

DEVELOPMENT ACTIVITY in Knox County, Tennessee 2000 - 2010

TURKEY CREEK DEVELOPMENT

Between 2000 and 2010, Knoxville and Knox County saw considerable development activity amid a period of local and national economic boom and bust. The past 11 years contributed nearly 38,000 new units to the local inventory of homes, businesses, and public facilities. Activity fluctuated widely during this time, peaking at 4,000 or more units mid-decade and falling sharply in the last couple of years.

This report will provide a look at more than a decade of development activity in Knox County by examining building permits, rezonings, and subdivisions. Summary information is presented for Knox County and by planning sector (12 sub-areas comprising the county) to give an overview of local trends.

KNOXVILLE KNOX COUNTY METROPOLITAN PLANNING COMMISSION
www.knoxmpc.org



DOWELL SPRINGS BUSINESS PARK

BUILDING ACTIVITY

All Construction Activity

- From 2000 to 2010, a total of 37,903 new residential and commercial building units were completed.
- The Northwest County sector garnered the greatest share of building activity across the county with 22 percent, followed closely by the Southwest County sector (20 percent), and the North County sector (13 percent). These three sectors have led areawide construction activity for the past 20 years or so.
- The West City sector had the fewest construction projects, comprising less than two percent of countywide activity. The South City and East City sectors also reported smaller shares of new development.
- For every 17 new units constructed in Knox County in the past 11 years, one existing unit was demolished.

Residential Construction

- Residential units accounted for 94 percent of all new construction projects countywide.
- The largest annual addition of residential units occurred in 2004 with 4,467, while the fewest were built in 2009, the total falling to 1,483.
- Detached dwellings comprised 58 percent of all residential units, followed by multi (apartment) dwellings (20 percent), attached (condo/townhome) dwellings (15 percent), and mobile homes (seven percent).
- The Southwest County sector led the way in new detached dwellings (26 percent of the county total); the Central City reported the most new multi-dwellings (33 percent of the county additions); the Northwest County captured the largest share of attached dwellings (22 percent of the areawide total); and, the North County placed more mobile homes (23 percent of the county total) than any other sector.
- Almost 1,700 residential units were demolished over the past 11 years.
- New residential construction values peaked in 2006 with over \$447 million invested. Sharp declines were recorded each year thereafter, falling to a low of \$145 million in 2009.
- Renovation permits also saw fluctuation from 2006 to 2010, but not as widely as that reported for new construction permits.

Non-residential Construction

- Six percent of new construction activity of the past 11 years was comprised of commercial, industrial, and public/quasi-public projects.
- On average, about 200 non-residential building projects were approved each year since 2000, the bulk of which were commercial projects (79 percent).
- Similar to the trend shown by residential building activity, the number of non-residential projects dropped off sharply after a peak of 307 units in 2007, falling to a decade-low 60 units in 2010.
- The Northwest and Southwest County sectors led all others in total non-residential approvals, combining for a 46 percent share. Fewest non-residential permits were issued for South City, East City, and South County sectors.



BUILDING ACTIVITY IN KNOX COUNTY, 2000-2010

Sector	All Units	Residential					Non-Residential				
	Total	Detached Dwelling	Multi-Dwelling	Mobile Home	Attached Dwelling	Total	Commercial	Industrial	Public	Quasi-Public	Total
CITY											
Central	3,687	493	2,380	35	554	3,462	129	38	23	35	225
East	954	391	282	33	176	882	46	10	6	10	72
North	2,924	1,427	442	31	916	2,816	83	16	1	8	108
Northwest	1,749	588	525	36	369	1,518	199	23	3	6	231
South	808	231	324	58	164	777	21	6	1	3	31
West	613	427	14	5	77	523	78	8	3	1	90
COUNTY											
East	1,521	737	110	381	177	1,405	70	30	4	12	116
North	4,845	3,047	319	529	761	4,656	156	10	6	17	189
Northeast	3,087	2,351	15	511	120	2,997	52	19	11	8	90
Northwest	8,301	4,551	1,532	442	1,190	7,715	497	36	9	44	586
South	1,917	922	371	224	323	1,840	60	4	2	11	77
Southwest	7,497	5,404	932	36	658	7,030	410	9	8	40	467
All Sectors	37,903	20,569	7,246	2,321	5,485	35,621	1,801	209	77	195	2,282

