



Development
Activity



2025

2025 Development Activity

Building activity increased four percent across Knox County this year as 5,985 residential and non-residential units were permitted. It was another record-breaking year for residential permits, with 5,822 housing units entering the market. Residential approvals have been gradually increasing year-over-year since 2020, when the pandemic caused a disruption in local homebuilding.

Multi-unit development led the way this year, adding 3,519 new units – a 17 percent gain over last year. 2025 saw a countywide shift from single-units to multi-units; more than twice as many multi-units were approved than detached units. Only 1,625 single-units were permitted, a 20 percent drop from 2024 and the lowest single-year total since 2018.

In the unincorporated areas of the county, there were 43 percent more multi-units permitted than single-units. This is a significant departure from past trends, as growth in the county has historically been dominated by detached housing. Two notable multi-unit projects in the Northwest County contributed to this increase – Icon Apartments (307 units) and Legends at Hardin Valley (220 units).

Investment remained strong in 2025, with \$2.4 billion spent on residential and non-residential development countywide. The value of non-residential investment hit a record-high of \$554.1 million this year, boosted by the \$142.8 million parking facility under construction at McGhee Tyson Airport. Although the airport is located outside Knox County, it is managed by the Metropolitan Knoxville Airport Authority, and construction activity at the airport is overseen by the City of Knoxville. Even excluding this project, a single-year record for non-residential construction in Knox County was notched.

In subdivision activity, residential approvals generated the largest new lot inventory since before the Great Recession, totaling 1,905 lots. Average new lot size was about one third of an acre in the city and a half acre in the county. The largest tracts that went through the residential subdivision process were located outside the urban core. This has become common in recent years as availability of undeveloped parcels within City of Knoxville limits has declined.

Rezoning approvals in 2025 were down from the previous year with a total of 141 cases. Acreage rezoned for residential uses in the unincorporated county decreased by over 60 percent year-over-year. In addition, the total number of rezoning requests in the unincorporated county shrank, reporting an 18 percent decline. Some of the largest properties rezoned or subdivided for residential use in 2025 were in the Northeast County, indicating that an uptick in housing development in that part of the county is likely in the next few years.

