

KNOXVILLE • KNOX COUNTY • TENNESSEE

# 2016 Development Activity



KNOXVILLE • KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
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# DEVELOPMENT TRENDS • 2012-2016

## BUILDING PERMITS: NEW UNITS

### RESIDENTIAL

2012 = 1,589  
2016 = 3,070

93.2%

### NON-RESIDENTIAL

2012 = 98  
2016 = 131

33.7%

## REZONINGS: ACREAGE

### RESIDENTIAL

2012 = 339  
2016 = 578

70.4%

### NON-RESIDENTIAL

2012 = 146  
2016 = 165

12.9%

## SUBDIVISIONS: NEW LOTS

### RESIDENTIAL

2012 = 528  
2016 = 896

69.7%

### NON-RESIDENTIAL

2012 = 70  
2016 = 74

5.7%

## 2016 BUILDING ACTIVITY HIGHLIGHTS

### COMMERCIAL

- Project: **Zoo Knoxville**  
Location: Knoxville Zoo Drive (East City)  
Description: \$12,082,518 - zoo
- Project: **National Transportation Research Center**  
Location: Cherahala Boulevard (Northwest County)  
Description: \$10,125,000 - office/research
- Project: **Gastrointestinal Associates**  
Location: Dowell Springs Boulevard (Northwest County)  
Description: \$9,317,000 - medical office/treatment
- Project: **Main Event**  
Location: Kingston Pike (Southwest County)  
Description: \$8,036,456 - private recreation
- Project: **The Tennessean**  
Location: Henley Street (Central City)  
Description: \$15,000,000 - hotel/condominiums (conversion)
- Project: **Regal Entertainment Group**  
Location: E. Blount Avenue (South City)  
Description: \$9,000,000 - corporate headquarters (renovation)

### INDUSTRIAL

- Project: **Lifetime Products**  
Location: Eastbridge Boulevard (Northeast County)  
Description: \$16,000,000 - outdoor furniture/playground equipment (renovation)

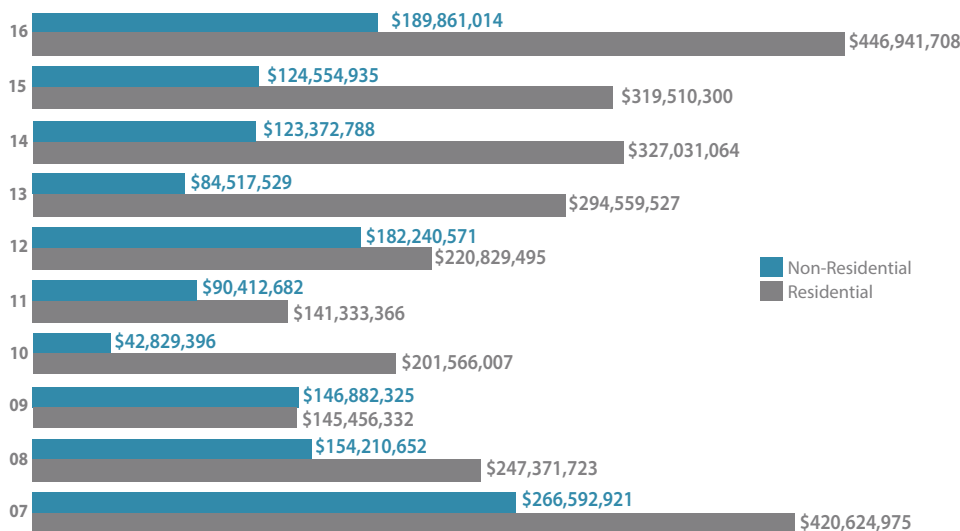
### INSTITUTIONAL/COMMUNITY SERVICES

- Project: **Hardin Valley Middle School**  
Location: Steele Road (Northwest County)  
Description: \$32,768,000 - school
- Project: **Gibbs Middle School**  
Location: Tazewell Pike (Northeast County)  
Description: \$20,000,000 - school
- Project: **Episcopal School of Knoxville**  
Location: Episcopal School Way (Northwest County)  
Description: \$4,965,636 - school gymnasium
- Project: **Lakeshore Park**  
Location: S. Northshore Drive (West City)  
Description: \$8,989,906 - community park

