

A VISION FOR KNOX COUNTY

KNOX COUNTY COMMISSION RETREAT

JULY 26, 2019

Overview

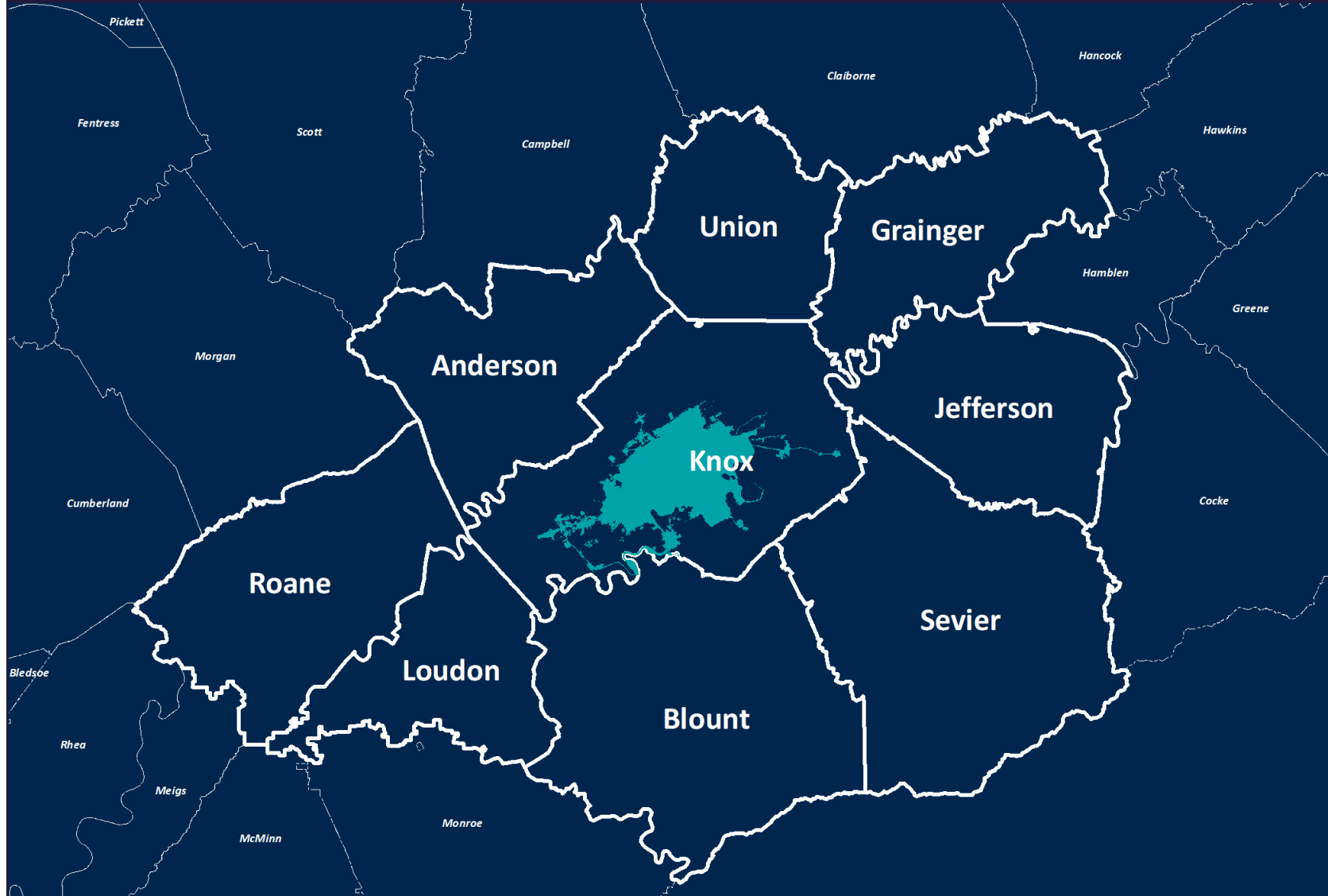
- County Growth Trends
- County Labor Force
- County Development Activity
- Challenges
- Vision for Knox County
- Achieving the Vision

KNOX COUNTY GROWTH TRENDS

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



KNOX & SURROUNDING COUNTIES

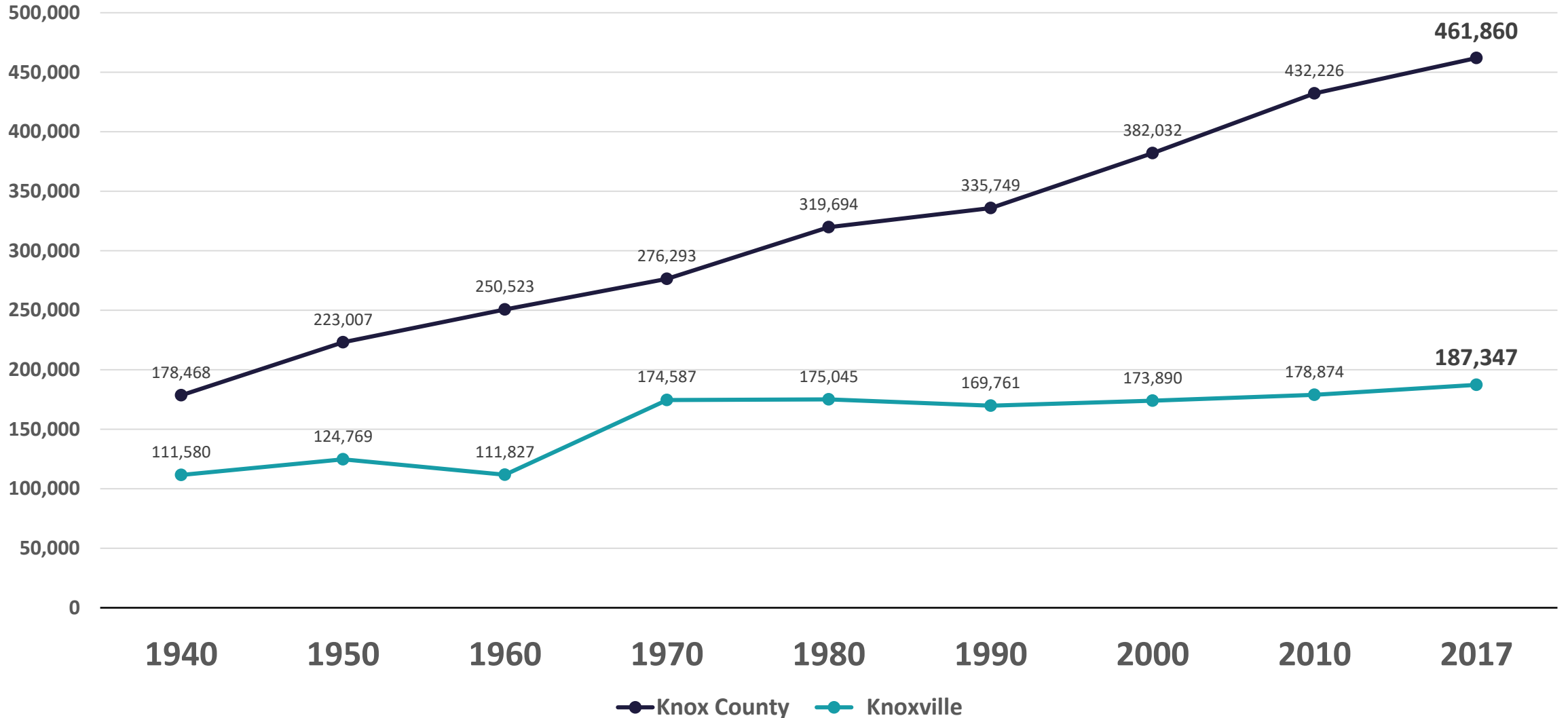




KNOX COUNTY

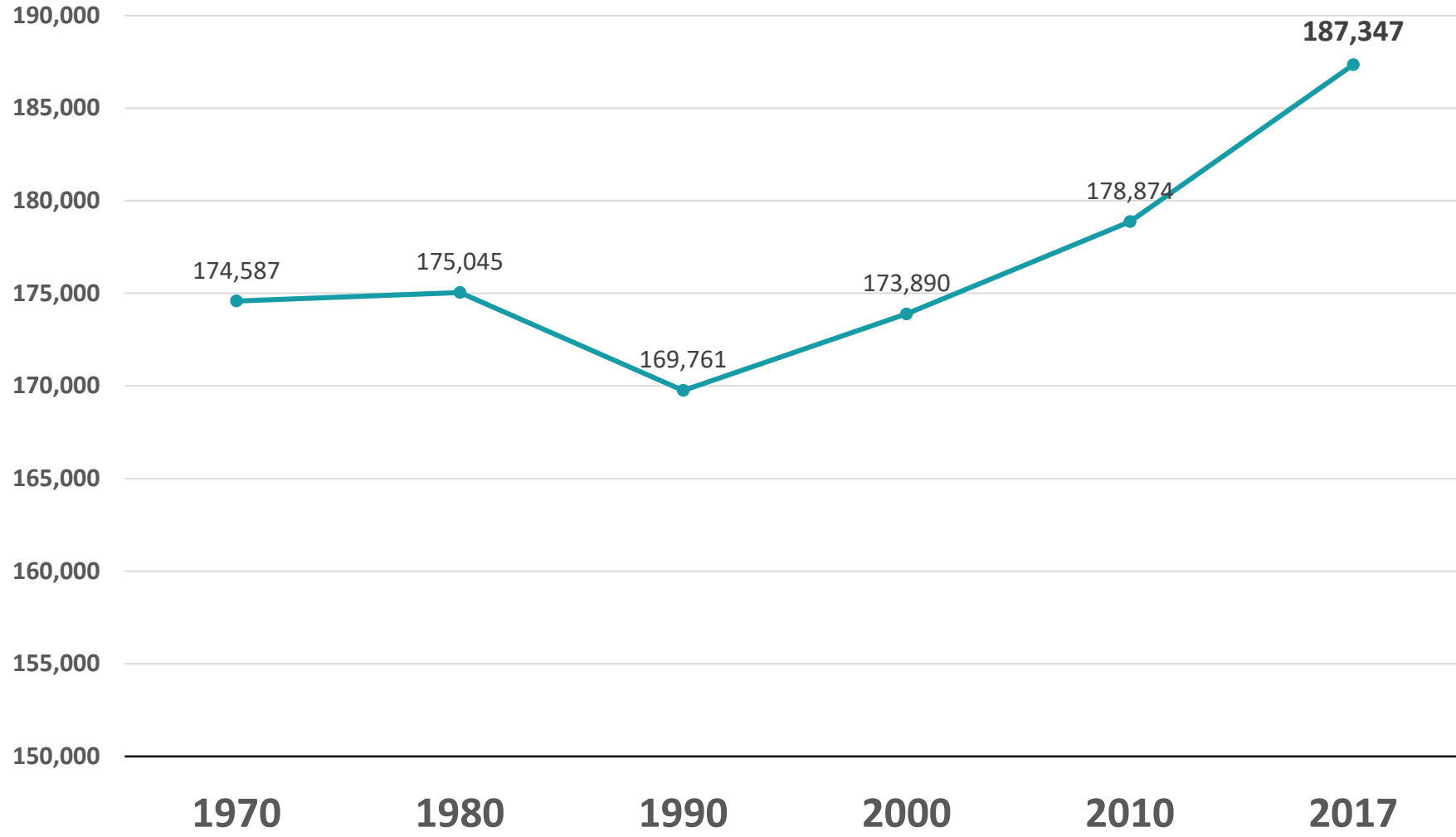
CHANGING DEMOGRAPHICS

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.

