



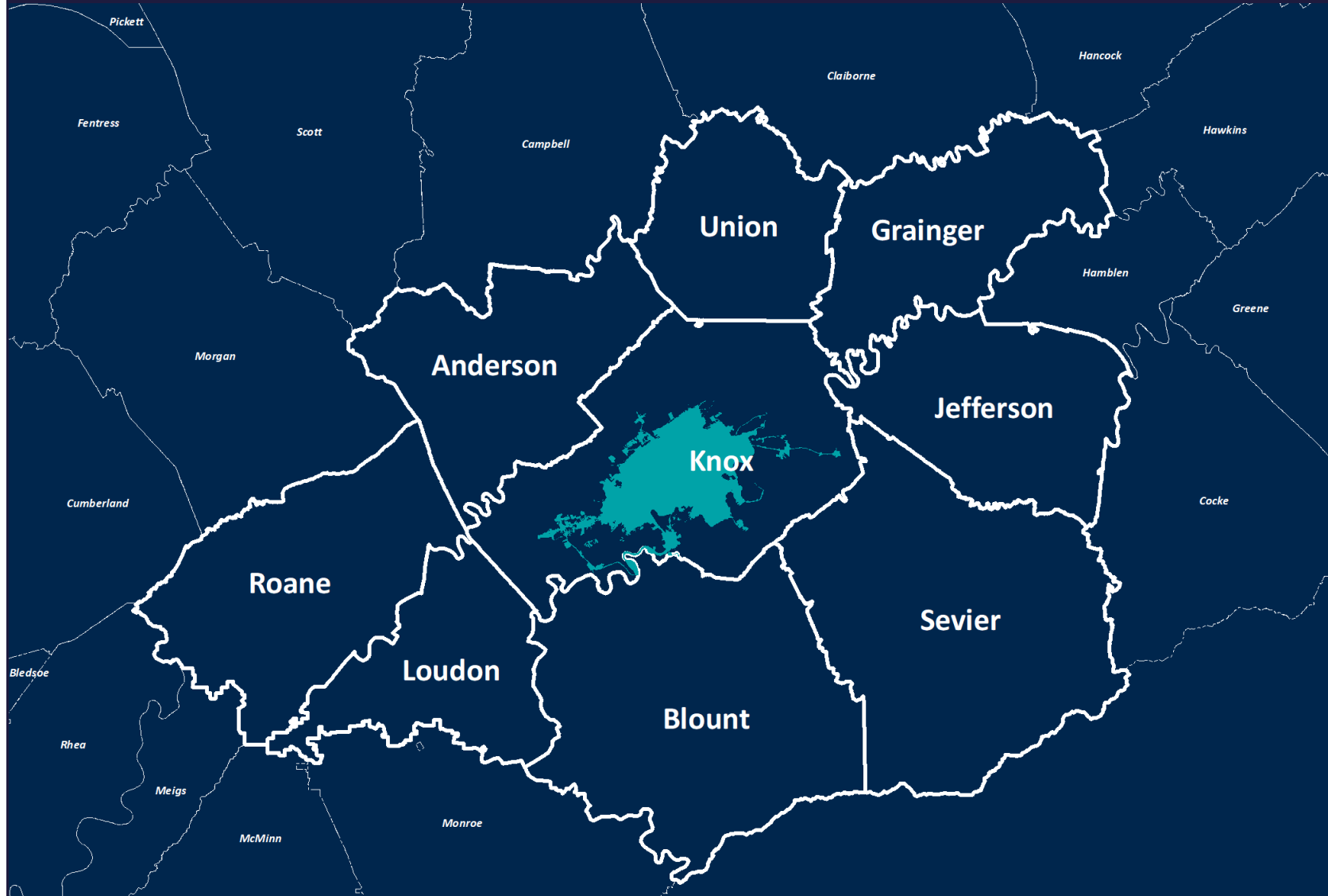
REGIONAL GROWTH TRENDS

KNOX AND SURROUNDING COUNTIES

REGIONAL GROWTH TRENDS

1. CHANGING
DEMOGRAPHICS
2. LABOR FORCE
3. DEVELOPMENT
ACTIVITY
4. ISSUES

KNOX & SURROUNDING COUNTIES

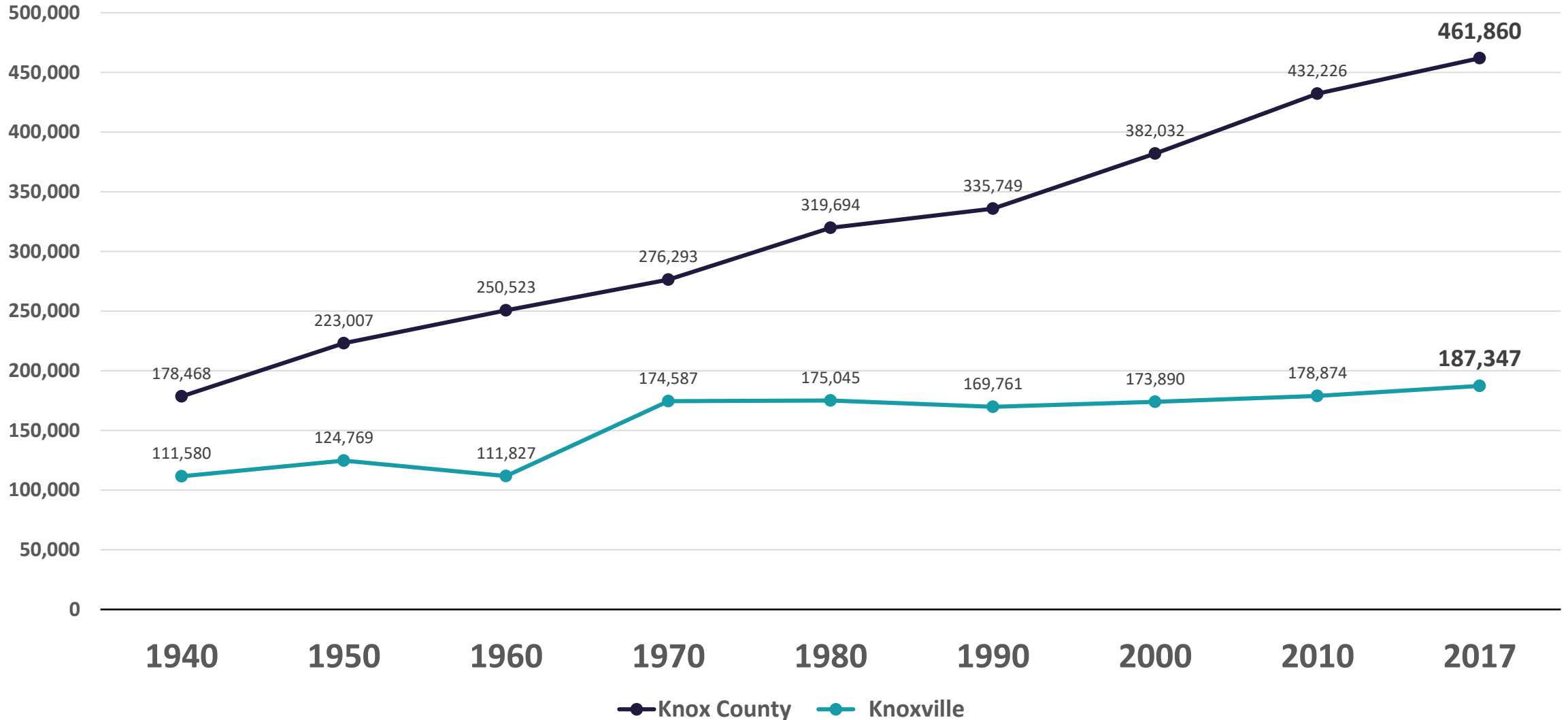




KNOX AND SURROUNDING
COUNTIES

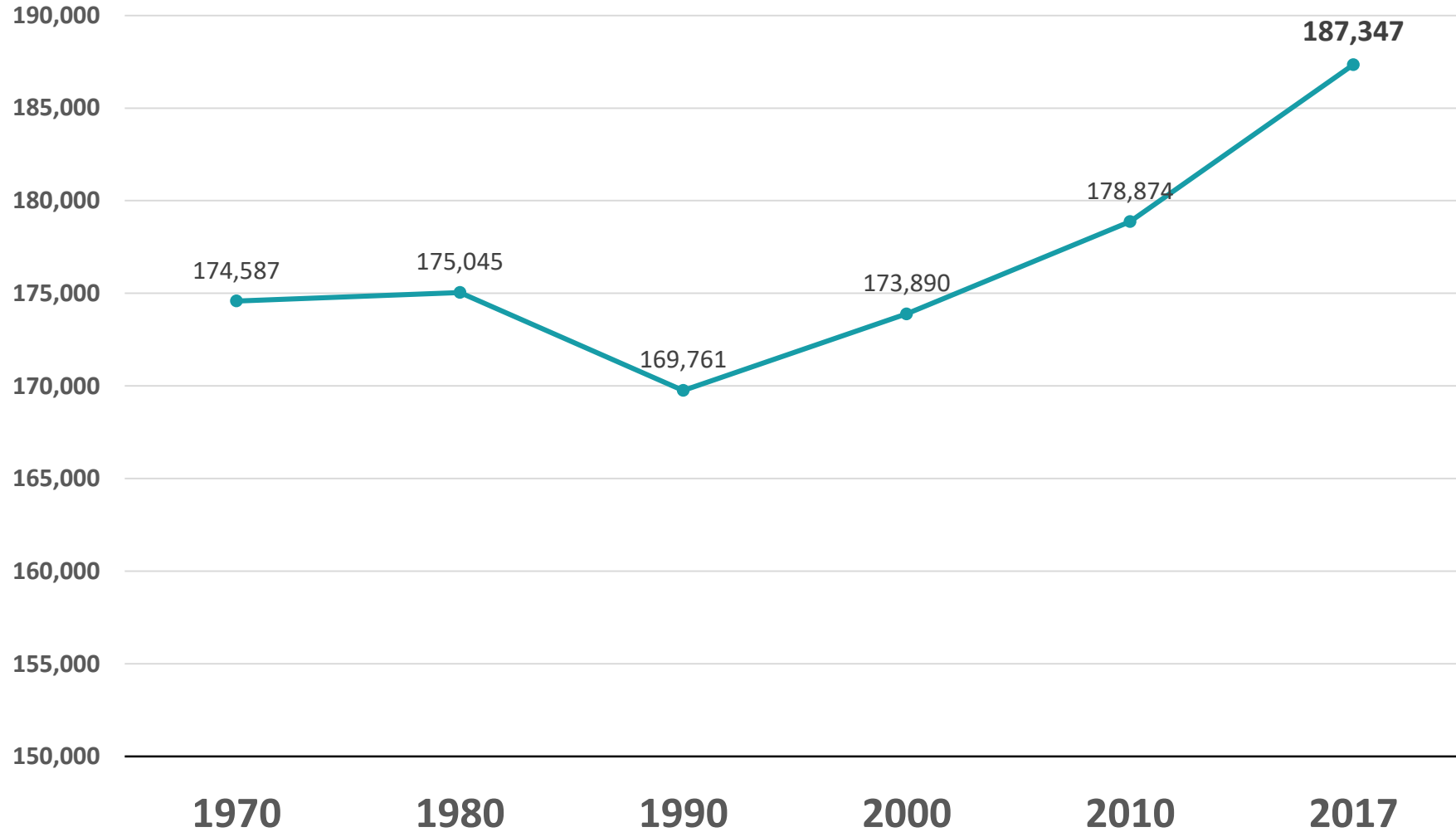
CHANGING DEMOGRAPHICS

Knoxville and Knox County Population Change, 1940-2017



Sources:
U.S. Census Bureau, Population of Counties by Decennial Census: 1900-1990, March 27, 1995.
U.S. Census Bureau, Census of Population and Housing, 2000 and 2010.
U.S. Census Bureau, Population Estimates Program, 2018.

