

Development Activity

A Summary of 2001 Development Trends in Knoxville and Knox County Tennessee



REZONING:

Concord Village - Historic overlay of 70-acre, mixed-use area

BUILDING PERMIT:

Onyx Pointe - Phase I of major office complex



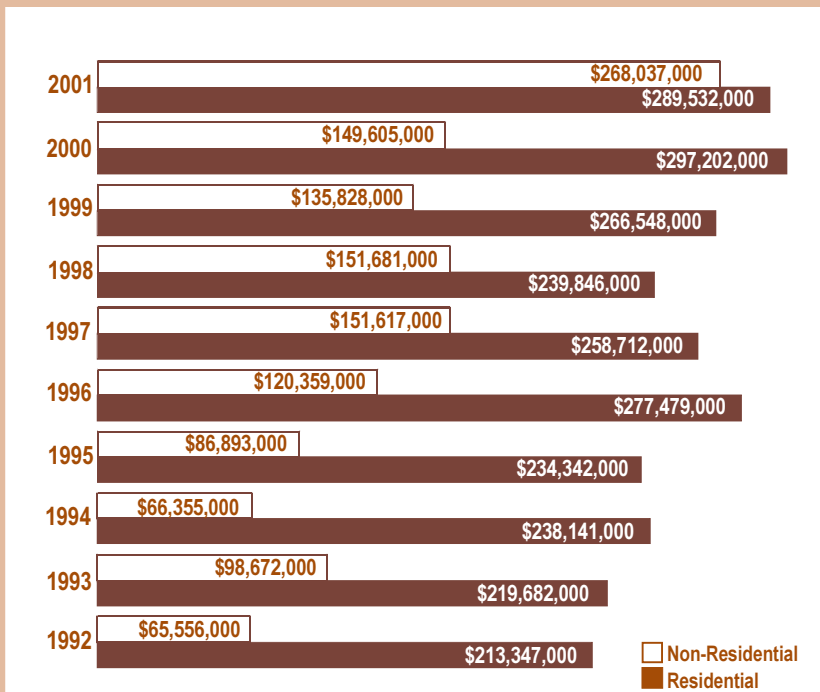
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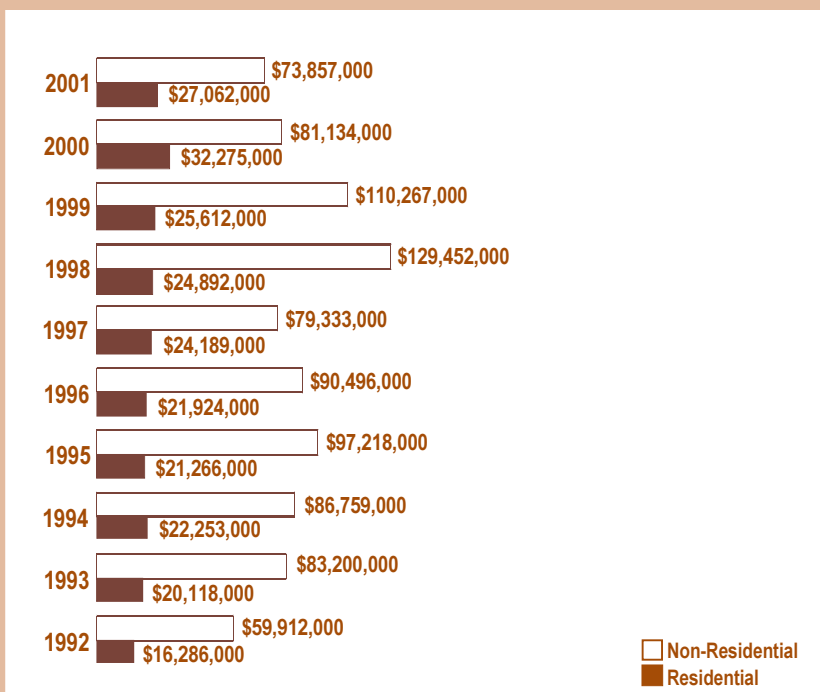
Building Permits

A slight drop in building activity was recorded in 2001 when the total number of approved construction permits fell 7.2% from the previous year's levels. Residential development, which accounted for 90% of the approved permits, declined 11.5%. Building activity was boosted in part by commercial permits, however, which were up sharply. While overall unit counts were down, the dollar value of new construction was higher in 2001, setting a decade record of \$557.6 million invested. Combined with renovation permits, investment in building activity reached \$659 million during the year, bringing the 10-year total to \$5 billion.

