



# 2022 Development Activity

KNOXVILLE | KNOX COUNTY



# DEVELOPMENT TRENDS • 2018-2022

## BUILDING PERMITS: NEW UNITS

### RESIDENTIAL

2018 = 2,688  
2022 = 4,191

55.9%

### NON-RESIDENTIAL

2018 = 140  
2022 = 180

28.6%

## REZONINGS: ACREAGE

### RESIDENTIAL

2018 = 652  
2022 = 690

5.8%

### NON-RESIDENTIAL

2018 = 166  
2022 = 227

36.9%

## SUBDIVISIONS: NEW LOTS

### RESIDENTIAL

2018 = 1,259  
2022 = 1,316

4.5%

### NON-RESIDENTIAL

2018 = 37  
2022 = 8

-78.4%

## 2022 BUILDING ACTIVITY HIGHLIGHTS

### APARTMENTS

Project: **Apartments at Farragut Town Center**  
Location: S Campbell Station Rd. (Southwest County)  
Description: \$69.7m - 286 units

Project: **Retreat @ Knoxville**  
Location: Murdock Dr. (Northwest County)  
Description: \$41.4m - 216 units

Project: **The Carlisle Apartments**  
Location: Solway Rd. (Northwest County)  
Description: \$40.0m - 204 units

Project: **Lakemoor Station Apartments**  
Location: Maloney Rd. (South County)  
Description: \$30.0m - 240 units

Project: **Dominion Turkey Creek**  
Location: Parkside Dr. (Southwest County)  
Description: \$23.8m - 190 units

### COMMERCIAL

Project: **Kerns Bakery**  
Location: Kerns Rising Way (South City)  
Description: \$14.2m - Adaptive reuse and renovation

Project: **Chapman Storage**  
Location: Hendron Chapel Rd. (South County)  
Description: \$7.1m - New commercial building

Project: **Walmart**  
Location: Clinton Hwy. (Northwest City)  
Description: \$7.0m - Exterior order fulfillment addition

Project: **Summer Place**  
Location: W Summit Hill Dr. (Central City)  
Description: \$6.7m - Commercial improvement

Project: **Planet Fitness**  
Location: Thunder Ln. (North County)  
Description: \$3.1m - New commercial building

### INDUSTRIAL

Project: **Owens & Minor Warehouse**  
Location: Caneel Dr. (Northwest County)  
Description: \$14.8m - New commercial building

Project: **Dealer's Warehouse**  
Location: Fleenor Mill Rd. (North County)  
Description: \$10.0m - New warehouse

Project: **Home Depot**  
Location: Middlebrook Farm Ln. (Northwest City)  
Description: \$9.5m - New commercial building

Project: **Bitmain**  
Location: South National Dr. (East County)  
Description: \$4.4m - New commercial building

### INSTITUTIONAL

Project: **Lonsdale Elementary**  
Location: Louisiana Ave. (Central City)  
Description: \$20.2m - New building for existing school

Project: **Carter High School**  
Location: N Carter School Rd. (East County)  
Description: \$11.5m - Renovation

Project: **Webb School Elite Fitness**  
Location: Webb School Dr. (Northwest County)  
Description: \$9.6m - Addition

### MEDICAL

Project: **Tennova North Hospital**  
Location: Dannaher Dr. (North County)  
Description: \$36.0m - Addition

Project: **Fort Sanders**  
Location: Clinch Ave. (Central City)  
Description: \$11.1m - Renovation

Project: **Acker Place**  
Location: Middlebrook Pk. (Northwest County)  
Description: \$7.7m - New commercial building

Project: **Summit Medical**  
Location: Dick Lonas Rd. (Northwest County)  
Description: \$7.7m - New commercial building

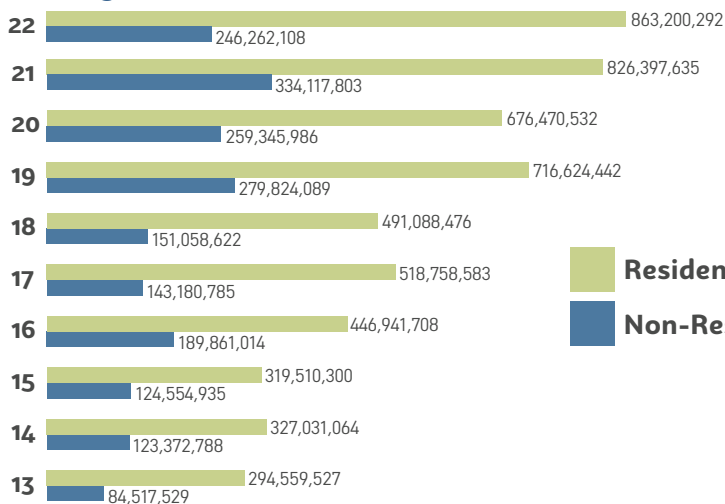
### PUBLIC

Project: **Lakeshore Park**  
Location: S Northshore Dr. (West City)  
Description: \$23.2m - Renovation

