



Dive Deep into Outdoor Adventure and Endless Opportunity.

FISHING BY THE LAKE TO THE TUNE OF KATYDIDS IN THE SUMMER, laughter filling the air as you pull your kids tubing through the water—these are just a couple of the sights and sounds you'll see and hear in Jefferson County.

Jefferson County is located at the intersection of Interstates 40 and 81 with U.S. Highway 11E and State Highway 92 running through the county. The county offers rail access, two lakes, and proximity to two airports including a general aviation airport in Morristown and McGhee Tyson Airport in Knoxville. It is also home to Carson-Newman University, one of the top-ranked liberal arts colleges in the nation. Take a deep dive and get to know Jefferson County!

Discover a county where the opportunity for growth is as endless as the amazing adventures you'll have here! **East Tennessee – Moving. Mountains.**



Jefferson County at a Glance



STRATEGIC LOCATION: Ideally positioned just 25 minutes east of Knoxville along I-40 and I-81, Jefferson County is within a day’s drive of 70% of the U.S. population.



ROBUST INFRASTRUCTURE: With direct access to I-40 and I-81, rail service, a general aviation airport in Hamblen County, and McGhee Tyson Airport 45 minutes away.



RELIABLE ENERGY: TVA is the nation’s most dependable power source and one of the largest electric power systems in the country, providing safe, reliable, affordable, and clean energy.



SKILLED WORKFORCE: A dedicated workforce pipeline supported by Carson-Newman University, Walters State Community College (Hamblen County), and Tennessee College of Applied Technology (Morristown).



OUTDOOR PARADISE: Surrounded by natural beauty, Jefferson County boasts access to Cherokee and Douglas Lakes, close proximity to the Great Smoky Mountains, and endless opportunities for boating, hiking, fishing, and camping.



LAKESIDE LIVING: With close to 1,000 miles of shoreline between Cherokee and Douglas Lakes, the county offers stunning lakefront views, affordable property, and a relaxed lifestyle.



HISTORY & CULTURE: Rich in heritage, Jefferson County features charming historic downtowns in Dandridge and Jefferson City, as well as exciting events, such as the Big Bass Tour, and the Scotts-Irish Festival.

DEMOGRAPHICS

TOTAL POPULATION

	2020	2024	2029	Annual Growth Rate
Jefferson County	54,916	58,917	63,494	1.6%
15-County Region	1,115,069	1,260,699	1,333,202	1.2%
Tennessee	6,355,518	7,214,084	7,493,617	0.8%

POPULATION BY AGE

	2020	2024	2029
Under 5	5.0%	5.0%	5.0%
5 to 9	5.0%	5.0%	5.0%
10 to 14	6.0%	5.0%	5.0%
15 to 24	12.0%	12.0%	12.0%
25 to 34	11.0%	12.0%	12.0%
35 to 44	11.0%	11.0%	12.0%
45 to 54	14.0%	13.0%	12.0%
55 to 64	16.0%	16.0%	15.0%
65+	20.0%	21.0%	22.0%
Median Age	44.7	45	45.40

36% of the 2024 population is prime working age (25-54)

POPULATION BY RACE & ETHNICITY

	2020	2024	2029
White	90.6%	90.0%	89.1%
Black	1.5%	1.5%	1.6%
American Indian/Alaska Native	0.3%	0.3%	0.3%
Asian	0.5%	0.6%	0.6%
Hawaiian / Pacific Islander	0.0%	0.0%	0.0%
Two or more races	4.8%	5.1%	5.5%
Hispanic Origin (Any race)	4.4%	5.0%	5.6%

HOUSEHOLDS & FAMILIES

	2020	2024	2029
Total Households	21,461	22,684	23,747
Total Families	15,001	15,676	16,346
Average Household Size	2.47	2.45	2.43
Owner Occupied	65.2%	66.9%	69.2%
Renter Occupied	21.3%	19.8%	17.7%
Vacant	13.6%	13.3%	13.0%