1992-2001 Dollar Value of New Construction



1992-2001 Dollar Value of Renovations



2001 Development Highlights

BUILDING PERMITS

COMMERCIAL/OFFICE

- Project: **Cornerstone Building**
Description: New office building
Location: 1450 Dowell Springs Boulevard
- Project: **Crown Point Plaza**
Description: 130,000 sq. ft. shopping center expansion
Location: 6702 Clinton Highway
- Project: **Isaiah's Landing**
Description: New shopping center with Lowe's anchor
Location: 2935 Lindbergh Road
- Project: **Knoxville Center**
Description: \$1 million renovation of regional mall
Location: 2961 Knoxville Center Drive
- Project: **Onyx Pointe**
Description: Phase 1 of major office complex
Location: 8531 E. Walker Springs Lane
- Project: **Saturn of Knoxville**
Description: New automobile dealership
Location: 10005 Parkside Drive
- Project: **West Side Honda**
Description: New automobile dealership
Location: 10117 Parkside Drive

INDUSTRIAL/WAREHOUSE

- Project: **Callahan Warehouse**
Description: New 121,000 sq. ft. warehouse
Location: 906 Callahan Drive
- Project: **Daiken Drive Train**
Description: 97,000 sq. ft. expansion
Location: 2121 Holston Bend Drive
- Project: **Frito Lay**
Description: New 40,000 sq. ft. warehouse
Location: 4744 S. Middlebrook Pike
- Project: **James Thomas Engineering**
Description: New manufacturing facility
Location: 10240 Caneel Drive

APARTMENTS

- Project: **Carlton Concepts**
Description: 28-unit complex
Location: 1801 Sweet View Way
- Project: **Lions Den**
Description: 74-unit complex
Location: 3610 Lyons Way
- Project: **St. Mary's Villa at Riverview II**
Description: 39-unit complex
Location: 5853 E. Gov. John Sevier Highway

PUBLIC/INSTITUTIONAL

- Project: **Knoxville Convention Center**
Description: \$38 million downtown convention facility
Location: 525 Muroan Drive
- Project: **McGhee Tyson Airport**
Description: Airport expansion/renovation
Location: 2001 Airport Highway
- Project: **Winona Athletic Field**
Description: \$3.1 million park renovation
Location: 620 Winona Street

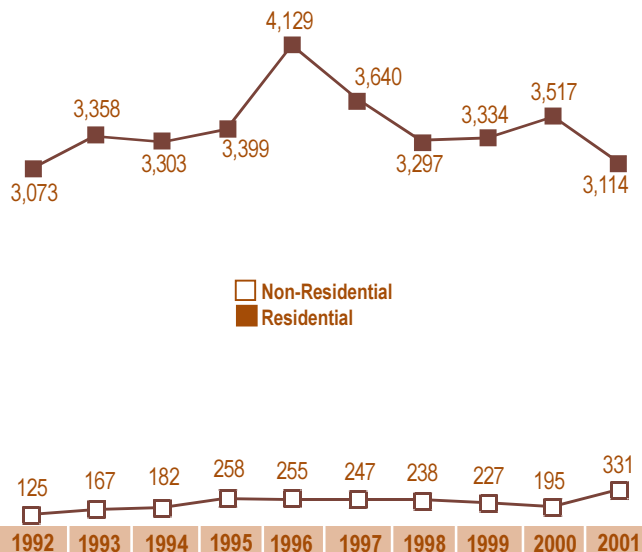
2001 Building Permits

Sector	All Permits Total	Residential				Total	Non-Residential					
		Single-Family	Multi-Family	Mobile Home	Condo		Commercial	Industrial	Public	Quasi-Public	Total	
Knoxville												
Central	135	80	19	8	2	109	15	2	4	5	26	
East	169	58	78	7	17	160	6	1	0	2	9	
North	192	146	6	2	24	178	13	0	0	1	14	
Northwest	126	31	24	5	33	93	31	2	0	0	33	
South	43	23	0	10	8	41	2	0	0	0	2	
West	98	70	2	0	22	94	4	0	0	0	4	
Knox County												
East	188	67	40	49	25	181	6	1	0	0	7	
North	419	246	16	68	76	406	13	0	0	0	13	
Northeast	344	244	1	84	3	332	5	4	0	3	12	
Northwest	870	343	182	48	124	697	170	2	0	1	173	
South	127	79	4	36	5	124	2	1	0	0	3	
Southwest	734	615	14	1	69	699	28	6	0	1	35	
All Sectors	3,445	2,002	386	318	408	3,114	295	19	4	13	331	

