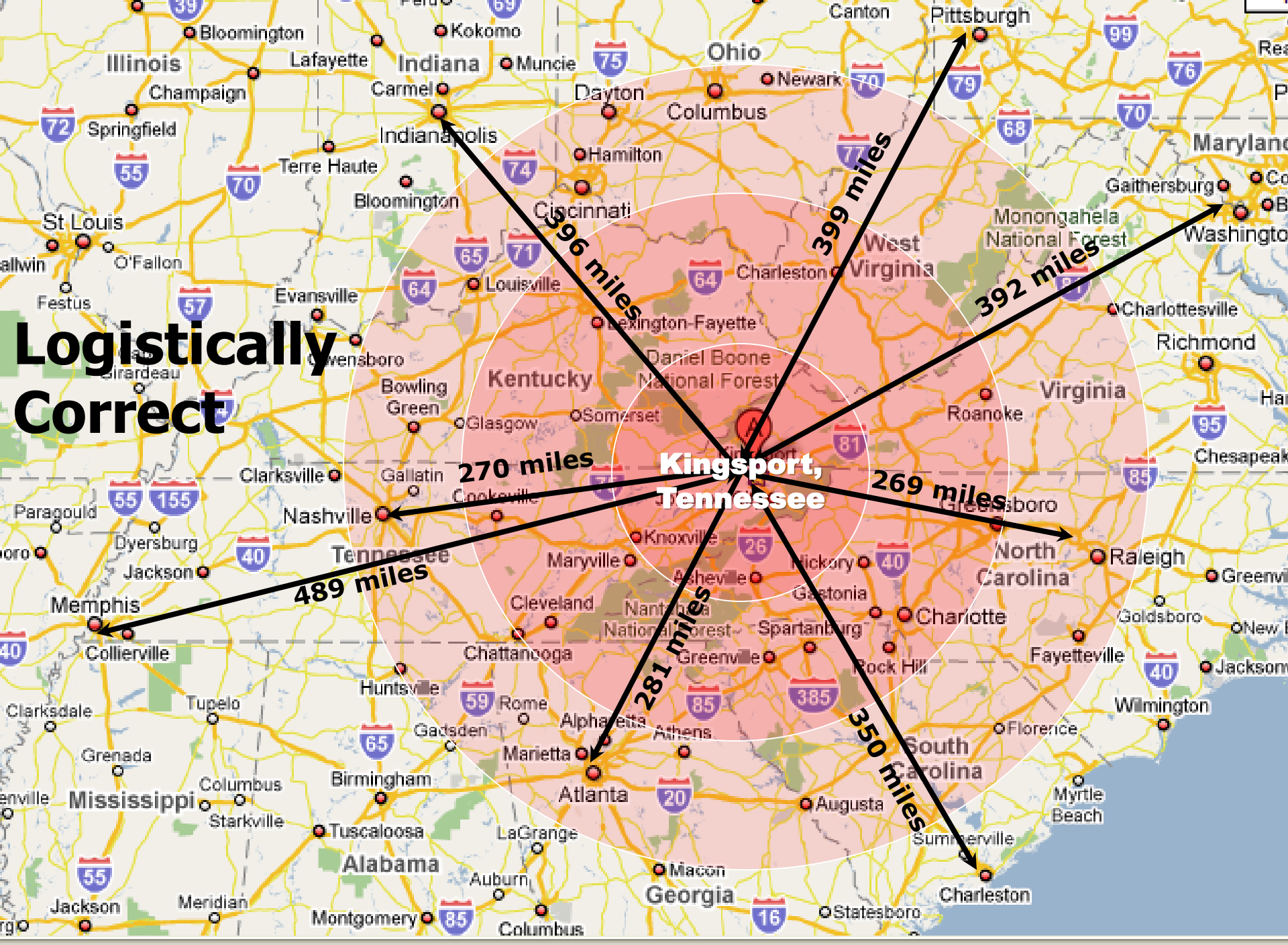
Kingsport
TENNESSEE
Ohio River
60 mi
50 km
Appalachian Mtns.
Virginia
Lake Barkley
Bristol
Kingsport
Clinch River
Cherokee Lake
Johnson City
Morristown
Nashville Basin
Clarksville
Gallatin
Cumberland River
Nashville
Lebanon
Cookeville
Cumberland Plateau
Knoxville
Franklin
Smyrna
Maryville
Valley
North Carolina
Duck River
Murfreesboro
Tennessee River
Appalachian
Mts.
Clingmans Dome
Columbia
Tennessee
Athens
Smoky
Great Smoky Mts. N.P.
Tims Ford Lake
Chattanooga
Cleveland
Lookout Mountain
Lake Chickamauga
South Carolina
Tennessee River
Columbia
Atlanta
Savannah
Alabama


Logistically Correct
Kingsport, Tennessee
270 miles
269 miles
281 miles
350 miles
489 miles
396 miles
399 miles
392 miles
Nashville
Memphis
Atlanta
Charleston
Raleigh
Charlotte
Pittsburgh
Columbus
Cincinnati
Indianapolis
Louisville
Lexington-Fayette
Knoxville
Roanoke
Richmond
Charlottesville
Kentucky
Tennessee
Virginia
West Virginia
North Carolina
South Carolina
Georgia
Alabama
Mississippi
Ohio
Indiana
Illinois
Maryland

Kingsport is…

the largest city in Tennessee's 5th Largest Metro

Nashville-Murfreesboro-Franklin, TN	1,550,733
Memphis, TN-MS-AR	1,285,732
Knoxville, TN	691,152
Chattanooga, TN-GA	518,441
Kingsport-Bristol, TN-VA	**304,689**
Clarksville, TN-KY	261,220
Johnson City, TN	195,849
Morristown, TN	135,914
Jackson, TN	112,685
Cleveland, TN	112,143
Cookeville, TN	102,982
Sevierville-Pigeon Forge-Gatlinburg, TN	84,835

Census Bureau, Metropolitan Statistical Area: July 1, 2008

Knoxville, TN	*691,152*
Greenville, SC	*624,715*
Chattanooga, TN-GA	*518,441*
Asheville, NC	*408,436*
Kingsport-Bristol, TN-VA	***304,689***
Charleston, WV	*303,944*
Roanoke, VA	*298,108*
Huntington, WV	*284,234*
Spartanburg, SC	*280,738*
Johnson City, TN	*195,849*
Charlottesville, VA	*194,391*
Anderson (Clemson) , SC	*182,285*
Blacksburg (Virginia Tech)	*158,328*

Census Bureau, Metropolitan Statistical Area: July 1, 2008

Kingsport is…

the largest city in the 5th Largest Metro in America's Mountain South

Kingsport's settlement pre-dates the State of Tennessee by 35 years

1761 - British Fort Robinson (later taken by U.S. and renamed Fort Patrick Henry)

1779 - Sullivan County, NC (later TN) formally established

1784-1789 The Lost State of Franklin

1796 - Tennessee statehood from North Carolina

1822 - "Old" Kingsport incorporated

1861-1865 - American Civil War

1865-1877 Reconstruction

1914-1918 World War I

1917 - "New" Kingsport incorporated (nearly 100 years after "Old" Kingsport)

Kingsport (1917)