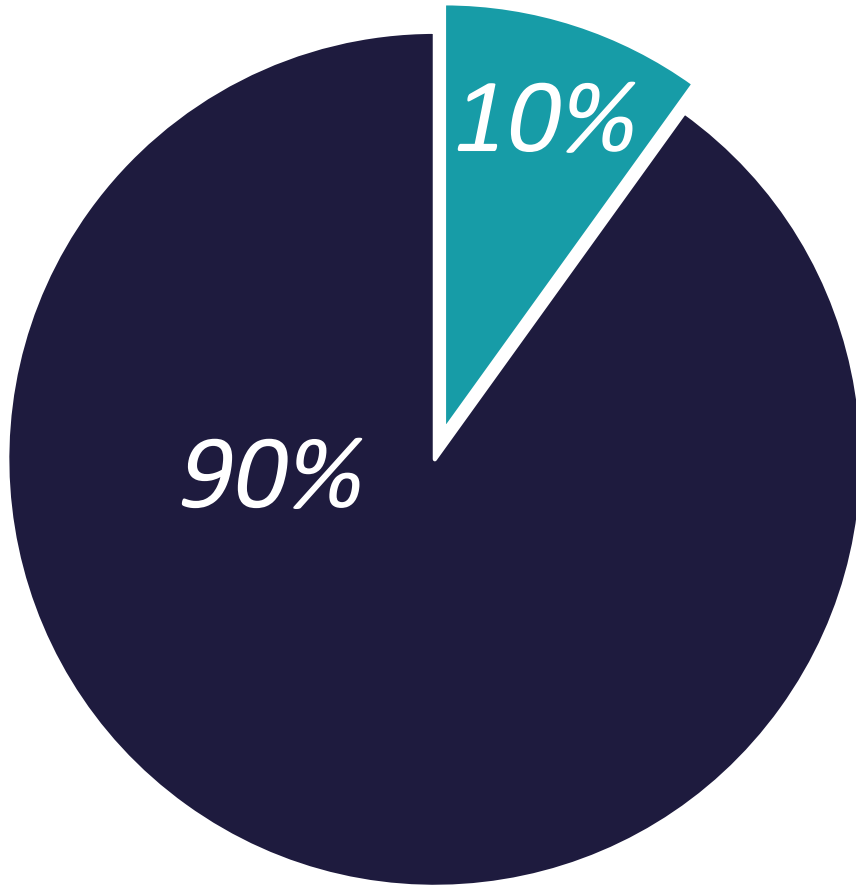
Knoxville Population Change, 1970-2017



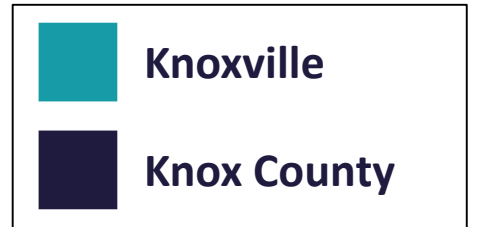
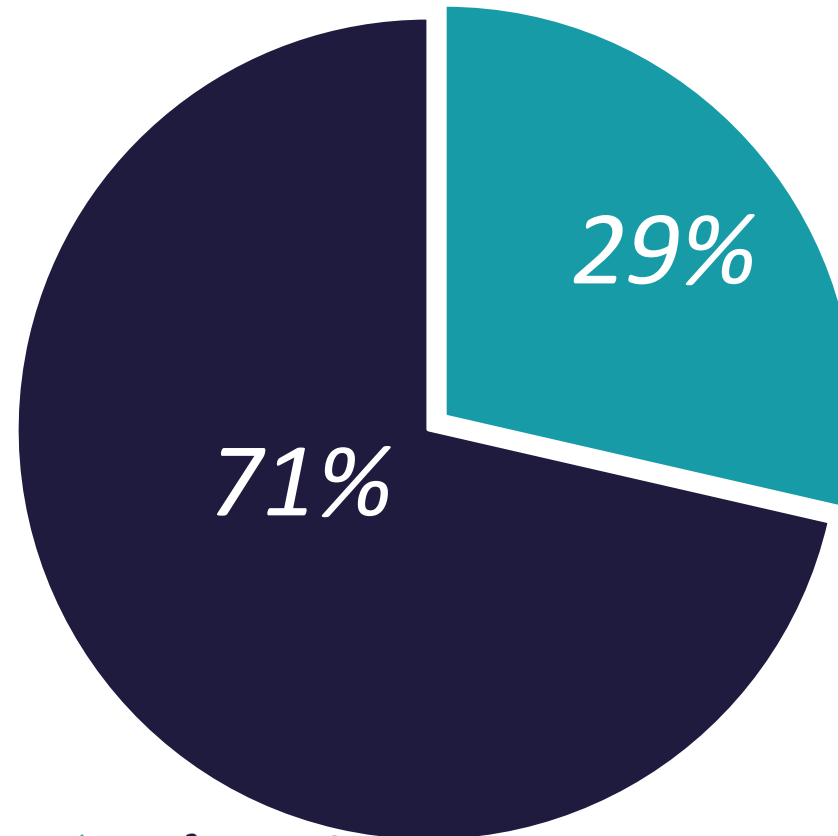
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The City's share of growth is increasing...

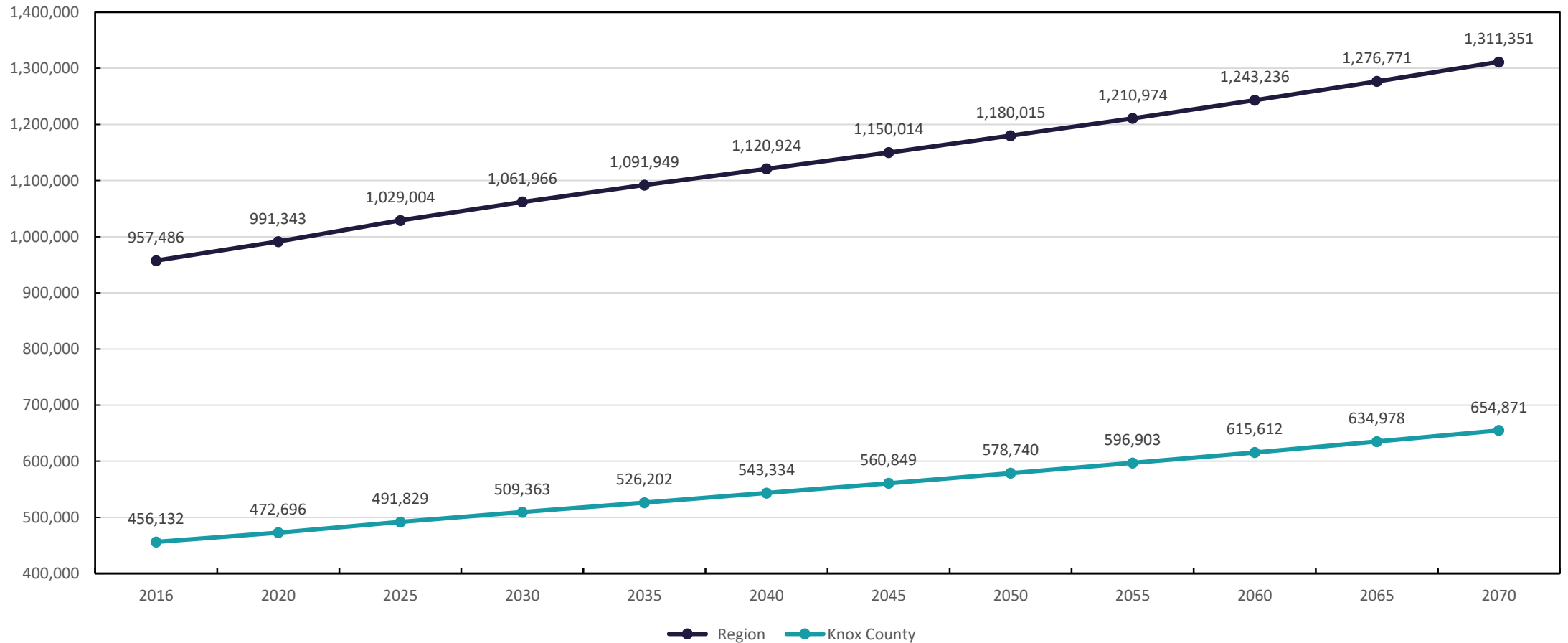
2000-2010



2010-2017

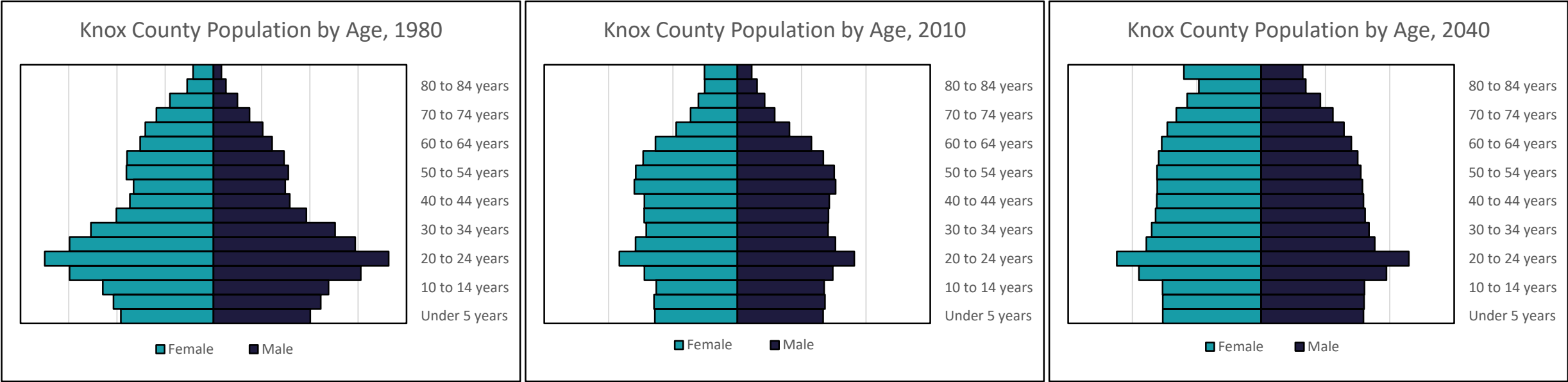


Projected Population Growth, Knox County and Region, 2016-2070



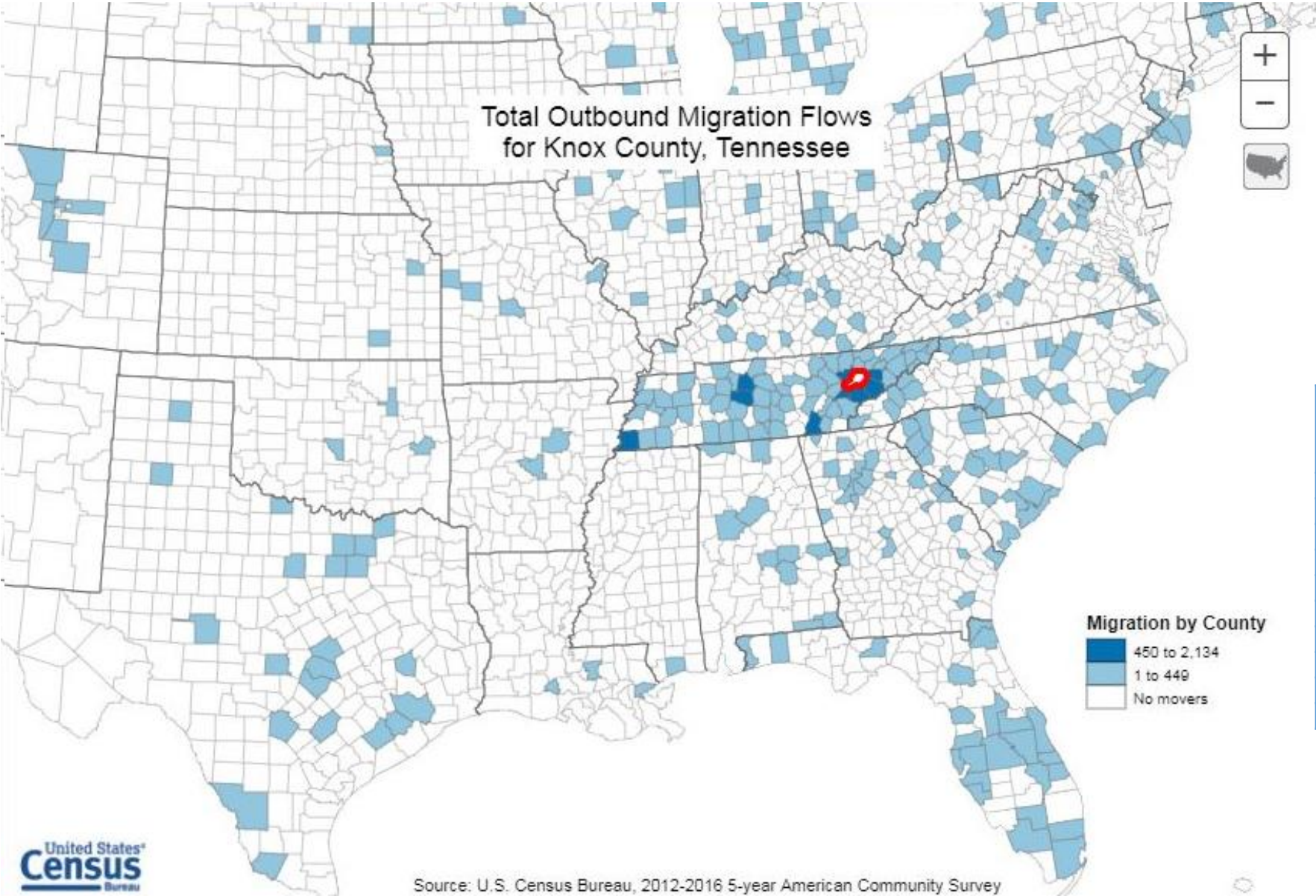
Source: Boyd Center for Business and Economic Research, University of Tennessee, Knoxville - September 2017

The challenge with our changing age-distribution of the population...



