



# Knoxville Area

## *Facts & Figures 2009*

### DEMOGRAPHICS

**Building Permits - 2008** (city/county)  
 Total Number ..... 2,333  
 Total Value ..... \$626,249,241

**Dwelling Units** (city/county)  
 2000 Census ..... 171,439  
 2008 estimate ..... 198,865

**Education**  
 College Graduates  
 (percent of population) ..... 31  
 College/University Enrollment 2008-09  
 University of Tennessee..... 26,400  
 Pellissippi State Technical  
 Community College ..... 8,600  
 Schools  
 Public ..... 87  
 Private/Parochial ..... 46  
 Business/Vocational ..... 20

**Housing - 2008 Median Sales Price**  
 Knox County..... \$144,900  
 U.S..... \$217,800  
 Apartment Rent ..... \$575

**Population - (2000 Census)**  
 City of Knoxville..... 173,890  
 (2007) ..... 183,546  
 Knox County (including city) ..... 382,032  
 (2008) ..... 430,019  
 MSA\* ..... 616,079  
 (2008) ..... 691,152  
 Knox County Median Age..... 38

*\*The Knoxville Metropolitan Statistical Area (MSA) refers to Anderson, Blount, Knox, Loudon, and Union counties.*



### LOCATION AND CLIMATE

Founded in 1791 where the French Broad and Holston Rivers meet to form the Tennessee River, Knoxville is the largest city in East Tennessee, ranking third statewide with a metropolitan population of 691,152. It is located in a broad valley between the Cumberland Mountains to the northwest and the Great Smoky Mountains to the southeast. These two ranges afford an attractive natural setting and provide a moderate, four-season climate, with average monthly temperatures ranging from 38 degrees in January to 78 degrees in July. The City of Knoxville comprises 103.8 square miles of the 526-square mile total for Knox County. Downtown Knoxville is 936 feet above sea level.

### LIVABILITY

Knoxville continually receives high honors for quality of life. As published in the 2008 Best Cities for Relocating Families, Knoxville is the fourth best mid-sized metropolitan area in the nation. Rankings are based on cost of living, housing cost, crime rate, education, climate, arts/culture, and diversity. Salary.com placed Knoxville third among all markets in the U.S. when it comes to good wages and low cost of living. According to the 2008 American Chamber of Commerce Researchers Association (ACCRA) Cost of Living (COL) Index, which measures the relative price levels for consumer goods and services in metropolitan and nonmetropolitan areas whose chambers agree to participate, Knoxville was the eighth least expensive urban area in the country with a COL Index of 89.4. With the average of all participating cities equaling 100.0, this further solidifies Knoxville among the leading markets for low cost of living.

### EDUCATION

Knox County operates 87 public schools, including 50 (primary, elementary or intermediate), 14 middle, and 13 high schools, two vocational schools, and several special/adult education centers. Included in the total are five magnet schools offering enhanced arts and science curriculum. Total enrollment in 2008 was 56,516. The system employs 4,088 teachers, with an average classroom ratio of one teacher for every 14 students. In addition to public education, there are 46 private and parochial schools offering elementary and secondary instruction in Knox County.

Post-secondary education is available at 10 public and private four-year institutions in Knox County and the surrounding area. In 2009, The University of Tennessee, Knoxville, with an average enrollment of 26,400 students, was placed in the top 32% of national public universities ranking 52<sup>nd</sup> among 164 public institutions by U.S. News and World Report. Four community colleges offer two-year, associate degree programs, and several vocational and technical institutions also serve the area.