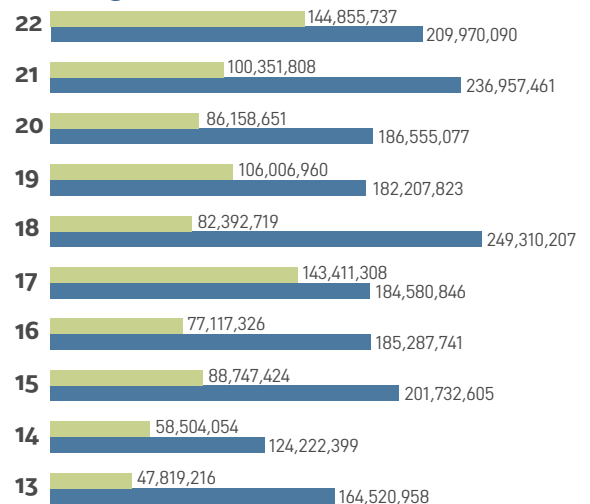
Project: **TVA Towers**  
Location: W Summit Hill Dr. (Central City)  
Description: \$1.7m - Commercial improvement

Project: **City of Knoxville Public Safety Facility**  
Location: Saint Mary St. (Central City)  
Description: \$1.5m - Communications equipment

## 2013-2022 VALUE OF NEW CONSTRUCTION



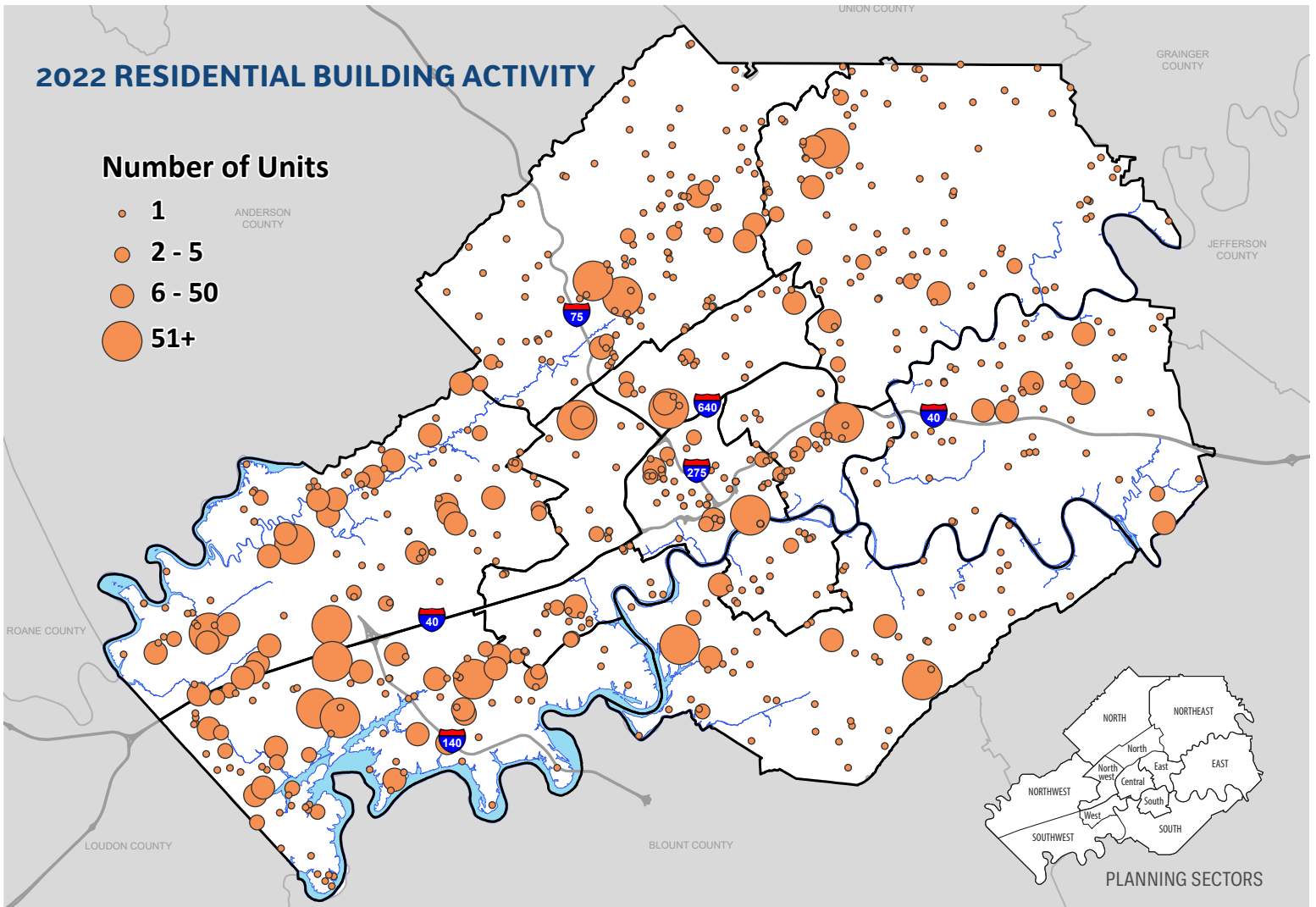
## 2013-2022 VALUE OF RENOVATIONS



## 2022 RESIDENTIAL BUILDING ACTIVITY

### Number of Units

- 1
- 2 - 5
- 6 - 50
- 51+



## 2022 BUILDING ACTIVITY

Sector	All Units	Residential					Non-Residential					
	Total	Detached Dwelling	Multi-Dwelling	Mobile Home	Attached Dwelling	Total	Commercial	Industrial	Institutional	Public	Other	Total
<b>CITY PLANNING SECTORS</b>												
Central	473	53	402	0	3	458	6	0	8	0	1	15