A John Nolen planned city

GENERAL MAP
of
KINGSPORT TENNESSEE

COMPILED IN THE OFFICE OF
JOHN NOLEN CITY PLANNER
HARVARD SQ. CAMBRIDGE MASS.
1919

To Bristol

CAROLINA CLINCHFIELD AND OHIO RAILROAD

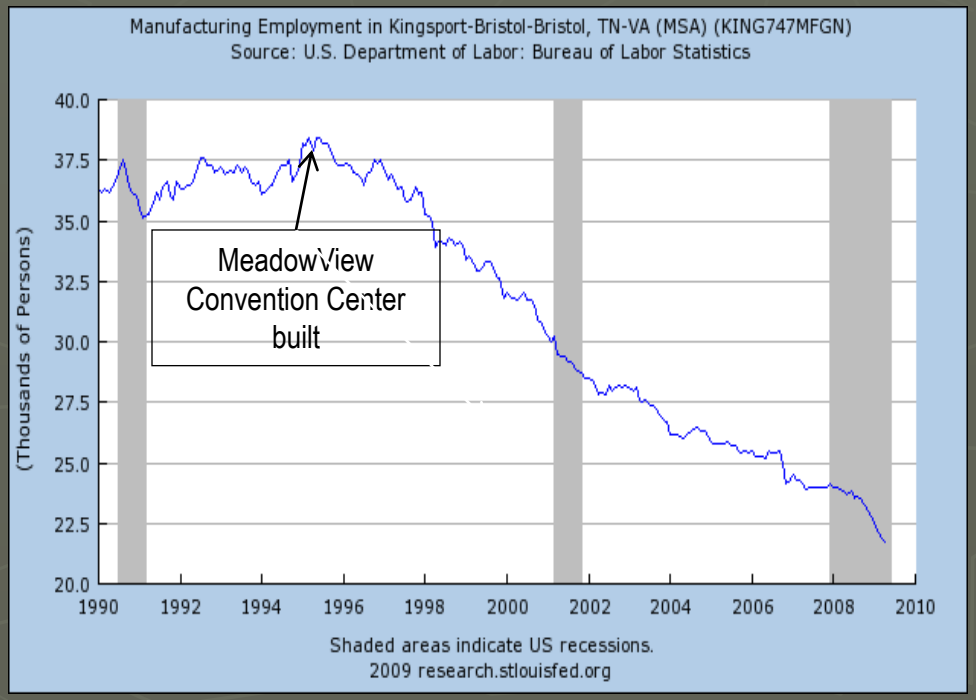
CLINCHFIELD PORTLAND CEMENT CORP.

GOLF COURSE (18 Holes)

The 1999 Economic Summit
Economy in Transition

- "Last one out, turn out the lights"
- Major manufacturing closures/lay-offs
- Eastman spin-off from Kodak
- Major changes in elected officials
- Major changes in leadership
- "Rustbelt" city
- Call to action
- A new day, a new plan

Kingsport Manufacturing Jobs 1990-2010



Where We Were

The 1999 Economic Summit

Six Major Non-Traditional Economic Development Initiatives

- Higher Education (Educate & Grow)
- **Recruit people** (educated with income)
  - Retail amenities
  - Accessibility (airport)
  - Quality of life amenities
  - Commitment to education
- Small business & entrepreneurs
- Public arts, sculpture, music, cultural amenities
- Leisure/hospitality/sports tourism
- Redevelopment (inc. downtown)

Broad Street Redevelopment
Concept Plan 2001

Employment in Kingsport, TN-VA MSA	January 1990	% of All Jobs	July 2010	% of All Jobs	Change (Jan 1990-July 2009)	
Trade, Transportation and Utilities	22,900	21.60%	23,100	20.09%	200	
Manufacturing	36,300	34.25%	20,500	17.83%	-15,800	
Education and Health Services	10,000	9.43%	19,000	16.52%	9,000	
Government	12,600	11.89%	14,900	12.96%	2,300	
Leisure and Hospitality	6,500	6.13%	12,400	10.78%	5,900	
Professional and Business Services	6,200	5.85%	7,900	6.87%	1,700	
Mining, Logging, Construction	3,100	2.92%	6,400	5.57%	3,300	
Financial	3,100	2.92%	4,200	3.65%	1,100	
Other Services	3,400	3.21%	4,400	3.83%	1,000	
Information	1,900	1.79%	2,200	1.91%	300	
TOTAL	106,000	100.00%	115,000	100.00%	9,000	<= Net New Jobs

