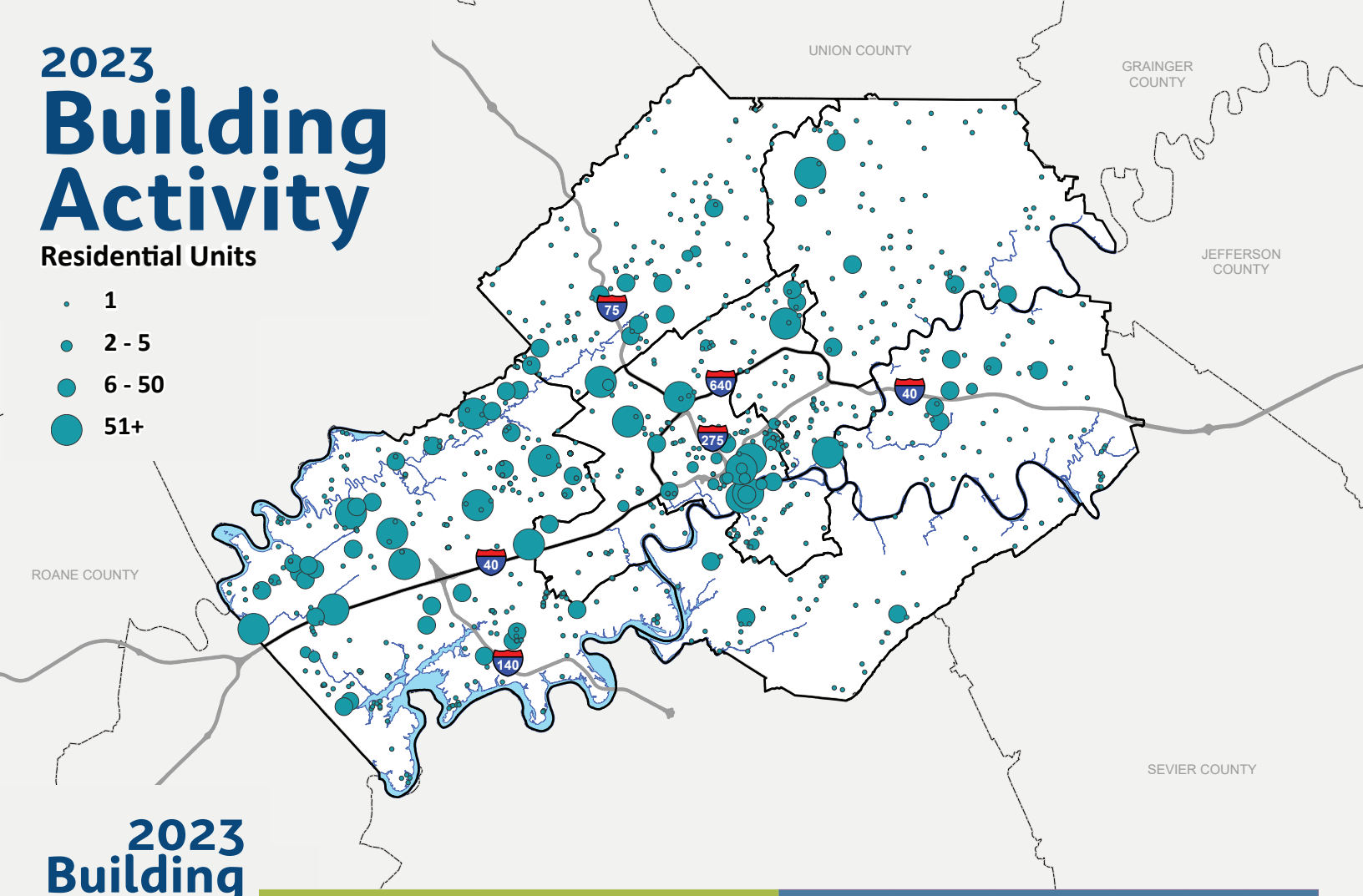
Development Activity Report

2023

2023 Building Activity



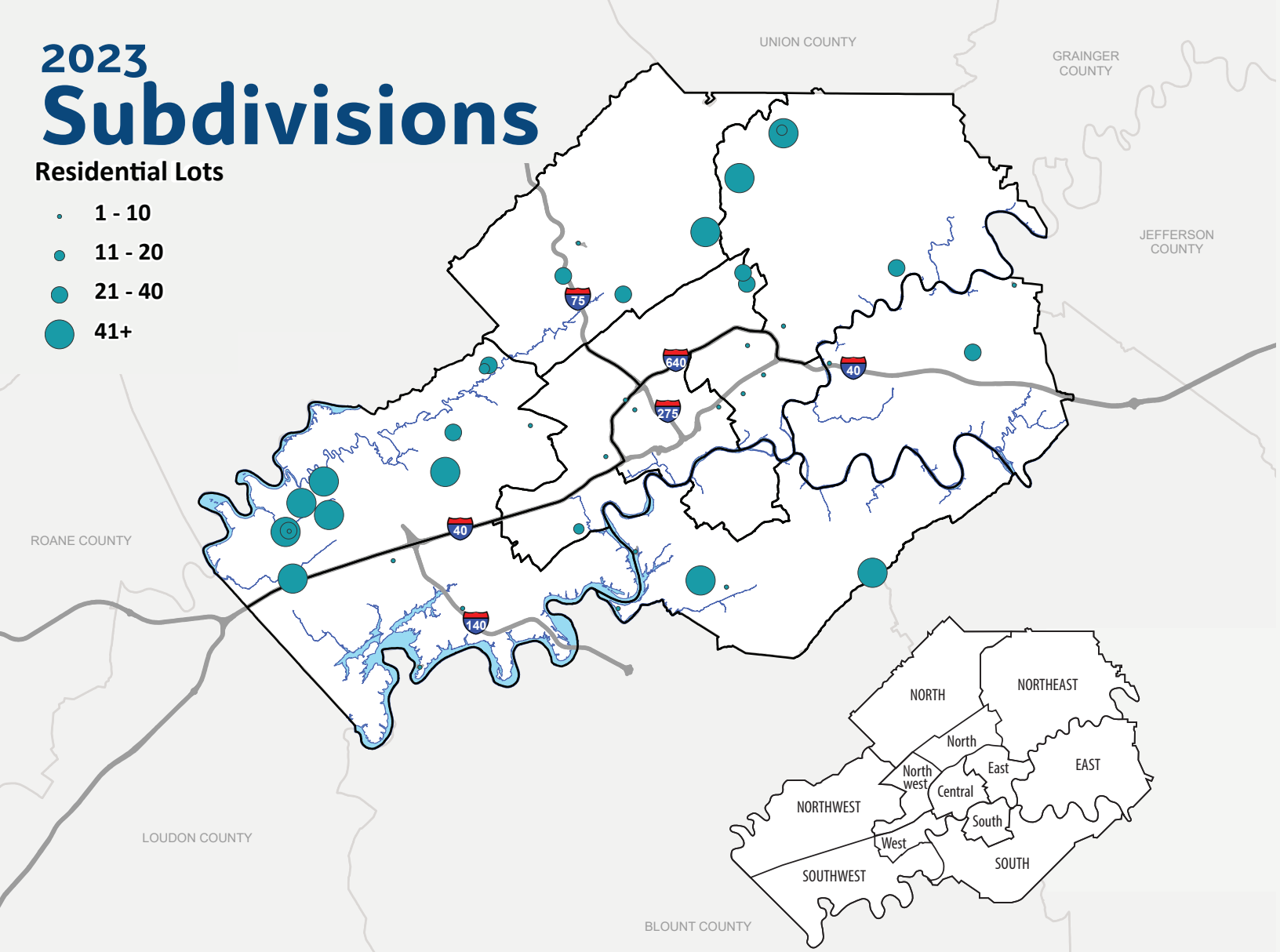
2023 Building Permits

		Residential					Non-Residential					
City	Total	Detached	Multi-Family	Mobile Home	Attached	Total	Commercial	Industrial	Institutional	Public	Other	Total
Central	472	50	320	0	90	460	4	4	1	0	3	12
East	164	59	103	0	0	162	2	0	0	0	0	2
North	313	175	131	5	0	311	0	2	0	0	0	2
Northwest	222	28	172	2	5	207	13	1	0	1	0	15
South	641	25	559	7	48	639	1	0	0	1	0	2
West	19	13	2	0	0	15	2	1	0	0	1	4
County	**Total**	Detached	Multi-Family	Mobile Home	Attached	**Total**	Commercial	Industrial	Institutional	Public	Other	**Total**
