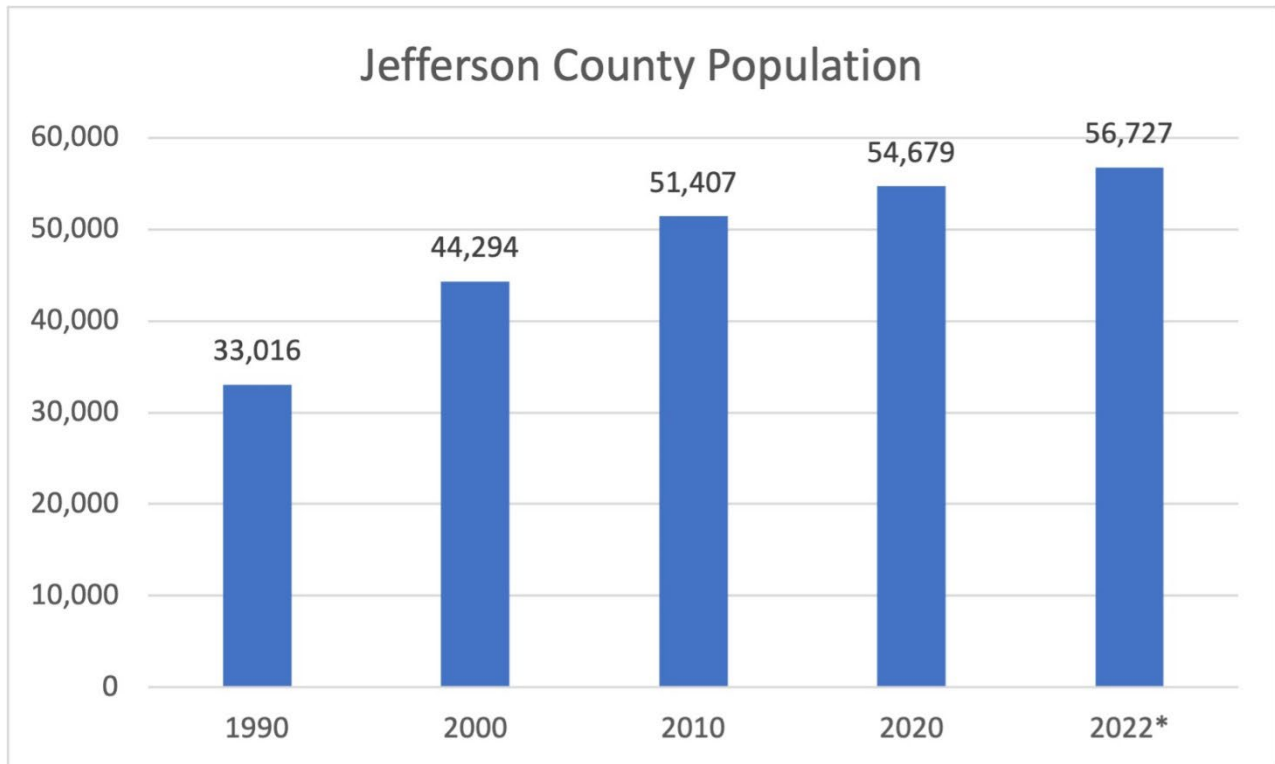


**Jefferson County Long Range Planning Committee
Community Engagement
Background Report – Demographics**

This report provides data and information about the population of Jefferson County, with information regarding the increase in the population of the County over the past 30 years and characteristics of the current population. All data presented in this report is provided by the US Census and the American Community Survey.

Table 1 shows the population of Jefferson County from 1990 to 2022 (the 2022 population number is an estimate). The County has experienced a significant growth in its population over the past 30 years, with the population increasing 66% between 1990 and 2020. The greatest increase in population was in the decade 1990 – 2000, when the County experienced a 34% growth in population. This growth was followed by a 16% increase in population during the decade 2000 – 2010. The population growth slowed a bit in the next decade 2010 – 2020, with the population increasing by 6.4%. The estimated increase in population between 2020 and 2022 is 3.7%, a faster rate of growth in population than the County experienced in the 2010- 2020 decade. If the 2020 – 2022 estimated rate of growth continues during the current decade, Jefferson County would have a population of 65,600 in 2030, a 20% increase from 2020 to 2030.



* 2022 population is an estimate

Figure 1
Jefferson County Population 1990 – 2022

Jefferson County’s population is fairly evenly distributed across the age range, with slightly more older residents than younger residents. 42% of the County’s population is 50 years of age or older and 35% is less than 30 years of age. The median age of the residents of Jefferson County is 44.1 years, 10% higher than the median age of all Tennessee residents. A significant portion, 61%, of the County’s population is workforce age, 18 to 64.