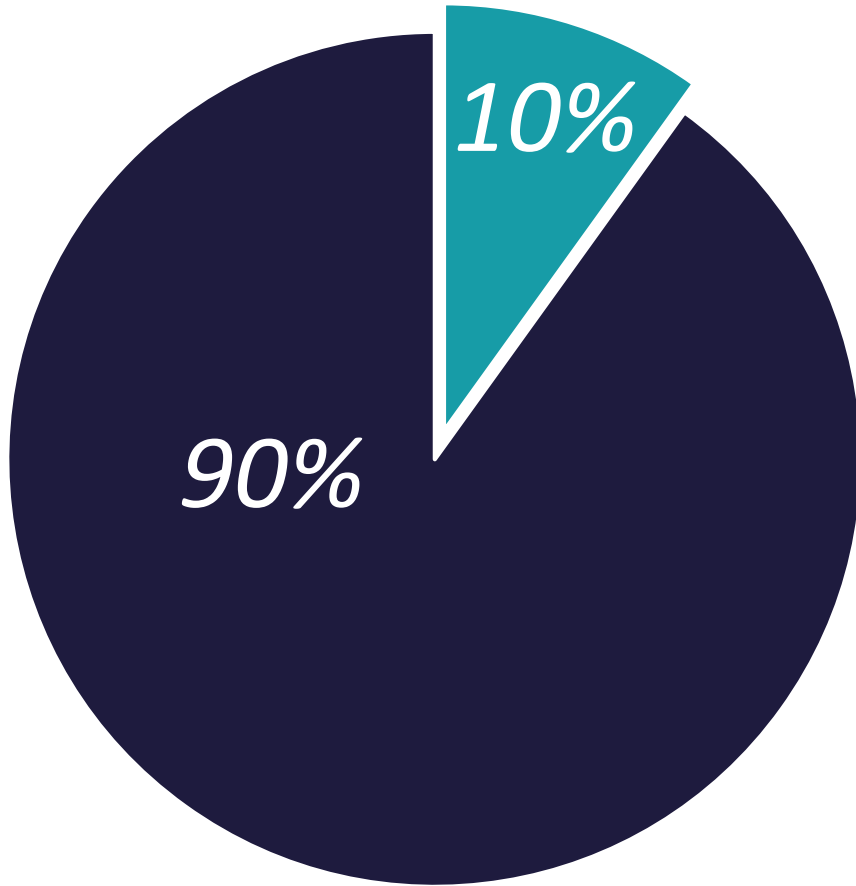
Knoxville Population Change, 1970-2017



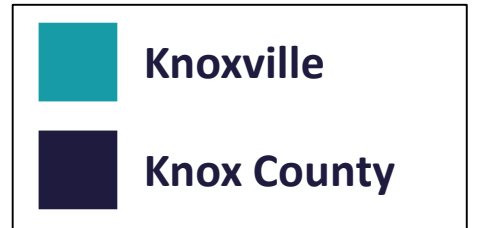
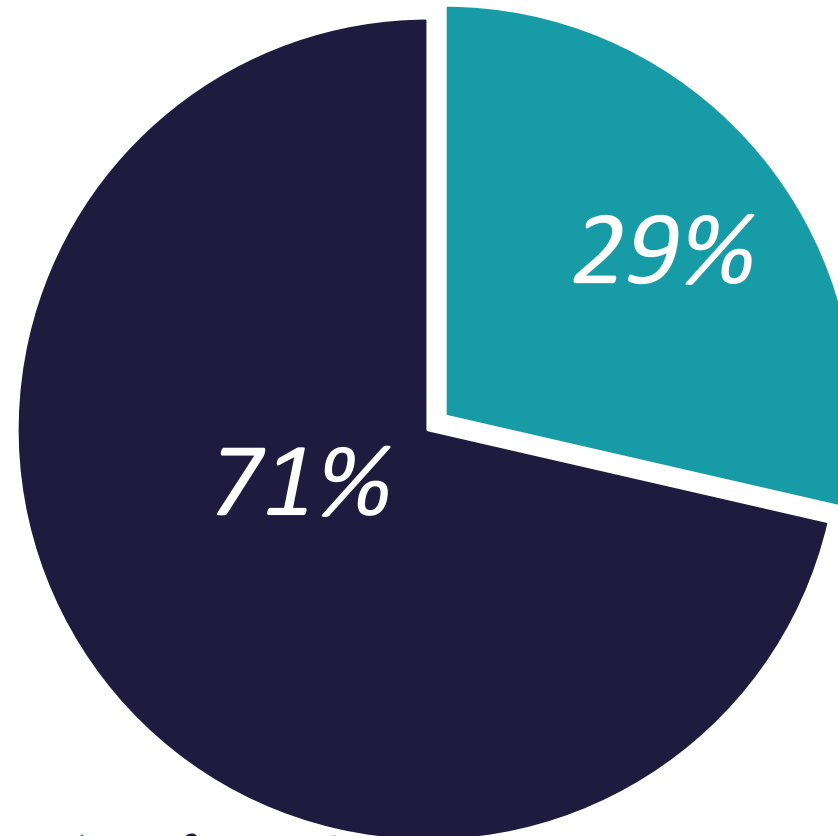
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U.S. Census Bureau, Population of Counties by Decennial Census: 1900-1990, March 27, 1995.
U.S. Census Bureau, Census of Population and Housing, 2000 and 2010.
U.S. Census Bureau, Population Estimates Program, 2018.

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

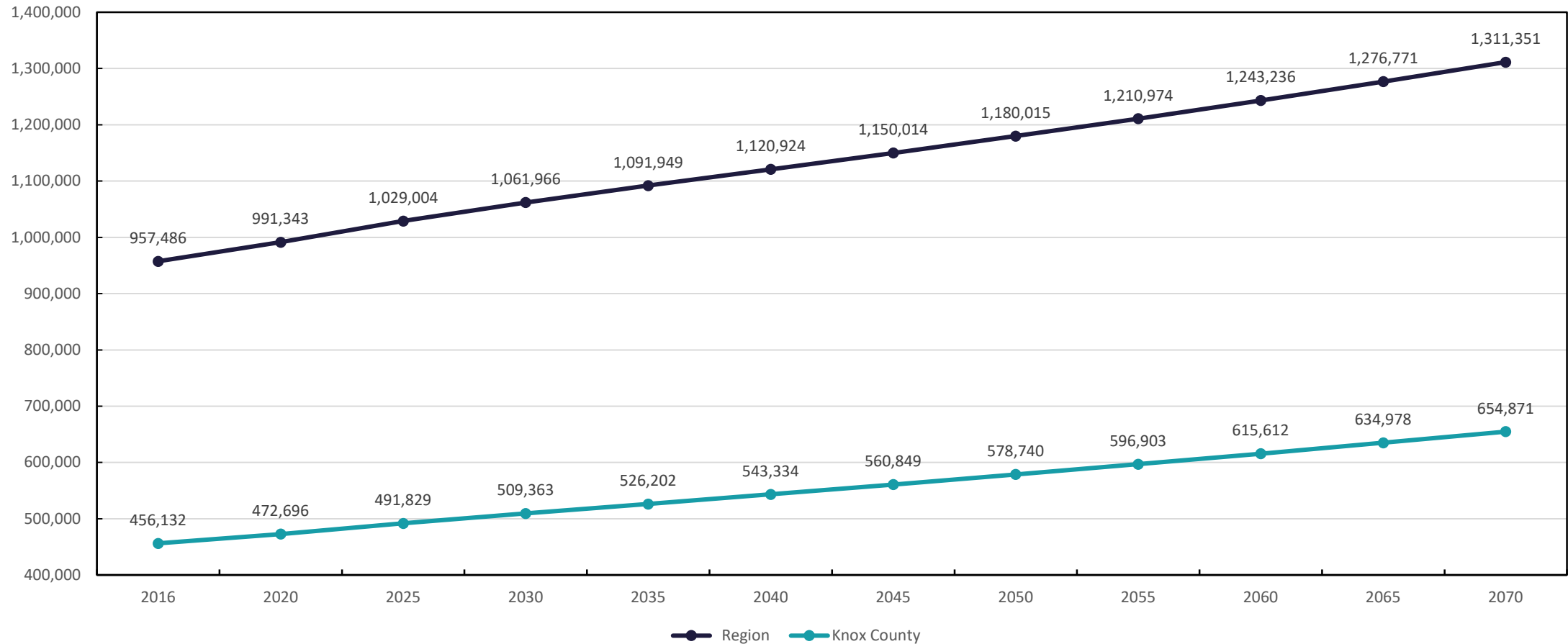
2000-2010



2010-2017



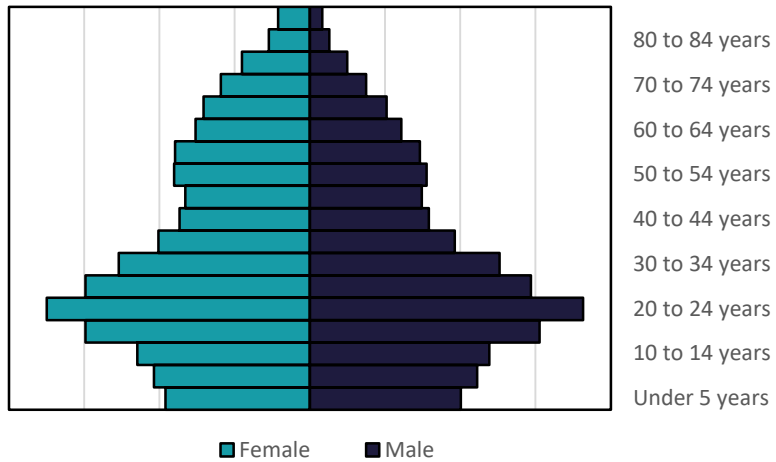
Projected Population Growth, Knox County and Region, 2016-2070



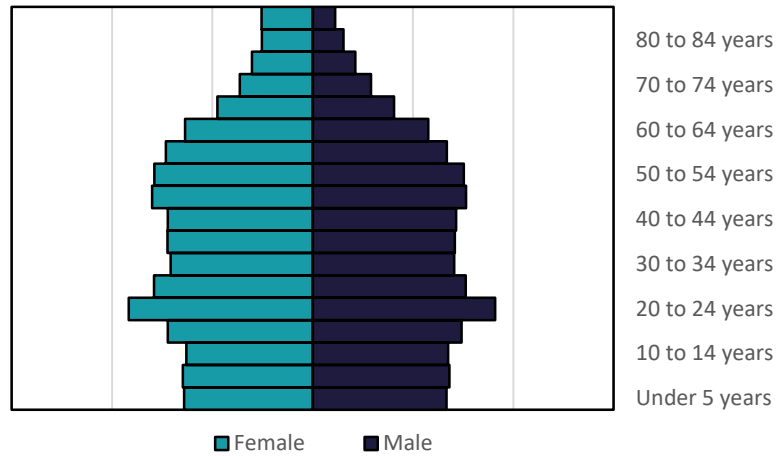
Source: Boyd Center for Business and Economic Research, University of Tennessee, Knoxville - September 2017

