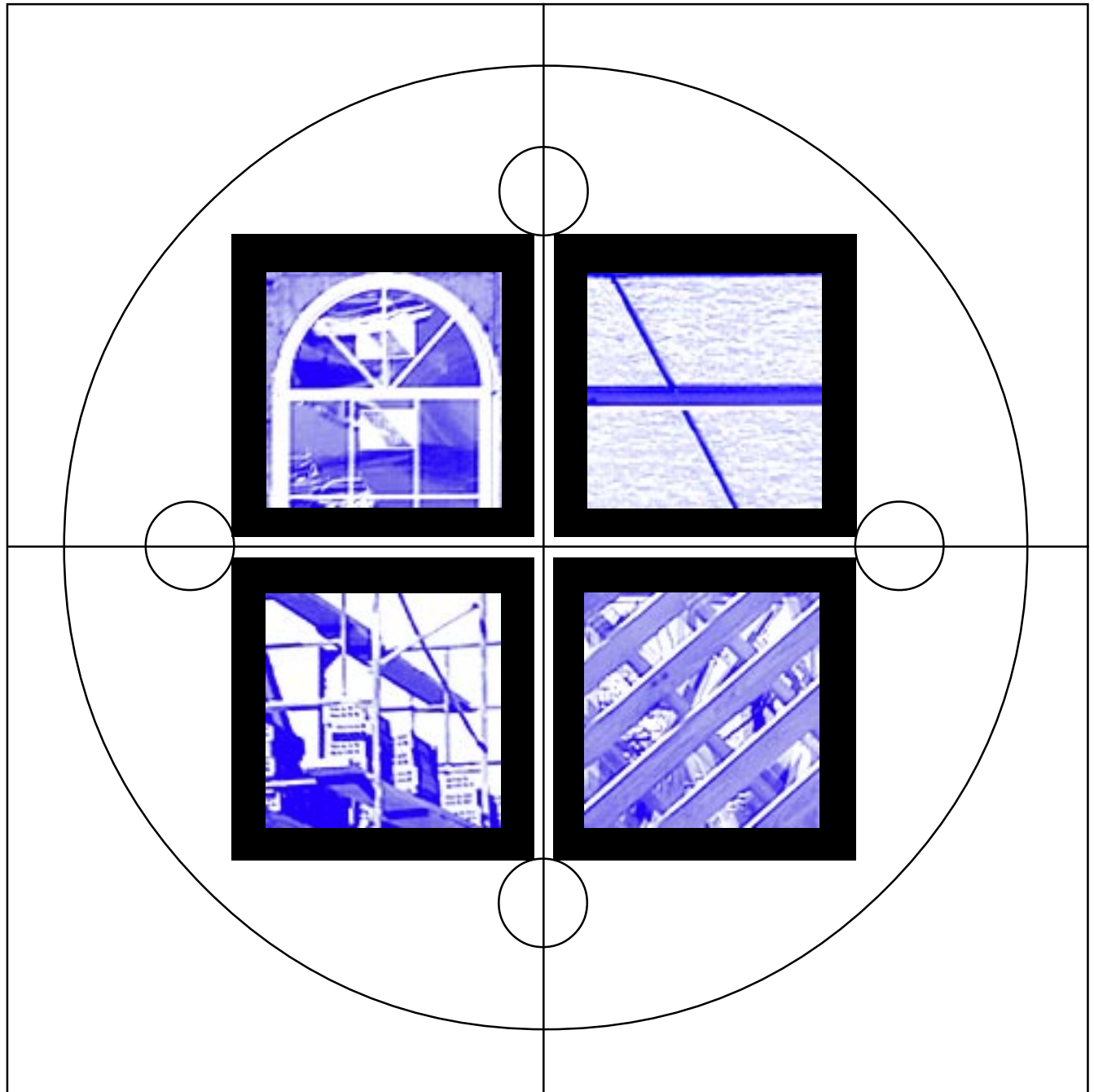


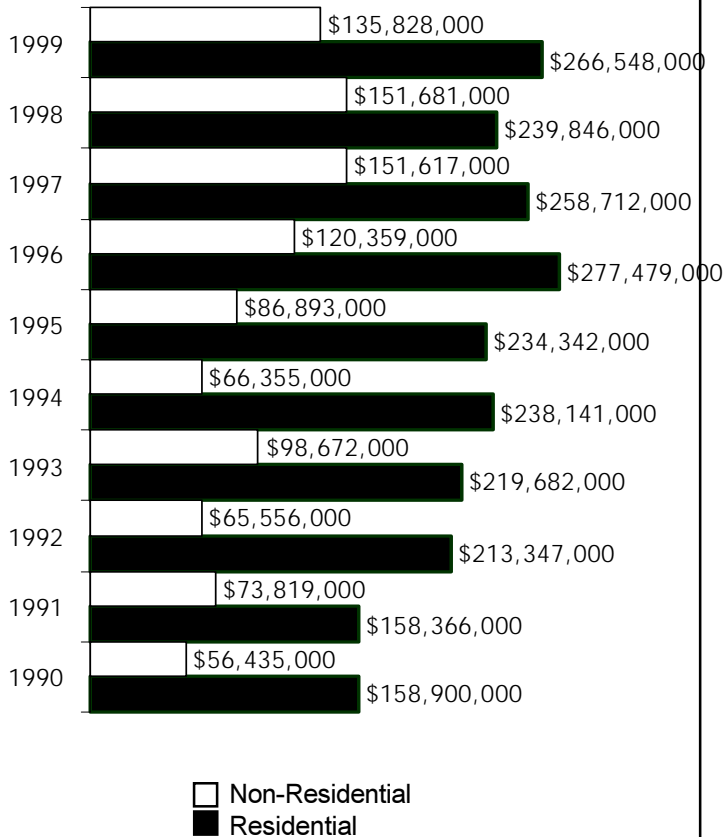
DEVELOPMENT ACTIVITY

A SUMMARY OF 1999 DEVELOPMENT TRENDS IN KNOXVILLE & KNOX COUNTY TENNESSEE

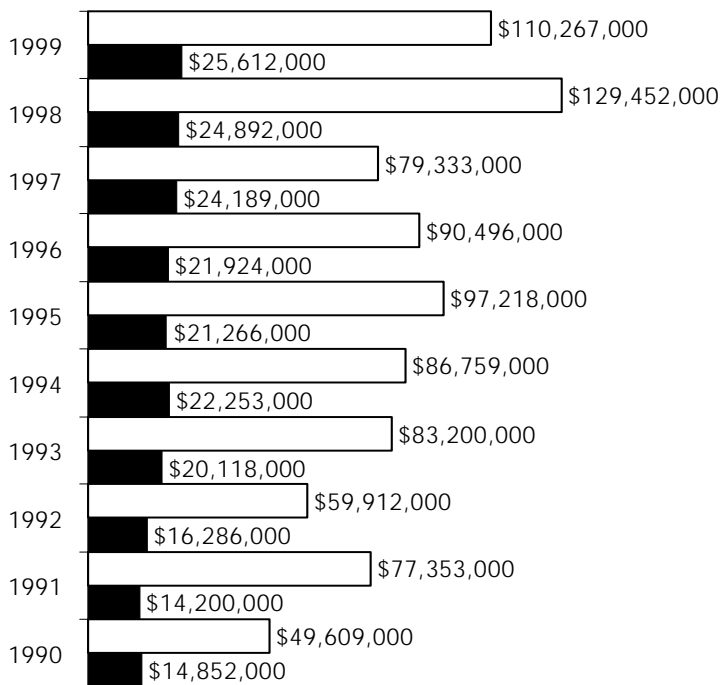


Knoxville Knox County Metropolitan Planning Commission
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1990-1999 Dollar Value of New Construction



1990-1999 Dollar Value of Renovations



Approved building permits totaled 3,561 in 1999, slightly outpacing market figures reported last year. A modest 0.7 percent growth rate, representing a 26-unit net increase, was recorded.

Residential construction held a 93.6 percent share of all approved building permits in 1999. The single-family market dominated all others with its 58 percent share. The largest non-residential category was the commercial sector with 3.5 percent of the total.

Approved single-family units grew by 8.7 percent, while multi-family construction levels dropped 24.4 percent. At the same time, mobile home placements increased almost 13 percent, and condominium investment remained unchanged from 1998 levels.

Area leaders in new single-family home construction were the Southwest, Northwest, and North County Sectors, combining for almost 60 percent of all residential permits issued during the year.

A total of 270 buildings were demolished in 1999. About 80 percent of those were residential properties, the majority of which were found in the Central City Sector.