Age

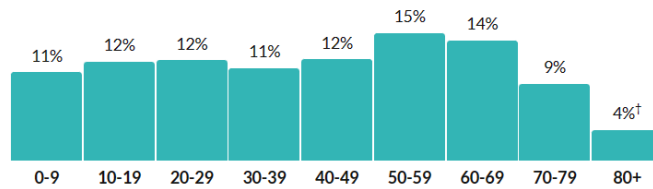
44.1

Median age

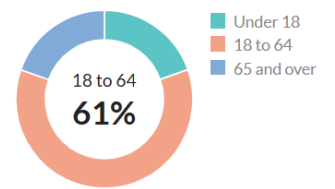
about 10 percent higher than the figure in Tennessee: 38.8

about 20 percent higher than the figure in United States: 38.4

Population by age range



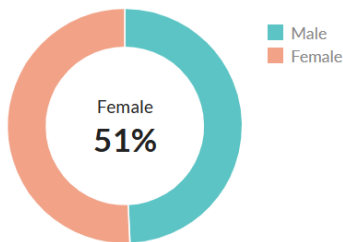
Population by age category



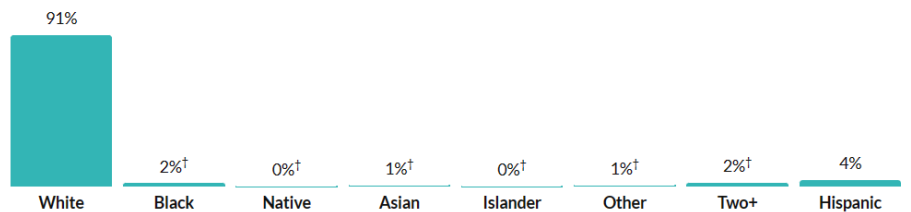
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Sex



Race & Ethnicity



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* Hispanic includes respondents of any race. Other categories are non-Hispanic.

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Figure 2
Population Characteristics

As shown in Figure 2, Jefferson County’s population is almost evenly distributed between males and females, with slightly more females (51%) than males (49%). As also noted in Figure 2, the County’s population is largely White (91%), with Hispanics at 4% of the population and Blacks at 2%.

Figure 3 provides data about incomes and poverty in Jefferson County. With a per capita income of \$27,968, the County trails both the state (\$32,908) and the national (\$37,638) per capita income. The County’s median household income (\$54,371) also trails the state (\$58,516) and the nation (\$69,021). Given the relatively low per capita income and median household income, the poverty rate in the County is lower than might be expected. The County’s poverty rate (12.5%) is lower than the state’s (14.3%) and about the same as the nation’s (12.6%),

\$27,968

Per capita income

about 80 percent of the amount in Tennessee: \$32,908

about three-quarters of the amount in United States: \$37,638

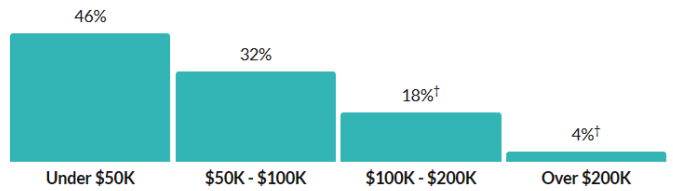
\$54,371

Median household income

about 90 percent of the amount in Tennessee: \$58,516

about 80 percent of the amount in United States: \$69,021

Household income



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Poverty

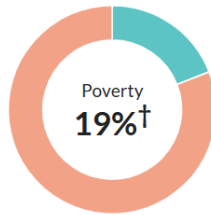
12.5%

Persons below poverty line

about 90 percent of the rate in Tennessee: 14.3%

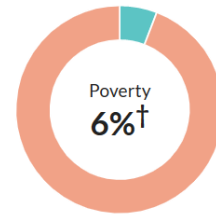
about the same as the rate in United States: 12.6%

Children (Under 18)



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Seniors (65 and over)



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Figure 3
Economic Data

Figures 4 and 5 provide data on transportation to work for Jefferson County residents who are employed. Information about commuting to work by Jefferson County residents is provided in Table 4. Workers have a reasonable commuting time of just over 26 minutes, with 92.1% of workers living in the County driving to work and 12.1% of those carpooling to work. An interesting fact, which presents opportunities for the County is that 54.8% of employed residents of Jefferson County worked outside the County in 2020. In 2010, this number was 55%.

As shown in Figure 5, workers living in the County have a relatively good mean travel time to work of 26.6 minutes, a little higher than the Tennessee statewide mean of 25.5 minutes and about the same as the national mean of 26.5 minutes.

Average commute	26.1 minutes
Workers with 1+ hour commute	6.7%
Workers who drive to work	92.1%
Workers who carpool to work:	12.1%
Workers who work from home	5.3%
Worked outside county of residence	54.8%

Figure 4
Commuting to Work

Transportation to work

26.6 minutes

Mean travel time to work

a little higher than the figure in Tennessee: 25.5
about the same as the figure in United States: 26.8

Means of transportation to work

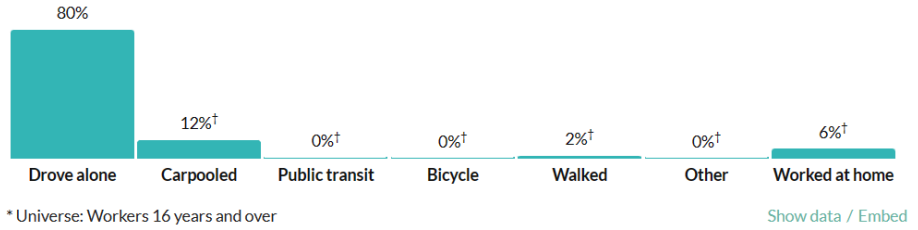


Figure 5
Transportation to Work

Figure 6 presents data on housing units in Jefferson County, noting that 17% of the 24,687 housing units in the County are vacant. Given the lack of housing in many parts of the country, including Knox County, this may present an opportunity for the County. Three quarters of the occupied housing units are owner occupied and a bit over two thirds are single family homes. An interesting aspect of the housing in the County is the percentage of the County’s population that moved into their homes in the years 2000 – 2009 (24%) and 2015 – 2016 (28%).

