



June 5, 2025

# Supporting Our Community's Growth





# Top Housing Markets for 2025

- Boston, MA
- Grand Rapids, MI
- Greenville, SC
- Hartford, CT
- Indianapolis, IN
- Kansas City, MO
- **Knoxville, TN**
- Phoenix, AZ
- San Antonio, TX



# Agenda

- How KUB supports development
- Residential development trends
- Current challenges
- Areas of high activity
- Future development in Knox County
- Another way KUB supports our community



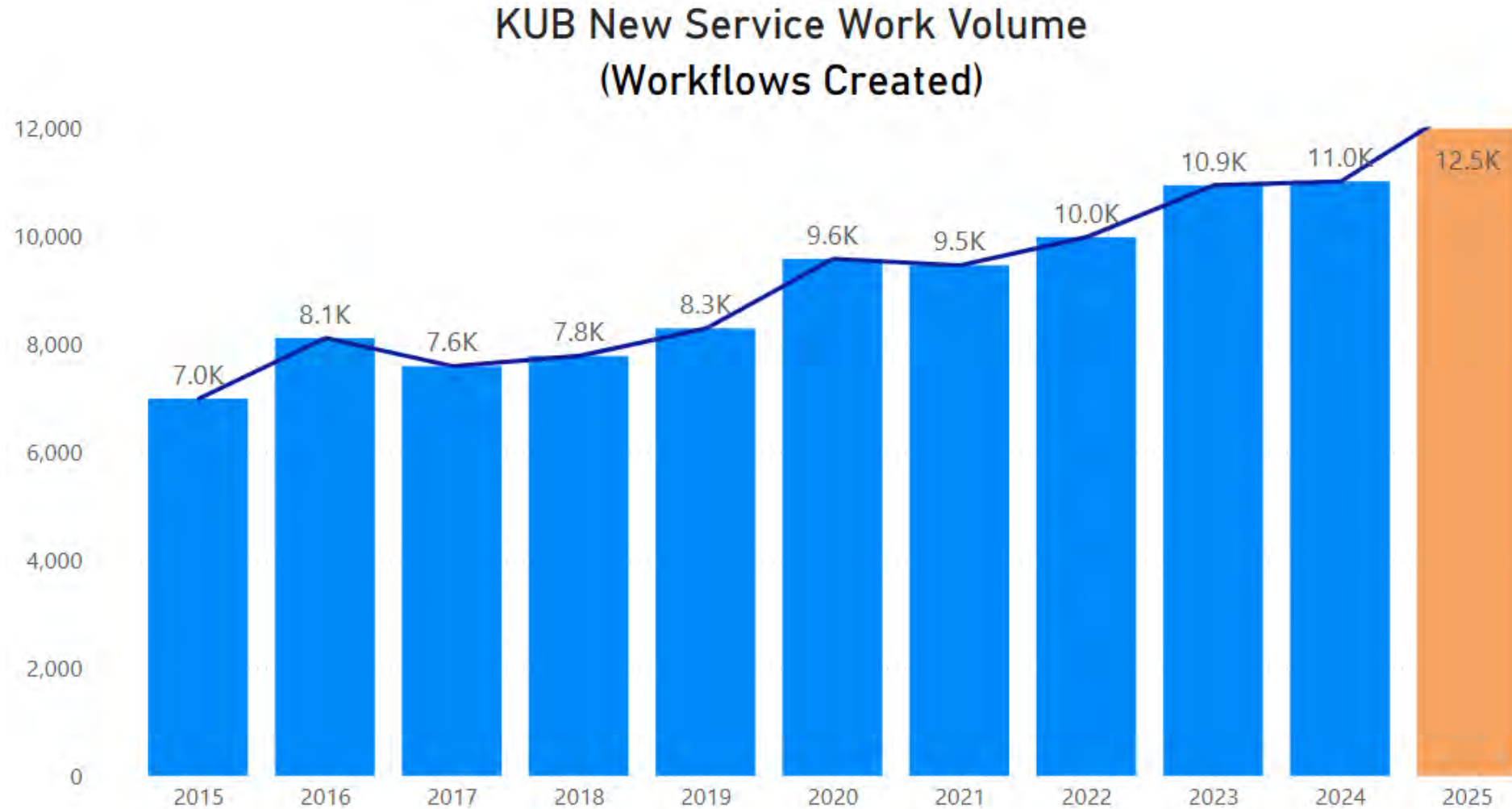
# KUB Groups Support Development

- Overhead Construction
- Underground Construction
- Fiber Construction
- Engineering
- Key Accounts
- New Service





