

City of Corbin, Kentucky Comprehensive Plan 2015



Presented to the Corbin Planning Commission

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APPENDIX

REVISION OF THE CORBIN COMPREHENSIVE PLAN

The Corbin community is changing over time. The changes that take place are either qualitative or quantitative in nature. The reference points for these changes are spatial (place) and chronological (time). Every change occurs at a given place at a given point in time. Planning is a process for guiding future actions; for dealing with future changes. The process leads to the creation of a general guidance document known as the Comprehensive Plan.

The Comprehensive Plan deals with issues of growth and development. Although these terms are often used synonymously, a distinction can be made. Growth may be viewed as the process of change that involves the amount, magnitude, or quantity of change that is taking place. Examples might include – the population grew by 2,000, 500 new jobs were created, 150 students were added to the school population. Development may be defined as the process whereby something changes in terms of its qualities or characteristics; a site is graded, a street is constructed, etc.

THE PLAYERS AND THEIR ROLES

The Successful establishment of a planning process and the development of a city's comprehensive plan require the efforts of many individuals and groups. For Corbin the following public and private individuals/groups should be involved in the process:

The City Commission – This body is responsible for the overall conduct of the city business, functioning in the legislative capacities. The role of this body in the planning process is to adopt the statement of goals and objectives of the Comprehensive Plan (and the other elements), to make final decisions on the land use changes (amending the ordinance text or map), and to have direct input into the land division and development process through city staff members.

The Planning Commission – the Planning Commission is currently comprised of seven citizens who are appointed by the Mayor with the Concurrence of the City Commission members. The Planning Commission's functions include; 1) preparation and adoption of the Comprehensive Plan, 2) making recommendations to the City Commission on all proposed land use changes, 3) reviewing and approving or disapproving applications for the division and development of land, and 4) other duties that might be assigned.

The Board of Adjustment – the Board of Adjustment is comprised of five citizens appointed by the Mayor with the concurrence of the City Commission. The board's roles is more limited than that of the Planning Commission, and includes, acting on requests for 1) conditional uses, 2) variances and 3) appeals to decisions made by the District Court.

The Code Enforcement Board – the Code Enforcement Board is comprised of three citizens appointed by the Mayor with the concurrence of the City Commission. The Board has the authority to issue remedial orders and impose civil fines in order to provide

an equitable, expeditious, effective, and inexpensive method of ensuring compliance with the ordinances in force in local governments.

Staff: Department of Planning and Codes – is under the direction of the Codes Administrator who is the person in charge of requests that are made for building permits, land use changes, subdivision plats, Board of Adjustment actions and a number of other tasks. The Department of Planning and Codes is staffed by the Director and an administrative assistant.

Attorney – the Planning Commission and Department of Planning and Codes have access to the City Attorney who is available to answer any questions that might arise as to legal issues. The assigned attorney is an essential member of the team who ensures that the various actions taken by others in the planning and development process are in keeping with the appropriate legal requirements.

Consultant(s) – consultants may be hired by the city to supplement the city’s resources and are usually called upon to give directions and carry out the work of completing and revising a comprehensive plan, land use regulations, subdivision regulations, and special planning and development studies (land se, annexation, tourism, etc.)

Citizens – the citizens of the city should be participants in the planning and development process, providing information on needs, assisting in the development of goals and objectives, raising issues related to land use changes, site development, etc. Citizens are the recipients of the positive and negative actions that flow out of the plan.

Successful community planning and development is dependent upon the teamwork of all of the individuals and groups described above. The sharing of information both vertically and horizontally is essential to the process.

THE PLANNING PROCESS

Planning is a dynamic process that leads to the development of the document known as the comprehensive plan. The overriding goal of the plan is to assist decision-makers in their ability to make good decisions. The collection, analysis, and sharing of information is essential to formulation of community plans. The planning process may be viewed as a cyclical process of interrelated steps that guide the community in the setting of directions and the implementation of recommended actions arising out of those directions. It also includes the need to measure the successes and failures that occur as the community goes through the process. The process is not static, but on-going, and review should occur each year with the Comprehensive Plan being amended as needed (Figure 1).

THE COMPREHENSIVE PLAN

A comprehensive plan is a plan that attempts to deal with all of the activities/functions of the entire area involved. Guidelines for completing a comprehensive plan are provided in

KRS 100, and include research elements, plan elements, plan adoption, and plan implementation.

