. Martha Oak Lane located in McKinnon Ridge, District 8.
 - J. Cattail Lane located in Stonewood Creek Phase 3, District 8.

(Engineering and Public Works)

3. 2nd
Reading Consideration of the closure of unbuilt Right-of-Way at Harvest View Lane and a portion of Shadow Branch Lane in Commission District 8.

(SECOND READING)

(Engineering and Public Works)

H. Line Item Transfers

I. Budget Amendments

J. Spread of Record

4. Spread of Record the Order of the Knox County Mayor reappointing Kenneth (Richard) Maples to the Board of Commissioners of the First Utility District.

(County Mayor)

K. Education Resolutions

5. R-24-4-201 Consideration of a Resolution of the Commission of Knox County, Tennessee, approving an Intergovernmental Memorandum of Understanding between Knox County d/b/a Knox County Parks and Recreation and Knox County Board of Education d/b/a Knox County Schools regarding a Central High School campus extension at Tommy Schumpert Park.

(Schools)

6. R-24-4-202 Consideration of a Resolution of the Commission of Knox County, Tennessee, authorizing the acceptance of a Tennessee Department of Education Additional Targeted Support and Improvement (ATSI) Grant in the amount of \$823,513.95.

(Schools)

7. R-24-4-203 Consideration of a Resolution of the Commission of Knox County, Tennessee, approving Grant Acceptance Agreements with Mr. Holland's Opus Foundation and authorizing receipt of musical instruments with an estimated value of \$181,000.00 for Bearden, Gresham, and Vine Middle Schools.
(Schools)
8. R-24-4-204 Consideration of a Resolution of the Commission of Knox County, Tennessee, authorizing the acceptance of grant funds and donations for the Knox County Schools as shown on the attached list and in the total amount of \$82,294.93.
(Schools)

L. General Government Resolutions

9. R-24-4-110 Consideration of a Resolution of the Commission of Knox County, Tennessee, reappointing Bill Keeler, James Thompson and Gail Hawkins as members and appointing Bill Gentry and Jerry Winston as alternates on the Knox County Board of Equalization. (Terms expire April 30, 2026)
(Property Assessor)
10. R-24-4-301 Consideration of a Resolution of the Commission of Knox County, Tennessee, approving an Amendment to Contract No. 23-840 with ProntoTrak, Inc. for the provision of Case Management, Electronic Monitoring Services and Equipment for the Knox County Sheriff's Office, which amendment incorporates into the contract ProntoTrak's Software as a Service Subscription Attachment.
(Sheriff)
11. R-24-4-302 Consideration of a Resolution of the Commission of Knox County, Tennessee, approving a contract with Richardson Construction Group for the replacement of the Work Release Facility roof in the amount of \$109,578.00.
(Sheriff)
12. R-24-4-401 Consideration of a Resolution of the Commission of Knox County, Tennessee, approving a utility reimbursement agreement with the West Knox Utility District (WKUD) for water and sewer line relocations in the amount of \$427,913.00 for the Coward Mill Road Improvements - Phase I.
(Engineering and Public Works)
13. R-24-4-402 Consideration of a Resolution of the Commission of Knox County, Tennessee, approving a utility reimbursement agreement with the West Knox Utility District (WKUD) for water and sewer line relocations in the amount of \$703,022.00 for the Coward Mill Road Improvements - Phase II.
(Engineering and Public Works)