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

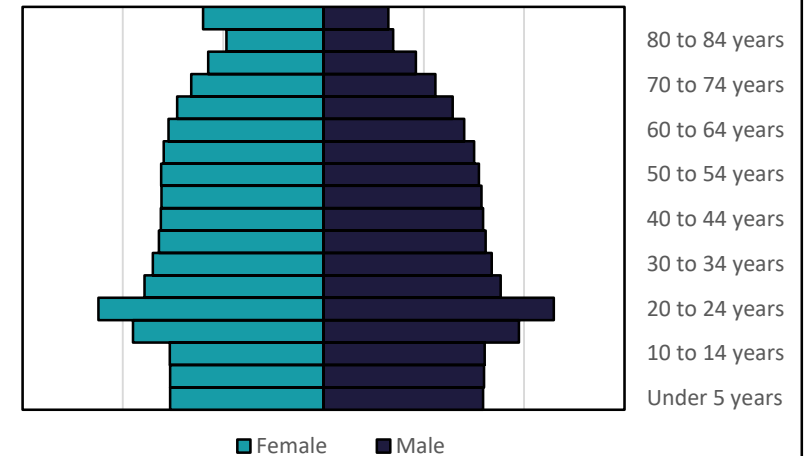
Knox County Population by Age, 1980



Knox County Population by Age, 2010



Knox County Population by Age, 2040

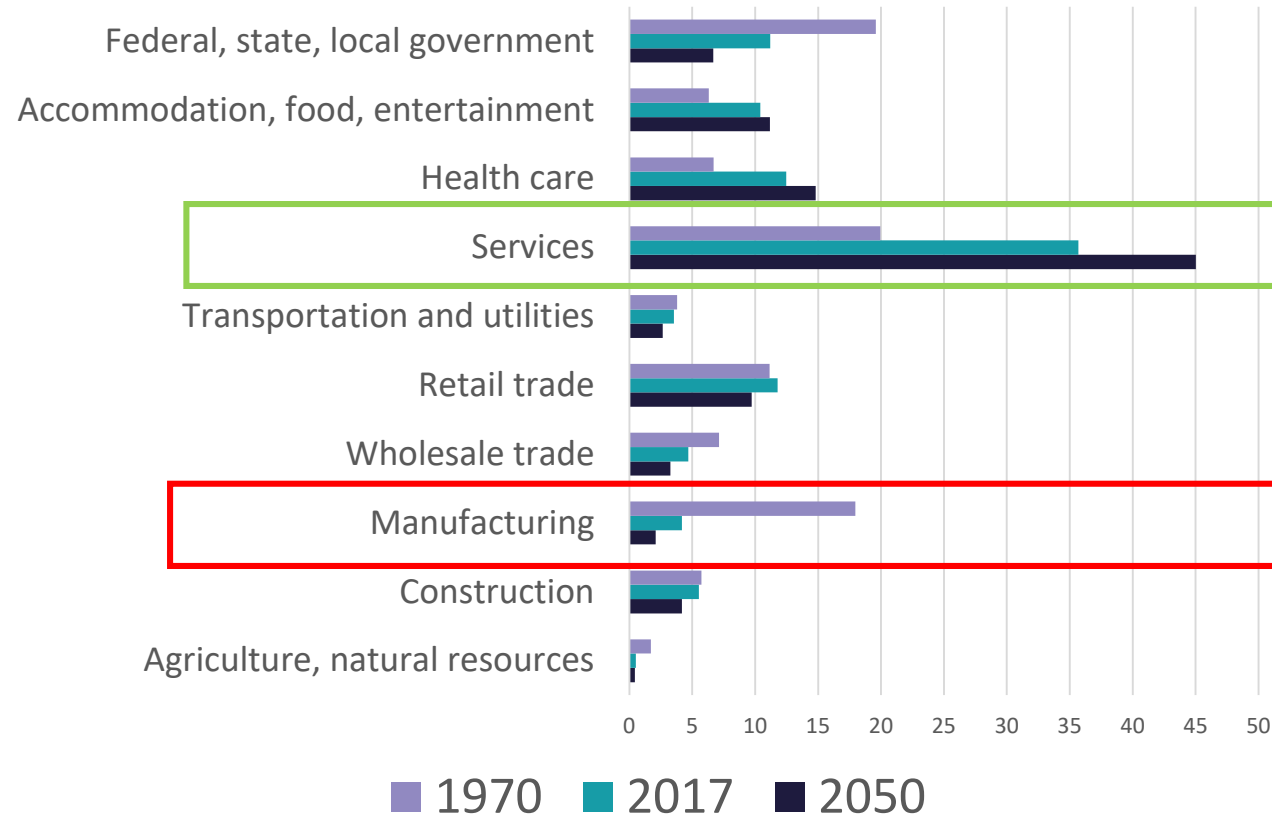




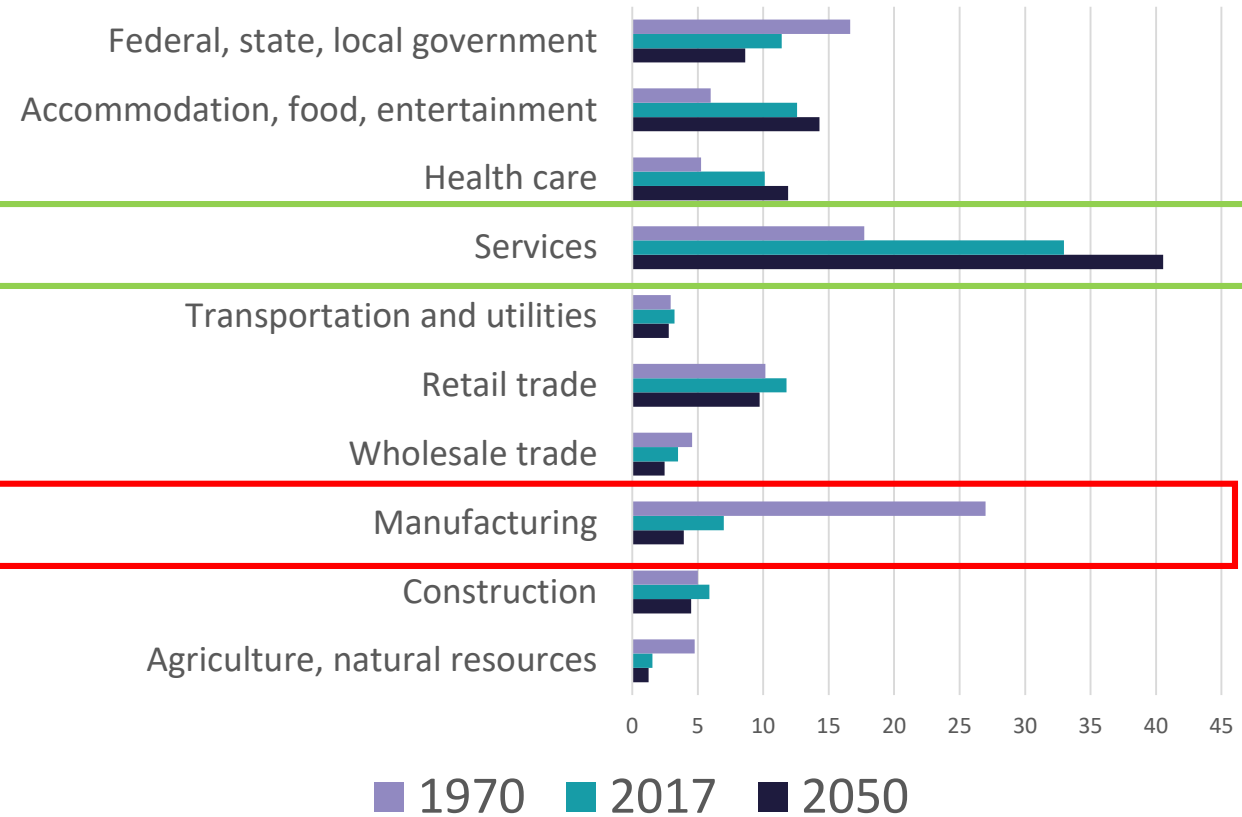
KNOX COUNTY

LABOR FORCE

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



Regional Employment by Sector (% of total by year)



Top Employers in our Region

<FIND INFO FOR KNOX COUNTY>

BY INDUSTRY SECTOR

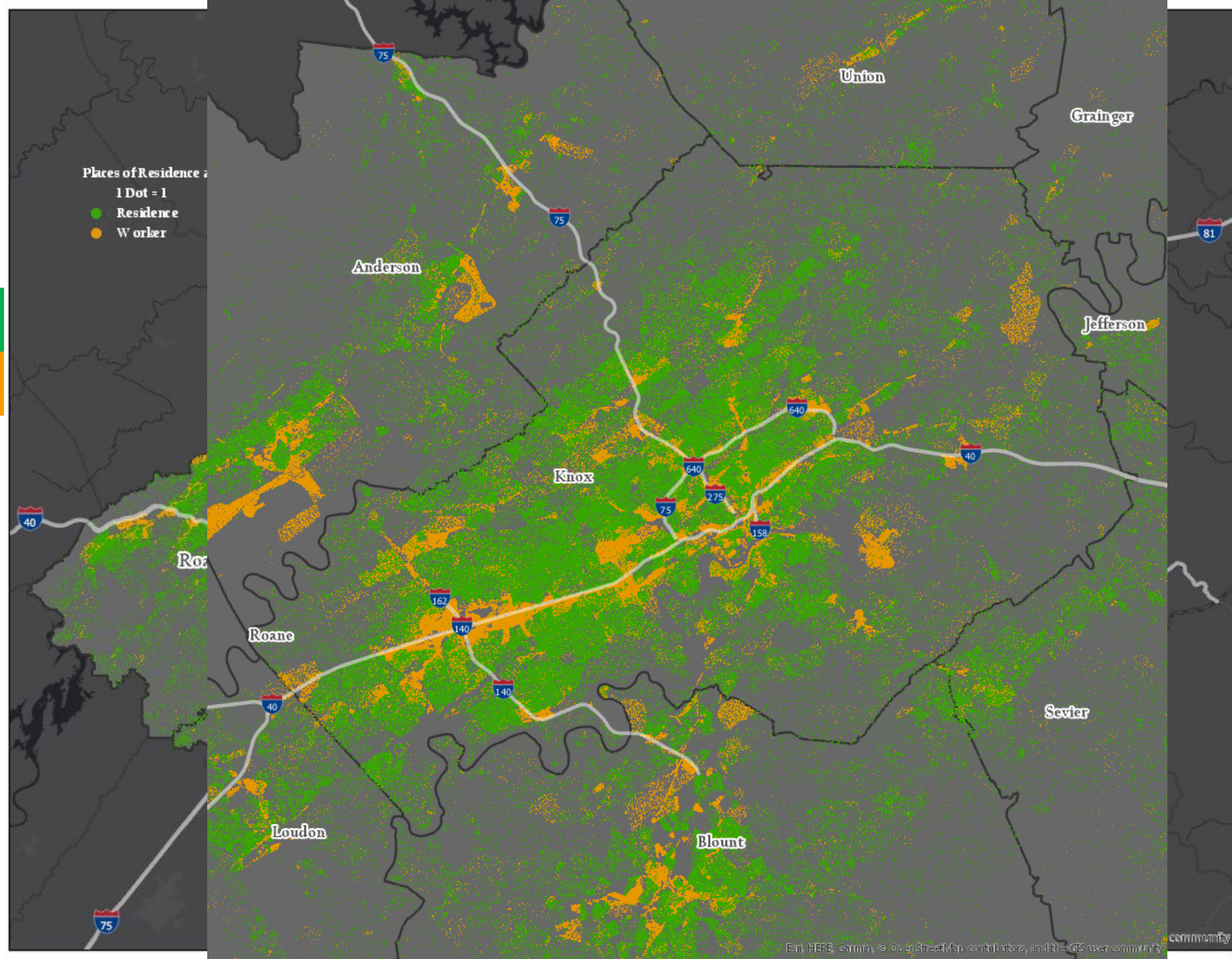
1. Health care
2. Education
3. Manufacturing



Source: Knoxville News Sentinel, January 6, 2019.

