



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 704,500. 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 104± 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. According to the American Chamber of Commerce Researchers Association (ACCRA) Cost-of-Living Index, which measures relative price levels for consumer goods and services in metropolitan and nonmetropolitan areas, Knoxville ranked as one of the most affordable southeast urban areas with a Cost-of-Living Index of 87.4 in March 2012, with the average of all participating cities equaling 100.0.

In Kiplinger.com's 10 Best Value Cities for 2011, Knoxville is listed at number five due to its low unemployment and cost-of-living. Forbes magazine ranked Knoxville sixth on its list of Best Mid-Size Cities for Jobs in 2012.

Education

Knox County operates 49 elementary (including primary and intermediate), 14 middle, and 14 high schools and 11 non-traditional/adult education centers. Included are five magnet schools offering enhanced arts and science curriculum and a new Science, Technology, Engineering, and Mathematics (STEM) Academy. In 2011, total public school enrollment was 54,486, while the system employed 3,740 teachers, for an average classroom ratio of one teacher for every 14 students. In addition to public education, there are over 50 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 surrounding area. In 2012, The University of Tennessee, Knoxville, with an average enrollment around 30,000 students, placed 46th among the top 164 public institutions according to U.S. News and World Report. Three community colleges offer two-year, associate degree programs, and several vocational and technical institutions also serve the area.

Population - 2011 Census

City of Knoxville.....	180,761
Knox County (including city)	436,929
MSA*.....	704,500
Knox County Median Age.....	37

Education

College Graduates (% of population)	35
College/University Enrollment 2010-11	
University of Tennessee	29,934
Pellissippi State Technical	
Community College	11,049
Schools	
Public	88
Private/Parochial	51
Business/Vocational	20

Cost of Living - 2012

City of Knoxville.....	87.4
U.S. average.....	100.0

Housing

2012 Median Sales Price	
Knox County.....	\$133,500
U.S.	\$158,100
Apartment Rent - 2011	\$743

Historic Districts	25
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Hospital Systems (Knox County)

General Use	7
Children's Hospital.....	1
Licensed Beds.....	2,683

Libraries

Knox County Public Library	
Size of Collection.....	1,071,380
Circulating Branches	18

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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 numerous performance venues, including the 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 East Tennessee History Center, Museum of Appalachia, and the Beck Cultural Center, celebrate regional heritage.

Recreation and Tourism

Knox County has over 6,000 acres of park and recreation space, including 25 recreation centers, six senior citizen centers, three skateparks, 10 public golf courses, and approximately 77 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 annually. 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 athletic teams draw thousands of enthusiasts to football, basketball, and many other NCAA events each year. The Tennessee Smokies, affiliate of the Chicago Cubs, provide Double-A 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, 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 and locals perform free of charge.

Civic Organizations

The Knoxville Chamber has over 2,100 members who participate in economic development, general commerce, and community affairs. Around 280 neighborhood associations and many civic groups are active throughout 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.



Park Area - approximate public acreage
Knox County 6,088

Golf Courses

Public - MSA* 23
Public - Knox County 10
Country Clubs 5

Charitable Organizations 950±

Churches 540±



Theaters

Movie Screens 93
Performance Theaters 9
Dinner Theaters 1

Hotel/Motel Rooms - 2009

Number 8,737
Average Room Rate \$70.11
Occupancy Rate 50.1%

Newspapers

The Knoxville News-Sentinel
Daily Circulation 95,485
Sunday Circulation 121,738

Radio and Television

Radio Stations 17
Television Stations 9

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Income

In 2010, Knox County's per capita personal income (PCPI) was seventh highest in the state at \$37,148, an increase of 3.6 percent from 2009, while at the MSA level, per capita income was \$35,054, a 2.6 percent increase. In 2011, state PCPI grew 4.3 percent to \$36,533 since 2010. The 2000 to 2010 average annual growth rate of PCPI in Knox County was 2.4 percent.

Labor Force and Employment

The April 2012 civilian labor force (full and part-time, non-farm wage and salary employees and self-employed persons) in the Knoxville MSA was 372,630, with an average unemployment rate of 7.5 percent, an improvement from last year's rate of 7.9 percent. Knox County reported a total labor force of 235,460 and 5.8 percent unemployment, bettering the 2011 rate of 7.7 percent. Local rates were lower than the statewide (7.6 percent) and national average (7.7 percent).

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

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 \$2.36 per \$100 assessed value. The assessment in the City of Knoxville is \$2.46 per \$100. City residents pay both property taxes.