Note: Farragut units included in Northwest and Southwest County Sector totals

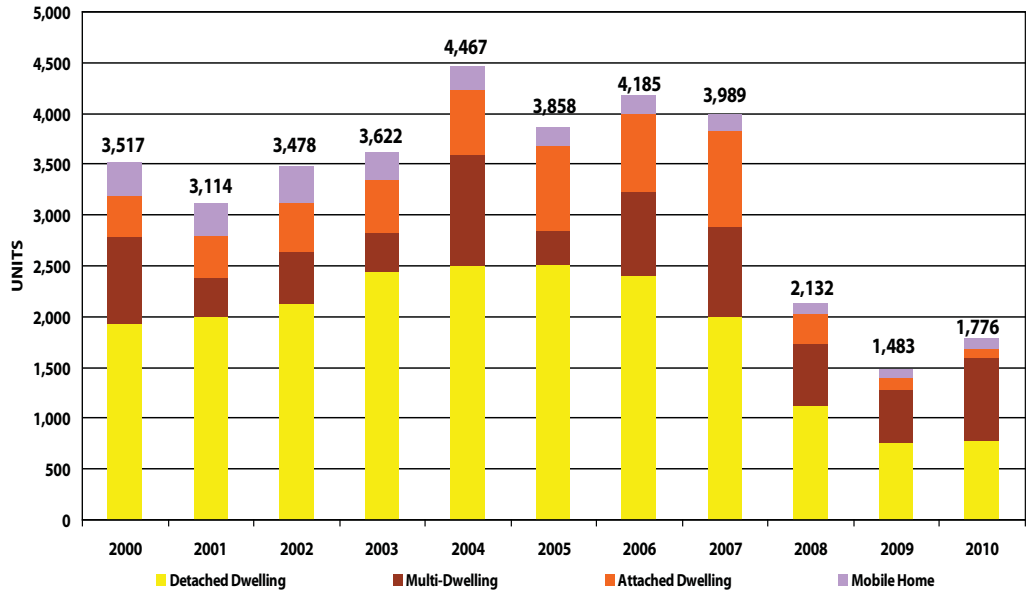


NET UNIT ADDITIONS IN KNOX COUNTY, 2000-2010			
	New Units	Demolitions	Net Additions
Residential	35,621	1,672	33,949
Non-Residential	2,282	511	1,771
Total	37,903	2,183	35,720

