



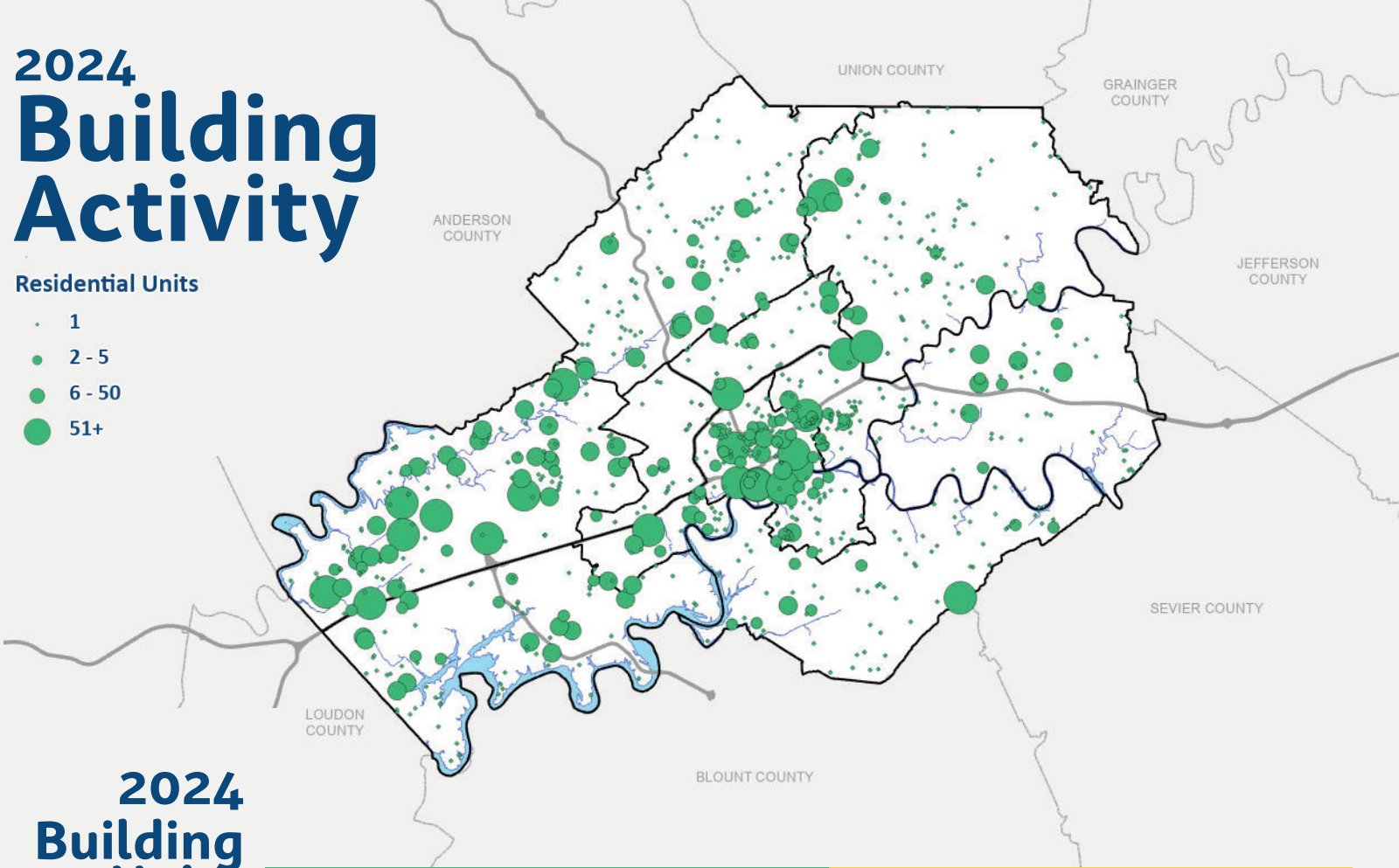
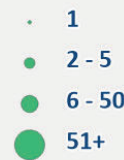
Development
Activity