PER CAPITA INCOME

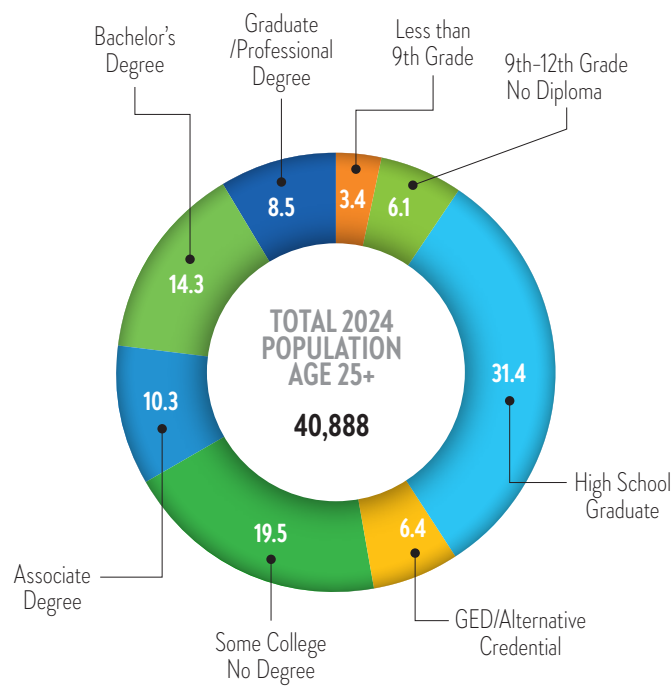
	2024	2029
Jefferson County	\$32,494	\$38,631
Tennessee	\$38,807	\$45,727
United States	\$43,829	\$51,203

MEDIAN HOUSEHOLD INCOME

	2024	2029
Jefferson County	\$60,936	\$71,623
Tennessee	\$69,015	\$81,637
United States	\$79,068	\$91,442

EDUCATION AND
WORKFORCE

2024 POPULATION 25+ BY
EDUCATIONAL ATTAINMENT

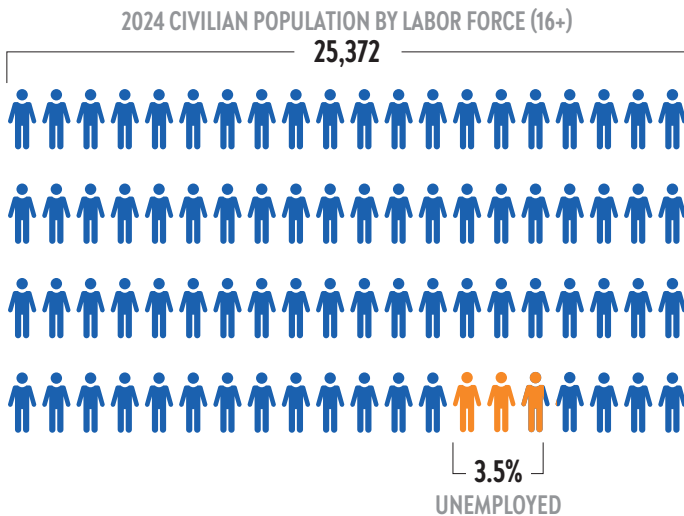


23% have a bachelor's degree or higher



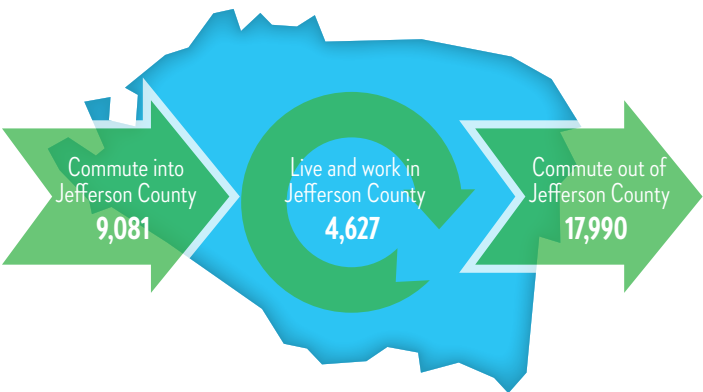
90% have a high school diploma or higher

CIVILIAN POPULATION BY LABOR FORCE (16+)



