



Knoxville Area Facts & Figures 2014

DEMOGRAPHICS

Population - 2013 Census

City of Knoxville.....	183,270
Knox County (including city)	444,622
MSA*.....	852,715
Knox County Median Age.....	37

Education

Bachelor's Degree or Higher (percent of population).....	35
College/University Enrollment, Fall 2013	
University of Tennessee	27,171
Pellissippi State Community College	10,704
Schools	
Public	89
Private/Parochial	52
Business/Vocational.....	20

Dwelling Units - 2013 city/county

Total Number.....	197,585
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Building Permits - 2013 city/county

Total Number.....	1,982
Total Value (thousands).....	\$566,337

Housing - 2014 Median Sales Price

Knox County	\$136,600
U.S.....	\$191,600
Apartment Rent - 2013.....	\$732

* Knoxville Metropolitan Statistical Area (MSA) refers to Anderson, Blount, Campbell, Grainger, Knox, Loudon, Morgan, Roane 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 852,715. Last year the Knoxville metropolitan statistical area, as defined by the U.S. Office of Management and Budget, expanded from five counties (Anderson, Blount, Knox, Loudon, and Union) to nine, adding Campbell, Grainger, Morgan, and Roane.

Knoxville 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

The quality of life in Knoxville annually receives high marks. In 2014, Forbes magazine listed Knoxville as the fifth most affordable city in America based on housing prices, living costs, and the consumer price index. The American Chamber of Commerce Researchers Association (ACCRA) also ranks Knoxville as one of the more affordable southeast urban areas, with a cost-of-living index of 88.5 in 2013, the average of participating cities equaling 100.0. ACCRA measures relative price levels for consumer goods and services in metropolitan areas to determine cost-of-living. Knoxville also is recognized as a great place to work. In 2013, CareerBliss.com ranked the area the second happiest city for workers, based on factors like compensation, growth opportunities, and company culture.

Education

Knox County Schools operates 50 elementary, 14 middle, and 15 high schools and 10 non-traditional/adult education centers. Included are five magnet schools offering enhanced arts and science curriculum and a Science, Technology, Engineering, and Mathematics (STEM) Academy. In 2013, total public school enrollment was 59,516, while the system employed 3,927 teachers, for an average classroom ratio of one teacher for every 15 students. In addition to public education, there are 52 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. Largest among them, The University of Tennessee, Knoxville, had a Fall 2013 enrollment of 27,171 students. Earlier this year, the Princeton Review named UT as one of the top 75 public schools across the nation offering the best value to students. Three community colleges offer two-year, associate degree programs, and several vocational and technical institutions also serve the area.



Arts and Culture

The Knoxville Symphony, Knoxville Opera Company, and Dogwood Arts 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 local and regional artistic talent. Live entertainment also includes touring Broadway productions, ice shows, concerts, and circuses. 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. 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. 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.

Recreation and Tourism

Knox County has around 6,100 acres of park and recreation space, including 25 recreation centers, six senior citizen centers, three skateparks, 10 public golf courses, and 180 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 9.3 million guests in 2013. 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.

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 UT’s 22,000-seat Thompson Boling Arena.

Civic Organizations

The Knoxville Chamber has over 2,000 members who participate in economic development, general commerce, and community affairs. 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 250 neighborhood associations and many civic groups are active throughout the city and county, and about 850 places of worship, meet the religious needs of the community.

C I V I C

Charitable Organizations1,100

Places of Worship850±

Golf Courses

Public - MSA*26
 Public - Knox County 10
 Country Clubs 5

Government

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

Hospital Systems (Knox County)

General Use 9
 Children’s Hospital 1
 Licensed Beds2,683

Libraries

Knox County Public Library
 Size of Collection 1,328,129
 Circulating Branches 18

Newspaper

The Knoxville News-Sentinel
 Daily Circulation 79,086
 Sunday Circulation 106,017

Park Area - approximate public acreage
 Knox County 6,088

Radio and Television

Radio Stations 19
 Television Stations 6

Theaters

Movie Screens93
 Performance Theaters 9
 Dinner Theaters 1

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E C O N O M Y

Cost of Living - 2013

MSA*	88.5
U.S. Average	100.0

Earnings - 2013

Average All Industries - MSA*	
Per Hour	\$18
Per Week	\$720
Average Annual Pay	\$37,440

Employment - MSA* 2014

Labor Force	428,830
Unemployment	6.6%

Business Establishments - 2013

Knox County	11,702
MSA*	17,786

Service Establishments - 2013

Knox County	5,597
MSA*	8,411

Retail Establishments - 2013

Knox County	1,622
MSA*	2,710

Retail Sales (thousands) - 2013

Knox County	\$8,931,454
Sales Per Capita	\$20,088

Shopping Centers - 2012

Number	201
Total Square Feet (millions)	17.6
Vacancy Rate	12.9%

Wholesale Establishments - 2013

Knox County	916
MSA*	1,255

Manufacturing Establishments - 2013

Knox County	386
MSA*	767

Office Properties - 2013

Number of Buildings	603
Total Square Feet (millions)	21.6
Vacancy Rate	16.0%
Average Rent (per sq. ft.)	\$14.81

Industrial Properties - 2014

Number of Buildings	614
Total Square Feet (millions)	32.9
Vacancy Rate	16.4%

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Commerce and Industry

In 2013, the Milken Institute ranked Knoxville 66th best-performing metro area in the country based on its showing in job growth, wage and salary gains, and technology advances. Knoxville earned the third highest ranking among metro areas in Tennessee behind only Nashville (14) and Clarksville (40).