East	95	29	62	0	0	91	3	0	1	0	0	4
North	158	79	66	1	3	149	6	3	0	0	0	9
Northwest	160	21	130	1	0	152	3	5	0	0	0	8
South	35	19	10	3	0	32	2	0	1	0	0	3
West	58	30	2	0	10	42	10	0	3	2	1	16
<b>COUNTY PLANNING SECTORS</b>												
East	138	105	1	23	0	129	5	3	0	1	0	9
North	442	156	123	29	99	407	25	3	6	0	1	35
Northeast	276	236	0	35	0	271	2	0	1	1	1	5
Northwest	1,040	514	436	11	38	999	11	14	10	3	3	41
South	434	148	240	24	12	424	5	0	3	0	2	10
Southwest	1,062	312	698	1	26	1,037	20	1	2	0	2	25
All Sectors	4,371	1,702	2,170	128	191	4,191	98	29	35	7	11	180
% Share of All Sectors Total	100.0	38.9	49.6	2.9	4.4	95.9	2.2	0.7	0.8	0.2	0.3	4.1
City of Knoxville	1,379	186	1,104	1	29	1,320	40	9	5	2	3	59
Knox County (outside cities)	2,594	1,416	780	127	158	2,481	50	20	30	5	8	113
Town of Farragut	398	100	286	0	4	390	8	0	0	0	0	8

