



Development Activity 2002

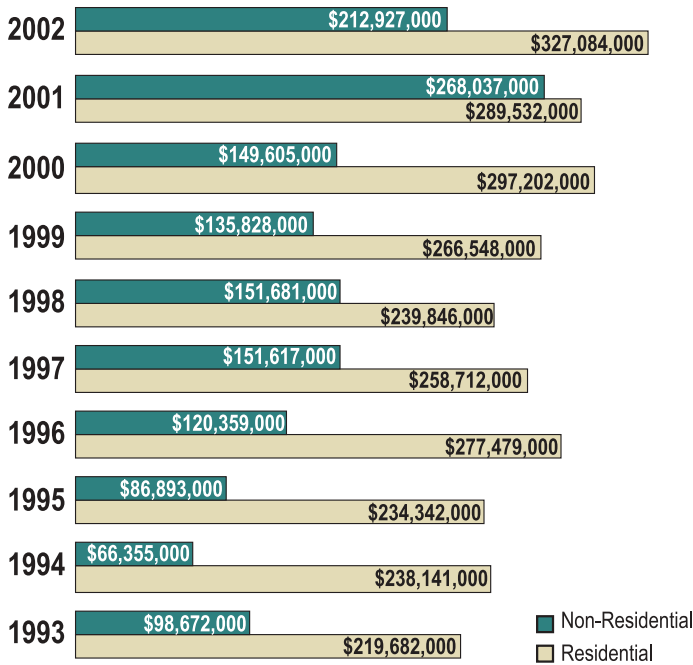
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Building Permits

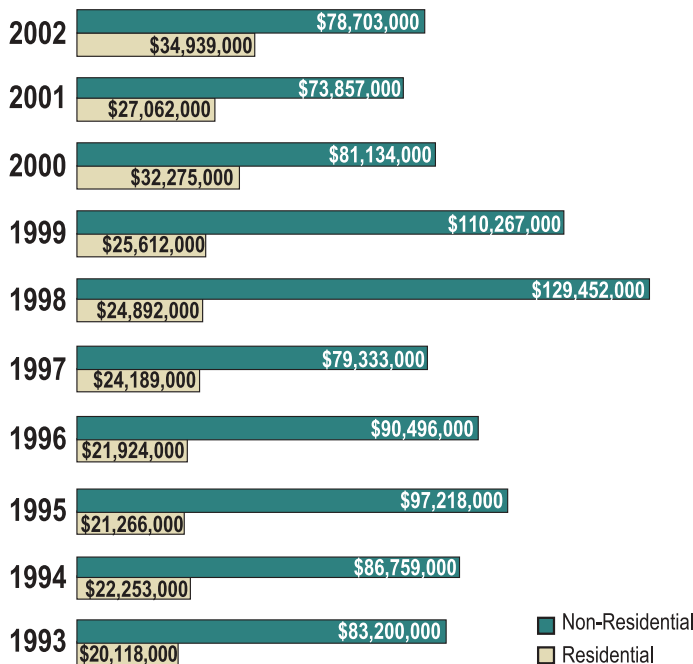
Approved construction permits in 2002 totaled 3,676, a modest 6.7 percent increase from the previous year. Residential permits were up nearly 12 percent, while commercial numbers decreased. The dollar value of new construction was \$540 million. Combined with renovation permits, investment in building activity reached \$653.7 million during the year, slightly lower than \$659 million in 2001.

A breakdown of permits issued for new construction shows 25 percent for the City of Knoxville, 5 percent for the Town of Farragut, and 70 percent for the remainder of Knox County. Since the city occupies about one-fifth the land of the county, it appears to be holding a proportion of development consistent with its share of the area's land base.