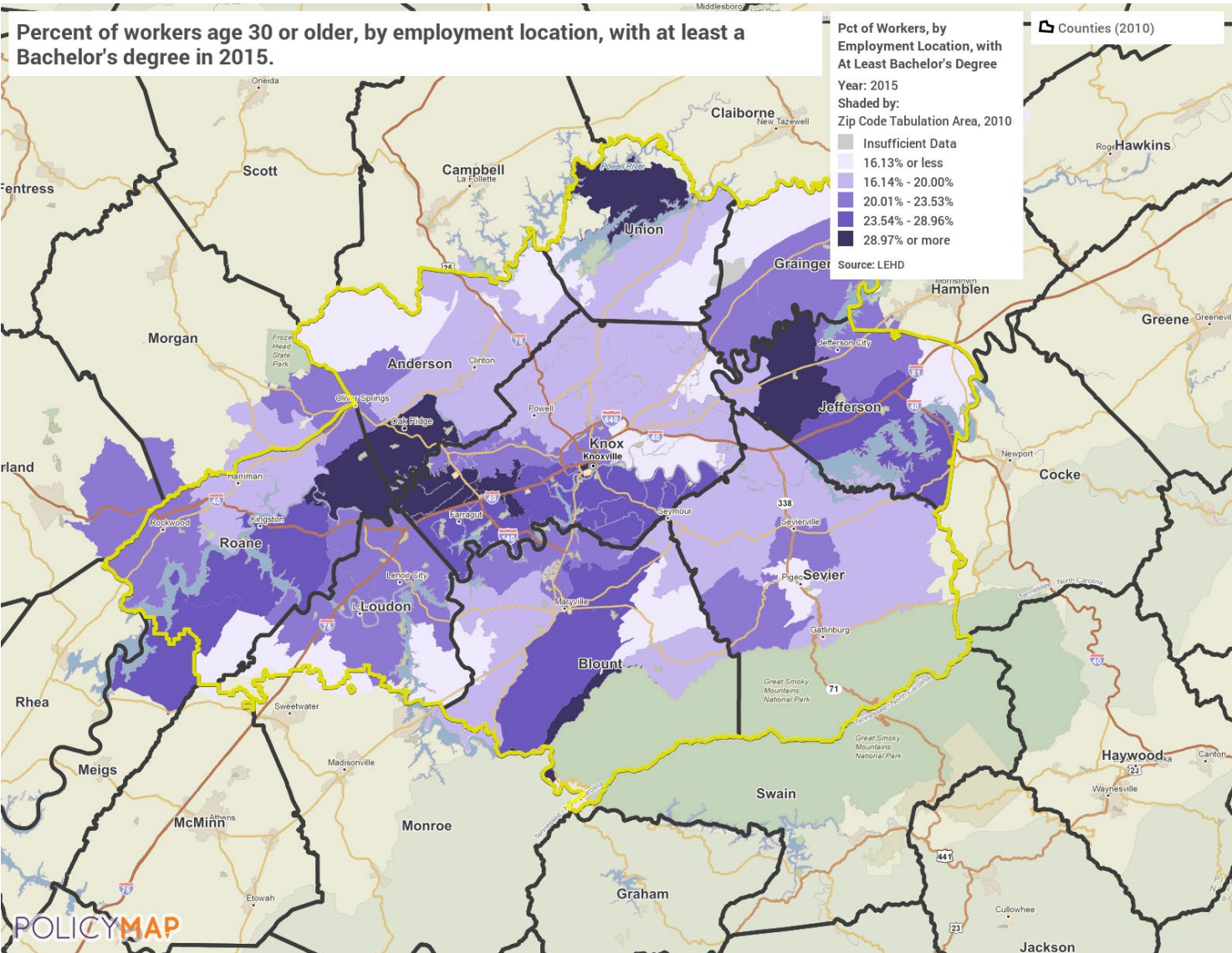
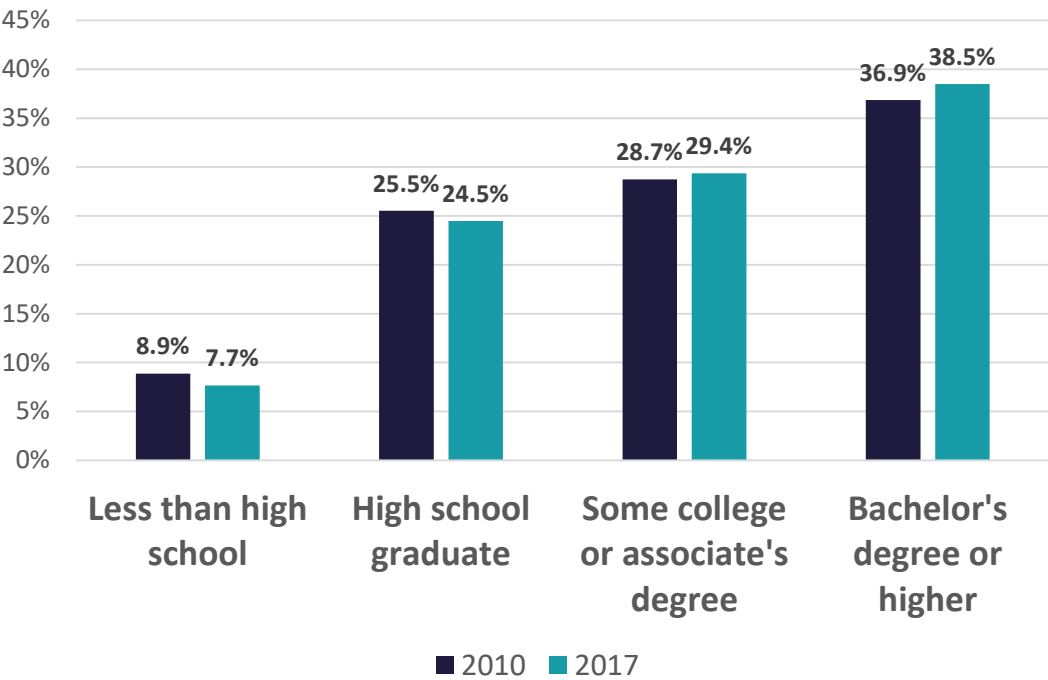
Where do workers live and where are the jobs?

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



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

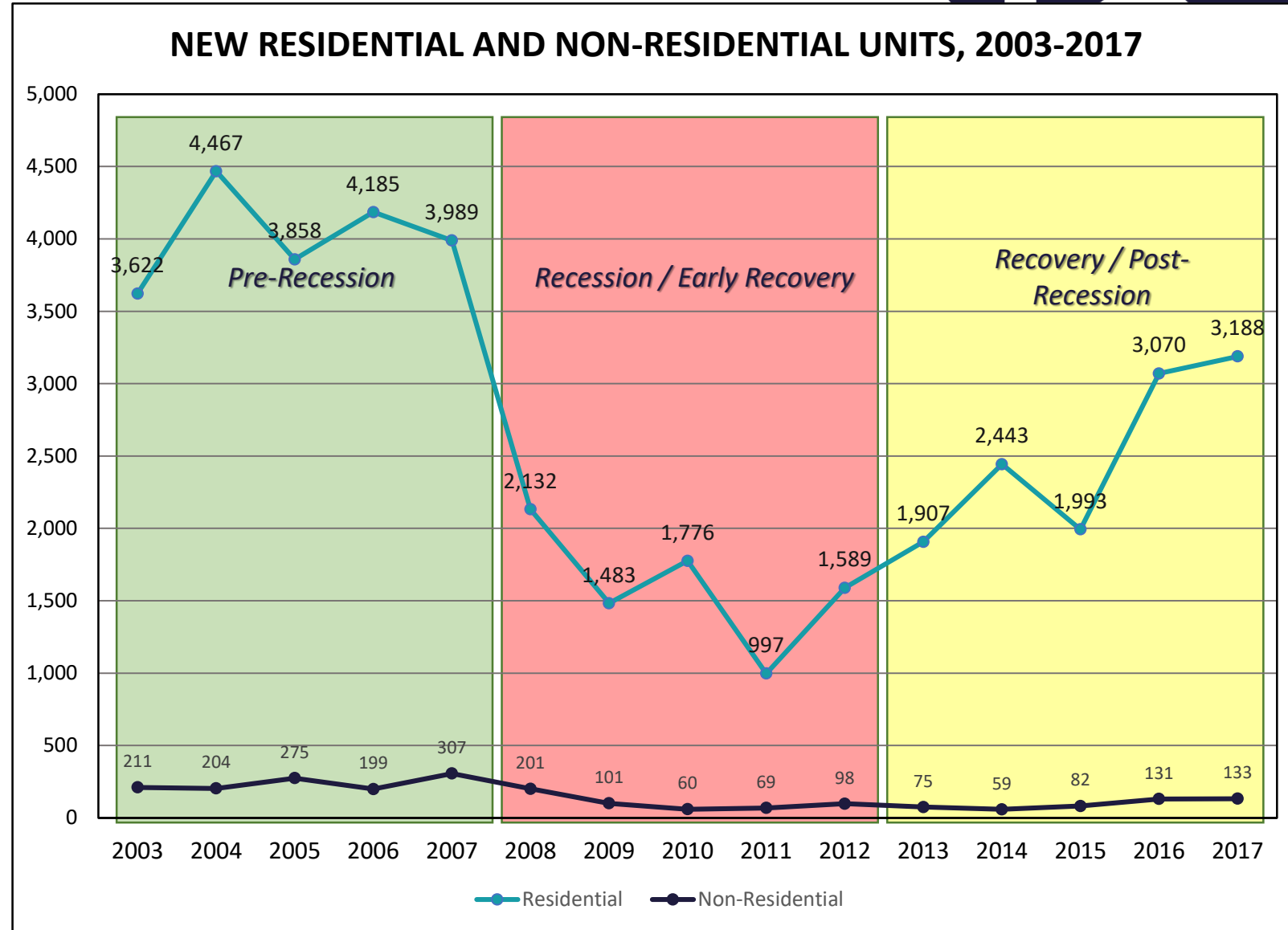


KNOXVILLE & KNOX COUNTY

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...