2001 Net Unit Additions

Sector	All Permits Net Additions	Residential			Total	Non-Residential		
		New Units	Demolitions	Net Additions		New Units	Demolitions	Net Additions
Knoxville								
Central	71	109	53	56	26	11	15	
East	160	160	6	154	9	3	6	
North	183	178	8	170	14	1	13	
Northwest	115	93	5	88	33	6	27	
South	40	41	2	39	2	1	1	
West	90	94	6	88	4	2	2	
Knox County								
East	186	181	2	179	7	0	7	
North	406	406	10	396	13	3	10	
Northeast	342	332	2	330	12	0	12	
Northwest	861	697	8	689	173	1	172	
South	125	124	2	122	3	0	3	
Southwest	722	699	5	694	35	7	28	
All Sectors	3,301	3,114	109	3,005	331	35	296	

1992-2001 Building Permits



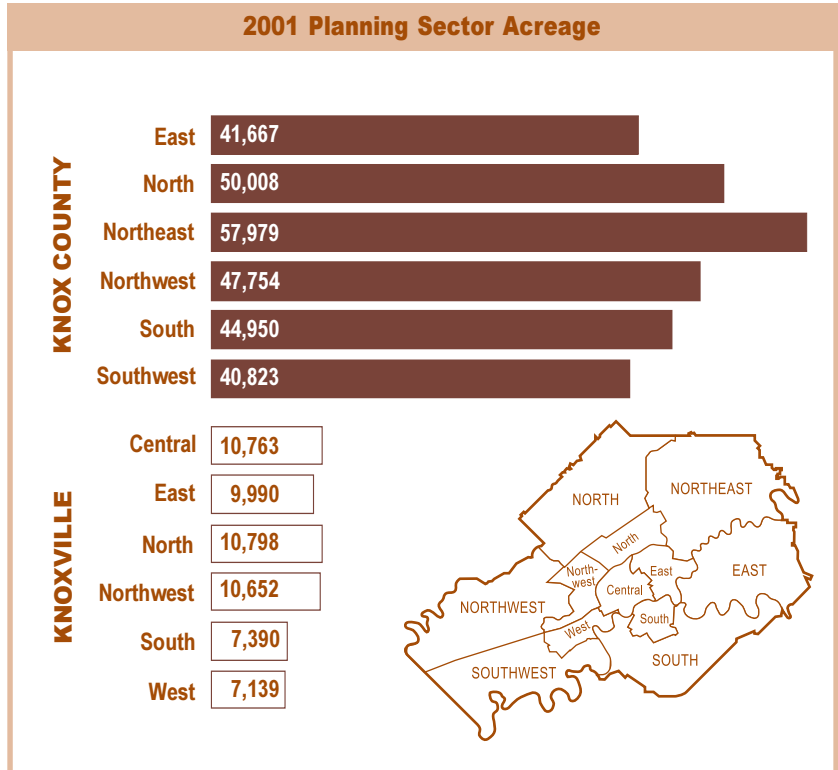
1996-2001 Net Residential Units

Sector	New Units	Demolitions	Net Additions
Knoxville			
Central	1,049	568	481
East	562	52	510
North	1,188	58	1,130
Northwest	1,121	59	1,062
South	554	39	515
West	1,153	40	1,113
Knox County			
East	826	12	814
North	3,235	18	3,217
Northeast	1,731	11	1,720
Northwest	4,016	23	3,993
South	796	13	783
Southwest	4,800	31	4,769
All Sectors	21,031	924	20,107

