

McMINNVILLE WARREN COUNTY

2024 COMMUNITY DATA PROFILE



QUICK FACTS

County Seat	McMinnville
Year Incorporated	1868
Land Area in Square Miles (County)	431
Water Area in Square Miles (County)	1
Latitude	N35° 41.02'
Longitude	W85° 46.20'
Elevation	1,028'
Market Region	Nashville
Distance From Nashville	75 miles
Time Zone	Central
City Website	www.mcminnvilletn.gov
County Website	www.warrencountyttn.gov
Additional Incorporated Cities within the County	Centertown, Morrison, Viola
Unincorporated Cities	Campaign, Rock Island, Smartt

POPULATION

	City	County
2020 (Census)	13,788	40,953
2023 Population	13,878	41,624
2023 Median Age	40.7	41.9
2028 Population Projection	13,906	42,060
Annual Growth Rate (2023-2028 Projected)	0.04%	0.21%

Source: ESRI

CLIMATE

Annual Average Temperature	57.7° F
Average High Temperature	71.6° F
Average Low Temperature	43.7° F
Annual Average Precipitation	55.08"
Annual Average Snowfall	5.0"
Prevailing Winds	Southerly
Mean Length of Freeze-Free Period (days)	180-220

TAX STRUCTURE

LOCAL	City	County
Property Taxes (2023)		
• Rate per \$100 value	\$2.0997	\$1.9677
Ratio of Assessment		
• Residential and Farm	25%	25%
• Commercial/Industrial	40%	40%
• Personal (Equipment)	30%	30%
Total Local Assessment (2022)	\$263,771,966	\$846,624,846
Hotel-Motel Tax	5%	5%
Motor Vehicle Wheel Tax Rate		\$30.00

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

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 (FY2023)
• \$59,696,617
Income Tax
• Personal: Repealed beginning January 1, 2021
• 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



Mountain View Industrial Parks North (52 acres) and South (26 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	Warren County
Type of Public School System	County
District Grades Served	Pre-K-12
Number of Schools	12
Number of Classroom Teachers	434
Student to Teacher Ratio	14:1
Additional Staff	81
Total Number of Students	6,171
Number of Private Schools	6
Total Number of Students	295
Number of Teachers	49

Number of High School Graduates (2023)	434
Graduation Rate	94%
Educational Attainment with a Degree (Adults Age 25+)	23.2%

Source: Tennessee Department of Education

REGIONAL HIGHER EDUCATIONAL INSTITUTIONS (within 35 miles)

- TN College of Applied Technology McMinnville
- Motlow State Community College McMinnville
- Motlow ARTC McMinnville
- Tennessee Technical University Cookeville
- Middle TN State University Murfreesboro

Source: National Center for Education Statistics

FastTrack Job Training Assistance Program Available	Yes
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Source: Tennessee Department of Economic and Community Development

GOVERNMENT

GOVERNING BODY

City	Municipal with Mayor and Aldermen Meets 2nd & 4th Tuesday at 7:00 p.m. City Hall
County	Executive and County Commissioners Meets 3rd Monday at 6:30 p.m. Warren County Administrative Building

Fire Department	
• Full-time fire fighters in city	32
• City volunteers	0
• Full-time fire fighters in county	0
• County volunteers	100
• Fire stations in city	2
• City fire trucks	4
• Fire stations in county	7

Law Enforcement	
• Full-time police officers in city	41
• Full-time police officers in county & sheriff	59
• City patrol cars	41
• County patrol cars	61

	<u>City</u>	<u>County</u>
Insurance Rating	3	9
Zoning Regulations	Yes	No
Planning Commission	Yes	Yes
Industrial Development Corp.	Yes	Yes

TRANSPORTATION

AIR SERVICE

Nearest General Aviation	Warren County Memorial
Location Identifier	RNC
Distance from City	5 miles
Runway Length	5,000 feet
Surface	Asphalt
Lighting	MIRL/PAPI
Fuel	100LL/Jet A
Repairs	Major
Storage	Hangar, Tie Down
Transportation	Taxi, Rental and Courtesy Car
Nearest Commercial Service	Nashville International Airport
Location Identifier	BNA
Distance from McMinnville	70 miles

Nashville International Airport (BNA) serves approximately 17 million total passengers annually. BNA is currently served by 22 major carriers, including international carriers. BNA offers 585+ daily flights and provides nonstop air service to more than 101 destinations.

