

Knoxville Regional Transportation Planning Organization

Land Use

1:200,000

LEGEND

- City Boundaries
- Knoxville TPO Boundary
- State Highways
- Interstate
- Freeway/Expressway
- Arterial
- Collector

- ### Land Use: Knox County Only
- Agriculture/Forestry/Vacant Land
 - Commercial
 - Office
 - Industrial (Manufacturing)
 - Mining and Landfills
 - Multifamily Residential
 - Private Recreation

- Public Parks
- Public/Quasi Public Land
- Rural Residential
- Right of Way/Open Space
- Single Family Residential
- Under Construction/Other Uses
- Transportation/Communications/Utilities
- Water
- Wholesale

- ### Land Use: All Other Counties
- Agricultural/ Timber
 - Commercial
 - Industrial
 - Multi-Family Residential
 - Office (Professional/Medical/Gov)
 - Other
 - Public
 - Single-Family Residential Less than 5 acres
 - Single-Family Residential 5 acres and Greater
 - Transportation/ ROW
 - Vacant
 - Water

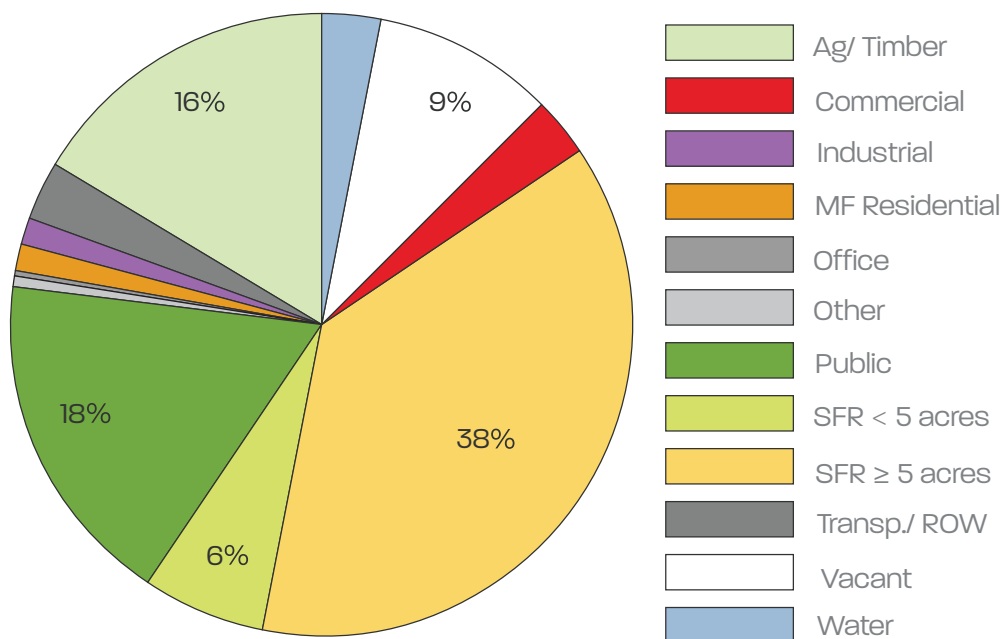
Land Use

Land use is inherently linked to transportation and impacts the area's transportation facilities and modes of travel. Integrating the planning for land use and transportation reduces the need for costly highway and road expansions while protecting rural and agricultural areas. Within the counties that make up the Knoxville Regional TPO, almost 40% of the land is used for single-family residential homes on land that is 5 acres or greater. The second highest land use in the region is public land, a significant portion of which can be attributed to the Great Smoky Mountain National Forest, which stretches along the southeastern border of Blount and Sevier Counties.

Land Use

Land Use	Acres	Percent of Total Region
Agricultural/ Timber	528,696	16
Commercial	105,740	3
Industrial	41,533	1
Multi-Family Residential	46,837	1
Office (Professional/Medical/General)	12,653	1
Other	19,177	1
Public	575,137	18
Single-Family Residential < 5 acres	201,162	6
Single-Family Residential ≥ 5 acres	1,231,165	38
Transportation/ ROW	107,173	3
Vacant	309,693	9
Water	100,771	3

