



NEWS RELEASE

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2019 Development Activity Report Available

Knoxville, Tennessee – May 7, 2020 – According to Planning’s recently released [2019 Development Activity Report](#), the local construction industry recorded another big year, with continued popularity in the Southwest and Northwest County Sectors.

This year’s market was exceptionally strong in both homebuilding and non-residential markets. With 3,994 permits, residential construction returned to levels not seen since the 2008 recession. For the first time in several years, the Southwest County Sector led the way in residential development, reporting 896 units. Though this sector has shown strong growth trends for the past several years, it has consistently ranked behind the Northwest County Sector’s Hardin Valley building boom. This year, however, the Northwest County trailed slightly with 832 units added. Non-residential construction also saw healthy activity levels this year. Again, the Southwest County notched the greatest gains with 45 units, followed closely by the Northwest County with 37.

Though comparatively healthy, the residential market looks different than it did in 2008. While the prerecession market was dominated by single-family housing, multi-family housing accounted for more of this year’s development. Prior to 2008, Knox County recorded two to three times more single-family units than multi-family in any given year. That trend is changing, with more even splits between the two housing types over the past few years.

While the Southwest and Northwest County Sectors saw highest new unit totals, noteworthy projects were also found in other areas. Some of the most prominent projects throughout Knox County include:

- The Crescent at Ebenezer, a \$39 million apartment complex with 246 units in the Southwest County Sector;
- Aspen Heights Knoxville, a \$46.7 million apartment complex in the Central City Sector with 166 units;
- Fort Sanders Regional Medical Center expansion and renovation in the Central City Sector, valued at \$84 million;
- Tru Blu a new industrial facility valued at \$32.9 million in the East County Sector;
- Dr. Pepper facility expansion valued at \$9.6 million in the East County Sector; and
- The addition of a \$12.5 million reptile and amphibian exhibit at Zoo Knoxville.

Though this year’s activity was the most robust it’s been since 2008, we will likely see a shift in the coming years as headlines are dominated by the impacts of a new recession. While the housing and finance industries took the hardest hit from the 2008 recession, the COVID-19 pandemic seems to be having a broader effect. It’s hard to know if growth and popularity in the Northwest and Southwest County Sectors seen over the past few years will continue amidst a new economic downturn.

Knoxville-Knox County Planning has been reporting on development activity annually for more than 30 years. [Contact Terry Gilhula](#) in Planning's Information Services division or [visit their website for past reports](#).

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Knoxville-Knox County Planning

Knoxville-Knox County Planning (formerly Knoxville-Knox County Metropolitan Planning Commission) was established in 1956 by Knoxville and Knox County as the agency responsible for comprehensive county-wide planning and administration of zoning and land subdivision regulations and remains so today (except for the town of Farragut). Funding comes primarily from city and county appropriations and from federal grants for specific studies. The agency prepares and adopts a general plan, reviews subdivision regulations and site plans, prepares and recommends zoning ordinances and maps to the Knox County Commission and Knoxville City Council, reviews proposed zoning amendments, and prepares a capital improvements plan for the City of Knoxville. For more information, visit our website at knoxplanning.org.