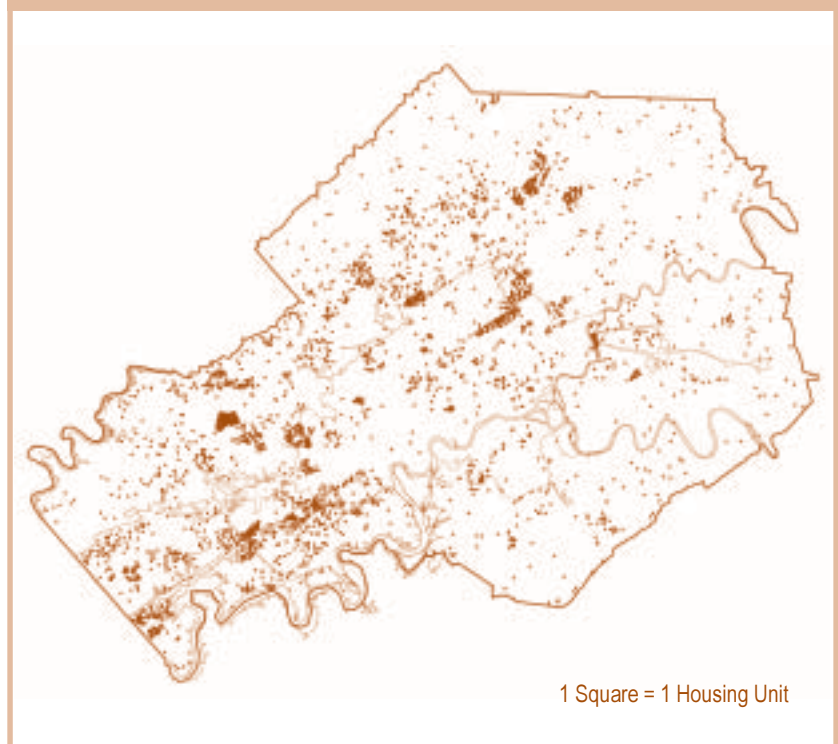
Rezoning

During 2001, 161 rezonings, covering 1,871 acres of land, were approved. Private requests represented almost 90% of the total, and City of Knoxville annexations comprised the remainder. Annexation activity slowed dramatically, with only 19 requests during the year. By comparison, 62 annexations were approved in 2000. Overall, commercial rezonings outnumbered residential requests by a 2:1 margin, but the edge went to the residential category for affected acreage, holding about 55% of the total inventory of rezoned property.

2001 Planning Sector Acreage



2001 Residential Building Permits



2001 Development Highlights

REZONINGS

RESIDENTIAL

- 107 Acres: RP-1 (Planned Residential @ 1-4 du/ac)
Proposed Use: Single-family subdivision (Annexation)
Location: Amherst Road at McKamey Road
- 102 Acres: PR (Planned Residential @ .5 du/ac)
Proposed Use: Single-family residences
Location: Tazewell Pike at Clapps Chapel Road
- 101 Acres: R-1 (Single-Family Residential) and NC-1 (Neighborhood Conservation Overlay)
Proposed Use: Conservation of single-family residences
Location: Tazewell Pike at Oakland Road
- 97 Acres: R-1 (Single-Family Residential) and R-1A (Low Density Residential)
Proposed Use: Single-family residences (General rezoning by MPC)
Location: Higgins Avenue at Martin Mill Pike
- 90 Acres: PR (Planned Residential @ 1-2 du/ac)
Proposed Use: Single-family residences
Location: Stair Drive at Maloneyville Road
- 70 Acres: HZ (Historic Overlay)
Proposed Use: Historic overlay of mixed-use area
Location: Concord Road at Loop Road
- 51 Acres: RA (Low Density Residential)
Proposed Use: Single-family residences
Location: Mascot Road at Saylor's Ford Road

NON-RESIDENTIAL

- 165 Acres: LI (Light Industrial)
Proposed Use: Light industrial uses
Location: Schaad Road at Pleasant Ridge Road
- 141 Acres: TC-1 (Town Center)
Proposed Use: Mixed use
Location: S. Northshore Drive at I-140
- 99 Acres: LI (Light Industrial) and F (Floodway)
Proposed Use: Light industrial uses
Location: Hardin Valley Road at Reagan Road
- 74 Acres: PC (Planned Commercial)
Proposed Use: Commercial
Location: Palestine Lane at I-40/75
- 36 Acres: C-4 (Highway and Arterial Commercial)
Proposed Use: Automobile dealership
Location: Parkside Drive at Lovell Road
- 30 Acres: CA (General Business)
Proposed Use: Interstate-oriented commercial
Location: Conner Road at Tate Trotter Road