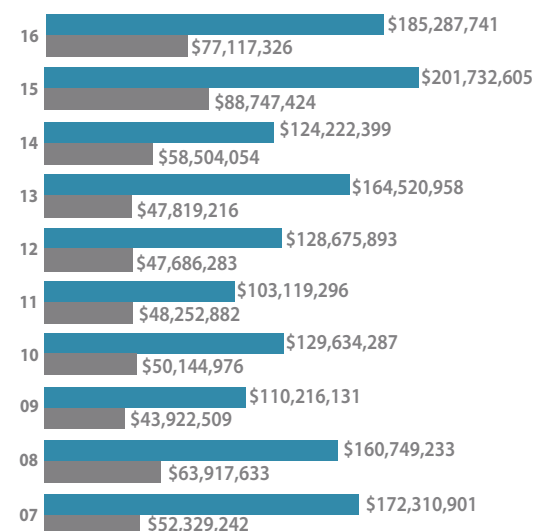
### APARTMENTS

- Project: **Riverwalk**  
Location: E. Blount Avenue (South City)  
Description: \$30,000,000 - 300 units
- Project: **Greystone Pointe**  
Location: Napier Way (Northwest County)  
Description: \$23,233,870 - 328 units
- Project: **Vintage at Emory**  
Location: Vintage Pointe Way (North County)  
Description: \$16,486,000 - 211 units
- Project: **Aventine**  
Location: Mobley Way (Southwest County)  
Description: \$14,750,000 - 203 units
- Project: **The Residences at Five Points**  
Location: Bethel Avenue (Central City)  
Description: \$7,894,986 - 90 units

## 2007-2016 VALUE OF NEW CONSTRUCTION

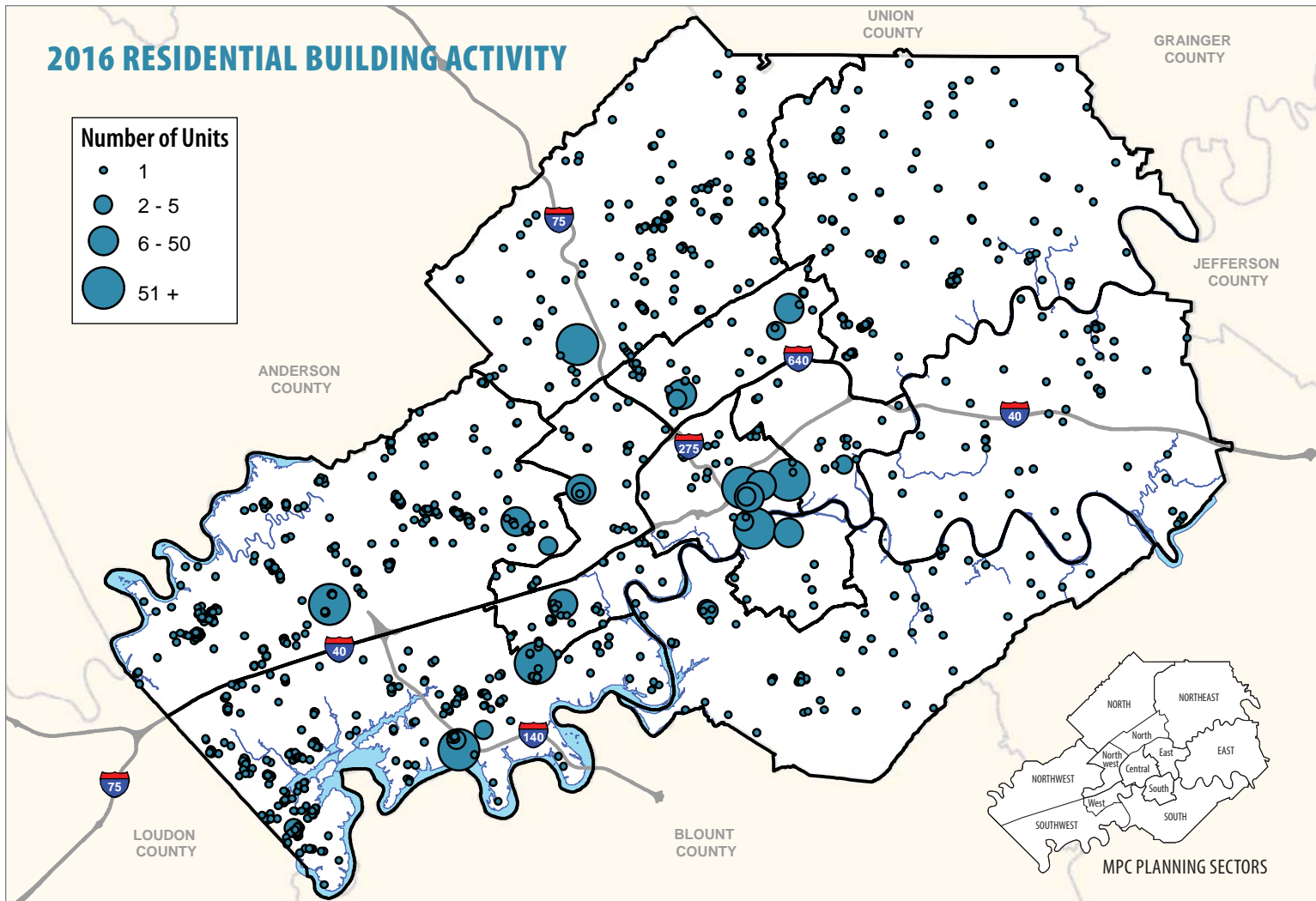
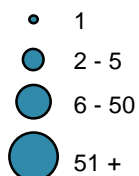