2024

2024 Building Activity

Residential Units



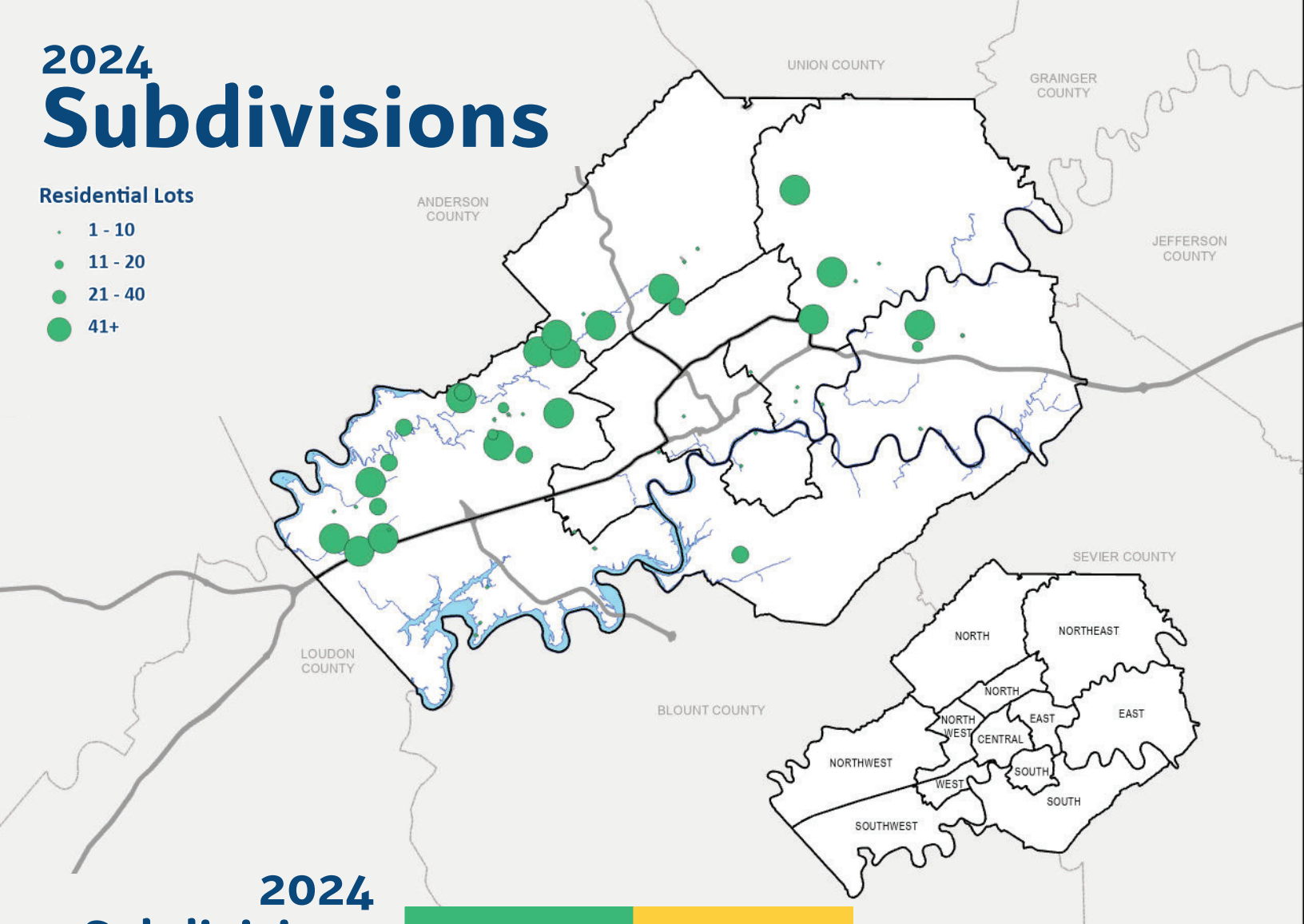
2024 Building Units

		Residential					Non-Residential				
City	Total	Detached	Multi-Family	Mobile Home	Attached	Total	Commercial	Industrial	Public/ Institutional	Other	Total
Central	1,683	65	1,517	4	79	1,665	14	2	2	0	18
East	335	53	270	10	0	333	1	0	1	0	2
North	187	83	102	1	0	186	0	1	0	0	1
Northwest	43	31	8	1	0	40	3	0	0	0	3
South	271	50	212	5	0	267	2	1	1	0	4
West	198	28	118	0	42	188	9	0	1	0	10
County	Total	Detached	Multi-Family	Mobile Home	Attached	Total	Commercial	Industrial	Public/ Institutional	Other	Total
East	156	112	11	18	3	144	2	1	7	2	12
North	287	123	45	47	60	275	6	0	6	0	12
Northeast	450	404	0	38	0	442	1	2	2	3	8
Northwest	1,668	826	669	26	116	1,637	24	4	2	1	31
South	162	66	0	22	61	149	12	0	0	1	13
Southwest	296	197	48	2	24	271	22	0	0	3	25
Total	5,736	2,038	3,000	174	385	5,597	96	11	22	10	139