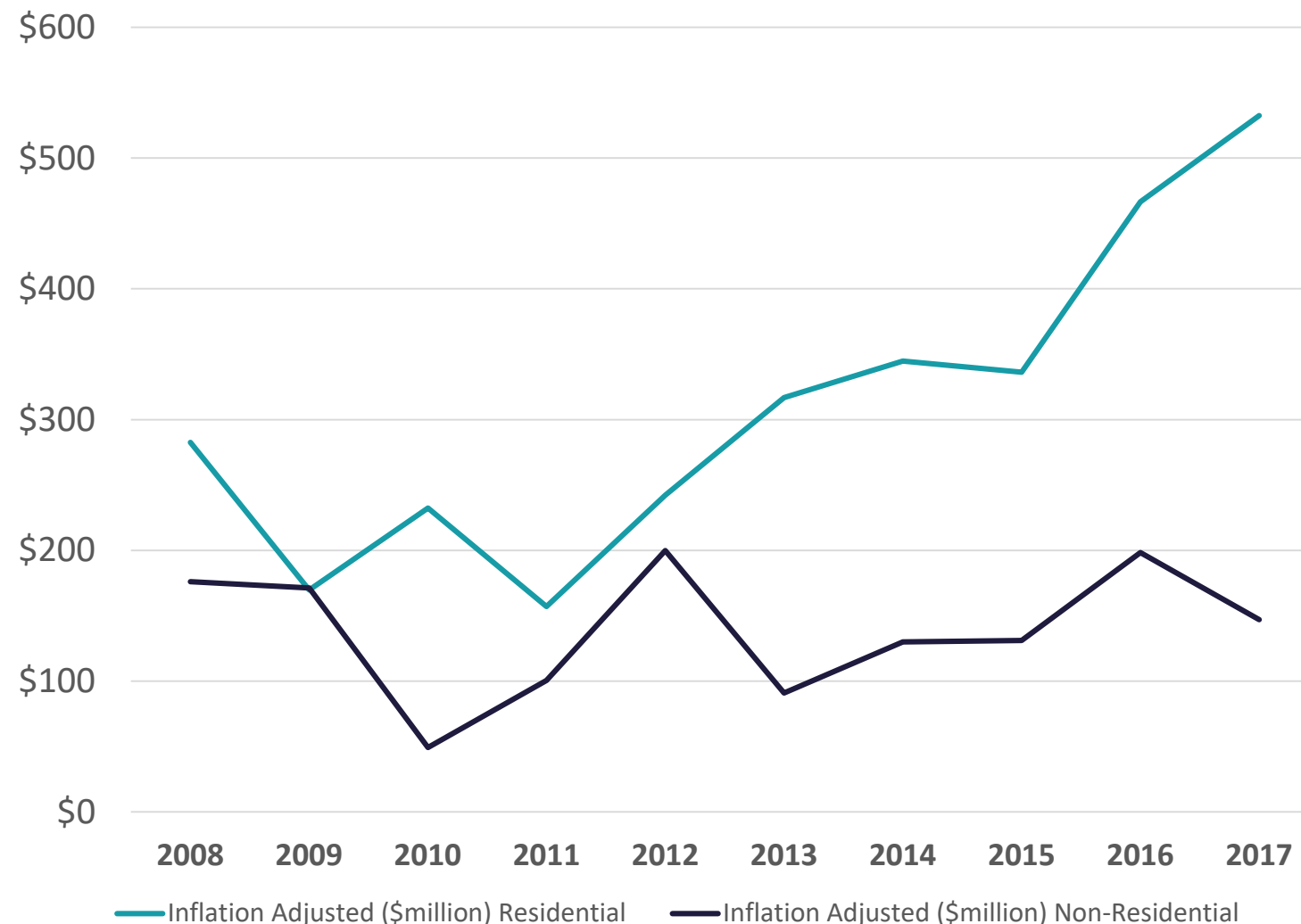
Residential **\$3.08 billion**

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**

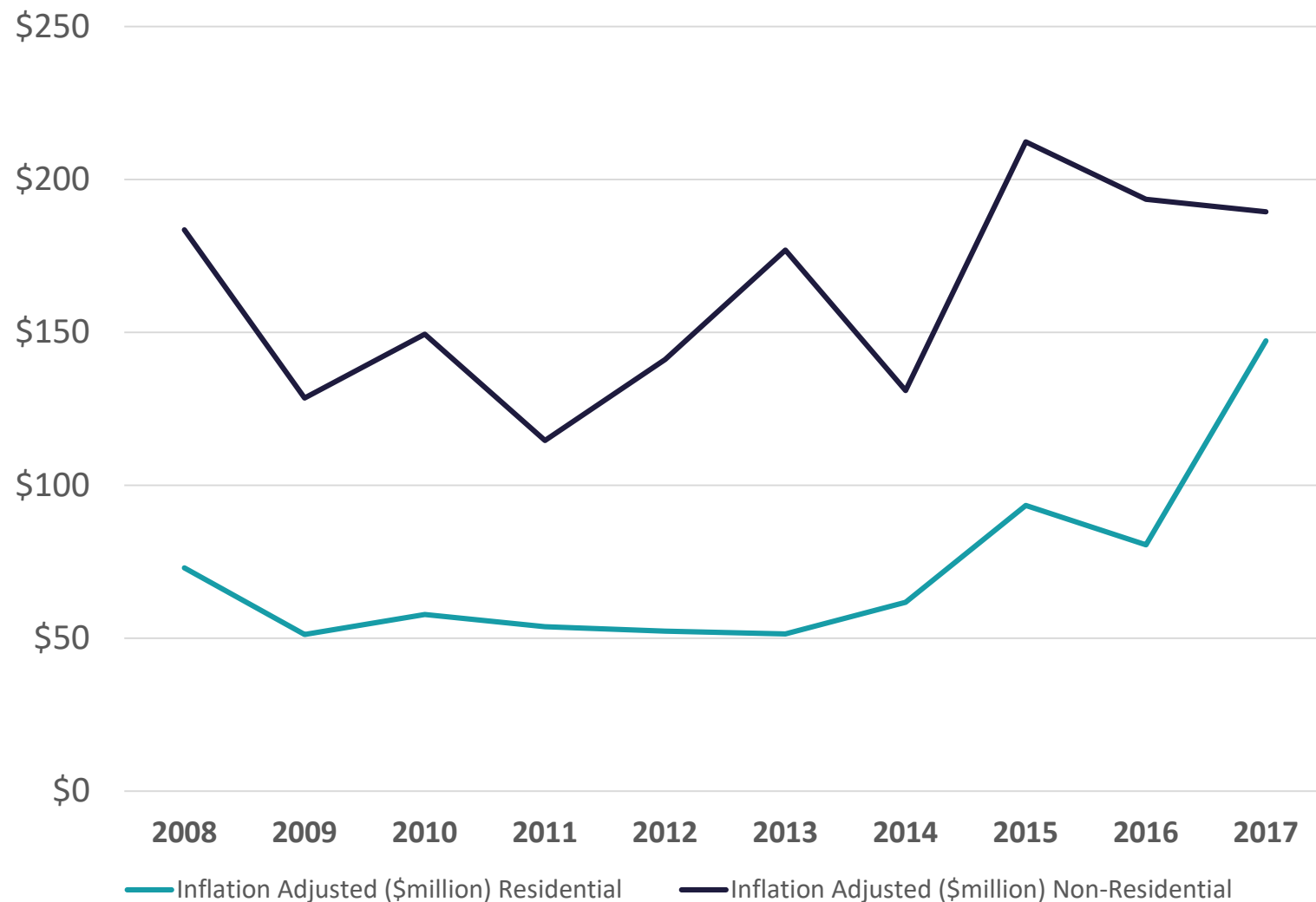
Non-Residential **\$1.62 billion**

\$2.34 billion

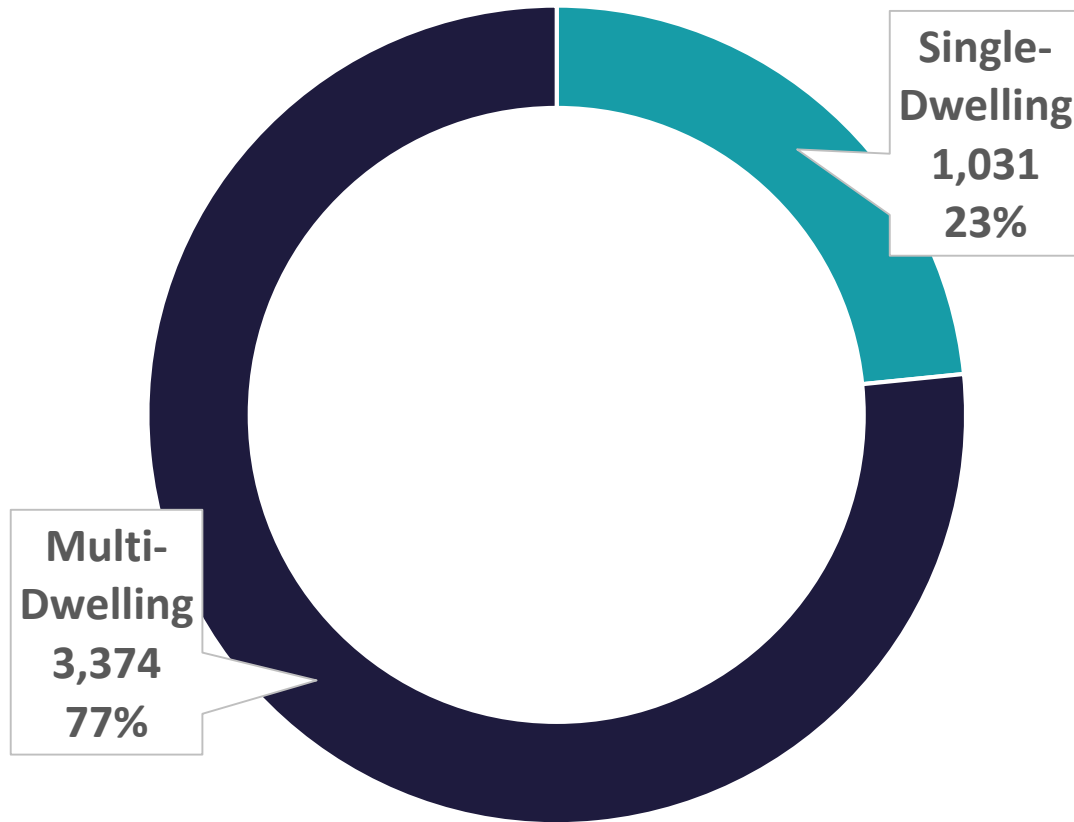
Value of Renovations in Knox County

2008-2017

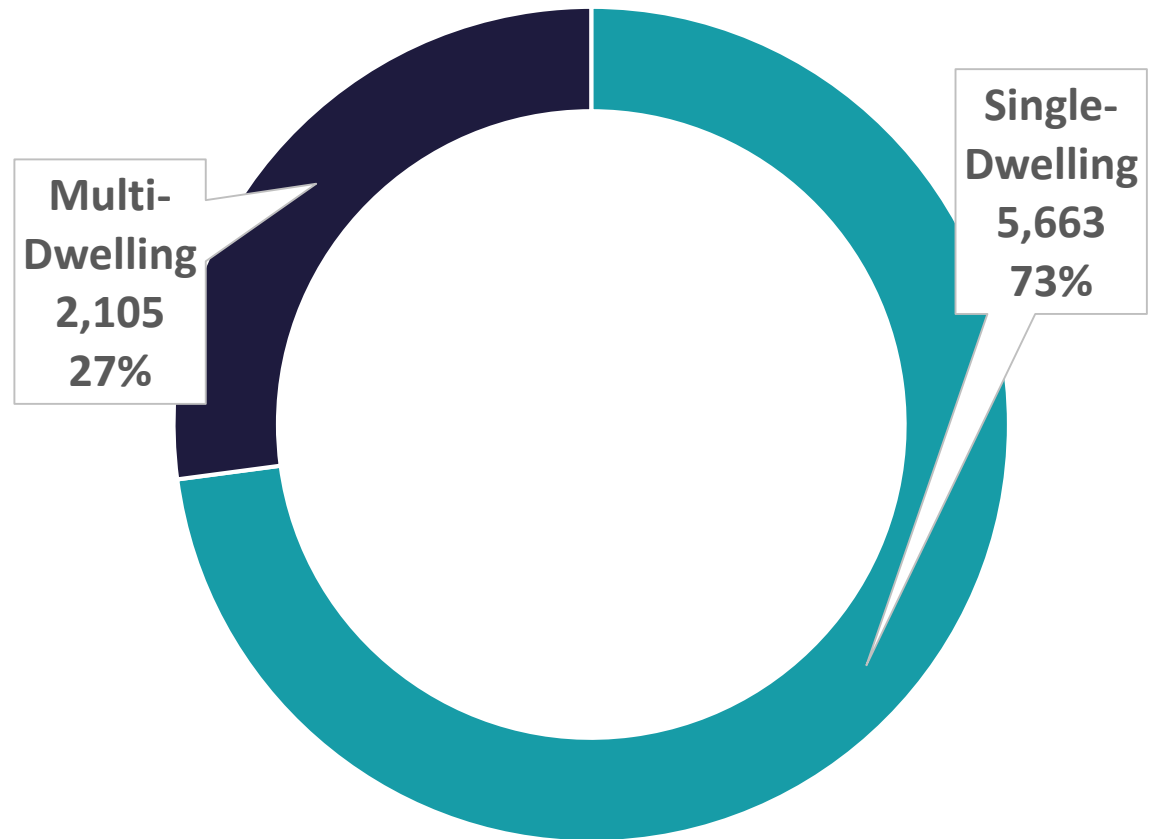