Source: http://www.bls.gov/eag/eag.tn_kingsport_msa.htm

26-Aug-10

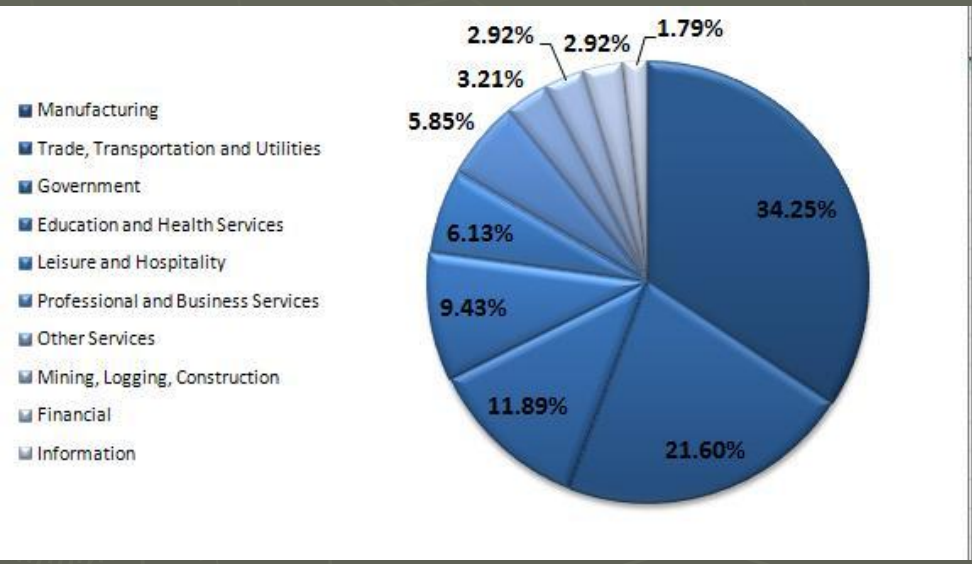
Where We Are Now

DIVERSIFICATION

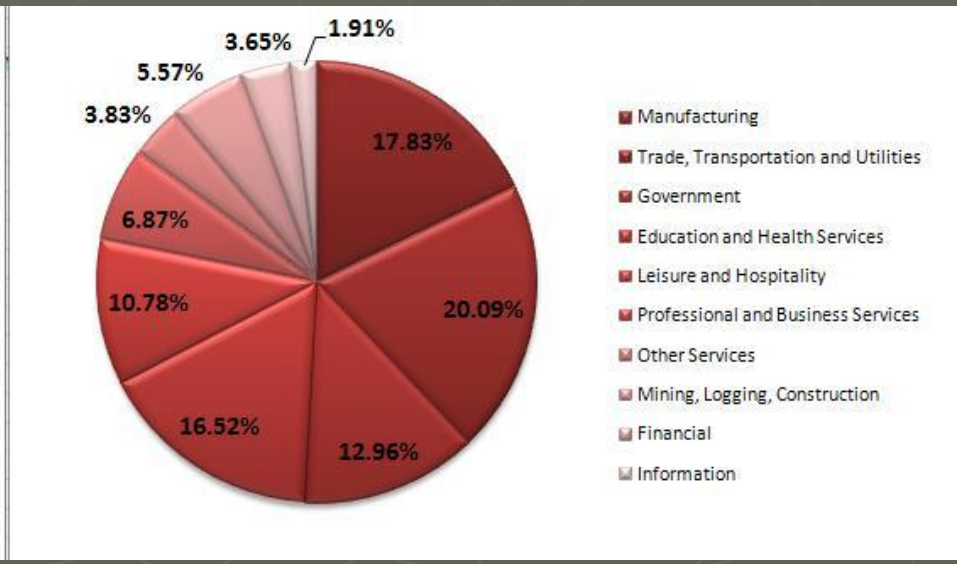
9,000 Net New Jobs

Employment in Kingsport MSA

1990



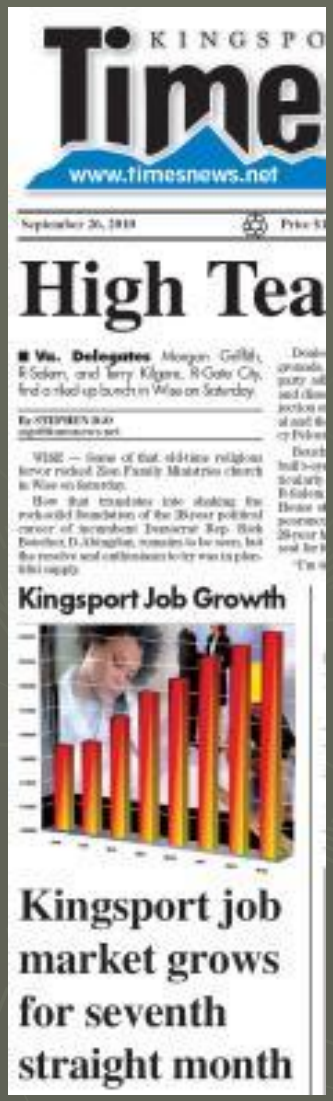
2010

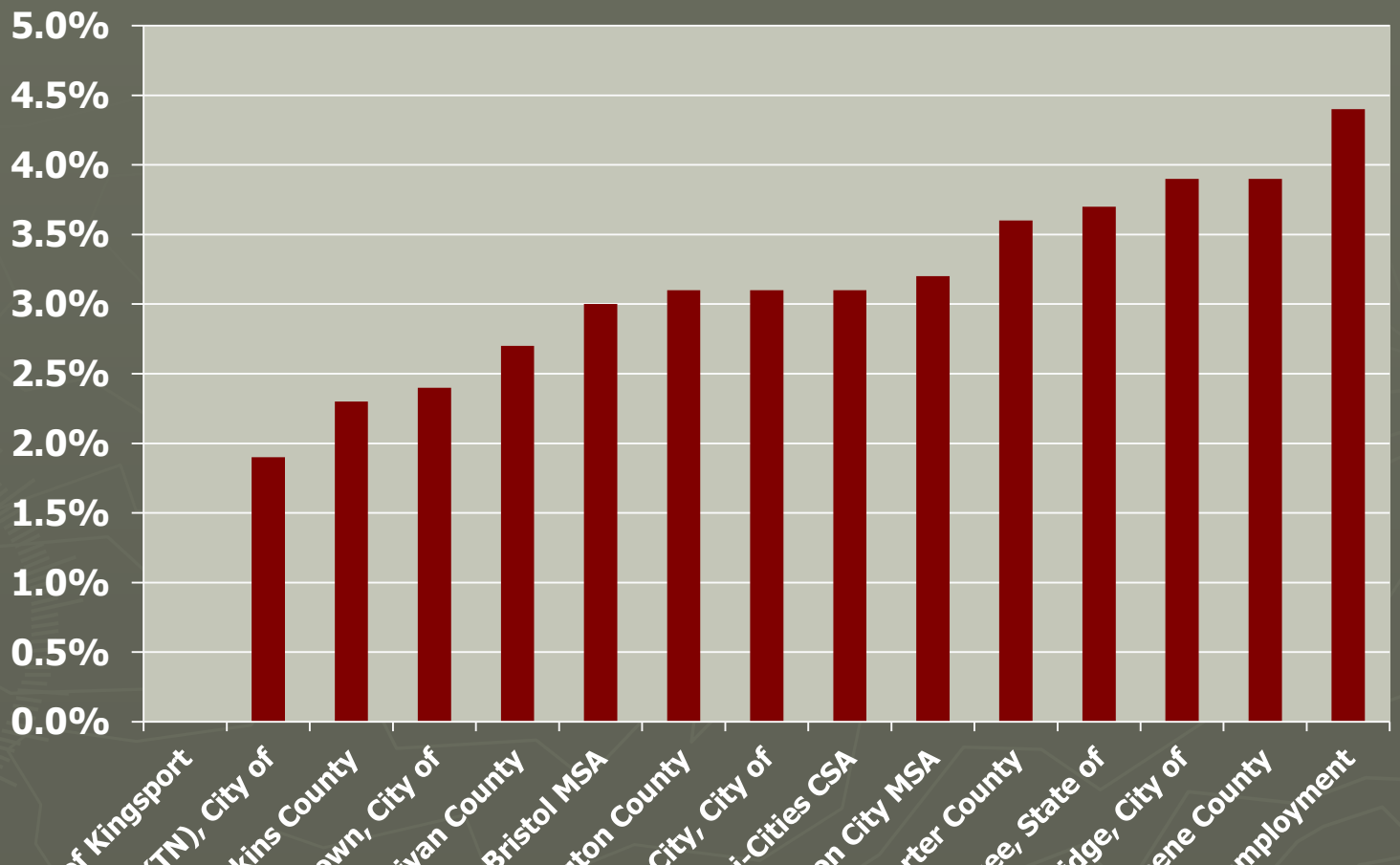


NORTHEAST TENNESSEE

Change in Unemployment Rate During the "Great Recession"

Source: Tennessee Department of Labor and Workforce Development (updated July 2005 compared to July 2010)


KINGSPO
Time
www.timesnews.net
September 26, 2010
High Tea
Kingsport Job Growth
Kingsport job market grows for seventh straight month



movetokingsport.com

KINGSPORT TENNESSEE

OFFICIAL RELOCATION GUIDE

THE FACTS | CAREERS | FAMILIES | HOMES | ACTIVIT

What Are You Looking For? SEARCH

CONTACT US – or – Call 423-392-

MEET OUR NEIGHBORS - Select an image and we'll introduce you to some of those who call Kingsport their new home.

A community like no other ... and we'll prove it!

Sign the Guestbook and we'll get started to help you FIND A JOB, FIND A HOME and discover a new life in Tennessee's bright spot.

Get Started Now

Tennessee's Bright Spot

Offering a dynamic combination of pristine beauty and cutting-edge technology, the city of Kingsport is a beacon of hospitality in an

Kingsport Just For You...

Select a preference below for custom information related to your interests in our community. It's Kingsport just for you...

Top Destinations - Must See

Ride The Bus!

It's almost as good as being there yourself. R the Downtown Kingsport Tour Bus with Chad

QwestDex
online yellow pages
Find a Local Business

The Top High Schools

A *Web-exclusive* extended list of the nation's top high schools

Read more at: http://www.newsweek.com/id/39380/?s=kingsport

Only 8 Tennessee Schools made the list:
Dobyns-Bennett (Kingsport)
Farragut (Knoxville area)
Collierville (Memphis area)
Ravenwood (Nashville area)
Hillsboro (Nashville)
Brentwood (Nashville area)
Hume-Fogg Academic (Nashville)
Martin Luther King Academic Magnet (Nashville)

82 Virginia schools made the list – Patrick Henry (Roanoke) being closest
52 NC schools made the list – Roberson (Asheville) being closest
19 SC schools made the list – with 12 being in the Upstate
11 KY schools made the list – with none in Southeast Kentucky
3 WV schools made the list – all in the Charleston metro area

Higher Education Initiative

Northeast State, University of Tennessee, King College, Lincoln Memorial University

2 years free tuition to H.S. graduates

Childcare

Public Transit

$17 million local capital funding

2,100 students

2002 – Applied Technology

2008 – Health Professions

2009 – Higher Education

2009 – Advanced Manufacturing

Future – Automotive Tech

First LEED certified, publicly funded green higher education building in Tennessee

TRIFlight.com

You've got Connections!

Home | About TRI | Booking | Airline Info | Ground Transportation | Passenger Services | Security | Contact

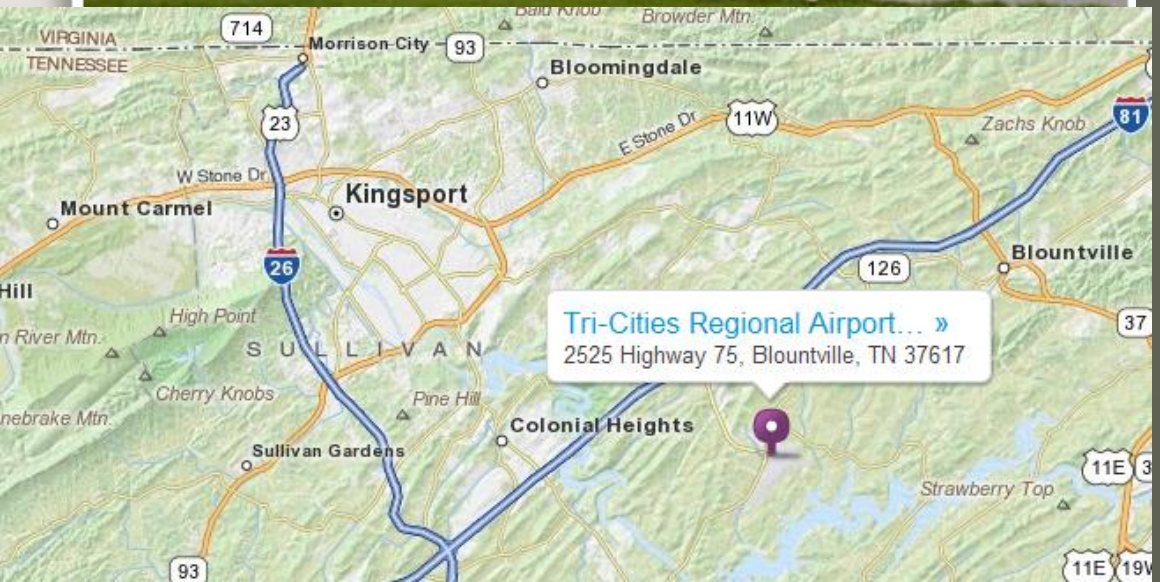
Tri-Cities Regional Airport

a world-class airport - right here at home

BOOKING | ARRIVALS | DEPART.