% Share of Total	100.0	35.5	52.3	3.0	6.7	97.6	1.7	0.2	0.4	0.2	2.4
City of Knoxville	3,086	392	2,500	20	128	3,040	38	4	4	0	46
Town of Farragut	119	89	0	0	17	106	12	0	0	1	13
Knox County (unincorporated)	2,531	1,557	500	154	240	2,451	46	7	18	9	80

2024 Subdivisions

Residential Lots

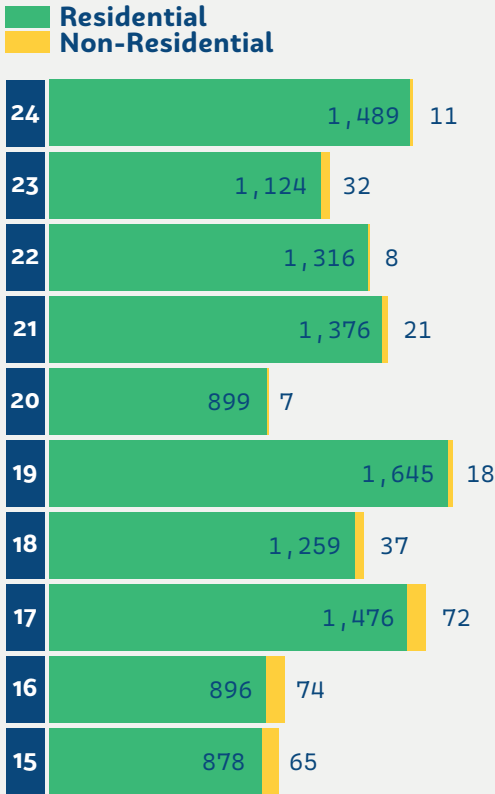
- 1 - 10
- 11 - 20
- 21 - 40
- 41+



2024 Subdivisions

City	Residential			Non-Residential		
	Total	Lots	Acres	Total	Lots	Acres
Central	2	8	27.8	1	1	0.3
East	3	3	3.6	3	3	3.6
North	1	34	16.6	0	0	0.0
Northwest	1	18	7.2	0	0	0.0
South	2	3	0.6	0	0	0.0
West	2	3	1.9	0	0	0.0
County	Total	Lots	Acres	Total	Lots	Acres
East	5	83	51.9	0	0	0.0
North	7	179	59.6	0	0	0.0
Northeast	7	374	207.4	0	0	0.0
Northwest	23	748	282.4	0	0	0.0
South	2	33	13.3	1	4	6.1
Southwest	4	14	23.8	0	0	0.0
Total	59	1,500	696.1	2	11	33.6
City of Knoxville	9	127	90.5	1	7	27.5
Knox County (unincorporated)	50	1,373	605.5	1	4	6.1