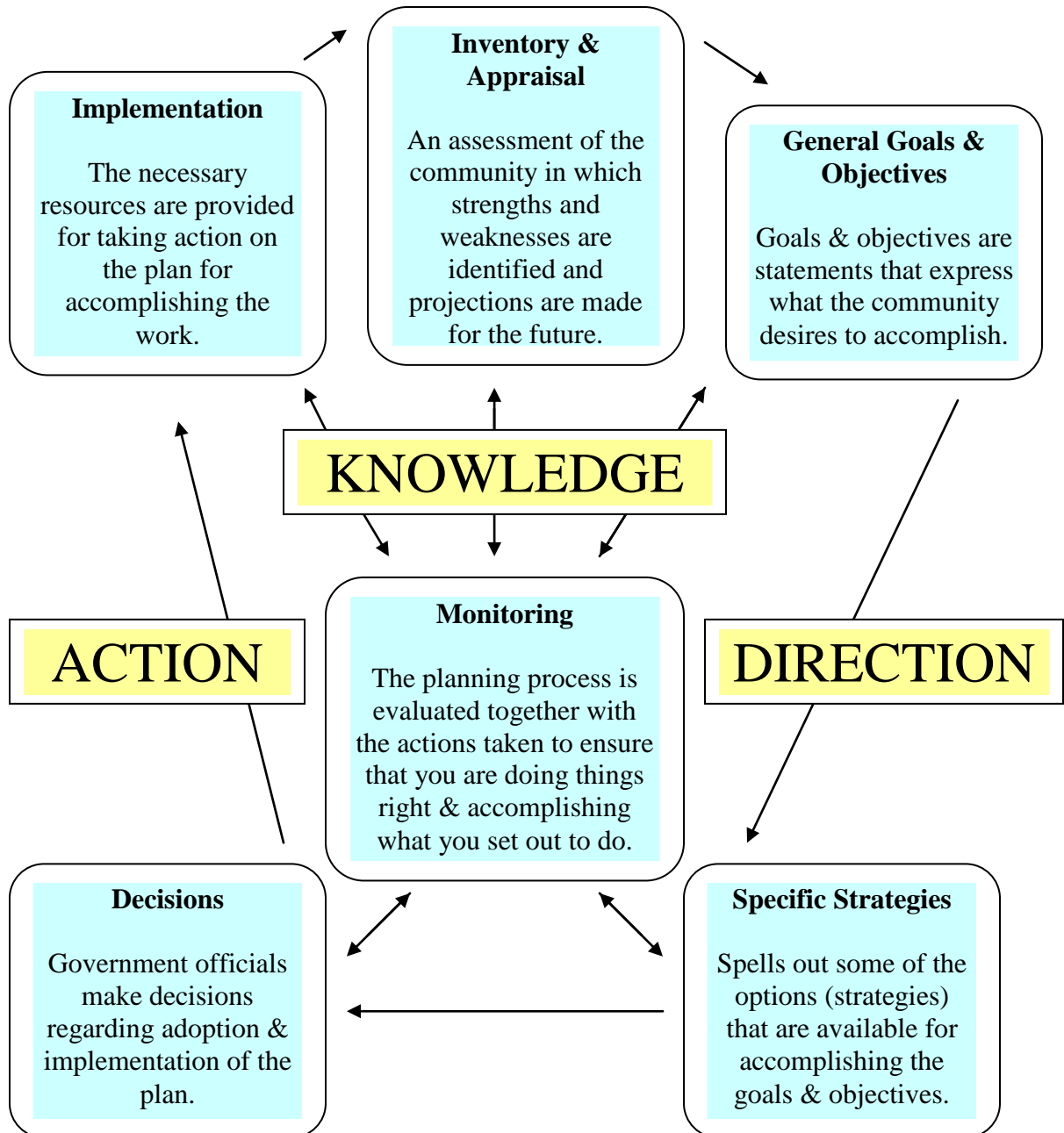


FIGURE 1. THE PLANNING PROCESS

Research Elements

- 1) Population Analysis (past and present distribution and characteristics) and Future Projections
- 2) Economic Survey and Analysis
- 3) Research and Analysis of Needs for Land and Buildings Use and Impacts
- 4) Additional Research Analysis and Projections as Needed

Plan Elements

- 1) Statement of Goals and Objectives
- 2) Land Use Plan Element
- 3) Transportation Plan Element
- 4) Communities Facilities Plan Element
- 5) Additional Elements as Needed

Adoption of the Plan

Goals and Objectives – KSR 100.193 requires both the city council and the planning commission to adopt the Statement of Goals and Objectives.

Other Plan Elements – KSR 100.197 requires the planning commission to adopt the other plan elements but does not mandate adoption by the city council.

A copy of the adopted plan shall be sent to public officials in adjacent cities, counties, and planning units.

Implementation of the Plan

Development Ordinance – The Corbin Development Ordinance combines the Land Use Regulations with the Subdivision Regulations.

Land Use Regulations – the first decision that needs to be made in the development process is how the land is going to be used. Land use regulations (zoning) spell out how the land and structures can be used, to include requirements covering yards, dimensional requirements, intensity of land use, parking, landscaping, signs, etc.

Subdivision Regulations – once it is clear how the land may be used, then it may be necessary to divide the land into tracts or lots, and to develop those parcels. The subdivision regulations provide guidelines and specifications for design and construction of infrastructure needed to support the proposed development.

Building Codes – building codes cover the specific requirements for construction of buildings and other related structures to insure that they are built in such a way as to insure that public health and safety needs are met.

Project Plans – both public and private plans provide detailed specifications for carrying out development projects (streets, water and sewer lines, parks and playgrounds, subdivisions, etc.

Maintenance of the Plan

Review and Revision – once the plan has been adopted, it is necessary to keep it current. KRS 100.197 requires the planning commission to review and revise (amend) the comprehensive plan at least once every five years. If the statement of goals and objectives is to be revised, then both the planning commission and city council shall adopt these amendments. It is desirable that the plan be viewed as a dynamic document that should be subject to continuing review and/or revision as needed, since a number of significant changes may take place within a five-year period.

The planning process is a vital part of any city's future, and not to be taken lightly. The plan represents a significant expenditure of time and money. It should be a process (and document) that city officials intend to use, not something to be relegated to the bookshelf, to be dusted off and used only on an occasional basis when it is needed to back a particular decision. If the city does not have a sense of direction that is shared with its citizens, then it is not likely to be successful. If the city doesn't pay close attention to the many land use and development decisions being made, then it will face an increasing number of problems in its future.

STRATEGIC PLANS VS COMPREHENSIVE PLANS

Often time comprehensive planning is confused with strategic planning. Most planners would agree that the primary difference between the two lies in their specificity and their time span. Comprehensive plans (sometimes called master plans or general plans) are in their essence more general in nature and longer term oriented than strategic plans. Strategic plans tend to stress specific actions and are geared to the short term. The approach used in this plan is to incorporate strategies as part of the process, and to describe them in the section dealing with recommended actions.

PROJECT PLANS

Beyond strategic plans, there is a need for the development of project plans used in the construction of infrastructure, buildings, etc. These plans provide the necessary specifications and detailed instructions that enable a contractor to complete the project.

MESHING OF PLANS

The different levels of plans should be “meshed” together – indicating a high degree of coordination between the different levels of planning. The city may be working on a number of different plans at different levels at any given point in time. For example; while the comprehensive plan is being updated, a tourism plan is being implemented, and a project plan for a new city park is being developed. All three plans should be consistent with each other.

COMMUNITY ASSESSMENT

OVERVIEW

The beginning point for developing a comprehensive plan is an assessment of the community. This initial step in the process identifies the city’s major assets as well as issues that need to be resolved. The assessment is in essence an inventory and appraisal of the present community, the changes that have taken place since the 2008 plan, and selected projections into the future.