1993-2002 Dollar Value of New Construction



1993-2002 Dollar Value of Renovations



2002 Building Permits: Development Highlights

COMMERCIAL/OFFICE

Project: Baptist Hospital
 Location: Parkside Dr (Southwest County)
 Description: New hospital complex

Project: Dalen Products
 Location: Blair Ln (Northwest County)
 Description: 73,000-sf building

Project: Marriott of Knoxville
 Location: E Hill Ave (Central City)
 Description: Renovation of 278-room hotel

Project: Mesa Associates
 Location: Murdock Dr (Northwest County)
 Description: 64,000-sf office building

Project: One Lakeside Centre
 Location: Lakeside Centre Way (Southwest County)
 Description: Office building

Project: The Pavilion
 Location: Parkside Dr (Southwest County)
 Description: Target department store

INDUSTRIAL/WAREHOUSE

Project: House Haddon Hardware
 Location: Water Plant Rd (East County)
 Description: \$1.1 million warehouse expansion

Project: Moore Distribution Center
 Location: Middlebrook Pk (Central City)
 Description: 78,000-sf warehouse

APARTMENTS

Project: Forest Ridge III
 Location: Jessica Lauren Way (Northwest County)
 Description: 117-unit expansion

Project: Knoxville Peaks
 Location: Breda Dr (Central City)
 Description: 76-unit complex

Project: Sterchi Lofts
 Location: S Gay St (Central City)
 Description: Conversion of historic commercial space

PUBLIC/INSTITUTIONAL

Project: Johnson Bible College
 Location: Bell Dr (South County)
 Description: \$2.7 million education facility

Project: Knox County Public Defender
 Location: Liberty St (Central City)
 Description: 23,300-sf office building

Project: Tennessee Department of Labor
 Location: University Ave (Central City)
 Description: 2-story office building

2002 Building Permits

Sector	All Permits Total	Residential				Non-Residential					
		Single-Family	Multi-Family	Mobile Home	Condo	Total	Commercial	Industrial	Public	Quasi-Public	Total
City											
Central	401	32	286	6	49	373	9	7	8	4	28
East	94	33	4	8	38	83	9	0	2	0	11
North	291	135	60	7	83	285	2	2	0	2	6
Northwest	98	41	3	7	39	90	7	1	0	0	8
South	35	16	0	15	0	31	2	0	1	1	4
West	121	92	2	2	18	114	7	0	0	0	7
County											
East	159	79	0	51	25	155	3	1	0	0	4
North	463	316	10	81	43	450	10	1	1	1	13
Northeast	378	292	0	77	4	373	2	2	0	1	5
Northwest	669	315	127	72	95	609	43	10	1	6	60
South	148	108	8	24	5	145	2	0	0	1	3
Southwest	819	663	16	12	79	770	41	1	0	7	49
All Sectors	3,676	2,122	516	362	478	3,478	137	25	13	23	198

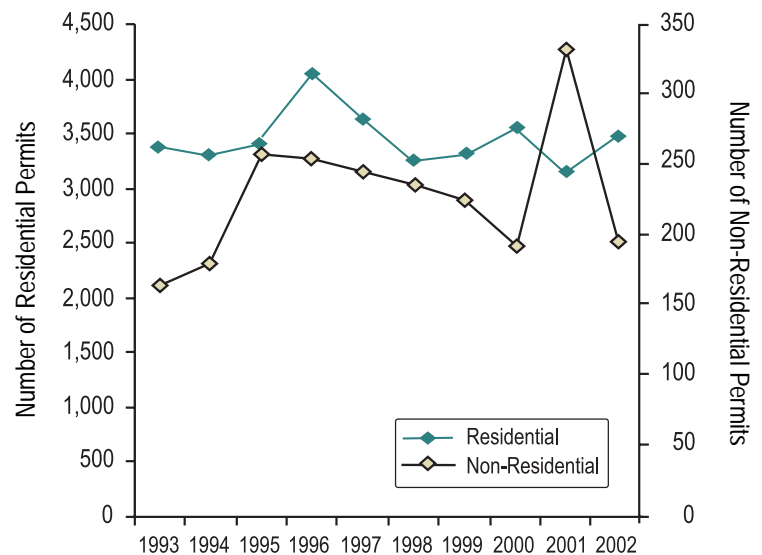
2002 Net Unit Additions

Sector	All Permits Net Additions	Residential		Net Additions	Non-Residential		
		New Units	Demolitions		New Units	Demolitions	Net Additions
City							
Central	355	373	37	336	28	9	19
East	77	83	16	67	11	1	10
North	283	285	7	278	6	1	5
Northwest	87	90	10	80	8	1	7
South	23	31	10	21	4	2	2
West	109	114	10	104	7	2	5
County							
East	156	155	2	153	4	1	3
North	456	450	2	448	13	5	8
Northeast	366	373	10	363	5	2	3
Northwest	661	609	4	605	60	4	56
South	140	145	8	137	3	0	3
Southwest	807	770	6	764	49	6	43
All Sectors	3,520	3,478	122	3,356	198	34	164