Direct flights to 6 Cities:

Atlanta
Charlotte
Chicago
Detroit
Orlando
St. Pete/Clearwater



Closest Neighboring Airports:
TRI-Asheville (90 miles)
TRI-Knoxville (112 miles)

Variety of Housing Choices

Built: 1928, 5 BR, 2570 sf
$309,900 ($3,154 taxes)

Built: 2006, 4 BR, 2768 sf
$294,500 ($2,997 taxes)

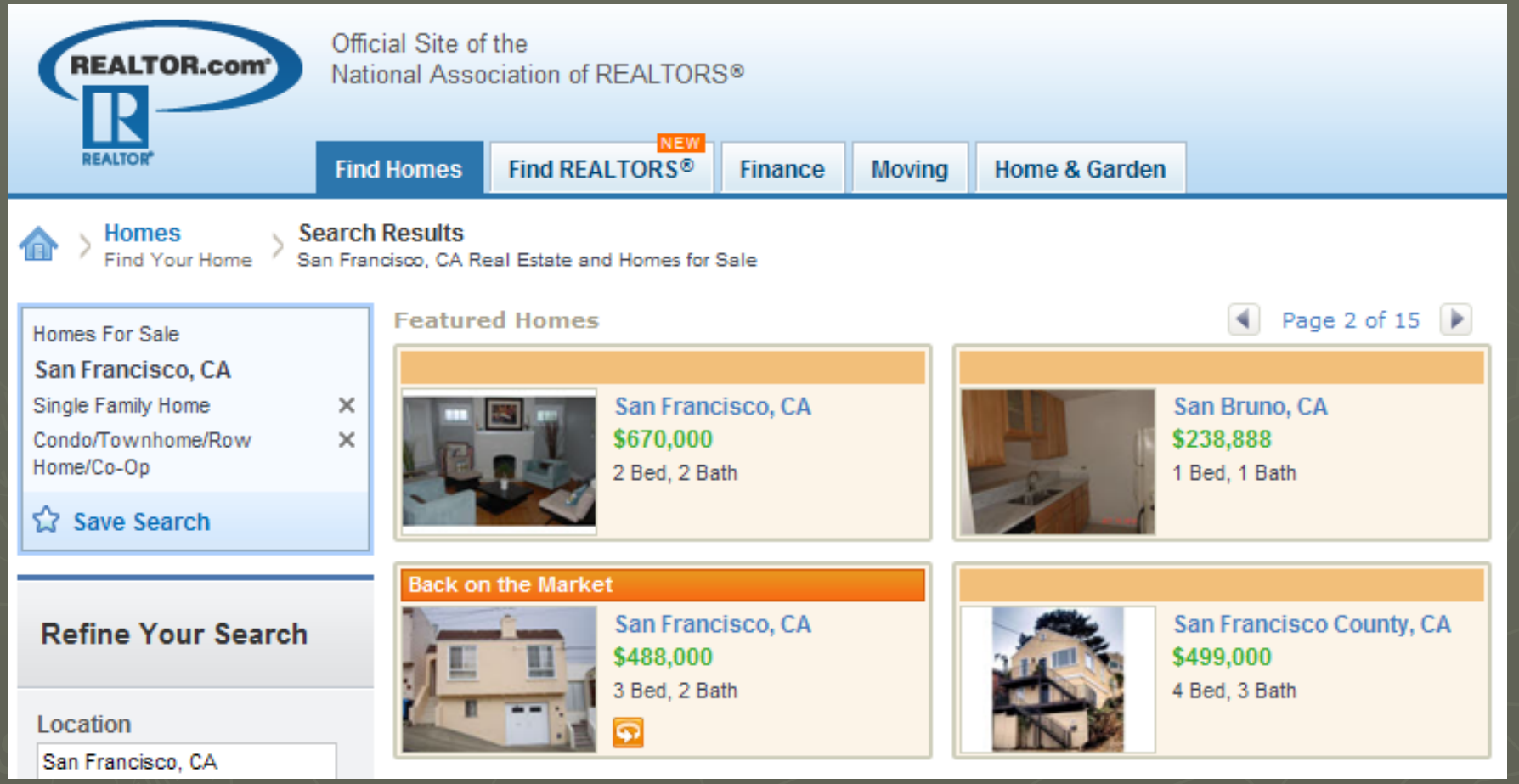
Built: 1996, 5 BR, 6674 sf
$699,900 ($7,123 taxes)

Built: 2009, 3 BR, 1963 sf
$199,900 ($2,034 taxes)

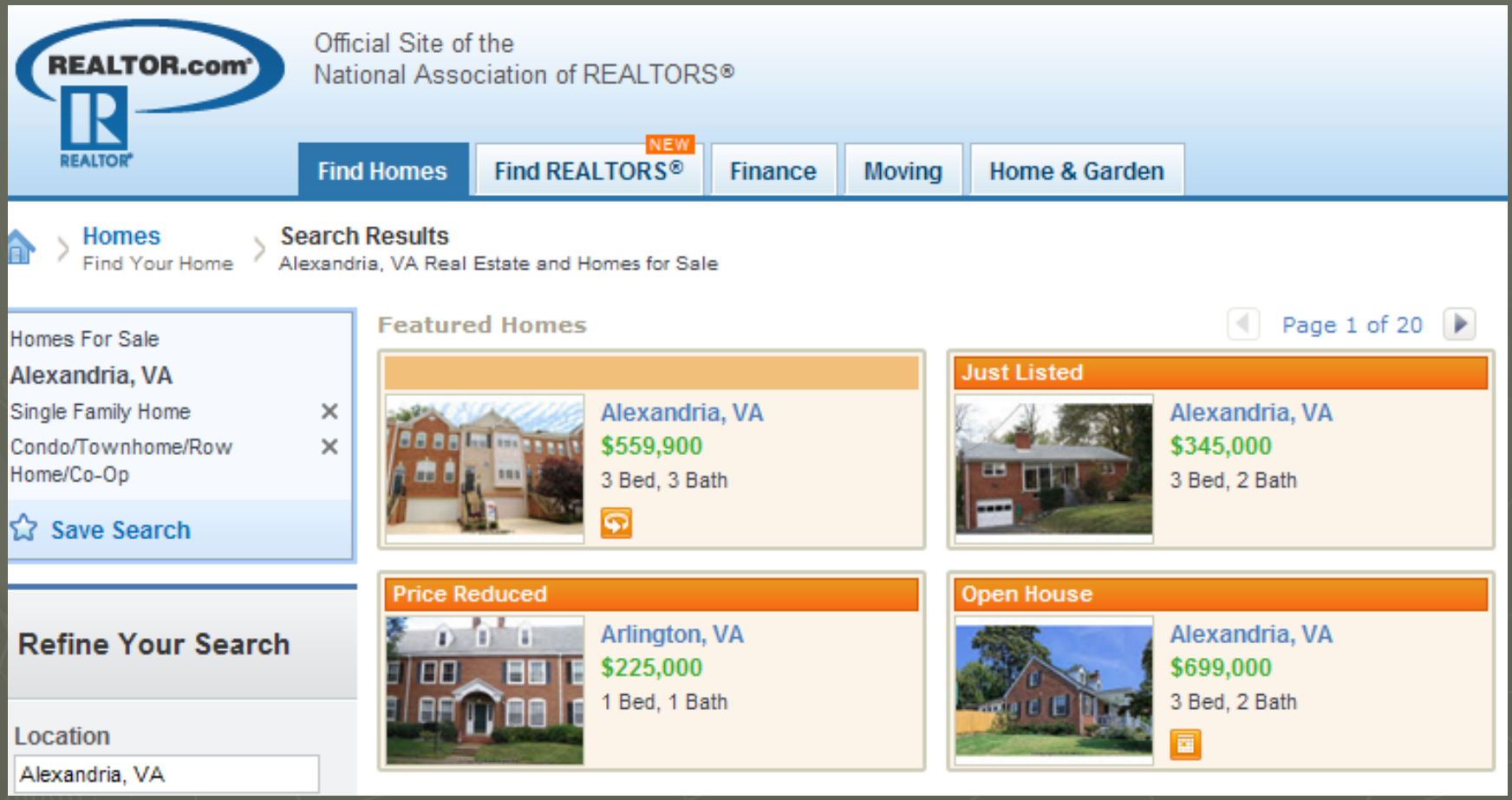
Built: 2008, 3 BR Attached Home
2174 sf $239,900 ($2,441 taxes)