Corbin’s location on I-75 is one of the city’s major advantages in its endeavors to encourage future growth and development. Accessibility to this busy north-south interstate as well as its good connection to the southeast via US 25 east, places Corbin in the mainstream of regional and national tourism movement and commercial traffic flow. On the other hand, its physical location astride three different counties has worked to its disadvantages in the past. Corbin is incorporated largely within Whitley County, with a smaller area situated within the boundaries of Knox County. Much of the community’s physical growth and development has spilled over into the southern part of Laurel County, which is outside the city’s jurisdiction.

Previous plans revealed a strong interest on the part of local citizens to reverse previous trends of slow growth and to generate new opportunities within the community. That collective interest continues as Corbin moves forward in the 21st century. The measure of a plan’s success is in the accomplishment of its recommendations and improvement of the quality of life for its citizens.

POPULATION

Population is the key variable in development of a comprehensive plan. The purpose of the plan is to guide future decisions so that the quality of life for the people is enhanced. It is important to understand what is happening to the populations in terms of changing numbers, distribution, and characteristics (age, sex, level of education, etc.). Corbin’s population has decreased slowly over the past 40 years, with the exception of a small gain of population during the 1970s. At the same time, the two counties in which the city is located (Knox and Whitley) have grown at a much faster rate (Table 1). Corbin has not capitalized fully upon its potential as a small growth center for the surrounding area. It is the focal point for opportunities in employment, shopping,

recreation, education, and other services for a larger area, but has not attracted the internal population growth and physical development needed to supplement adequately the city's revenue base.

TABLE 1.

PLACE	1970	1980	1990	2000	2010	CHANGE TOTAL	1970-2010 % Change
Corbin	7317	8075	7664	7742	7304	-13	-0.18%
Knox County	23689	30230	29676	31514	31883	8194	34.59%
Whitley County	24145	33396	33326	35668	35637	11492	47.60%

*Numbers obtained from the US Census Bureau

Corbin's growth from 2000 to 2010 was -13 (-0.18%), compared to Knox County (369, 1.17%) and Whitley County (-31, -.09%). All of the population increase in recent years has taken place in the unincorporated areas. Increase has been a result of a net in-migration from outside, as well as from natural increase (birth over deaths).

POPULATION PROJECTIONS

If these numbers are reasonably accurate, and if growth continues at a similar rate, the population of Corbin should be about 7,164, a decrease of 140 (2.0%) in 2020. Knox County is projected to have 42,911 by 2020, an increase of 11,028 (34.0%), and Whitley County is expected to have 52,600, a gain of 16,963 (47.0%) during that period. These projections indicate that the city's rate of growth over the 20 year period is not in line with county growth rates.

It is important to have reasonably accurate figures on future population in order to know what will be required in additional public and private facilities and services (number of additional vehicles on the roads, water consumption, waste disposal, number of jobs that need to be created, etc. Corbin's projected decrease in growth over the next 10 years appears to be a reliable figure, and one that can be accommodated without major changes in city government operations. It must be recognized that there are unknown circumstances that could develop and completely change these numbers (location of a large industry within the city limits as an example). As stated in the 2008 plan, the city's rate of annexation is also a major factor in the city's growth.

POPULATION DISTRIBUTION

The population of Corbin is unevenly distributed as illustrated by Figure 2. The most densely occupied area is in the northern part of the city, between the river and state highway 727 (over 1361 people per square mile), followed by the southern portion of the city, southward to US 25 west and the bypass. The average population density of this area is 925 people per square mile, a significant increase from the 2000 Census of 779

people per square mile. 2010 Census tracts in Knox County average 83 people per square mile, and in Whitley County, 82 per square mile. Recent residential development has taken place in scattered pockets throughout the city.