14. R-24-4-403 Consideration of a Resolution of the Commission of Knox County, Tennessee, approving a utility reimbursement agreement with Knoxville Utilities Board (KUB) for gas line relocations in the amount of \$475,360.75 for the Coward Mill Road Improvements - Phase II.
(Engineering and Public Works)
15. R-24-4-404 Consideration of a Resolution of the Commission of Knox County, Tennessee, approving a contract supplement with JMT for right-of-way acquisition negotiations for the Schaad Road Phase 4 Project in the amount of \$110,000.00.
(Engineering and Public Works)
16. R-24-4-405 Consideration of a Resolution of the Commission of Knox County, Tennessee, approving an Amendment to the Lease Agreement for the Carter Convenience Center to substitute Sandra R. Chesney in place of John K. Chesney as the Lessor.
(Engineering and Public Works)
17. R-24-4-406 Consideration of a Resolution of the Commission of Knox County, Tennessee, approving a construction contract in the amount of \$265,800.00 with Davis H. Elliot Construction Company, Inc. for the Middlebrook Signal Plan.
(Engineering and Public Works)
18. R-24-4-407 Consideration of a Resolution of the Commission of Knox County, Tennessee, approving a contract with PRI of East Tennessee, Inc. for the provision of concrete.
(Engineering and Public Works)
19. R-24-4-408 Consideration of a Resolution of the Commission of Knox County, Tennessee, approving a contract with B & H Sales for the provision of snow plows.
(Engineering and Public Works)
20. R-24-4-409 Consideration of a Resolution of the Commission of Knox County, Tennessee, approving the Planning Commission recommendation to adopt the Knox County Comprehensive Land Use and Transportation Plan. **(DEFERRED FROM MARCH AT REQUEST OF SPONSOR)**
(Engineering and Public Works)

21. R-24-4-501 Consideration of a Resolution of the Commission of Knox County, Tennessee, approving a Grant Contract with the Tennessee Emergency Management Agency (TEMA) for \$440,250.00 in pass-through grant funds provided under the State Homeland Security Program of the U.S. Department of Homeland Security to provide equipment and training for first responders in Knox County and the fifteen (15) surrounding counties of Tennessee Homeland Security District 2. (No Local Match Required)
(Community Development)
22. R-24-4-502 Consideration of a Resolution of the Commission of Knox County, Tennessee, 1) authorizing the acceptance of federal funds in the estimated amount of \$1,102,177.00 for the Community Development Block Grant (CDBG) Program and \$477,177.00 for the Home Investment Partnerships (HOME) Program for the period beginning July 1, 2024 and ending June 30, 2025 and 2) approving Knox County's 2024 Annual Action Plan to identify activities Knox County will undertake during the program year beginning July 1, 2024 and ending June 30, 2025 using federal funds granted to Knox County by the U.S. Department of Housing and Urban Development (HUD) to address priority needs in housing and community services in furtherance of the CDBG and HOME Programs. (No local match required)
(Community Development)
23. R-24-4-601 Consideration of a Resolution of the Commission of Knox County, Tennessee, approving a grant contract in the amount not to exceed \$57,570.00 with the Tennessee Department of Health for the provision of Rape Prevention Education Services for the period beginning February 1, 2024 and ending January 31, 2025. (No local match required)
(Health Department)
24. R-24-4-602 Consideration of a Resolution of the Commission of Knox County, Tennessee, approving a grant contract in the amount not to exceed \$60,000.00 with the Tennessee Department of Health for the provision of Tennessee Adolescent Pregnancy Prevention Program Services for the period beginning July 1, 2024 and ending June 30, 2025. (No local match required)
(Health Department)
25. R-24-4-701 Consideration of a Resolution of the Commission of Knox County, Tennessee, authorizing the acceptance of donations for Knox County Parks and Recreation as shown on the attached list and in the total amount of \$4,250.00 in support of Legacy Parks.
(Parks and Recreation)
26. R-24-4-702 Consideration of a Resolution of the Commission of Knox County, Tennessee, approving an Honorary Naming Rights Application to name the fields at Farragut Baseball Facility after Baseball Hall of Famer Todd Helton.
(Parks and Recreation)

