

# 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



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THE KNOX COUNTY BOARD OF COMMISSIONERS SHALL MEET IN AGENDA WORK SESSION ON MONDAY, MARCH 18, 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 Carson Dailey*

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

### **C. Honorary Resolutions**

### **D. Presentations**

1. Presentation of a Proclamation by the Knox County Mayor proclaiming April 2024 as Fair Housing Month in Knox County.  
*(County Mayor and Community Development)*
2. **To Be Added** Presentation by Senior Director of the Knox County Health Department, Kevin Parton, regarding Knox County being recognized as an AARP Network of Age-Friendly Community. **(TO BE ADDED)**  
*(Commissioner Frazier)*
3. Presentation by President/CEO Amber Parker of Ijams Nature Center.  
*(Commissioner Hill)*

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

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

## G. Drives and Roads

4. Consideration of the Acceptance of New County Roads:
  - A. Whisper Trace Lane located in Whispering Woods S/D Phase 1, District 4.
  - B. Edenfield Drive located in Grove Pointe Unit-2, District 7.
  - C. Saddlebrook Drive located in Village at Saddlebrooke Unit 1, District 7.
  - D. Parrish Hill Lane located in Village at Saddlebrooke Unit 1, District 7.
  - E. Saddlebrook Drive located in Village at Saddlebrooke Phase 2, District 7.
  - F. Windmead Lane located in Village at Saddlebrooke Phase 2, District 7.
  - G. Saddlebrook Drive located in Village at Saddlebrooke Phase 4, District 7.
  - H. Saddlebrook Drive located in Village at Saddlebrooke Phase 5, District 7.
  - I. River Poppy Road located in River Meadows Unit 2, District 8.
  - J. Cornflower Lane located in River Meadows Unit 2, District 8.
  - K. Trout Lily Lane located in River Meadows Unit 2, District 8.

*(Engineering & Public Works)*
  
5. 1st 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. **(FIRST READING)**

*(Engineering and Public Works)*

## H. Line Item Transfers

6. Line Item Transfers - Total amount of \$564,920.52.

*(Finance)*

## I. Budget Amendments

7. Budget Amendments - Total amount of \$13,718,977.08.

*(Finance)*

## J. Spread of Record

8. Spread of Record Travel for the National Association of Counties (NACO) 2024 Legislative Conference, the Tennessee County Commissioners Association (TCCA) Governmental Affairs Committee meeting, and the Tennessee County Services Association (TCSA) 2024 County Government Day Conference.

*(Commissioners Lundy, Durrett, Oster, Schoonmaker, Hill, Lee, Dailey, Jay and Frazier)*

## K. Education Resolutions

9. R-24-3-201 Consideration of a Resolution of the Commission of Knox County, Tennessee, approving an Amendment to Contract 19-041 with Backflow Speciality Co., Inc. for the provision of backflow inspection, repair and installation services to extend the contract expiration date to May 31, 2024.  
*(Schools)*
10. R-24-3-202 Consideration of a Resolution of the Commission of Knox County, Tennessee, approving a contract with Facilitron Inc. for Community Use of Facilities Software and related services for processing community user reservations and payments for use of Knox County Schools Facilities at a minimum annual cost of \$10,000.00 or 10% of the collected payments.  
*(Schools)*
11. R-24-3-203 Consideration of a Resolution of the Commission of Knox County, Tennessee, approving a Letter of Agreement with the Women's Basketball Hall of Fame for the provision of venue and related services for a Knox County Schools Science Department Chair meeting on March 26, 2024 at a cost of \$600.00.  
*(Schools)*
12. R-24-3-204 Consideration of a Resolution of the Commission of Knox County, Tennessee, approving a Speaking Engagement Agreement with Bozemanscience.com, Inc. for the provision of a Next Generation Science Standards (NGSS) Workshop with Paul Anderson for Knox County Schools Secondary Science Teachers on June 20-21, 2024 at a cost of \$9,000.00.  
*(Schools)*
13. R-24-3-205 Consideration of a Resolution of the Commission of Knox County, Tennessee, approving an Event Agreement with The Foundry on the Fairsite for venue and related services for the Halls High School Academic Banquet on May 1, 2024 at a cost of \$9,517.75.  
*(Schools)*
14. R-24-3-206 Consideration of a Resolution of the Commission of Knox County, Tennessee, approving an agreement with Porter Roofing Contractors, Inc. for a roof replacement at Farragut High School at a cost of \$2,629,112.00.  
*(Schools)*
15. R-24-3-207 Consideration of a Resolution of the Commission of Knox County, Tennessee, approving contracts with Digital Group, LLC and Boe-Tel ETN Company, LLC for the provision of internet connectivity at a cost up to \$3,000,000.00 for the term of April 1, 2024 through March 31, 2025, which may be extended for an additional four (4) years.  
*(Schools)*

