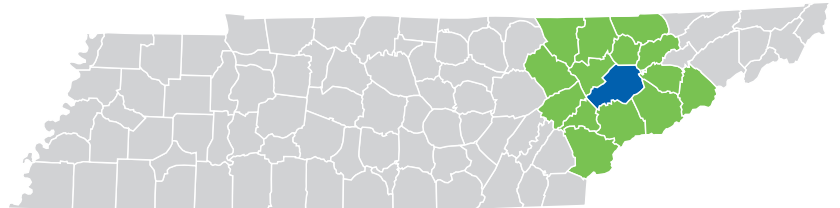




KNOX COUNTY



Redefine Life as You Know it. Experience Big City Amenities with a Small-Town Feel.

DISCOVER A COMMUNITY WHERE URBAN SOPHISTICATION MEETS NATURAL BEAUTY—a place where you can redefine the way you live. In Knox County, outdoor exploration comes alive in an urban wilderness. The low cost of living is only matched by the high quality of life. You'll find community with the people you meet, while experiencing life at its finest with art, music, and festivals, year-round. Downtown Knoxville offers a vibrant cultural hub with unique shopping, diverse dining, and an eclectic arts scene.

Knox County is home to The University of Tennessee and the Tennessee Valley Authority—organizations committed to redefining the future with leading research and development. The county thrives with innovation-driven industries, including clean energy, technology, and engineering. This business-friendly, collaborative environment is perfect for your organization with the elite talent and resources that you need to thrive.

Want to redefine your industry and your life? Start your new venture in Knox County.
East Tennessee – Moving. Mountains.



Knox County at a Glance



STRATEGIC LOCATION: Located where I-40, I-81, and I-75 converge, and within a day’s drive of 70% of the U.S. Home to The University of Tennessee and minutes from Oak Ridge National Lab.



ROBUST INFRASTRUCTURE: Knox County boasts of six U.S. highways, two rail systems, McGhee Tyson Airport, public transit, and proximity to the Tennessee River.



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: Educated workforce supported by The University of Tennessee, seven private four-year colleges, two community colleges, Tennessee College of Applied Technology at Knoxville, and regional training programs.



OUTDOOR PARADISE: From the Urban Wilderness trail system to nearby Great Smoky Mountains National Park, Knox County is an outdoor enthusiast’s dream with greenways, lakes, and rivers.



LAKESIDE LIVING: Residents enjoy easy access to Fort Loudoun Lake, Melton Hill Lake, and the Tennessee River, offering boating, fishing, and scenic living.



CULTURE & ARTS: Explore the vibrant downtown, watch one of our nationally ranked collegiate teams, or attend a Broadway performance. From opera, symphony, and ballet to your favorite concert, the arts are thriving here.

PER CAPITA INCOME

	2024	2029
Knox County	\$42,494	\$50,323
Tennessee	\$38,807	\$45,727
United States	\$43,829	\$51,203

MEDIAN HOUSEHOLD INCOME

	2024	2029
Knox County	\$72,300	\$87,535
Tennessee	\$69,015	\$81,637
United States	\$79,068	\$91,442

DEMOGRAPHICS

TOTAL POPULATION

	2020	2024	2029	Annual Growth Rate
Knox County	480,516	508,275	543,954	1.4%
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	6.0%	5.0%	5.0%
5 to 9	6.0%	6.0%	5.0%
10 to 14	6.0%	6.0%	6.0%
15 to 24	15.0%	16.0%	16.0%
25 to 34	14.0%	14.0%	14.0%
35 to 44	13.0%	13.0%	14.0%
45 to 54	12.0%	12.0%	12.0%
55 to 64	12.0%	11.0%	11.0%
65+	16.0%	17.0%	17.0%
Median Age	37.9	38.5	39.70

39% of the 2024 population is prime working age (25-54)