## 2007-2016 VALUE OF RENOVATIONS



# 2016 RESIDENTIAL BUILDING ACTIVITY

## Number of Units

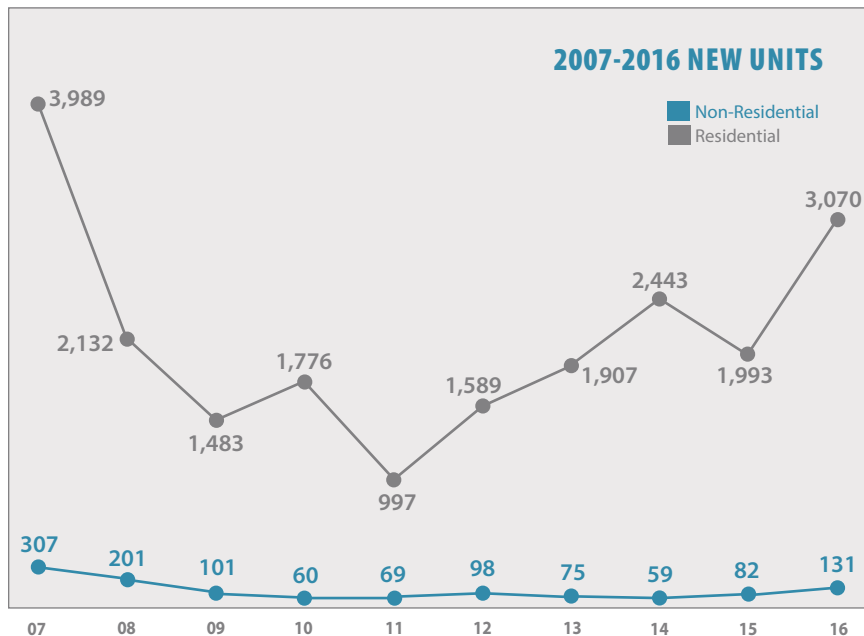


## 2016 BUILDING ACTIVITY

Sector	ALL UNITS	RESIDENTIAL					NON-RESIDENTIAL				
	Total	Detached Dwelling	Multi-Dwelling	Mobile Home	Attached Dwelling	Total	Commercial	Industrial	Public	Quasi-Public	Total
<b>CITY PLANNING SECTORS</b>											
Central	263	21	207	0	16	244	14	2	1	2	19
East	23	19	2	0	0	21	2	0	0	0	2
North	79	29	33	1	12	75	4	0	0	0	4
Northwest	57	29	0	0	11	40	16	1	0	0	17
South	319	6	308	1	0	315	4	0	0	0	4
West	71	57	0	0	10	67	3	0	0	1	4
<b>COUNTY PLANNING SECTORS</b>											
East	62	37	0	14	7	58	4	0	0	0	4
North	400	142	211	26	10	389	9	0	0	2	11
Northeast	170	137	0	30	0	167	2	0	0	1	3
Northwest	913	487	328	26	31	872	33	0	0	8	41
South	84	63	0	14	4	81	3	0	0	0	3
Southwest	760	412	283	4	42	741	18	0	0	1	19
All Sectors	3,201	1,439	1,372	116	143	3,070	112	3	1	15	131
% Share of All Sectors Total	100.0	45.0	42.9	3.6	4.5	95.9	3.5	0.1	0.0	0.5	4.1
Town of Farragut	165	124	0	0	34	158	7	0	0	0	7
City of Knoxville	1,080	221	734	0	60	1,015	58	3	1	3	65
Knox County (unincorporated)	1,956	1,094	638	116	49	1,897	47	0	0	12	59