16. R-24-3-208 Consideration of a Resolution of the Commission of Knox County, Tennessee, approving an agreement with Skilled Services Quality Construction, LLC for construction of Innovative School Models Projects at Bearden Middle School, Cedar Bluff Middle School, Central High School, Farragut Middle School, Halls Middle School, Hardin Valley Academy, Hardin Valley Middle School, Karns High School, and Karns Middle School at a cost of \$2,394,450.00.  
*(Schools)*
17. R-24-3-209 Consideration of a Resolution of the Commission of Knox County, Tennessee, approving a grant agreement with the National Environmental Education Foundation (NEEF) and receipt of NEEF Greening STEM Grant in the amount of \$10,000.00 for South-Doyle Middle School.  
*(Schools)*
18. R-24-3-210 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 \$164,066.50.  
*(Schools)*

#### **L. General Government Resolutions**

19. R-24-3-110 Consideration of a Resolution of the Commission of Knox County, Tennessee, approving the Knox County Mayor's appointments of Patience Melnik and Vincent Leray to the Knox County Regional Solid Waste Board.  
(Terms expires March 31, 2030)  
*(County Mayor)*
20. R-24-3-301 Consideration of a Resolution of the Commission of Knox County, Tennessee, approving a contract with Summit Helicopters, Inc. for the provision of helicopter parts and services.  
*(Sheriff)*
21. R-24-3-302 Consideration of a Resolution of the Commission of Knox County, Tennessee, approving a contract with Tri-State Inmate Transport, LLC for the provision of prisoner transport services.  
*(Sheriff)*
22. R-24-3-303 Consideration of a Resolution of the Commission of Knox County, Tennessee, approving an Obligation Document with the United States Marshals Service for the reimbursement of overtime expenses incurred by the Knox County Sheriff's Office in assisting the Joint Law Enforcement Operations Task Force with reimbursement of up to \$18,500 in overtime expenses for the period of October 13, 2023 to September 30, 2024.  
*(Sheriff)*

23. R-24-3-304 Consideration of a Resolution of the Commission of Knox County, Tennessee, approving a SubAward Agreement with the Knoxville Leadership Foundation (KLF) to support the rehabilitation of adult offenders by providing office space, referrals, and access to inmates currently incarcerated at the Roger D. Wilson Detention Facility with KLF providing the amount of \$45,000.00 per year (not to exceed \$90,000) for facility utilization and access to inmate clientele.  
*(Sheriff)*
24. R-24-3-305 Consideration of a Resolution of the Commission of Knox County, Tennessee, approving Amendment Four to a Contract with the Tennessee Department of Human Services for Title IV-D Child Support Enforcement Services, which amendment increases the maximum liability of the State under the Contract by \$269,775.24, increases the local match requirement by \$138,975.12, and extends the term of the Contract by one (1) year to expire June 30, 2025. **(TO BE ADDED)**  
*(Sheriff)*
- To Be Added
25. R-24-3-401 Consideration of a Resolution of the Commission of Knox County, Tennessee, approving the necessary right-of-way, slope, and construction easement acquisitions on eleven (11) tracts along Northshore Drive for safety improvements and greenway.  
*(Engineering & Public Works)*
26. R-24-3-402 Consideration of a Resolution of the Commission of Knox County, Tennessee, approving a construction contract with Whaley Construction, LLC for the Coward Mill Road Improvements - Phase II project in the amount of \$7,101,688.00.  
*(Engineering & Public Works)*
27. R-24-3-403 Consideration of a Resolution of the Commission of Knox County, Tennessee, approving the necessary temporary construction easement acquisition on one (1) tract on Dutchtown Road for the culvert replacement project for flood mitigation.  
*(Engineering & Public Works)*
28. R-24-3-404 Consideration of a Resolution of the Commission of Knox County, Tennessee, approving the necessary right-of-way, slope, and construction easement acquisitions on four (4) tracts on Middlebrook Pike for sidewalk installation.  
*(Engineering & Public Works)*