Over
\$1.9 Billion
 Spent on new
 construction

Strawberry Hills Subdivision



Greenheck Group Campus



Prices Point



Reserves at Three Ridges

1,923
 New lots created

2021-2025

Development Trends

Residential Non-Residential

New Units Building Permits

52.8% 2021 3,810 | 2025 5,822 | 5 Year Average 4,923

-39.6% 2021 270 | 2025 163 | 5 Year Average 171

New Lots Subdivisions

38.4% 2021 1,376 | 2025 1,905 | 5 Year Average 1,442

-14.3% 2021 21 | 2025 18 | 5 Year Average 16

Acreage Rezoning

-54.7% 2021 1,023 | 2025 463 | 5 Year Average 825

6.7% 2021 214 | 2025 229 | 5 Year Average 293

2025 Building Permits

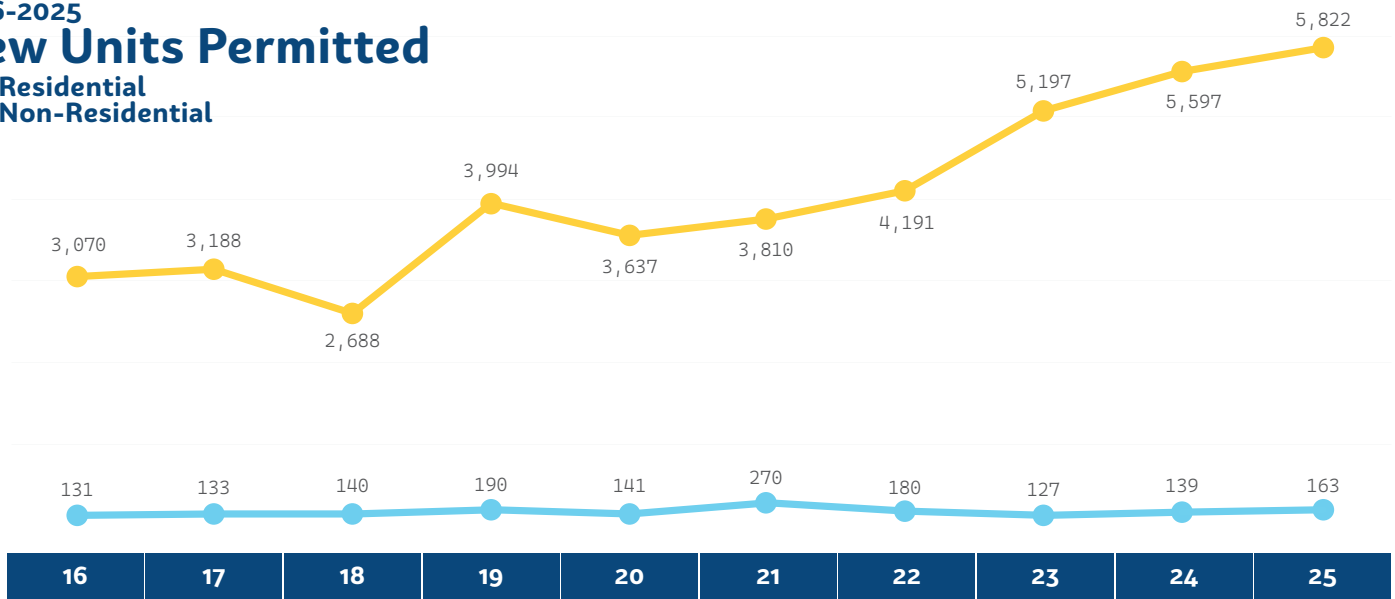
How We Track Building Permits:

Knoxville-Knox County Planning collects building permit data from the plan review and code offices of the City of Knoxville, Knox County, and the Town of Farragut. Permits are issued for development projects, including construction, renovations, additions, or demolitions. Permit application details include the value of a project, type of work to be done, and number of units that will result. Permits do not include an anticipated start date or completion date.