Land Use by Acreage



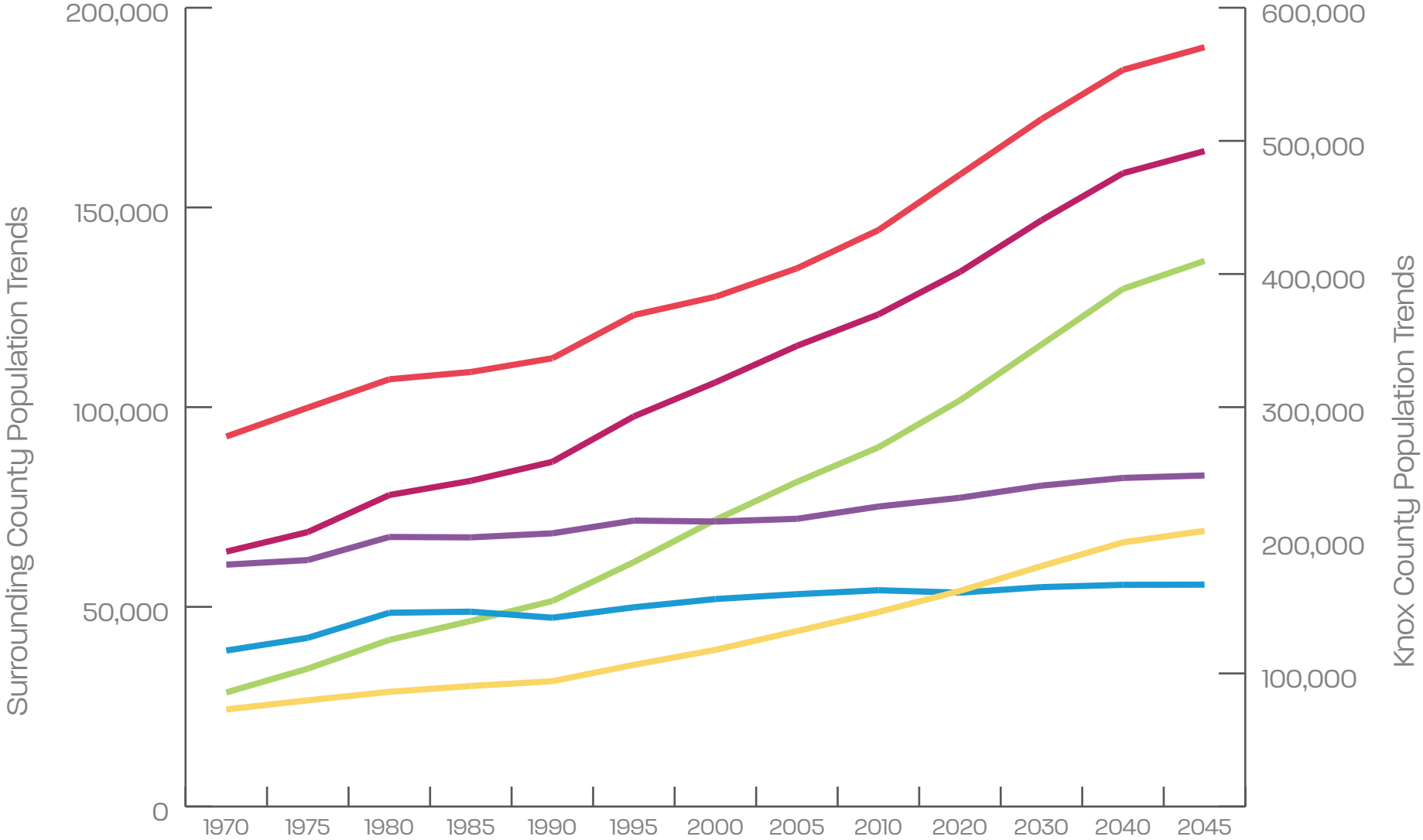
Population Growth

Population

Total population is increasing across every county in the region, with the six counties showing an average of 18% population growth since 2000. Examining population by county, Sevier County has shown the greatest change with 33% population growth, followed by Loudon County, which had a 30% increase in population. Looking forward, Loudon County forecasts a 28% increase in population by 2045, the highest of any county in the region.

Both Knox County's historical and projected population growth is approximately 20%. It will continue to be the most populous county in the region and is projected to reach approximately 570,000 people by 2045.

Regional Population Growth



- Anderson
- Blount
- Loudon
- Knox
- Roane
- Sevier

Population and Employment Densities

Traffic Analysis Zone

A traffic analysis zone (TAZ) is a geographical unit used in transportation planning models. The size of each zone varies but they are usually drawn based on population and physical barriers to travel.

Transportation planners use TAZs to forecast changes in population and employment as well as demands on the transportation system.

