

**MINUTES**  
**Knoxville-Knox County Planning Commission**  
**Agenda Review Meeting**  
**Tuesday, April 6, 2021**

It happened again. The Knoxville-Knox County Planning Commission got together virtually via remote tele-conferencing (Zoom), for its monthly agenda review meeting. This time it was held on Tuesday, April 6, 2021, at 11:30 o'clock am.

According to the "panelist present" on the Zoom page, the Commissioners shown as being in virtual attendance at the commencement of the meeting were: Beth Eason, Jeffrey Roth, Sandra Korbelik, Chris Ooten, Gayle Bustin, Lou Browning, Patrick Phillips, Chair of the Commission, Tim Hill, Jacqueline Dent, Gayle Bustin, Scott Smith, and Tamara Boyer. Also attending virtually, but only audibly via telephone, was Commissioner Dick Graf.

Also in virtual attendance per the "panelist present" window were: Amy Brooks, Executive Director of the Commission, the Planning Host (whoever that is) Dori Caron – Co-host, Hancen Sale, 18652565585 (whoever that is), CTV, Jeff Welch, Steve Wise, Knox County Land Development (which appears to be an alias for the Knox County Engineering and Public Works Department), Levan Cranston, Liz Albertson, Michelle Portier, and Mike Reynolds. Some of the persons in virtual attendance, but not being Commissioner are members of Knoxville-Knox County Planning ("Staff") who generously provide professional, technical, and clerical support to the Commission.

Effectively hushing the friendly banter among the Commissioners, Chairman Patrick Phillips called the meeting to order at 11:30 o'clock am, and offered his and the Commission's congratulations to Amy Brooks upon her recent elevation from interim to permanent Executive Director of the Commission, noting that he and the entire Commission was certain she would do a great job. Several thumbs up appeared on the Commissioners' video portraits.

In her first official act at an Agenda Review meeting as the newly installed Executive Director, Amy Brooks announced three items for the Commission's consideration:

1. They will find a proposed amendment to the Commission's FY 2020 Budget at the end of the April Agenda which incorporates a couple of TDOT grants that will be administered by the agency
2. Efforts are being renewed to schedule a workshop retreat. A Google Poll will be circulated to determine the Commissioners' availability and schedule preferences
3. The Commission will resume in person meeting beginning in May, with flexible seating available. Each Commissioner should make sure that they have a current badge to gain access to the City/County Building. Laura Edmonds of

Staff will be in touch to help with that issue. After an inquiry from Chairman Patrick Phillips, Executive Director Amy Brooks confirmed that masks will be required at the meeting. Commissioner Jeffery Roth expressed concern that his badge incorporates a photo of a much younger man than he now purports to be.

Commissioner Dick Graf, who was attending the virtual meeting via telephone, inquired as to whether he could be heard by others in attendance. It was quickly confirmed by Executive Director Amy Brooks that he was being heard.

Executive Director Amy Brooks then introduced Hancen Sale, *the Governmental Affairs and Policy Director for the Knoxville Area Association of Realtors*, who delivered a most interesting chat on the current status of the real estate market in the metropolitan Knoxville area, aided by a dazzling PowerPoint presentation. Some of the principal takeaways from that presentation include:

1. Residential inventory is at historic lows
2. Home sales are up over the prior three years
3. The Median sale price of homes is up significantly...46% in the last 5 years, which he described as a "huge number"
4. Based on a recent scientific poll, one in three said affordable housing is a very or fairly big problem in the Knoxville metro area
5. Housing stock is outpacing population growth
6. Employment growth is outpacing new construction
7. Building permits have rebounded since the last recession, but not enough
8. The population in Knox County is projected to grow significantly by 2025, with that projected number being swelled additionally by the influx of new residents
9. Housing demand will continue to increase, particularly in the moderate priced market
10. Homeowners have enjoyed huge equity gains
11. Black home ownership in metro Knoxville is lower than the State and national averages
12. Current inventory is skewed toward the upper end of the pricing spectrum
13. Housing prices are growing faster than income increases
14. Home ownership rates have remained stable at approximately 65%
15. New construction of multi-family units is the fastest growing market
16. Rents have increased faster than the median family income
17. The commercial real estate market remains constrained
18. There is no reason to believe there is a housing bubble in our future
19. Housing demand is expected to remain high, but sales will decrease due to the lack of inventory.

It should be noted that the above noted list of takeaways is not exhaustive. It is reasonable to assume that Mr. Hancen Sale made addition points of interest, but the Interim Recording Secretary was taking notes as fast he possibly could, and some points may have been missed. It is also reasonable to assume that the Interim Recording

Secretary simply did not understand some the comments, and may have reported them inaccurately in these minutes. For a more complete and accurate display of the comments of Mr. Hancen Sale, it is suggested that you secure and review a copy of the PowerPoint product from Executive Director Amy Brooks.