2016 NET UNIT ADDITIONS							
Sector	ALL UNITS	RESIDENTIAL			NON-RESIDENTIAL		
	Net Additions	New Units	Demolitions	Net Additions	New Units	Demolitions	Net Additions
<b>CITY PLANNING SECTORS</b>							
Central	216	244	47	197	19	0	19
East	10	21	13	8	2	0	2
North	76	75	3	72	4	0	4
Northwest	24	40	33	7	17	0	17
South	312	315	7	308	4	0	4
West	64	67	7	60	4	0	4
<b>COUNTY PLANNING SECTORS</b>							
East	54	58	5	53	4	3	1
North	389	389	9	380	11	2	9
Northeast	161	167	9	158	3	0	3
Northwest	893	872	18	854	41	2	39
South	77	81	6	75	3	1	2
Southwest	744	741	16	725	19	0	19
<b>ALL SECTORS</b>	<b>3,020</b>	<b>3,070</b>	<b>173</b>	<b>2,897</b>	<b>131</b>	<b>8</b>	<b>123</b>

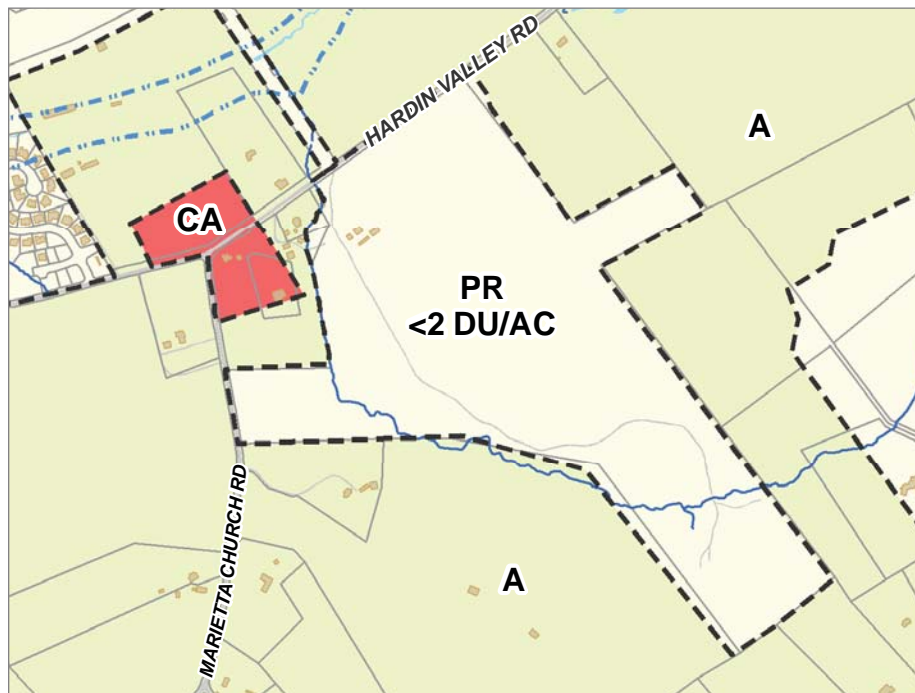
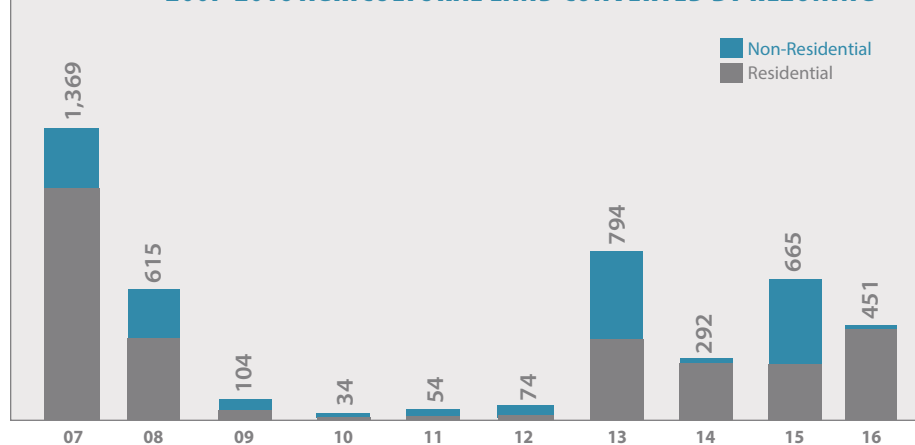


