

# Knoxville Area

## Facts & Figures 2016

### POPULATION & HOUSING

#### Population - 2015

City of Knoxville.....	185,291
Knox County (including city).....	451,324
Metropolitan Area*.....	861,424

#### Dwelling Units - 2015

Knox County .....	200,833
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#### Residential Building Activity - 2015

Knox County	
Housing Units .....	1,993
Value.....	\$408.3 million

#### Median Home Sales Price - 2016

Metropolitan Area .....	\$157,000
U.S.....	\$217,600

#### Median Monthly Rent - 2014

Knox County .....	\$790
Metropolitan Area .....	\$738
U.S.....	\$934

\* Metropolitan Area 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. City of Knoxville limits comprise 104 square miles of the 526-square mile total for Knox County. The Knoxville metropolitan statistical area consists of nine counties (Anderson, Blount, Campbell, Grainger, Knox, Loudon, Morgan, Roane, and Union) with a total population of 861,424, third largest statewide.

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 moderate, four-season climate, with normal daytime temperatures of 48 degrees in January and 88 degrees in July. Downtown Knoxville is 936 feet above sea level.

### LIVABILITY

Quality of life in Knoxville gets high marks. In 2015, *Forbes* listed Knoxville as the second most affordable city in America, based on housing prices, living costs, and consumer price index. The American Chamber of Commerce Researchers Association also ranks Knoxville as one of the most affordable southeast urban areas, with a 2015 cost-of-living score of 86.4, much lower than the national average of 100.

### 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 2015, total public school enrollment was 59,516, and the system employed 3,927 teachers, for an average classroom ratio of one teacher for every 15 students. There are an additional 50 private 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 had a fall 2015 enrollment of 30,702. According to *U.S. News and World Report*, UT ranked 47th among the nation's best public universities in 2016. Three community colleges offer two-year associate degree programs, and several vocational and technical institutions also serve the area.



# C I V I C

## Local Government

City of Knoxville  
 Mayor/9 Council Members (4-year terms)  
 Knox County  
 Mayor/11 Commissioners (4-year terms)

## Schools

College Enrollment - 2015-16  
 University of Tennessee ..... 30,702  
 Pellissippi State Community College ... 10,416

Business/Vocational Schools ..... 20

Knox County Population with  
 Bachelor's Degree or Higher - 2014 ..... 35%

Knox County Elementary - High Schools - 2015-16  
 Public ..... 89  
 Enrollment ..... 59,516  
 Private ..... 50

## Libraries

Knox County Public Library System  
 Size of Collection ..... 1,541,625  
 Branches ..... 18

## Hospitals

Knox County  
 General ..... 9  
 Children's ..... 1  
 Licensed Beds ..... 2,418

## Park Area

Knox County Public Acreage ..... 6,225

## Charitable Organizations

Knox County ..... 1,000+

## Places of Worship

Knox County ..... 850+

## Newspapers

Anderson County: Oak Ridger  
 Blount County: Daily Times  
 Knox County: Knoxville News-Sentinel  
 (Daily/Sunday Circulation..... 60,000/79,000)  
 Farragut Press, Knoxville Focus,  
 Knoxville Journal, Shopper News  
 Loudon County: News Herald  
 Sevier County: Mountain Press  
 Union County: Union News Leader

## Radio and Television

Radio Stations ..... 26  
 Television Stations ..... 9

## Theaters

Movie Screens ..... 93  
 Live Performance Theaters ..... 9

## ARTS AND CULTURE

Knoxville Symphony, Knoxville Opera Company, and Dogwood Arts are among the many exceptional local arts organizations. Choral groups, dance companies, and performance venues, including the Tennessee and Bijou Theaters, promote local and regional talent. Live entertainment includes touring Broadway productions, ice shows, and music concerts. Local radio station WDVX hosts live broadcasts weekdays from downtown Knoxville called "The Blue Plate Special," where nationally known artists and area performers appear 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 East Tennessee History Center, McClung Museum of Natural History and Culture, Museum of Appalachia, and Beck Cultural Center, celebrate regional heritage. Special seasonal events include spring's Big Ears Music Festival and Dogwood Arts, Festival on the Fourth and Kuumba Festival in the summer, Hola Festival and Brewers Jam in the fall, and December's Christmas in the City.