East	259	186	49	17	0	252	5	2	0	0	0	7
North	393	153	144	37	44	378	13	0	0	0	2	15
Northeast	323	286	0	35	0	321	0	1	0	0	1	2
Northwest	2,023	750	1,141	9	103	2,003	13	2	4	1	0	20
South	147	112	5	16	0	133	13	0	1	0	0	14
Southwest	348	263	19	1	33	316	31	0	1	0	0	32
All Sectors	**5,324**	2,100	2,645	129	323	**5,197**	97	13	7	3	7	**127**
% Share of All Sectors Total	**100**	39.4	49.7	2.4	6.1	**97.6**	1.8	0.2	0.1	0.1	0.1	**2.4**
City of Knoxville	1,932	342	1,382	0	153	1,877	38	8	3	2	4	55
Knox County (outside cities)	3,289	1,691	1,263	129	154	3,237	40	5	3	1	3	52
Town of Farragut	103	67	0	0	16	83	19	0	1	0	0	20

2023 Subdivisions

Residential Lots

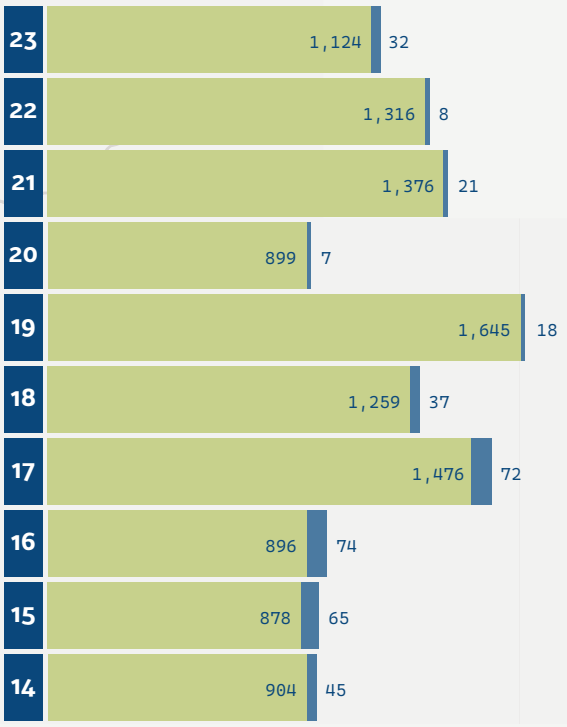
- 1 - 10
- 11 - 20
- 21 - 40
- 41+



2023 Subdivisions

				Residential			Non-Residential		
City	Total	Lots	Acres	Total	Lots	Acres	Total	Lots	Acres
Central	4	14	16.5	2	4	1.1	2	10	15.5
East	3	9	3.6	3	9	3.6	0	0	0.0
North	3	56	22.2	3	56	22.2	0	0	0.0
Northwest	2	6	5.9	2	6	5.9	0	0	0.0
South	0	0	0.0	0	0	0.0	0	0	0.0
West	1	12	4.4	1	12	4.4	0	0	0.0
County	**Total**	**Lots**	**Acres**	Total	Lots	Acres	Total	Lots	Acres
East	4	53	360.9	3	36	20.1	1	17	340.8
North	4	105	37.5	4	105	37.5	0	0	0.0
Northeast	6	177	62.8	5	174	61.3	1	3	1.4
Northwest	13	555	230.0	12	553	229.1	1	2	0.9
South	5	163	81.5	5	163	81.5	0	0	0.0
Southwest	3	6	16.9	3	6	16.9	0	0	0.0
All Sectors	48	1,156	842.3	43	1,124	483.7	5	32	358.6

