

MANCHESTER COFFEE COUNTY

2019 COMMUNITY DATA PROFILE



QUICK FACTS

County Seat	Manchester
Year Incorporated	1838
Land Area in Square Miles (County)	429
Water Area in Square Miles (County)	6
Latitude	N35° 28.90'
Longitude	W86° 05.31'
Elevation	1,063'
Market Region	Nashville
Distance From Nashville	64 miles
Distance From Chattanooga	69 miles
Time Zone	Central
City Website	www.cityofmanchestertn.com
County Website	www.coffeecountytn.org
Additional Incorporated Cities within the County	Tullahoma
Unincorporated Cities	Arnold AFB, Beechgrove, Hillsboro, Summitville

POPULATION

	City	County
2010 (Census)	10,137	52,796
2018 Population	10,686	55,279
2018 Median Age	37.1	41.2
2023 Population Projection	11,052	57,107
Annual Growth Rate (2018-2023 Projected)	0.68%	0.65%

Source: ESRI

CLIMATE

Annual Average Temperature	57.2° F
Average High Temperature	69.2° F
Average Low Temperature	45.2° F
Annual Average Precipitation	56.33"
Annual Average Snowfall	5"
Prevailing Winds	Southerly
Mean Length of Freeze-Free Period (days)	180-220

TAX STRUCTURE

LOCAL	City	County
Property Taxes (2018)		
• Rate per \$100 value	\$1.9316	\$2.6481
• Outside Corporate limits		\$ 2.9324
• Interstate Industrial Park & Special District		\$ 3.186
Ratio of Assessment		
• Residential and Farm	25%	25%
• Commercial/Industrial	40%	40%
• Personal (Equipment)	30%	30%
Bonded Debt (2018)	\$30,358,683	\$77,436,062
Total Local Assessment (2017)	\$208,835,299	\$1,022,522,362
Industrial Park	\$67,913,428	
Hotel-Motel Tax	6%	0%
Motor Vehicle Tax Rate		\$0.00

Source: Tennessee Comptroller of the Treasury, Division of Property Assessments
Source: County Technical Assistance Service, UTIPS

STATE

Sales Tax
• 4% tax on food and food ingredients
• 7% on all other tangible personal property unless specifically exempted
Local Sales Tax Rate
• 2.75%
Local and State Sales Tax Collected (FY2018)
• \$84,819,725
Income Tax
• Personal: 2% on Interest & Dividends for the 2019 tax year
• Corporate Excise Tax: 6.5% of Tennessee taxable income
• Franchise Tax: .25% of the greater of the Tennessee portion of net worth or the book value of real and tangible property in Tennessee. The minimum tax is \$100
• Unemployment Tax: New employers is typically 2.7% (based on occupation) of first \$7,000

Source: Tennessee Department of Revenue



Coffee County Joint Industrial Park (48.62 acres) and **Tullahoma Airport Business Park (102 acres)** are among several industrial sites in Middle Tennessee to be certified as a Select TN Certified Site. For complete information about the site and the certified program, please visit www.tnecd.com/sites/certified-sites/

EDUCATION

District Name	Coffee County and Manchester
Type of Public School System	County and City
District Grades Served	Pre-K-12
Number of Schools	12
Number of Classroom Teachers	393
Number of Administrators	36
Additional Teachers and Staff	78
Total Number of Students	5,668

GRADES

Pre-K-5	2,608
6-8	1,363
9 only (Coffee County Raider Academy)	452
10-12	1,245
Number of High School Graduates (2017-87)	410
Graduation Rate	92.8%
Educational Attainment with a Degree (Adults Age 25+)	26.8%

Source: Tennessee Department of Education

REGIONAL HIGHER EDUCATIONAL INSTITUTIONS

Graduates 2016-2017

- Motlow Community College Tullahoma 971
- Middle TN State University Murfreesboro 5,060
- TN College of Applied Technology Shelbyville 536

Source: Tennessee Higher Education Commission

FastTrack Job Training

Assistance Program Available Yes

Source: Tennessee Department of Economic and Community Development

GOVERNMENT

GOVERNING BODY

City	Mayor and Board of Aldermen Meets 1st and 3rd Tuesday at 6:30 p.m. City Hall
County	Mayor and County Commissioners Meets Tuesday at 6:00 p.m. Coffee County Administrative Plaza

Fire Department

• Full-time fire fighters in city	31
• City volunteers	5
• Full-time fire fighters in county	0
• County volunteers	91
• Fire stations in city	2
• City fire trucks	4
• Fire stations in county	9
• County fire trucks	30