Sources:
U.S. Census Bureau, 1980, 2010 Census.
UT Boyd Center for Business and Economic Research.

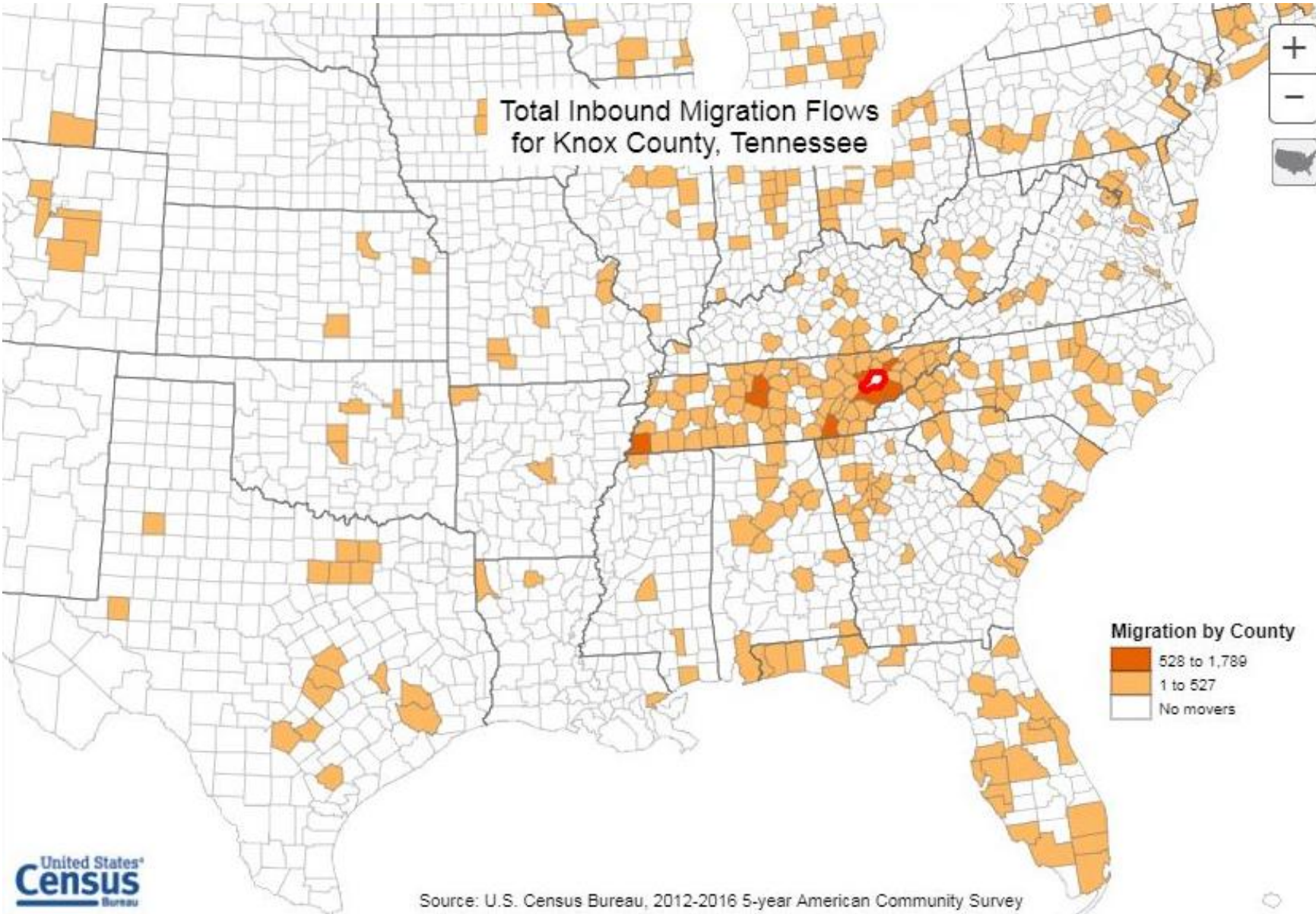
County to County Migration



Rank	County	State	Net In-Migration to Knox
1	Grainger	TN	526
2	Blount	TN	485
3	Wilson	TN	370
4	Hamilton	TN	342
5	Loudon	TN	330
6	Campbell	TN	281
7	Leon	FL	264
8	McMinn	TN	230
9	Baldwin	AL	224
10	Rhea	TN	222

Rank	County	State	Net Out-Migration from Knox
1	Anderson	TN	345
2	Jefferson	TN	263
3	Genesee	MI	219
4	Sevier	TN	212
5	Dallas	TX	198
6	Hendry	FL	174
7	DeKalb	TN	168
8	Ottawa	MI	153
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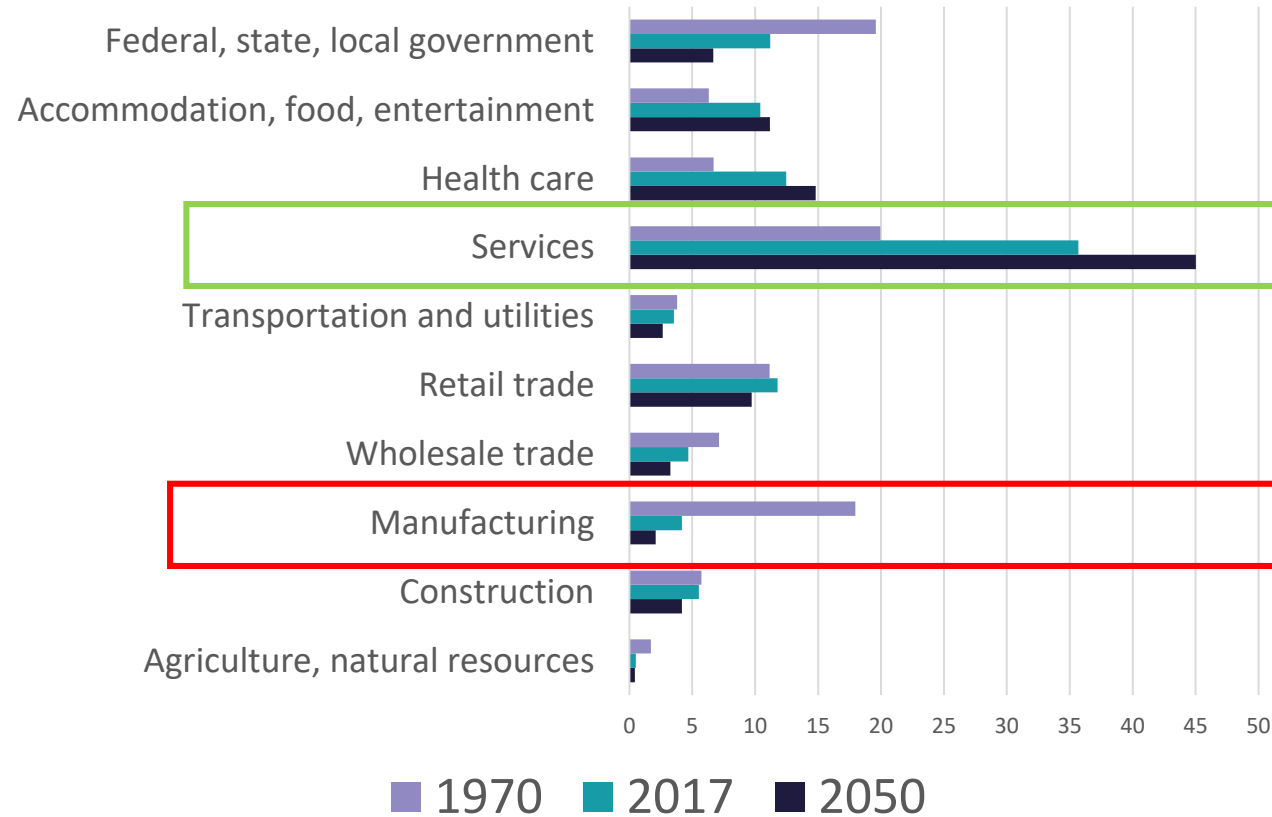
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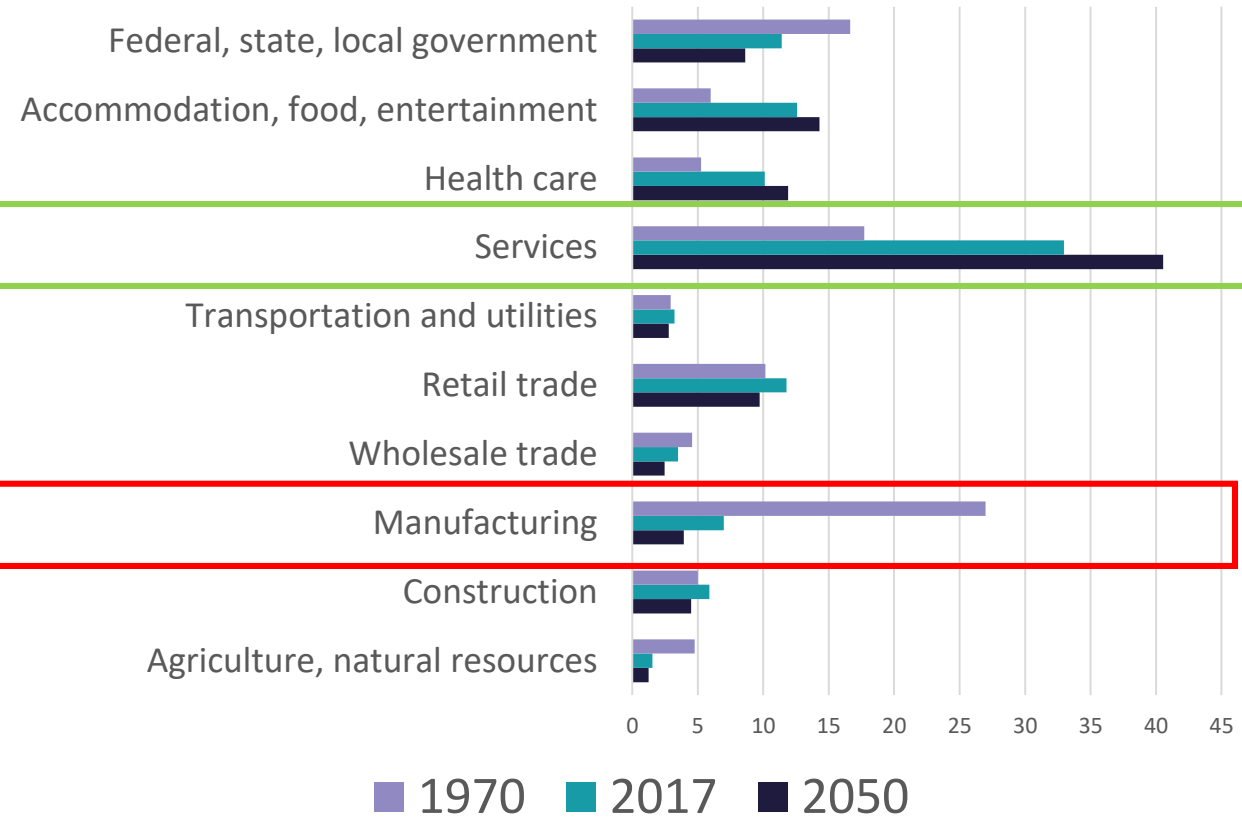
KNOX AND SURROUNDING
COUNTIES

LABOR FORCE

Knox County Employment by Sector (% of total by year)