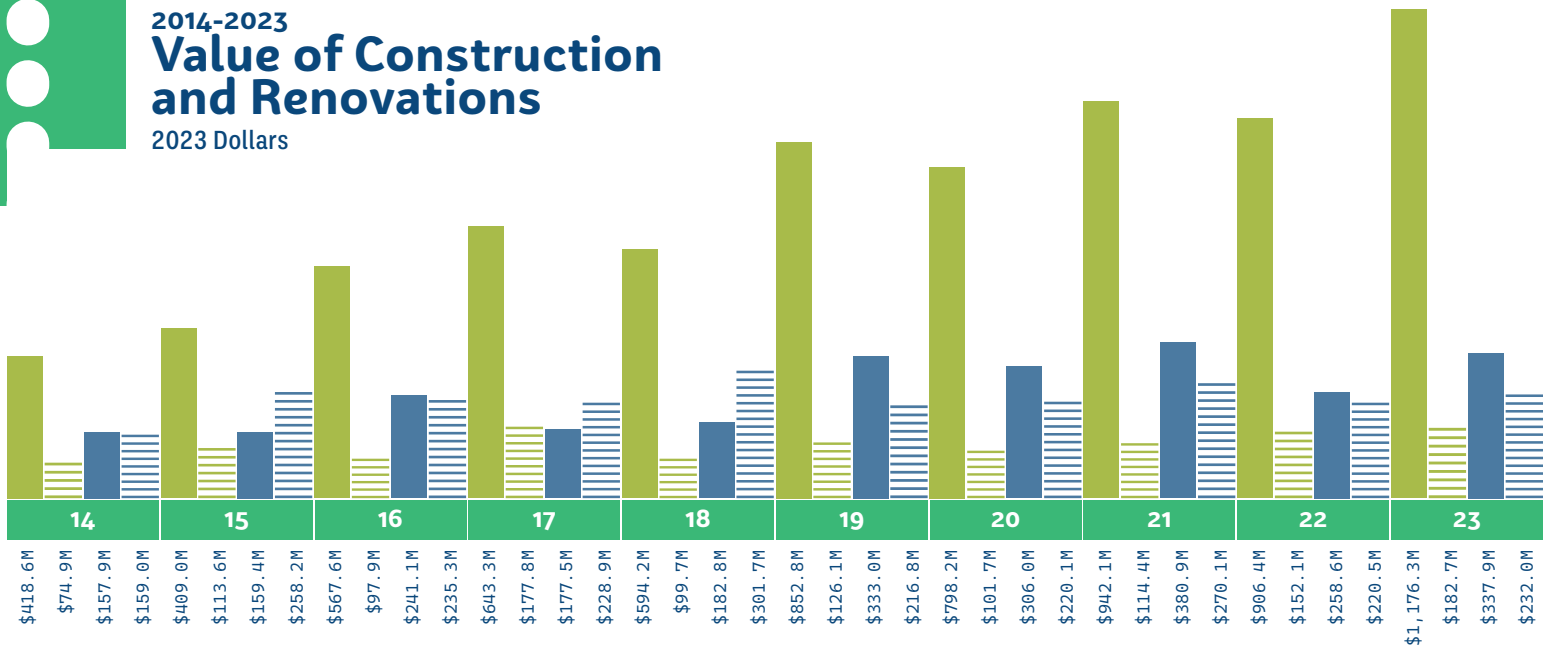
2014-2023 New Lots Created



2014-2023

Value of Construction and Renovations

2023 Dollars



Residential

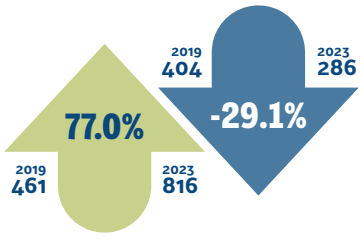
New Construction | Renovations

Non-Residential

New Construction | Renovations

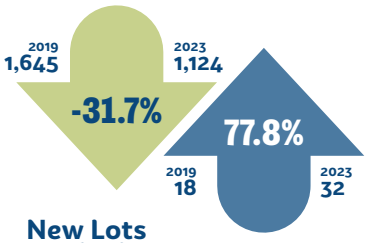
2019-2023

Development Trends



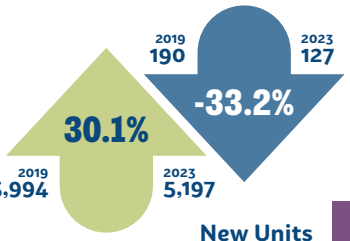
Acreage

Rezonings



New Lots

Subdivisions



New Units

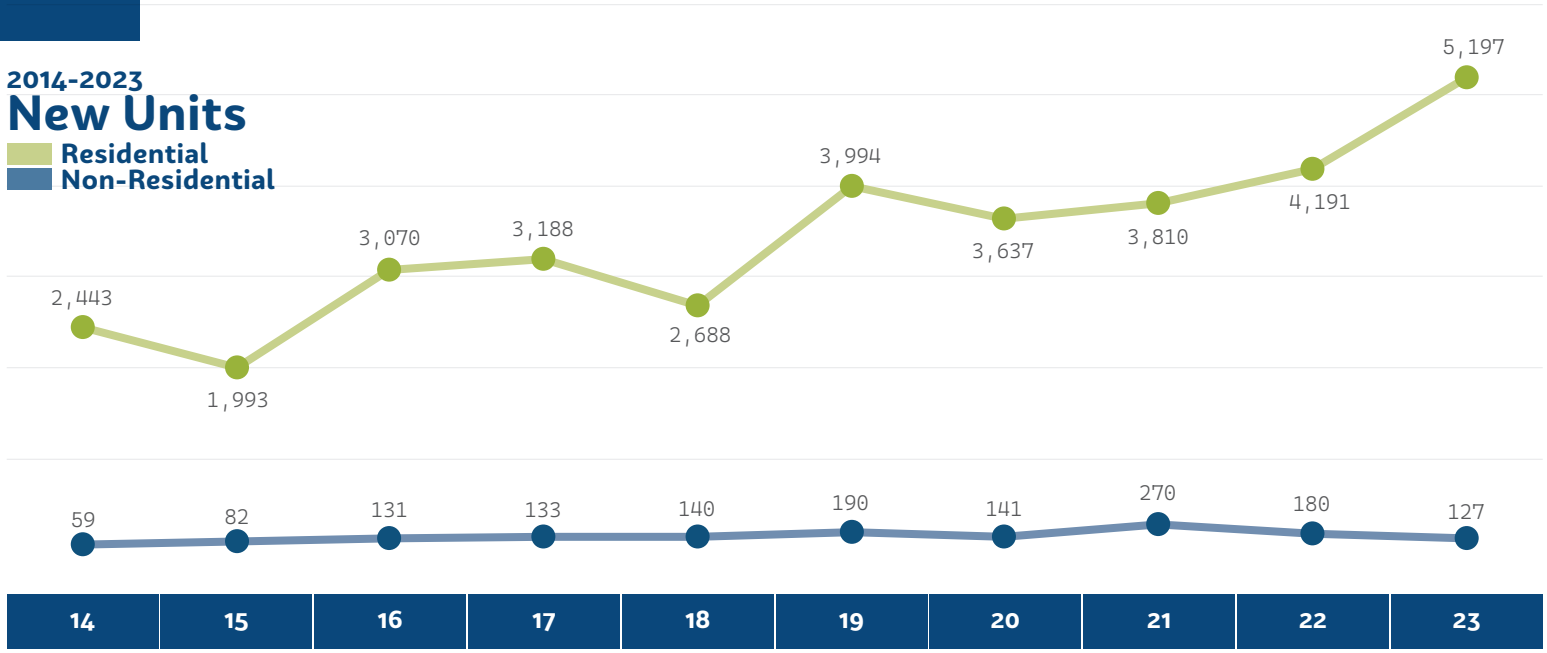
Building Permits

2014-2023

New Units

Residential

Non-Residential



2023
Net Unit Additions

	All	Residential			Non-Residential		
City	Net	New	Demolition	Net	New	Demolition	Net
Central	434	460	26	434	12	34	0
East	161	162	2	160	2	1	1
North	305	311	6	305	2	4	0
Northwest	214	207	7	200	15	1	14
South	633	639	6	633	2	2	0
West	0	15	16	0	4	5	0
County	**Net**	**New**	**Demolition**	**Net**	**New**	**Demolition**	**Net**
East	252	252	7	245	7	0	7
North	383	378	8	370	15	2	13
Northeast	316	321	6	315	2	1	1
Northwest	2,007	2,003	16	1,987	20	0	20
South	141	133	4	129	14	2	12
Southwest	339	316	6	310	32	3	29
All Sectors	5,159	5,197	110	5,087	127	55	72