2015-2024 New Lots Created



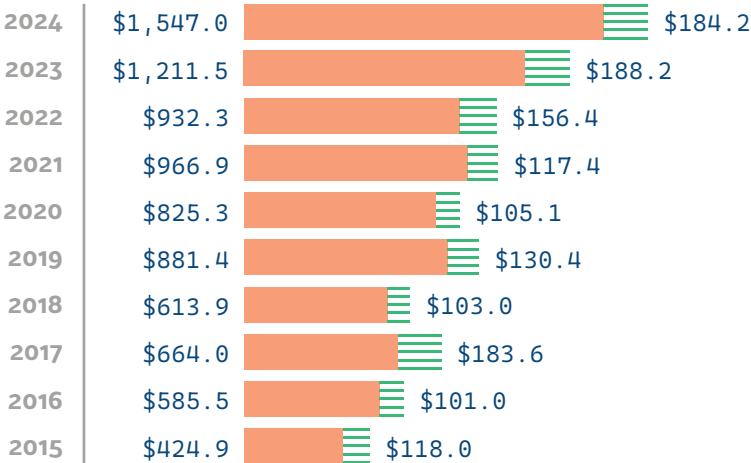
2015-2024

Value of Construction and Renovations

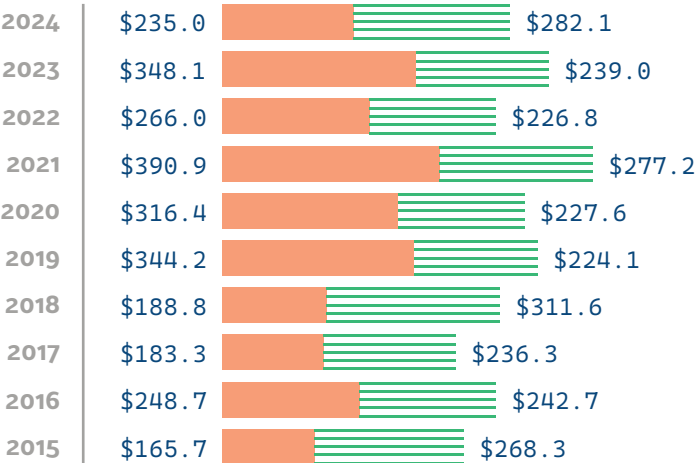
2024 Dollars

New Construction Renovations

Residential Investment (millions)



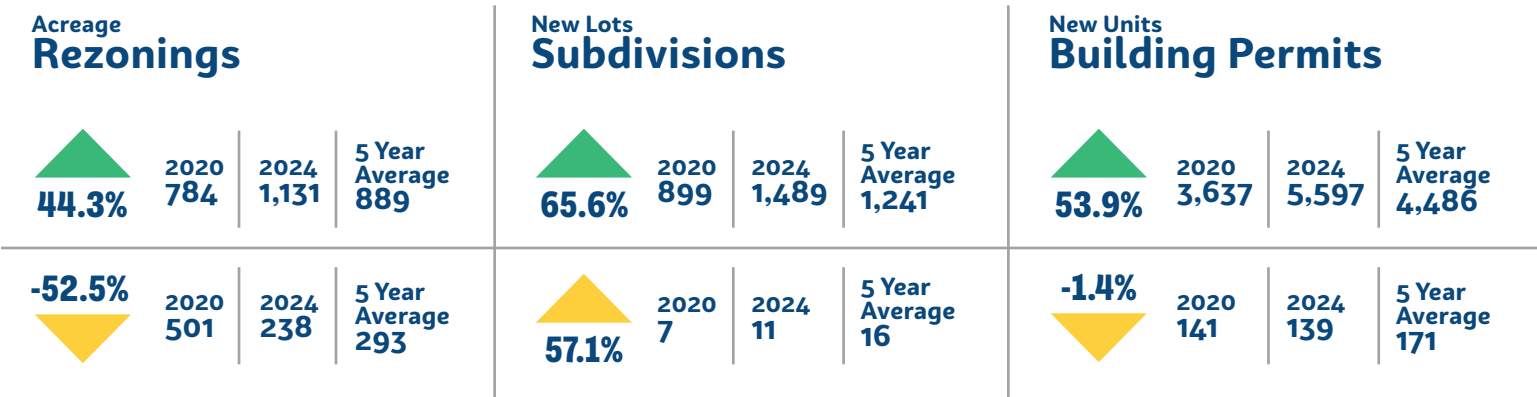
Non-Residential Investment (millions)