# Land Development Activity



# How We Support Development

- Dedicated department
- Utility design and review
- Utility cost estimating
- Inspection services
- Easement acquisition
- Assist with recruitment efforts



# Role in Recruitment Efforts

- Led primarily by TVA and the Knoxville Chamber
- KUB fills a supporting role during the recruitment process
- Focused on utility availability and system capacity
- Provide cost estimates for required utility upgrades
- Utility system upgrades are funded by the customer
- Contingent Refund Agreements available
- Ensure ratepayer's interests are protected

# Residential Development is Changing

- Rapid population and job growth
- High demand, low inventory
- Increasing house prices
- Scarcity of land
- Consumer preferences
- Shift toward multifamily/mixed use development





# Utility Challenges

- Tighter spaces, less accessibility
- More complex
- Escalating costs
- More parties at the table
- Work volume and resources
- Supply chain






## Areas of Development

 Cumberland Corridor

 UT Campus

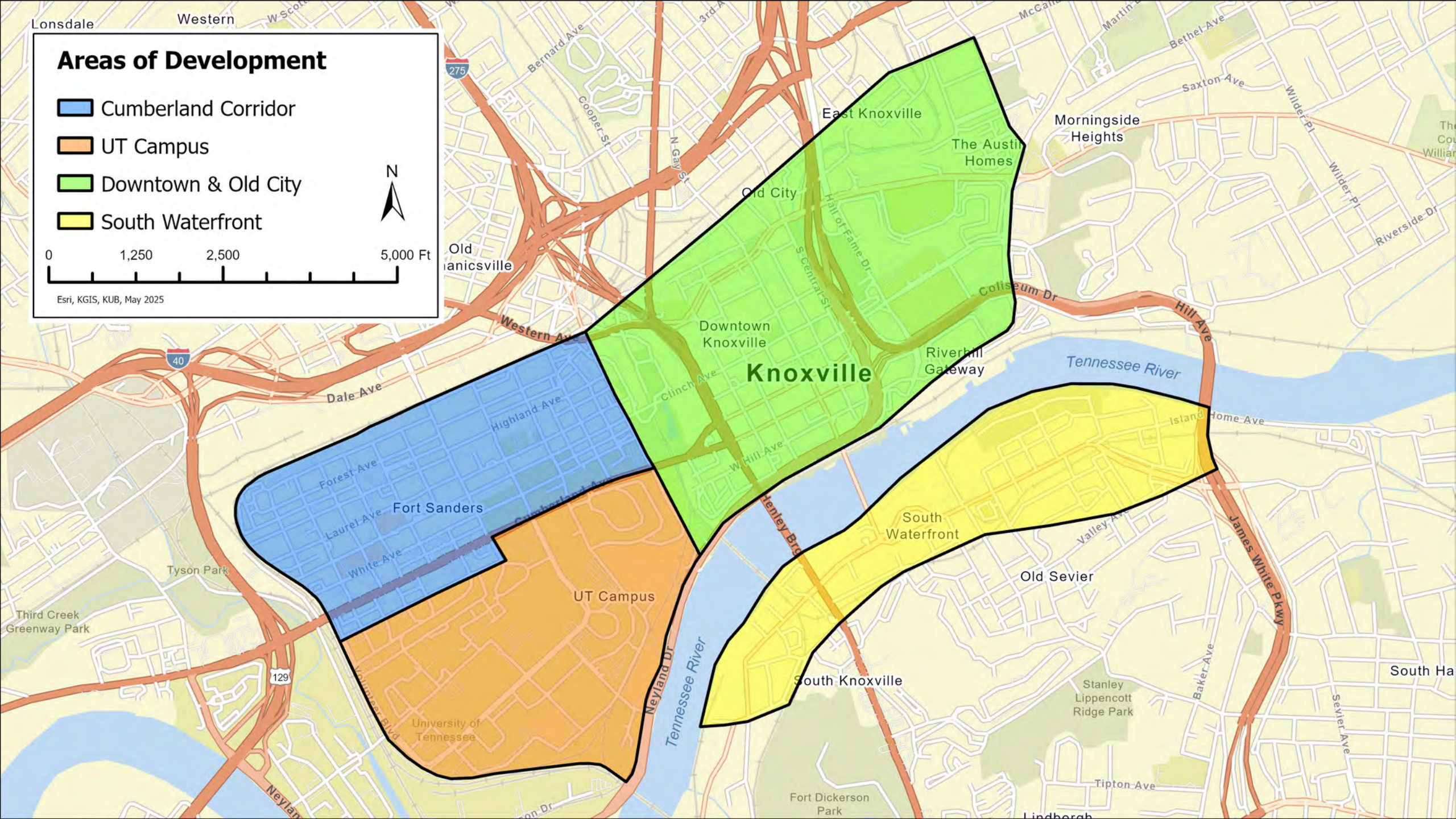
 Downtown & Old City

 South Waterfront



0 1,250 2,500 5,000 Ft

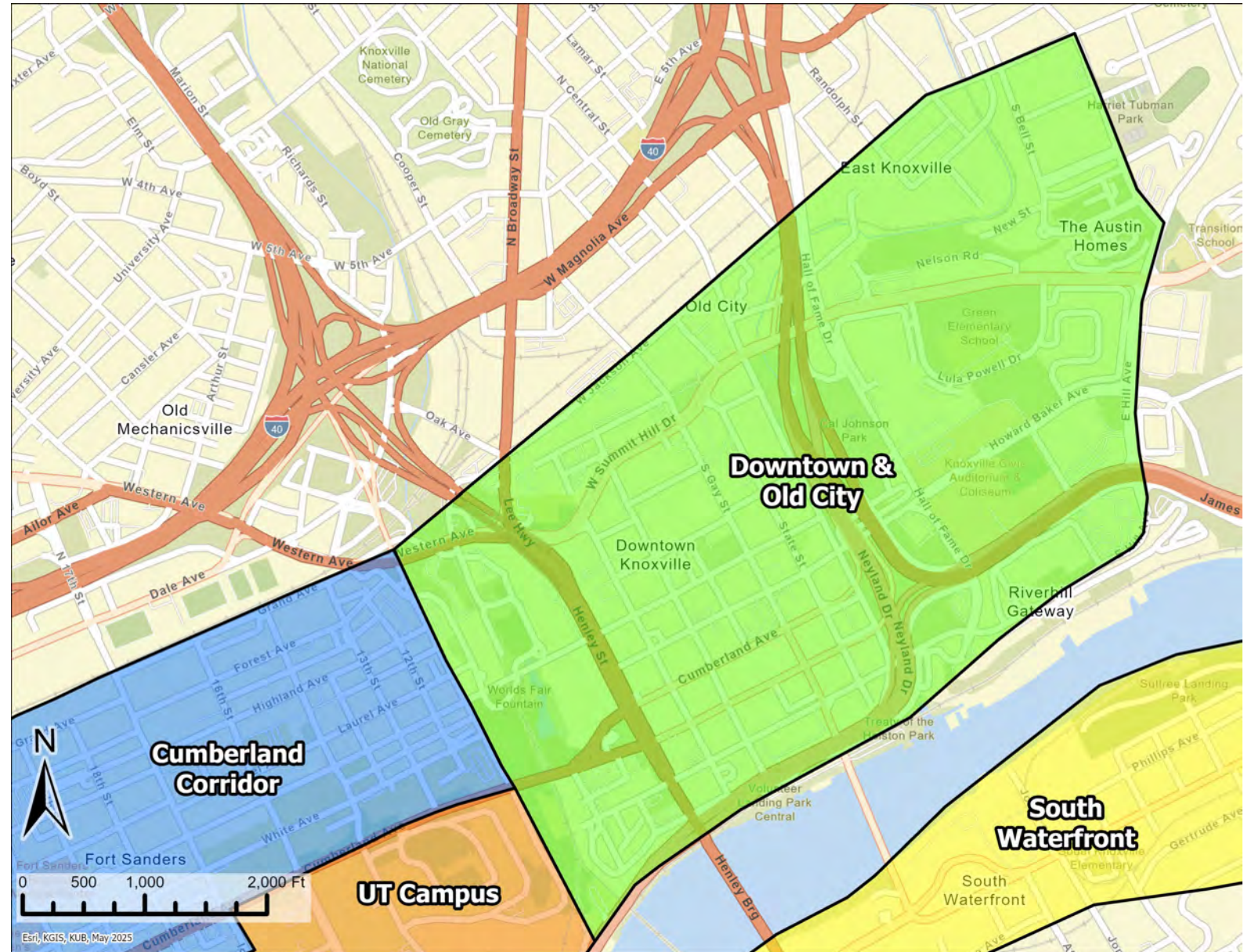
Esri, KGIS, KUB, May 2025





# Downtown & Old City:

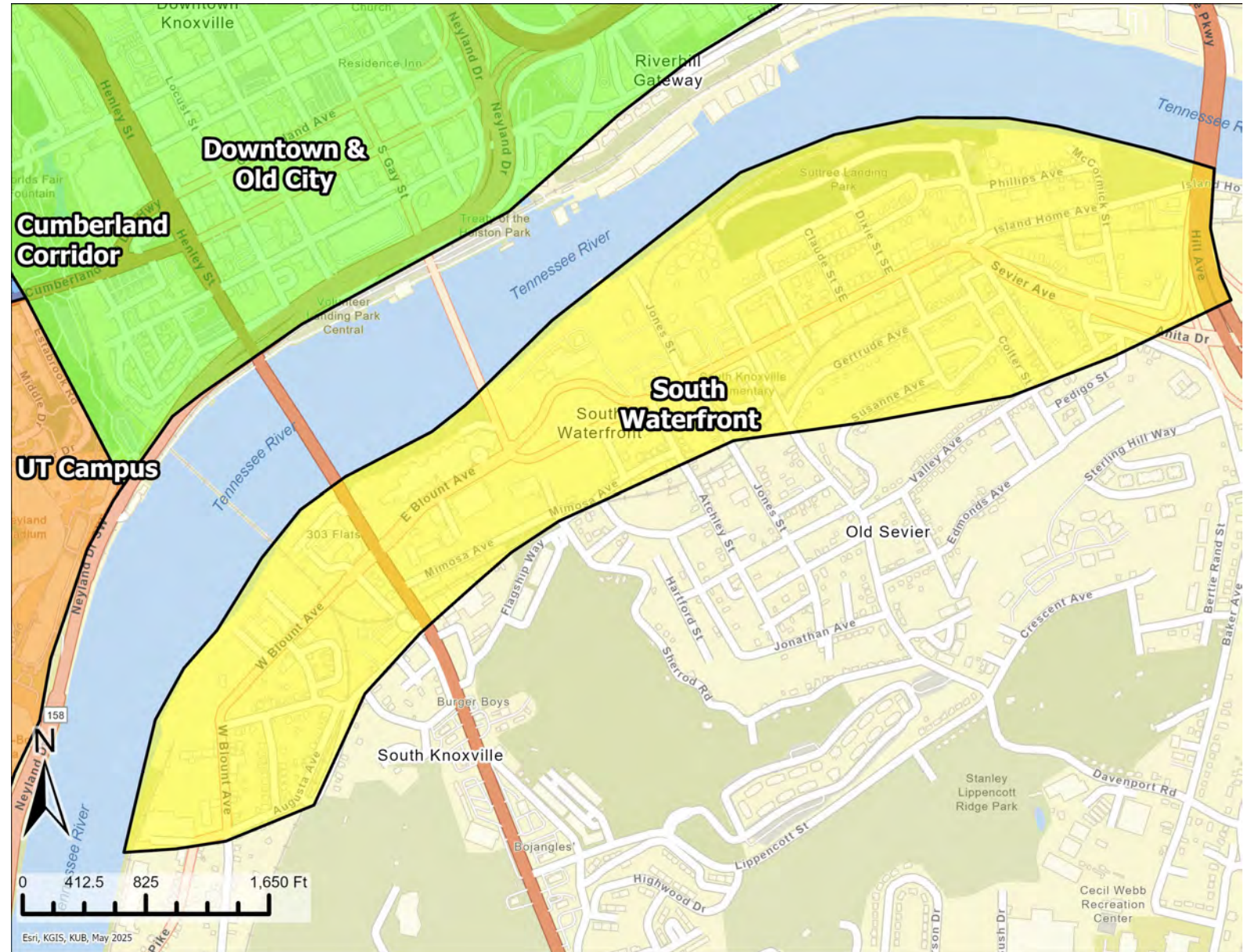
- Ongoing projects:
  - Yardley Flats
  - Ridgehouse Apartments
  - City Summit
- Upcoming projects:
  - Vintage Cal
  - 207 E. Jackson
  - The T at Riverfront
- Over 1,000 new housing units added over the last several years
- 500 new units currently in planning phase