29. R-24-3-405 Consideration of a Resolution of the Commission of Knox County, Tennessee, to promote the safety and well-being of the public by establishing a procedure by which to encourage all utility pole owners and utility service providers within Knox County to expeditiously eliminate all duplicate or redundant utility poles within any Knox County road or right-of-way.  
*(Commissioner Jay and Engineering & Public Works)*
30. R-24-3-406 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.  
**(DEFER TO APRIL AT REQUEST OF SPONSOR)**  
*(Engineering & Public Works)*
- Defer to April
31. R-24-3-501 Consideration of a Resolution of the Commission of Knox County, Tennessee, approving an Agreement with Sacred Ground Hospice House in the amount of \$19,758.00 for end-of-life hospice care for under/uninsured individuals. (Funded through U.S. Department of Housing and Urban Development Community Development Block Grant CARES Act (CDBG-CV) funding)  
*(Community Development)*
32. R-24-3-502 Consideration of a Resolution of the Commission of Knox County, Tennessee, approving four (4) Agreements in response to the State and Local Fiscal Recovery Funds (SLFRF) for various activities that mitigate the negative health and economic impacts of COVID-19: YWCA (\$250,000); Centro Hispano de East Tennessee (\$100,000); SEED, Inc. (\$150,000); and Karns Fire Department (\$420,000). (Federally funded through Treasury SLFRF Program)  
*(Community Development)*
33. R-24-3-601 Consideration of a Resolution of the Commission of Knox County, Tennessee, approving a Subcontractor Agreement with the Michigan Public Health Institute for the acceptance of funds in the amount of \$28,725.00 for the Knox County Health Department Fetal and Infant Mortality Review Team to provide training for medical and social services staff to better support families who experience infant death. (No local match required)  
*(Health Department)*
34. R-24-3-701 Consideration of a Resolution of the Commission of Knox County, Tennessee, approving a contract with Great Southern Recreation for a splash pad at French Memorial Park in the amount of \$625,000.00.  
*(Parks and Recreation)*

35. R-24-3-702 Consideration of a Resolution of the Commission of Knox County, Tennessee, approving a Second Amendment to Contract No. 23-086 with Grassworks Landscaping, LLC for the provision of mowing services, which amendment provides for the addition of services at Knox County Sports Park and Tommy Schumpert Park.  
*(Parks and Recreation)*
36. R-24-3-703 Consideration of a Resolution of the Commission of Knox County, Tennessee, approving a contract with Bliss Products and Services, Inc., for the provision of shade structures for Knox County Parks and Recreation.  
*(Parks and Recreation)*
37. R-24-3-801 Consideration of a Resolution of the Commission of Knox County, Tennessee, regarding the issuance of not to exceed Ninety-Nine Million Five Hundred Thousand Dollars (\$99,500,000) General Obligation Bonds of Knox County, Tennessee.  
Roll Call  
*(Finance)*
38. R-24-3-802 Consideration of a Resolution of the Commission of Knox County, Tennessee, authorizing the issuance of General Obligation Bonds of Knox County, Tennessee in the aggregate principal amount of not to exceed \$99,500,000, in one or more series; making provision for the issuance, sale and payment of said bonds, establishing the terms thereof and the disposition of proceeds therefrom; and providing for the levy of taxes for the payment of principal of, premium, if any, and interest on the bonds.  
Roll Call  
*(Finance)*
39. R-24-3-803 Consideration of a Resolution of the Commission of Knox County, Tennessee, regarding the transfer of the real property located at 514 Bernard Ave. to the Industrial Development Board of the County of Knox, Tennessee in exchange for certain real property located at 0 Wheeler St. and 2325 Wheeler Street, and the execution and delivery of a Memorandum of Understanding in connection with the exchange and development of said real property. **(DEFERRED FROM FEBRUARY AT REQUEST OF SPONSOR)** *(previously deferred each month from July to present at Request of Sponsor)*  
*(Finance and Commissioner Durrett)*
40. R-24-3-804 Consideration of a Resolution of the Commission of Knox County, Tennessee, amending the Bylaws of the Knox County Disability Advisory Council. **(WITHDRAW AT REQUEST OF SPONSOR)** *(previously deferred from December to March at Request of Sponsor)*  
Withdraw  
*(Risk Management)*