POPULATION BY RACE & ETHNICITY

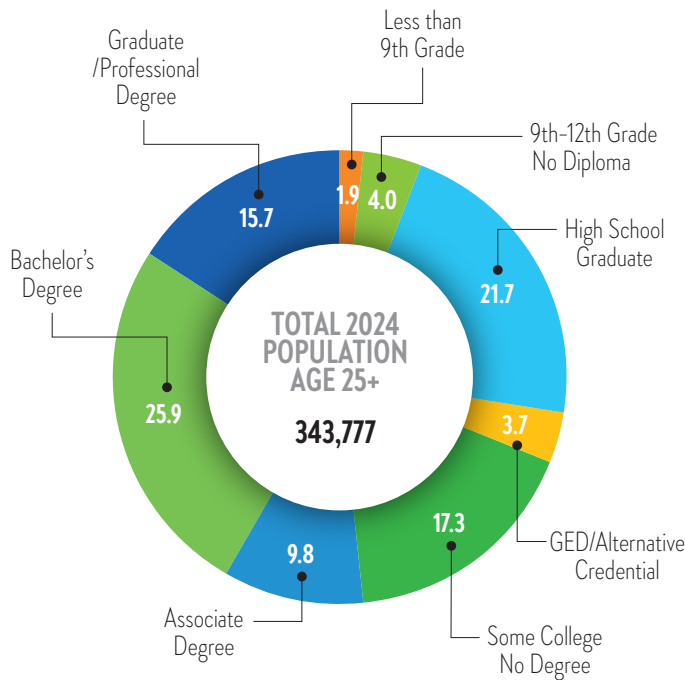
	2020	2024	2029
White	79.2%	78.4%	77.0%
Black	8.4%	8.4%	8.7%
American Indian/ Alaska Native	0.4%	0.5%	0.5%
Asian	2.5%	2.7%	2.9%
Hawaiian / Pacific Islander	0.1%	0.1%	0.1%
Two or more races	6.5%	6.9%	7.4%
Hispanic Origin (Any race)	6.0%	6.7%	7.2%


HOUSEHOLDS & FAMILIES

	2020	2024	2029
Total Households	15,165	20,5817	21,5351
Total Families	12,1152	12,5968	13,1133
Average Household Size	2.38	2.37	2.36
Owner Occupied	59.6%	61.2%	62.2%
Renter Occupied	32.9%	31.6%	30.8%
Vacant	7.5%	7.2%	6.9%

EDUCATION AND
WORKFORCE

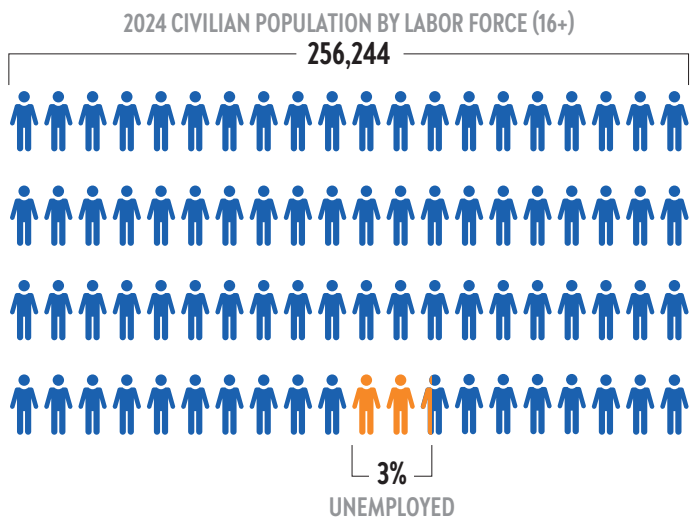
2024 POPULATION 25+ BY
EDUCATIONAL ATTAINMENT




42% have a bachelor's degree or higher

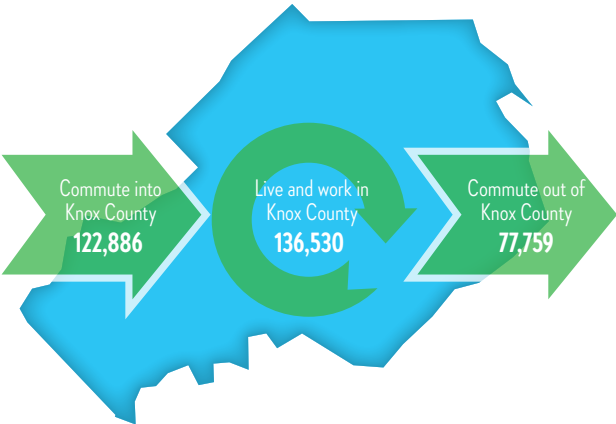

94% have a high school diploma or higher

CIVILIAN POPULATION BY LABOR FORCE (16+)



COMMUTING
PATTERNS

WORKER INFLOW & OUTFLOW (2022)




WHERE WORKERS LIVE

	Count	Share
All Counties	259,416	100.00%
Knox County, TN	136,530	52.60%
Blount County, TN	18,313	7.10%
Anderson County, TN	12,028	4.60%
Sevier County, TN	8,568	3.30%
Loudon County, TN	6,958	2.70%
Roane County, TN	5,525	2.10%
Jefferson County, TN	5,420	2.10%
Hamilton County, TN	4,677	1.80%
Davidson County, TN	4,626	1.80%
Union County, TN	3,798	1.50%
All Other Locations	52,976	20.40%