2007-2016 NET RESIDENTIAL UNITS			
Sector	New Units	Demolitions	Net Additions
<b>CITY PLANNING SECTORS</b>			
Central	2,663	663	2,000
East	368	115	253
North	1,381	86	1,295
Northwest	901	95	806
South	812	132	680
West	759	72	687
<b>COUNTY PLANNING SECTORS</b>			
East	559	7	552
North	2,142	19	2,123
Northeast	1,492	19	1,473
Northwest	5,318	60	5,258
South	1,263	51	1,212
Southwest	3,721	96	3,625
<b>ALL SECTORS</b>	<b>21,379</b>	<b>1,415</b>	<b>19,964</b>

## 2016 REZONINGS

Sector	ALL REZONINGS		RESIDENTIAL		NON-RESIDENTIAL	
	Rezoning	Acreage	Rezoning	Acreage	Rezoning	Acreage
<b>CITY PLANNING SECTORS</b>						
Central	14	16.5	3	0.8	11	15.7
East	1	1.0	0	0.0	1	1.0
North	3	4.9	1	0.2	2	4.6
Northwest	2	7.1	1	4.0	1	3.2
South	4	8.1	0	0.0	4	8.1
West	2	0.7	0	0.0	2	0.7
<b>COUNTY PLANNING SECTORS</b>						
East	4	20.3	2	14.6	2	5.6
North	5	62.4	4	25.4	1	37.0
Northeast	3	16.7	1	1.8	2	14.9
Northwest	29	478.5	18	413.3	11	65.2
South	3	33.4	1	25.9	2	7.5
Southwest	8	93.6	6	92.0	2	1.6
<b>ALL SECTORS</b>	<b>78</b>	<b>743.2</b>	<b>37</b>	<b>578.1</b>	<b>41</b>	<b>165.1</b>

## 2007-2016 AGRICULTURAL LAND CONVERTED BY REZONING



In the Northwest County Sector, 107 acres were rezoned from Agricultural to Planned Residential, up to 2 du/ac.

## 2016 REZONING HIGHLIGHTS

### RESIDENTIAL

Approval: **107.0 acres:** PR (Planned Residential) up to 2 du/ac  
Location: Hardin Valley Road/Marietta Church Road (Northwest County)

Proposed Use: Detached residential

Approval: **73.0 acres:** PR (Planned Residential) up to 4 du/ac  
Location: Hardin Valley Road/Conners Creek Circle (Northwest County)

Proposed Use: Residential

Approval: **72.0 acres:** PR (Planned Residential) up to 3 du/ac  
Location: Everett Road/Yarnell Road (Northwest County)

Proposed Use: Residential

Approval: **4.0 acres:** RP-1 (Planned Residential) up to 1 du/ac  
Location: N. Gallaher View Road/Middlebrook Pike (Northwest City)

Proposed Use: Memory care community

Approval: **3.7 acres:** PR (Planned Residential) up to 3 du/ac  
Location: N. Ruggles Ferry Pike/Blake Lane (East County)

Proposed Use: Residential townhomes

Approval: **0.4 acres:** RP-2 (Planned Residential) up to 24 du/ac  
Location: E. Magnolia Avenue/N. Olive Street (Central City)

Proposed Use: Student housing

### NON-RESIDENTIAL

Approval: **37.0 acres:** CA (General Business), HZ (Historic Overlay) and F (Floodway)

Location: W. Emory Road/Central Avenue Pike (North County)

Proposed Use: Commercial development

Approval: **28.3 acres:** PC-1 (Retail and Office Park)  
Location: Christian Academy Boulevard/Sherrill Boulevard (Northwest County)

Proposed Use: Commercial development

Approval: **11.1 acres:** CB (Business and Manufacturing)  
Location: Rutledge Pike/Woods Creek Road (Northeast County)

Proposed Use: Yard waste recycling facility

Approval: **5.5 acres:** CA (General Business) and F (Floodway)  
Location: Walker Springs Road/N. Gallaher View Road (Northwest County)

Proposed Use: Walking trail, home improvement vendors

Approval: **5.0 acres:** O-2 (Civic and Institutional)  
Location: Howard Baker Jr. Avenue/Hall of Fame Drive (Central City)