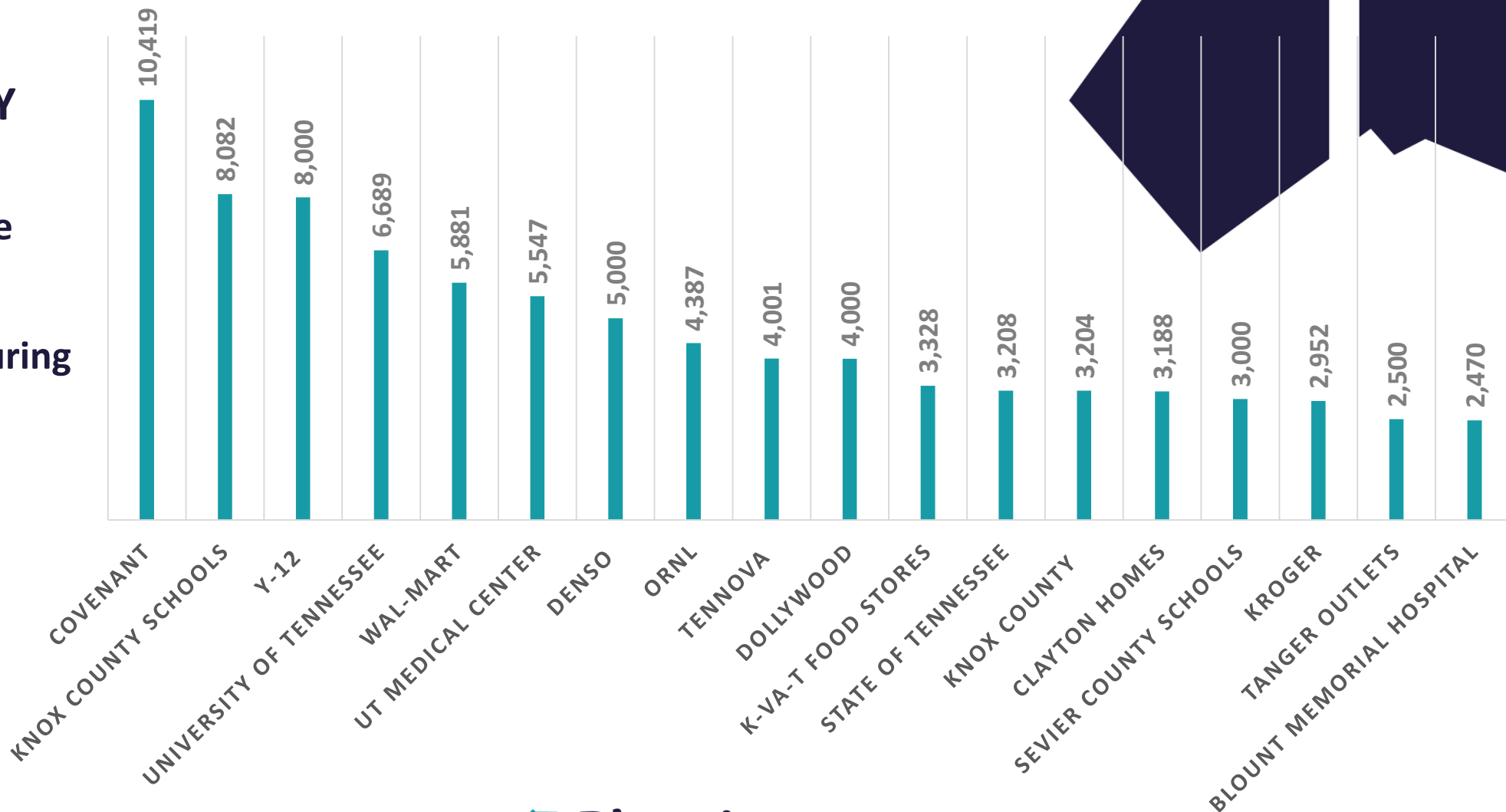
Regional Employment by Sector (% of total by year)



Top Employers in our Region

BY INDUSTRY SECTOR

1. Health care
2. Education
3. Manufacturing

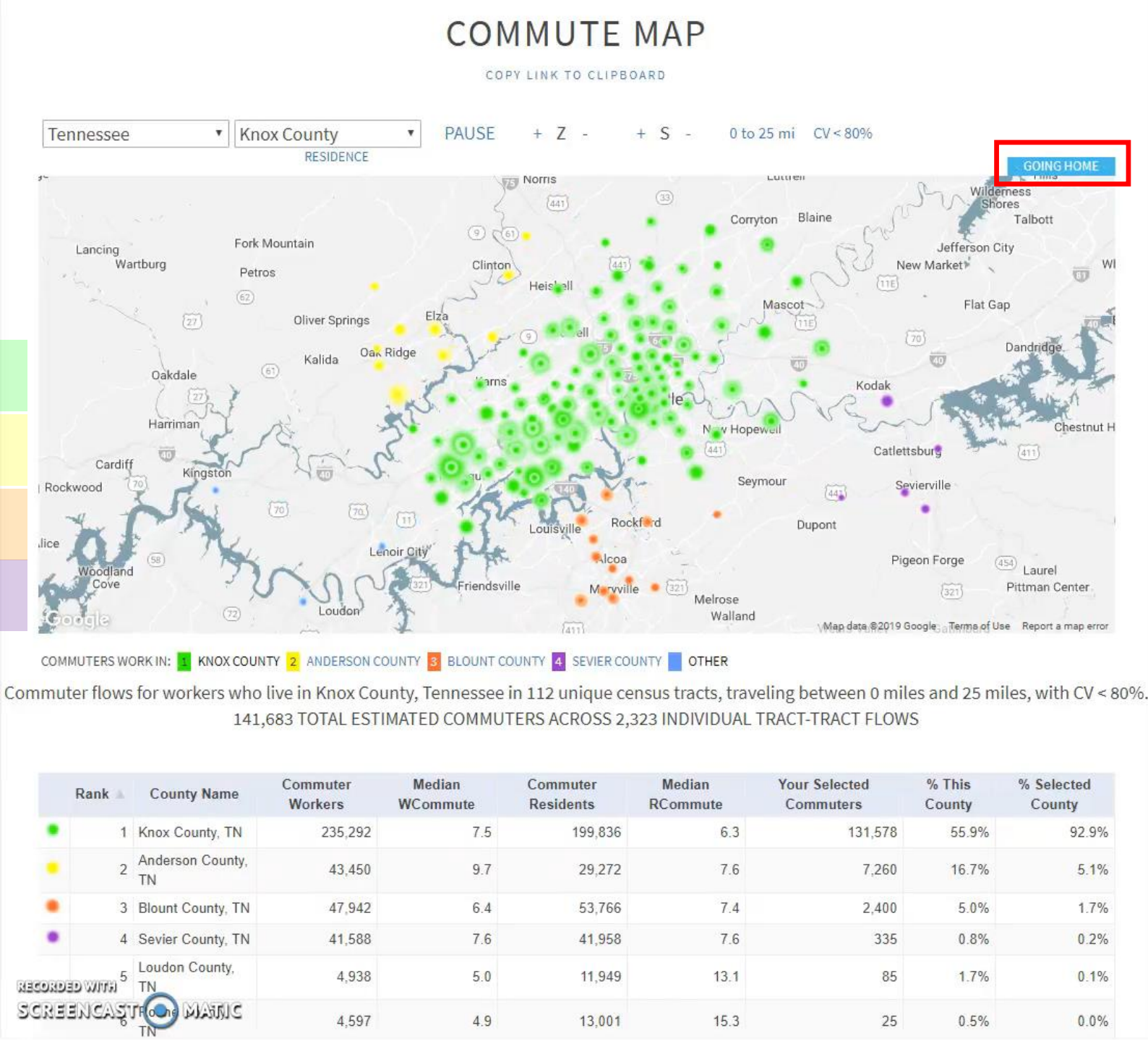


Source: Knoxville News Sentinel, January 6, 2019.

Where Knox County residents that travel 0-25 miles for their commute go to work...

- 1. 93% stay in Knox County
- 2. 5.2% go to Anderson County
- 3. 1.7% go to Blount County
- 4. 0.2% go to Sevier County

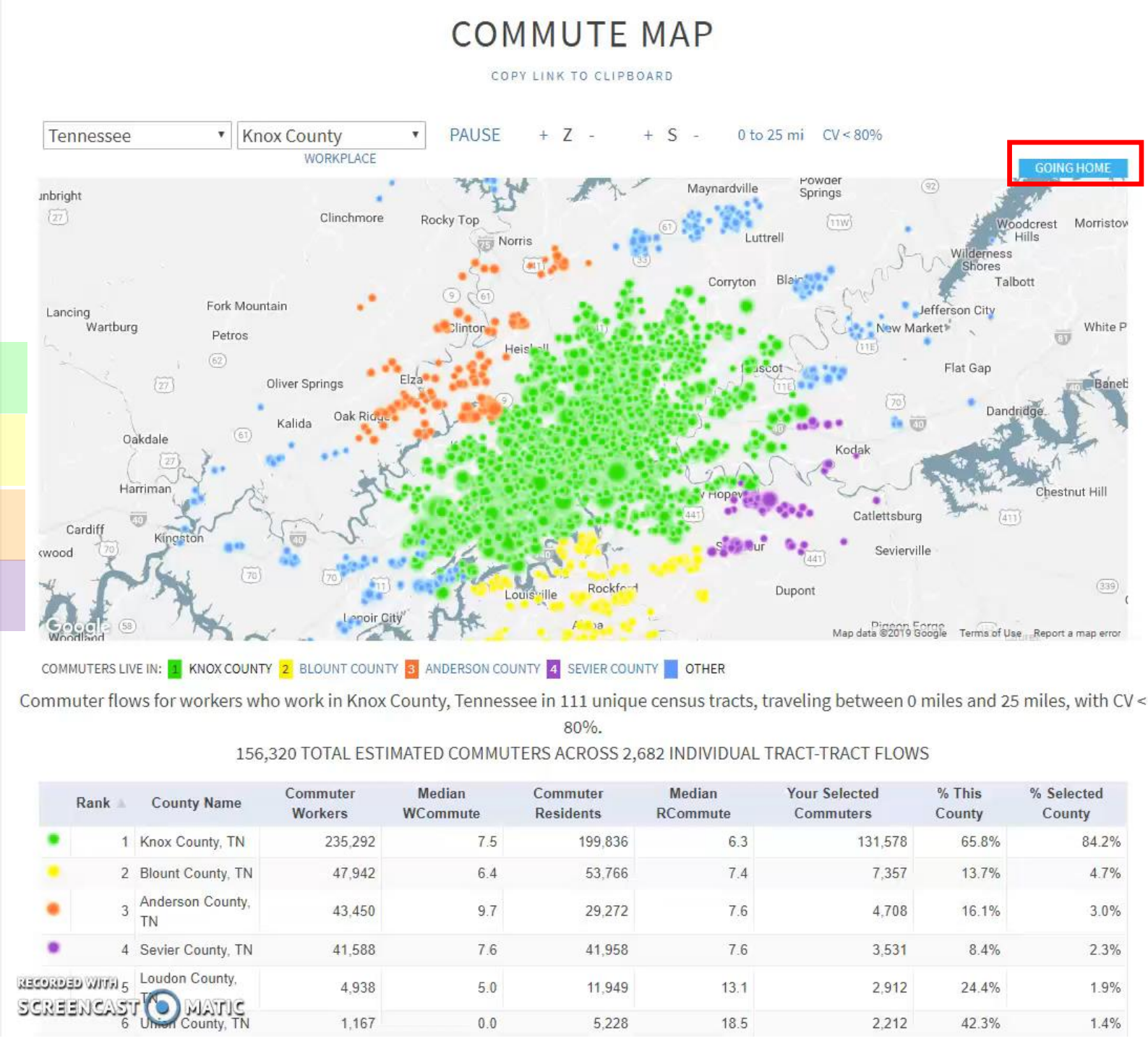
Source: US Census, American Community Survey 2006 – 2010
<http://bigbytes.mobyus.com/commute.aspx>



Where Knox County workers that travel 0-25 miles for their commute come from...