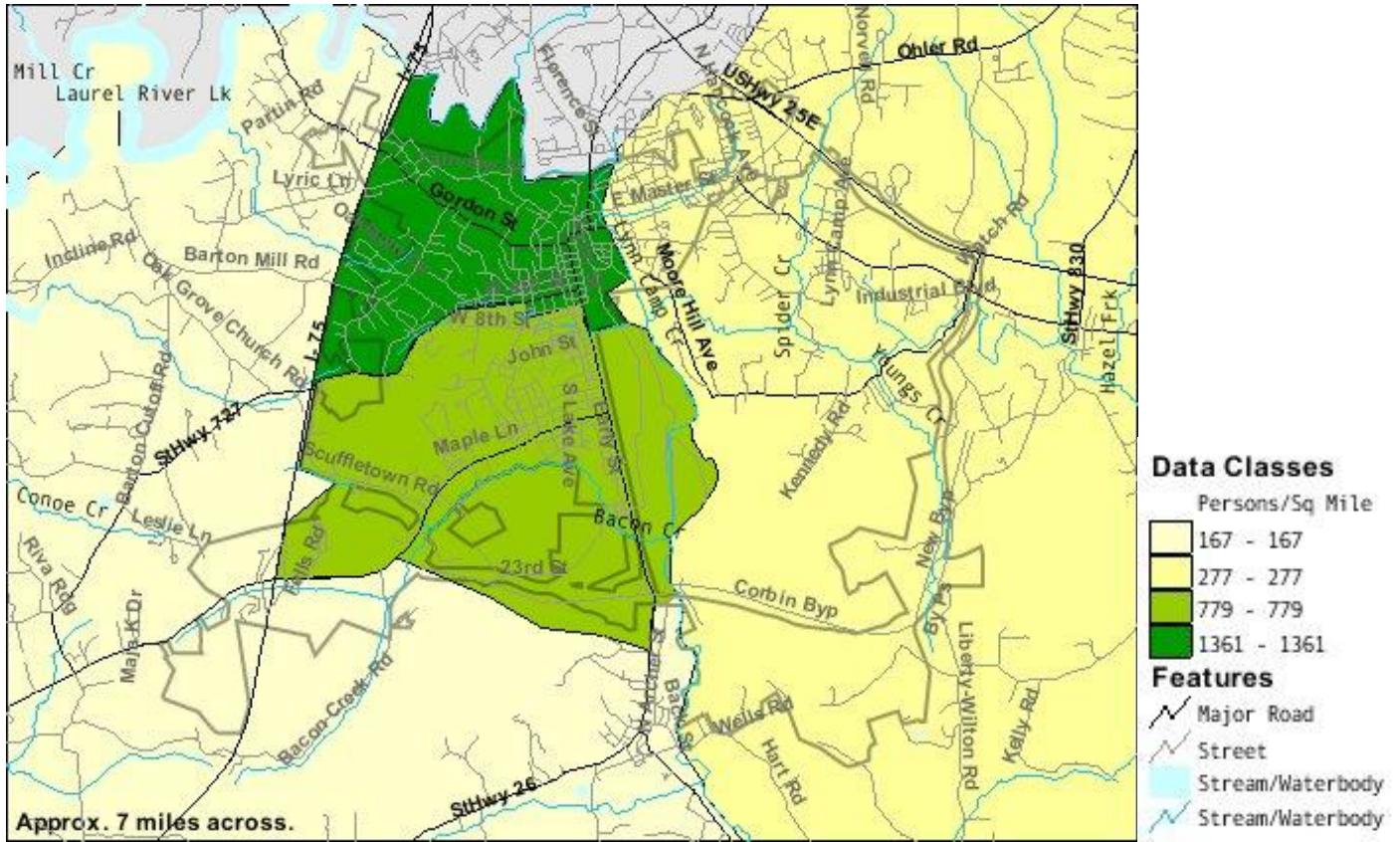


FIGURE 2. POPULATION DENSITIES IN CORBIN

POPULATION CHARACTERISTICS

Who are the people comprising the population of Corbin and the surrounding area? What are their qualities and how are they changing? Included in this analysis are the age and sex composition, race/ethnic makeup, educational attainment, marital status, mobility, etc.

Table 2 below summarizes some of the more important indicators of population composition for Corbin, Knox County, and Whitley County.

<u>Measures</u>	<u>Corbin</u>		<u>Knox County</u>		<u>Whitley County</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Sex and Age						
Male	3251	44.5	15516	48.7	17328	48.6
Female	4053	55.5	16367	51.3	18309	51.4

Females account for the majority of the population, although that number has decreased slightly in the last 10 years. Corbin continues to have the greatest variation between males / females.

Population 65 years and older	1521	20.8	4650	14.6	5084	14.3
Median age		41.6		38.5		38.1

The population of Corbin is getting older. Corbin has 20% of its population in the 65 years or older bracket, and has the highest median age (41 years).

Race						
White	7115	97.4	30967	97.1	34704	97.4
Black/African American	19	00.3	346	1.1	205	0.6
Asian/Other	66	0.9	220	0.7	304	0.9

Corbin and the two counties are predominantly white in racial composition. All three units have about the same small proportion of Asian people.

Hispanic	87	1.2	270	0.8	310	0.9
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Hispanic is an ethnic classification, and although making up a very small percent of the total population, this group is becoming increasingly important. There has been a significant increase in this population in the last 5 years.

Education						
Attainment (25 yrs. +)						
High School graduate or higher	3700	75.9	14124	66.9	16822	72.8
Bachelor's degree or higher	843	17.3	2027	9.6	2680	11.6

While almost $\frac{3}{4}$ of Corbin's population over the age of 25 has at least a high school education, the percent with a college degree is quite small (17.3%). The level of educational attainment is a critical factor in attracting new industries and businesses that pay well. All three have improved since the 2000 census. This is an aspect of the population that should be a high priority item in the city's future planning.

TABLE 2. DEMOGRAPHIC CHARACTERISTICS OF THE POPULATION

THE ECONOMY

The economy is the key component in the community's assessment. The function of the local economy is to provide job opportunities, and to offer a variety of goods and services to meet the needs of the population. The economy is responsible for generating the revenues that are needed to keep the community moving forward.

Once tied very closely to the mining of coal, the economy of Corbin and the surrounding area has changed in the recent decades, and has become much more diversified. Corbin serves as a small growth center for portions of Whitley, Knox, and Laurel Counties.

The economy is the engine that drives the city's systems. Corbin's economy accounts for the production, exchange, and consumption of items of value. All of the city's material goods come from components of the natural environment which have been extracted (acquired) and in most cases then processed into more useful items which are distributed to consumers. The economy also includes some non-material aspects in the provision of services (education). Figure 3 illustrates one way in which the local economy may be viewed.

<u>SECTORS</u>	<u>SUB-SECTORS</u>	<u>FUNCTIONS</u>
<u>Primary</u>	Agriculture Fishing, Mining	Direct extraction/collection of resources; use of raw materials
<u>Secondary</u>	Contract Construction Manufacturing	Processing of raw materials or semi-processed goods into final products
<u>Tertiary</u>	Wholesale and Retail Trade Services	Exchange of resources, semi-processed and processed goods Meeting material and non-material needs of clients such as education, recreation, business repair, finance, real estate, medical, etc.
<u>Quaternary</u>	Information	The use of data, research, design, in the creation of high order goods such as computers, robotics, biotech, and telecommunications

Note: In reality, these sectors and subsectors overlap and are interrelated.

FIGURE 3. ORGANIZATION OF THE LOCAL ECONOMY

MANUFACTURING

Firm	Products / Services	Year Established	Emp.	Web URL
Corbin				
Central Automotive Supply	Machine shop: drilling, boring, surface grinding & engine rebuilding and repairs	1953	24	
Classic Metal Vaults	High-quality lined concrete and metal burial vaults	2001	38	www.doric/vaults.com
Corbin Materials Inc	Ready-mixed concrete	1974	10	www.corbinmaterials.net
CTA Acoustics Inc	Organic fiber padding, industrial automotive insulation & acoustical materials	1973	352	www.ctaacoustics.com
D & C Machine	Machine shop: general machining, drilling & boring, lathe & mill work. Repair and build material handling equipment	1985	19	
General Dynamics Information Technology	Tamper resistant ID cards	1998	44	www.gdit.com
Northern Contours of Kentucky Inc	Laminated cabinet doors & drawer fronts	1995	93	
NuSAFE Instruments Incorporated	Radiation measurement systems	2006	11	www.nuSAFE.com
Owens Auto Parts	General truck equipment - service bodies, flat beds, cranes, dump bodies, air compressors, lift gates, snow removal equipment, truck accessories, etc -sales & service	1954	22	www.owenstruckequipment.com
Pepsi-Cola Bottling Co of Corbin Kentucky Inc	Soft drinks	1938	256	www.pepsico.com
Salem Tool Inc	Coal recovery & coal auger mining equipment	1988	17	
Southeast Apparatus LLC	Manufacture fire trucks, refurbish fire trucks, and ambulance remount services	2012	18	www.wynnapparatus.com
Southeastern Kentucky Rehabilitation Industries Inc	Apparel manufacturing for US military and other cut/sew contracts - rehabilitation services	1971	132	www.sekri.org
Southeastern Kentucky Rehabilitation Industries Inc	Apparel manufacturing for US military and other cut/sew contracts	2004	50	www.sekri.org
Stidham Cabinet Inc	Custom cabinets, laminated & solid surface counter tops. Laminated commercial custom casework. Wholesale and residential factory cabinets.	1975	47	www.stidhamcabinet.com
TCO LLC	Contract packaging and assembly of automotive lighting units	1997	200	
The MPI Group LLC	Hollow metal doors & frames	1980	81	www.metalproductsinc.com
Times Tribune	Newspaper publishing & printing	1892	21	www.thetimestribune.com
Troll and Toad	Fulfillment center for games, collector items	2010	158	www.trollandtoad.com
Vangent Inc	Call center	2002	550	www.vangent.com