HIGHWAYS

U.S. Highways	70S
State Highways	55, 8, 30, 56, 108
Nearest Interstate	23 miles to I-24; 33 miles to I-40

COMMON CARRIERS

Air Freight Companies	None
Motor Freight Companies	8
Terminal Facilities	3
Bus Services	
Inter-City	No
Local	No
Carrier Service	Yes

RAILROADS SERVED BY

Caney Fork & Western Railroad
CSX Transportation Railroad

NAVIGABLE WATERWAYS

River	Tennessee
Channel Depth	9 feet
Nearest Port Facility	Chattanooga
Miles from Port	67

COMMUNICATIONS

Newspapers	Southern Standard The Tennessean
Telephone Companies	Ben Lomand Connect and Frontier Communications
Radio Stations	5 local
Television Networks	5
Cable Service Available	Yes
Channels	181
Provider	Ben Lomand Connect and Charter Communications
Internet Service Available	Yes
Provider	Ben Lomand Connect, Charter Communications and Frontier
Fiber Optics Available	Yes
Provider	Ben Lomand Connect and Charter Communications

COMMUNITY FACILITIES

Health Care

Doctors	60
Dentists	10
Hospitals	1
Beds	125
Clinics	4 (walk-ins)
Nursing Homes	3
Retirement Homes	1
Residential Care/ Assisted Living	4

Religious Organizations

Protestant	150
Catholic	1
Jehovah's Witness	1
Seventh Day Adventist	1
Latter Day Saints	1
Other	

Day Care Centers

Recreation

Libraries	1
Parks	9
Golf Courses (Public & Private)	1
Swimming Pools (Public & Private)	2
Country Clubs	1
Theaters	2
Bowling Alleys	1
Skating Rinks	1
Volleyball Courts	3

Hotels & Motels

Rooms	220
Bed & Breakfasts	2

Largest Meeting Room

Capacity	1,400
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Restaurants

45

Other

Ball fields, museum, soccer field, greenway, tennis courts, gymnasium, racquetball courts, kayaking.

Civic Center: Banquet seating for 1,400, bleachers will seat 1,500

FINANCIAL INSTITUTIONS

Banks:	Total Number of Institutions	8
	Total Number of Offices	19
	Deposits	1,233,000,000
Credit Unions:	Total Number of Branches	1
	Total Number of Offices	1
	Deposits	338,281,200

Countywide Combined Deposits \$1,571,281,200
(Deposits for June 30, 2023)

Source: Federal Deposit Insurance Corporation and National Credit Union Administration

INDUSTRIAL SUPPORT SERVICES

Service	Location	Distance (Miles)
Tool & Die	Local	
Heat Treating	Murfreesboro	50
Foundry	Local	
Heavy Hardware	Nashville	75
Sheet Metal	Local	
Lubricants	Local	
Welding Supplies	Local	
Abrasives		
Material Handling	Local	

SELECTED ECONOMIC INDICATORS

2023 ANNUAL AVERAGES (AGE 16+)

Labor Force	County	Labor Market Area*
Population	33,535	127,248
Employed	17,332	65,000
Unemployed	726	2,826
Unemployment Rate	4.0%	4.2%

* Drive Time: 45 minute radius from McMinnville (County seat)

Source: ESRI

2023 EMPLOYED POPULATION (AGE 16+) BY INDUSTRY

Agriculture/Mining	3.5%
Construction	7.5%
Manufacturing	22.5%
Wholesale Trade	2.7%
Retail Trade	10.4%
Transportation/Utilities	4.8%
Information	2.5%
Finance/Insurance/Real Estate	4.6%
Services	37.8%
Public Administration	3.6%

Source: ESRI

MANUFACTURING IN AREA (Annual Averages 2022)