The state sales tax is 5.5% 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 9.25%. About 55 to 60 percent 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. 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.

Government

City of Knoxville:
Mayor; 9 Council members (4-year terms)
Knox County:
Mayor; 11 Commissioners (4-year terms)

Earnings - 2011 MSA*

Average All Industries
Per Hour \$20.88
Per Week \$835
Average Annual Pay \$43,420

Employment - 2011 MSA*

Labor Force 374,650
Unemployment 7.3%

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KNOXVILLE MSA* EMPLOYMENT BY INDUSTRY March 2012 (excluding self-employed)		
Industry	Employment	Percent
Government	51,400	15.3
Professional, Business Services	50,400	15.0
Educational, Health Services	47,700	14.2
Retail Trade	39,900	11.9
Leisure and Hospitality	33,500	10.0
Manufacturing	32,500	9.7
Durable goods	24,500	7.3
Nondurable goods	8,000	2.4
Natural Resources, Mining, Construction	18,200	5.4
Financial Activities	16,600	5.0
Wholesale Trade	15,600	4.7
Other Services	12,800	3.8
Transportation, Utilities	11,100	3.3
Information	5,600	1.7
Total	335,300	

Source: Tennessee Department of Labor and Workforce Development

Building Permits - 2011 city/county

Total Number 1,066
Total Value \$383,118,000

Dwelling Units - 2011 city/county

Total Number 195,946



Commerce and Industry

As published in the 2012 Forbes magazine list of best places for business and careers, Knoxville ranks 31st out of the 200 largest metro areas in the nation. Rankings are based on cost of business, job growth, and education.

Commerce and industry range from media giants Scripps Television Networks (HGTV, DIY, Food Network, GAC, Cooking, and Travel), 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/Flying J Travel Centers, and Ruby Tuesday.



Knox County has seven business parks and a Technology Corridor to meet a wide range of corporate facility needs. In 2011, around 725 new jobs were created in Knox County and over 2,300 jobs across the metro area.

Four regional malls and 199 shopping centers and factory outlets comprise the retail landscape of the Knoxville area. Total retail sales in Knox County grew 8.7 percent from 2010 to 2011 with over \$8.6 billion, while the Knoxville MSA gained 8.1 percent, grossing over \$11.8 billion.

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 six airlines. Knoxville Area Transit (KAT) provides approximately 25 public bus routes, operating 80 buses and carrying around 3.6 million passengers a year in the city. In the fall of 2010 KAT moved into its new downtown Knoxville Station Transit Center. It serves as the major public transportation hub for metropolitan Knoxville and is the city's first Silver LEED-certified government building.

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. Major cellular phone service providers are investing considerable resources in the area's 4G networks. Comcast, Knology, Charter, and AT&T U-verse offer digital cable and high speed Internet access. The advanced communications network has helped attract the telemarketing divisions of several large corporations to Knoxville.

Utilities

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 seven utility districts, six of which also provide wastewater treatment service.

Business Establishments - 2011

Knox County	10,743
MSA*	15,583

Service Establishments - 2011

Knox County	5,352
MSA*	7,615

Retail Establishments - 2011

Knox County	1,649
MSA*	2,392

Retail Sales (thousands) - 2011

Knox County	\$8,661,782
Sales Per Capita.....	\$19,824

Shopping Centers - 2012

Number.....	199
Total Square Feet (millions)	17.3
Vacancy Rate.....	12.9%

Wholesale Establishments - 2011

Knox County	879
MSA*	1,176

Manufacturing Establishments - 2011

Knox County	402
MSA*	687

Office Properties - 2011

Number of Buildings.....	601
Total Square Feet (millions)	21.7
Vacancy Rate.....	14.9%
Average Rent (sq ft)	\$14.97

Industrial Properties - 2009

Number of Buildings.....	611
Total Square Feet (millions)	32.8
Vacancy Rate.....	14.1%

Airlines	6
Allegiant Air, American Eagle, Delta, Frontier, United Express, USAirways Express	
Daily flights.....	over 140 per day

Air Passengers	1,774,252
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Air Services - 2011

Cargo services	2
Freight (tons).....	43,447

Bus Terminals

Greyhound/Trailways/Megabus.....	2
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Railroad Lines

CSX/Seaboard, Norfolk Southern	2
Miles of Lines	170

Water Transportation - 2011

Port of Knoxville (tons).....	639,060
Loaded Barges Per Year	381

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