2016-2025

New Units Permitted

Residential
Non-Residential

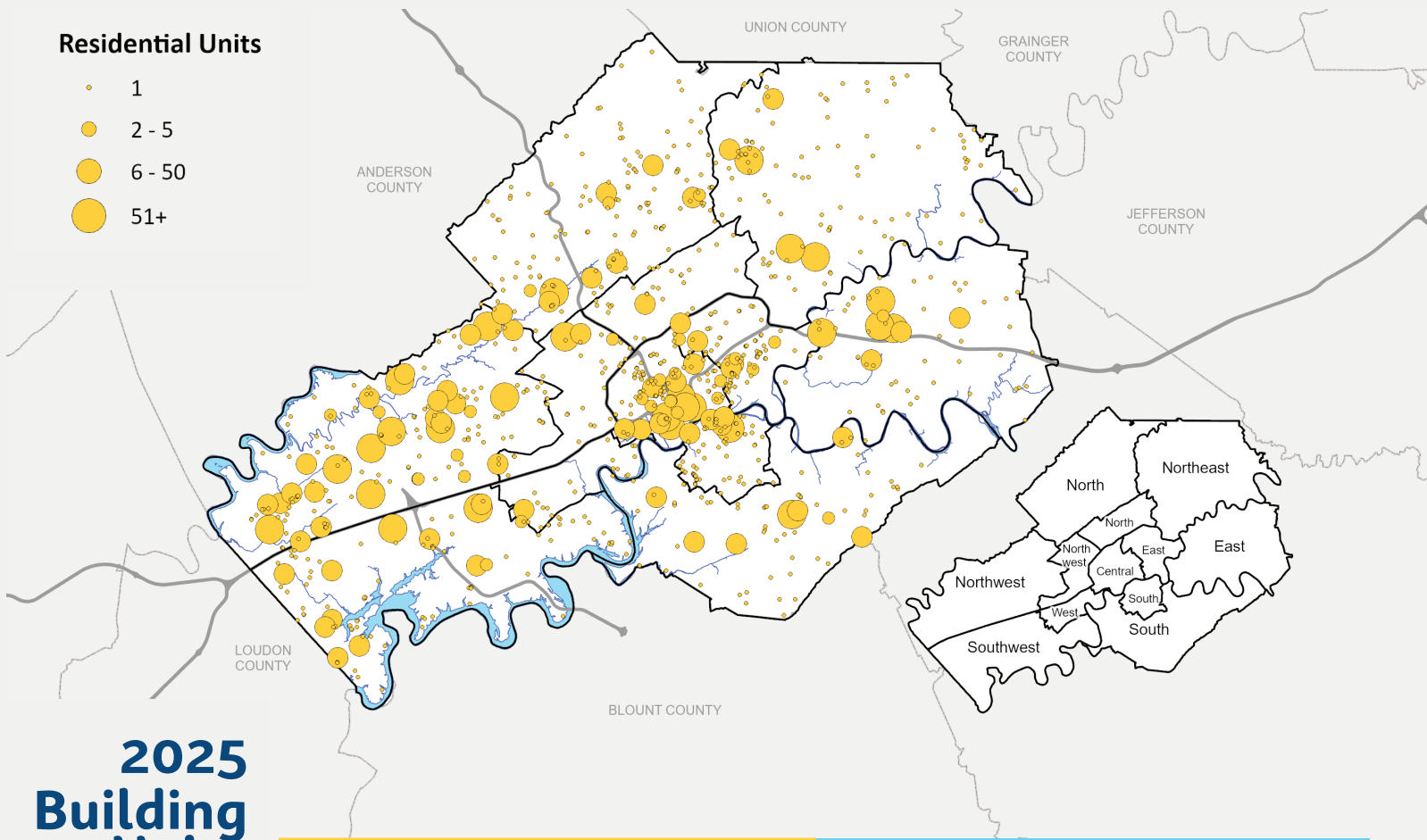


Reserve at Hickory Creek



Residential Units

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



2025 Building Units

City	Total	Residential					Non-Residential				
		Detached	Multi-Unit	Mobile Home	Attached	Total	Commercial	Industrial	Public/Institutional	Other	Total
Central	1,000	58	921	1	1	981	11	1	7	0	19
East	126	60	62	1	0	123	2	0	1	0	3
North	38	27	8	2	0	37	0	1	0	0	1
Northwest	309	22	268	1	10	301	5	2	1	0	8
South	227	55	152	2	15	224	3	0	0	0	3
West	77	22	46	0	0	68	5	1	2	1	9
County	Total	Detached	Multi-Unit	Mobile Home	Attached	Total	Commercial	Industrial	Public/Institutional	Other	Total
East	683	152	454	16	51	673	5	5	0	0	10
North	566	152	267	41	76	536	23	2	2	3	30
Northeast	357	244	1	36	71	352	0	3	1	1	5
Northwest	1,510	506	676	14	277	1,473	28	5	4	0	37
South	415	104	260	15	28	407	5	0	2	1	8
Southwest	677	223	404	2	18	647	27	1	2	0	30
Total	5,985	1,625	3,519	131	547	5,822	114	21	22	6	163
% Share of Total	100.0	27.2	58.8	2.2	9.1	97.3	1.9	0.4	0.4	0.1	2.7
City of Knoxville	2,015	245	1,685	3	29	1,962	38	7	8	0	53
Town of Farragut	144	102	6	0	15	123	21	0	0	0	21
Knox County (unincorporated)	3,826	1,278	1,828	128	503	3,737	55	14	14	6	89



