



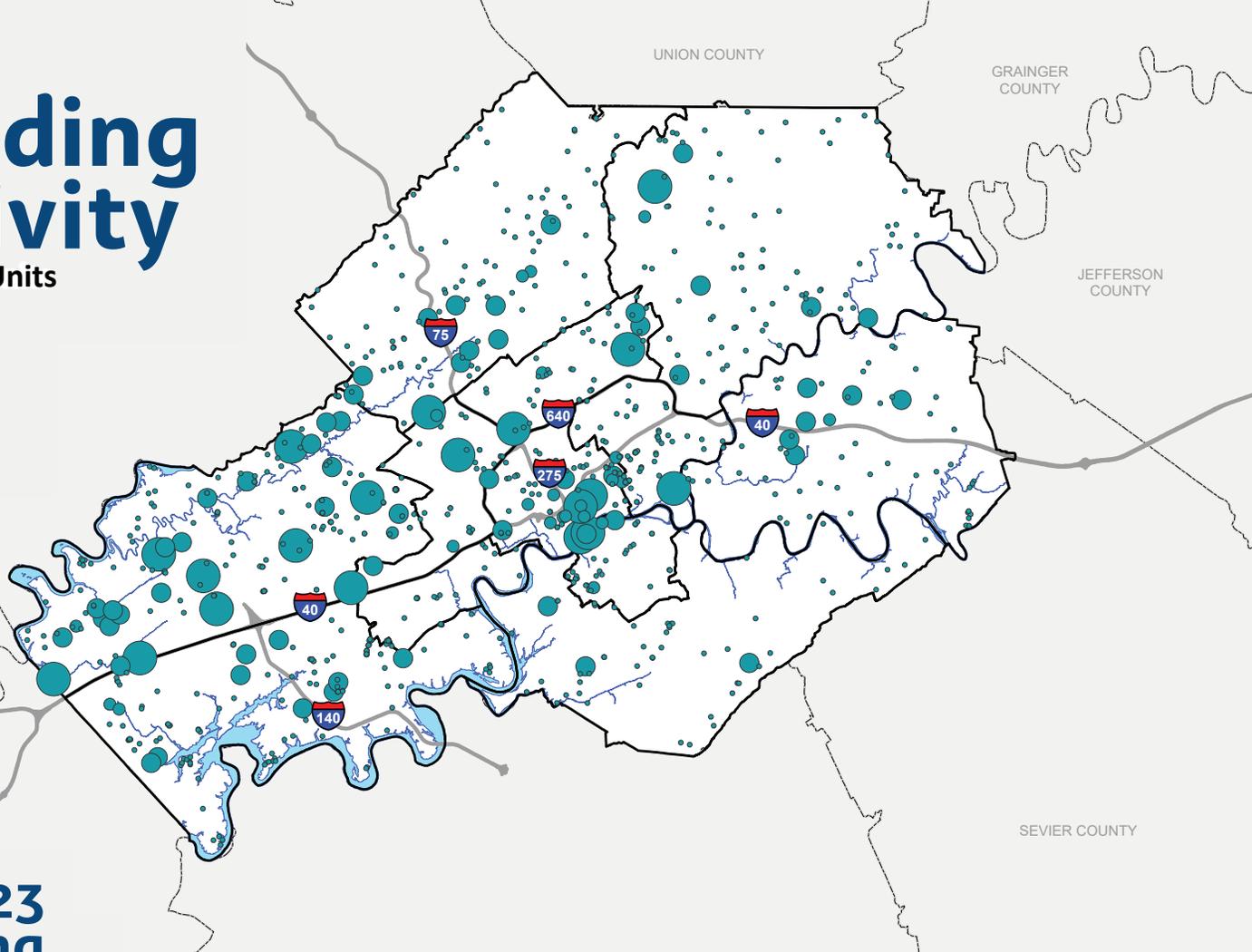
**Development
Activity
Report**



2025

2023 Building Activity

Residential Units