Built: 2008, 2BR Patio Home
1744 sf $199,900 ($2,034 taxes)

San Francisco



Alexandria, Virginia



These stores have joined the Kingsport market since 2005

AspenDental

FLEET FEET Sports

KOHL'S

dressbarn

LANE BRYANT

DUNKIN' DONUTS

stir fry cafe

EVERY SEASON STARTS AT DICK'S SPORTING GOODS

Olive Garden ITALIAN RESTAURANT

MARBLE SLAB CREAMERY

STARBUCKS COFFEE

Panera BREAD

LOWE'S

SHOE CARNIVAL

BUFFALO WILD WINGS GRILL & BAR

Belk All For You!

OLD NAVY

AMERICAN EAGLE OUTFITTERS ae.com

BAM! BOOKS-A-MILLION

HOBBY LOBBY

Target.

LifeWay Christian Resources

ZAXBY'S

ROSS DRESS FOR LESS

BEST BUY

PETSMART

Pier 1 imports

chili's

AÉROPOSTALE

T.J.maxx

Michaels Imaginate.

I TOOK THE HANDMADE PLEDGE
BUYHANDMADE.ORG

...and unique, local shops

the Barefoot Chameleon
"Usually Barefoot ... Always Changing!"

BONE FIRE SMOKEHOUSE

kaffe blue

KORNER-COPIA
GROCERY & DELI
423-578-7778

Life is good.

stir fry cafe

finer things for her

Babycakes
Cupcake Boutique
The craving never ends...

RAINBOW'S END
FLORAL SHOP
"The Freshest, Friendliest Flowers Around!"
800-297-7825

MeadowView

Marriott's award-winning mountain resort

$30 million expansion completed December 2010

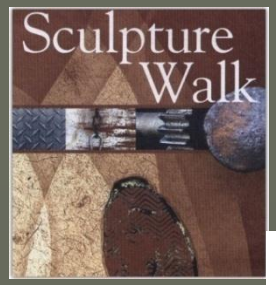
6 minutes from Downtown

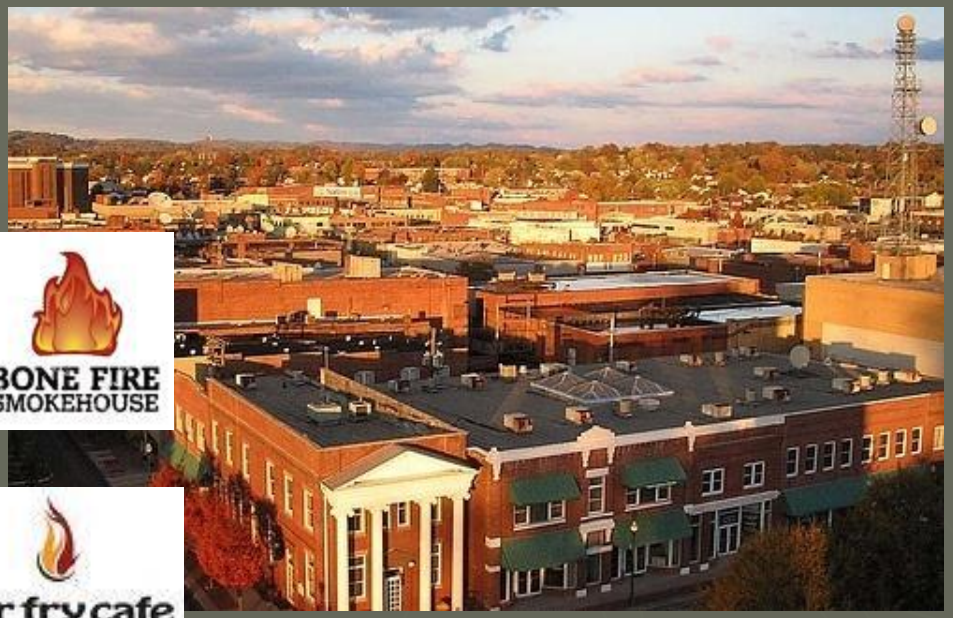
$88,321,240 in spin-off private taxable investments

(1998-2009 Sullivan Co Public Tax Records)

The 1 year increase from 2008-2009 ($22,576,400) was greater than the total property value in 1998 ($22,496,860)

Downtown Kingsport Renaissance





$37,666,900 in private taxable investment (1998-2009), a 70% increase in 11 years

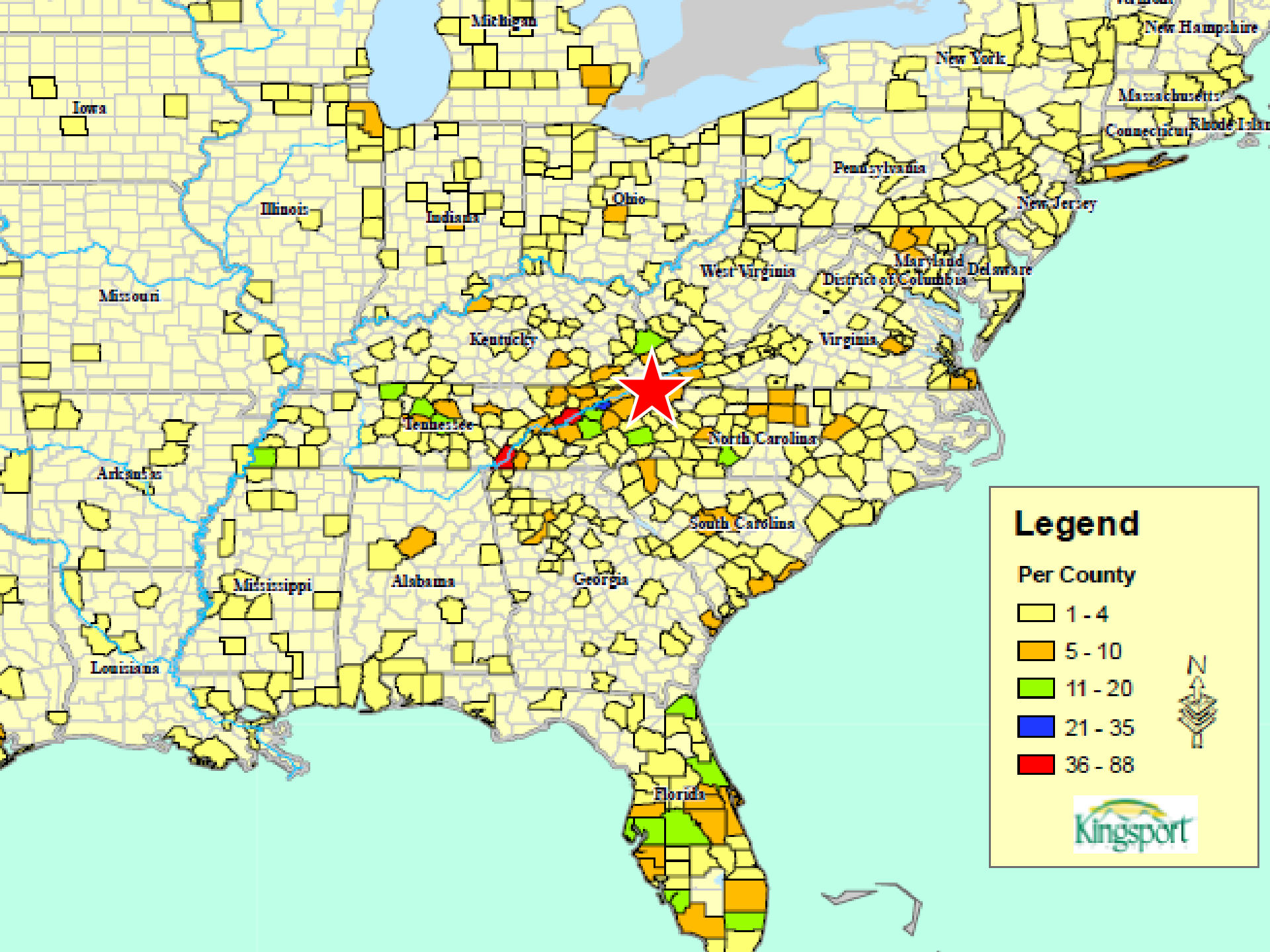
Excluding churches, hospital, higher education (an additional $129,000,000)