Highline at Washington Pike

2025 Net Unit Additions

City	All	Residential			Non-Residential		
	Net	New	Demolition	Net	New	Demolition	Net
Central	968	981	17	964	19	15	4
East	116	123	9	114	3	1	2
North	36	37	2	35	1	0	1
Northwest	302	301	5	296	8	2	6
South	210	224	14	210	3	4	0
West	71	68	5	63	9	1	8
County	Net	New	Demolition	Net	New	Demolition	Net
East	679	673	3	670	10	1	9
North	555	536	9	527	30	2	28
Northeast	351	352	6	346	5	0	5
Northwest	1,488	1,473	18	1,455	37	4	33
South	411	407	4	403	8	0	8
Southwest	670	647	4	643	30	3	27
Total	5,856	5,822	96	5,726	163	33	130
City of Knoxville	1,947	1,962	44	1,918	54	25	29
Town of Farragut	144	123	0	123	21	0	21
Knox County (unincorporated)	3,766	3,737	52	3,685	89	8	81

2016-2025 Net Residential Units

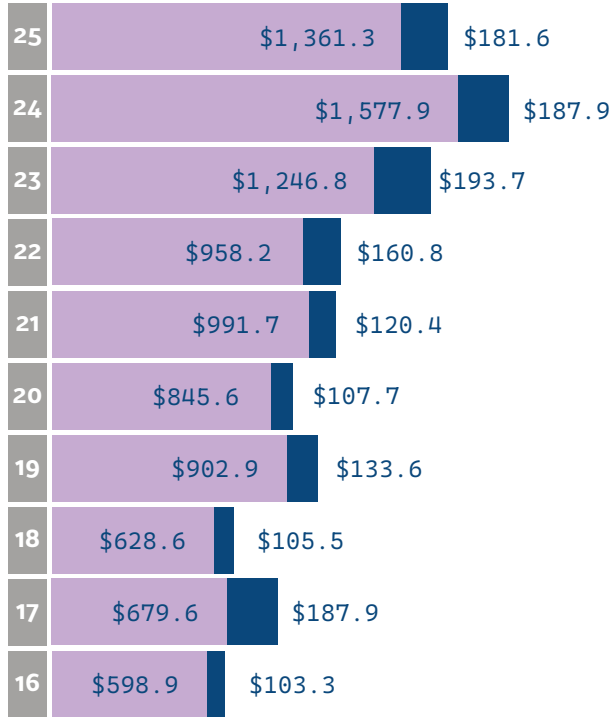
City	New	Demolition	Net
Central	6,143	667	5,476
East	1,286	74	1,212
North	1,198	62	1,136
Northwest	1,436	92	1,344
South	2,627	94	2,533
West	630	81	550
County	New	Demolition	Net
East	1,767	41	1,726
North	3,397	76	3,321
Northeast	2,651	52	2,599
Northwest	12,009	135	11,874
South	1,854	58	1,796
Southwest	6,196	75	6,121
Total	41,194	1,507	39,688

Value of Construction and Renovations

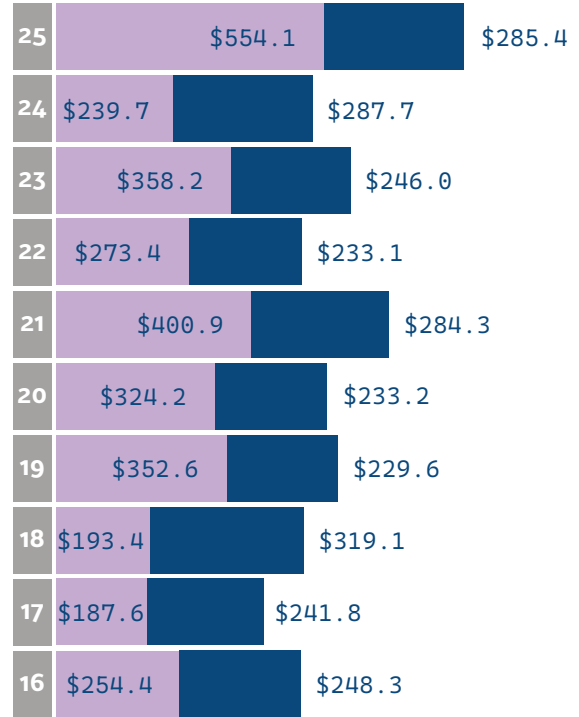
2025 Dollars

■ New Construction ■ Renovations

Residential Investment (millions)