Proposed Use: KPD kennel and public dog park

Approval: **4.4 acres:** O-1 (Office, Medical, & Related Services)  
Location: Pratt Road/Cedar Lane (North City)

Proposed Use: Hotel



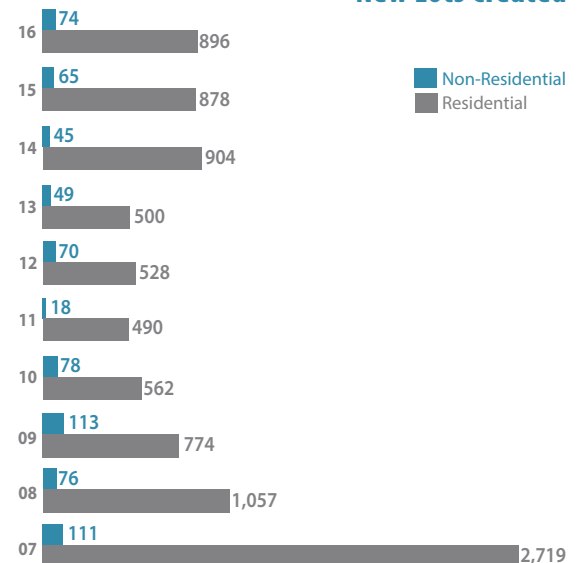
## 2016 SUBDIVISIONS

Sector	ALL SUBDIVISIONS			RESIDENTIAL			NON-RESIDENTIAL		
	Subdivisions	Lots	Acreage	Subdivisions	Lots	Acreage	Subdivisions	Lots	Acreage
<b>CITY PLANNING SECTORS</b>									
Central	25	31	42.4	3	6	20.4	22	25	21.9
East	4	38	9.0	4	38	9.0	0	0	0.0
North	5	11	16.8	1	1	0.6	4	10	16.2
Northwest	8	13	41.1	3	7	6.9	5	6	34.2
South	6	8	13.9	3	5	9.5	3	3	4.4
West	7	14	7.6	4	11	5.5	3	3	2.1
<b>COUNTY PLANNING SECTORS</b>									
East	4	7	36.3	4	7	36.3	0	0	0.0
North	4	30	14.2	4	30	14.2	0	0	0.0
Northeast	14	132	104.8	12	129	86.8	2	3	18.0
Northwest	33	498	364.5	24	482	281.7	9	16	82.8
South	6	25	52.6	3	19	43.7	3	6	8.9
Southwest	17	163	209.6	15	161	205.9	2	2	3.7
<b>ALL SECTORS</b>	<b>133</b>	<b>970</b>	<b>912.5</b>	<b>80</b>	<b>896</b>	<b>720.4</b>	<b>53</b>	<b>74</b>	<b>192.1</b>



Gastrointestinal Associates building was recently completed in the Northwest County Sector.