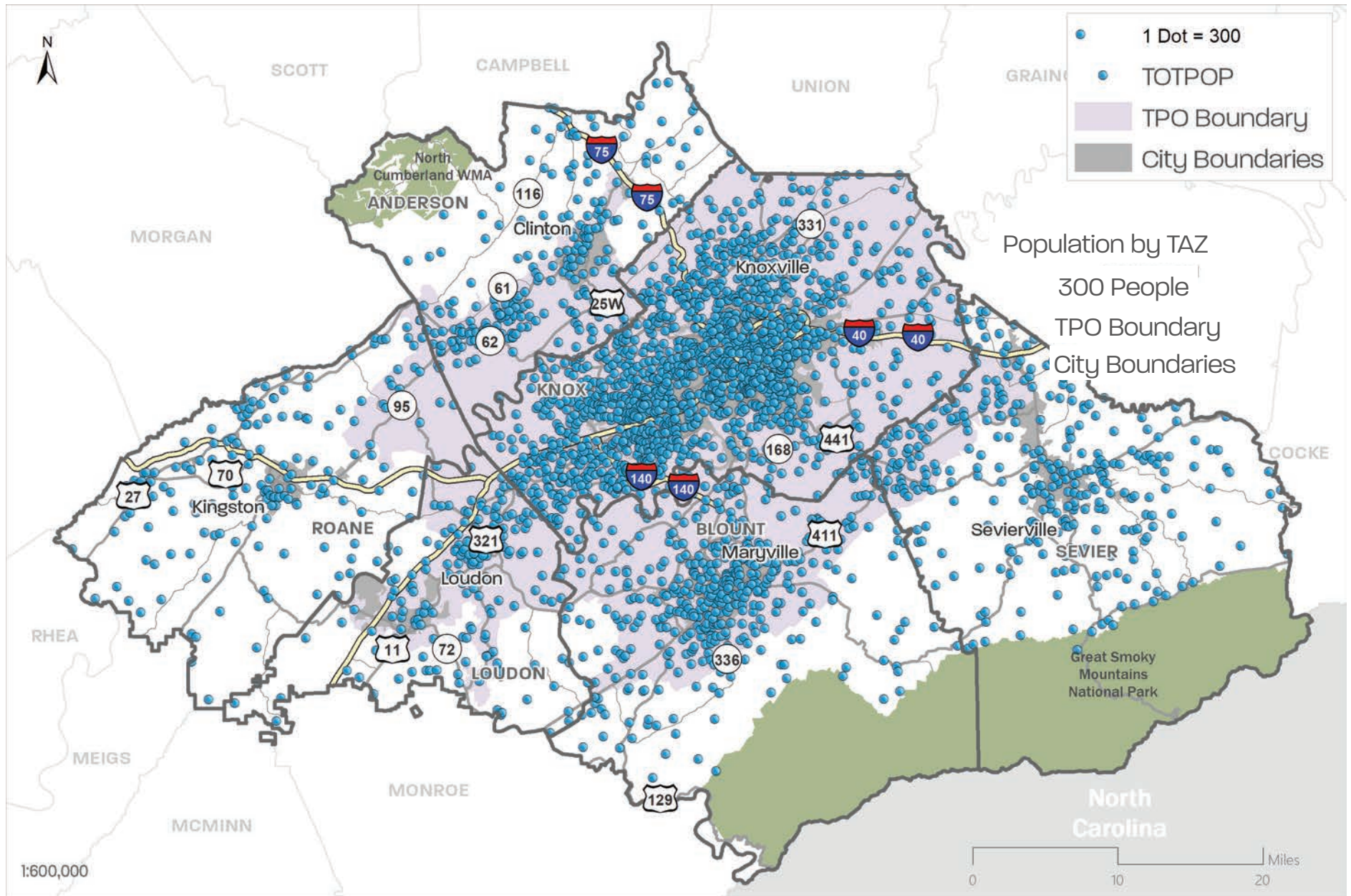
Population by TAZ

As expected, the areas with more population by TAZ are located near urban hubs, such as Knoxville and Sevierville. Low populations can be expected along the southeastern border of Sevier and Blount Counties, where the Great Smoky Mountain National Park is located.