Measuring the Results of Move To Kingsport

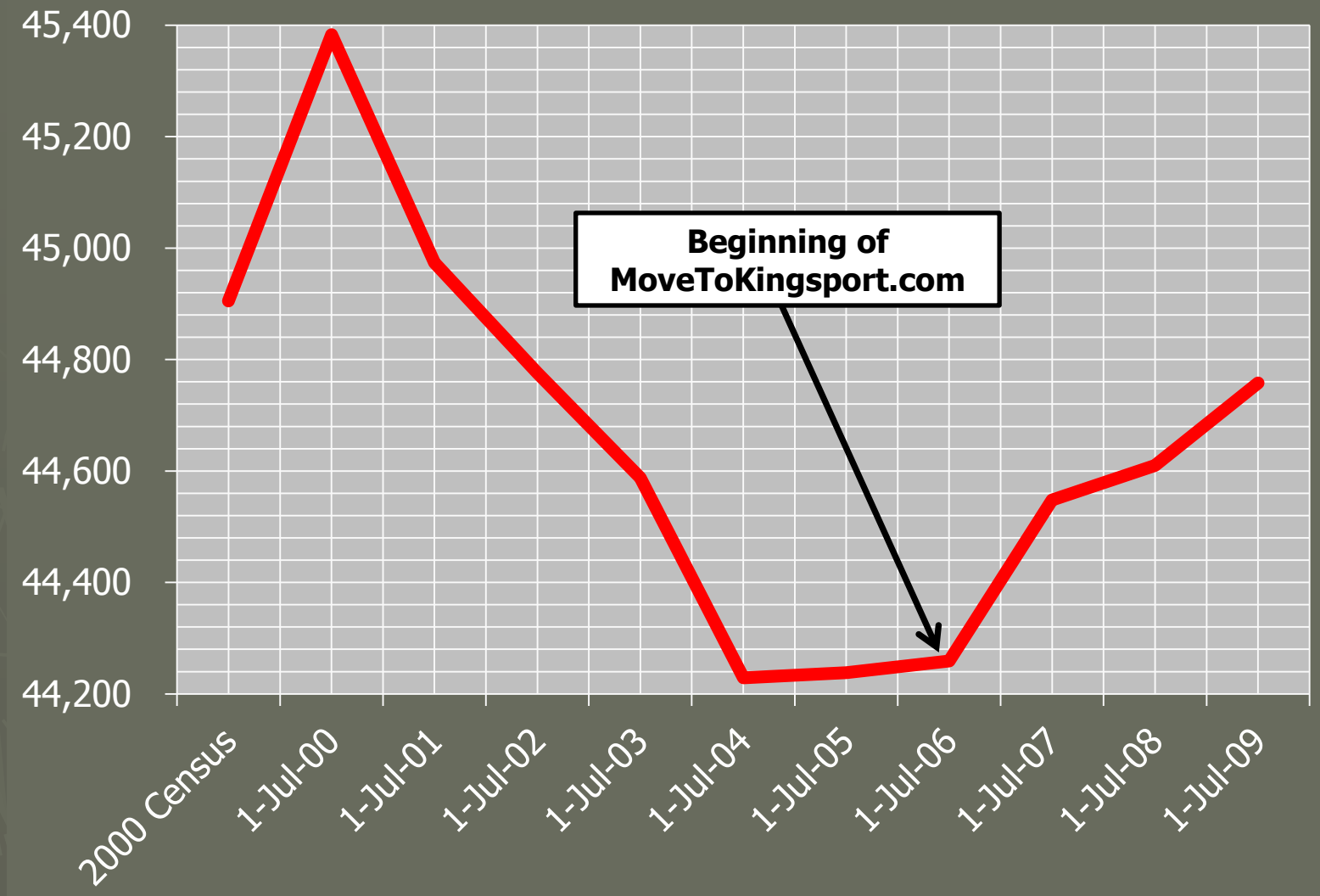
Why do we measure?

Malcolm Baldridge Quality Award

Everything you measure doesn't count.
Everything that counts, can't be measured.


Michigan
New Hampshire
New York
Massachusetts
Connecticut
Rhode Island
Iowa
Pennsylvania
Illinois
Indiana
Ohio
New Jersey
Maryland
Delaware
West Virginia
District of Columbia
Missouri
Kentucky
Virginia
Tennessee
North Carolina
Arkansas
South Carolina
Mississippi
Alabama
Georgia
Louisiana
Florida
Legend
Per County
1 - 4
5 - 10
11 - 20
21 - 35
36 - 88
N
Kingsport

City of Kingsport Population



Annual Economic Impact of Newcomers

An example of Kingsport, Tennessee

- 444 ***net*** new residential water connections (July 1, 2006 – October 31, 2010)
- Census average = 2.3 persons per household
- 444 x 2.3 = 1,021 new residents (with City water/Sullivan County/Kingsport zip code)
- $25,000 economic impact per year per person (UNC Wilmington, 2010)
- $25,000 x 1,021 = **$25,525,000**
  - Consuming services and creating demand for jobs in medical, pharmacy, finance, insurance, real estate, food, retail, etc.
  - Not a bad return on investment for $55,000 annual budget for "Move To Kingsport" program

2,098 families moved to Kingsport from 49 states since the beginning of MoveToKingsport.com (July 2006-February 2011)

1	VIRGINIA	715
2	FLORIDA	260
3	NORTH CAROLINA	156
4	KENTUCKY	78
5	GEORGIA	77
6	SOUTH CAROLINA	77
7	TEXAS	66
8	OHIO	59
9	CALIFORNIA	58
10	MICHIGAN	51
11	NEW YORK	51
12	MARYLAND	49
13	PENNSYLVANIA	40
14	ALABAMA	31
15	ILLINOIS	29
16	INDIANA	29
17	MISSISSIPPI	29
18	WEST VIRGINIA	27
19	NEW JERSEY	26
20	ARIZONA	23
21	LOUISIANA	21
22	COLORADO	20
23	MASSACHUSETTS	15
24	ARKANSAS	12
25	NEVADA	11

26	WASHINGTON	11
27	MISSOURI	10
28	DELAWARE	8
29	KANSAS	8
30	WISCONSIN	8
31	CONNECTICUT	7
32	OREGON	7
33	ALASKA	6
34	IOWA	6
35	MINNESOTA	6
36	OKLAHOMA	6
37	VERMONT	6
38	NEW HAMPSHIRE	5
39	NEW MEXICO	4
40	WYOMING	4
41	UTAH	3
42	HAWAII	2
43	IDAHO	2
44	MAINE	2
45	NEBRASKA	2
46	DISTRICT OF	1
47	NORTH DAKOTA	1
48	RHODE ISLAND	1
49	SOUTH DAKOTA	1