millions



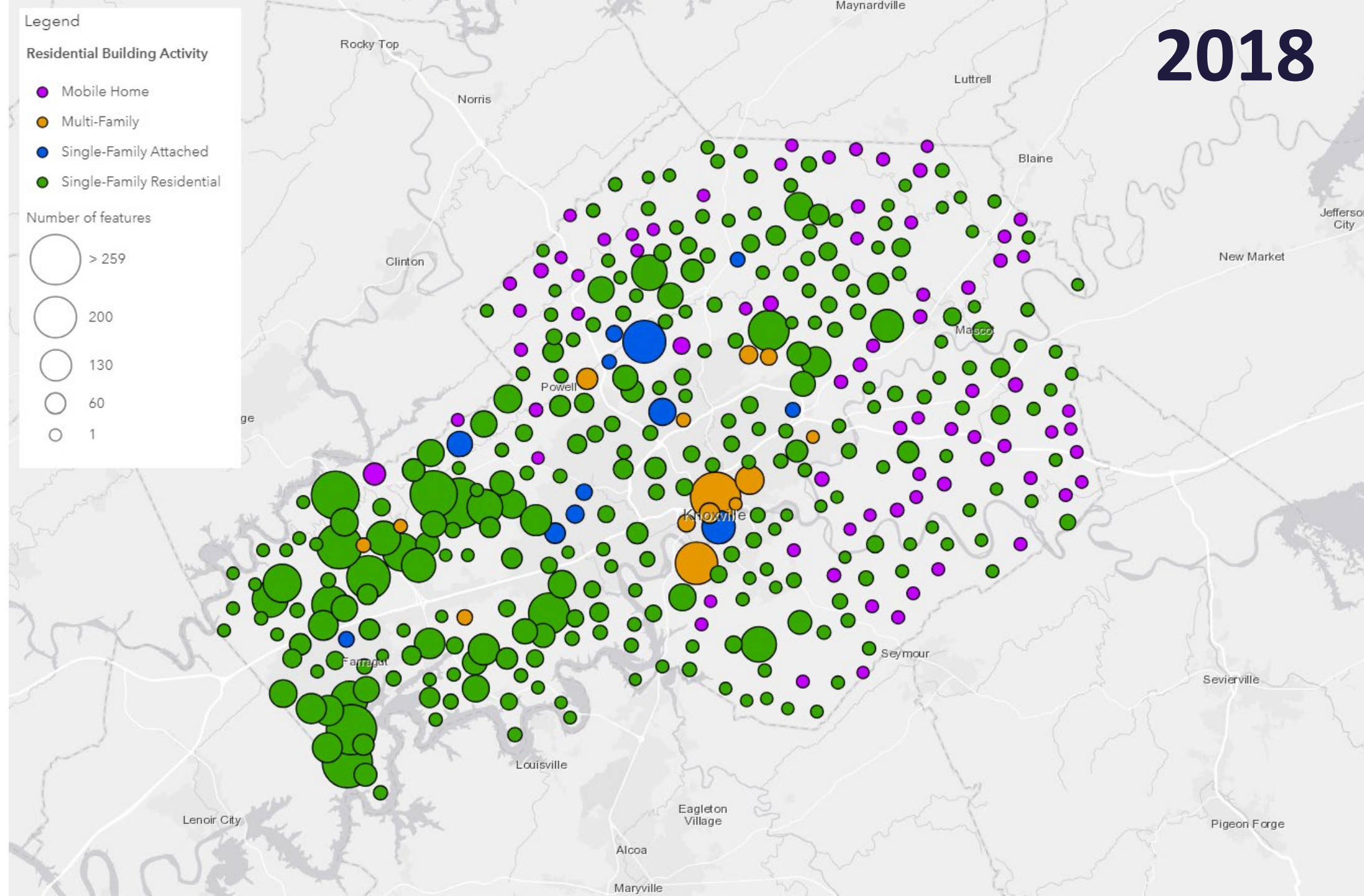
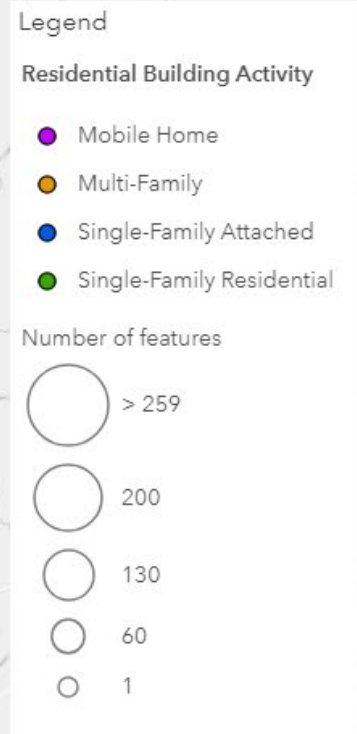
City of Knoxville New Construction Housing Mix, 2012-2017



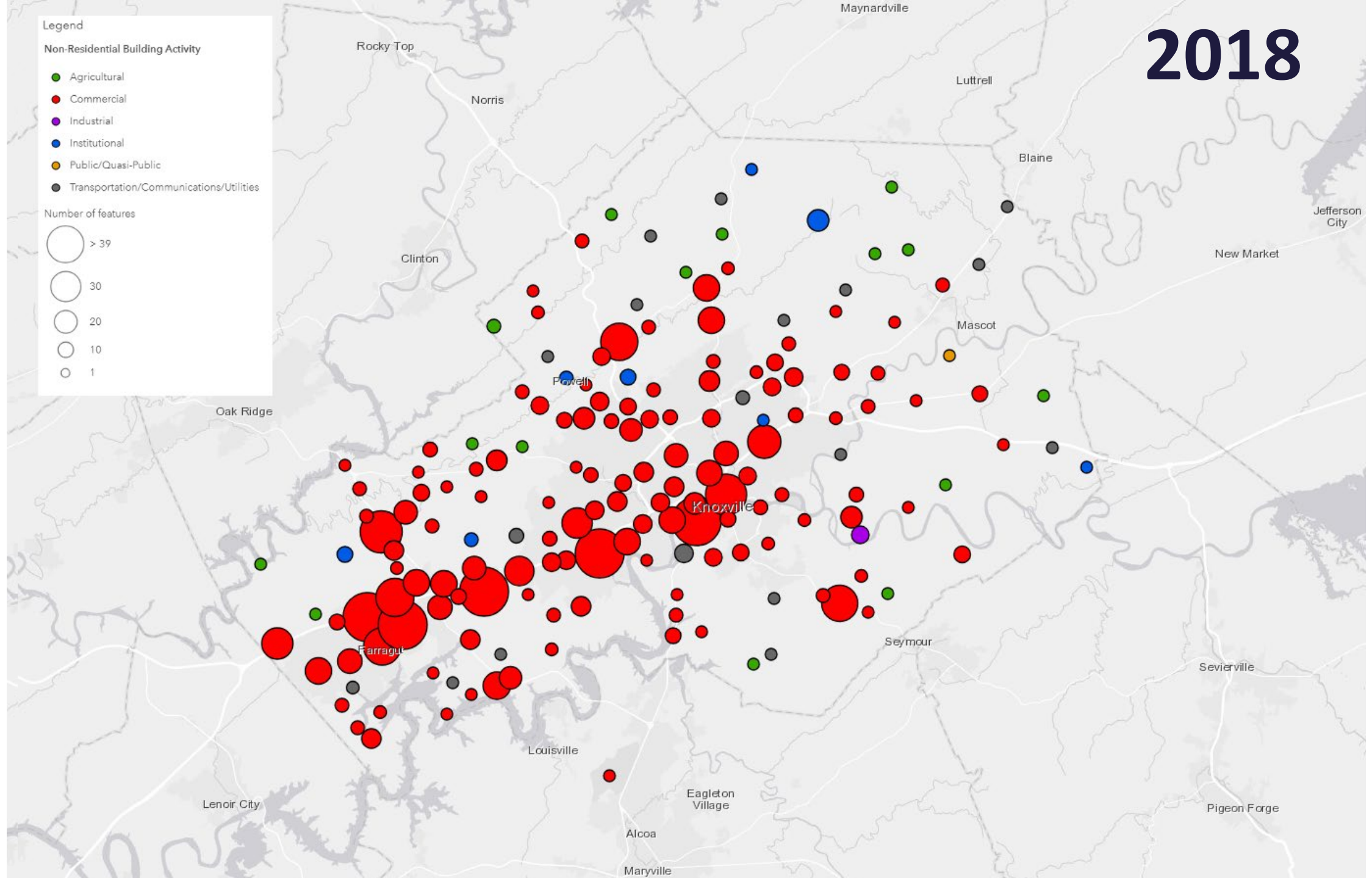
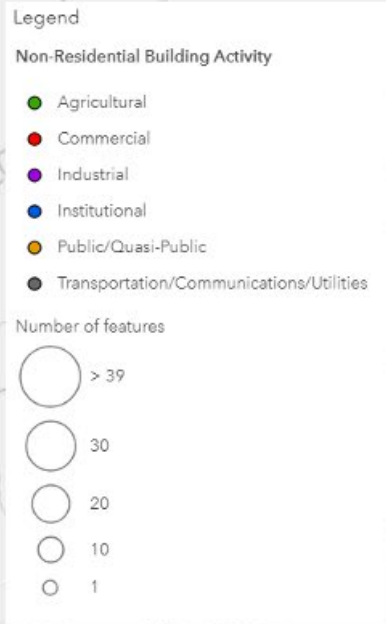
Knox County (Unincorporated Area) New Construction Housing Mix, 2012-2017



