

KNOX COUNTY BOARD OF COMMISSIONERS

The Knox County Board of Commissioners met in Public Hearing on Wednesday, January 22, 2025 at 4:00 p.m. in the Small Assembly Room of the City-County Building, Main Street. Those members present were Commissioners Damon Rawls, Courtney Durrett, Gina Oster, Shane Jackson, Angela Russell, Terry Hill, Rhonda Lee, Adam Thompson, Andy Fox, Larsen Jay and Kim Frazier. The Junior Commissioner members present were Junior Commissioners Jakhi Powell, Audrey Zanders, Keya Patel, Shylyn Whitcomb, Pierce Broussard, Olivia Price, Jackson Kingsford, Charity Davis, Olivia Graves and Matthew Greenwood. Junior Commissioner Estella Tarbox was absent from the meeting. Also present were Mr. Mike Moyers, Knox County Senior Deputy Law Director, Mr. Jim Snowden, Director for Knox County Engineering and Public Works, Mr. Chris Caldwell, Knox County Finance Director, and members of the news media.

Commissioner Oster, Madam Chair, presided.

The following proceedings were had and entered of record to-wit:

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IN RE: ROLL CALL – (4:00 P.M.):

Mrs. Kim Ellis, Clerk Recorder, called the roll.

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IN RE: PUBLIC FORUM – AGENDA ITEMS ONLY:

1. Mr. Doug Carter, area resident, was present and spoke in opposition to establishing the 2814 Tipton Station Road Residential Infrastructure Development District.

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2. Mr. Kevin Murphy, concerned citizen, was present and spoke concerning establishing the 2814 Tipton Station Road Residential Infrastructure Development District.

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3. Mr. Jeremy St. James, area resident, was present and spoke in opposition to establishing the 2814 Tipton Station Road Residential Infrastructure Development District.

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4. Ms. Victoria Kay, area resident, was present and spoke in opposition to establishing the 2814 Tipton Station Road Residential Infrastructure Development District.

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IN RE: PUBLIC HEARING REGARDING ESTABLISHING 2814 TIPTON STATION ROAD AS A RESIDENTIAL INFRASTRUCTURE DEVELOPMENT DISTRICT AS DESCRIBED IN ATTACHED NOTICE:

Public Hearing regarding establishing 2814 Tipton Station Road as a Residential Infrastructure Development District as described in attached notice was before the Board of Commissioners.

Mr. Barak Saltzman, representing D.R. Horton, Inc., applicant, was present and spoke on the matter.

Mr. Jim Snowden, Director for Knox County Engineering and Public Works, Mr. Chris Caldwell, Knox County Finance Director, and Mr. Mike Moyers, Knox County Senior Deputy Law Director, were present and spoke on the matter.

Mr. Bob Dykes, area resident, was present and spoke on the matter.

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IN RE: CONSIDERATION OF A RESOLUTION OF THE COMMISSION OF KNOX COUNTY, TENNESSEE, ESTABLISHING THE 2814 TIPTON STATION ROAD RESIDENTIAL INFRASTRUCTURE DEVELOPMENT DISTRICT - R-25-1-101-PH:

Consideration of a Resolution of the Commission of Knox County, Tennessee, establishing the 2814 Tipton Station Road Residential Infrastructure Development District was before the Board of Commissioners.

Commissioner Fox moved to approve Resolution R-25-1-101-PH - Resolution of the Commission of Knox County, Tennessee, establishing the 2814 Tipton Station Road Residential Infrastructure Development District with the following five (5) amendments listed below. Commissioner Jay seconded the motion and upon roll call vote Commissioners Rawls, Durrett, Oster, Jackson, Hill, Lee, Thompson, Fox, Jay and Frazier voted aye. Commissioner Russell voted no. The motion carried 10-1-0-0.

Amendment 1

Approval is contingent upon the approval and adoption of the Knox County Policies and Procedures relating to the consideration of petitions for the creation of infrastructure development districts.

Amendment 2

Approval is contingent upon the successful execution of Knox County Engineering and Public Works' policy and procedure for land acquisition for the agreed upon infrastructure improvements.

Amendment 3

Commission will receive quarterly reports from Knox County Engineering and Public Works working with the Applicant and the Industrial Development Board on the progress of the project until all lots are platted and final inspection is complete.

Amendment 4

Approval is contingent upon results of the TDEC Phase II environmental study meet and comply with Knox County Codes as determined by Knox County Engineering and Public Works.

Amendment 5

Applicant agrees to place the 70 acres zoned AG into a conservation easement.

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IN RE: ADJOURNMENT:

There being no further business to come before the Knox County Board of Commissioners, Commissioner Oster declared the meeting adjourned.

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GINA OSTER, MADAM CHAIR