Dollar value of new residential construction was the highest since 1996. The 82-unit Dunhill apartment complex on Sutherland Avenue and the Jefferson Commons project, with 212 units in Fort Sanders, accounted for much of the rise in residential investment.

Non-residential construction included Walgreen and CVS drug stores, improvements to the Knoxville Zoological Park, expansion at Fort Sanders West Hospital, and new office buildings along Pellissippi Parkway.

During the decade of the 1990s, Knox County reported a net gain of 32,844 new dwelling units.

The North, Northwest, and Southwest County Sectors led all others in new construction throughout the 1990s. During the past ten-year period, they averaged a 64 percent share of all permits issued countywide. The Northwest City Sector placed fourth in total new development, but it did not record even half the level of construction seen in each of the top three sectors.

Countywide value of new construction topped the \$3 billion mark during the 1990s. Renovation permits added another \$1.1 billion of spending.

1999 Building Permits

Sector	All Permits Total	Residential					Non-Residential			
		Single-Family	Multi-Family	Mobile Home	Condo	Total	Comm-ercial	Indu- strial	Public/ Quasi- Public	Total
Knoxville										
Central	421	50	330	4	10	394	17	7	3	27
East	65	38	0	3	12	53	1	4	7	12
North	99	75	6	3	4	88	6	5	0	11
Northwest	158	88	2	6	35	131	17	7	3	27
South	52	25	1	9	14	49	2	0	1	3
West	116	67	20	0	3	90	12	10	4	26
Knox County										
East	209	119	1	74	0	194	7	7	1	15
North	576	299	71	74	108	552	14	5	5	24
Northeast	286	200	1	70	5	276	5	5	0	10
Northwest	628	389	54	44	100	587	27	8	6	41
South	157	71	7	28	41	147	0	4	6	10
Southwest	794	656	0	10	107	773	16	1	4	21
All Sectors	3,561	2,077	493	325	439	3,334	124	63	40	227

1999 Net Unit Additions

Sector	All Permits Net Additions	Residential			Non-Residential		
		New Units	Demo- litions	Net Additions	New Units	Demo- litions	Net Additions
Knoxville							
Central	265	394	128	266	27	28	-1
East	60	53	5	48	12	0	12
North	79	88	14	74	11	6	5
Northwest	121	131	37	94	27	0	27
South	40	49	11	38	3	1	2
West	105	90	6	84	26	5	21
Knox County							
East	207	194	1	193	15	1	14
North	571	552	2	550	24	3	21
Northeast	285	276	1	275	10	0	10
Northwest	626	587	0	587	41	2	39
South	151	147	5	142	10	1	9
Southwest	781	773	10	763	21	3	18
All Sectors	3,291	3,334	220	3,114	227	50	177

1990-1999 Net Unit Additions

Sector	All Permits Net Additions	Residential		
		New Units	Demo- litions	Net Additions
Knoxville				
Central	396	1,046	746	300
East	614	605	81	524
North	1,827	1,815	92	1,723
Northwest	2,291	2,174	63	2,111
South	752	782	62	720
West	1,622	1,540	50	1,490
Knox County				
East	949	849	10	839
North	5,347	5,212	18	5,194
Northeast	2,248	2,180	12	2,168
Northwest	7,861	7,544	37	7,507
South	1,409	1,363	11	1,352
Southwest	8,009	7,734	35	7,699
All Sectors	33,325	32,844	1,217	31,627

1990-1999 Building Permits

Year	Residential	Non-Residential
1990	2,756	204
1991	2,550	186
1992	3,073	125
1993	3,358	167
1994	3,303	182
1995	3,399	258
1996	4,129	255
1997	3,640	247
1998	3,297	238
1999	3,334	227

Note: Farragut data included in Northwest County and Southwest County Sector Totals

Rezoning

□ There were 224 rezonings approved in 1999, affecting almost 2,000 acres of property.

□ Rezoning requested by private applicants (that is, excluding annexation petitions) represented 74 percent of the approved cases, comprising 85 percent of the rezoned property. Annexation-based requests accounted for the remaining approvals. For all types of rezoning, this year's totals were fewer, by 75 approvals, marking a 25.1 percent drop. The amount of affected acreage, however, was higher, increasing 20.5 percent. Rezoned properties averaged 8.9 acres in size, compared to last year's 5.6 acres per request.