# South Waterfront:

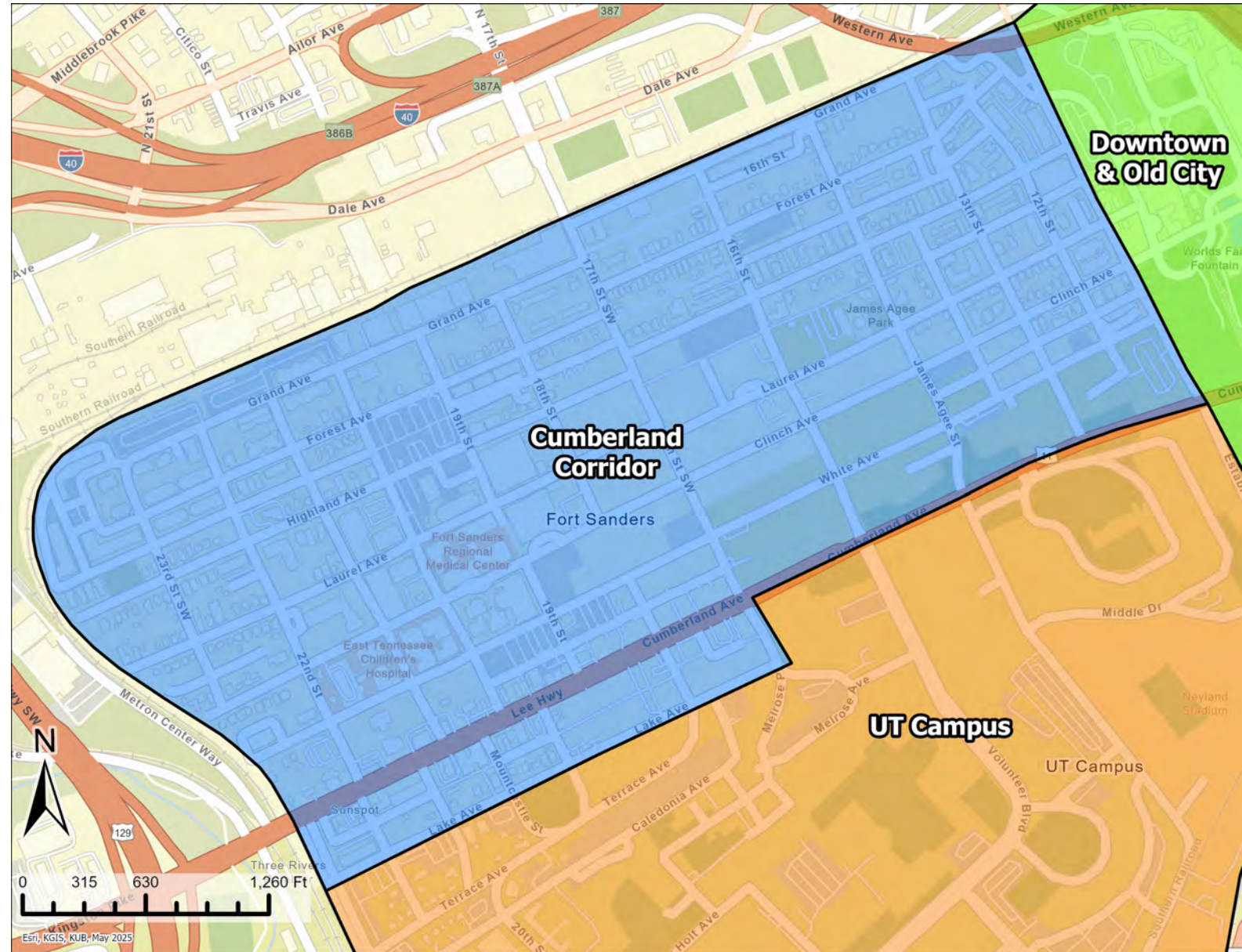
- Ongoing projects:
  - LIV Knoxville
  - Villas Student Housing
- Recently completed:
  - One Riverwalk
  - Southbanks at Suttree
  - 303 Flats
  - Chapman Student Housing
  - City South
- Over 1,600 new housing units added over the last several years





# Cumberland Corridor:

- Ongoing projects:
  - The Hub Buildings 1-4
  - The Verve
  - Signature at Grand
- Recently completed:
  - Union Knoxville
  - 1830 Cumberland
  - Nova Knoxville
- Over 1,700 new housing units added over the last several years