**KNOXVILLE-KNOX COUNTY METROPOLITAN PLANNING COMMISSION**  
 Suite 403 City County Building • 400 Main Street • Knoxville, Tennessee 37902  
 865-215-2500 • [www.knoxmpc.org](http://www.knoxmpc.org)



**CIVIC**

**Churches**..... 540

**Golf Courses**  
 Public - MSA\* ..... 33  
 Public - Knox County..... 13  
 Country Clubs ..... 5

**Government**  
 City of Knoxville:  
 Mayor; 9 Council members (4-year terms)  
 Knox County:  
 County Mayor; Board of 19 Commissioners  
 (4-year terms)

**Historic Districts** ..... 25

**Hospital Systems** (Knox County)  
 General Use ..... 8  
 Children's Hospital ..... 1  
 Beds, approximate number ..... 2,589

**Libraries**  
 Knox County Public Library  
 Size of Collection ..... 1,046,388  
 Branches ..... 17

**Newspapers - circulation**  
 The Knoxville News-Sentinel  
 Daily ..... 115,471  
 Sunday ..... 144,922  
 Weeklies, Biweeklies, and Monthlies  
 Total Number ..... 13

**Park Area** (approximate public acreage)  
 Knox County..... 5,881

**Radio and Television**  
 Radio Stations..... 20  
 Television Stations..... 9

**Theaters**  
 Movie Screens..... 102  
 Performance Theaters ..... 11  
 Dinner Theaters ..... 1

**ARTS AND CULTURE**

The Knoxville Symphony, the Knoxville Opera Company, and the Tennessee Children's Dance Ensemble are among the many exceptional arts organizations in the city. Choral groups, dance companies, and 11 performance theatres, including the renovated Tennessee and Bijou Theaters, also promote the arts. Live entertainment includes touring Broadway productions, ice shows, concerts, and circuses. The Knoxville Museum of Art and the Emporium Center for Arts and Culture feature changing exhibits throughout the year, while the area's libraries, historic sites, and museums, such as the Museum of Appalachia and the Beck Cultural Center, celebrate Knoxville's heritage.

**RECREATION AND TOURISM**

Knox County has over 5,881 acres of park and recreation space, including 27 recreation centers, six senior citizen centers, the Knoxville Skatepark, 13 golf courses open to the public, and more than 60 miles of greenway and walking trails. Knoxville's Zoological Gardens and Ijams Nature Center attract visitors both young and old. Nearby is the Great Smoky Mountains National Park, the country's most visited, with over nine million guests in 2008. Visitors enjoy the natural beauty and leisure activities that can be found there and at the numerous other state parks, lakes, and resorts which dot the area.

For sports fans, Knoxville has much to offer. Nationally-ranked University of Tennessee varsity teams draw thousands of enthusiasts to football, basketball, and many other NCAA events each year. The Tennessee Smokies provide AA minor league baseball in neighboring Sevier County, while the Knoxville Ice Bears bring minor league hockey to local fans. The city is also home to the Women's Basketball Hall of Fame.

Special seasonal events include the Dogwood Arts Festival and Rossini Festival in the spring, Sundown in the City concerts during summer months, Boomsday in the fall, and December's celebration Christmas in the City. Knoxville supports an active tourism and convention trade with a 500,000-square foot convention center located downtown at World's Fair Park. Other local facilities are a large civic coliseum/auditorium, two exhibition halls, and a 25,000-seat arena. Nestled downtown, Knoxville's listener supported radio station WDVX hosts a live radio broadcast weekdays called "The Blue Plate Special" where nationally known artists (Bela Fleck, Del McCoury, and Ricky Skaggs among them) and local greats perform for free. The radio station has been featured in The Boston Globe and Southern Living Magazine to national television on PBS and ABC World News Tonight with Peter Jennings.





## ECONOMY

### Business Establishments - 2008

Knox County.....	11,291
MSA* .....	16,125

### Cost of Living

(U.S. Average = 100) .....	89.4
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### Earnings - 2008 MSA\*

Average All Industries	
Per Hour .....	\$18.60
Per Week.....	\$744
Average Annual Pay.....	\$38,688

### Employment - 2008 MSA\*

Labor Force .....	358,250
Unemployment .....	5.1%

### Hotel/Motel Rooms - 2007

Number.....	8,234
Average Room Rate.....	\$80
Occupancy Rate.....	56.6%

### Industrial Properties - 2007

Number of Buildings .....	605
Total Square Feet (in millions).....	32.1
Vacancy Rate .....	11.1%