□ Among rezonings by private petition, residential cases comprised less than half of the total requests, but they represented 80 percent of the affected property. The average private residential rezoning in 1999 was 17.4 acres in size, compared to the non-residential average of 3.9 acres.

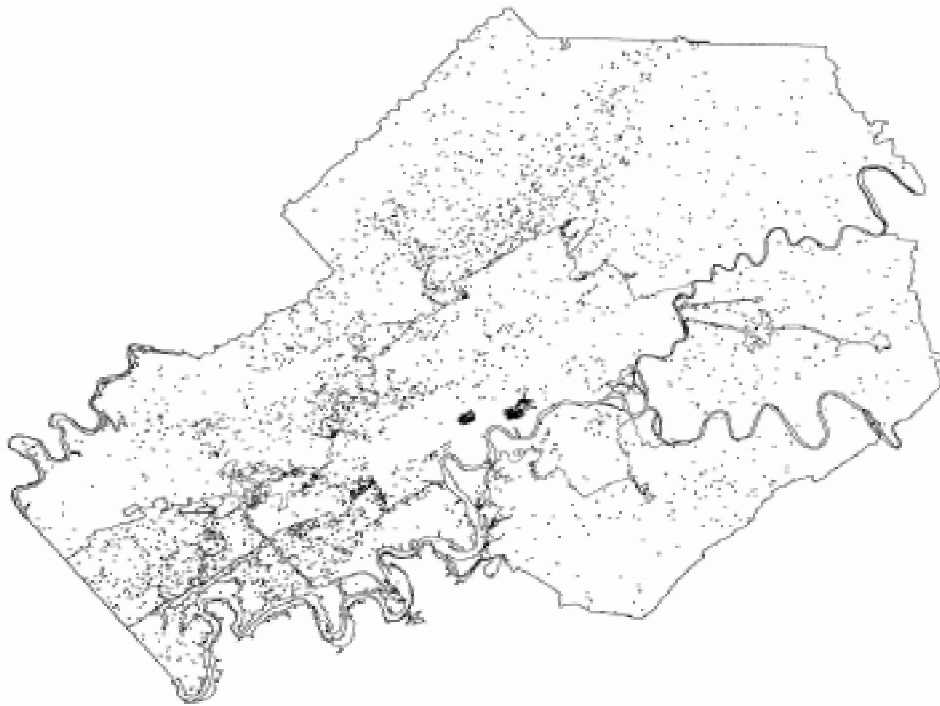
□ The number of residential rezonings by private request was up 36.8 percent in 1999. Affected property acreage increased 70.9 percent. Non-residential rezonings grew 2.3 percent in number, but retreated 42 percent in total acreage.

□ Rezoning resulting from City of Knoxville annexations declined by 100 cases from 1998 levels, representing a 62.8 percent drop, however, the affected acreage grew 8.1 percent. The average annexation increased from 1.8 acres per case in 1998 to 5.1 acres this year.

□ More than 70 percent of the rezonings due to annexation were for residential property, comprising about 200 acres of land.

□ The greatest share of residential annexation occurred in the South County and North City Sectors. Commercial annexations were reported primarily in the Southwest, South, and East County Sectors.

1999 Residential Building Permits



1 dot = 1 Housing Unit

1999 Sector Acreage

Sector	Total Acreage
Knoxville	
Central	10,763
East	9,990
North	10,798
Northwest	10,652
South	7,390
West	
Knox County	
East	41,667
North	50,008
Northeast	57,979
Northwest	47,754
South	44,950
Southwest	
All Sectors	40,823
	339,913

1999 Rezoning (Excluding Annexations)

<i>Sector</i>	<i>All Rezoning</i>		<i>Residential</i>		<i>Non-Residential</i>	
	Number of Rezoning	Acreage Rezoned	Number of Rezoning	Acreage Rezoned	Number of Rezoning	Acreage Rezoned
Knoxville						
Central	32	106.3	10	35.6	22	70.7
East	6	92.2	2	88.0	4	4.2
North	5	6.9	3	4.8	2	2.1
Northwest	15	67.3	2	11.4	13	55.9
South	3	143.1	3	143.1	0	0.0
West	8	38.2	2	29.1	6	9.1
Knox County						
East	5	235.5	2	227.2	3	8.3
North	22	280.9	14	240.6	8	40.2
Northeast	9	91.7	5	69.8	4	22.0
Northwest	32	238.2	16	148.7	16	89.5
South	7	42.9	4	32.0	3	10.8
Southwest	22	358.5	15	329.9	7	28.6
All Sectors	166	1,701.6	78	1,360.1	88	341.5