## RECREATION AND TOURISM



Knox County has over 6,200 acres of park and recreation area, with 25 recreation centers, seven senior centers, three skate parks, 10 public golf courses, and 177 miles of greenway and walking trails. Just three miles from downtown are 1,000 forested acres and 50 miles of multi-use trails in Knoxville's Urban Wilderness. Ijams Nature Center and Zoo Knoxville also attract visitors both young and old.

The region is home to Great Smoky Mountains National Park, the country's most visited, with 10.7 million guests in 2015. Visitors enjoy the natural beauty and leisure activities that can be found there and at the many other state parks, lakes, and resorts which dot the area.

For sports fans, Knoxville has much to offer. The University of Tennessee's NCAA Division 1 football, basketball, and other teams draw thousands of enthusiasts to games each year. Tennessee Smokies, the AA affiliate of the Chicago Cubs, provide minor league professional baseball in neighboring Sevier County, while the Knoxville Ice Bears bring minor league hockey to local fans. The city also is host 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 and UT's 22,000-seat Thompson Boling Arena.





# E C O N O M Y

## Cost of Living - 2015

Metropolitan Area .....	86.4
U.S. Average .....	100.0

## Earnings - 2015

Knox County - Average All Industries	
Hourly .....	\$24.43
Weekly .....	\$977
Annually .....	\$50,804

## Employment - 2016

Knox County	
Labor Force .....	233,510
Unemployment Rate .....	3.4%
Metropolitan Area	
Labor Force .....	413,470
Unemployment Rate .....	3.8%

## Total Establishments - All Industries - 2015

Knox County .....	11,585
Metropolitan Area .....	18,406

## Service Establishments - 2015

Knox County .....	5,924
Metropolitan Area .....	8,852

## Wholesale Establishments - 2015

Knox County .....	995
Metropolitan Area .....	1,322

## Manufacturing Establishments - 2015

Knox County .....	405
Metropolitan Area .....	784

## Retail Establishments - 2015

Knox County .....	1,615
Metropolitan Area .....	2,720

## Retail Sales - 2015

Knox County .....	\$9,360,533,829
Sales Per Capita .....	\$20,740

## Shopping Centers - 2012

Knox County	
Number of Centers .....	201
Total Leasable Area (million sq ft) .....	17.6
Vacancy Rate .....	12.9%

## Office Properties - 2015

Knox County	
Number of Buildings .....	611
Total Leasable Area (million sq ft) .....	21.8
Vacancy Rate .....	13.6%

## Industrial Properties - 2014

Knox County	
Number of Buildings .....	614
Total Leasable Area (million sq ft) .....	32.9
Vacancy Rate .....	16.4%

## 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 850 places of worship serve the area's faithful.



## COMMERCE AND INDUSTRY

In 2016, Brookings Institution ranked the Knoxville metro area 54th nationally in prosperity, based on growth in jobs, wages, and population. Among other Tennessee metros, Knoxville was second only to Nashville (10th ranked).

Economic diversity characterizes Knoxville's commerce and industry, with companies like media giant Scripps Networks Interactive (HGTV, Food, Travel, DIY, Cooking, and GAC) 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, Keurig Green Mountain, Bush Brothers, Pilot Flying J, and Ruby Tuesday.

The area hosts Oak Ridge National Laboratory, the largest U.S. Department of Energy research facility, employing 4,400 scientists and engineers in 100 disciplines, with an annual operating budget of \$1.65 billion.

Knox County has seven business parks and a Technology Corridor to meet a wide range of corporate facility needs, and the area is promoted by Knoxville-Oak Ridge Innovation Valley, an economic development partnership for regional business growth.