Number of Units	66
Ann. Avg. Employment	2,949
Ann. Avg. Weekly Wage	\$1,176

Source: Tennessee Department of Labor and Workforce Development

PER CAPITA PERSONAL INCOME

Year	2023
Amount	\$26,985

Source: ESRI

MEDIAN HOUSEHOLD INCOME

Year	2023
Amount	\$50,361

Source: ESRI

AVERAGE HOME SALES

Year	2022
Number of Homes Sold	565
Average Cost	\$233,988
2023 Median Home Value	\$160,640

Source: Tennessee Housing Development Agency

RETAIL SALES

Year	2022
Amount	\$643,905,787

Source: Tennessee Department of Revenue

NATURAL RESOURCES

Minerals: Crushed stone

Timber: Hardwood

AGRICULTURAL

Crops: Nursery crops, hay, soybeans, corn and wheat

Livestock: Cattle and equine

UTILITIES

WATER & SEWER	City of McMinnville
Phone	931.473.7542
Website	http://www.mcminnvilletn.gov
Source	Barren Fork River
Capacity	7,350,000 GPD
Current Consumption	1,500,000 GPD
Storage Capacity	4,000,000 Gallons
Type of Treatment	Activated sludge
Capacity	4,000,000 GPD
Current Usage	1,500,000-2,000,000 GPD
City Sewer Coverage	100%
Storm Sewer Coverage	25%
Solid Waste Disposal Type	Landfill
WATER & SEWER	West Warren-Viola Utility District
Phone	931.635.2762
Website	www.wvvud.com
Source	Barren Fork River
Capacity	4,500,000 GPD
Current Consumption	2,500,000 GPD
Storage Capacity	2,400,000 Gallons
Type of Treatment	Activated sludge
Capacity	900,000 GPD
Current Usage	300,000 GPD
City Sewer Coverage	10 miles including Industrial Park
Storm Sewer Coverage	25%
Solid Waste Disposal Type	Landfill
WATER	Warren County Utility District
Phone	931.668.4175
Website	www.wcudonline.com
Source	Collins River
Capacity	4,000,000 GPD
Current Consumption	1,800,000 GPD
Storage Capacity	5,200,000 Gallons

ELECTRICITY	
Source Company	Tennessee Valley Authority
LOCAL POWER COMPANY (City)	
McMinnville Electric System	
General Manager/CEO	Brittany Davis
District Address	200 Morford St McMinnville, Tennessee 37111
Phone	931.473.3144
Website	www.mesystem.net
LOCAL POWER COMPANY (County)	
Caney Fork Electric Cooperative	
General Manager	Jason Cloyd
District Address	Post Office Box 272 920 Smithville Hwy. McMinnville, Tennessee 37111
Phone	931.473.3116
Website	www.caneyforkec.com
LOCAL GAS COMPANY (City and County)	
Middle Tennessee Natural Gas Utility District	
Executive VP/CEO	Mike Davidson
Local Address	4001 Manchester Highway McMinnville, Tennessee 37110
Phone	1.833.GET.MTNG
Website	www.mtng.com
Source Company	Texas Eastern & East TN
Fuel Oil Suppliers	3
Suppliers of LP Gas	3

MAJOR INDUSTRIAL MANUFACTURERS/DISTRIBUTION

Firm	Product or Service	Total Employees	Union	Phone Number
*Bridgestone	Radial truck & bus tires	1100	USW	931.668.5500
*Yorozu	Metal stamping	1098	None	931.668.7700
*Morrison Industries	Welding & fabrication	185	None	931.668.7909
Newell Brands	Consumer products	150	None	931.668.4121
Cumberland Lumber	Hardwood strip flooring	105	None	931.473.9542
McMinnville Mfg. Co.	Hardwood Floors	87	None	931.473.2131
Tennsmith	Fabricated pipe & fittings	74	None	931.934.2211
Bouldin & Lawson	Automated nursery equipment	37	None	931.668.4090
*Bottling Company International	Distilled spirits	35	None	
*Sansin of Tennessee	Automotive	28	None	931.668.7783
*DN Plastics	Thermoplastics	15	None	931.304.2157
*Wasteaway	Automatic recycling	5	None	931.815.9634
UNITECH	Adhesives	TBD	TBD	TBD

*located in Morrison

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
mtida@mtida.org
www.mtida.org

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 Industrial Development Board
 McMinnville-Warren County
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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.