2001 Rezonings — Excluding Annexations

Sector	All Rezonings		Residential		Non-Residential	
	Number of Rezonings	Acreage Rezoned	Number of Rezonings	Acreage Rezoned	Number of Rezonings	Acreage Rezoned
Knoxville						
Central	16	24.5	2	1.8	14	22.7
East	7	11.4	1	1.9	6	9.5
North	10	118.7	3	107.7	7	11.0
Northwest	13	51.2	6	33.6	7	17.6
South	4	97.4	1	96.5	3	0.9
West	4	2.0	1	1.2	3	0.8
Knox County						
East	5	25.4	2	21.5	3	3.9
North	26	206.1	13	106.5	13	99.6
Northeast	7	264.2	6	257.0	1	7.2
Northwest	30	464.2	13	154.8	17	309.4
South	2	19.9	0	0.0	2	19.9
Southwest	18	400.9	7	129.0	11	271.9
All Sectors	142	1,685.9	55	911.5	87	774.4

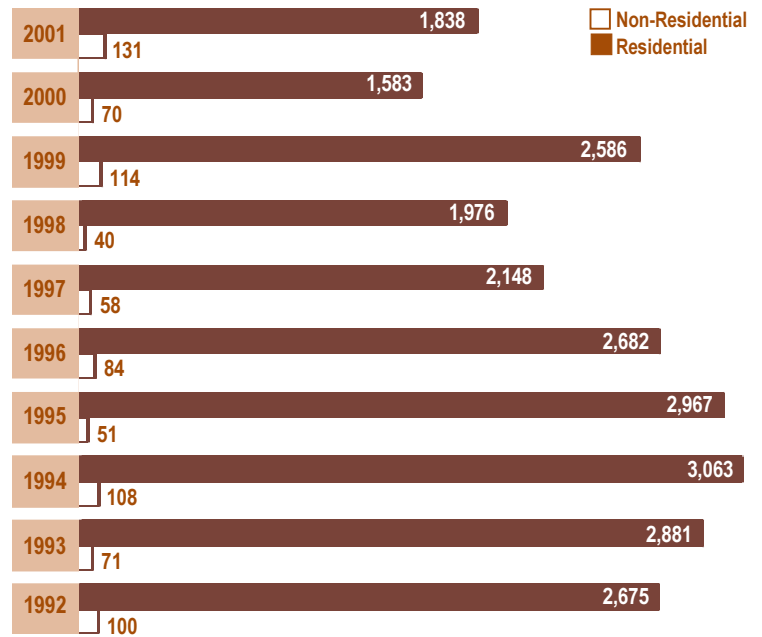
2001 Rezonings — Due to Annexations

Sector	All Rezonings		Residential		Non-Residential	
	Number of Rezonings	Acreage Rezoned	Number of Rezonings	Acreage Rezoned	Number of Rezonings	Acreage Rezoned
Knoxville						
Central	0	0.0	0	0.0	0	0.0
East	1	1.5	0	0.0	1	1.5
North	0	0.0	0	0.0	0	0.0
Northwest	3	6.3	1	1.5	2	4.8
South	0	0.0	0	0.0	0	0.0
West	1	0.4	1	0.4	0	0.0
Knox County						
East	2	21.6	0	0.0	2	21.6
North	2	10.3	0	0.0	2	10.3
Northeast	0	0.0	0	0.0	0	0.0
Northwest	3	113.9	1	107.0	2	6.9
South	4	15.5	0	0.0	4	15.5
Southwest	3	15.8	0	0.0	3	15.8
All Sectors	19	185.3	3	108.9	16	76.4

Subdivisions

Subdivision activity in 2001 grew moderately from last years' levels as the total number of approvals nudged upward 8%. The inventory of new lots created rose 19% but was below the decade standard of 2,523 lots per year. Residential lots comprised 93% of the total inventory. Non-residential lots, while much fewer in number, were larger in size, averaging 4.8 acres, compared to 0.8 acres for residential lots.