41. R-24-3-901 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 APRIL AT REQUEST OF SPONSOR)**  
*(County Mayor)*  
 Defer to April
42. R-24-3-902 Consideration of a Resolution of the Commission of Knox County, Tennessee, approving Amendment Two to a Grant Contract with the Tennessee Department of Human Services related to IV-D Magistrate Services for the Knox County Juvenile Court, which amendment increases the maximum liability of the State under the Contract by \$399,712.00, increases the local match requirement by \$205,912.23, and extends the term of the Contract by one (1) year to expire June 30, 2025. **(TO BE ADDED)**  
*(Juvenile Court)*  
 To Be Added

**M. Ordinances on First Reading**

43. O-24-3-101 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) (DEFERRED FROM FEBRUARY AT REQUEST OF SPONSOR)** *(previously deferred from November to December and December to February at Request of Sponsor)*  
*(Commissioner Jay and Engineering & Public Works)*  
 1st Reading  
 Roll Call

**N. Ordinances on Second Reading**

**O. Public Forum - Open Topics**

**P. Other Business**

44. Discussion of March Zoning items, numbers 45 to 61.  
*(Commissioner Schoonmaker)*

**II. ZONINGS:**

**A. Zoning Requests**

45. 2-A-24-SNC Request of Knoxville-Knox County Planning to change the street name of Old Tazewell Pike to Memory Hill Lane between Murphy Road and a point 70 ft. north of the southeast corner of parcel 039 257. **Planning Commission Recommendation: Approve the name change from Old Tazewell Pike to Corinth Church Lane, by a vote of 12-0.**  
*(Commission District 8)*



46. 2-C-24-RZ Request of Kendra Ates for rezoning from A (Agricultural) to RA (Low Density Residential). Property located at 1715 Ellistown Road / Parcel ID 051 10909. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone up to 1.5 dwelling units per acre because it is consistent with the sector plan and appropriate given the environmental constraints on the property, by a vote of 13-0.**  
*(Commission District 8)*
47. 2-A-24-SP Request of Justin Breiner for a Northwest County Sector Plan Amendment from AG (Agricultural) and HP (Hillside Protection) to LDR (Low Density Residential) and HP (Hillside Protection). Property located at 11912 and 0 Black Road / Parcel ID 130 05805 and 05810. **Planning Commission Recommendation: Approve the RR (Rural Residential) land use classification because it is consistent with the surrounding area, by a vote of 13-0. The HP (Hillside Protection) area would be retained.**  
*(Commission District 6)*
48. 2-D-24-RZ Request of Justin Breiner for rezoning from A (Agricultural) to PR (Planned Residential) up to 2.99 dwelling units per acre. Property located at 0 at 11912 and 0 Black Road / Parcel ID 130 05805 and 05810. **Planning Commission Recommendation: Approve the PR (Planned Residential) zone with up to 2.99 dwelling units per acre because it is consistent with the surrounding area, by a vote of 13-0.**  
*(Commission District 6)*
49. 2-H-24-RZ Request of Wallace McClure for rezoning from A (Agricultural) and TO (Technology Overlay) to CA (General Business) and TO (Technology Overlay). Property located at 0 Dutchtown Road / Parcel ID 118 171 (part of), **Planning Commission Recommendation: Approve the CA (General Commercial) zone because it is consistent with the sector plan and surrounding development, by a vote of 11-0 Consent. The TO (Technology Overlay) zone would be retained.**  
*(Commission District 3)*
50. 2-I-24-RZ Request of Ralph Smith, Professional Land Systems for rezoning from A (Agricultural) to PR (Planned Residential) up to 3.0 dwelling units per acre. Property located at 0 and 8226 Pedigo Road / Parcel ID 737 100 and 10001. **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 11-0 Consent.**  
*(Commission District 7)*