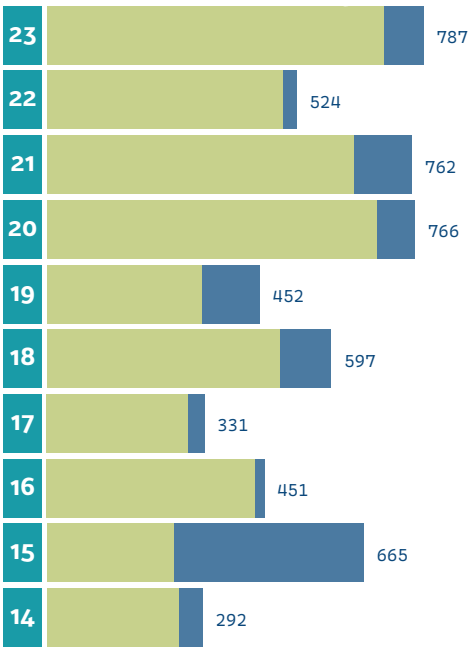
2014-2023
Net Residential Units

City	New	Demolition	Net
Central	4,414	682	3,732
East	877	70	807
North	1,321	63	1,258
Northwest	1,166	93	1,073
South	2,298	78	2,220
West	578	82	497
County	**New**	**Demolition**	**Net**
East	1,029	35	994
North	2,878	64	2,814
Northeast	2,144	45	2,099
Northwest	9,958	117	9,841
South	1,539	57	1,482
Southwest	6,009	77	5,932
All Sectors	34,211	1,463	32,749

2023 Rezonings

City	All		Residential		Non-Residential	
Central	15	41.6	6	11.9	9	29.7
East	10	17.0	8	9.8	2	7.3
North	7	125.3	7	125.3	0	0.0
Northwest	12	68.7	7	23.8	5	45.0
South	2	6.7	1	1.4	1	5.3
West	4	6.8	4	6.8	0	0.0
County	**All**		**Residential**		**Non-Residential**	
East	4	17.4	1	8.7	3	8.7
North	25	131.8	18	84.0	7	47.8
Northeast	11	176.9	7	88.7	4	88.2
Northwest	34	449.5	27	405.7	7	43.8
South	7	50.9	5	42.8	2	8.2
Southwest	5	10.0	4	7.3	1	2.7
All Sectors	136	1,102.6	95	816.1	41	286.5

2014-2023
Agricultural Land Converted by Rezoning



Lakeshore Park Improvements, Phase 2

Over $1 Billion
Spent on new residential construction

Sonesta Phase 1

Knoxville Multi-Use Stadium

Nearly 100
New Commercial Buildings Permitted

Mill Creek Elementary School, Phase 2

Yardley Flats

Over 5,000
New Housing Units Permitted

MHC Kenworth

The Chelsea on Cornerstone

Residential Non-Residential

A	Agricultural	C-N	Neighborhood Commercial	PR	Planned Residential
AG	General Agricultural	CR	Rural Commercial	RA	Low Density Residential
CA	General Business	F	Floodway	RB	General Residential
C-G-2	General Commercial	HP	Hillside Protection Overlay	RN-3	General Residential Neighborhood
C-H-2	Highway Commercial	I-G	General Industrial	RN-5	General Residential Neighborhood
		P	Rural Residential	RN-6	Multi-Family Residential Neighborhood
		PC	Planned Commercial	RP	Rural Preservation

Building Permits

Apartments

Ardmore Apartments
NW County . . . . . Buttermilk Rd.
$66.5m . . . . . 288 units

Livano
South City . . . . . W. Blount Ave.
$81.5m . . . . . 348 units

The Chelsea on Cornerstone
NW County . . . . . Lovell Rd.
$74.8m . . . . . 318 units

The Rowan
NW County . . . . . Walker Springs Rd.
$64.8m . . . . . 318 units

Yardley Flats
Central City. . . . . Florida St.
$30.0m . . . . . 234 units

Commercial

Innovation South
South County . . . . Cherokee Farm Wy.
$29.9m . . . . . New research building

MHC Kenworth
East County . . . . . Crosswood Blvd.
$15.2m . . . . . New truck dealership

U-Haul Storage
NW City . . . . . Clinton Hwy.
$11.0m . . . . . New storage facility

Weisgarber ASC
NW City . . . . . East Weisgarber Rd.
$9.2m . . . . . Renovation / addition