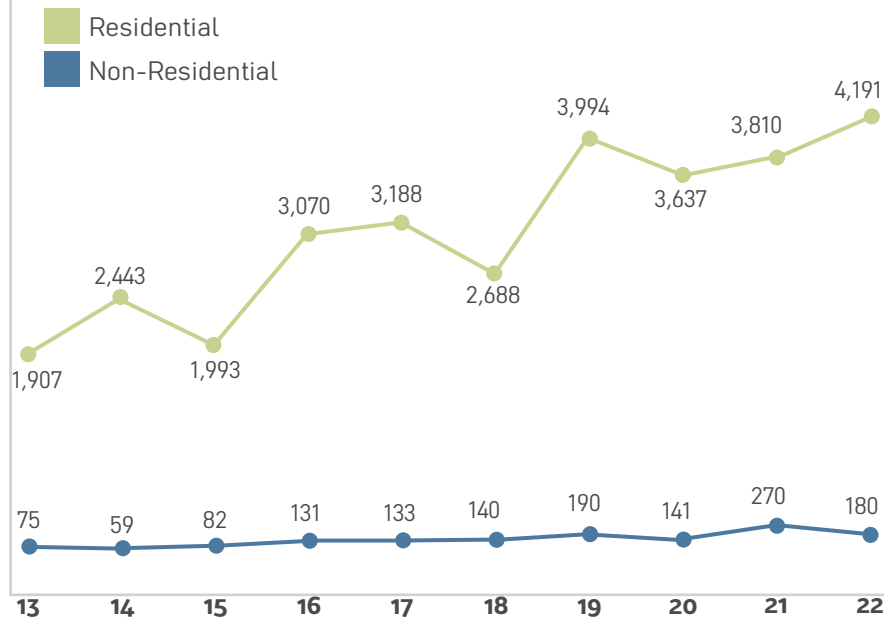
## 2022 NET UNIT ADDITIONS

Sector	All Units	Residential			Non-Residential		
	Net Additions	New Units	Demolitions	Net Additions	New Units	Demolitions	Net Additions
<b>CITY PLANNING SECTORS</b>							
Central	435	458	29	429	15	9	6
East	78	91	15	76	4	2	2
North	151	149	6	143	9	1	8
Northwest	147	152	7	145	8	6	2
South	25	32	7	25	3	5	0
West	46	42	6	36	16	6	10
<b>COUNTY PLANNING SECTORS</b>							
East	138	129	0	129	9	0	9
North	434	407	6	401	35	2	33
Northeast	272	271	4	267	5	0	5
Northwest	1,026	999	11	988	41	3	38
South	419	424	10	414	10	5	5
Southwest	1,052	1,037	8	1,029	25	2	23
<b>All Sectors</b>	<b>4,223</b>	<b>4,191</b>	<b>109</b>	<b>4,082</b>	<b>180</b>	<b>41</b>	<b>141</b>



**Lakemoor Station Apartments**

## 2013-2022 NEW UNITS



## 2013-2022 NET RESIDENTIAL UNITS

Sector	New Units	Demolitions	Net Additions
<b>CITY PLANNING SECTORS</b>			
Central	4,303	671	3,632
East	760	78	682
North	1,054	63	991
Northwest	1,002	89	913
South	1,672	82	1,590
West	642	70	572
<b>COUNTY PLANNING SECTORS</b>			
East	817	29	788
North	2,659	56	2,603
Northeast	1,966	39	1,927
Northwest	8,579	102	8,477
South	1,476	57	1,419
Southwest	5,991	74	5,917
<b>All Sectors</b>	<b>30,921</b>	<b>1,410</b>	<b>29,511</b>