2020-2024

Development Trends

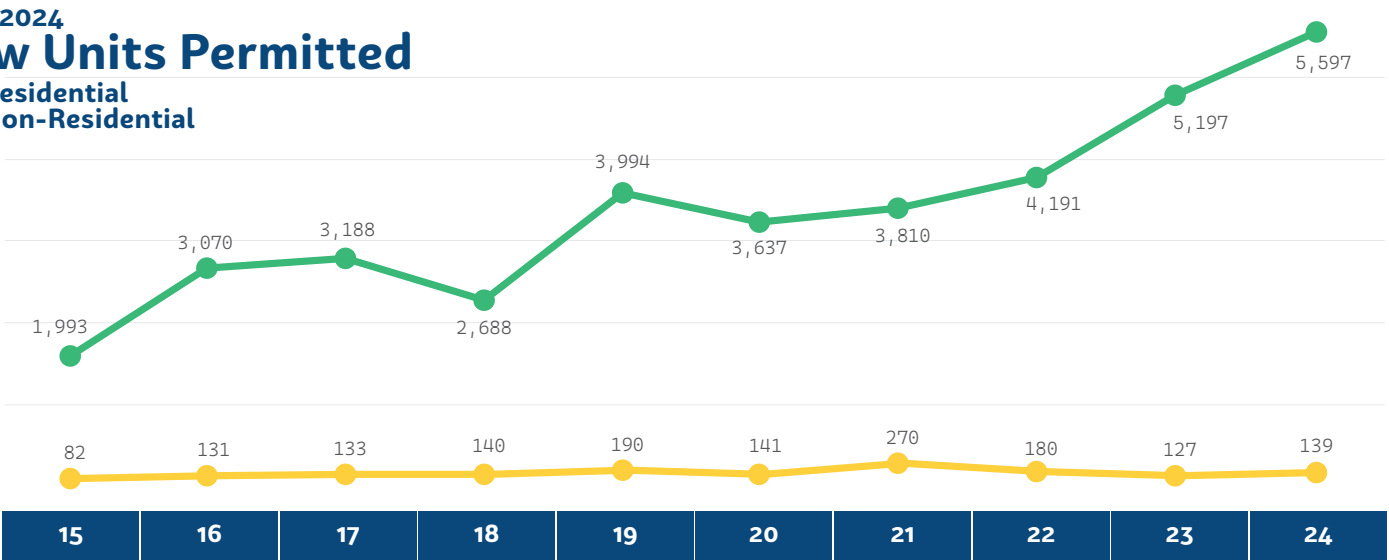
Residential Non-Residential



2015-2024

New Units Permitted

Residential Non-Residential



2024

Net Unit Additions

	All	Residential			Non-Residential		
City	Net	New	Demolition	Net	New	Demolition	Net
Central	1,664	1,665	12	1,653	18	7	11
East	322	333	11	322	2	2	0
North	181	186	6	180	1	0	1
Northwest	39	40	4	36	3	0	3
South	258	267	11	256	4	2	2
West	190	188	5	183	10	3	7
County	Net	New	Demolition	Net	New	Demolition	Net
East	153	144	3	141	12	0	12
North	277	275	8	267	12	2	10
Northeast	444	442	5	437	8	1	7
Northwest	1,653	1,637	14	1,623	31	1	30
South	156	149	5	144	13	1	12
Southwest	288	271	6	265	25	2	23
Total	5,625	5,597	90	5,507	139	21	118
City of Knoxville	3,034	3,040	38	3,002	46	14	32
Town of Farragut	119	106	0	106	13	0	13
Knox County (unincorporated)	2,472	2,451	52	2,399	80	7	73