1992-2001 Subdivisions: New Lots Created



2001 Subdivisions

Sector	All Subdivisions			Residential			Non-Residential		
	Total Subdivided Acreage	Total Number of Subdivisions	Total Number of Lots	Subdivided Acreage	Number of Subdivisions	Number of Lots	Subdivided Acreage	Number of Subdivisions	Number of Lots
Knoxville									
Central	92.0	17	29	70.0	5	9	22.0	12	20
East	13.9	7	18	7.9	4	12	6.0	3	6
North	19.7	4	58	17.5	2	56	2.2	2	2
Northwest	32.1	5	15	6.4	3	12	25.7	2	3
South	21.6	4	8	2.1	2	4	19.5	2	4
West	27.7	9	67	18.5	4	62	9.2	5	5
Knox County									
East	89.5	10	37	80.8	8	35	8.7	2	2
North	302.3	23	327	284.9	22	312	17.4	1	15
Northeast	244.1	26	426	222.3	25	418	21.8	1	8
Northwest	344.5	39	386	226.4	27	365	118.1	12	21
South	261.4	14	82	233.2	12	70	28.2	2	12
Southwest	625.9	35	516	276.3	27	483	349.6	8	33
All Sectors	2,074.7	193	1,969	1,446.3	141	1,838	628.4	52	131

NOTES:

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

2001 Development Highlights

SUBDIVISIONS

Subdivision: **Amberwood**
 Lots: 82
 Location: Harvey Road/Choto Road

Subdivision: **Meadows at Millertown**
 Lots: 57
 Location: Millertown Pike/Mary Emily Lane

Subdivision: **Miller Plantation, Unit 1**
 Lots: 55
 Location: Ball Road/Johnson Road

Subdivision: **Wyngate, Unit 4**
 Lots: 52
 Location: McCampbell Drive/Aylesbury Drive

Subdivision: **Chestnut Ridge, Unit 1**
 Lots: 47
 Location: Ellistown Road/Millertown Pike

Subdivision: **Hardin Fields**
 Lots: 46
 Location: Reagan Road/Hardin Valley Road

Subdivision: **Haynesfield**
 Lots: 46
 Location: Bell Road/E. Emory Road

Subdivision: **Mountain Place**
 Lots: 45
 Location: Nichols Lane/E. Gov. John Sevier Highway

Subdivision: **Three Point Landing, Unit 1**
 Lots: 45
 Location: Old Rutledge Pike/Mascot Road

Subdivision: **Brickyard Hill, Unit 1**
 Lots: 42
 Location: Brickyard Road/W. Emory Road

Subdivision: **Atlee Fileds, Unit 2**
 Lots: 40
 Location: Meadow Chase Lane/Hickory Knoll Lane

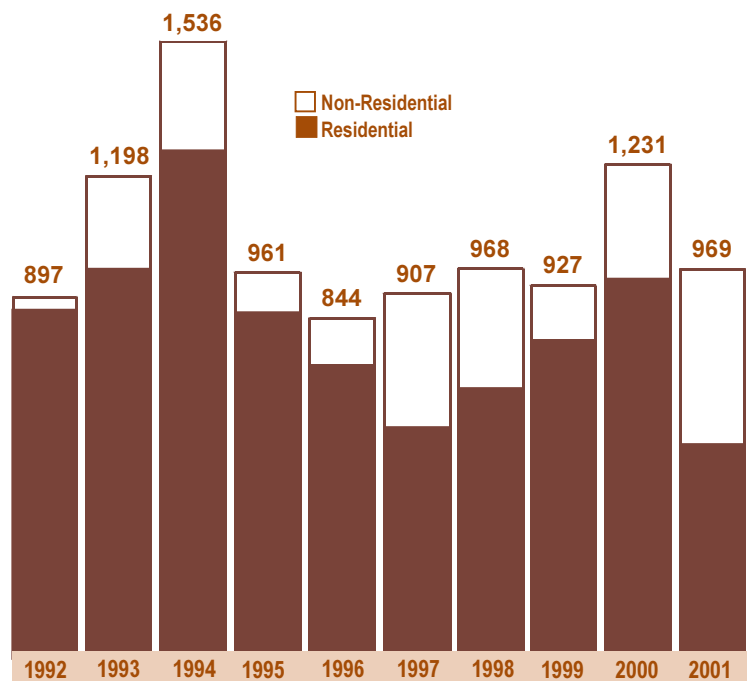
Agricultural Land Conversion

Over 900 acres of agriculturally-zoned property were converted to residential and commercial zones this year, marking a 21% drop from 2000 figures and landing below the 10-year average of 1,044 acres. Residential rezoning accounted for 534 acres of agricultural conversion, down 44% from last year. Rezoning to commercial uses was up 54%, claiming 435 acres in 2001.