1999 Rezoning (Due to Annexations)

<i>Sector</i>	<i>All Rezoning</i>		<i>Residential</i>		<i>Non-Residential</i>	
	Number of Rezoning	Acreage Rezoned	Number of Rezoning	Acreage Rezoned	Number of Rezoning	Acreage Rezoned
Knoxville						
Central	0	0.0	0	0.0	0	0.0
East	0	0.0	0	0.0	0	0.0
North	9	45.6	8	45.3	1	0.3
Northwest	3	2.5	2	1.3	1	1.3
South	1	0.4	1	0.4	0	0.0
West	18	9.2	17	8.7	1	0.4
Knox County						
East	4	22.4	1	1.6	3	20.8
North	0	0.0	0	0.0	0	0.0
Northeast	0	0.0	0	0.0	0	0.0
Northwest	3	2.4	2	1.5	1	0.9
South	8	158.9	6	135.0	2	23.9
Southwest	12	56.4	5	2.7	7	53.7
All Sectors	58	297.8	42	196.4	16	101.3

1999 Subdivisions

All

Sector of	Subdivided Acreage	Number of Subdivisions	Number of Lots
Knoxville			
Central	31.9	18	24
East	15.4	7	37
North	76.5	10	126
Northwest	89.7	15	171
South	3.9	4	19
West	27.0	10	34
Knox County			
East	194.3	20	240
North	349.8	36	323
Northeast	366.8	34	445
Northwest	408.6	30	547
South	86.2	12	77
Southwest	322.4	28	657
All Sectors	1,972.4	224	2,700

Subdivisions

□ The inventory of lots netted 684 more than last year, marking a 34 percent increase. The 114 new non-residential subdivision lots were the most recorded since 1991. Total subdivided acreage was up almost 36 percent over 1998 figures.

□ Residential subdivisions comprised 75 percent of all approvals, almost 80 percent of affected land, and more than 95 percent of the lots created.

□ Residential lot sizes averaged 0.6 acres again this year. The non-residential average shrunk to 3.6 acres per lot, down from 5.7 acres last year.

□ The Northeast, Northwest, and Southwest County sectors combined for a 62.7 percent share of all new residential lots created this year. In non-residential development, leading sectors included the Central City, North County, and Northwest County, holding a 65.8 percent share of the new inventory.

□ For the entire decade, 27,135 new residential lots and 991 non-residential lots were created in Knox County.

Residential

Sector	Subdivided Acreage	Number of Subdivisions	Number of Lots
Knoxville			
Central	0	0	0
East	14.6	6	36
North	66.1	6	121
Northwest	61.8	11	162
South	2.0	2	17
West	14.5	4	23
Knox County			
East	167.5	17	232
North	211.0	27	297
Northeast	364.8	33	444
Northwest	266.8	24	522
South	85.0	11	76
Southwest	313.2	27	656
All Sectors	1,567.2	168	2,586

Non-Residential

Sector	Subdivided Acreage	Number of Subdivisions	Number of Lots
Knoxville			
Central	31.9	18	24
East	0.8	1	1
North	10.4	4	5
Northwest	27.9	4	9
South	1.9	2	2
West	12.5	6	11
Knox County			
East	26.8	3	8
North	138.8	9	26
Northeast	2.0	1	1
Northwest	141.9	6	25
South	1.2	1	1
Southwest	9.2	1	1
All Sectors	405.1	56	114

Notes:

- Farragut data included in Northwest County and Southwest County Sector totals.
- Only approved final plats are included.
- Only the net number of new lots is reported.
- Revisions of existing subdivisions which produce fewer or no new lots are excluded.
- All one-lot subdivisions which produce net new lots are included.