2015-2024

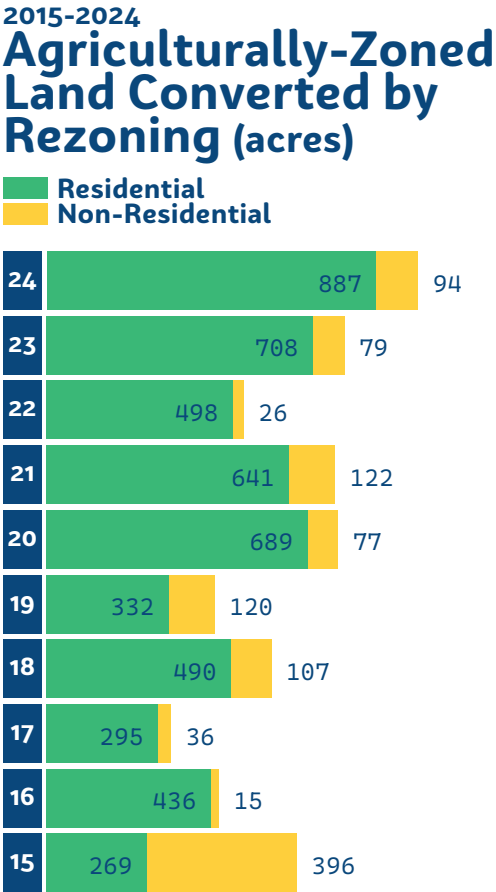
Net Residential Units

City	New	Demolition	Net
Central	5,486	669	4,817
East	1,189	72	1,117
North	1,217	63	1,154
Northwest	1,173	90	1,083
South	2,414	84	2,330
West	721	81	641
County	New	Demolition	Net
East	1,137	38	1,099
North	3,034	72	2,962
Northeast	2,452	50	2,402
Northwest	10,999	125	10,874
South	1,627	62	1,565
Southwest	5,916	82	5,834
Total	37,365	1,488	35,878

2024

Rezoning

	All		Residential		Non-Residential	
City	Count	Acreage	Count	Acreage	Count	Acreage
Central	14	32.8	3	3.7	11	29.2
East	6	41.7	6	41.7	0	0.0
North	6	9.0	3	6.9	3	2.1
Northwest	9	42.4	5	31.4	4	11.0
South	4	2.4	1	0.5	3	1.9
West	7	18.1	3	4.0	4	14.1
County	Count	Acreage	Count	Acreage	Count	Acreage
East	12	118.6	6	96.9	6	21.7
North	17	157.0	14	148.5	3	8.5
Northeast	13	120.7	12	119.9	1	0.8
Northwest	39	254.5	30	176.6	9	77.9
South	19	425.4	16	375.2	3	50.2
Southwest	10	146.7	6	126.3	4	20.4
Total	156	1,369.2	105	1,131.4	51	237.7
City of Knoxville	50	156.5	23	70.8	27	85.8
Knox County (unincorporated)	106	1,212.6	82	1,060.7	24	152.0





5,600
New housing
units permitted

Shoreline Church Addition

The Mark

Over
\$1.7 Billion
Spent on new
construction



The Emerald



HUB Knoxville



Axle Logistics Expansion



Sunsphere Renovation

1,500
New lots created



Tennessee Orthopedic Clinic

■ Residential
■ Non-Residential

A Agricultural
CA General Business
CB Business and Manufacturing
C-H-1 Highway Commercial
F Floodway/Floodplain Overlay

HP Hillside Protection Overlay
I Industrial
I-H Heavy Industrial
I-MU Industrial Mixed-Use
OB Office/Medical/Related Services
OS Parks and Open Space
PC Planned Commercial

PR Planned Residential
RA Low Density Residential
RAE Exclusive Residential
RB General Residential
RN-1 Single-Family Residential
RN-4 General Residential

Building Permits

Apartments

- **HUB Knoxville**
Central City Cumberland Ave.
\$245.5m 502 units
- **Silver Creek Apartments**
NW County Hardin Valley Rd.
\$66.0m 316 units
- **The Mark at Knoxville**
Central City S. Concord St.
\$62.3m 291 units
- **The Villas**
South City Blount Ave.
\$59.5m 201 units
- **The Emerald**
East City Millertown Pk.
\$29.4m 160 units