2018



2018





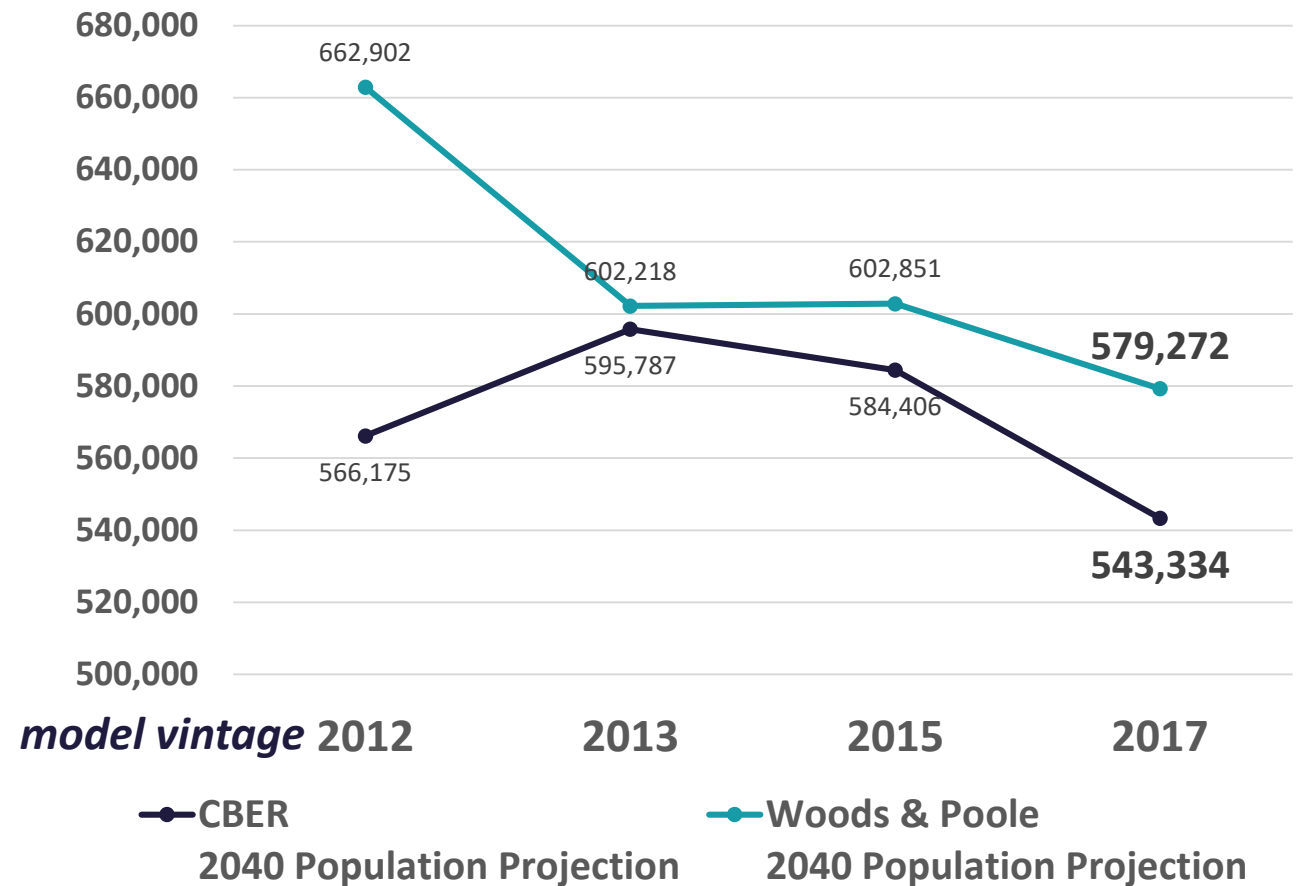
KNOX COUNTY

CHALLENGES

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.**

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



Changing preferences of the population...

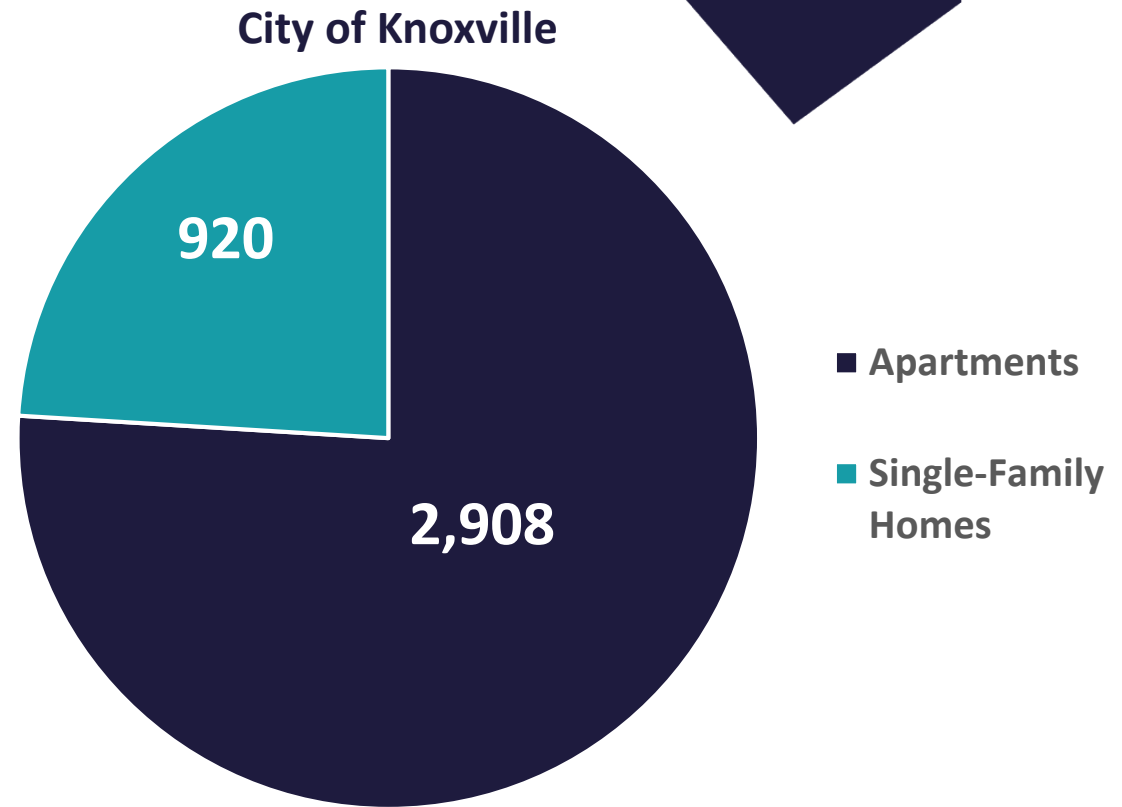
- **Millennial preferences:**

- 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

- In Knox County, 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

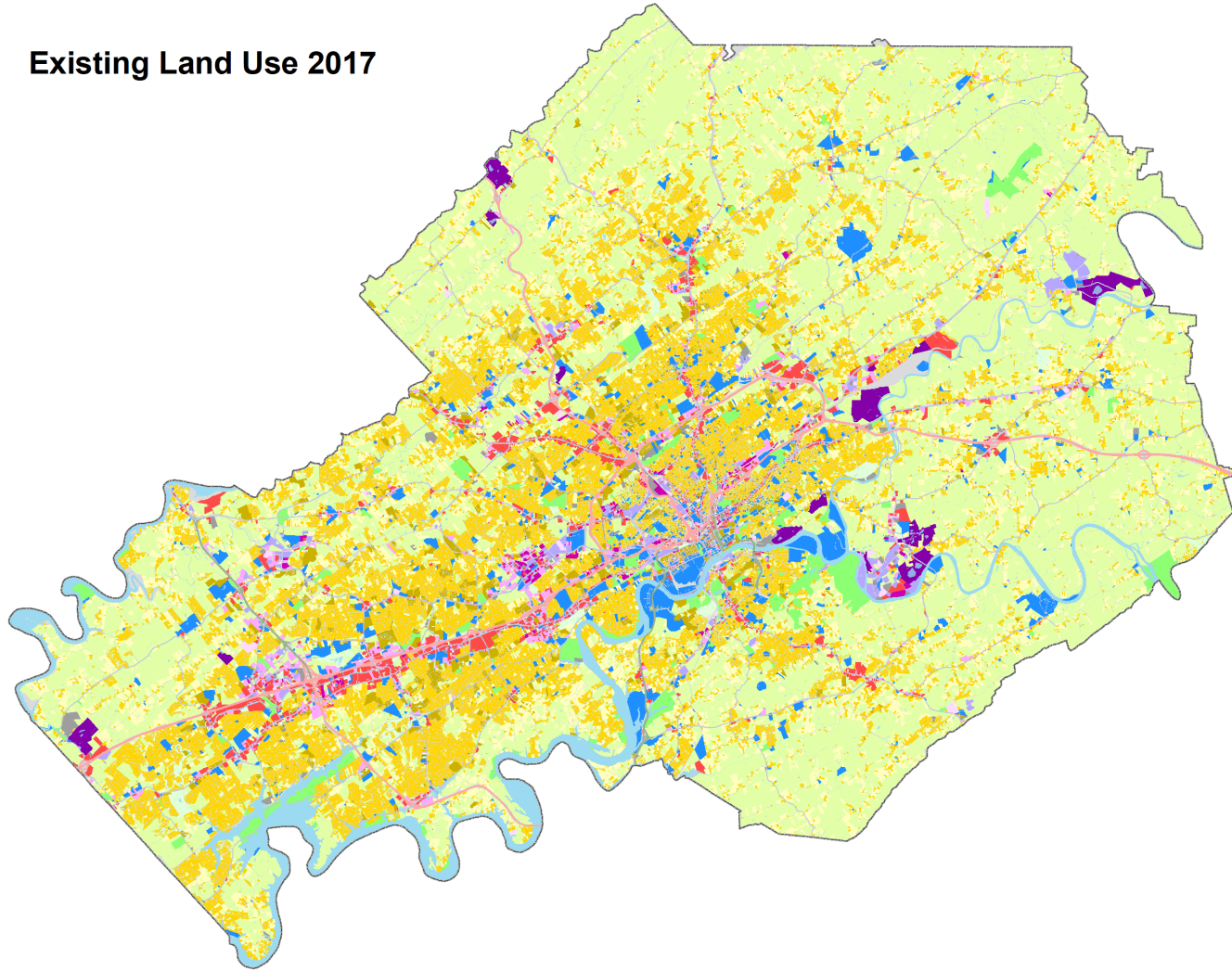
Shortage of housing appropriate to wages...