Metros moving to Kingsport since July, 2006

Within 35 miles of:	FAMILIES	Annual Economic Impact
Charlotte	30	$ 1,725,000
Orlando	27	$ 1,552,500
Tampa	24	$ 1,380,000
Washington DC	24	$ 1,380,000
Asheville	21	$ 1,207,500
Greensboro	18	$ 1,035,000
Daytona	17	$ 977,500
Jacksonville	17	$ 977,500
Boone, NC	16	$ 920,000
Melville NY (Long Island)	14	$ 805,000
Fort Myers	13	$ 747,500
West Palm Beach	12	$ 690,000
Venice, FL	11	$ 632,500
Columbus, OH	10	$ 575,000
Miami	8	$ 460,000
Raleigh	8	$ 460,000
Melbourne	8	$ 460,000
Naples	7	$ 402,500
Parsippany NJ	5	$ 287,500
Pensacola	4	$ 230,000
Fort Pierce	3	$ 172,500
Philadelphia, PA	2	$ 115,000
Panama City	1	$ 57,500
Greenwich CT	1	$ 57,500
	301	$ 17,307,500

Retire Tennessee Communities

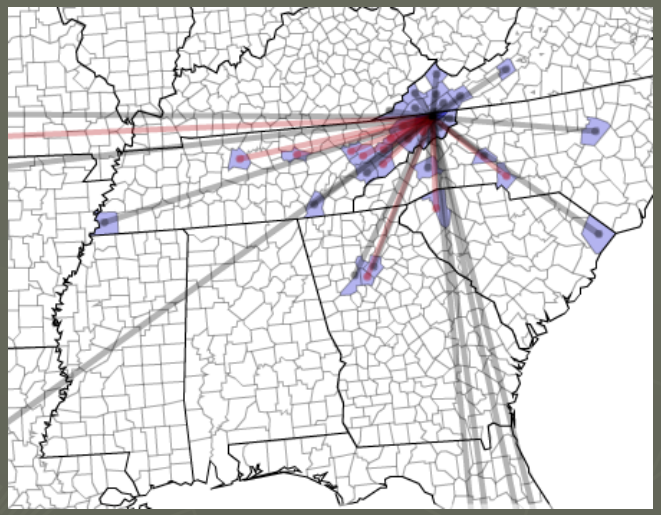
www.retiretennessee.org Ramay.W.Winchester@TN.gov

Sorted by % Residing in Different State in 1995	Resided in Different State in 1995 (Total Population)		Resided in Different State 1 Year Ago* (Total Population)		Median Household Income		
County	2000	% of Population	2008	% of Population	2000	2008	Change
Cumberland County, TN (Crossville)	6,571	14.04%	1,933	3.66%	$ 30,901	$ 37,706	22.0%
Henry County, TN (Paris)	3,610	11.60%	1,167	3.69%	$ 30,169	$ 36,758	21.8%
Hamilton County, TN (Chattanooga)	32,938	10.70%	11,710	3.55%	$ 38,930	$ 46,505	19.5%
Putnam County, TN (Cookeville)	6,270	10.06%	2,375	3.40%	$ 30,914	$ 36,115	16.8%
TENNESSEE	567,966	10.0%	185,827	3.02%	$ 36,360	$ 43,662	20.1%
Jefferson County, TN (Dandridge)	4,337	9.8%	2,146	4.28%	$ 32,824	$ 39,341	19.9%
Lincoln County, TN (Fayetteville)	3,051	9.74%	750	2.29%	$ 33,434	$ 42,699	27.7%
Sullivan County, TN (Kingsport-Bristol)	**13,363**	**8.73%**	**4,738**	**3.09%**	**$ 33,529**	**$ 40,377**	**20.4%**
Greene County, TN (Greeneville)	5,061	8.0%	1,626	2.47%	$ 30,382	$ 36,192	19.1%
Hardin County, TN (Savannah)	1,868	7.30%	586	2.25%	$ 27,819	$ 31,231	12.3%
Robertson County, TN (Springfield)	3,437	6.31%	1,279	2.02%	$ 43,174	$ 48,375	12.0%

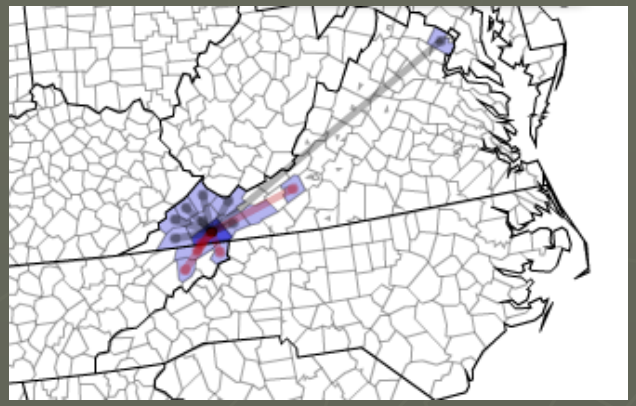
Free data (in this case, interactive!): Fortune Magazine (2008) Where Americans Are Moving

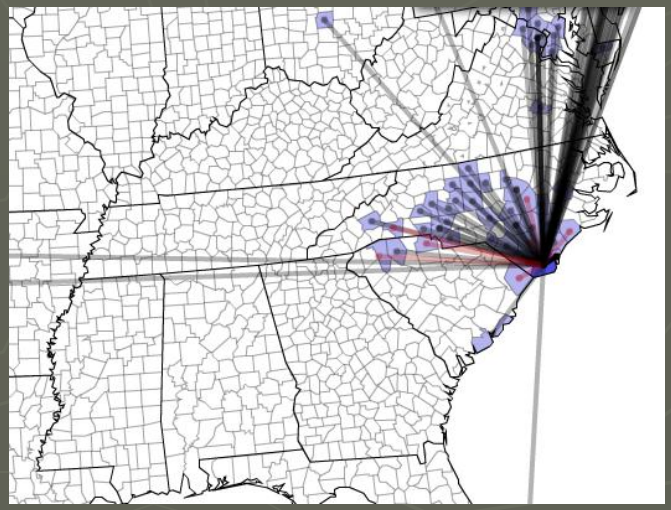
http://www.forbes.com/2010/06/04/migration-moving-wealthy-interactive-counties-map.html