Commissioner Karyn Adams joined the meeting virtually at this time.

Commissioner Scott Smith said that it was an interesting presentation, and that he enjoyed it. Chairman Patrick Smith said that it was an excellent presentation, and asked a couple of questions that Mr. Hancen Sale answered. Commissioner Sandra Korbelik said that it was a wonderful presentation, and asked a couple of questions that Mr. Hancen Sale answered. Commissioner Karyn Adams announced that she had not joined the meeting in time to hear the presentation, but asked a couple questions anyway that Mr. Hancen Sale answered. Commissioner Lou Browning did not comment on the quality of the presentation, but offered an exposition on how lenders look at the marketability of alternative housing. Commissioner Jacqueline Dent, while in the virtual Zoom meeting, called in on her telephone and likewise did not comment on the quality of the presentation, but described her housing rental experience in Knoxville as compared to the same experience in Chattanooga, and how her experience compared to Mr. Hancen Sale's conclusions about the market.

Executive Director Amy Brooks thanked Mr. Hancen Sale for his lovely presentation, and confirmed to the Commissioners that the PowerPoint graphics included in Mr. Hancen Sale's presentation will be made available to the Commissioners. You are encouraged to not pass up this offer if you really want to know what Mr. Hancen Sale said.

Mr. Hancen Sale left the virtual meeting at this time.

Mr. Michael A. Reynolds of Staff then explained the Staff recommendation for Item 30 on the Commission's April Agenda, and responded to questions.

Mr. Michael B. Reynolds of Staff then explained the Staff recommendation for Item 36 on the Commission's April Agenda.

Mr. Michael C. Reynolds of Staff then explained the Staff recommendation for Item 37 on the Commission's April Agenda, and responded to questions.

Mr. Michael D. Reynolds of Staff then explained the Staff recommendation for Item 41 on the Commission's April Agenda, announcing that the matter will be recommended for postponement. Mr. Michael E. Reynolds also responded to questions about the matter.

Mr. Michael F. Reynolds left the virtual meeting at this time.

Executive Director Amy Brooks then advised that Items 5 and 6 on the

Commission's April Agenda will be scheduled for postponement.

Commissioner Edie Smith joined the virtual meeting at this time.

Ms. Michelle G. Portier of Staff then explained the Staff recommendation for Item 8 on the Commission's April Agenda, and responded to multiple questions. A discussion ensued.

Mr. Levan H. Cranston of Staff left the virtual meeting at this time.

Ms. Michelle I. Portier of Staff then explained the Staff recommendation for Item 17 on the Commission's April Agenda.

Ms. Elizabeth J. Albertson of Staff then began to explain the Staff recommendation for Item 9 on the Commission's April Agenda, but was rebuffed and befuddled by her inability to share her screen with the Commissioners. Soldiering onward, Ms. Elizabeth K. Albertson attempted valiantly to provide an explanation without the benefit of zoning maps, sector plan maps, Google maps, topographical maps and sundry other tools that would otherwise be at her disposal. After a short period of time, Ms. Elizabeth L. Albertson was at last able to share her screen with the Commissioners, at which time the audio from Ms. Elizabeth M. Albertson was lost. Fortunately, the audio soon returned and Ms. Elizabeth N. Albertson was able to deftly complete the presentation. At the conclusion of remarks, Ms. Elizabeth O. Albertson responded to questions. Mr. James P. Snowden with Knox County Engineering and Public Works, sometimes self-identifying as Knox County Land Development, also responded to questions regarding planned road improvements.

Commissioner Chris Ooten left the virtual meeting at this time.

Ms. Elizabeth Q. Albertson of Staff then explained the Staff recommendation for Item 16 on the Commission's April Agenda, and responded to questions.

Ms. Elizabeth R. Albertson of Staff then explained the Staff recommendation for Items 19 and 20 on the Commission's April Agenda, which was characterized as extremely confusing. Surprisingly, in spite of the confusion, no questions were forthcoming.

Ms. Elizabeth S. Albertson of Staff then explained the Staff recommendation for Item 21 on the Commission's April Agenda, and responded to questions.

Mr. Levan T. Cranston of Staff returned to the meeting at this time.

Ms. Elizabeth U. Albertson of Staff then explained the Staff recommendation for Item 22 on the Commission's April Agenda, noting that it is to be recommended for postponement.

There being no further business to come before the Commission, the meeting was duly adjourned.

Future Immediate-Past Interim  
Recording Secretary and Minute Keeper