Non-Residential Investment (millions)



AC Hotel by Marriott



Highlights

Residential

Multi-Unit

Icon Apartments

NW County Lovell Rd.
\$71.3m 307 units

Legends at Hardin Valley

NW County Schaeffer Rd.
\$66.1m 220 units

The Sheldon

North County W. Emory Rd.
\$53.7m 265 units

Vista at Powell

NW City Clinton Hwy.
\$48.9m 252 units

Non-Residential

Commercial

AC Hotel by Marriott

Central City Walnut St.
\$23.0m New Hotel

Grandiflora Event Center

Central City E. Magnolia Ave.
\$15.0m Renovation and addition

Industrial

UPS Warehouse Hub

NW City Callahan Dr.
\$41.6m Renovation and addition

Greenheck Knoxville

East County Midway Park Ln.
\$28.8m New warehouse

Public/Institutional

McGhee Tyson Airport

Blount County Alcoa Hwy.
\$142.8m New parking garage

Farragut Elementary

SW County Kingston Pk.
\$43.5m New elementary school

2025 Subdivisions

What are Subdivisions?

A subdivision is the division of a larger tract of land into two or more lots or the combination of smaller lots into a larger one. This is accomplished by splitting, combining, or redrawing property lines and recording a plat and is done to accommodate both housing and non-residential uses. Planning tracks the number of new lots created in a year to see how much development to anticipate in the future.

Highlights

Residential

The Reserve at Three Ridges, Phase 1

NE County Millertown Pk.
71 lots 124.4 acres

The Reserve at Hickory Creek

NW County Hickory Creek Rd.
119 lots 71.7 acres

Price Point Subdivision

South County
. E. Governor John Seveir Hwy.
88 lots 36.3 acres

Strawberry Hills, Phase 3

East County Hammer Rd.
64 lots 35.4 acres

Ebenezer Subdivision

SW County Ebenezer Rd.
105 lots 33.1 acres

Belhaven, Phase 2

NE County E. Emory Rd.
126 lots 32.9 acres

The Highline, Phase 2

North City Washington Pk.
86 lots 25.6 acres

Non-Residential

Harvey Woods

SW County S. Northshore Dr.
11 lots 3.9 acres

Fortner & Williams Subdivision

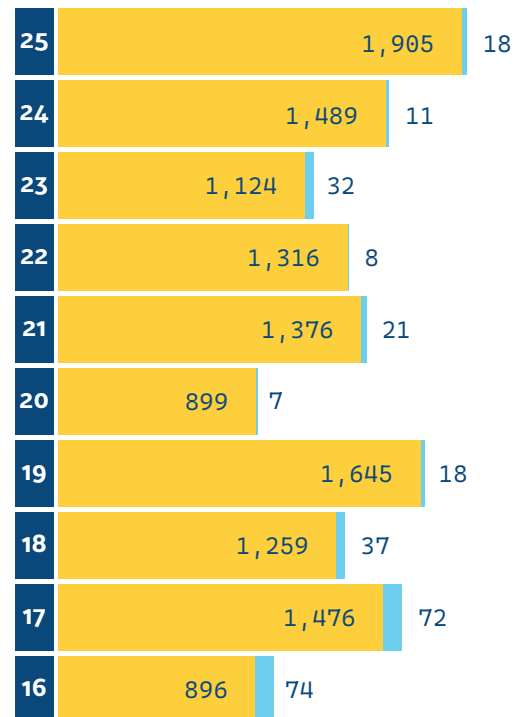
North County Greenwell Rd.
3 lots 3.1 acres