1996-2002 Net Residential Units

Sector	New Units	Demolitions	Net Additions
City			
Central	1,422	605	817
East	645	68	577
North	1,473	65	1,408
Northwest	1,211	69	1,142
South	585	49	536
West	1,267	50	1,217
County			
East	981	14	967
North	3,685	20	3,665
Northeast	2,104	21	2,083
Northwest	4,625	27	4,598
South	941	21	920
Southwest	5,570	37	5,533
All Sectors	24,509	1,046	23,463

1993-2002 Building Permits



Farragut permits included in Northwest and Southwest County Sector totals.

2002 Rezoning (Excluding Annexations)

Sector	All Rezoning		Residential		Non-Residential	
	Number of Rezoning	Acreage Rezoned	Number of Rezoning	Acreage Rezoned	Number of Rezoning	Acreage Rezoned
City						
Central	17	25.9	1	6.1	16	19.8
East	7	82.0	1	49.0	6	33.0
North	13	228.3	4	210.1	9	18.2
Northwest	11	187.3	1	6.4	10	180.9
South	2	7.1	2	7.1	0	0.0
West	6	13.3	3	9.2	3	4.1
County						
East	3	46.7	2	43.6	1	3.1
North	22	269.1	18	214.9	4	54.2
Northeast	8	95.1	7	89.4	1	5.7
Northwest	28	470.6	16	241.9	12	228.7
South	9	346.1	8	341.3	1	4.8
Southwest	19	157.9	12	141.0	7	16.9
All Sectors	145	1,929.4	75	1,360.0	70	569.4

2002 Rezoning (Due to Annexations)

Sector	All Rezoning		Residential		Non-Residential	
	Number of Rezoning	Acreage Rezoned	Number of Rezoning	Acreage Rezoned	Number of Rezoning	Acreage Rezoned
City						
Central	0	0.0	0	0.0	0	0.0
East	2	91.6	2	91.6	0	0.0
North	4	170.7	3	168.9	1	1.8
Northwest	3	22.5	0	0.0	3	22.5
South	0	0.0	0	0.0	0	0.0
West	3	11.0	3	11.0	0	0.0
County						
East	0	0.0	0	0.0	0	0.0
North	0	0.0	0	0.0	0	0.0
Northeast	1	14.7	0	0.0	1	14.7
Northwest	6	101.7	2	29.8	4	71.9
South	11	523.1	4	54.8	7	468.3
Southwest	12	52.0	1	17.2	11	34.8
All Sectors	42	987.3	15	373.3	27	614.0