27. R-24-4-703 Consideration of a Resolution of the Commission of Knox County, Tennessee, approving an Amendment to Contract No. 23-564 with E-Z-GO, a Division of Textron, Inc., for a Golf Cart Lease Program. **(TO BE ADDED)**
(Parks and Recreation)
 To Be Added
28. R-24-4-801 Consideration of a Resolution of the Commission of Knox County, Tennessee, approving an Agreement of Sale in the amount of \$1,000.00 with Charles Wesley Adams, Jr. for delinquent tax surplus property at 503 E. Inskip Drive.
(Procurement)
29. R-24-4-802 Consideration of a Resolution of the Commission of Knox County, Tennessee, approving a contract with Lasting Impressions Lawn Care for the provision of mowing and general grounds maintenance.
(Procurement)
30. R-24-4-803 Consideration of a Resolution of the Commission of Knox County, Tennessee, approving the Specific Performance Real Estate Sales Contracts for delinquent tax surplus properties sold via online and live auctions.
(Procurement)
31. R-24-4-804 Consideration of a Resolution of the Commission of Knox County, Tennessee, approving an update to the Knox County Fleet Safety Program.
(Risk Management)
32. R-24-4-805 Consideration of a Resolution of the Commission of Knox County, Tennessee, approving a contract with Partners Interpreting, LLC for the provision of sign language and interpreter services.
(Risk Management)
33. R-24-4-806 Consideration of a Resolution of the Commission of Knox County, Tennessee, approving a Proposal from Trane US, Inc. to provide all labor, materials, and equipment to bore underground and install conduit, electrical feeds, junction boxes and electrical terminations for each pole and three (3) scoreboards at the listed fields at Carter Park at a cost of \$243,962.00. **(TO BE ADDED)**
(Procurement)
 To Be Added
34. R-24-4-901 Consideration of a Resolution of the Commission of Knox County, Tennessee, consenting to an Amendment to the Sublease Agreement between Go Outdoors Concord, LLC and Lake Partners, LLC. **(DEFER TO MAY AT REQUEST OF SPONSOR)** *(previously deferred from March to April at Request of Sponsor)*
(County Mayor)
 Defer to May

35. R-24-4-902 Consideration of a Resolution of the Commission of Knox County, Tennessee, delegating to the Industrial Development Board of the County of Knox the authority to negotiate, accept and/or waive payments in lieu of taxes in connection with Project Emerald, and finding that such payments or the waiver thereof are deemed to be in furtherance of the public purposes of the board as defined in Tenn. Code Ann. § 7-53-305.
(County Mayor and Commissioners Beeler, Lundy, Durrett, Schoonmaker, Lee, Dailey and Jay)
36. R-24-4-903 Consideration of a Resolution of the Commission of Knox County, Tennessee, to increase the membership of the Knox County Fire and Technical Rescue Committee through the addition of a second County Commissioner serving in an at-large seat and a management representative of the EMS/Ambulance provider under contract to Knox County.
(County Mayor and Commissioners Hill and Dailey)
37. R-24-4-904 Consideration of a Resolution of the Commission of Knox County, Tennessee, approving an Extension of Contract No. 21-799 with Pugh & Company, PC for professional auditing services for the Fiscal Year 2024 independent audit of the accounts of Knox County in the amount of \$358,500.00.
(Audit Committee)
38. R-24-4-905 Consideration of a Resolution of the Commission of Knox County, Tennessee, approving a contract with US Imaging, Inc. in the amount of \$846,090.05 for Document Management File Conversion and Scanning Services. **(TO BE ADDED)**
(Register of Deeds)

M. Ordinances on First Reading

39. O-24-4-101 Consideration of an Ordinance of the Commission of Knox County, Tennessee, amending the Knox County Code, Chapter 2, Article X, Division 3, "General Provisions", by adding a new Section 2-839 regarding the Knox County Fleet Safety Program. (Knox County Code, Chapter 2, Article X, Division 3, establishing Sec. 2-839, previously reserved) **(FIRST READING)**
(Risk Management)
40. O-24-4-102 Consideration of an Ordinance of the Commission of Knox County, Tennessee, amending the Knox County Code, Chapter 2, Article I, Section 2-2, "Privilege and expense reimbursements for certain officials and employees", in Subsection 2-2(a) to reference the Knox County Fleet Safety Program and to clarify that the elected official to whom a county vehicle is assigned shall designate who may drive a county vehicle. (Ord. No. O-90-9-123, adopted 9-10-90; Ord. No. O-02-8-104, adopted 9-23-02; and Ord. No. O-07-6-103, adopted 7-23-07). **(FIRST READING)**
(Risk Management)