Source: Kentucky Cabinet for Economic Development.

Total: 2,143

TABLE 4. INDUSTRIES IN CORBIN

Most of the industries are small, with only six of the 20 employing more than 100 people. The largest manufacturing employers are CTA Acoustics (352), Pepsi (256), and TCO, Inc. (200). Of the 20 industries listed, six have been added since 2000. These six industries account for 38% (825 of 2143) of the total manufacturing employment.

Most of the recent industrial locations in Corbin have taken place in two sites located along the Corbin Bypass (KY 3041). The southeast Kentucky Regional Business Park has a total of 540.4 acres, and the Corbin Tri-County Industrial Park comprises 176.4 acres. There are a number of older industries dispersed throughout the city. Both of these parks are located within Knox County and within one of Kentucky's 10 designated Enterprise Zones (Figure 4). The Knox County Enterprise Zone offers tax incentives and regulatory relief to stimulate business and industrial growth.

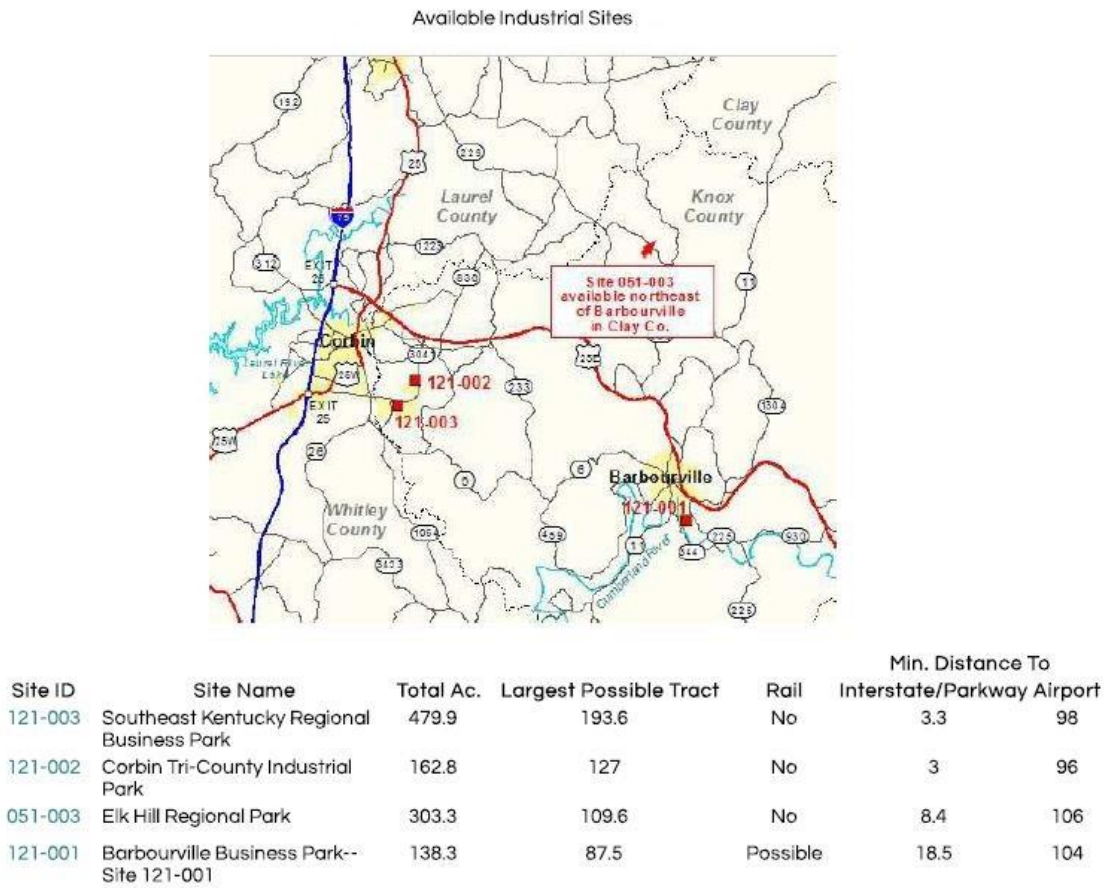


FIGURE 4. AVAILABLE INDUSTRIAL SITES IN CORBIN

Corbin's economy is meshed within the tri-county economy. The statistics (Table 5) below summarize some of the more important measures of the three county economies.

Total Available

	Available Labor, 2011			Future: Labor: Becoming 18 Years of Age (2013-2016)
Labor Market Area	15,527	23,904	18,432	40,180
Knox, Laurel & Whitley Counties	2,759	4,050	2,561	6,827

Source: U.S. Department of Labor Statistics; Kentucky Cabinet for Economic Development (KCED); U.S. Department of Commerce, Bureau of the Census.

Note: Total Available Labor = Potential Labor Supply.

Unemployed – people currently not employed, but actively seeking work.

Potential Labor Supply: Determined by the national labor force participation rate minus each county's labor force participation rate.

Labor force participation raises are calculated by dividing the population by the labor force. NA (Not Applicable) applies to counties with a labor force participation rate greater than the national average.