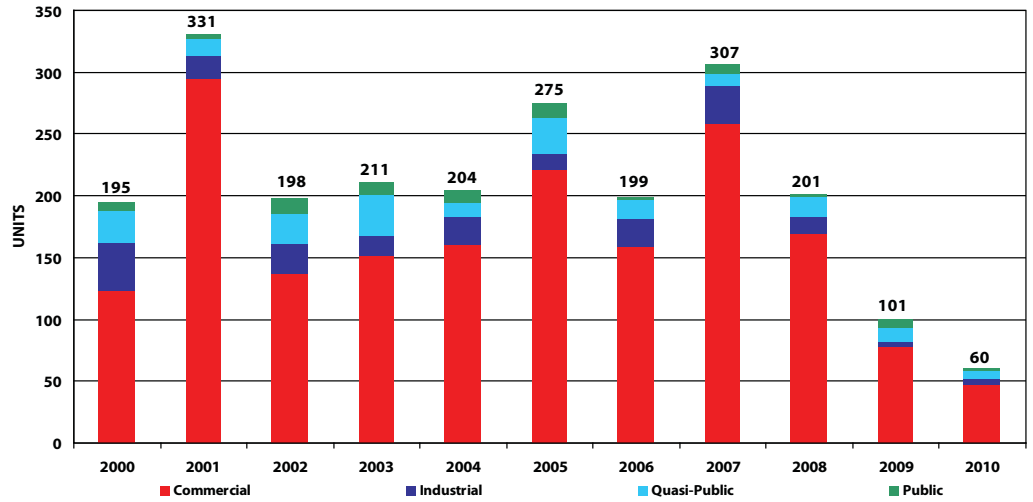




RESIDENTIAL CONSTRUCTION IN KNOX COUNTY, 2000-2010

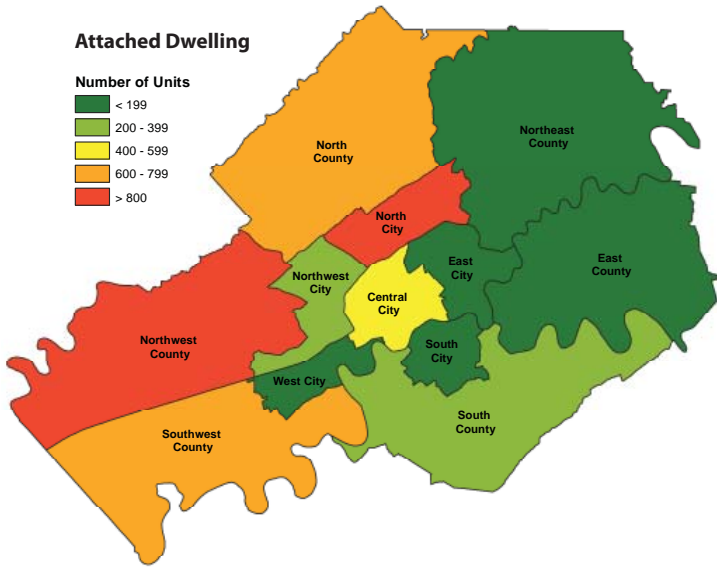
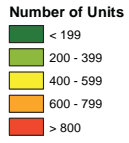


NON-RESIDENTIAL CONSTRUCTION IN KNOX COUNTY, 2000-2010

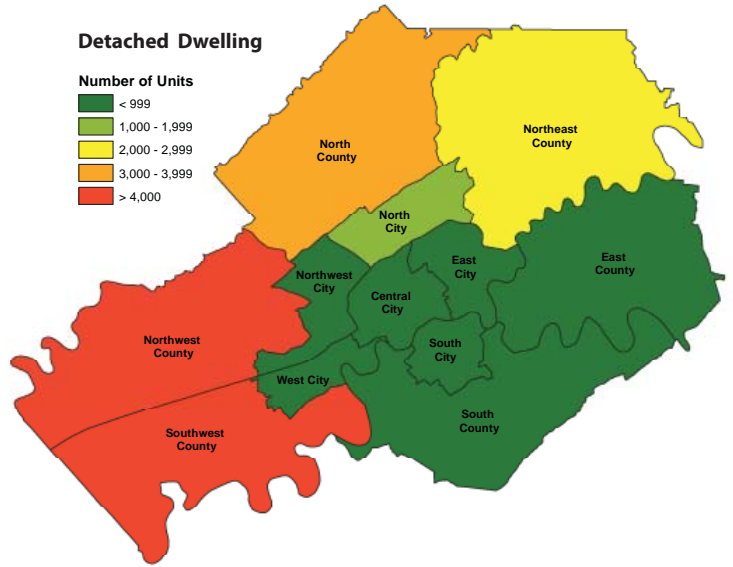
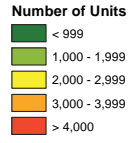


RESIDENTIAL CONSTRUCTION IN KNOX COUNTY, 2000-2010

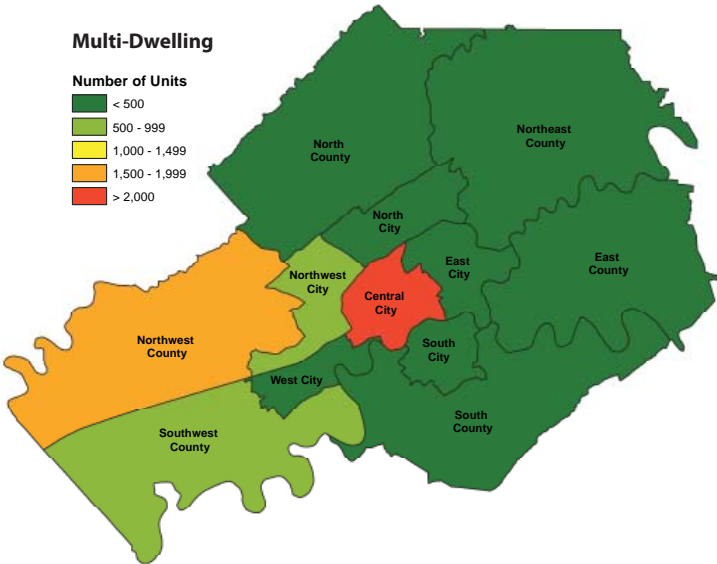
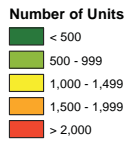
Attached Dwelling