### Manufacturing Establishments- 2008

Knox County.....	478
MSA* .....	791

### Office Properties - 2008

Buildings.....	570
Total sq. ft. (in millions) .....	21.1
Vacancy Rate .....	10.5%
Average Rent (sq ft) .....	\$14.96

### Retail Establishments - 2008

Knox County.....	1,730
MSA* .....	2,501

### Retail Sales (thousands) - 2007

Knox County.....	\$9,181,773
Sales Per Capita.....	\$21,661

### Service Establishments - 2008

Knox County.....	5,359
MSA* .....	7,510

### Shopping Centers - 2008

Number.....	182
Total sq. ft. (in millions) .....	16.3
Vacancy Rate .....	9.2%

### Wholesale Establishments - 2009

Knox County.....	984
MSA* .....	1,229

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## CIVIC ORGANIZATIONS

The Knoxville Area Chamber Partnership has over 2,100 members who participate in economic development, general commerce, and community affairs. About 150 civic groups and 270 neighborhood associations are active in the city and county. United Way and Community Shares support many youth, family, and social service programs, and organizations such as the Community Action Committee and Child and Family Tennessee also offer local assistance. More than 540 churches, serving many faiths and denominations, meet the religious needs of the community.

## COMMERCE AND INDUSTRY

Knoxville placed tenth and remained among one of the best cities in the country to do business according to the 2008 Forbes magazine rankings of the top 10 metros for business and careers. This recognition as one of the top metros is characteristic of a diverse market. Commerce and industry vary from the media success of Scripps Television Networks (HGTV, DIY, Food Network, GAC, and Fine Living), to Sysco Corporation's (largest food service marketer and distributor in North America) regional warehouse and distribution center. In addition, many other local companies are recognized as national and global leaders, including Clayton Homes, Brunswick Corporation, Green Mountain Coffee, Bush Brothers, Pilot Corporation, and Ruby Tuesday.

Knox County has 11 business parks and a Technology Corridor to meet a wide range of corporate facility needs. In 2008, over 1,002 new jobs were created in Knox County and across the metro area, 1,963 jobs.

Four regional malls and 182 shopping centers and factory outlets comprise the retail landscape of the Knoxville area. Overall retail sales in Knox County declined 5.3% from 2007 to 2008 with over \$8.6 billion, while the Knoxville MSA decreased 4.6% and grossed over \$11.8 billion.

## INCOME

In 2007, Knox County's per capita personal income was seventh highest in the state at \$35,491, a 4.5% increase from 2006. State and national increases were 3.8%, or \$33,395, and 5.2%, or \$38,615, respectively, during the same period. The annual growth rate of per capita income in Knox County over the past 10 years averaged 3.9%. Earnings of persons employed in Knox County increased 4.9% between 2006 and 2007.

## LABOR FORCE AND EMPLOYMENT

The 2008 civilian labor force (full and part-time, non-farm wage and salary employees, and self-employed persons) in the Knoxville MSA was 358,250, with an average unemployment rate of 5.1%. Knox County reported a total labor force of 227,880 and 4.8% unemployment. Local rates were lower than the statewide average of 6.4% and the national level of 5.8%.

A diversified economy is credited for the stability of local employment and wages.

### Knoxville MSA\* Employment by Industry, March 2009 (excluding self-employed)

INDUSTRY	NUMBER	PERCENTAGE
Government.....	50,800	15.7
Educational, Health Services.....	43,600	13.5
Retail Trade.....	41,200	12.7
Professional, Business Services .....	40,600	12.5
Leisure and Hospitality.....	34,600	10.7
Manufacturing .....	31,900	9.8
Durable goods.....	23,800	7.3
Nondurable goods.....	8,100	2.5
Financial Activities.....	17,500	5.4
Natural Resources, Mining, Construction .....	16,700	5.2
Wholesale Trade .....	16,500	5.1
Other Services.....	14,400	4.4
Transportation, Utilities .....	10,700	3.3
Information.....	5,400	1.7
TOTAL	323,900	