1992-2001 Agricultural Land Converted by Rezoning

Year	Residential Acreage	Non-Residential Acreage
1992	871	26
1993	973	225
1994	1,266	270
1995	865	96
1996	733	111
1997	580	327
1998	674	294
1999	793	134
2000	949	282
2001	534	435
Total	8,238	2,200

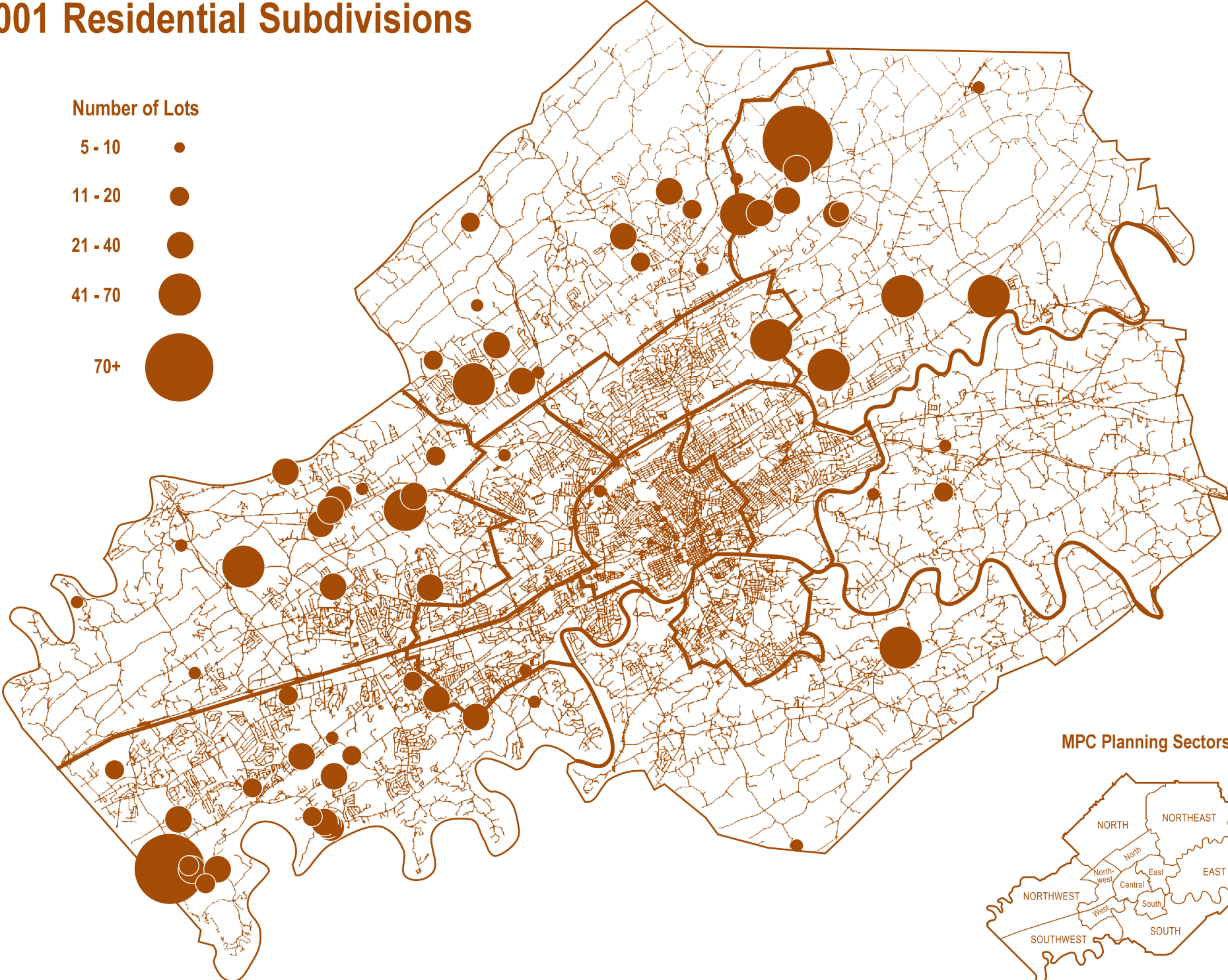
1992-2001 Total Agricultural Land Converted by Rezoning



2001 Residential Subdivisions

Number of Lots

- 5 - 10 ●
- 11 - 20 ●
- 21 - 40 ●
- 41 - 70 ●
- 70+ ●



MPC Planning Sectors