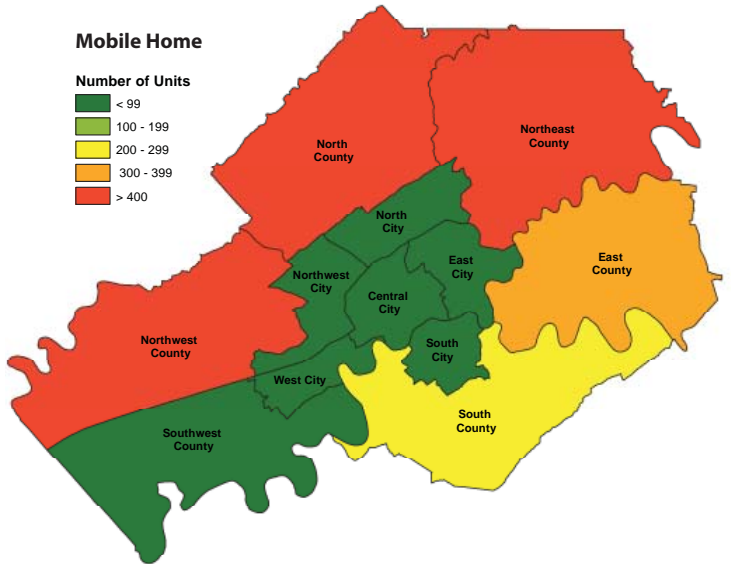
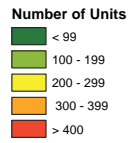
Detached Dwelling



Multi-Dwelling



Mobile Home



Note: Farragut units included in Northwest and Southwest County Sector totals.