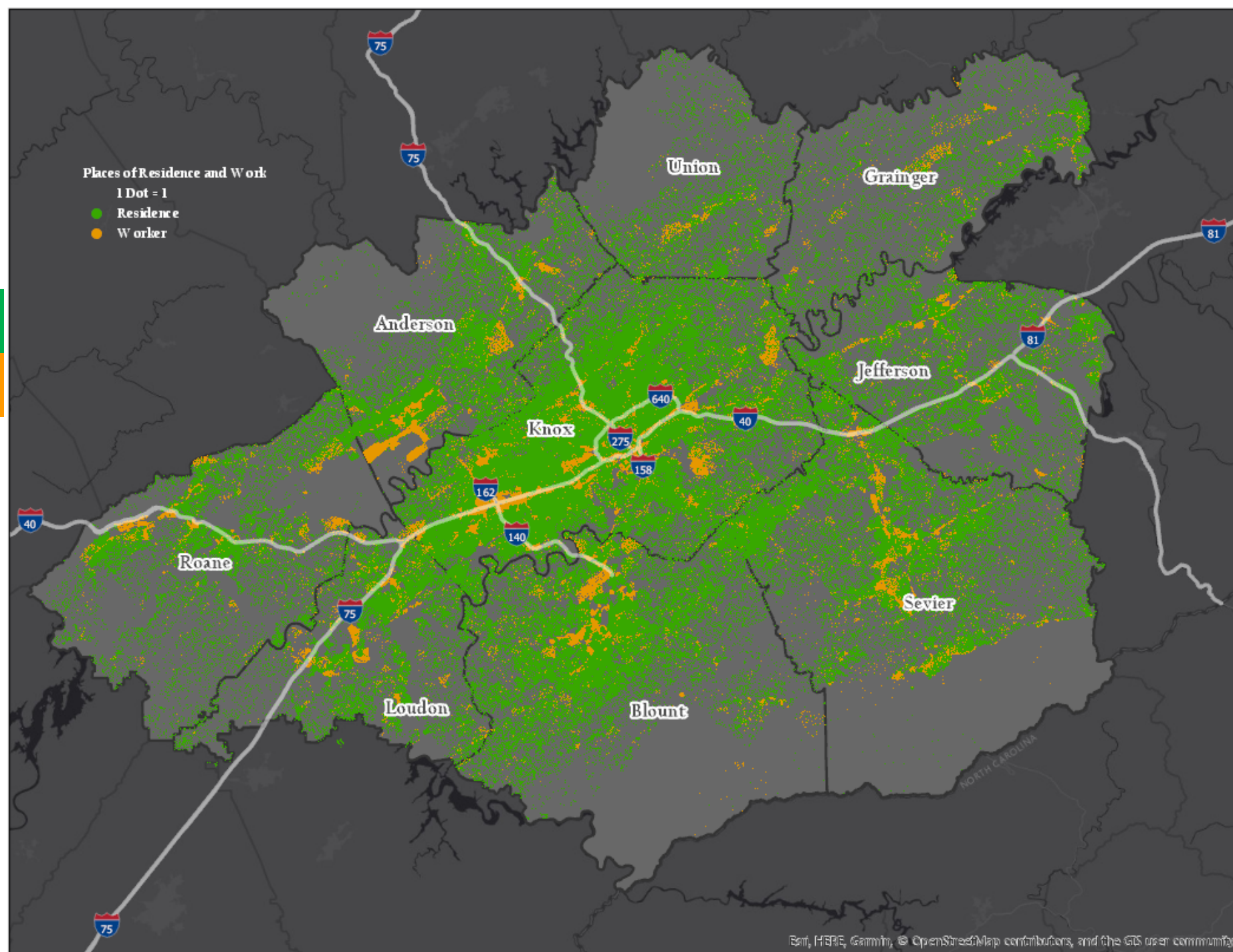
- 1. 84% reside in Knox County
- 2. 5% reside in Blount County
- 3. 3% reside in Anderson County
- 4. 2.3% reside in Sevier County

Source: US Census, American Community Survey 2006 – 2010
<http://bigbytes.mobylus.com/commute.aspx>



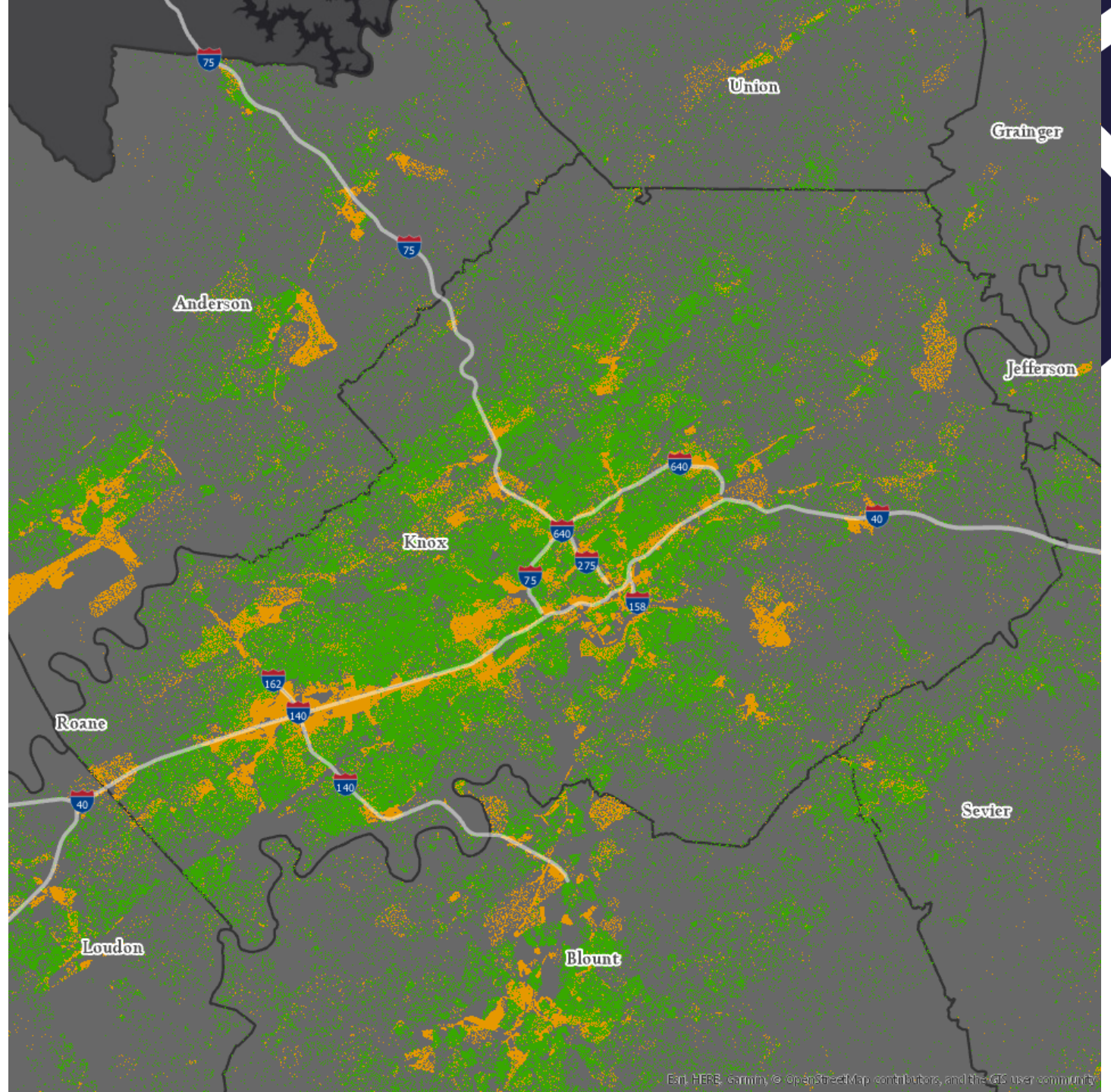
Where do workers live and where are the jobs?

- 1 Dot = 1 Residence
- 1 Dot = 1 Worker



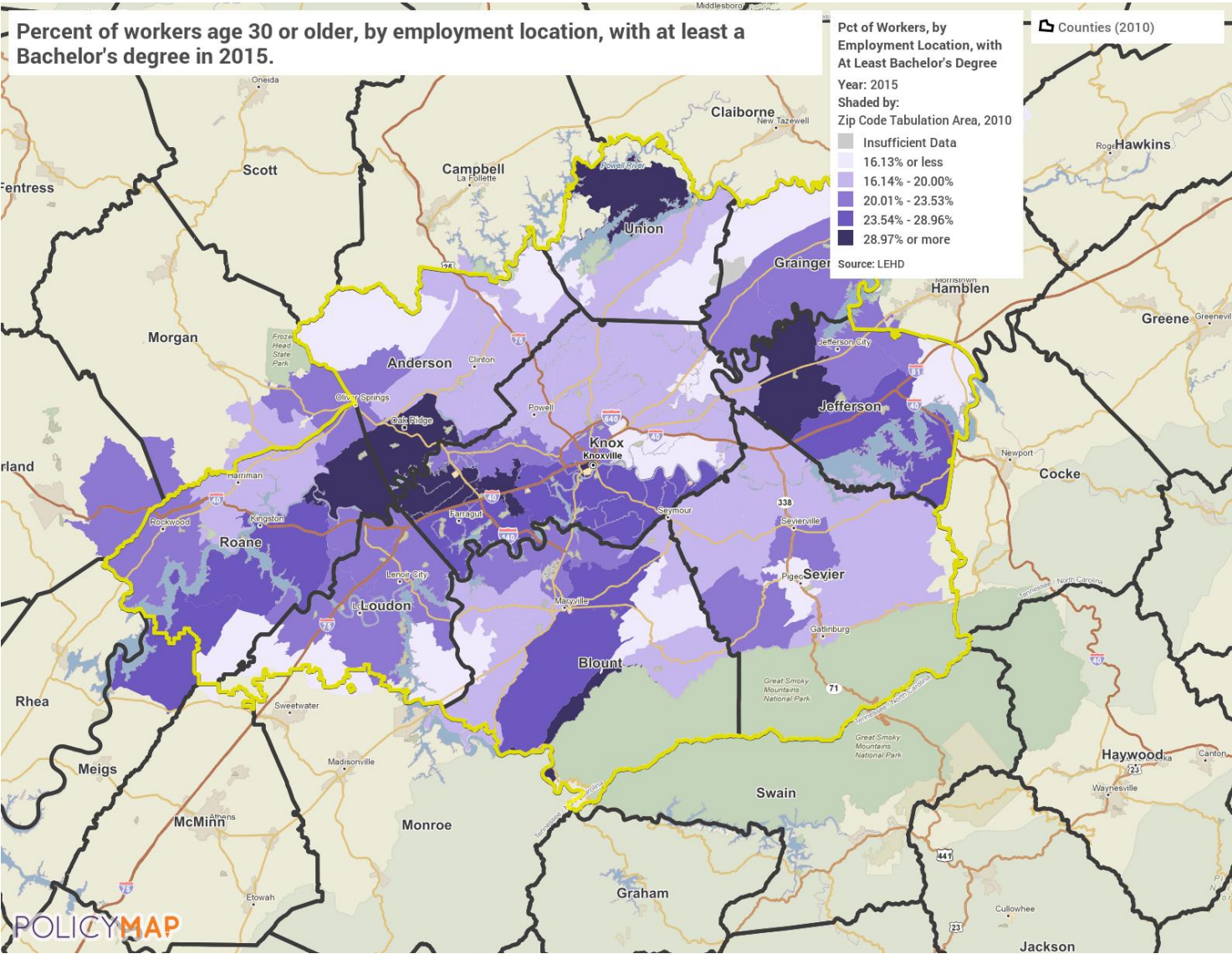
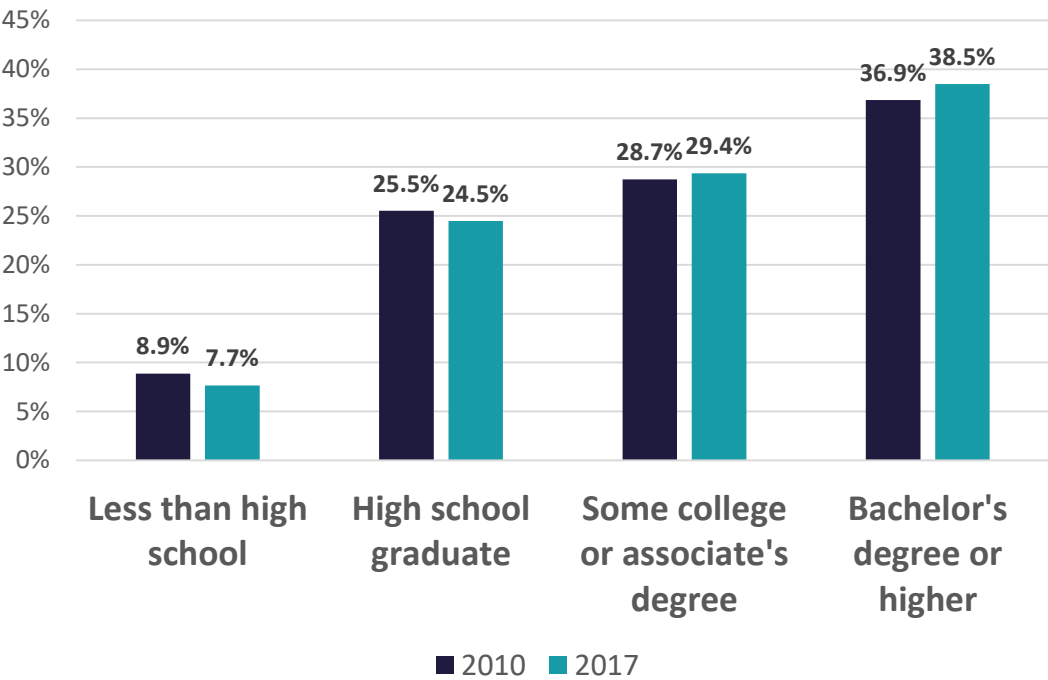
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Our work force is becoming more educated...