## 2007-2016 SUBDIVISIONS New Lots Created





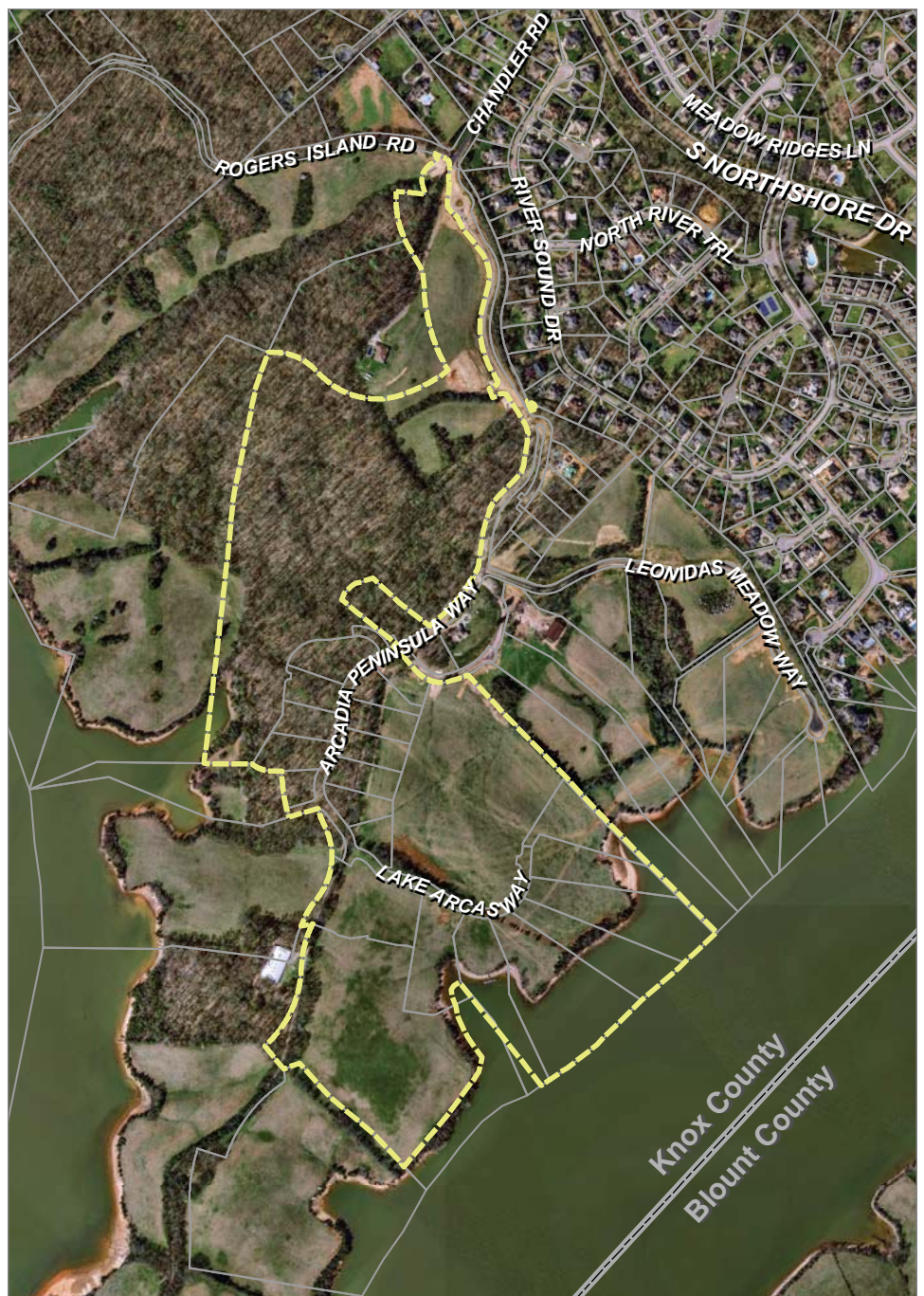
## 2016 SUBDIVISION HIGHLIGHTS

### RESIDENTIAL

- Subdivision: **Hidden View Farms, Unit 1**  
 Location: Lovell Road/Pellissippi Parkway  
 (Northwest County)  
 Description: 65 lots on 20.1 acres
- Subdivision: **Massey Creek, Phase I**  
 Location: Hardin Valley Road/Marietta Church Road  
 (Northwest County)  
 Description: 50 lots on 19.3 acres
- Subdivision: **Heritage Park**  
 Location: Valley View Drive/Knox Lane  
 (East City)  
 Description: 33 lots on 7.3 acres
- Subdivision: **Rushland Park, Phase IV, Units 1 and 2**  
 Location: Rushland Park Boulevard/Millertown Pike  
 (Northeast County)  
 Description: 45 lots on 25.5 acres
- Subdivision: **Arcadia**  
 Location: Arcadia Peninsula Way/Stoppard View Way  
 (Southwest County)  
 Description: 19 lots on 133.3 acres
- Subdivision: **Gideons Landing**  
 Location: Tipton Station Road/Dempster Lane  
 (South County)  
 Description: 14 lots on 38.7 acres
- Subdivision: **Riverfront Station**  
 Location: W. Blount Avenue/Henley Street  
 (South City)  
 Description: 2 lots on 5.6 acres

### NON-RESIDENTIAL

- Subdivision: **LKM Properties**  
 Location: W. Emory Road/Clinton Highway  
 (Northwest County)  
 Description: 3 lots on 20.1 acres
- Subdivision: **Central Park West**  
 Location: Lonas Drive/Timber Pass  
 (Northwest City)  
 Description: 2 lots on 14.7 acres
- Subdivision: **Handlebar Highway**  
 Location: Clinton Highway/Black Oak Drive  
 (North City)  
 Description: 4 lots on 8.1 acres
- Subdivision: **Chapman Triangle**  
 Location: E. Governor John Sevier Highway/  
 Chapman Highway  
 (South County)  
 Description: 4 lots on 4.1 acres
- Subdivision: **Grand on Gay**  
 Location: S. Gay Street/Wall Avenue  
 (Central City)  
 Description: 1 lot on 0.5 acres