# Cumberland Avenue Before & After

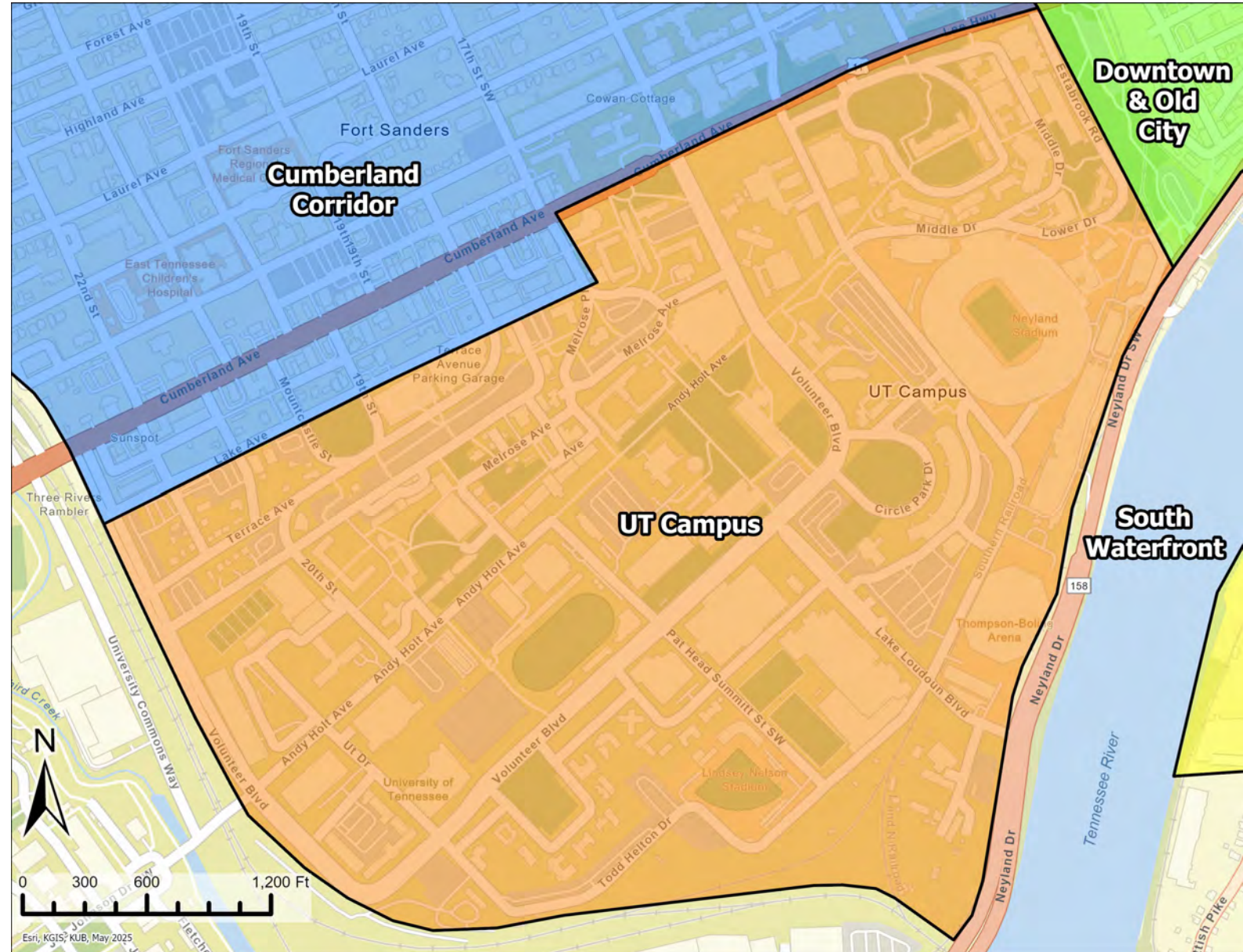


2015 vs. 2025



# UT Campus:

- Ongoing projects:
  - Poplar Residence Hall
  - Beacon Residence Hall
  - Torchbearer Residence Hall
- Planned projects:
  - Carrick Hall redevelopment
  - Reese Hall redevelopment
  - Second Creek Housing
  - Greek Housing expansion
- Add 7K students by 2030
- Add 5K beds by 2030