51. 2-D-24-SP Request of Daniel Levy for an East County Sector Plan Amendment from LDR (Low Density Residential) to MDR (Medium Density Residential). Property located at 0 Roscoe Lane / Parcel ID 072 45001. **Planning Commission Recommendation: Approve the MDR (Medium Density Residential) land use classification because it is consistent with the intent and location criteria of the classification, by a vote of 11-0 Consent.**  
*(Commission District 9)*
52. 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.**  
*(Commission District 8)*
53. 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.**  
*(Commission District 8)*
54. 1-A-24-SP Request of Robert Gregory, Gregory Land Development, LLC for a North County Sector Plan Amendment from AG (Agricultural), LDR (Low Density Residential) and HP (Hillside Protection) to LDR (Low Density Residential) and HP (Hillside Protection). Property located at 8721 Heiskell Road / Parcel ID 046 044. **Planning Commission Recommendation: Approve the LDR (Low Density Residential) land use classification for the AG (Agricultural) designated portion of the parcel because it is compatible with surrounding development and is an extension of this classification, by a vote of 12-0. The HP (Hillside Protection) area would be retained.**  
*(Commission District 7)*
55. 1-B-24-RZ Request of Robert Gregory, Gregory Land Development, LLC for rezoning from A (Agricultural) to PR (Planned Residential) up to 3 dwelling units per acre. Property located at 8721 Heiskell Road / Parcel ID 046 044. **Planning Commission Recommendation: Approve the PR (Planned residential) zone up to 3 dwelling units per acre, with the condition that development be limited to the disturbed area as shown on the 2020 KGIS Aerial image from the southern edge of the disturbance to the northern property line at Heiskell Road, by a vote of 13-0.**  
*(Commission District 7)*

56. 1-B-24-SP Request of Ben Mullins for a Southwest County Sector Plan Amendment from LDR (Low Density Residential), O (Office), HP (Hillside Protection) and SP (Stream Protection) to LDR (Low Density Residential), O (Office), HP (Hillside Protection) and SP (Stream Protection). Property located at 0 Ebenezer Road / Parcel ID 132 037 (part of). **Planning Commission Recommendation: Approve the O (Office) and LDR (Low Density Residential) land use classifications, as specified in the exhibit map, because they are minor extensions that are compatible with surrounding development, by a vote of 13-0. The HP (Hillside Protection) and SP (Stream Protection) areas would be retained.**  
*(Commission District 3)*
57. 1-D-24-RZ Request of Ben Mullins for rezoning from RAE (Exclusive Residential), PC (Planned Commercial) and PR (Planned Residential) to OB (Office, Medical, and Related Services) and PR (Planned Residential) up to 5 dwelling units per acre. Property located at 0 Ebenezer Road / Parcel ID 132 037 (part of). **Planning Commission Recommendation: Approve the OB (Office, Medical and Related Services) zone and the PR (Planned Residential) zone up to 5 dwelling units per acre, as specified in the exhibit map, because they are minor extensions that are compatible with surrounding development, by a vote of 13-0.**  
*(Commission District 3)*
58. 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. (DEFERRED FROM FEBRUARY AT REQUEST OF APPLICANT)**  
*(Commission District 6)*
59. 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. (DEFERRED FROM FEBRUARY DUE TO APPLICANT NOT PRESENT)**  
*(Commission District 8)*

60. 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. (DEFERRED FROM FEBRUARY AT REQUEST OF COMMISSION)**  
*(Commission District 6)*
61. 10-F-23-RZ Request of R. Jason Barnes for rezoning from A (Agricultural) to PR (Planned Residential) up to 9 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 with up to 9 dwelling units per acre because it is consistent with the sector plan and surrounding development, by a vote of 9-0. (DEFERRED FROM JANUARY AT REQUEST OF APPLICANT)** *(previously deferred from November to January at Request of Applicant)*  
*(Commission District 3)*

**B. Zoning Appeals**

**C. Amendments to the Knox County Zoning Ordinance**

**D. Other Business**

**E. Adjournment**