Knox County Educational Attainment by Employment Status for the Population 25 to 64 years – 2010 vs. 2017



Sources: US Census: Longitudinal Employer – Household Dynamics, 2015; American Community Survey, 2010, 2017

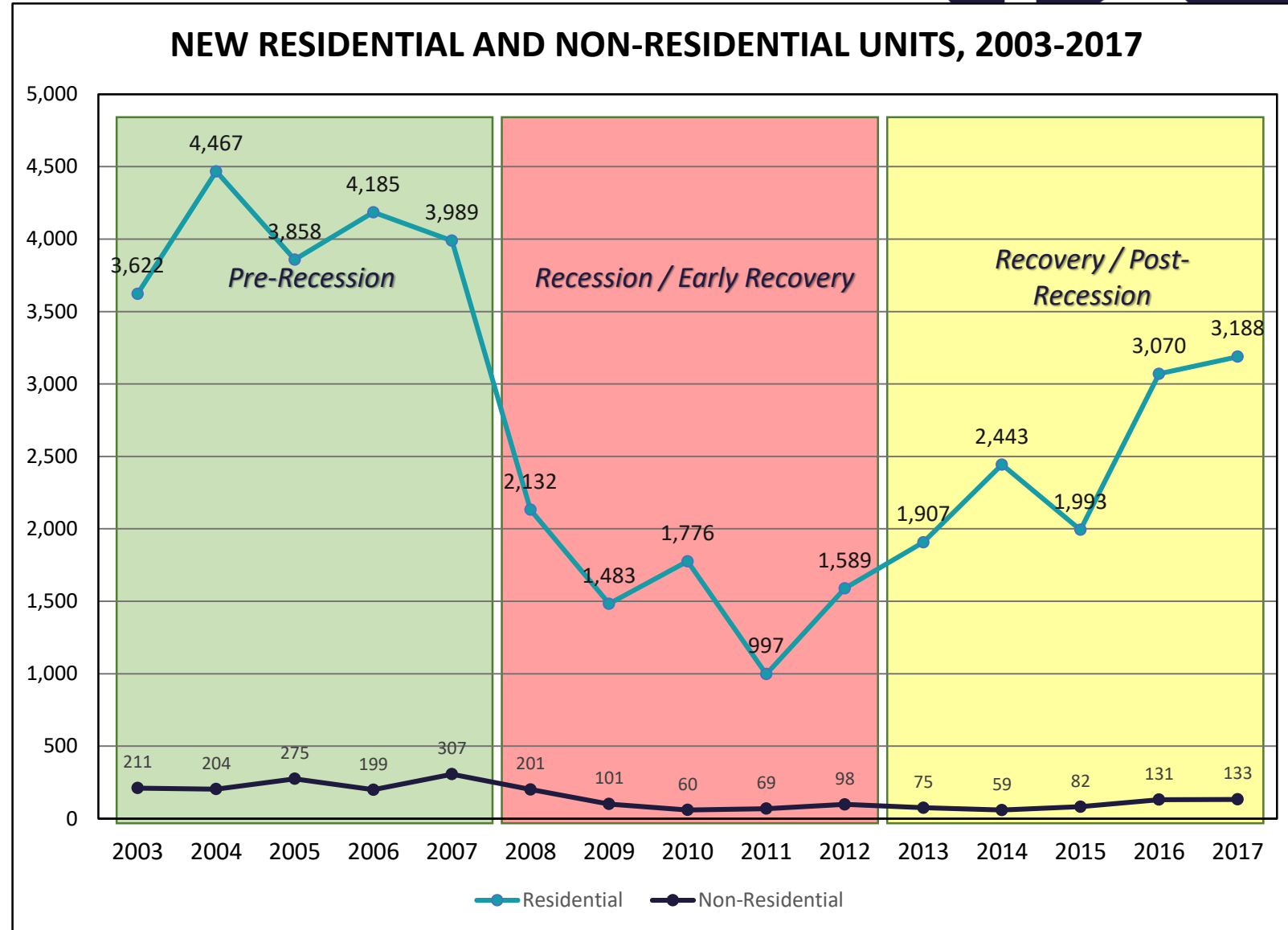


KNOXVILLE & KNOX COUNTY

DEVELOPMENT ACTIVITY

Post-Recession Trend

- Building activity remains lower than pre-recession levels for both residential and non-residential development.



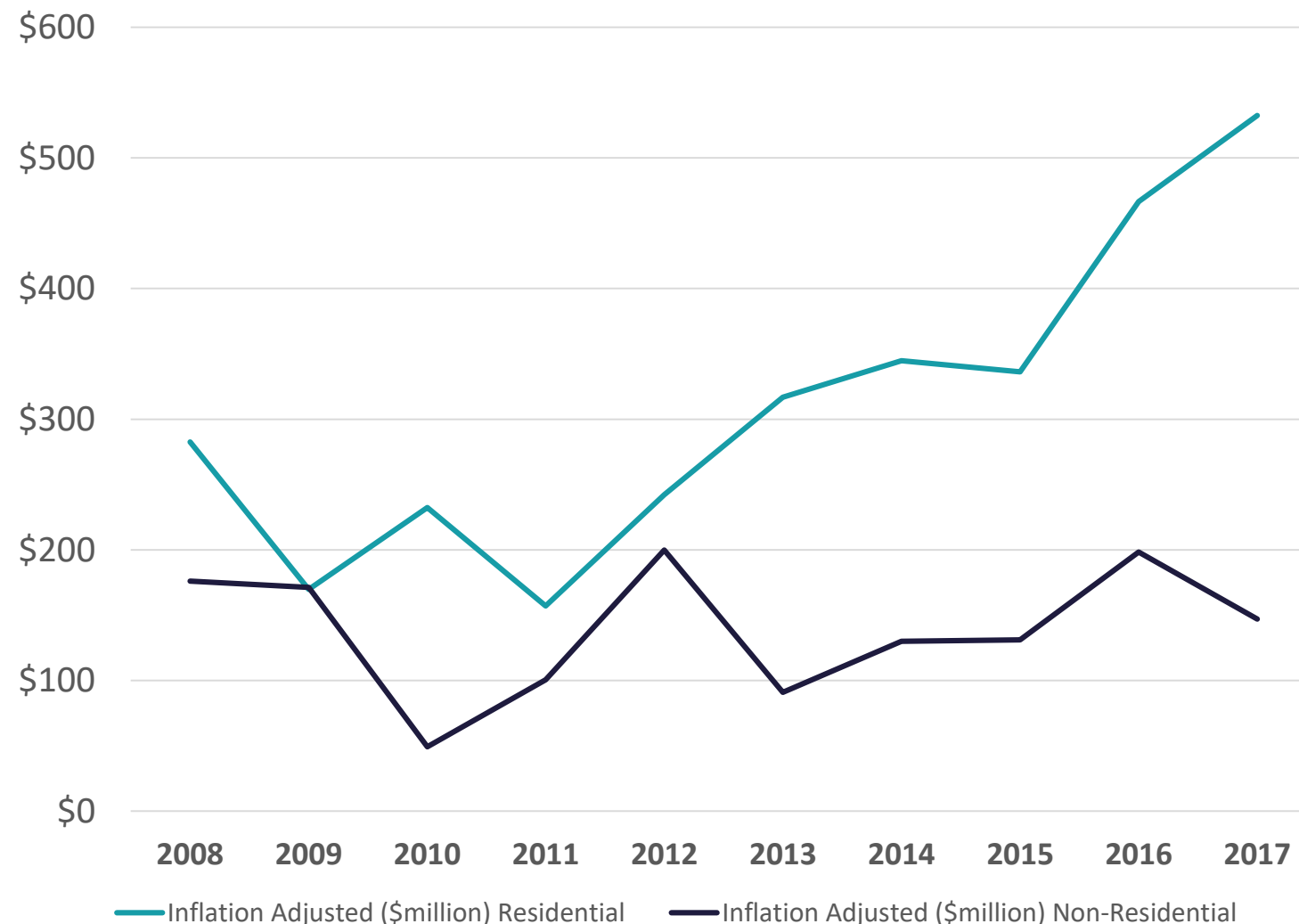
Recovery/Post-Recession
total value of new
construction in Knox
County is...

Residential **\$3.08 billion**
Non-Residential **\$1.39 billion**

\$4.47 billion

Value of New Construction in Knox County
2008-2017

millions



Recovery / Post-Recession
total value of renovations
in Knox County is...