Law Enforcement

• Full-time police officers in city	34
• Full-time police officers in county & sheriff	45
• City patrol cars	34
• County patrol cars	42

	City	County
Insurance Rating	4	6/10
Zoning Regulations	Yes	Yes
Planning Commission	Yes	Yes
Industrial Development Corp.	No	Yes

TRANSPORTATION

AIR SERVICE

Nearest General Aviation	Tullahoma Regional/ William Northern Field
Location Identifier	THA
Distance from Manchester	15 miles
Runway Length (3)	5,501 feet, 4,200 feet and 2,693 feet turf
Surface	Asphalt/Concrete
Lighting	MIRL/PAPI
Fuel	100LL/Jet A
Repairs	Major
Storage	Hangar, Tie Down
Transportation	Taxi and Rental Car
Nearest Commercial Service	Nashville International Airport
Location Identifier	BNA
Distance from Manchester	59 miles

Nashville International Airport (BNA) serves approximately 16 million total passengers annually. BNA is currently served by 15 airlines, including international carriers Air Canada, WestJet and British Airways. BNA offers 460 daily flights and provides nonstop air service to more than 65 destinations.

HIGHWAYS

U.S. Highways	41
State Highways	53 and 55
Nearest Interstate	Interstate 24; four exits

COMMON CARRIERS

Air Freight Companies	None
Motor Freight Companies	25
Terminal Facilities	1
Bus Services	
Inter-City	No
Local	No
Carrier Service	Yes

RAILROADS SERVED BY

CSX Transportation and Caney Fork & Western

NAVIGABLE WATERWAYS

River	Cumberland and Tennessee
Channel Depth	9 feet
Nearest Port Facility	South Pittsburgh
Miles from Port	40

COMMUNICATIONS

Newspapers	Manchester Times Weekly USA Today Daily The Tennessean Daily
Telephone Companies	AT&T, Ben Lomand Telephone Coop.
Radio Stations	2 (1 AM and 1 FM)
Television Networks	5
Cable Service Available	Yes
Channels	900
Provider	Charter Communications, AT&T, Comcast
Internet Service Available	Yes
Provider	Charter Communications, AT&T, Ben Lomand
Fiber Optics Available	Yes
Provider	Ben Lomand Telephone Coop.

COMMUNITY FACILITIES

Health Care

Doctors	16
Dentists	7
Hospitals	1
Beds	49
Clinics	0
Nursing Homes	2
Beds	187
Retirement Homes	0
Beds	0
Residential Care/ Assisted Living	3
Beds	111
Supportive Enhanced Living/Mental Illness Patients	1
Beds	50

Religious Organizations

Protestant	46
Catholic	1
Jehovah's Witness	1
Seventh Day Adventist	0
Latter Day Saints	0
Other	0

<u>Day Care Centers</u>	20
<u>Day Care Homes</u>	0

Recreation

Libraries	1
Parks	2
Golf Courses (Public & Private)	2
Swimming Pools (Public & Private)	2
Country Clubs	0
Theaters	0
Bowling Alleys	0

<u>Hotels & Motels</u>	20
Rooms	1,251
Bed & Breakfasts	0

<u>Largest Meeting Room</u> Capacity	500
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<u>Restaurants</u>	47
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Other

Recreation Complex with indoor/outdoor swimming pools, fitness rooms, track, etc. Ball fields, tennis courts, Community Theatre, skating rink (12 miles), 3 lakes, fishing & water sports, wildlife management area.

FINANCIAL INSTITUTIONS

Commercial Banks	10
Savings Institutions	0
Credit Unions	1
Total # of Institutions	11
Total # of Branches	21

Countywide Combined Deposits \$1,019,527,000

(Deposits for June 30, 2018)

*Credit Unions NOT calculated in Combined Deposits

Source: Federal Deposit Insurance Corporation and National Credit Union Administration

INDUSTRIAL SUPPORT SERVICES

Service	Location	Distance (Miles)
Tool & Die	Local	
Heat Treating	Chattanooga	69
Foundry	Chattanooga	69
Heavy Hardware	Chattanooga	69
Sheet Metal	Local	
Lubricants	Local	
Welding Supplies	Local	

SELECTED ECONOMIC INDICATORS

2017 ANNUAL AVERAGES

Labor Force	County	Labor Market Area*
Civilian Labor Force	25,040	267,220
Employment	24,120	258,590
Unemployment	910	8,600
Unemployment Rate	3.6%	3.7%

* Labor Market Area is defined as Bedford, Cannon, **Coffee**, Franklin, Grundy, Moore, Rutherford and Warren Counties in Tennessee.