Future Labor – people becoming 18 years of age (not part of the total available labor statistics).

Civilian Labor Force, 2012

	Knox, Laurel & Whitley Counties	Labor Market Area
Civilian Labor Force	54,616	326,053
Employed	49,202	293,799
Unemployed	5,414	32,254
Unemployed Rate	10.1	10.1

Source: U.S. Department of Labor, Bureau of Labor Statistics.

Unemployment Rate (%)

Year	Knox, Laurel & Whitley Counties	Labor Market Area	Kentucky	U.S.
2008	7.2	7.3	6.4	5.8
2009	11.2	11.4	10.5	9.3
2010	11.5	11.6	10.5	9.6
2011	11.1	11.2	9.5	8.9
2012	10.1	10.1	8.2	8.1

Source: U.S. Department of Labor, Bureau of Labor Statistics.

Average Weekly Wage, 2011

	Knox, Laurel & Whitley Counties	Kentucky (Statewide)	U.S.
All Industries	\$611	\$762	\$924
Agriculture, Forestry, Fishing, and Hunting	245	599	532
Mining	705	1342	1831
Construction	736	846	972
Manufacturing	738	987	1140
Trade, Transportation, and Utilities	545	700	789
Information	608	820	1461
Financial Activities	671	1038	1484
Services	530	676	828
Public Administration	717	820	1079
Other	1385	1080	1012

TABLE 5. CORBIN AREA WORK FORCE

Commuting Patterns For Knox, Laurel, and Whitley Counties:

Employees commute to work both within the City of Corbin, into the three surrounding counties, and beyond. The 2010 figures show that some 447 more workers commuted into these counties, than those commuting out to other counties (Table 6):

Residents of Knox, Laurel, & Whitley Counties	2010	Percent
Working and Residing In Region	19,424	49.0
Commuting Out of Region	18,547	51.0
Total Residents	37,971	100.0
Employees in Knox, Laurel, & Whitley Counties		
Working and Residing In Region	19,424	46.4
Commuting Into Region	21,927	53.6
Total Employees	41,351	100.0

Source: U.S. Department of Commerce, Bureau of the Census.

TABLE 6. COMMUTING PATTERNS IN KNOX, LAUREL AND WHITLEY COUNTIES

HOUSING

The total number of housing units in Corbin in 2010 was 3,507, up from 3,694 in 2000.

The trend in recent years has been a steady increase in multi-family dwellings with a slower gain in the number of single-family dwellings. Some of the important housing measures are given below (Table 7).

HOUSEHOLDS BY TYPE		
Total households	3,093	100
Family households (families) [7]	1,903	61.5
With own children under 18 years	801	25.9
Husband-wife family	1,276	41.3
With own children under 18 years	467	15.1
Male householder, no wife present	131	4.2
With own children under 18 years	56	1.8
Female householder, no husband present	496	16
With own children under 18 years	278	9
Nonfamily households [7]	1,190	38.5
Householder living alone	1,075	34.8
Male	358	11.6
65 years and over	111	3.6
Female	717	23.2
65 years and over	393	12.7
Households with individuals under 18 years	921	29.8
Households with individuals 65 years and over	1,003	32.4
Average household size	2.27	(X)
Average family size [7]	2.91	(X)
HOUSING OCCUPANCY		
Total housing units	3,507	100
Occupied housing units	3,093	88.2
Vacant housing units	414	11.8
For rent	116	3.3
Rented, not occupied	5	0.1
For sale only	84	2.4
Sold, not occupied	15	0.4
For seasonal, recreational, or occasional use	24	0.7
All other vacants	170	4.8
Homeowner vacancy rate (percent) [8]	4.7	(X)
Rental vacancy rate (percent) [9]	7.7	(X)
HOUSING TENURE		
Occupied housing units	3,093	100
Owner-occupied housing units	1,698	54.9
Population in owner-occupied housing units	4,074	(X)
Average household size of owner-occupied units	2.4	(X)
Renter-occupied housing units	1,395	45.1
Population in renter-occupied housing units	2,937	(X)
Average household size of renter-occupied units	2.11	(X)

TABLE 7. SELECTED HOUSING MEASURES IN CORBIN

Most of the households are occupied by families (61.5%) with married couple families comprising 41.3% of the households (a 4.3% decrease from 2000). Among the non-family households (38.5%), 42.3% are occupied by people 65 years and older.

The average household size is 2.27 people, while the average family size is 2.91. A high percentage of the housing units are occupied by renters (45.1%) (a 3% increase from 2010), with 54.9% occupied by owners.

TRANSPORTATION

The most important component of Corbin's transportation system is the highway and street system. The city is fortunate to be situated on one of the county's major north-south linkages, I-75, which carries more than 40,000 vehicles through the area each day. In addition, the city is served by US 25 which now handles an increasing amount of traffic from the north that has destinations in Gatlinburg, North Carolina, and Florida. Other highways serving Corbin are Ky. 26, KY 312, KY 727, and the Corbin Bypass (Hwy. 3041). Recent improvements (US 25 bridge over the CSX Railroad, and the Corbin Bypass) have helped to relieve some of the congestion problems on US 25 and in the downtown area.

Figure 5 shows the average daily traffic flow for several of the highways in Corbin and the immediate area. US 25 (between the bypass and KY 26) averages some 18,400 vehicles per day, with US 25 / Main Street carrying 20,000 daily. Traffic flows are also heavy on US 25 around Exit 25 (11,900 on the west side, and 16,900 on the east side).

