

# MORRISON WARREN COUNTY

2024 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	<a href="http://www.morrisoncity.org">www.morrisoncity.org</a>
County Website	<a href="http://www.warrencountyttn.gov">www.warrencountyttn.gov</a>
Additional Incorporated Cities within the County	Centertown, McMinnville, Viola
Unincorporated Cities	Campaign, Rock Island, Smartt

## POPULATION

	City	County
2020 (Census)	733	40,953
2023 Population	757	41,624
2023 Median Age	40.1	41.9
2028 Population Projection	756	42,060
Annual Growth Rate (2023-2028 Projected)	-0.03%	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
<b>Property Taxes (2023)</b>		
• Rate per \$100 value	\$0.1006	\$1.9677
<b>Ratio of Assessment</b>		
• Residential and Farm	25%	25%
• Commercial/Industrial	40%	40%
• Personal (Equipment)	30%	30%
<b>Total Local Assessment (2022)</b>	\$18,261,410	\$846,624,846
<b>Hotel-Motel Tax</b>	0%	5%
<b>Motor Vehicle Wheel Tax Rate</b>		\$30.00

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

## STATE

<b>Sales Tax</b>
• 4% tax on food and food ingredients
• 7% on all other tangible personal property unless specifically exempted
<b>Local Sales Tax Rate</b>
• 2.75%
<b>Local and State Sales Tax Collected (FY2023)</b>
• \$59,696,617
<b>Income Tax</b>
• <b>Personal:</b> Repealed beginning January 1, 2021
• <b>Corporate Excise Tax:</b> 6.5% of Tennessee taxable income
• <b>Franchise Tax:</b> .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
• <b>Unemployment Tax:</b> 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/](http://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	80
Total Number of Students	6,101
Number of Private Schools	6
Total Number of Students	295
Number of Teachers	49

Number of High School Graduates (2023)	456
Graduation Rate	94.1%
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
- Tennessee Technical University      Cookeville
- Middle TN State University      Murfreesboro
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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 1st Monday of the month at 7:00 p.m. City Hall
County	Executive and County Commissioners Meets 3rd Monday of the month 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      2
- City fire trucks      4
- 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

	City	County
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 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	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	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	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
<b>Religious Organizations</b>	
Church of Christ	2
First Baptist	1
Community Church	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
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### Restaurants

	45
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## 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	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

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

Livestock: Cattle and equine

## UTILITIES

### WATER

Water Supplier	<a href="http://www.wvvud.com">www.wvvud.com</a> West Warren-Viola Utility District
Phone	931.635.2762
Source	Barren Fork River
Capacity	4,500,000 GPD
Current Consumption	2,500,000 GPD
Storage Capacity	3,400,000 Gallons

### SEWER

Sewer Provider	<a href="http://www.wvvud.com">www.wvvud.com</a> West Warren-Viola Utility District
Phone	931.635.2762
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

### ELECTRICITY

Source Company	Tennessee Valley Authority
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### LOCAL POWER COMPANY (City and 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	<a href="http://www.caneyforkec.com">www.caneyforkec.com</a>

### 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	931.473.8494
Website	<a href="http://www.mtng.com">www.mtng.com</a>
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
Helton, Inc.	Thermoforming plastic	50	None	931.668.2658
Bottling Company International	Distilled spirits	35	None	
Sansin of TN	Automotive	28	None	931.668.7783
Southern Manufacturing Group, Inc.	Industrial valves & 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
Wasteaway	Automatic Recycling	10	None	931.815.9634
UNITECH	Adhesives	TBD	TBD	TBD

### For information on industrial sites and available industrial buildings contact:

#### Robert T. Bibb, Executive Director

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#### Wendy Sneed, Executive Director

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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  
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