1991-1999 Agricultural Land Converted by Rezoning

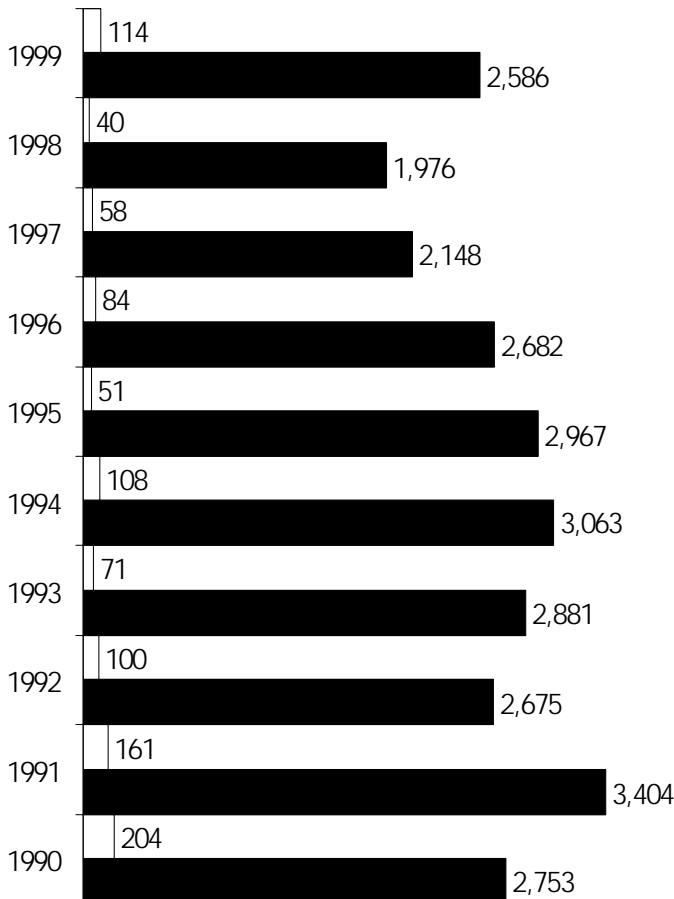
Year	Residential Acreage	Non-Residential Acreage
1991	326	129
1992	871	26
1993	973	225
1994	1,266	270
1995	865	96
1996	733	111
1997	580	327
1998	674	294
1999	793	134
9-yr Total	7,081	1,612

Agricultural Land Conversion

□ Rezoning actions converted 927 acres of agricultural-zoned property to residential and commercial development categories this year, a decrease of 4.2 percent from 1998.

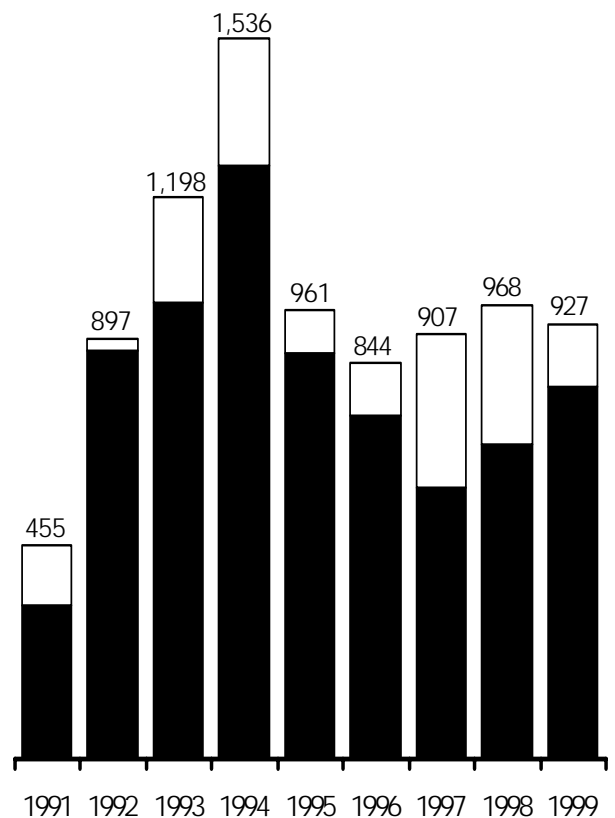
□ Residential rezoning accounted for 793 acres of agricultural conversion, up 119 acres (17.7 percent) from the 1998 total. Conversion to commercial zones was down 54.4 percent this year, with a 160-acre decline in rezoning.

1990-1999 Subdivisions New Lots Created



□ Non-Residential
 ■ Residential

1991-1999 Total Agricultural Acreage Converted by Rezoning



□ Non-Residential
 ■ Residential

1999 Residential Subdivisions

Number of Lots

- 5 - 10 •
- 11 - 20 ●
- 21 - 40 ●
- 41 - 70 ●
- > 70 ●

