

MORRISON WARREN COUNTY

2021 COMMUNITY DATA PROFILE



QUICK FACTS

| | |
|--|--|
| County Seat | McMinnville |
| Year Incorporated | 1905 |
| Land Area in Square Miles (County) | 431 |
| Water Area in Square Miles (County) | 1 |
| Latitude | N35°36'18" |
| Longitude | W85°54'54" |
| Elevation | 1,073' |
| Market Region | Nashville |
| Distance From Nashville | 77 miles |
| Time Zone | Central |
| City Website | www.morrisoncity.org |
| County Website | www.warrencountyttn.gov |
| Additional Incorporated Cities within the County | Centertown, McMinnville, Viola |
| Unincorporated Cities | Campaign, Rock Island, Smartt |

POPULATION

| | City | County |
|--|-------|--------|
| 2010 (Census) | 694 | 39,839 |
| 2020 Population | 755 | 41,440 |
| 2020 Median Age | 40.67 | 41.4 |
| 2025 Population Projection | 782 | 42,342 |
| Annual Growth Rate (2020-2025 Projected) | 0.71% | 0.43% |

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 (2020) | | |
| • Rate per \$100 value | \$0.1006 | \$1.9677 |
| Ratio of Assessment | | |
| • Residential and Farm | 25% | 25% |
| • Commercial/Industrial | 40% | 40% |
| • Personal (Equipment) | 30% | 30% |
| Total Local Assessment (2019) | \$13,509,072 | \$691,940,289 |
| Hotel-Motel Tax | 0% | 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 (FY2020) |
| • \$44,107,280 |
| Income Tax |
| • Personal: 1% on Interest & Dividends for the 2020 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



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 | 11 |
| Number of Classroom Teachers | 449 |
| Student to Teacher Ratio | 14:1 |
| Additional Staff | 94 |
| Total Number of Students | 6,492 |
| GRADES (2019-2020) | |
| Elementary | 3,732 |
| Middle | 840 |
| High School | 1,920 |
| Number of High School Graduates (2019-20) | 443 |
| Graduation Rate | 95.3% |
| Educational Attainment with a Degree (Adults Age 25+) | 20.8% |

Source: Tennessee Department of Education

REGIONAL HIGHER EDUCATIONAL INSTITUTIONS (within 35 miles)

| | | |
|------------------------------------|--------------|-------|
| Graduates 2018-2019 | | |
| • TN College of Applied Technology | McMinnville | 92 |
| • Motlow State Community College | McMinnville | 1,182 |
| • The University of the South | Sewanee | 436 |
| • Middle TN State University | Murfreesboro | 4,909 |

Source: National Center for Education Statistics

| | |
|--|-----|
| FastTrack Job Training Assistance Program Available | Yes |
|--|-----|

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 | 0 |
| • City volunteers | 32 |
| • Full-time fire fighters in county | 0 |
| • County volunteers | 100 |
| • Fire stations in city | 3 |
| • City fire trucks | 6 |
| • Fire stations in county | 7 |

| | |
|---|----|
| Law Enforcement | |
| • Full-time police officers in city | 0 |
| • Full-time police officers in county & sheriff | 57 |
| • City patrol cars | 0 |
| • County patrol cars | 57 |

| | | |
|------------------------------|-------------|---------------|
| | <u>City</u> | <u>County</u> |
| Insurance Rating | 5 | 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 Morrison | 12 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 Morrison | 75 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 | 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 | None |
| Terminal Facilities | None |
| 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 | Frontier Communications and Ben Lomand Connect |
| Radio Stations | 5 local |
| Television Networks | 5 |
| Cable Service Available | Yes |
| Channels | 181 |
| Provider | Charter Communications and Ben Lomand Connect |
| Internet Service Available | Yes |
| Provider | Charter Communications, Ben Lomand Connect and Frontier |
| Fiber Optics Available | Yes |
| Provider | Ben Lomand Connect and Charter Communications |

COMMUNITY FACILITIES

Health Care

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

Religious Organizations

| | |
|------------------|---|
| Church of Christ | 2 |
| First Baptist | 1 |
| United Methodist | 1 |

Recreation

| | |
|-----------------------------------|---|
| Libraries | 1 |
| Parks | 1 |
| Golf Courses (Public & Private) | 1 |
| Swimming Pools (Public & Private) | 1 |
| Country Clubs | 1 |

Hotels & Motels

| | |
|------------------|--|
| Rooms | |
| Bed & Breakfasts | |

Largest Meeting Room

| | |
|----------|-----|
| Capacity | 150 |
|----------|-----|

Restaurants

45

FINANCIAL INSTITUTIONS

| Type of Institution | # of Institutions | # of Branches | Deposits |
|----------------------|-------------------|---------------|---------------|
| Commercial Banks | 7 | 19 | \$981,505,000 |
| Savings Institutions | 0 | 0 | |
| Credit Unions | 1 | 1 | \$242,952,045 |
| Total | 8 | 20 | |

Countywide Combined Deposits \$1,224,457,045

(Deposits for June 30, 2020)

Source: Federal Deposit Insurance Corporation and National Credit Union Administration

INDUSTRIAL SUPPORT SERVICES

| Service | Location | Distance (Miles) |
|-------------------|--------------|------------------|
| Tool & Die | McMinnville | 10 |
| Heat Treating | Murfreesboro | 50 |
| Foundry | McMinnville | 10 |
| Heavy Hardware | Nashville | 75 |
| Sheet Metal | McMinnville | 10 |
| Lubricants | McMinnville | 10 |
| Welding Supplies | McMinnville | 10 |
| Abrasives | | |
| Material Handling | Local | |

SELECTED ECONOMIC INDICATORS

2019 ANNUAL AVERAGES

| Labor Force | County | Labor Market Area* |
|----------------------|--------|--------------------|
| Civilian Labor Force | 16,869 | 82,861 |
| Employment | 16,178 | 79,749 |
| Unemployment | 691 | 3,112 |
| Unemployment Rate | 4.1% | 3.9% |

* Labor Market Area is defined as Cannon, Coffee, DeKalb, Grundy, Sequatchie, Van Buren, **Warren** and White Counties in Tennessee.