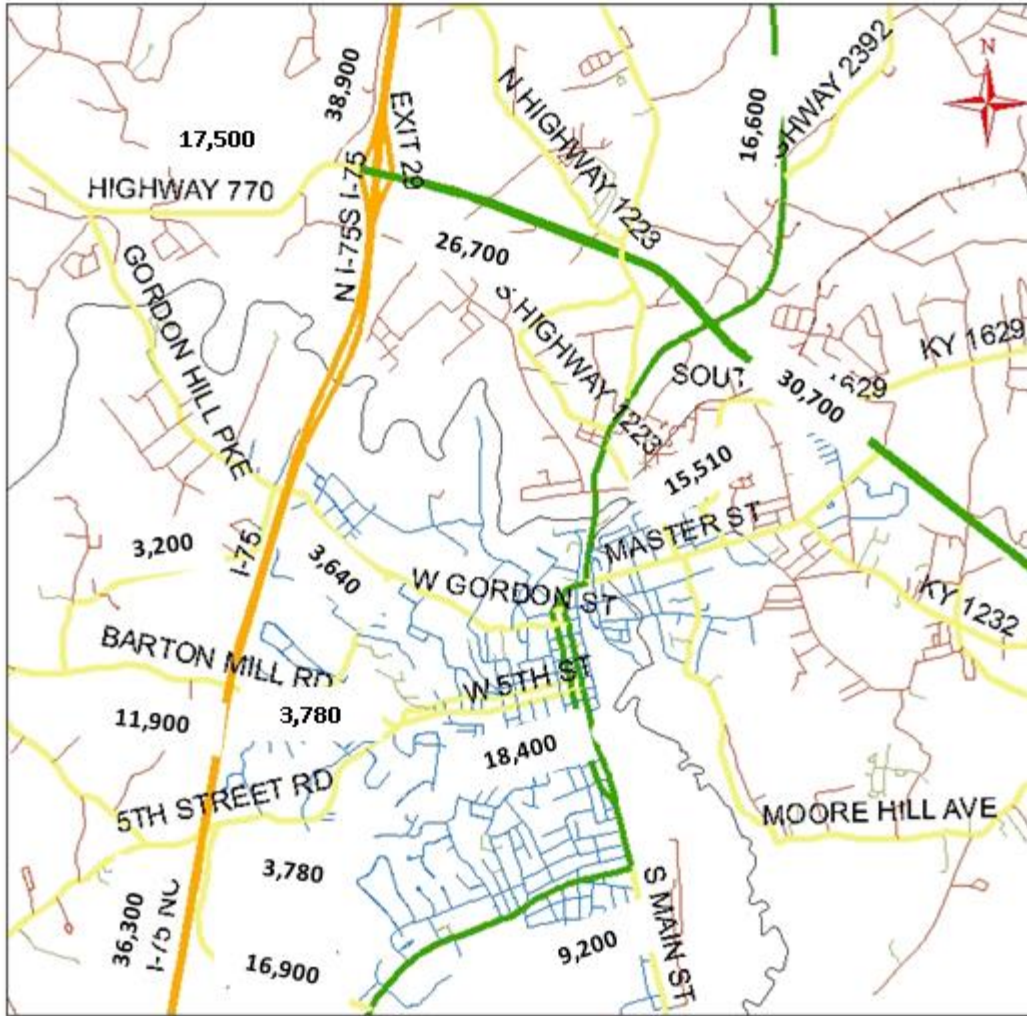


FIGURE 5. AVERAGE DAILY TRAFFIC FLOWS FOR CORBIN HIGHWAYS

Very little of the city's street payout is in a grid pattern. Most of the streets are arranged in an irregular pattern, largely reflecting the topography. Traffic flow throughout parts of the city is impeded by the lack of street connectivity.

PUBLIC FACILITIES AND SERVICES

Education

The Corbin Independent School District serves some 2,221 students in pre-kindergarten through high school (Table 8).

School	Grades	Students
Primary Schools		
Central Elementary School	K to 3	558
Corbin Primary	K to 2	637
Corbin Elementary	3 to 4	443
South Ward Elementary School	Pre-K to 5	404
Middle Schools		
Quest Alternative Learning Center	5 to 9	12
Corbin Middle School	6 to 8	404
High Schools		
Corbin East Alternative School	7 to 12	67
Corbin Teen Parent Program Alternative	7 to 12	14
Whitley Day Treatment Center Alternative	7 to 12	32
Corbin High School	9 to 12	763

TABLE 8. SCHOOLS IN THE CORBIN INDEPENDENT DISTRICT

Statistics for Corbin Independent and other public school districts are given in Table 9.

	Total Enrollment	Expenditures Per Pupil	Pupil to Teacher Ratio
Barbourville Independent	665	4670	22
Corbin Independent	2740	9390	16
East Bernstadt Independent	500	7118	17
Knox County	4378	11793	12
Laurel County	9136	9342	17
Whitley County	4239	11650	13
Williamsburg Independent	891	10872	15

Source: Kentucky Department of Education, Office of Curriculum, Assessment and Accountability (2012-2013)

TABLE 9. PUBLIC SCHOOL DISTRICT ENROLLMENTS, EXPENDITURES, AND PUPIL / TEACHER RATIOS

Table 10 indicates the level of education attainment by individuals over the age of 25 in Corbin as reflected in the 2007-2011 American Community Survey 5-year estimate by the US Census Bureau.

The presence of a branch campus of Eastern Kentucky University, with plans for future expansion should play a significant role in raising the level of education attainment for students from Corbin and the surrounding area. Enrollment has increased steadily since its opening, and the gains in the number of people with college training will in turn contribute to raising the skill levels of the local work force. Construction, hiring of staff, and student expenditures, have made a positive impact on Corbin's economy.

Population 25 years and older	5099
Less than 9th Grade	555
9th to 12th grade, no diploma	632
high School graduate (includes equivalency)	1862
Some college, no degree	909
Assoicates degree	198
Bachelors degree	561
Graduate or professional degree	382
Percent high school graduate or higher	76.70%
Percent bachelors degree or higher	18.50%

**TABLE 10. EDUCATIONAL ATTAINMENT FOR POPULATION
25 YEARS AND OLDER**

Parks and Recreation

Corbin is situated in a region that has a variety of parks and recreation areas at its disposal. Laurel River Lake is located just to the west of the city, and in close proximity are Levi Jackson Wilderness Road State Park, Cumberland Falls State Resort Park, Big South Fork National River and Recreation Area, Sweet Hollow Golf Course, and Tri-County Country Club Golf Course.