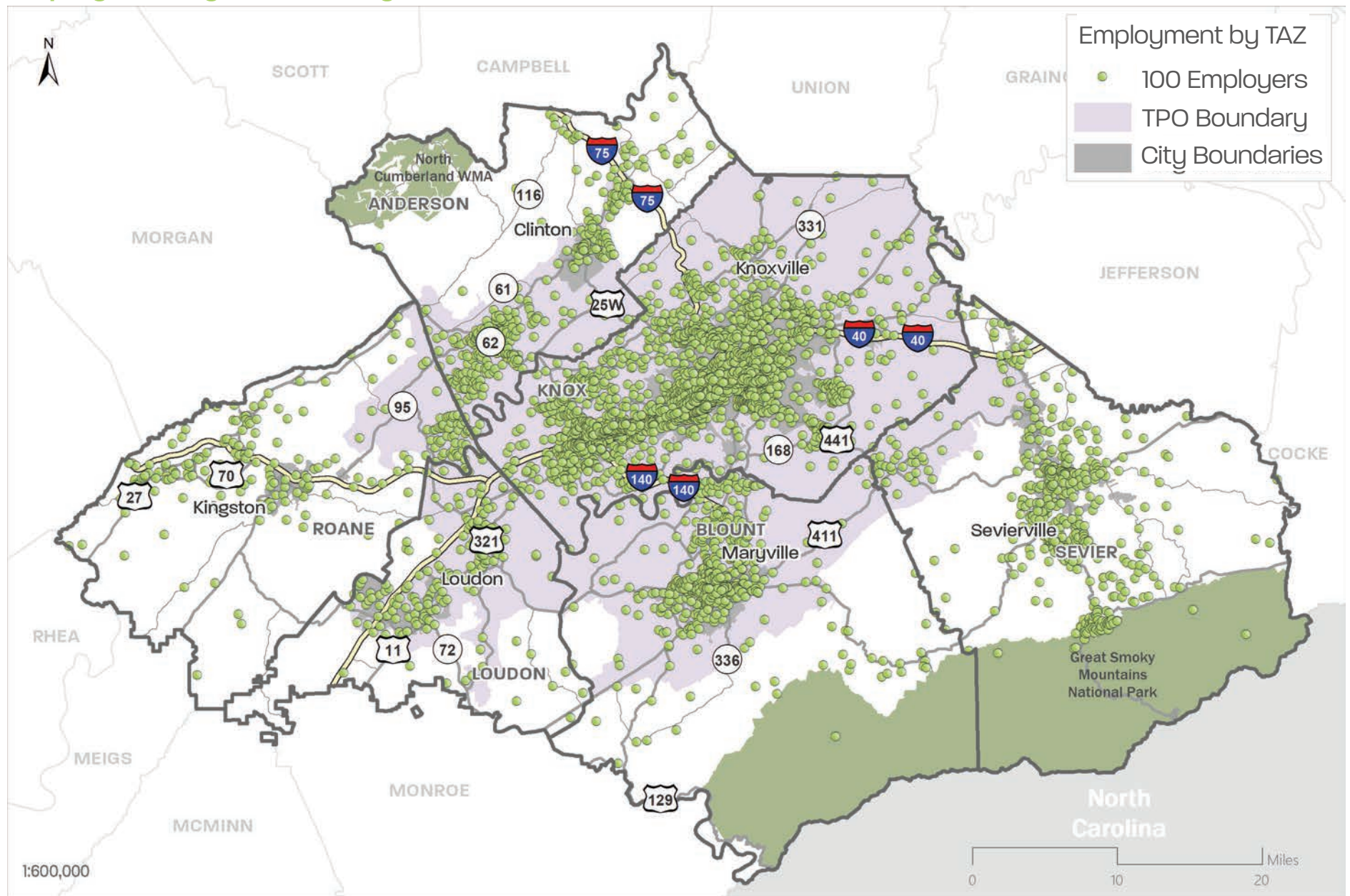
Employment by TAZ

Although the majority of the region has less than 300 people employed by TAZ, areas of high employment density can be seen in areas that house the region's largest employers. Oak Ridge, a city at the southernmost tip of Anderson County, is home to Oak Ridge National Lab and Y-12 National Security Complex, two of the top three employers in the region. The area south of Sevierville shows a high employment density near Dollywood and Dolly's Splash Country.

Population by Traffic Analysis Zone



Employment by Traffic Analysis Zone



Employment

2018 Top 10 Regional Employers

Name	City	Employer Type	Num. of Employees
University of Tennessee	Knoxville	Colleges, Universities & Professional Schools	8,000
Y-12 National Security Complex	Oak Ridge	Nuclear Reactors Manufacturing	4,700
Oak Ridge National Laboratory	Oak Ridge	Scientific Research and Development Services	4,400
DENSO Robotics And Manufacturing	Maryville	Motor Vehicle Supplies & New Parts Merchant Wholesalers	4,100
University of TN Medical Center	Knoxville	General Medical & Surgical Hospitals	3,500
Knox County Government	Knox County	Legislative Bodies	2,600
Dollywood Parks and Resorts	Pigeon Forge	Amusement & Theme Parks	2,500
Blount Memorial Hospital	Maryville	General Medical & Surgical Hospitals	2,000
Fort Sanders Regional Medical Center	Knoxville	General Medical & Surgical Hospitals	1,700
East Tennessee Children's Hospital	Knoxville	General Medical & Surgical Hospitals	1,500

Data Sources:

Regional Population Growth: Historical Data: Woods & Poole 2019, Population Projections: Woods & Poole 2019, University of Tennessee Boyd Center for Business and Economic Research, TPO Mobility Plan 2012; Land Use Data: 2018 Tennessee Comptroller, Knox County; Top Employers: General Map Data: 2019 TDOT ETRIMS; US Census Boundaries