Source: Tennessee Department of Labor and Workforce Development



**TRANSPORTATION**

**Airlines** ..... 8  
 Allegiant Air, Air Tran, American Eagle,  
 Continental Express, Delta, Northwest  
 AirLink, United Express, USAirways Express  
 Daily flights ..... over 140 per day

**Air Services**  
 Cargo services ..... 4  
 Freight (tons) 2008 ..... 48,684

**Air Passengers** ..... 1,742,803

**Bus Terminals**  
 Greyhound/Trailways ..... 1

**Railroad Lines**  
 CSX/Seaboard, Norfolk Southern ..... 2  
 Miles of Lines ..... 170

**Water Transportation - 2007**  
 Port of Knoxville (tons) ..... 587,582  
 Loaded Barges Per Year ..... 329

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**TAXES**

Under Tennessee Constitutional law, residential property is assessed at 25% of appraised value, and commercial/industrial property is assessed at 40%. The current property tax rate for Knox County residents is \$2.69 per \$100 assessed value. The assessment in the City of Knoxville is \$5.50 per \$100. City residents pay both property taxes.

The state sales tax is 6% on food and food ingredients and 7% on all other tangible personal property. The local rate, applicable countywide, is 2.25%, bringing the total sales tax in Knox County to 8.25-9.25%. About 72% of the local portion goes to the Knox County School system, the remainder dedicated to the general funds of the city and county.

There is no personal income tax in Tennessee, but the state does levy a tax of 6% on stock dividends and bond interest over \$1,250 for single-filers. Called the Hall Income Tax, it applies to both individuals and partnerships.

All businesses in Knox County must have an operating license. Establishments within the City of Knoxville must have both a city and county license. Business taxes are calculated on gross receipts and are assessed within one of four classes. Assessments range from 1/40 of 1% to 3/16 of 1%, depending on type of business. Many professional services and manufacturers are exempt from local business taxes but are responsible for the state's Professional Privilege Tax or Franchise and Excise Taxes. More information can be obtained from the business tax offices of the city at 865-215-2083 and the county at 865-215-2392. State tax information is available from the Department of Revenue, 615-253-0600.

**TRANSPORTATION**

An extensive transportation network connects Knoxville to the U.S. marketplace. Forty percent of the nation's population is within 600 miles of Knoxville via I-40, I-75, and I-81 which meet in the metro area. The city is directly linked to the Great Lakes by the Interconnected Inland Water System and to the Gulf of Mexico by the Tennessee-Tombigbee Waterway. Barge shipping is facilitated by three local river terminals. Also serving the area are 125 truck lines, two railroads, and eight airlines. Knoxville Area Transit (KAT) provides around 28 public bus routes, operating 80 vehicles and carrying around 3.2 million passengers a year in the city. In 2004, KAT garnered the prestigious American Public Transportation Association's Outstanding Achievement Award and has broken ground on its new downtown Knoxville Station Transit Center. It will have state-of-the-art customer amenities and serve as the major transportation hub for metropolitan Knoxville.

**COMMUNICATIONS**

Knoxville businesses and residents have access to leading-edge communications technology. Downtown and other local sites are served by BellSouth's high capacity fiber optic network. Comcast, Knology, and Charter offer digital cable and high speed Internet access. Knoxville is 52<sup>nd</sup> in the country on Intel's list of cities with greatest wireless accessibility, offering over 70 Wi-Fi locations. The advanced communications network has attracted the telemarketing divisions of 29 large corporations to Knoxville.

**UTILITIES**

In 2008, Knoxville was selected as one of 12 Solar American Cities designated by the U.S. Department of Energy, receiving \$200,000 to help make solar technology cost-competitive with conventional electricity sources. The Knoxville Utilities Board (KUB) provides natural gas, water, and wastewater services and distributes electric power generated by the Tennessee Valley Authority throughout much of Knox County. Beyond KUB's service area, residents receive electricity from two local power companies, and water is supplied by six utility districts, five of which also provide wastewater treatment service.