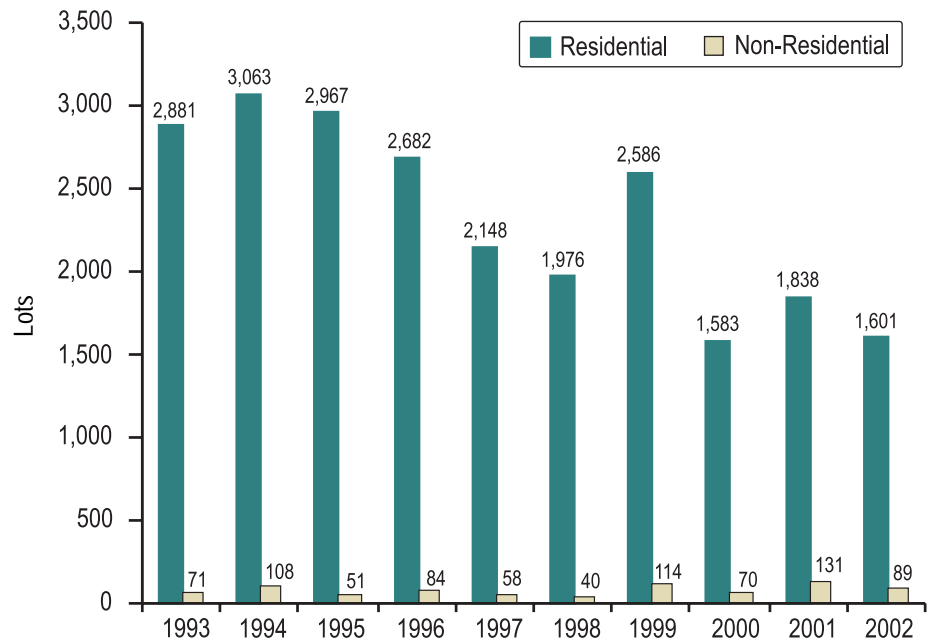
Subdivisions

Subdivision activity was down from last year. The total number of new lots dropped 14 percent, and the acreage affected dropped 17 percent.

Residential lots comprised 95 percent of the total inventory, averaging .8 acres in size, compared to 5.1 acres for non-residential lots. The average size of a home lot has remained virtually unchanged for the past decade, ranging from .6 to .8 acres with the larger figure showing up for the past three years.

At the planning sector level, the Northeast County Sector showed a dramatic increase in subdivision activity, leading the 12 sectors for the first time in number of residential lots. North County Sector placed second in this category, showing a movement in development away from the west Knox County area.

1993-2002 Subdivisions: New Lots Created



2002 Subdivisions

Sector	All Subdivisions			Residential			Non-Residential		
	Total Subdivided Acreage	Total No. of Subdins	Total No. of Lots	Subdivided Acreage	No. of Subdins	No. of Lots	Subdivided Acreage	No. of Subdins	No. of Lots
City									
Central	78.0	21	31	2.5	3	3	75.5	18	28
East	95.5	7	23	34.0	4	13	61.5	3	10
North	68.4	6	129	67.7	5	128	0.7	1	1
Northwest	61.2	11	65	21.2	6	59	40.0	5	6
South	40.1	3	13	2.0	2	8	38.1	1	5
West	10.8	5	8	1.2	2	2	9.6	3	6
County									
East	153.6	20	50	153.6	20	50	0.0	0	0
North	370.6	55	384	355.0	50	370	15.6	5	14
Northeast	442.4	31	406	258.8	30	404	183.6	1	2
Northwest	123.0	24	159	106.2	18	148	16.8	6	11
South	101.7	13	56	101.7	13	56	0.0	0	0
Southwest	182.7	19	366	173.4	15	360	9.3	4	6
All Sectors	1,728.0	215	1,690	1,277.3	168	1,601	450.7	47	89

Notes:

1. Farragut subdivisions included in Northwest and Southwest County Sector totals.
2. Only approved Finals are counted in this report.

2002 DEVELOPMENT HIGHLIGHTS: SUBDIVISIONS

Subdivision: Hillshire of Whittington Creek, Unit 8
Location: Northshore Dr/Whittington Creek Blvd (Southwest County)
Description: 104 lots on 57.0 acres

Subdivision: Chestnut Ridge
Location: Ellistown Rd/Munsey Rd (Northeast County)
Description: 74 lots on 74.3 acres

Subdivision: Washington Pointe
Location: Washington Pk/Bud Hawkins Rd (Northeast County)
Description: 74 lots on 25.8 acres

Subdivision: The Preserve at Gleason
Location: Gleason Dr/Idlewood Ln (Southwest County)
Description: 68 lots on 35.9 acres

Subdivision: Vista Hills, Unit 1
Location: Ponderosa Dr/Sharp Rd (North County)
Description: 56 lots on 21.3 acres

Subdivision: Cottonwood
Location: Gardner Ln/Heiskell Rd (North County)
Description: 53 lots on 25.0 acres

Subdivision: Three Point Landing, Unit 2
Location: Old Rutledge Pk/Mascot Rd (Northeast County)
Description: 52 lots on 14.6 acres

Subdivision: Mountain Place
Location: Gov John Sevier Hwy/Nichols Rd (South County)
Description: 46 lots on 17.7 acres