# UTK 10 YEAR MASTER PLAN

## 10 Year IMPLEMENTATION



New Construction



Major Renovation

Source: University of Tennessee



# NEYLAND ENTERTAINMENT DISTRICT





# Neyland Entertainment District Considerations

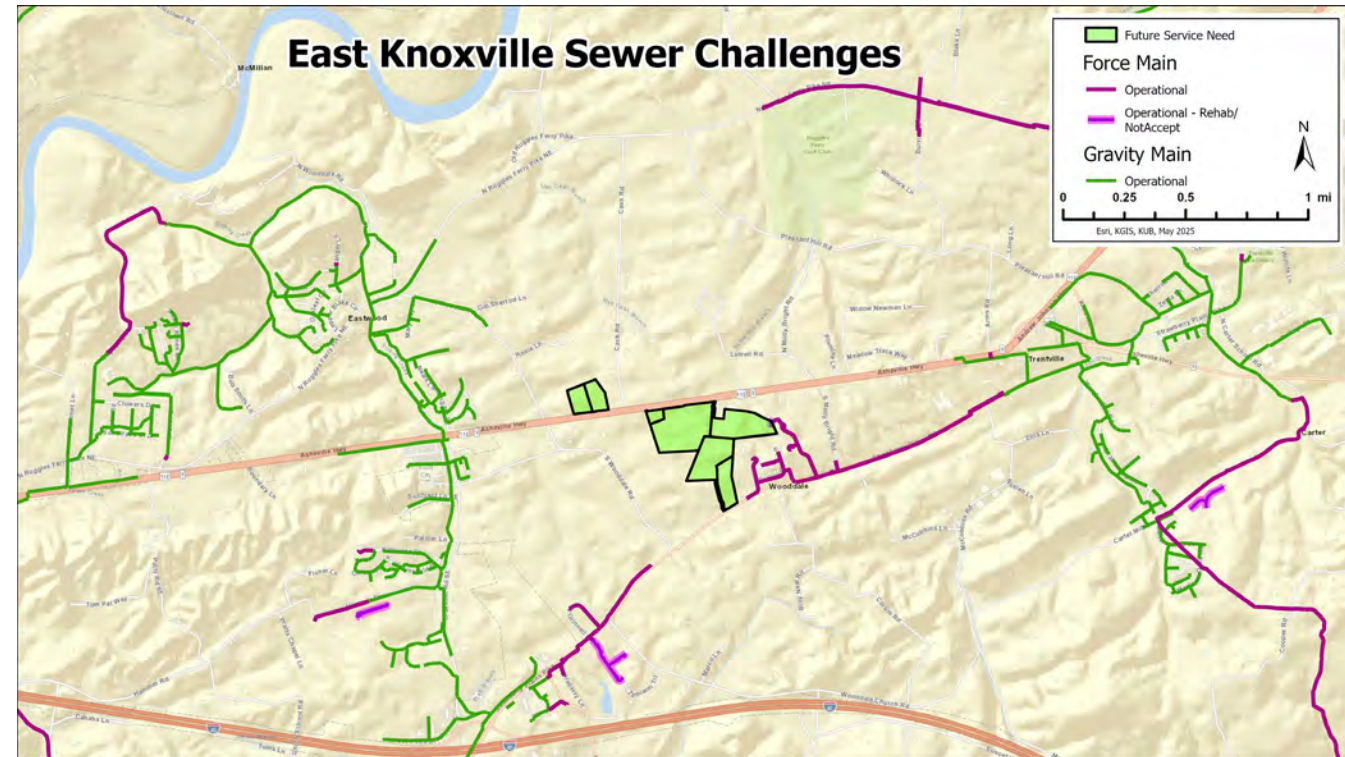
- New infrastructure needs
- Upgrades to existing infrastructure
- Potential relocations of existing infrastructure
  - Two overhead electric transmission lines
  - 78-inch wastewater trunk line
  - 30-inch water trunk line