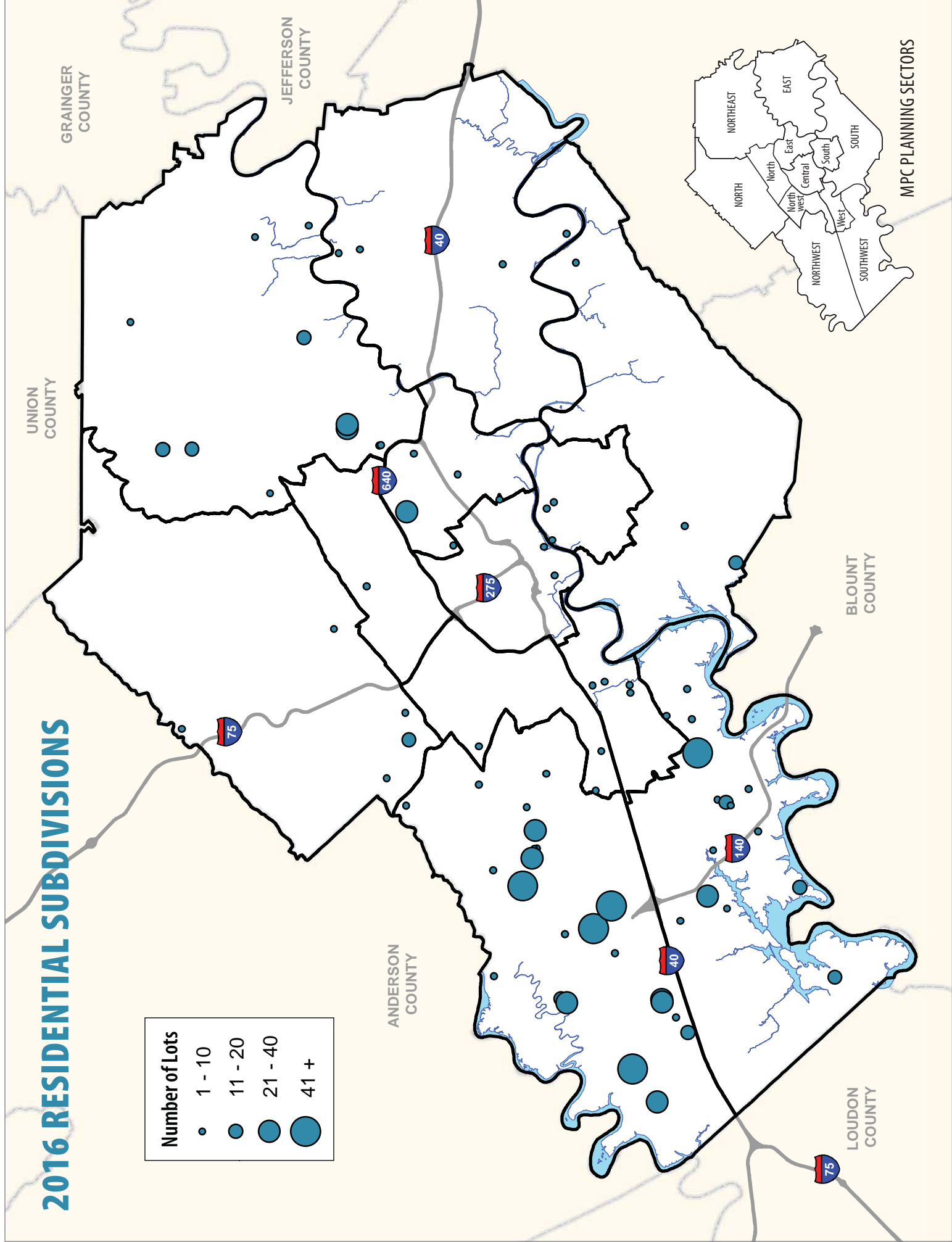
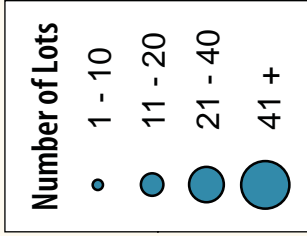


*In the Southwest County Sector, Arcadia residential subdivision will have 19 lots on 133.3 acres.*



*This rendering of Riverfront Station shows future student housing at W. Blount Avenue and Henley Street in the South City Sector.*

# 2016 RESIDENTIAL SUBDIVISIONS



MPC PLANNING SECTORS