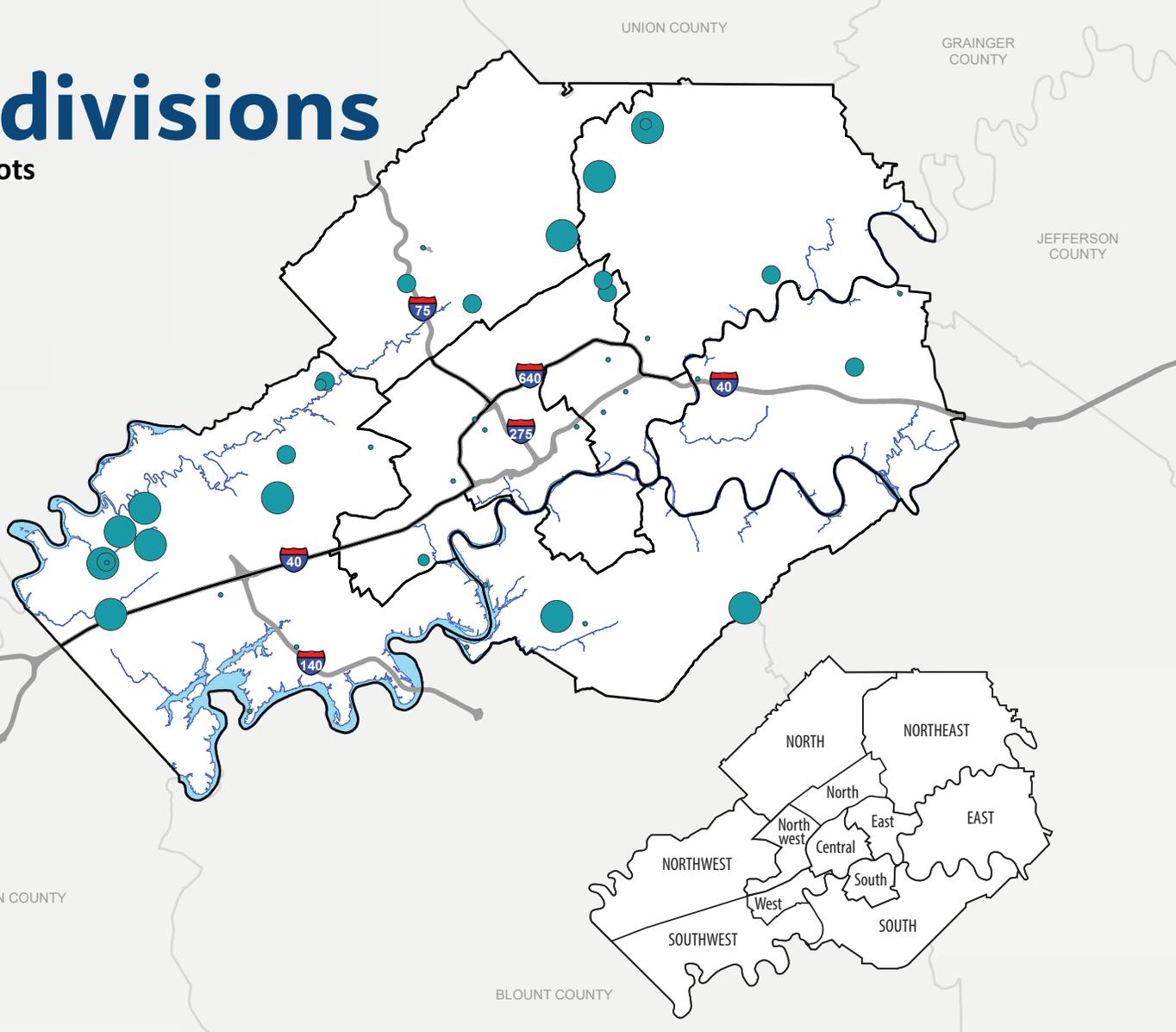
2023 Building Permits

City	Total	Residential					Non-Residential					
		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