COMMUTING
PATTERNS

WORKER INFLOW & OUTFLOW (2022)



WHERE WORKERS LIVE

	Count	Share
All Counties	13,708	100.00%
Jefferson County, TN	4,627	33.80%
Hamblen County, TN	1,993	14.50%
Knox County, TN	1,362	9.90%
Cocke County, TN	1,016	7.40%
Grainger County, TN	669	4.90%
Sevier County, TN	630	4.60%
Greene County, TN	293	2.10%
Hawkins County, TN	252	1.80%
Sullivan County, TN	249	1.80%
Blount County, TN	221	1.60%
All Other Locations	2,396	17.50%

TRAVEL DISTANCE TO WORK

Less than 10 miles	37.80%
10 - 24 miles	32.00%
25 - 50 miles	16.00%
50 miles or more	14.20%



69.8% of workers commute less than 25 miles

JEFFERSON COUNTY

BUSINESS & INDUSTRY

2024 EMPLOYMENT BY INDUSTRY

	%	Employees
Agricultural, Natural Resources & Mining	3.99%	674
Business & Professional Services	8.37%	1,414
Construction	5.98%	1,010
Education & Health Services	13.09%	2,211
Financial Activities	1.52%	256
Government	16.59%	2,803
Information	0.39%	66
Leisure & Hospitality	9.24%	1,562
Manufacturing	12.99%	2,195
Other Services	4.87%	823
Retail	11.77%	1,988
Trade, Transportation & Utilities	11.20%	1,892
Total	100.00%	16,894

2024 BUSINESS ESTABLISHMENTS BY INDUSTRY

181	108
Business & Professional Services	Construction
140	97
Retail	Leisure & Hospitality
129	81
Education & Health Services	Trade, Transportation & Utilities

TOP 10 MAJOR EMPLOYERS

Company	Industry	Employee Range
Old Dominion Freight Line	Transportation	1001-2500
Jefferson County School District	School	1001-2500
Bush Brothers & Company	Manufacturing	251-500
Nyrstar Tennessee Mines	Manufacturing	251-500
Carson Newman College	School	251-500
JOG - Oshkosh Corporation	Manufacturing	251-500
Jefferson Memorial Hospital	Medical	251-500
Jefferson County Government	Government	251-500
Walmart Stores	Retail	251-500
Ball MetalPack	Manufacturing	under 250

GROSS RETAIL SALES

2020	\$681,023,602
2021	\$847,057,484
2022	\$965,106,036
2023	\$925,639,040
2024	\$918,687,399

JEFFERSON COUNTY

TRANSPORTATION



Airport

McGhee Tyson Airport
30+ non-stop destinations
Over 3 million passengers 2023-2024
Moore-Murrell Field (Morristown)
5,717' Runway



Highways

Interstate:
U.S. Highways:
State Highways:



Railroads

Norfolk Southern

TAXES

PROPERTY TAX

Property Tax Rate (County)	\$1.43
State Property Tax	None
Assessment Ratio: Residential Property	25%
Assessment Ratio: Farm Property	25%
Assessment Ratio: Commercial/ Industrial Property	40%
Assessment Ratio: Public Utility Property	55%
Assessment Ratio: Business Personal Property	30%

SALES TAX

State sales tax rate	7%
County sales tax rate	2.75%
STATE TAX	
State Income Tax on Wages	None
State Income Tax: Interest from Bonds and Notes and Dividends from Stock	None (Hall Income tax was fully repealed January 1, 2021)
Excise Tax (State)	6.5% of Tennessee taxable income
Franchise Tax (state)	0.25% of the greater of net worth or real and tangible property in Tennessee. The minimum tax is \$100.
Unemployment Insurance Tax (state)	2.7% of the first \$7,000 in wages for new employers

HOUSING

Median rent

\$1,750

Median listing home price

\$499.9K

Median listing home price/sq ft

\$236

Median sold home price

\$339.9K

SOURCES:

ESRI Demographic & Income Profile
Lightcast

Realtor.com June 2025
The Tax Foundation (2024)

TN Comptroller of the Treasury (2024)
Tennessee Department of Revenue (2024)

TN ECD County profile tool



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