Subdivision: Scotch Meadows, Unit 3
Location: Applecross Rd/E Emory Rd (Northeast County)
Description: 46 lots on 12.8 acres

Subdivision: Wrens Creek, Unit 2
Location: Ghiradelli Rd/Hurst Ln (North County)
Description: 45 lots on 16.2 acres

Subdivision: Madison Ridge, Unit 1
Location: Hart Rd/Bluegrass Rd (Southwest County)
Description: 43 lots on 14.5 acres

Subdivision: Sterchi Hills, Unit 11
Location: Dry Gap Pk/Dante Rd (North City)
Description: 40 lots on 18.7 acres

Subdivision: Christian Springs, Unit 1
Location: Stair Dr/Maloneyville Rd (Northeast County)
Description: 38 lots on 17.9 acres

Subdivision: Brickyard Hill, Unit 2
Location: Brickyard Rd/Levy Dr (North County)
Description: 38 lots on 7.6 acres

Subdivision: Shadow Brook, Unit 1
Location: Ball Rd/Johnson Rd (Northwest County)
Description: 36 lots on 11.3 acres

Subdivision: Southpointe, Unit 4
Location: South Creek Rd/Maryville Pk (South County)
Description: 32 lots on 19.3 acres

Subdivision: Sterchi Hills, Unit 9
Location: Paxton Dr/Timber Run Ln (North City)
Description: 31 lots on 12.8 acres

Subdivision: Ebenezer Oaks
Location: Ebenezer Rd/Bluegrass Rd (Southwest County)
Description: 31 lots on 10.4 acres

Subdivision: Willow Springs, Unit 6
Location: Henegar Rd/Puritan Ln (Northeast County)
Description: 30 lots on 9.9 acres

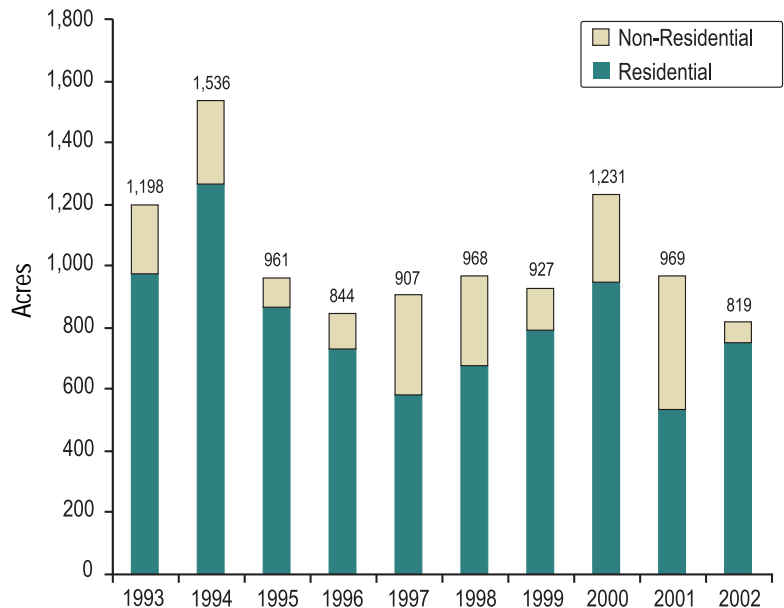
Land Conversion

More than 800 acres of agriculturally zoned property were converted to residential and commercial zones in 2002, a 15 percent drop from last year and a low point for the past 10 years. Residential rezoning accounted for 753 acres of conversion, while commercial rezoning claimed 66 acres—a sharp 85 percent drop from last year.

1993-2002 AGRICULTURAL LAND CONVERTED BY REZONING

Year	Residential Acreage	Non-Residential Acreage	Total Acreage
1993	973	225	1,198
1994	1,266	270	1,536
1995	865	96	961
1996	733	111	844
1997	580	327	907
1998	674	294	968
1999	793	134	927
2000	949	282	1,231
2001	534	435	969
2002	753	66	819
Total	8,120	2,240	10,360

1993-2002 Agricultural Land Converted by Rezoning



2002 Residential Subdivisions