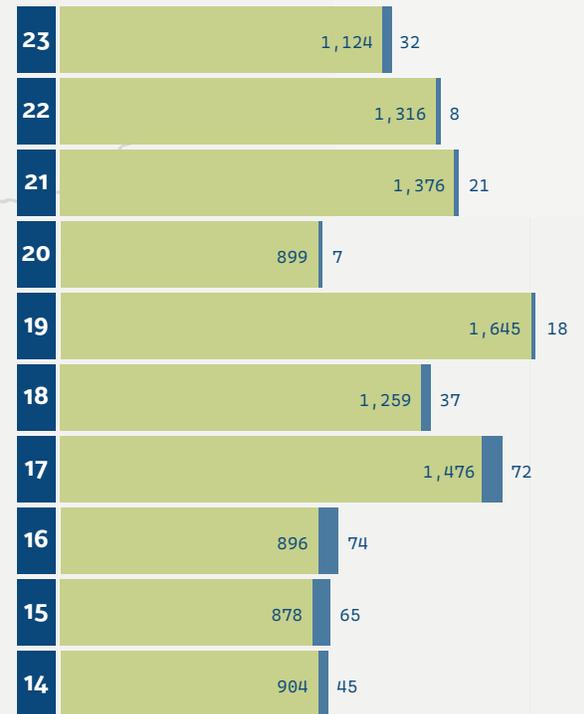
- 1 - 10
- 11 - 20
- 21 - 40
- 41+



2023 Subdivisions

City	2023			Residential			Non-Residential		
	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