Economic diversity characterizes Knoxville's landscape of commerce and industry, with companies like media giant Scripps Television Networks (HGTV, DIY, Food Network, GAC, Cooking, and Travel) and Sysco Corporation (largest food service marketer and distributor in North America) calling the area home. Also here are national and global leaders 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, and the area is home to the Knoxville-Oak Ridge Innovation Valley, an economic development partnership for regional business growth. Four regional malls and over 200 shopping centers and factory outlets comprise the retail core of Knox County.

Labor Force and Employment

In 2013, the Knoxville metro area's civilian labor force (full and part-time, non-farm wage and salary employees and self-employed persons) totaled 428,830 workers, with an average unemployment rate of 7.0 percent, an increase from last year's 6.6 percent. Knox County reported a total 232,020 workers and 6.2 percent unemployment, slightly bettering last year's rate of 6.3 percent.

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

KNOXVILLE MSA* EMPLOYMENT BY INDUSTRY		
March 2013 (excluding self-employed)		
Industry	Employment	Percent
GOODS PRODUCING	54,129	15.4
Agriculture/Forestry/Fishing/Hunting	996	0.3
Construction	15,791	4.5
Manufacturing	37,108	10.6
Natural Resources/Mining	234	0.1
SERVICE PROVIDING	297,599	84.6
Accommodation/Food Services	33,977	9.7
Administrative/Support/Waste Management	26,100	7.4
Arts/Entertainment/Recreation	3,035	0.9
Educational Services	34,639	9.8
Finance/Insurance	13,490	3.8
Health Care/Social Assistance	50,502	14.4
Information	5,907	1.7
Management of Companies/Enterprises	5,233	1.5
Other Services (excludes Public Administration)	10,093	2.9
Professional/Scientific/Technical Services	23,244	6.6
Public Administration	10,013	2.8
Real Estate/Rental/Leasing	3,914	1.1
Retail Trade	46,340	13.2
Transportation/Warehousing	11,504	3.3
Utilities	2,312	0.7
Wholesale Trade	17,296	4.9
TOTAL	351,728	100.0

Source: U.S. Census Bureau, LEHD, Quarterly Workforce Indicator Explorer, 1Q 2013



TRANSPORTATION

Airlines6
 Allegiant Air, American Eagle, Delta,
 Frontier, United Express, USAirways Express
 Daily flights..... over 140 per day

Air Passengers 1,676,374

Air Services - 2013
 Cargo services 2
 Freight (tons)..... 43,769

Bus Terminals
 Greyhound/Trailways/Megabus..... 2

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

Water Transportation - 2013
 East Tennessee Locks (tons) 5,242,900

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Income

In 2012, Knox County's per capita personal income (PCPI) was eighth highest in the state at \$38,752, a decrease of less than one percent from 2011, while at the MSA level, per capita income was \$37,864, a 5.6 percent increase. In 2012, state PCPI grew 5.9 percent to \$38,734. The 2003 to 2012 average annual growth rate of PCPI in Knox County was 3.0 percent.

Taxes

Residential property in Tennessee is assessed at 25 percent of appraised value, and commercial/industrial property is assessed at 40 percent. The current property tax rate for Knox County residents is \$2.32 per \$100 assessed value. The assessment in the City of Knoxville is \$2.39 per \$100. City residents pay both property taxes.



State sales tax is 5.5 percent on food and food ingredients and 7 percent on all other tangible personal property. The local rate, applicable countywide, is 2.25 percent, bringing the total sales tax in Knox County to 9.25 percent. About 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 percent on stock dividends and bond interest.

Transportation

An extensive transportation network connects Knoxville to the U.S. marketplace. Nearly half of the nation's population is within an eight to ten hour drive of Knoxville via I-40, I-75, and I-81, which meet in the heart of the metro area. Also serving the area are 125 truck lines, two railroads, and six airlines that fly out of Knoxville's McGhee Tyson Airport (TYS). Knoxville 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. Knoxville Area Transit (KAT) runs 24 public bus routes, carrying 3.3 million passengers a year in the city. KAT's downtown Knoxville Station Transit Center 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. Major cellular phone service providers are investing considerable resources in the area's 4G networks. Comcast, WOW, Charter, TDS, 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.

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