TRAVEL DISTANCE TO WORK

Less than 10 miles	41.40%
10 - 24 miles	30.70%
25 - 50 miles	9.70%
50 miles or more	18.20%


72.1% of workers commute less than 25 miles

BUSINESS & INDUSTRY

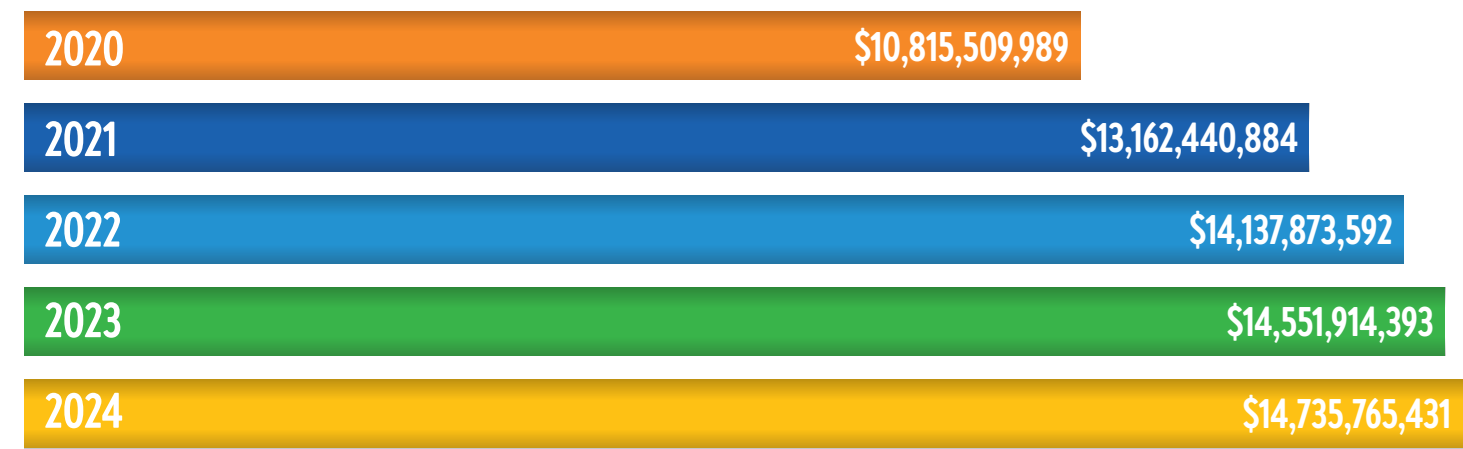
2024 EMPLOYMENT BY INDUSTRY		
	%	Employees
Agricultural, Natural Resources & Mining	0.27%	793
Business & Professional Services	17.16%	50,751
Construction	6.04%	17,850
Education & Health Services	15.93%	47,109
Financial Activities	3.72%	11,005
Government	12.88%	38,090
Information	1.75%	5,180
Leisure & Hospitality	11.56%	34,205
Manufacturing	5.35%	15,831
Other Services	5.42%	16,021
Retail	11.19%	33,095
Trade, Transportation & Utilities	8.74%	25,844
Total	100.00%	295,774



TOP 10 MAJOR EMPLOYERS

Company	Industry	Employee Range
The University of Tennessee	School	5001+
Knox County School System	School	5001+
University of Health System	Hospital	5001+
Knox County Government	Government	2501-5000
TeamHealth	Healthcare	1001-2500
Parkwest Medical Center	Hospital	1001-2500
Fort Sander Regional Medical Center	Hospital	1001-2500
East Tennessee Children's Hospital	Hospital	1001-2500
Flying J Transportation	Transportation	1001-2500
United Parcel Service	Transportation	1001-2500

GROSS RETAIL SALES



KNOX COUNTY

TRANSPORTATION



Airport
McGhee Tyson Airport
30+ non-stop destinations
Over 3 million passengers 2023-2024
Knoxville Downtown Island Airport
3,499' Runway



Highways
Interstate:
U.S. Highways:
State Highways:



Railroads
CSX
Knoxville & Holston
Norfolk Southern

TAXES

PROPERTY TAX	
Property Tax Rate (County)	\$1.55
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	2.25%
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	Median listing home price	Median listing home price/sq ft	Median sold home price
\$2,200	\$427.5K	\$228	\$417.8K

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



EAST TENNESSEE ECONOMIC DEVELOPMENT AGENCY

Brad Maul, President / CEO | bmaul@eteda.org

10215 Technology Drive, Suite 202 | Knoxville, TN 37932 | 865.777.3833 | www.eteda.org