Kingsport
Sullivan Co,
Tennessee



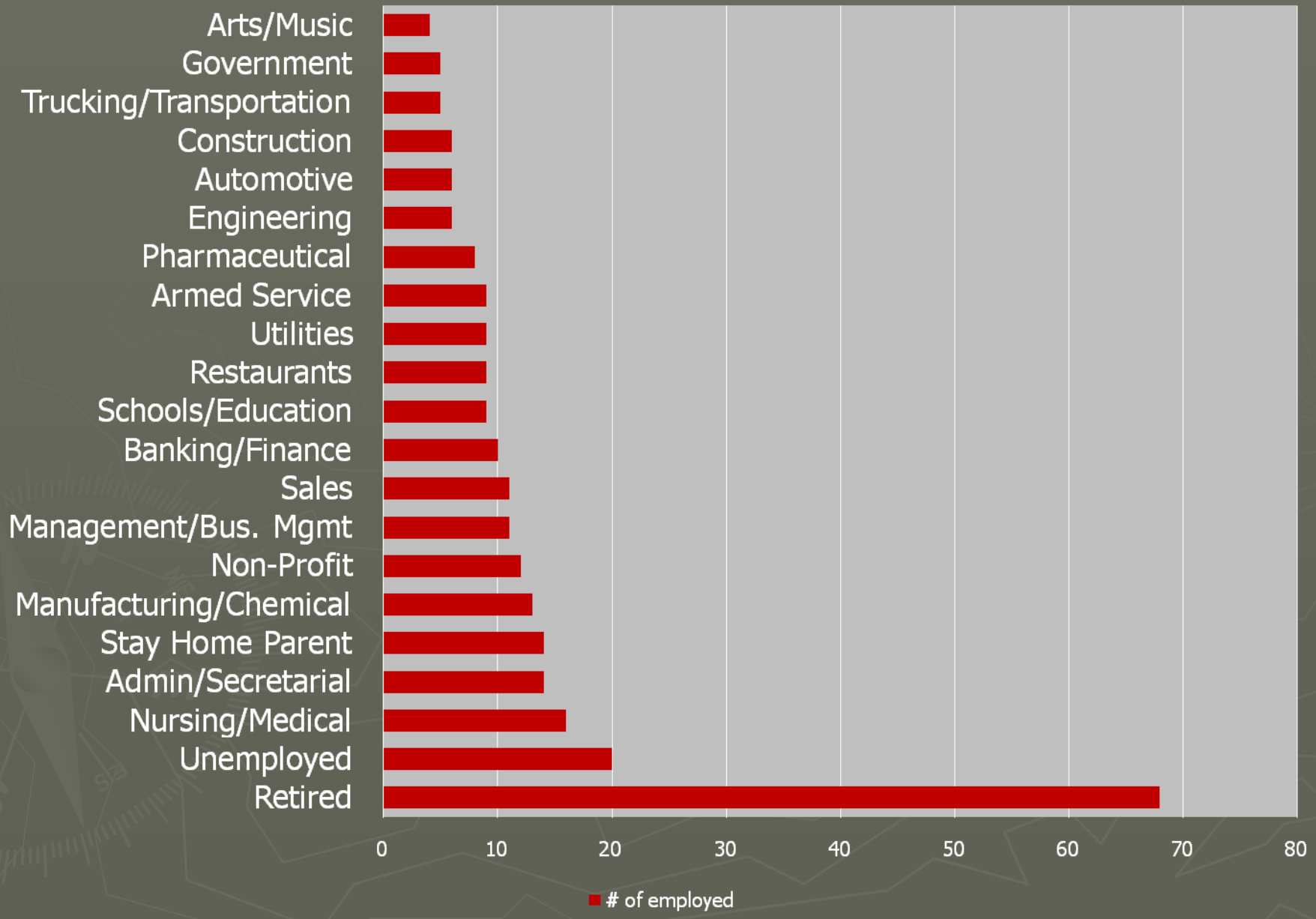
Bristol
Washington Co,
Virginia



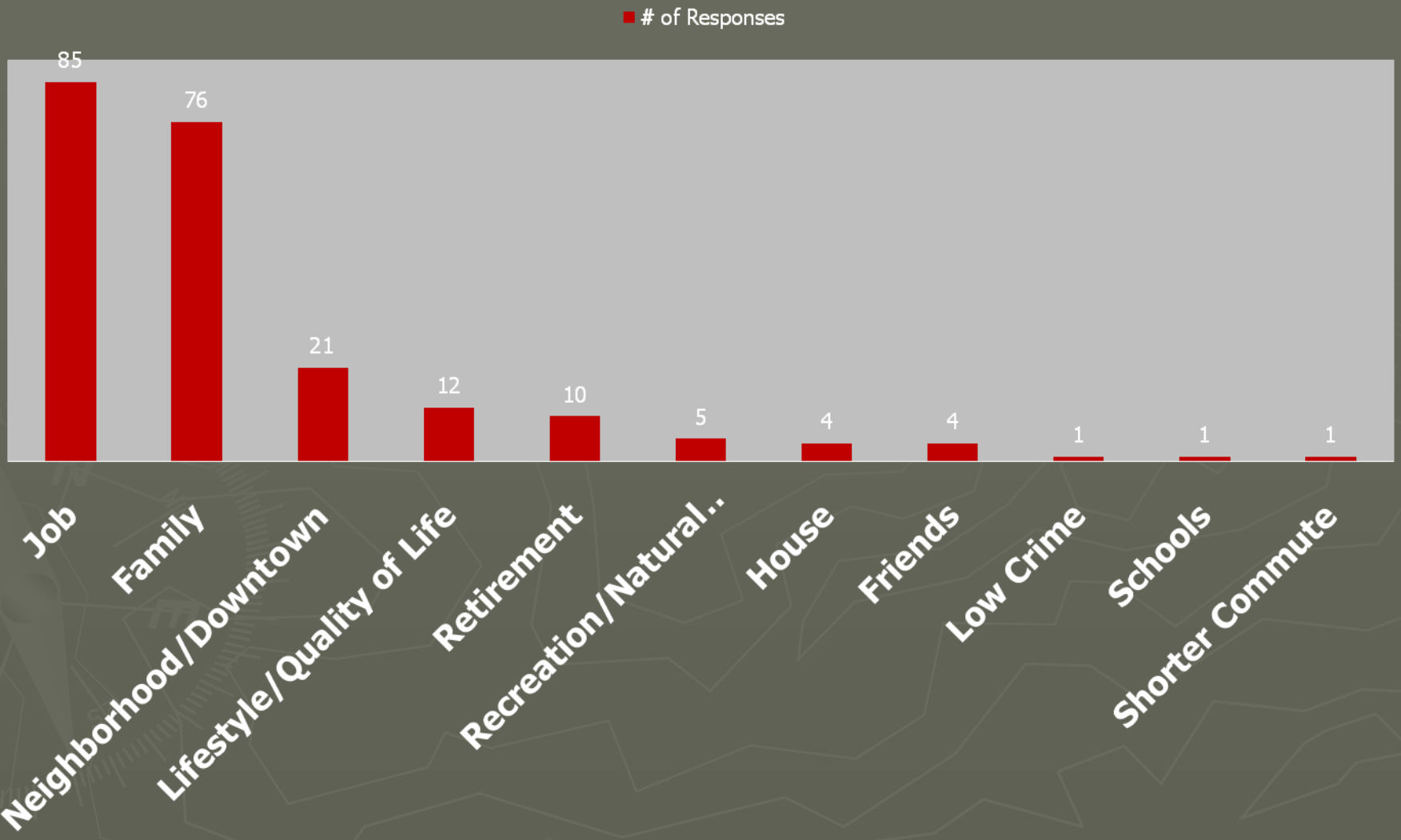


Wilmington Metro
Brunswick Co,
North Carolina

Top 20 Occupations of New Residents



Top Cited Relocation Factors in Sullivan County (Based on 220 responses)



Top Relocation Factors

- A minimum of 23% responses were related to **amenities** provided in Sullivan County
  - 29% of retiree responses
- Among IMRs, 47% cited family as the biggest factor in their move
  - 30% for all newcomers
  - "Return to Roots" (Southwest Virginia)
- 8% of new residents stated past visits (including tourism-related excursions) supported their knowledge of Sullivan County

Financial Impact of IMR's

- IRS filings for Sullivan County (earnings or taxable assets):
  - 2005-06: net increase in 151 households, average income = $54,331
  - 2006-07: net increase of 414 households, average income = $63,743
  - 2007-08: net increase of 332 households, average income = $62,984

- Compared to the median income of $33,529 of Sullivan County in 2008, the average income of new filings for 2008 were 88% greater than that of the median income.

- This supports the idea that the majority of IMR households will increase county fixed income streams of taxable assets and work as a stabilizing force on the economy.

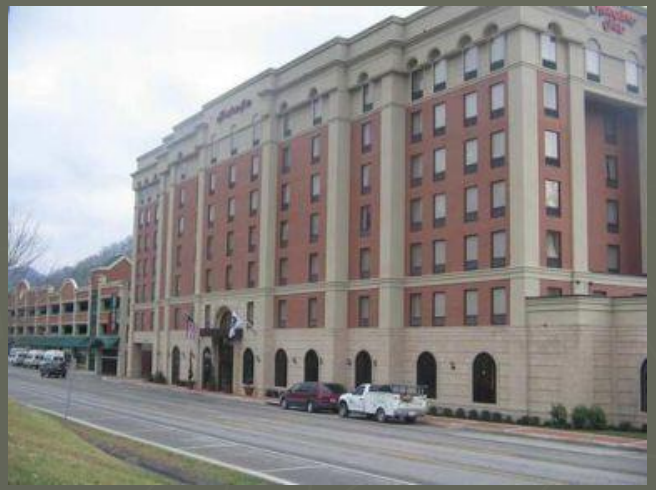
Positive Impacts of IMR's

- Increased average income levels for local economy
- Increased # of positive tax payers
- Increases in property tax base, bank deposit base
- Property tax revenues rise
- IMR professional expertise and financial resources
- Less strain on environment and criminal justice system
- Development of medical hub

Pikeville, Kentucky

Top 100 Small Towns in America

Whatever you are, be the best you can be.



Assistant City Manager for Development

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