Hay & Tunberg Property

North County E. Emory Rd.
4 lots 1.9 acres

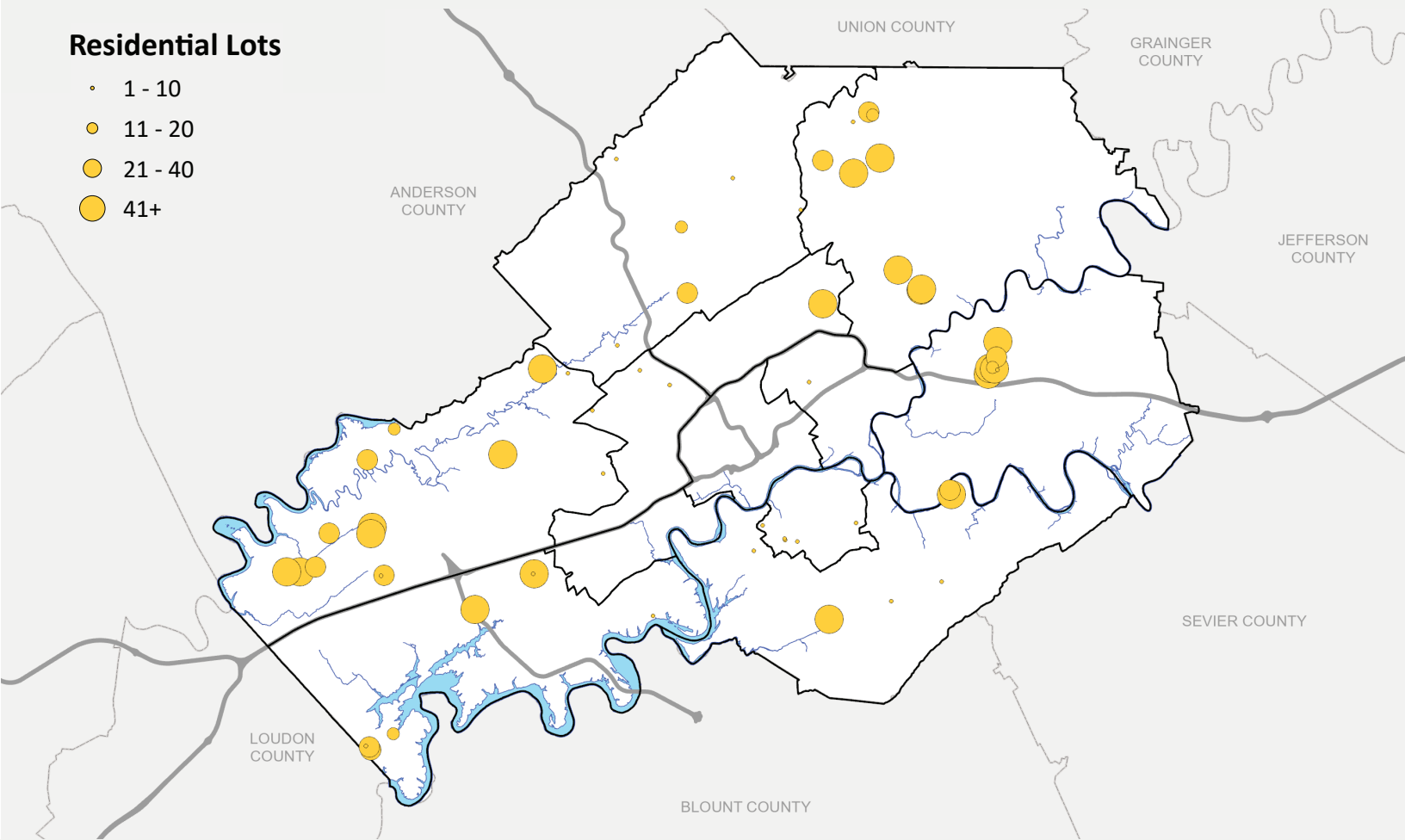
2016-2025 New Lots Created

Residential
Non-Residential



Residential Lots

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



2025 Subdivisions

City				Residential			Non-Residential		
	Total	Lots	Acres	Total	Lots	Acres	Total	Lots	Acres
Central	1	0	0.4	0	0	0.0	1	0	0.4
East	1	1	0.8	1	1	0.8	0	0	0.0
North	1	86	25.6	1	86	25.6	0	0	0.0
Northwest	3	9	10.3	3	9	10.3	0	0	0.0
South	5	13	8.0	5	13	8.0	0	0	0.0
West	0	0	0.0	0	0	0.0	0	0	0.0
County	Total	Lots	Acres	Total	Lots	Acres	Total	Lots	Acres
East	7	260	180.7	7	260	180.7	0	0	0.0
North	8	58	30.3	6	51	25.2	2	7	5.1
Northeast	9	422	244.8	9	422	244.8	0	0	0.0
Northwest	15	571	248.4	15	571	248.4	0	0	0.0
South	7	205	90.0	7	205	90.0	0	0	0.0
Southwest	10	298	129.2	9	287	125.3	1	11	3.9
Total	67	1,923	968.6	63	1,905	959.2	4	18	9.4
City of Knoxville	9	102	35.2	8	102	34.8	1	0	0.4
Knox County (unincorporated)	58	1,821	933.4	55	1,803	924.4	3	18	8.9

2025 Rezoning

What are Rezoning?

Zoning is a legal tool that regulates how a property can be used. If a property owner wants to develop their land for a use that differs from those allowed in the existing zoning district, they can request a change through the rezoning process. Tracking rezonings is a way to predict the kind of development that may happen in an area in the coming years.

2025 Rezoning

City	All		Residential		Non-Residential	
	Count	Acreage	Count	Acreage	Count	Acreage
Central	19	18.3	3	4.1	16	14.2
East	6	16.4	6	16.4	0	0.0
North	8	12.4	6	11.5	2	0.9
Northwest	13	25.9	9	20.7	4	5.3
South	2	3.0	0	0.0	2	3.0
West	5	11.1	3	7.9	2	3.2
County	Count	Acreage	Count	Acreage	Count	Acreage
East	8	135.8	2	2.9	6	132.9