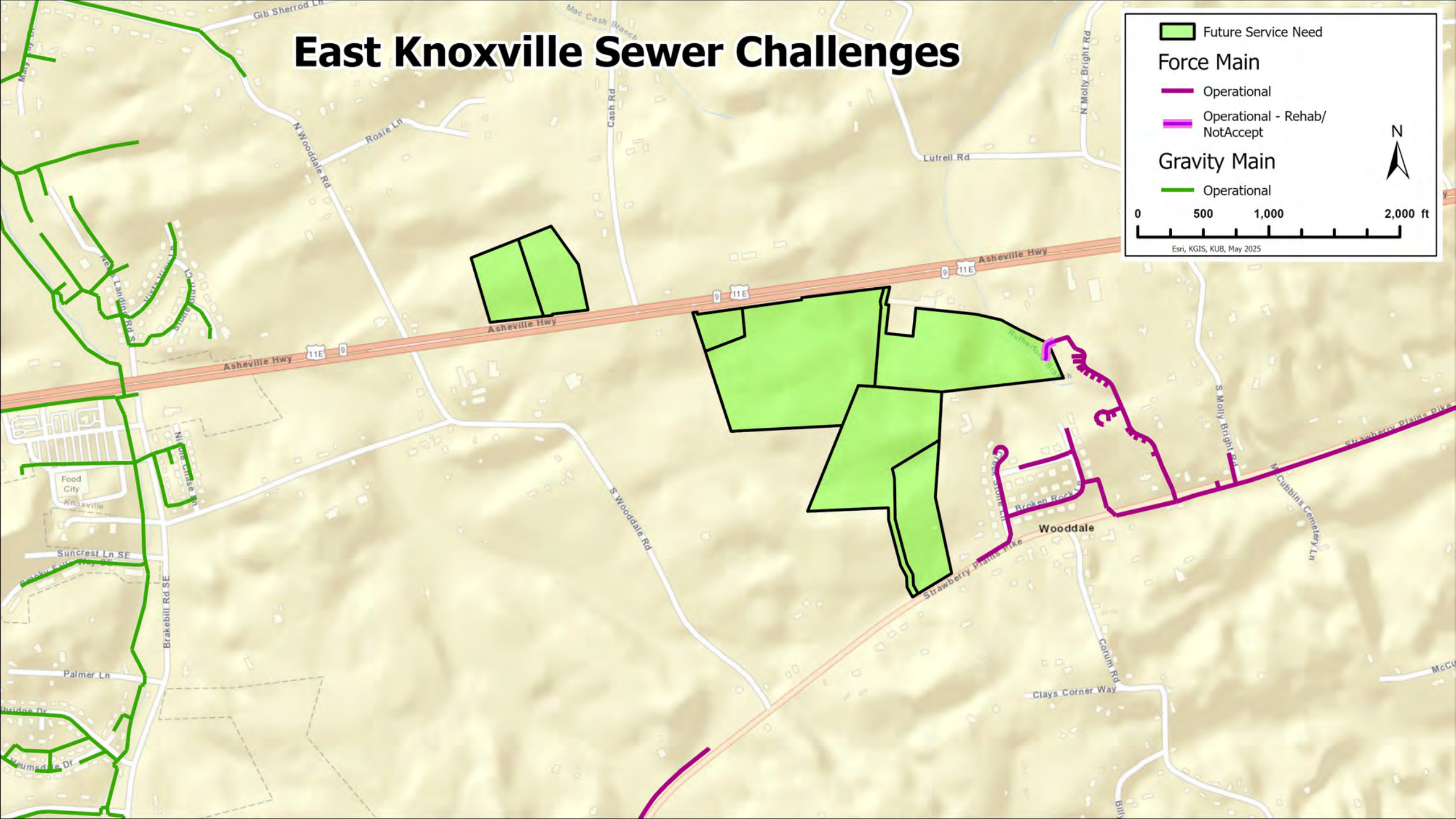


# Development Moving East

- Push toward the east
  - Availability of land
  - Accessibility
- Challenges
  - Sewer availability
  - Topography
  - Low density
  - Infrastructure cost and time



# East Knoxville Sewer Challenges





# Small Business Enterprise (SBE) Program

- Supports small and local businesses
- Includes set-asides
- Contracts/purchases up to \$150K
- Bidder requirements
  - 50 or fewer employees
  - Annual gross revenue of \$10M or less
  - Perform at least 51% of job
- Other program features
  - No performance bonds required
  - Lower liability insurance requirements
  - Local preference



# SBE Program Results

Expenditures	FY23	FY24	FY25 (YTD)
Goal	\$500K	\$500K	\$600K
\$ Awarded	\$309K	\$518K	\$741K

Suppliers	FY23	FY24	FY25 (YTD)
SBE Awards	10	16	23
SBE Vendors	7	12	17



# Small Business Vendors