2020 EMPLOYED POPULATION (AGE 16+) BY INDUSTRY

| | |
|-------------------------------|-------|
| Agriculture/Mining | 4.1% |
| Construction | 7.2% |
| Manufacturing | 26.2% |
| Wholesale Trade | 1.7% |
| Retail Trade | 10.8% |
| Transportation/Utilities | 5.4% |
| Information | 1.1% |
| Finance/Insurance/Real Estate | 4.9% |
| Services | 33.8% |
| Public Administration | 4.8% |

Source: ESRI

MANUFACTURING IN AREA (Annual Averages 2019)

| | |
|-----------------------|---------|
| Number of Units | 65 |
| Ann. Avg. Employment | 3,409 |
| Ann. Avg. Weekly Wage | \$1,017 |

Source: Tennessee Department of Labor and Workforce Development

PER CAPITA PERSONAL INCOME

| | |
|--------|----------|
| Year | 2020 |
| Amount | \$22,978 |

Source: ESRI

MEDIAN HOUSEHOLD INCOME

| | |
|--------|----------|
| Year | 2020 |
| Amount | \$40,546 |

Source: ESRI

AVERAGE HOME SALES

| | |
|----------------------|-----------|
| Year | 2019 |
| Number of Homes Sold | 513 |
| Average Cost | \$146,018 |
| Median Home Value | \$129,930 |

Source: Tennessee Housing Development Agency

RETAIL SALES

| | |
|--------|---------------|
| Year | 2019 |
| Amount | \$484,929,717 |

Source: Tennessee Department of Revenue

NATURAL RESOURCES

Minerals: Crushed stone

Timber: Hardwood

AGRICULTURAL

Crops: Hay, soybeans, corn, wheat, and nursery crops

Livestock: Cattle and equine

UTILITIES

WATER

| | |
|---------------------|------------------------------------|
| Water Supplier | West Warren-Viola Utility District |
| Phone | 931.635.2762 |
| Source | Barren Fork River |
| Capacity | 6,000,000 GPD |
| Current Consumption | 2,200,000 GPD |
| Storage Capacity | 2,000,000 Gallons |

SEWER

| | |
|---------------------------|------------------------------------|
| Sewer Provider | West Warren-Viola Utility District |
| Phone | 931.635.2762 |
| Type of Treatment | Activated sludge |
| Capacity | 1,700,000 GPD |
| Current Usage | 750,000 GPD |
| City Sewer Coverage | 10 miles including Industrial Park |
| Storm Sewer Coverage | 25% |
| Solid Waste Disposal Type | Landfill |

ELECTRICITY

Source Company Tennessee Valley Authority

LOCAL POWER COMPANY (City and County)

Caney Fork Electric Cooperative

| | |
|-----------------|--|
| General Manager | William Rogers |
| Address | Post Office Box 272 920 Smithville Hwy. McMinnville, Tennessee 37111 |
| Phone | 931.473.3116 |
| Fax | 931.473.4939 |
| Website | www.caneyforkec.com |

LOCAL GAS COMPANY (City and County)

Middle Tennessee Natural Gas Utility District

| | |
|---------------------|--|
| Executive VP/CEO | Mike Davidson 1030 West Broad Street Smithville, Tennessee 37166 |
| Phone | 615.597.4300 |
| 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/Firestone | Radial truck & bus tires | 1,100 | USW | 931.668.5500 |
| Yorozu Corp. | Metal stamping | 1,098 | None | 931.668.7700 |
| Morrison Industries | Welding and fabrication | 185 | None | 931.668.7909 |
| Novares | Thermoplastic components | 58 | None | 931.635.4600 |
| Helton, Inc. | Thermoforming plastic | 50 | None | 931.668.2658 |
| Sansin of TN | Automotive | 28 | None | 931.668.7783 |
| Southern Manufacturing Group, Inc. | Industrial valves and automotive components | 26 | None | 931.668.5377 |
| Union Corrugating | Metal roofing materials and supplies | 20 | None | 931.668.4393 |
| Accu-Router, Inc. | High speed spindle manufacturer | 17 | None | 931.668.7127 |
| DN Plastics | Thermoplastics | 15 | None | 931.304.2157 |
| TeNac, Inc. | Provides tire molds repair services | 15 | None | 931.668.3903 |
| Wasteaway | Automatic Recycling | 10 | None | 931.815.9634 |

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

Don Alexander, Executive Director

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McMinnville-Warren County
110 S. Court Square, Suite A200
McMinnville, Tennessee 37110
Phone: 931.474.4769
Fax: 931.474.4479
director@wcidb.com
www.wcidb.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.

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