2018 EMPLOYED POPULATION (AGE 16+) BY INDUSTRY

Agriculture/Mining	1.7%
Construction	4.4%
Manufacturing	22.4%
Wholesale Trade	2.5%
Retail Trade	12.0%
Transportation/Utilities	4.2%
Information	0.9%
Finance/Insurance/Real Estate	3.7%
Services	43.1%
Public Administration	5.1%

Source: ESRI

MANUFACTURING IN AREA (Annual Averages 2017)

Number of Units	95
Ann. Avg. Employment	4,929
Ann. Avg. Weekly Wage	\$977

Source: Tennessee Department of Labor and Workforce Development

PER CAPITA PERSONAL INCOME

Year	2018
Amount	\$23,682

Source: ESRI

MEDIAN HOUSEHOLD INCOME

Year	2018
Amount	\$44,191

Source: ESRI

AVERAGE HOME SALES

Year	2017
Number of Homes Sold	872
Average Cost	\$149,954

Source: Tennessee Housing Development Agency

RETAIL SALES

Year	2017
Amount	\$1,002,407,858

Source: Tennessee Department of Revenue

NATURAL RESOURCES

Minerals: N/A

Timber: N/A

AGRICULTURAL

Crops: Soybean, Corn, Wheat, Hay and Nursery Crops

Livestock: Cattle, Poultry, and Swine

UTILITIES

GAS

Local Distributor	Elk River Public Utility District
Phone	931.728.3332
Website	www.erpud.com
Source Company	East TN Natural Gas Company
Fuel Oil Suppliers	2
Suppliers of LP Gas	2

WATER

Water Supplier	City of Manchester
Phone	931.728.7171 or 931.728.4652
Website	www.cityofmanchestertn.com
Source	Normandy Lake
Capacity	10,000,000 GPD
Current Consumption	6,000,000 GPD
Storage Capacity	2,875,000 Gallons

SEWER

Sewer Provider	City of Manchester
Phone	931.728.7171 or 931.728.4652
Website	www.cityofmanchestertn.com
Type of Treatment	Activated Sludge
Capacity	4,300,000 GPD
Current Usage	1,700,000 GPD
City Sewer Coverage	99%
Storm Sewer Coverage	4%
Solid Waste Disposal Type	BFI

ELECTRICITY

Source Company	Tennessee Valley Authority
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LOCAL POWER COMPANY (City and County) Duck River Electric Membership Corporation

President/CEO	Charles McDonald
District Office	Post Office Box 89 Shelbyville, Tennessee 37162-0089
Phone	931.684.4621
Emergency	931.684.4623
Fax	931.680.5830
Website	www.dremc.com

MAJOR INDUSTRIAL MANUFACTURERS/DISTRIBUTION (50+ employees)

Firm	Product or Service	Total Employees	Union	Phone Number
Kasai N.A.	Interior Auto Trim	1,115	None	931.728.4122
Batesville Caskets Co., Inc.	Steel Caskets	496	USWA	931.723.3053
Great Lake Cheese	Pkg. of cheese	390	None	931.450.1300
Viam (TN) LP	Auto Floor Mats	354	None	931.461.2300
fischer, USA	Stainless steel tubing	320	None	931.596.3566
Kirchhoff Van-Rob Manchester	Metal Stampings	264	None	931.461.8556
Ravago Mfg. Americas, LLC	Nylon/ABS Compounding	132	None	931.728.7009
Reliable Carriers	Trucking Warehousing	109	None	931.728.9995
Aspen Technologies	Molded polyurethane forms products	86	None	931.450.1200
MDS Foods	Dairy products	77	None	931.563.7890

For information on industrial sites and available industrial buildings contact:

Robert T. Bibb, Executive Director
Middle TN Industrial Development Association
2108 Westwood Avenue
Nashville, Tennessee 37212
Phone: 615.269.5233
Fax: 615.269.5184
mtida@mtida.org
www.mtida.org

Kimber Sharp, Executive Director
Industrial Board of Coffee County
1329 McArthur Street, Suite 4
Manchester, Tennessee 37355
Phone: 931.723.5120
Fax: 931.723.5121
ib@coffeetn.com
www.coffeetn.com



MIDDLE TENNESSEE INDUSTRIAL
DEVELOPMENT ASSOCIATION

MTIDA represents the Local Electric Power and Natural Gas Distributors located in the 40 county region of Middle Tennessee.

The information contained herein was obtained from sources we consider reliable. We can not be responsible, however, for errors or change in information.