N. Ordinances on Second Reading

O. Public Forum - Open Topics

P. Other Business

41. Discussion of April Zoning items, numbers 42 to 50.
(*Commissioner Schoonmaker*)

II. ZONINGS:

A. Zoning Requests

42. 3-B-24-RZ Request of R. Jason Barnes for rezoning from A (Agricultural) [PR (Planned Residential) up to 9 du/ac (pending)] to PR (Planned Residential) up to 12 dwelling units per acre. Property located at 8441 Old Middlebrook Pike / Parcel ID 105 L B 047. **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 3*)
43. 2-C-24-SP Request of Millstone Ventures LLC for a Northwest County Sector Plan Amendment from MDR (Medium Density Residential) and HP (Hillside Protection) to MDR/O (Medium Density Residential/Office) and HP (Hillside Protection). Property located at 11471 Outlet Drive / Parcel ID 130 175. **Planning Commission Recommendation: Approve the MDR/O (Medium Density Residential/Office) land use classification because of changing conditions in the area, by a vote of 12-1. The HP (Hillside Protection) area would be retained.**
(*Commission District 6*)
44. 2-F-24-RZ Request of Millstone Ventures LLC for rezoning from PR (Planned Residential) up to 12 dwelling units per acre to OB (Office, Medical, and Related Services). Property located at 11471 Outlet Drive / Parcel ID 130 175. **Planning Commission Recommendation: Approve the OB (Office, Medical, and Related Services) zone, by a vote of 12-1.**
(*Commission District 6*)
45. 3-D-24-RZ Request of Mesana Investments LLC for rezoning from A (Agricultural) to PR (Planned Residential) up to 5 dwelling units per acre. Property located at 616 N. Wooddale Road / Parcel ID 061 057. **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, subject to one condition, by a vote of 13-0.**
(*Commission District 8*)

46. 2-E-24-SP Request of Smithbilt Homes for a Northeast County Sector Plan Amendment from AG (Agricultural) to LDR (Low Density Residential). Property located at 6701 Roberts Road / Parcel ID 022 00514. **Planning Commission Recommendation: Approve the RR (Rural Residential) land use classification because it is in character with the surrounding agricultural and rural residential area, by a vote of 7-6. (DEFERRED FROM MARCH AT REQUEST OF APPLICANT)**
(Commission District 8)
47. 2-J-24-RZ Request of Smithbilt Homes for rezoning from A (Agricultural) to PR (Planned Residential) up to 3.0 dwelling units per acre. Property located at 6701 Roberts Road / Parcel ID 022 00514. Planning Commission Recommendation: **Approve the PR (Planned Residential) zone with up to 2.0 dwelling units per acre because it is consistent with the surrounding development and a minor extension of the zone, by a vote of 10-3. (DEFERRED FROM MARCH AT REQUEST OF APPLICANT)**
(Commission District 8)
48. 2-B-24-SP Request of Benjamin C. Mullins for a Northwest County Sector Plan Amendment from AG (Agricultural), HP (Hillside Protection) and SP (Stream Protection) to RR (Rural Residential), HP (Hillside Protection) and SP (Stream Protection). Property located at 2600 West Gallaher Ferry Road / Parcel ID 116 020. **Planning Commission Recommendation: Approve the RR (Rural Residential) land use classification because the property is consistent with the intent and location criteria of the classification, by a vote of 13-0. The HP (Hillside Protection) and SP (Stream Protection) areas would be retained. (DEFER TO MAY AT REQUEST OF APPLICANT)**
(Commission District 6)
49. 2-E-24-RZ Request of Benjamin C. Mullins for rezoning from A (Agricultural) to PR (Planned Residential) up to 2 dwelling units per acre. Property located at 2600 West Gallaher Ferry Road / Parcel ID 116 020. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone up to 1 dwelling unit per acre, subject to the condition that the applicant comply with the Clinch River Tennessee Scenic River Boundary as described in Tenn. Code Ann. § 11-13-108, by a vote of 8-5. (DEFER TO MAY AT REQUEST OF APPLICANT)**
(Commission District 6)

B. Zoning Appeals

C. Amendments to the Knox County Zoning Ordinance

D. Other Business

50. 12-H-23-RZ **MOTION TO SUSPEND THE COMMISSION RULES TO ADD THE FOLLOWING TO THE MAY ZONING AGENDA AT THE REQUEST OF COMMISSIONER OSTER:**
To Be Added
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.** *(previously deferred from January to February due to no-show of applicant and from February to March, in which motion failed due to No-Show of Applicant) (Commission District 3)*

E. Adjournment