METRO AREA NON-FARM EMPLOYMENT 2016 Estimated	
Industry	Employment
<b>TOTAL NON-FARM EMPLOYMENT</b>	<b>391,700</b>
Total Private	330,900
Total Public	60,800
<b>GOODS-PRODUCING</b>	<b>55,500</b>
Mining, Logging, Construction	18,500
Manufacturing:	37,000
• Durable Goods Manufacturing	27,200
• Nondurable Goods Manufacturing	9,800
<b>SERVICE-PROVIDING</b>	<b>336,200</b>
Trade, Transportation, Utilities:	79,600
• Wholesale Trade	16,700
• Retail Trade	47,800
• Transportation, Warehousing, Utilities	15,100
Information	5,800
Financial Activities	18,900
Professional and Business Services	63,300
Educational and Health Services	51,900
Leisure and Hospitality	41,300
Other Services	14,600
Government:	60,800
• Federal	5,300
• State	20,500
• Local	35,000

## LABOR FORCE AND EMPLOYMENT

In March 2016, the Knoxville metro area's labor force (includes employed full- and part-time, non-farm, wage and salary employees, and self-employed persons and unemployed workers) totaled 413,470 workers. Average unemployment rate was 3.8 percent, a decline from 5.3 percent last year. Knox County reported a total of 233,510 workers and 3.4 percent unemployment, an improvement from last year's 4.3 percent.

## INCOME

In 2014, Knox County's per capita personal income (PCPI) was seventh highest in the state at \$43,012. For the metro area, PCPI was \$39,530, while the state figure was \$40,457. Knox County's 2004 to 2014 compound annual growth rate in PCPI was 2.7 percent.



## TRANSPORTATION

### Air - 2015

Airlines: Allegiant, American, Delta, Frontier, and United

Daily Flights.....	120
Passengers.....	1,775,626
Cargo Services.....	2
Cargo Freight (tons).....	37,218

### Bus - 2015

Knoxville Area Transit (KAT)

Routes.....	24
Vehicles.....	93
Passengers.....	3 million

Greyhound, Trailways, Megabus

### Highway - 2014

Interstates 40, 75, and 81

Average Daily Trips (I-40/75 within Knox County)	182,600
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### Rail - 2015

CSX and Norfolk Southern

Miles of Track (within Knox County).....	170
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### Water - 2015

Cargo Tonnage

(through East Tennessee Locks).....	5,030,500
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## TAXES

Residential property in Tennessee is assessed at 25 percent of appraised value, and taxes are levied on each \$100 of assessed value. Commercial/industrial property is assessed at 40 percent. The current property tax rate for Knox County residents is \$2.32 per \$100 assessment. Knoxville's rate is \$2.7257 per \$100. Knoxville residents pay both city and county property taxes.

The state sales tax rate is 5.0 percent on food and food ingredients and 7.0 percent on all other tangible personal property. The local rate, applicable countywide, is 2.25 percent, bringing the total sales tax rate in Knox County to 9.25 percent. About 60 percent of the local portion goes to Knox County Schools, the remainder dedicated to the general funds of the city and county.

There is no personal income tax in Tennessee, but the state levies a Hall Income Tax 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 a day's drive of Knoxville via I-40, I-75, and I-81, which meet in the heart of the metro area. Serving the area are 125 truck lines, two railroads, and five airlines that fly out of Knoxville's McGhee Tyson Airport (TYS). Knoxville Area Transit (KAT) runs 24 public bus routes with a fleet of 70 full-sized transit coaches and 23 paratransit vans carrying over 3 million passengers each year in the city. KAT's downtown Knoxville Station Transit Center serves as the intermodal public transportation hub for metropolitan Knoxville. The region 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.

## COMMUNICATIONS

Knoxville businesses and residents have access to leading-edge communications technology. Comcast, WOW, Charter, TDS, and AT&T offer cable, high-speed Internet, and telephone service. The advanced communications network has attracted the telemarketing divisions of several large corporations to Knoxville.

## UTILITIES

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.

## KNOXVILLE KNOX COUNTY METROPOLITAN PLANNING COMMISSION

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