



Demographics

Population - 2012 (Census)

City of Knoxville	182,200
Knox County (including city)	441,311
MSA*	848,350
Knox County Median Age	37

Education

Bachelor's Degree or Higher (percent of population)	33
College/University Enrollment, Fall 2012	
University of Tennessee	27,018
Pellissippi State Technical Community College	10,588
Schools	
Public	89
Private/Parochial	51
Business/Vocational	20

Dwelling Units - 2012 (city/county)

Total Number	195,678
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Building Permits - 2012 (city/county)

Total Number	1,687
Total Value (thousands)	\$579,432

Housing - 2013 Median Sales Price

Knox County	\$132,800
U.S.	\$176,700
Apartment Rent (2012)	\$730

*The 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 848,350. This 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 receives high marks. Forbes magazine recently listed Knoxville among the 25 best places to retire, citing a good economy, low living costs, average home prices, and good medical staffing. The American Chamber of Commerce Researchers Association (ACCRA) ranked Knoxville as one of the more affordable southeast urban areas, with a cost-of-living index of 89.3 in 2012, the average of participating cities equaling 100.0. ACCRA measures relative price levels for consumer goods and services in metropolitan and nonmetropolitan areas to determine cost-of-living. Not only has the area earned accolades for quality of life, Knoxville also is recognized as a great place to work. CareerBliss.com recently ranked Knoxville the second happiest city for workers, based on factors like compensation, growth opportunities, and company culture.

Education

Knox County operates 50 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 Science, Technology, Engineering, and Mathematics (STEM) Academy. In 2012, total public school enrollment was 55,160, while the system employed 3,373 teachers, for an average classroom ratio of one teacher for every 16 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. Largest among them, The University of Tennessee, Knoxville, had a Fall enrollment of 27,018 students. UT recently earned a 46th place ranking for top public institutions, according to 2013 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.



Civic

Charitable Organizations 1,100

Churches850±

Golf Courses
 Public - MSA* 25
 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 7
 Children's Hospital..... 1
 Licensed Beds..... 2,683

Libraries
 Knox County Public Library
 Size of Collection 1,224,272
 Circulating Branches 18

Newspapers
 The Knoxville News-Sentinel
 Daily Circulation.....85,611
 Sunday Circulation.....114,572

Park Area (approximate public acreage)
 Knox County..... 6,088

Radio and Television
 Radio Stations 17
 Television Stations..... 9

Theaters
 Movie Screens..... 93
 Performance Theaters..... 9
 Dinner Theaters..... 1

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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 almost 100 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 11 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 22,000-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 more than 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 churches, serving many faiths and denominations, meet the religious needs of the community.





Economy

Cost of Living - 2012 (City of Knoxville)
(U.S. average = 100) 89.3

Earnings - 2012 MSA*

Average All Industries
Per Hour \$19.86
Per Week \$794
Average Annual Pay \$41,305

Employment - 2012 MSA*

Labor Force 471,360
Unemployment 7.7%

Business Establishments - 2012

Knox County 10,891
MSA* 17,498

Service Establishments - 2012

Knox County 5,472
MSA* 8,197

Retail Establishments - 2012

Knox County 1,630
MSA* 2,519

Retail Sales (thousands) - 2012

Knox County \$8,926,164
Sales Per Capita \$20,226

Shopping Centers - 2012

Number of Centers 201
Total Sq. Ft. (millions) 17.6
Vacancy Rate 12.9%

Wholesale Establishments - 2012

Knox County 885
MSA* 1,256

Manufacturing Establishments- 2012

Knox County 404
MSA* 799

Office Properties - 2012

Numbers of Buildings 604
Total Sq. Ft. (millions) 21.8
Vacancy Rate 16.9%
Average Rent (per sq. ft.) \$14.93

Industrial Properties - 2009

Number of Buildings 611
Total Sq. Ft. (millions) 32.8
Vacancy Rate 14.1%

Hotel/Motel Rooms - 2009

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

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Commerce and Industry

In 2012, the Milken Institute ranked Knoxville 25th best-performing metro area in the country based on its showing in job growth, wage and salary gains, and technology advances. Knoxville earned the highest ranking among Tennessee's metro areas, with Nashville listed at 27, Chattanooga at 80, and Memphis placing 99th.