- 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

Land Use Change from 2000 to 2017

Existing Land Use 2017



- RR - Rural Residential
- SFR - Single Family Residential
- MF - Multifamily Residential
- CO - Commercial
- OF - Office
- IND - Industrial (Manufacturing)
- M-L - Mining and Landfills
- WS - Wholesale
- P-QP - Public/Quasi Public Land
- AgForVac - Agriculture/Forestry/Vacant Land
- PP - Public Parks
- P-REC - Private Recreation
- OT - Under Construction/Other Uses
- H2O - Water
- ROW - Right of Way/Open Space
- TCU - Transportation/Communications/Utilities

Growing Community Participation

- Knox County Planning Alliance
- Hardin Valley Planning Advocates
- Northshore Corridor Association
- Envision Karns
- Enhance Powell
- East Knox Preservation Association
- Keep the Urban Wilderness Peaceful



Rural Preservation Trends in Knox County



Number of Farms (2017) – 1,037

Average size of Farms (acres)	2012	2017	<div>-10%</div>
	72	65	

Market value of agricultural products sold	2012	2017	<div>28%</div>
	\$14.6 million	\$18.6 million	

Farms by size (acres):	2012	2017	
1 to 9	79	140	77% <div>↑</div>
10 to 49	430	520	21% <div>↑</div>
50 to 179	320	300	-6% <div>↓</div>
180 to 499	74	68	-8% <div>↓</div>
500 to 999	7	9	29% <div>↓</div>
1,000 or more	2	-	-100% <div>↓</div>

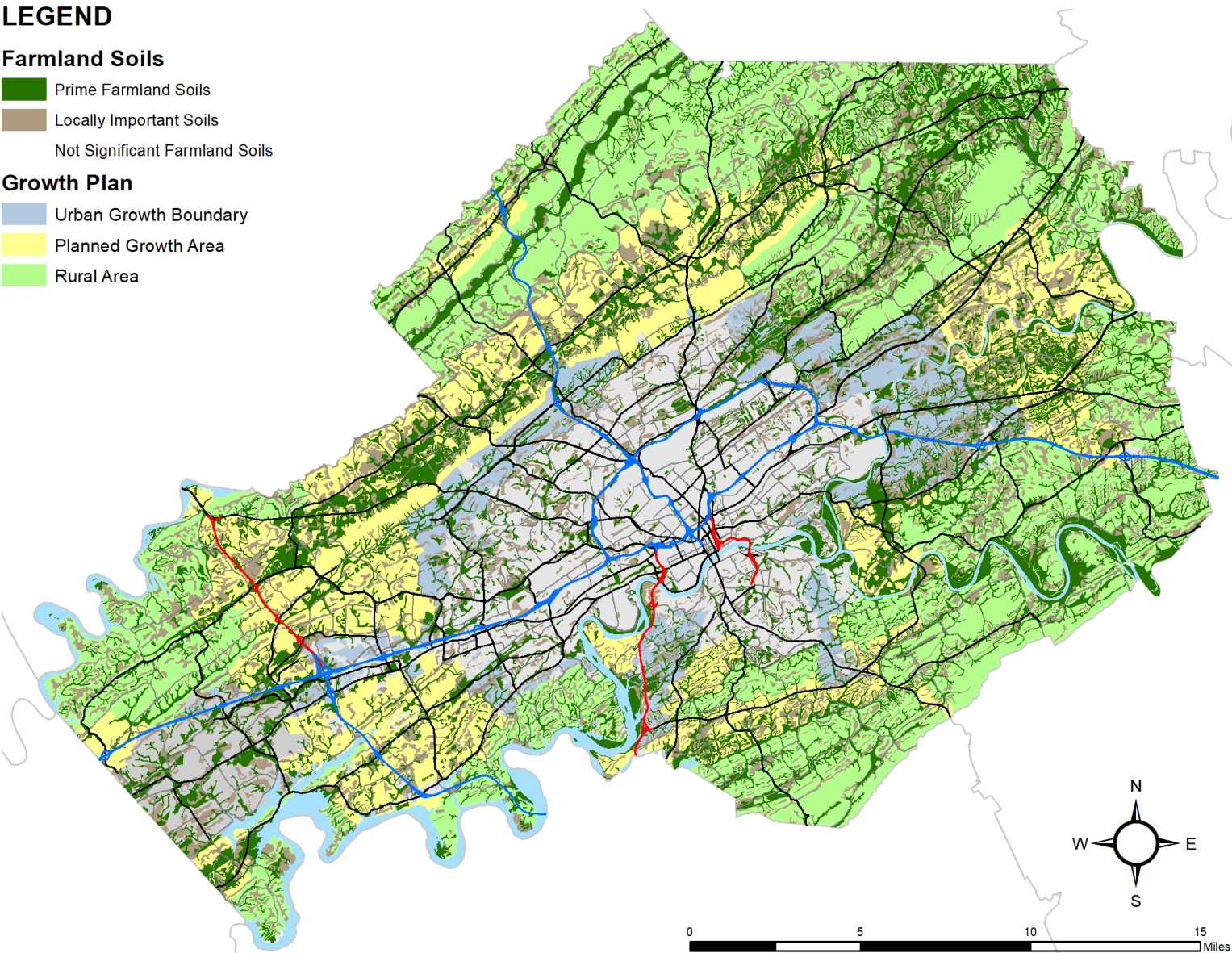
LEGEND

Farmland Soils

- Prime Farmland Soils
- Locally Important Soils
- Not Significant Farmland Soils

Growth Plan

- Urban Growth Boundary
- Planned Growth Area
- Rural Area





KNOX COUNTY

Vision for the Future

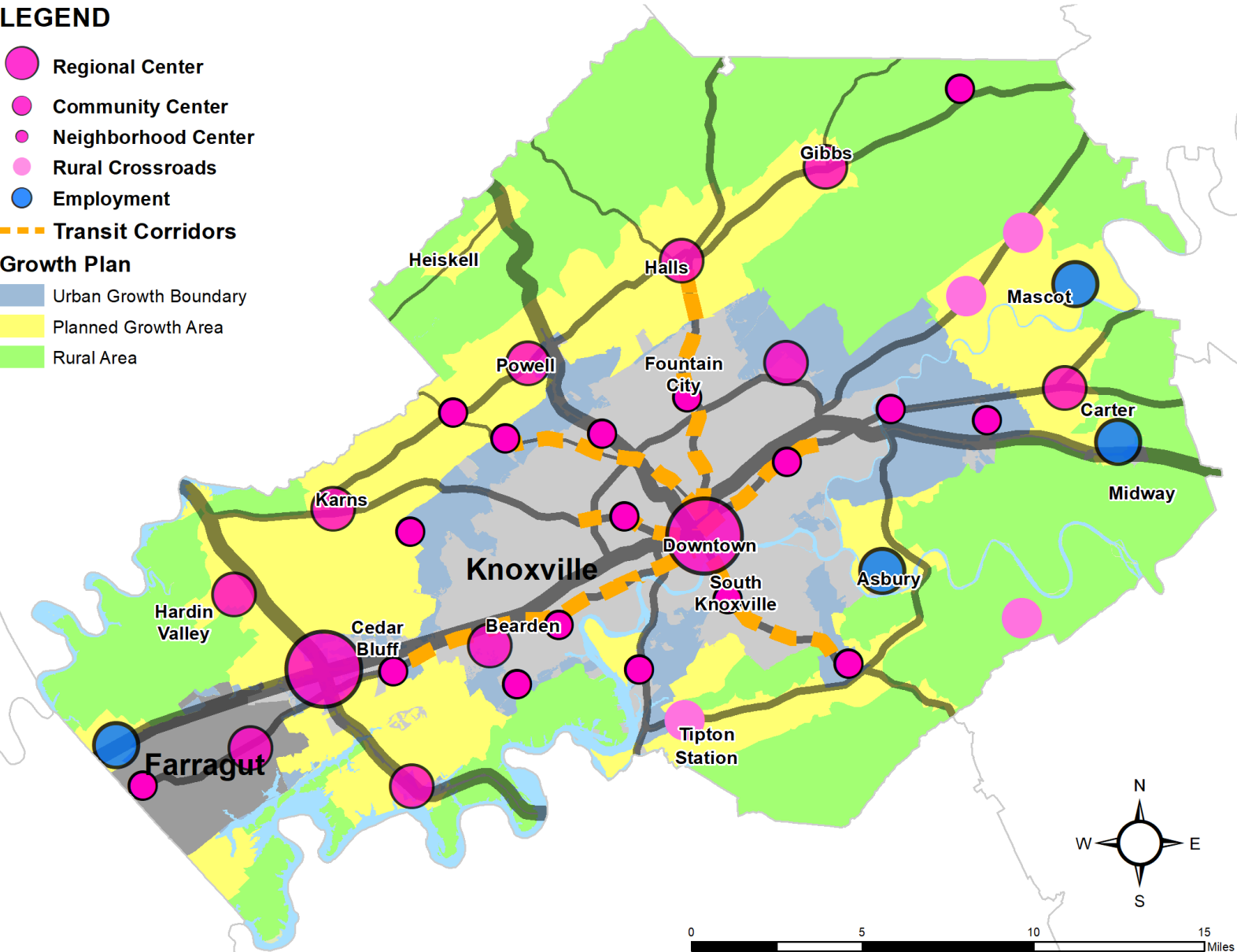
Centers and Corridors

LEGEND

- Regional Center
- Community Center
- Neighborhood Center
- Rural Crossroads
- Employment
- Transit Corridors

Growth Plan

- Urban Growth Boundary
- Planned Growth Area
- Rural Area























KNOX COUNTY

Grasping the Future

Implementing the Vision

- Community agreement on vision for future Knox County
- Vision detailed in updated General Plan
- Updated General Plan adopted
- Coordination and agreement with partner agencies
- Standards drafted to permit/require land development in accordance with vision (zoning ordinance amendment)
- Infrastructure and land development coordinated
- Standards adopted by County Commission
- Implementation by community partners

Knoxville-Knox County Relationship of Adopted Plans

Where are we going?

- Need to update the General Plan
→ Analytical tool to inform the policies of a revised Growth Plan.





THANK YOU & QUESTIONS?

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