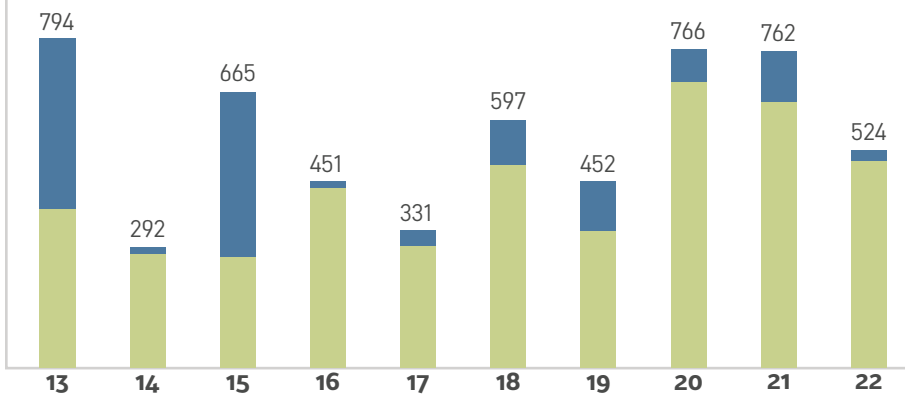


## 2022 REZONINGS

Sector	All Rezonings		Residential		Non-Residential	
	Rezonings	Acreage	Rezonings	Acreage	Rezonings	Acreage
<b>CITY PLANNING SECTORS</b>						
Central	11	42.8	3	12.6	8	30.2
East	8	19.4	5	2.3	3	17.1
North	7	24.5	5	10.9	2	13.6
Northwest	7	19.2	6	17.5	1	1.7
South	4	15.7	3	11.0	1	4.7
West	4	14.7	2	13.9	2	0.8
<b>COUNTY PLANNING SECTORS</b>						
East	5	56.3	3	6.2	2	50.1
North	15	153.1	10	131.9	5	21.2
Northeast	10	199.6	6	178.8	4	20.8
Northwest	36	236.4	29	191.2	7	45.2
South	13	80.2	10	67.0	3	13.3
Southwest	9	55.2	6	46.5	3	8.7
<b>All Sectors</b>	<b>129</b>	<b>917.1</b>	<b>88</b>	<b>689.9</b>	<b>41</b>	<b>227.3</b>

## 2013-2022 AGRICULTURAL LAND CONVERTED BY REZONING

Residential Non-Residential



## Lakeshore Park New Pavillion and Path



## 2022 REZONING HIGHLIGHTS

### RESIDENTIAL

Approval: **11.7 acres:** RN-6 (Multi-Family Residential Neighborhood)  
 Location: College St. (Central City)  
 Previous Zoning: INST (Institutional)/RN-2 (Single-Family Residential Neighborhood)

Approval: **54.0 acres:** PR (Planned Residential) up to 1 du/ac  
 Location: Irwin Dr. (North County)  
 Previous Zoning: RA (Low Density Residential)

Approval: **42.0 acres:** RB (General Residential)  
 Location: Maynardville Pk. (North County)  
 Previous Zoning: A (Agricultural)

Approval: **27.6 acres:** PR (Planned Residential) up to 3.3 du/ac  
 Location: Beeler Rd. (Northeast County)  
 Previous Zoning: A (Agricultural)

Approval: **18.8 acres:** PR (Planned Residential) up to 3.9 du/ac  
 Location: E Governor John Sevier Hwy. (South County)  
 Previous Zoning: A (Agricultural)

Approval: **22.5 acres:** PR (Planned Residential) up to 4 du/ac  
 Location: Fox Rd. (Southwest County)  
 Previous Zoning: A (Agricultural)

Approval: **58.6 acres:** PR (Planned Residential) up to 2 du/ac  
 Location: Hardin Valley Rd. (Northwest County)  
 Previous Zoning: A (Agricultural)

### NON-RESIDENTIAL

Approval: **15.5 acres:** I-MU (Industrial Mixed-Use)/IH (Infill Housing Overlay)  
 Location: Hancock St. (Central City)  
 Previous Zoning: I-G (General Industrial)/IH (Infill Housing Overlay)

Approval: **31.3 acres:** A (Agricultural)  
 Location: Strawberry Plains Pk. (East County)  
 Previous Zoning: PR (Planned Residential)

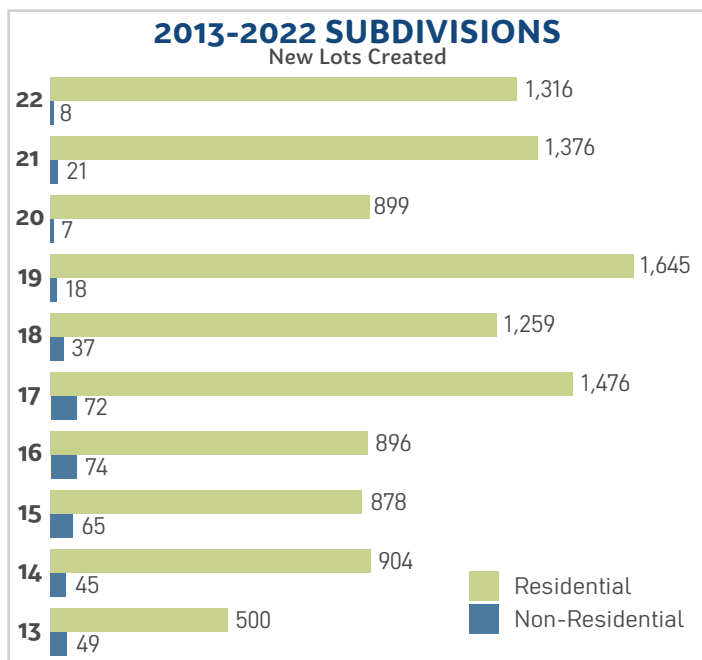
Approval: **18.8 acres:** A (Agricultural)  
 Location: Elna Marie Dr. (East County)  
 Previous Zoning: RA (Low Density Residential)