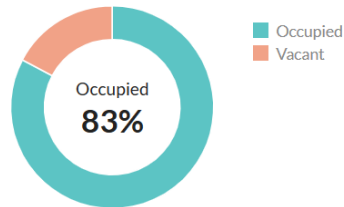
Units & Occupancy

24,687

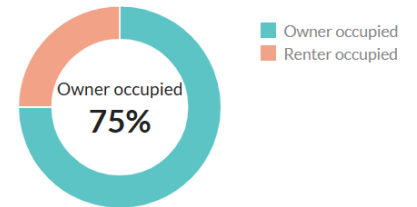
Number of housing units

Tennessee: 3,011,124
United States: 139,647,020

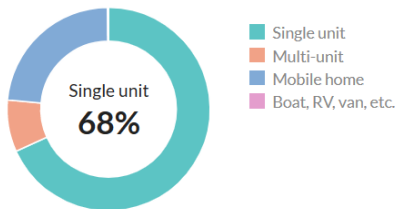
Occupied vs. Vacant



Ownership of occupied units



Types of structure



Year moved in, by percentage of population

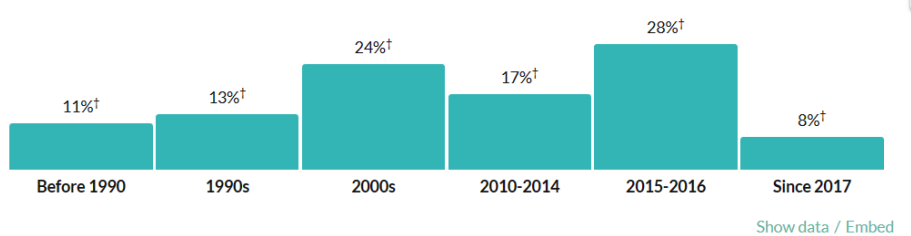


Figure 6
Housing Data

Figure 7 provides data about the educational attainment of Jefferson County residents. As noted in Figure 7, the highest level of 36% of the County’s population is high school. The percentage of

the population whose educational attainment is high school or greater is 86.4%, a bit lower than the Tennessee and national numbers. While the percentage of the County’s population with some college is about 10% higher than both the state and the national percentage of population with some college, the percentage of the County population who have a bachelor’s degree or higher (19.2%) is significantly lower than the state (29%) and the national (33.7%) percentages. This may be due to the Carson-Newman students who are counted in the census, as they have completed some college but have not yet graduated.

Educational attainment

86.4%

High school grad or higher

a little less than the rate in Tennessee: 88.8%

a little less than the rate in United States: 88.9%

19.2%

Bachelor's degree or higher

about two-thirds of the rate in Tennessee: 29%

about three-fifths of the rate in United States: 33.7%

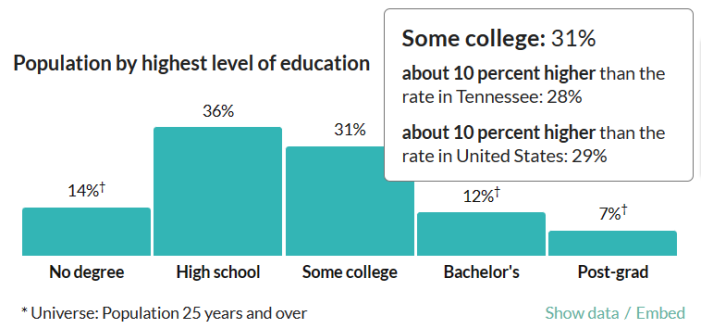


Figure 7
Educational Attainment

Observations and Questions

If the population of Jefferson County continues to increase at the rate at which it has been estimated to have increased between 2020 and 2022, where will the homes of the new residents be located? Is the County prepared to provide services (utilities, schools, emergency services, etc) for the new residents?

How many acres of agricultural land was lost between 2000 and 2010 and between 2010 and 2020? Is agricultural land being developed for residential uses? Is the rate of loss increasing? Is there a need to enhance programs to preserve agricultural lands?

What is the reason for the high percentage (28%) of residents moving into their homes in the 2015 – 2016 time period?

With approximately 55% of the County’s workforce traveling to other counties to work, are there opportunities, or the need for, more employment options in Jefferson County?

Is the role of a bedroom community appropriate for Jefferson County or is there a desire to have a balance of residential and employment opportunities?