Residential **\$722 million**

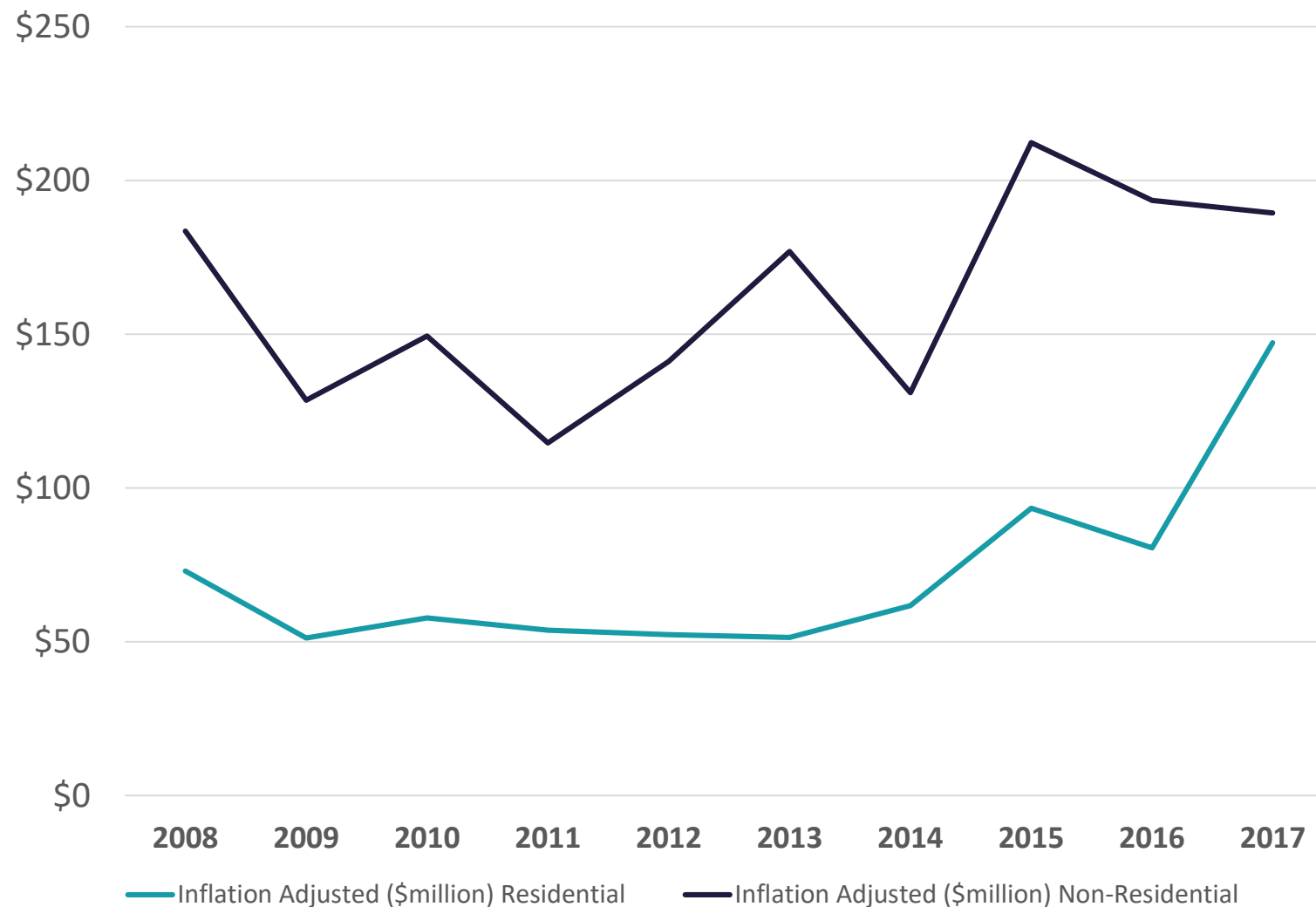
Non-Residential **\$1.62 billion**

\$2.34 billion

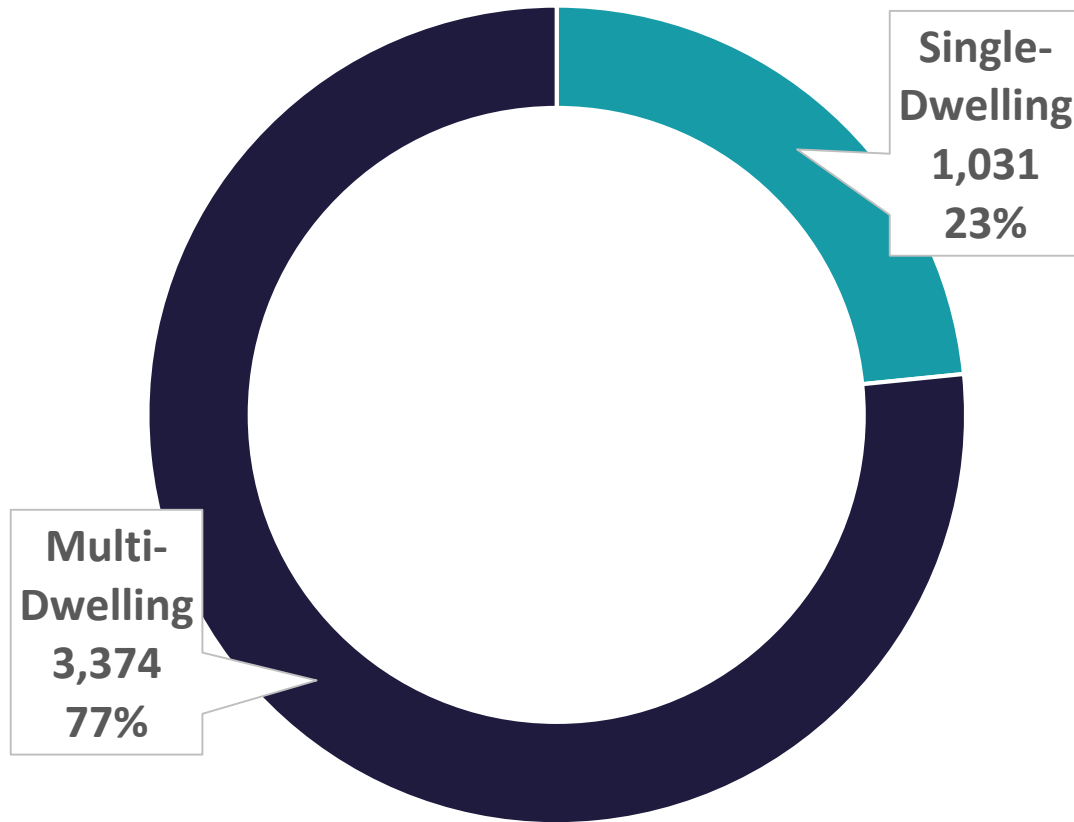
Value of Renovations in Knox County

2008-2017

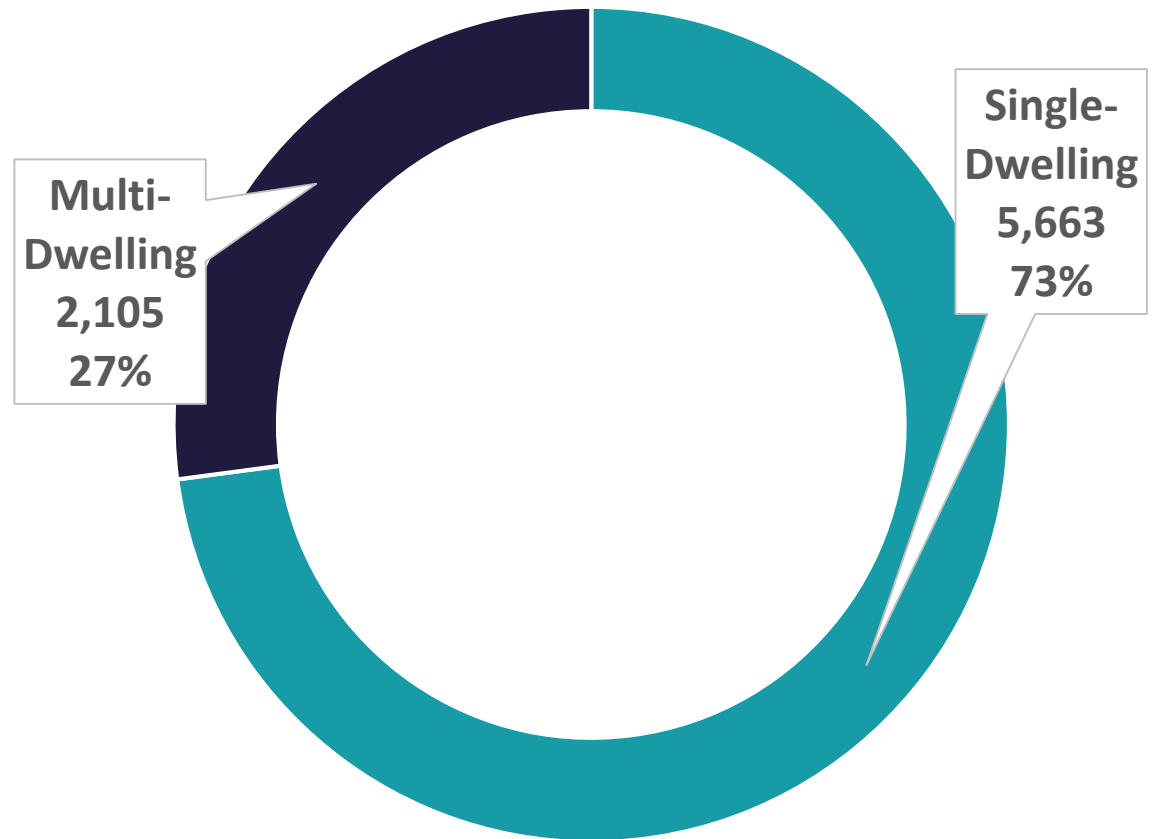
millions



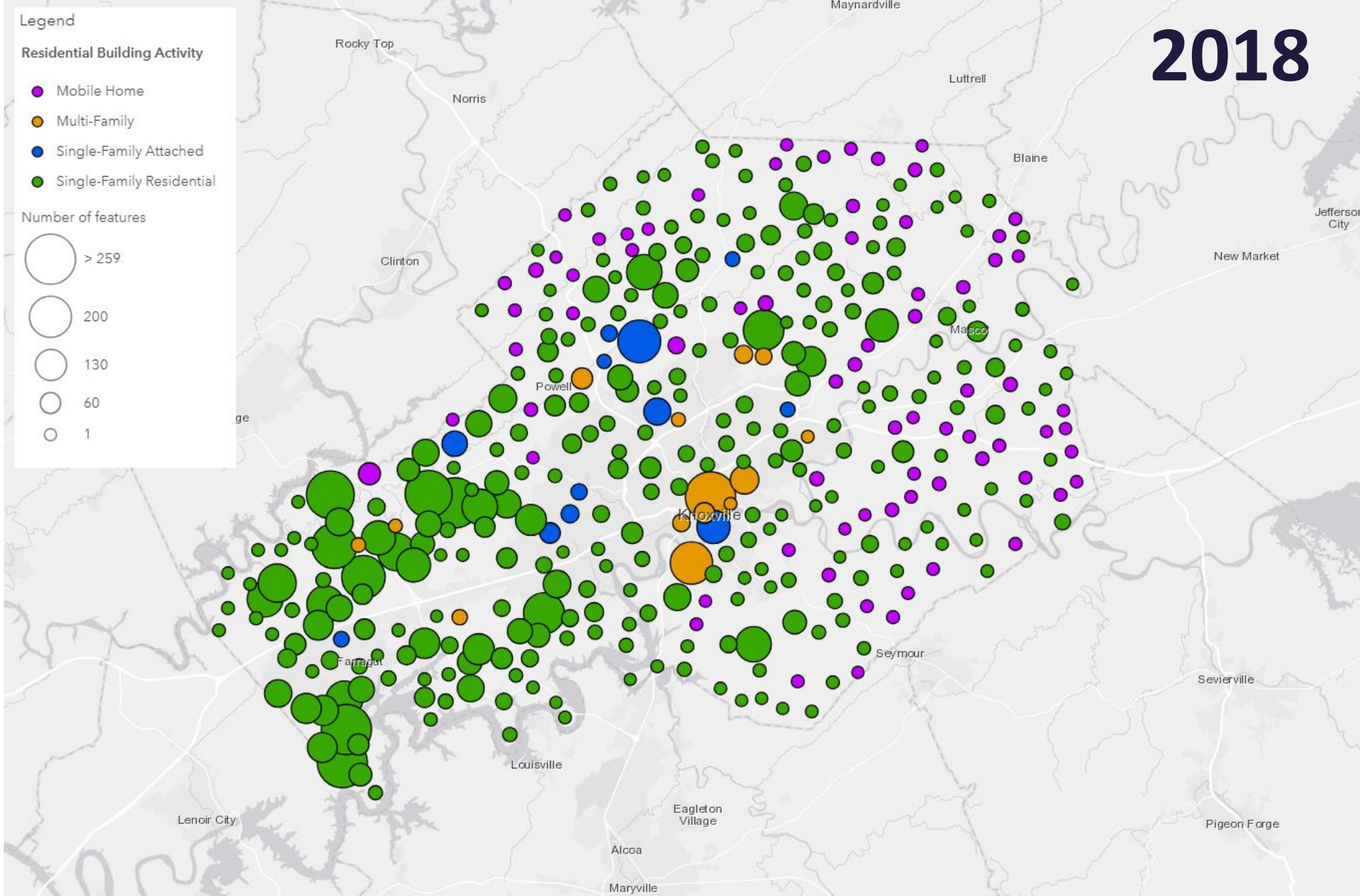
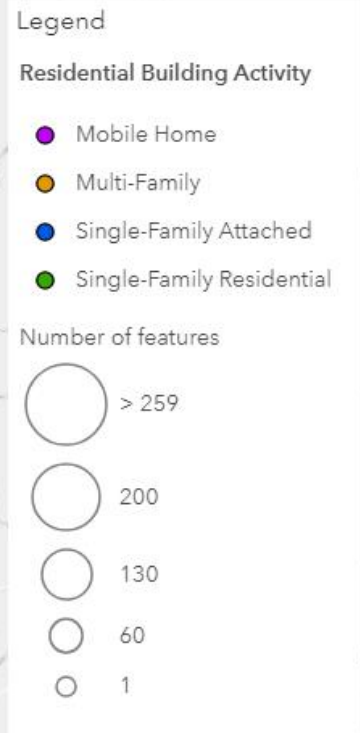
City of Knoxville New Construction Housing Mix, 2012-2017