Approval: **14.5 acres:** A (Agricultural)/F (Floodway)  
 Location: Mascot Rd. (Northeast County)  
 Previous Zoning: A (Agricultural)/I (Industrial)/F (Floodway)

Approval: **21.3 acres:** OB (Office, Medical, and Related Services)/TO (Technology Overlay)  
 Location: Carmichael Rd. (Northwest County)  
 Previous Zoning: PR (Planned Residential)/TO (Technology Overlay) up to 12 du/ac



2022 SUBDIVISIONS									
Sector	All Subdivisions			Residential			Non-Residential		
	Subdivisions	Lots	Acreage	Subdivisions	Lots	Acreage	Subdivisions	Lots	Acreage
<b>CITY PLANNING SECTORS</b>									
Central	3	36	4.6	2	36	4.0	1	0	0.6
East	1	4	16.6	0	0	0	1	4	16.6
North	4	43	29.6	3	43	29.2	1	0	0.4
Northwest	2	2	3.7	2	2	3.7	0	0	0
South	1	19	0.9	1	19	0.9	0	0	0
West	4	2	8.1	1	0	0.3	3	2	7.8
<b>COUNTY PLANNING SECTORS</b>									
East	4	125	108.7	4	125	108.7	0	0	0
North	2	55	19.2	2	55	19.2	0	0	0
Northeast	7	203	103.7	6	202	71.5	1	1	32.2
Northwest	11	613	333.5	10	612	314.8	1	1	18.7
South	4	66	23.0	4	66	23.0	0	0	0
Southwest	5	156	69.9	4	156	63.3	1	0	6.6
<b>All Sectors</b>	<b>48</b>	<b>1,324</b>	<b>721.4</b>	<b>39</b>	<b>1,316</b>	<b>638.5</b>	<b>9</b>	<b>8</b>	<b>82.8</b>





# 2022 SUBDIVISION HIGHLIGHTS

## RESIDENTIAL

- Subdivision:

Location:

Description:
- Pleasant Ridge Stables**

Pleasant Ridge Rd.  
Central City

36 lots on 3.3 acres
- Subdivision:

Location:

Description:
- Strawberry Hills**

Brakebill Rd.  
East County

95 lots on 91.5 acres
- Subdivision:

Location:

Description:
- Reserve at Hickory Creek**

Hardin Valley Rd.  
Northwest County

108 lots on 44.3 acres
- Subdivision:

Location:

Description:
- Westland Oaks**

Bluegrass Rd.  
Southwest County

52 lots on 23.7 acres
- Subdivision:

Location:

Description:
- Thompson Meadows Phase 1B**

Thompson School Rd.  
Northeast County

131 lots on 30.5 acres
- Subdivision:

Location:

Description:
- The Highlands at Copeland**

E Copeland Dr.  
North County

52 lots on 18.1 acres
- Subdivision:

Location:

Description:
- The Grange**

Old Andes Rd.  
Northwest County

93 lots on 51.0 acres



Tennova North Hospital Addition



## NON-RESIDENTIAL

- Subdivision:

Location:

Description:
- Valesquez Property**

Ousley Ln.  
Northeast County

1 lots on 32.2 acres
- Subdivision:

Location:

Description:
- Rock Pointe Development**

Spring Hill Rd.  
East City

4 lots on 16.6 acres
- Subdivision:

Location:

Description:
- Walker Springs Co.**

Walker Springs Rd.  
Northwest County

1 lots on 18.7 acres
- Subdivision:

Location:

Description:
- Central Baptist Church of Bearden**

Deane Hill Dr.  
West City

2 lots on 4.2 acres

Strawberry Hills Subdivision

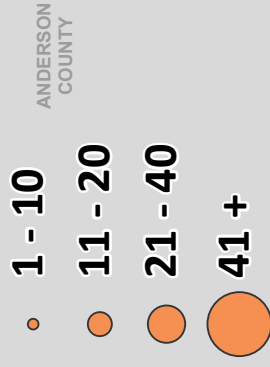




CAMPBELL  
COUNTY

## 2022 RESIDENTIAL SUBDIVISIONS

### Number of Lots



GRAINGER  
COUNTY

JEFFERSON  
COUNTY

UNION COUNTY

ROANE  
COUNTY

LOUDON COUNTY

BLOUNT COUNTY