Commercial

- **Axle Logistics Expansion**
Central City Central St.
\$26.7m New office building
- **Home2 Suites**
North County E. Emory Rd.
\$16.3m New hotel
- **Home2 Suites**
Central City Clinch Ave.
\$16.0m New hotel
- **Tennessee Theatre**
Central City S. Gay St.
\$8.5m Renovation and addition

Industrial

- **ENCHEM Performance Coatings**
NW County Oak Ridge Hwy.
\$4.9m New mixed use facility
- **Beehive Industries Knoxville**
NW County Dutchtown Rd.
\$4.0m New industrial facility
- **Direct Mail Facility**
Central City Western Ave.
\$3.0m New industrial facility
- **Valley Apparel**
East County S. National Dr.
\$2.5m Renovation

Public/Institutional

- **Shoreline Church**
SW County Westland Dr.
\$13.0m Renovation and addition
- **YWCA**
Central City Clinch Ave.
\$9.6m Renovation
- **Hardin Valley Academy**
NW County Hardin Valley Rd.
\$9.2m Classroom addition

- **Sunsphere Visitors Center**
Central City Clinch Ave.
\$1.6m New visitors center
- **Farragut Town Hall**
SW County S. Campbell Station Rd.
\$1.6m Renovation

Medical

- **Tennessee Orthopedic Clinics**
NW County Sherrill Blvd.
\$21.0m New surgery and clinics
- **McNabb Centerpointe Treatment Facility**
NW City Ball Camp Pk.
\$9.5m Renovation
- **Precision Health**
South County Alcoa Hwy.
\$5.7m New medical research center
- **Summit Diagnostic Imaging Center**
West City Kingston Pk.
\$3.8m Renovation

Subdivisions

- **Harvest Meadow**
NE County Babelay Rd.
94 lots 76.7 acres
- **The Highlands at Clear Spring**
NE County Loves Creek Rd.
113 lots 58.3 acres
- **Beaver Valley**
NE County E. Emory Rd.
84 lots 27.5 acres
- **Western Heights, Phase 2**
Central City Virginia Ave.
7 lots 27.5 acres
- **Meadows at Hickory Creek**
NW County Buttermilk Rd.
101 lots 26.0 acres
- **The Ridge at Neals Landing**
East County Asheville Hwy.
54 lots 20.8 acres
- **Emory Green**
NE County W. Emory Rd.
59 lots 18.7 acres
- **The Villas at Rogers Farm**
North County W. Beaver Creek Dr.
57 lots 13.1 acres
- **Andes Hill**
NW County Schaad Rd.
82 lots 10.8 acres
- **McGuire Property**
South County Tarklin Valley Rd.
4 lots 6.1 acres

Rezoning

- **103.5 acres**
South County Chapman Hwy.
Previous RA, A
Approved PR up to 3 du/ac
- **85.8 acres**
South County Tipton Station Rd.
Previous A
Approved PR up to 5 du/ac
- **84.4 acres**
South County Pickens Gap Rd.
Previous A, RB
Approved PR up to 2 du/ac
- **74.1 acres**
NE County Washington Pk.
Previous A
Approved PR up to 3 du/ac
- **59.3 acres**
North County Maynardville Pk.
Previous F, A
Approved PR up to 5 du/ac
- **55.9 acres**
SW County Ebenezer Rd.
Previous RAE, PC, PR
Approved OB, PR up to 5 du/ac
- **31.5 acres**
South County Chapman Hwy.
Previous A
Approved CA
- **18.1 acres**
NW County Outlet Dr.
Previous PR 1-12 du/ac
Approved OB
- **12.4 acres**
South County Chapman Hwy.
Previous RA, A
Approved CA
- **11.4 acres**
Central City W. Fifth Ave.
Previous I-H, F
Approved C-H-1, F
- **9.3 acres**
SW County Ebenezer Rd.
Previous A, F, I
Approved CB
- **7.5 acres**
West City Lyons View Pk.
Previous RN-4, RN-1, O,
I-MU, OS, HP
Approved OS



City County Building
400 Main Street • Suite 403
Knoxville, Tennessee 37902

knoxplanning.org | 865.215.2500