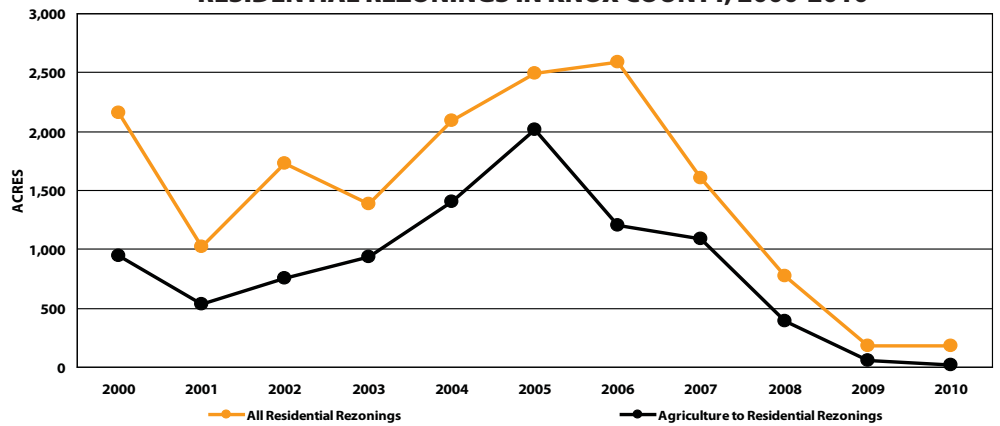


REZONINGS

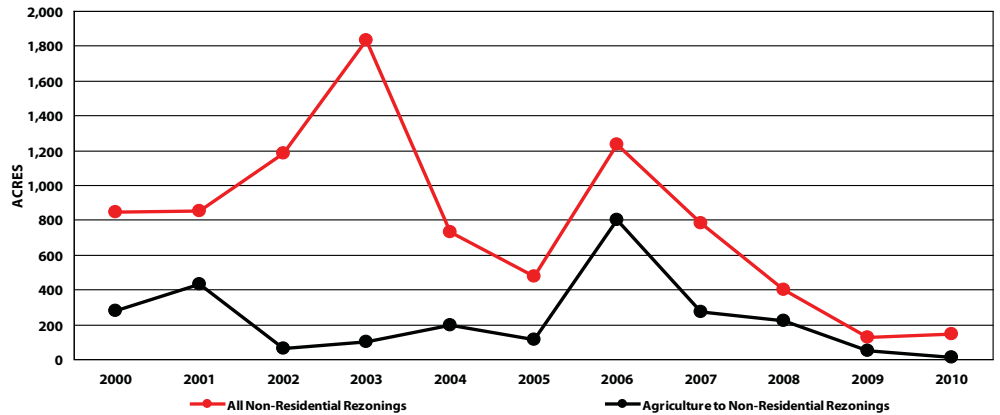
- From 2000 through 2010, more than 1,800 rezoning requests were approved in Knox County, almost evenly split between residential and non-residential approvals.
- In total land area rezoned (nearly 25,000 acres), the split favored residential acreage, accounting for 65 percent (16,208 acres), while non-residential acreage comprised 35 percent (8,626 acres) of the total.
- The average residential rezoning comprised 18.5 acres, while non-residential rezonings averaged 8.9 acres.
- Between 2000 and 2003, there was considerable fluctuation in the amount of residential rezoning approved. After 2003, a steady increase in activity occurred, peaking in 2006 when more than 2,500 acres of land were rezoned for residential use, 76 percent more than the 11-year average. Steep decline occurred thereafter, a result of the meltdown in local and national housing markets. Residential rezoning approvals fell to 180 acres in 2009 and 2010, only 12 percent of the 11-year rate.
- Similar to the trend noted for residential rezonings, the amount of land rezoned for non-residential use sharply dropped in the past four years, reaching a decade low in 2009.
- Agriculturally-zoned land accounted for 58 percent of all acreage rezoned to residential use.
- The largest amount of agriculturally-zoned land converted to residential and commercial use was recorded in 2005 with 2,131 acres.
- The Northwest County sector captured the largest share of rezoned acreage (5,847 acres or 24 percent of countywide rezonings) over the past 11 years. The Northeast County sector accounted for a 14 percent share, ranking it second among all sectors, while the Southwest County was a close third with its 13 percent share.

2000-2010 REZONINGS						
Sector	ALL REZONINGS		RESIDENTIAL		NON-RESIDENTIAL	
	Rezonings	Acreage	Rezonings	Acreage	Rezonings	Acreage
CITY						
Central	218	994	43	473	175	521
East	69	510	21	238	48	272
North	129	1,413	48	953	81	461
Northwest	123	919	43	308	80	610
South	56	1,080	31	739	25	341
West	104	481	52	399	52	82
COUNTY						
East	83	1,870	31	960	52	909
North	218	2,467	126	1,526	92	941
Northeast	131	3,419	93	2,935	38	484
Northwest	367	5,847	203	3,708	164	2,139
South	116	2,526	66	1,451	50	1,075
Southwest	229	3,309	120	2,516	109	793
All Sectors	1,843	24,834	877	16,208	966	8,626

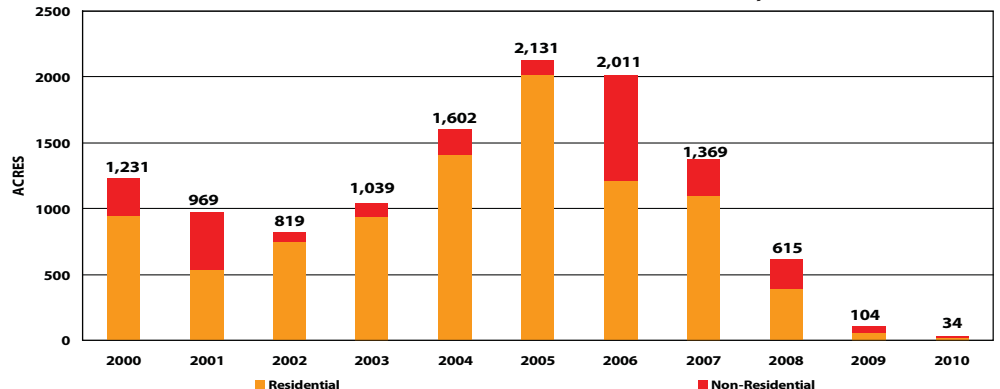
RESIDENTIAL REZONINGS IN KNOX COUNTY, 2000-2010