North	21	119.3	18	77.0	3	42.3
Northeast	15	90.2	13	88.1	2	2.1
Northwest	27	169.5	22	156.2	5	13.3
South	11	52.8	9	42.6	2	10.2
Southwest	6	37.4	5	36.0	1	1.4
Total	141	692.2	96	463.5	45	228.8
City of Knoxville	55	106.9	26	68.2	29	38.8
Knox County (unincorporated)	86	585.3	70	395.3	16	190.0



Beltown

A	.....	Agricultural
CA	.....	General Business
C-G-1	.....	General Commercial
C-G-3	.....	General Commercial
C-H-2	.....	Highway Commercial
F	.....	Floodway Overlay
HP	.....	Hillside Protection Overlay
I-G	.....	General Institutional
I-MU	.....	Industrial Mixed-Use
INST	.....	Institutional
PC	.....	Planned Commercial
PR	.....	Planned Residential
RA	.....	Low Density Residential
RN-1	.....	Single-Family Residential
RN-3	.....	General Residential
(k)	.....	With Conditions

Highlights

Residential

43.9 acres

NW County Buttermilk Rd.
 Previous RA
 Approved PR up to 2 du/ac

30.3 acres

NW County Ball Rd.
 Previous A
 Approved PR up to 4 du/ac

29.3 acres

NE County Majors Rd.
 Previous A
 Approved PR up to 5 du/ac

22.6 acres

South County Maloney Rd.
 Previous A, F
 Approved PR, F up to 2 du/ac

18.7 acres

North County Cunningham Rd.
 Previous A
 Approved PR up to 5 du/ac

13.1 acres

East City Boyds Bridge Pk.
 Previous RN-1, HP
 Approved RN-3, HP

Non-Residential

118.0 acres

East County Asheville Hwy.
 Previous PC(k)
 Approved PC

8.1 acres

NW County Blacks Ferry Rd.
 Previous PR(k) up to 4 du/ac
 Approved A

5.8 acres

South County Alcoa Hwy.
 Previous No Zone
 Approved C-G-1

5.7 acres

Central City Mitchell St.
 Previous I-G
 Approved INST

3.0 acres

West City Papermill Dr.
 Previous C-G-3
 Approved C-H-2

2.9 acres

South City Atchley Rd.
 Previous I-G, HP
 Approved I-MU, HP