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. Four regional malls and 201 shopping centers and factory outlets comprise the retail core of Knox County. Total retail sales hit \$8.9 billion in Knox County in 2012, up 3.4 percent from 2011. The Knoxville MSA grossed over \$13.2 billion in total retail sales.

Labor Force and Employment

In 2012, the Knoxville MSA's civilian labor force (full and part-time, non-farm wage and salary employees and self-employed persons) totaled 429,528 workers, with an average unemployment rate of 6.6 percent, an improvement from last year's 7.2 percent. Knox County reported a total 232,486 workers and 6.3 percent unemployment, bettering last year's rate of 7.1 percent. Local rates were lower than statewide (8.0 percent) and national unemployment averages (8.1 percent) for 2012.

A diversified economy is credited with the stability of local employment and wages. Employment by industry (excluding self-employed) for the Knoxville MSA in 2012 is summarized:

Knoxville MSA* Employment by Industry

2012 (excluding self-employed)

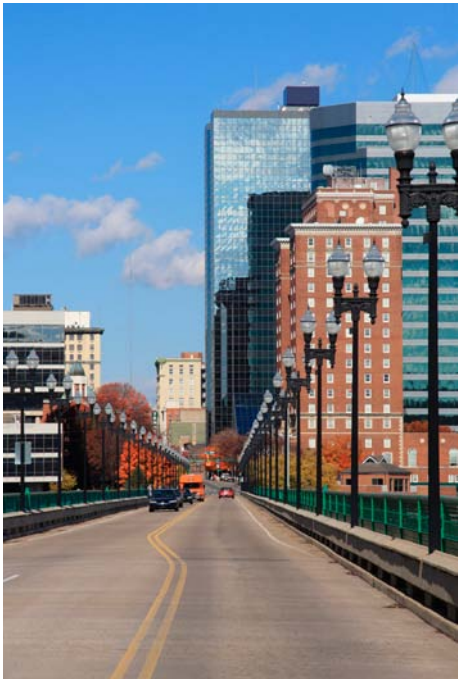
INDUSTRY	EMPLOYMENT	TOTAL %
Goods Producing	52,647	16.0
Natural Resources and Mining*	1,443	0.4
Construction*	15,635	4.7
Manufacturing	35,450	10.7
Service Providing	242,142	73.4
Trade, Transportation, and Utilities	70,899	21.5
Information*	5,478	1.7
Financial Activities*	16,562	5.0
Professional and Business Services	52,682	16.0
Educational and Health Services	48,809	14.8
Leisure and Hospitality	37,889	11.5
Other Services*	9,670	2.9
Unclassified	65	0.0
Government	35,107	10.6
Federal	5,686	1.7
State*	11,462	3.5
Local	17,959	5.4
Total	329,896	

Source: Bureau of Labor and Statistics, Quarterly Census of Employment and Wages. *Note: Some county industry data did not meet BLS or State agency disclosure standards. An asterisk is beside specific industries where no data was reported, but included in the total. This results in totals being slightly off.



Transportation

Airlines	6
Allegiant Air, American Eagle, Delta, Frontier, United Express, USAirways Express	
Daily Flights	more than 140 per day
Air Services- 2012	
Cargo Services	2
Freight (tons)	45,757
Air Passengers	1,747,145
Bus Terminals	
Greyhound/Trailways/Megabus	2
Railroad Lines	
CSX/Seaboard, Norfolk Southern	2
Miles of Lines	170
Water Transportation - 2012	
Port of Knoxville (tons)	745,560
Loaded Barges Per Year	435



**Knoxville-Knox County
Metropolitan Planning Commission**
Suite 403 City County Building
400 Main Street
Knoxville, Tennessee 37902
865-215-2500
www.knoxmpc.org

Income

In 2011, Knox County's per capita personal income (PCPI) was seventh highest in the state at \$38,894, an increase of 4.7 percent from 2010, while at the MSA level, per capita income was \$35,869, a 4.2 percent increase. In 2011, state PCPI grew 4.2 percent to \$36,567. The 2001 to 2011 average annual growth rate of PCPI in Knox County was 2.6 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 \$2.36 per \$100 assessed value. The assessment in the City of Knoxville is \$2.46 per \$100. City residents pay both property taxes.

State sales tax is 5.5 percent on food and food ingredients and seven 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 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 six 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. 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 3.7 million passengers a year in the city. In Fall 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.