NON-RESIDENTIAL REZONINGS IN KNOX COUNTY, 2000-2010



AGRICULTURAL LAND CONVERTED BY REZONING, 2000-2010

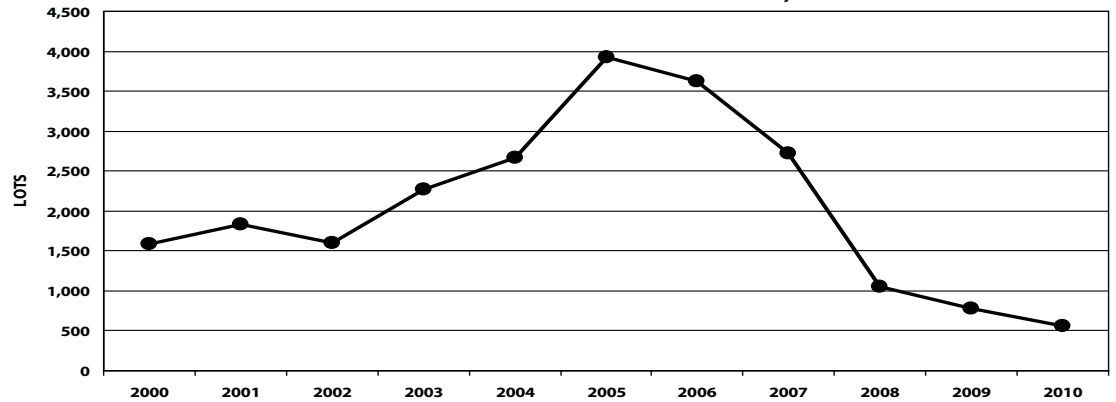


SUBDIVISIONS

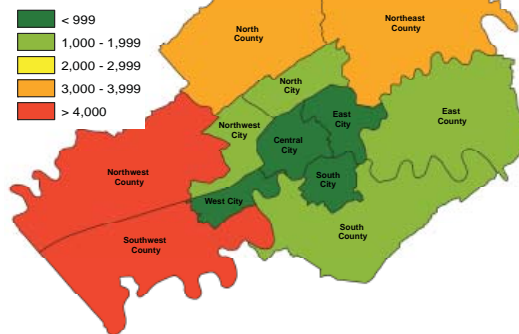
- Over 2,300 subdivisions were approved in Knox County over the past 11 years, roughly 215 each year, comprising almost 24,000 new building lots.
- Residential subdivision lots made up 95 percent of the 11-year inventory.
- The average residential subdivision was 9.7 acres in size with 13 lots.
- Comprising a much smaller share of subdivision activity, non-residential projects numbered 602 over the past 11 years, generating 1,153 lots, representing just under five percent of the total countywide new lot inventory.
- The Northwest and Southwest County sectors, ranking first and second in residential subdivision activity, combined for 43 percent of all new residential lots. The North, Northeast, and East County sectors rounded out the top-five. Fewest new residential lots were created in city sectors, not surprising given the much smaller inventory of developable land in the already-urbanized area.
- Consistent with other indicators of development activity, new subdivision approvals peaked in 2005, with 3,926 lots, and remained high in 2006, with 3,631 lots. A steady and steep decline occurred each year since then, plummeting to 562 new residential building lots approved in 2010.

2000-2010 SUBDIVISIONS									
Sector	ALL SUBDIVISIONS			RESIDENTIAL			NON-RESIDENTIAL		
	Total Acreage	Total Subdivisions	Total Lots	Acreage	Subdivisions	Lots	Acreage	Subdivisions	Lots
CITY									
Central	638.1	208	440	194.8	50	245	443.3	158	195
East	348.3	83	356	205.1	62	317	143.2	21	39
North	882.9	121	1,118	701.1	88	1,066	181.9	33	52
Northwest	721.6	127	1,110	414.1	76	1,035	307.6	51	75
South	183.5	54	129	71.8	37	86	111.6	17	43
West	446.5	93	400	182.4	46	331	264.1	47	69
COUNTY									
East	1,899.0	160	1,331	1,627.1	139	1,291	271.8	21	40
North	3,779.8	367	3,913	3,335.2	326	3,774	444.5	41	139
Northeast	3,136.2	284	3,445	2,839.6	268	3,409	296.6	16	36
Northwest	4,598.2	414	5,359	2,831.5	292	5,080	1,766.8	122	279
South	1,556.8	133	1,217	1,299.6	118	1,170	257.2	15	47
Southwest	4,290.7	319	4,966	3,349.4	259	4,827	941.3	60	139
All Sectors	22,481.4	2,363	23,784	17,051.6	1,761	22,631	5,429.9	602	1,153