Industrial

Custom Foods of America
Central City. . . . . Pleasant Ridge Rd.
$9.6m . . . New food processing facility

Timken Company
NE County . . . . . Holston Bend Rd.
$7.9m . . . . . Addition

Institutional

Mill Creek Elementary School, Phase 2
NW County . . . . . Coward Mill Rd.
$17.7m . . . . . New school

Morning Pointe Alzheimer's Center of Excellence Hardin Valley
NW County . . . . . Reagan Rd.
$9.9m . . . . New assisted living facility

Cedar Springs Presbyterian Family Life Center
SW County . . . . . Kingston Pk.
$10.3m . . . . . Renovation

Public

Karns Fire Station and Headquarters
NW County . . . . . Waterville Ln.
$4.6m . . . . . New fire station

Knoxville Civic Auditorium and Coliseum
Central City. . . . Howard Baker Jr. Ave.
$4.9m . . . . . Renovation

Knoxville Multi-Use Stadium
Central City. . . . . E. Jackson Ave.
$80.0m . . . . . New stadium

Lakeshore Park Improvements, Phase 2
West City . . . . . S.Northshore Dr.
$8.0m . . . . . New construction

Subdivisions

Chapman Trace
South County . . . . . Chapman Hwy.
116 lots . . . . . 12.7 acres

Isabel Estates Phase 1
NE County . . . . . Brackett Rd.
66 lots. . . . . 30.0 acres

Knoxville Multi-Use Stadium
Central City. . . . . E. Jackson Ave.
6 lots . . . . . 14.8 acres

Letsinger Ridge
NW County . . . . . Letsinger Cove Ln.
2 lots . . . . . 0.9 acres

Martin Sheas Addition
Central City. . . . . Western Ave.
4 lots . . . . . 0.6 acres

Midway Business Park
East County . . . . . Thorn Grove Pk.
17 lots . . . . . 340.8 acres

Sonesta Phase 1
NW County . . . . . Hatmaker Ln.
77 lots . . . . . 69.9 acres

Springlake Farms
NE County . . . . . NW. Bradley Lake Ln.
3 lots . . . . . 1.4 acres

Steele Landing
NW County . . . . . Hardin Valley Rd.
132 lots . . . . . 31.5 acres

The Grange - Unit 2
NW County . . . . . Troutman Ln.
68 lots . . . . . 21.8 acres

The Meadows at Shannon Valley
North City. . . . . Murphy Rd.
27 lots . . . . . 11.8 acres

Rezonings

195.8 acres
NW County . . . . . Oak Ridge Hwy.
Previous. . . . . A, CR, PC
Approved . . . . . PR up to 3 du/ac

91.2 acres
North City. . . . . Central Avenue Pk.
Previous. . . . . AG, HP
Approved . . . . . RN-6, HP

67.3 acres
NW County . . . . . W. Emory Rd.
Previous. . . . . A
Approved . . . . . PR up to 2.2 du/ac

45.9 acres
NE County . . . . . Washington Pk.
Previous. . . . . A
Approved . . . . . RP

45.0 acres
NE County . . . . . Millertown Pk.
Previous. . . . . RA , RB, A
Approved . . . . . PR up to 2.75 du/ac

40.1 acres
North County. . . . . Pelleaux Rd.
Previous. . . . . A
Approved . . . . . PR up to 3.5 du/ac

33.5 acres
NW City . . . . . Callahan Dr.
Previous. . . . . PC, C-H-2, PR, RB, CA
Approved . . . . . CA

33.2 acres
NE County . . . . . Mascot Rd.
Previous. . . . . RA
Approved . . . . . A

31.4 acres
North City. . . . . Central Avenue Pk.
Previous. . . . . AG, HP
Approved . . . . . RN-3, HP

25.7 acres
Central City. . . . . W. Oldham Ave.
Previous. . . . . RN-5, HP
Approved . . . . . C-N, HP

17.6 acres
North County. . . . . Powell Dr.
Previous. . . . . A, F
Approved . . . . . PC, F

6.0 acres
East City . . . . . Rutledge Pk.
Previous. . . . . C-G-2, I-G, HP
Approved . . . . . C-H-2, HP

Planning

KNOXVILLE | KNOX COUNTY

Knoxville Multi-Use Stadium | E. Jackson Ave