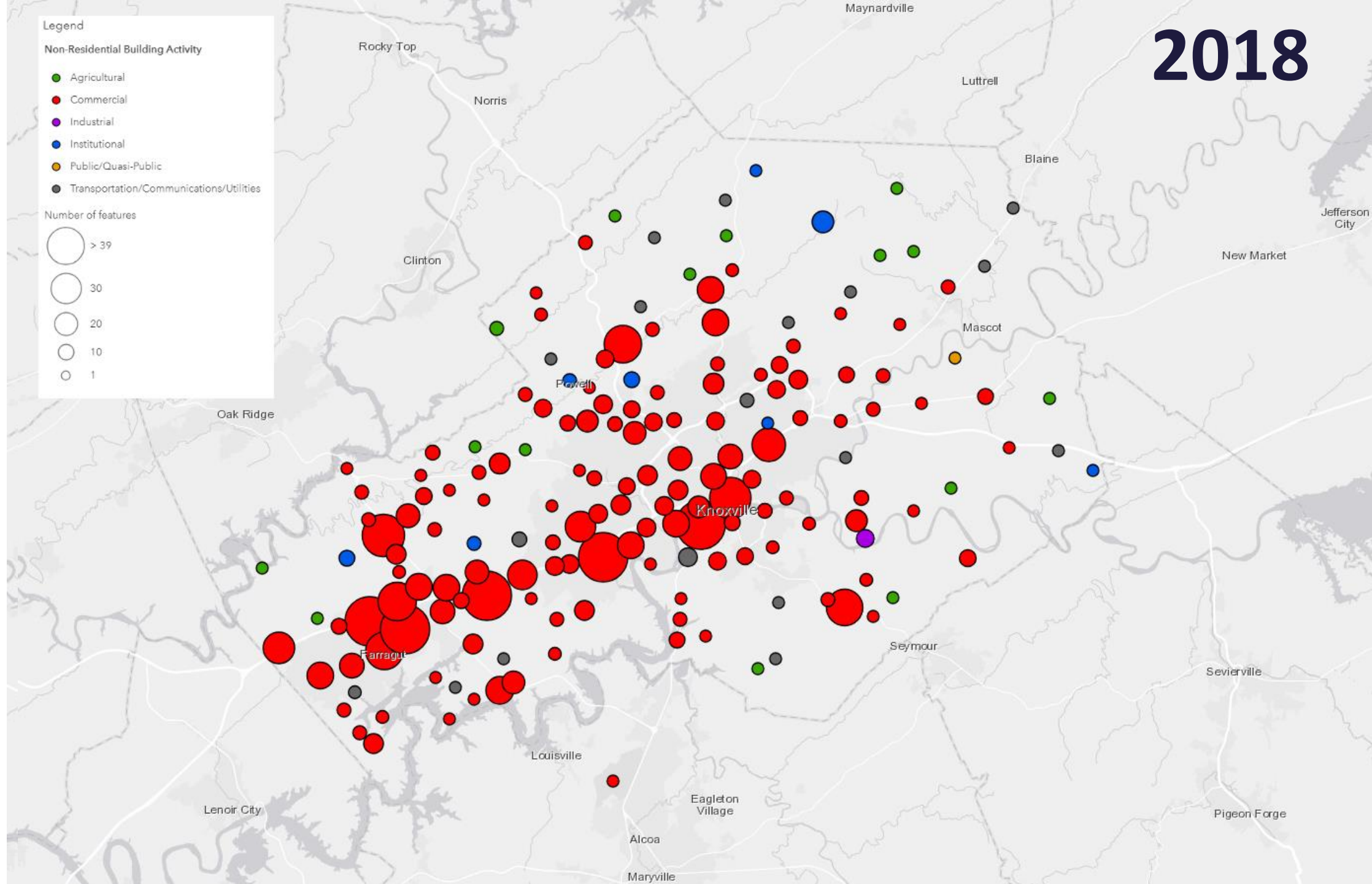
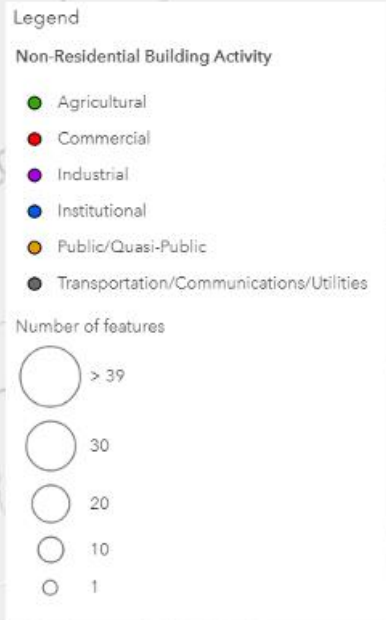
Knox County (Unincorporated Area) New Construction Housing Mix, 2012-2017



2018



2018





KNOX AND SURROUNDING
COUNTIES

ISSUES

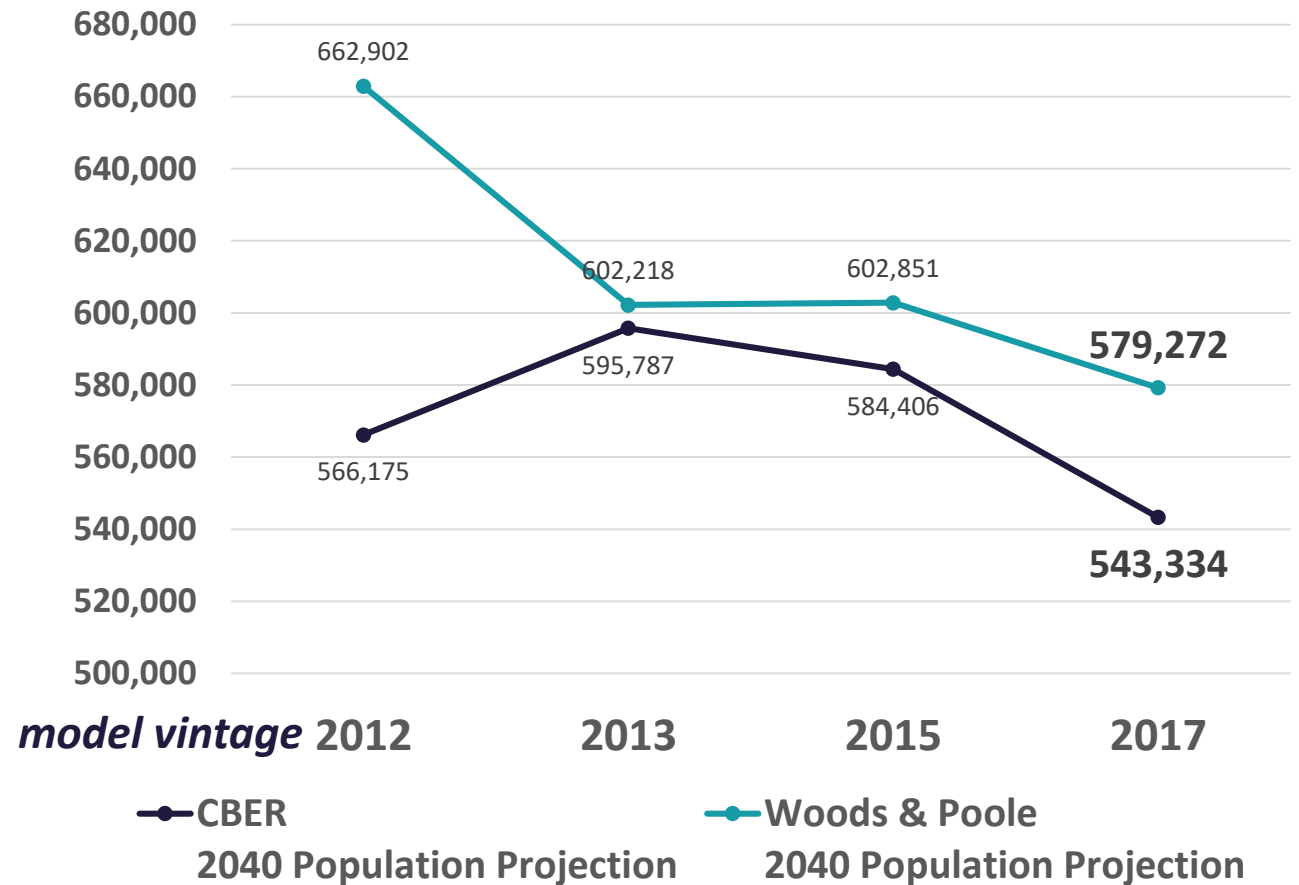
Slower growing population...

- **Fewer births:**
 - Millennials are having fewer children or waiting longer to start a family.
- **More deaths:**
 - Baby Boomers continue to age and mortality numbers are on the rise.
- **Slowed net migration:**
 - CBER noted that the net difference remains positive, but the majority of the migration is happening in the Nashville metro area.
- **IMPACT: Labor force, as a proportion of the population, is shrinking.**
- Boyd Center of Business & Economic Research (CBER) recently updated the projected growth models for our county and region to reflect these trends.
- Visit knoxplanning.org for a news article on [Local Population Projections and Growth Expectations.](#)

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2040 Projections for Knox County Population
(based on yearly adjustments)



Changing preferences of the population...

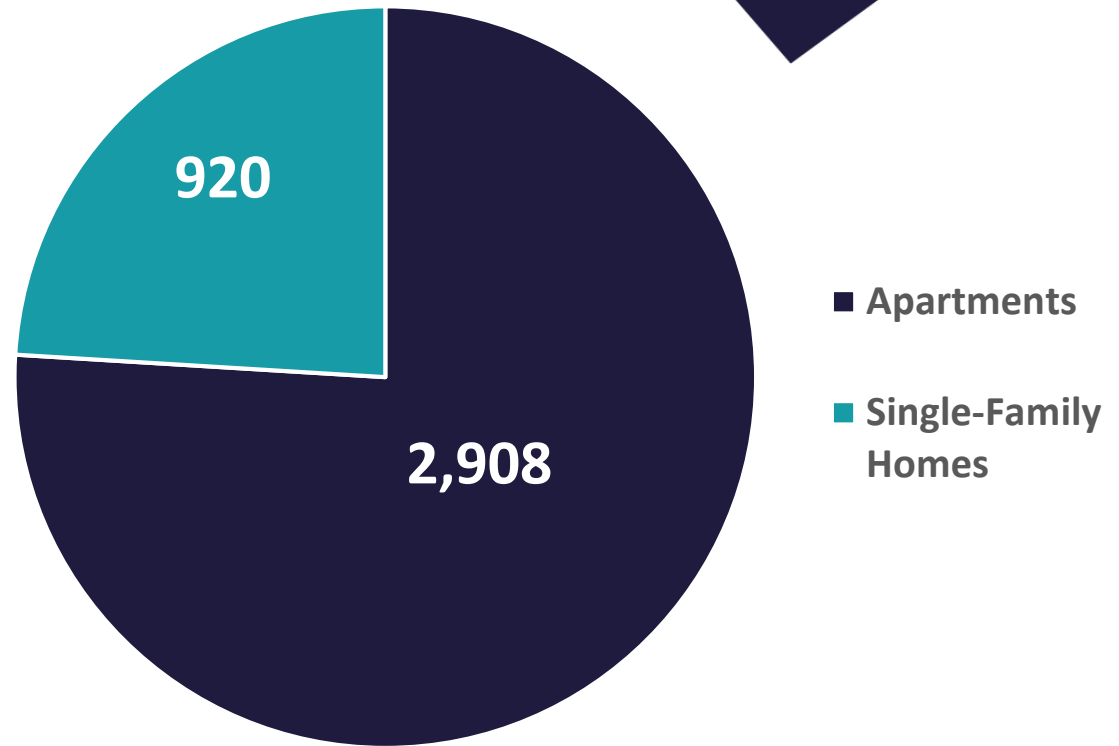
- **Millennial preferences:**

- Moving into urban areas faster than previous generations
- Less likely to be homeowners
- Varied transportation options (transit, ridesharing, bicycling...)
- Walkability, downtown energy, cultural diversity, and social amenities of urban living.

- **Recent apartment boom in the City of Knoxville confirms this trend.**

- *Past 5-Years*

- Single-family homes $\frac{1}{4}$ or 24%
- Apartments $\frac{3}{4}$ or 76%



Wage stagnation and increasing housing costs

- Fair market rent for a one-bedroom is \$694/month
 - To afford that, a worker would have to earn \$13.35/hr.
 - Minimum wage (\$7.25/hr) means a worker could afford to pay \$377/month.
 - A minimum wage worker must work 74 hours per week to pay for the \$694/month in rent.

The minimum wage earning population makes 54% below what is needed to afford fair-market rent.



Source: National Low Income Housing Coalition, 2018

Shortage of housing appropriate to wages...

- There is not enough housing supply for those in the lower-middle income spectrum
 - **Lower end: -17,500 missing**
- Increased competition for housing across the lower to middle income groups.
- Increased competition for housing between higher and middle income groups.
 - **Higher incomes aren't spending up to 2.5 times their income on housing.**

Household Income Range		Deficit/Surplus Supply	
Low	High		
\$0	\$9,999		-8,717
\$10,000	\$19,999		-8,745
\$20,000	\$29,999		1,033
\$30,000	\$39,999		10,197
\$40,000	\$49,999		6,090
\$50,000	\$59,999		1,332
\$60,000	\$74,999		3,715
\$75,000	\$99,999		-2,859
\$100,000	\$149,999		-4,361
\$150,000	and over		-2,518



THANK YOU & QUESTIONS?

Liz Albertson, AICP

Senior Planner

Knoxville-Knox County Planning

liz.albertson@knoxplanning.org

865-215-3804

Story map coming soon on

knoxplanning.org