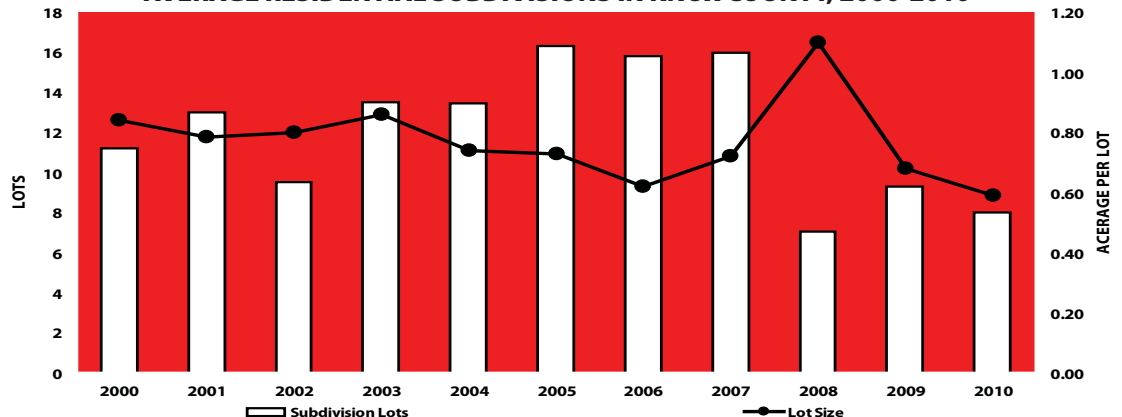
NEW RESIDENTIAL LOTS IN KNOX COUNTY, 2000-2010



NEW RESIDENTIAL SUBDIVISION LOTS 2000-2010

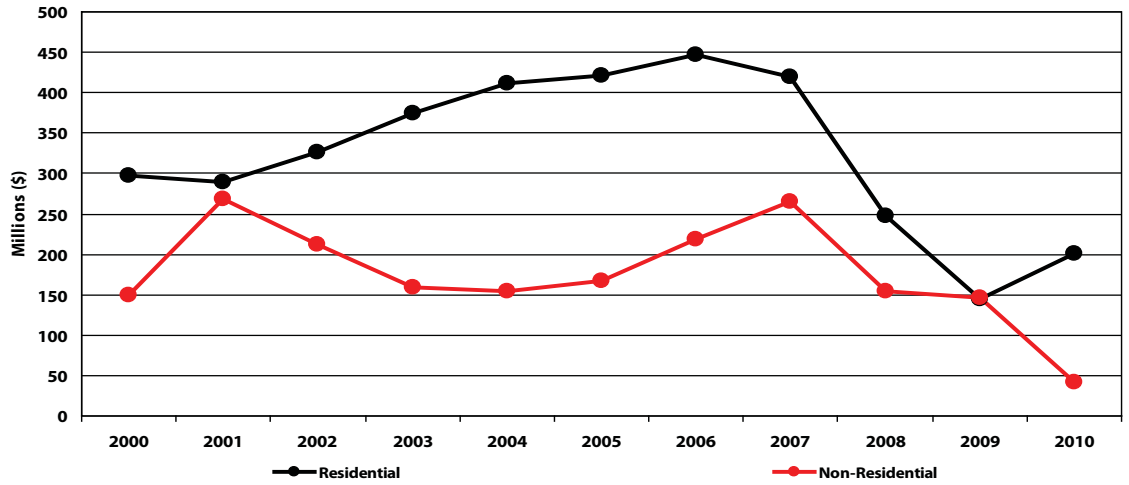


AVERAGE RESIDENTIAL SUBDIVISIONS IN KNOX COUNTY, 2000-2010





VALUE OF NEW CONSTRUCTION IN KNOX COUNTY, 2000-2010



VALUE OF RENOVATIONS IN KNOX COUNTY, 2000-2010