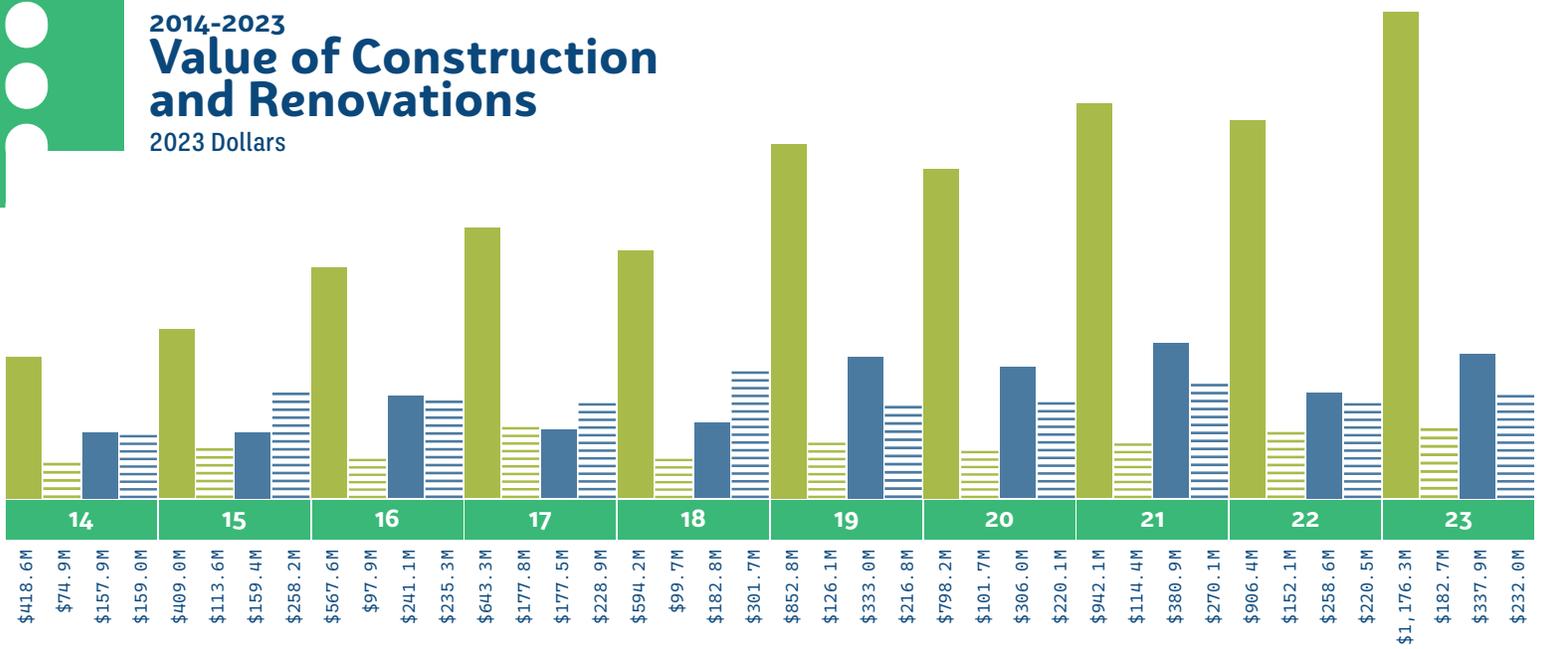
2014-2023 New Lots Created



2014-2023

Value of Construction and Renovations

2023 Dollars



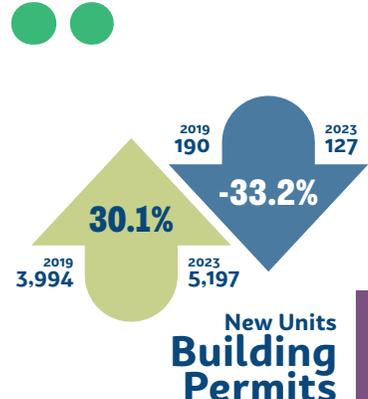
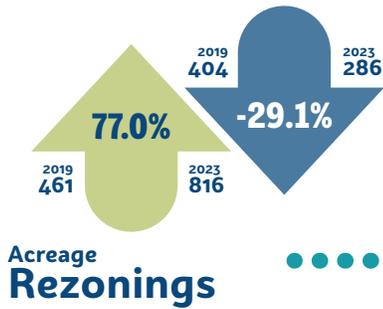
Residential

■ New Construction ■ Renovations

Non-Residential

■ New Construction ■ Renovations

2019-2023 Development Trends



2014-2023 New Units

■ Residential ■ Non-Residential



2023 Net Unit Additions

City	All	Residential			Non-Residential		
	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

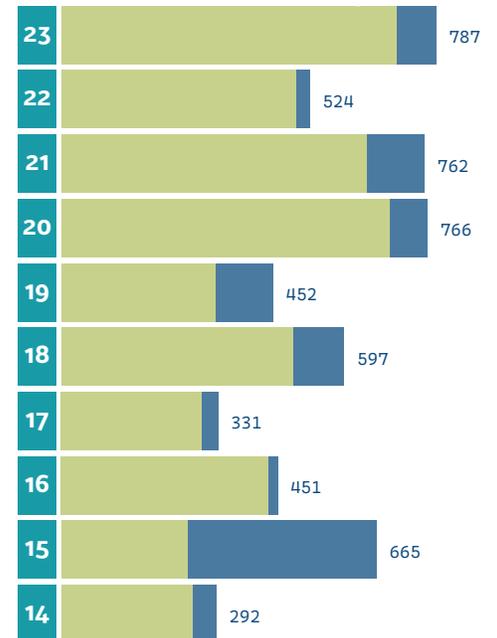
2014-2023 Net Residential Units

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 Rezoning

City	All	Residential	Non-Residential			
Central	15	41.6	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
AG	General Agricultural
CA	General Business
C-G-2	General Commercial
C-H-2	Highway Commercial

C-N	Neighborhood Commercial
CR	Rural Commercial
F	Floodway
H-P	Hillside Protection Overlay
I-G	General Industrial
P	Rural Residential
PC	Planned Commercial

PR	Planned Residential
RA	Low Density Residential
RB	General Residential
RN-3	General Residential Neighborhood
RN-5	General Residential Neighborhood
RN-6	Multi-Family Residential Neighborhood
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

Rezoning

- **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