The following recreation facilities and service are provided within the City of Corbin:

- An Olympic-size swimming pool
- Skate Board Park
- Recreation Center with a full-size gym, exercise room, cardio room, walking track, and the Senior Citizen Center. The Center provides a year-round recreation program for all ages.
- 2 softball fields, 3 Little League baseball field, 1 Little League football field, 6 Little League soccer fields, 2 picnic shelters, and an outdoor walking track Larry Stevens Memorial Playground, and 8,000 square foot area for children ages 2-12
- 4 Tennis Courts
- 1 mile walking track along Lynn Camp Creek
- Rotary Park picnic Shelter, Miller Park picnic shelter
- 1 outside basketball court
- Corbin hosts the annual Woodbine Rebel Classic Softball Tournament, with 34 teams from Kentucky, Tennessee, and Ohio participating.

Library Facilities

The city is served by the Corbin Public Library which has more than 39,000 volumes, in excess of 46,000 E-books and a circulation of more than 72,000 books per year. The library has a meeting room, audio-visual equipment, copy machine, micro-fiche reader, a periodicals collection, and computers with internet connectivity.

Codes and Planning

Corbin has a Department of Codes and Planning, a Planning Commission, Code Enforcement Board, and Board of Adjustment. They administer the Corbin Development and Property Maintenance Ordinances, which combine land use regulations and subdivision regulations. The Department of Codes and Planning is under-staffed with an individual serving as director and one part-time administrative assistant. The Board of Adjustment meets on as-needed basis.

Utilities

The City of Corbin has a full range of utility services to include electric, natural gas sewer, water, telephone, and cable. The city provides water and sewer services both within and outside the city limits. Table 11 lists the utility companies/agencies that provide service in Corbin and surrounding areas.

Electric

Corbin Utilities Commission	(606) 528-4026
East Kentucky Power Cooperative	(859) 744-4812
Cumberland Valley Rural Electric Coop	(606) 528-2677
Jackson Energy Cooperative	(606) 287-7161
South Kentucky RECC	(606)678-4121
LG&E Energy Corporation – KU	(800)500-4904
Barbourville Utility Commission	(606)546-3187
Tennessee Valley Authority	(865) 632-2101
Jellico Electric & Water Systems	(423)784-8341

Natural Gas

Citi Power LLC	(606) 376-8373
Delta Natural Gas	(606) 528-3611

Sewer

Treatment Information (gallons per day)	Capacity	Avg. Flow	Excess
Barbourville Utility Commission		(606) 546-3187	
Barbourville STP	1,000,000	944,000	56,000
City of Williamsburg		(606) 549-6033	
Williamsburg STP	2,000,000	1,034,000	966,000
Corbin Utilities Commission		(606) 528-4026	
Corbin STP	4,500,000	2,785,000	1,715,000
London Utility Commission		(606) 864-2103	
London STP	5,000,000	2,869,000	2,131,000

Water

System Information (gallons per day)	Capacity	Avg. Use	Excess
Barbourville Utility Commission (606) 546-3187	4,032,000	1,797,449	2,234,551
Corbin Utilities Commission (606) 528-4026	5,000,000	2,892,769	2,107,231
Cumberland Falls Highway Water District (606) 528- 0222	NA	NA	NA
Jackson County Water Association (606) 287-7000	2,268,000	925,597	1,342,403
Laurel County Waster District #2 (606) 878-2494	2,880,000	1,255,694	1,624,306
London Utility Commission (606) 864-2103	3,000,000	1,750,639	1,249,361
Williamsburg Water Department (606) 549-6040	2,000,000	1,670,077	329,923
Wood Creek Water District (606) 878-9420	8,000,000	3,906,762	4,093,238

TABLE 11. UTILITIES PROVIDING SERVICES IN CORBIN AND SURROUNDING AREAS

Fire Protection

The Corbin City Fire Department provides fire protection for a population of some 10,000 people living in a 15 square mile area. The department operates out of one station with plans for a second station, and includes 19 full-time paid firefighters. Equipment consists of 1 pumper; 1 rescue pumper, and one 75 foot aerial truck. In addition to firefighting, the department provides Search and Rescue and Vehicle Rescue (Extrication) services. Corbin's insurance rating is presently a class 5.

Police Protection

The City of Corbin Police Department is staffed with 22 full-time certified Police Officers and maintains a vehicle fleet of 26 cruisers. Each officer's cruiser is equipped with a mobile two-way radio system and stationary radar system. All officers carry department issued equipment such as a Glock 40 caliber model 22 firearm for their on duty weapons, a Ruger .380 caliber as a backup and off-duty weapon, a Mossberg model (five hundred) 12 gauge shotgun, a .223 caliber tactical assault rifle, Taser, Pepper spray, Asp, portable two-way radio, smart phone, and ballistic vest.

There are two officers trained as clandestine laboratory technicians and two certified firearms instructors, The department has two K-9 teams that work in drug interdiction, search and tracking and attack The K-9 teams assist local agencies on a regular basis. Fourteen officers are trained in rapid deployment. The department is a member of the Corbin, Williamsburg, and Whitley County Investigative Task Force, and all officers are National Incident Management Systems certified.

The department's communication center is staffed with eight Kentucky Law Enforcement Council certified dispatchers. The center serves as dispatch for police and fire departments and other city services.

The Corbin Police department's Activity Report for 2012 shows a total of 17,394 incidents logged. There were 2,659 citations written. There were 1,447 arrests made, of which 29 were juveniles. There were 9 DUI arrests. The police department worked 736 collisions and turned in 603 case reports.

Emergency Services

Emergency services are provided by Knox County Ambulance Service. In addition, agency personnel are trained to deal with a variety of emergency procedures to include disposal of hazardous materials, and mitigation in natural disaster situations.

Health and Human Services

The City of Corbin has realized significant improvements in Health and Human Services since the completion of the 2008 Comprehensive Plan. Baptist Regional Medical Center has grown since it opened in 1986, to become an important focal point for medical

services in Corbin and the surrounding region. Services offered include Baptist Family Fitness, Cardiopulmonary services, an emergency department, occupation health services, outpatient services rehabilitation services, the Trillium Center which provides chemical dependency and behavioral health treatment, along with women and children's services.

The number of physicians and dentists has increased along with the range of medical and dental services. There are more than 65 physicians serving the city along with some 21 dentists.

Emergency services for Corbin and the surrounding area are provided by the Corbin Police and Fire departments, Baptist Regional Medical Center, Knox County Ambulance Service, the London/Laurel Rescue Squad, and the Kentucky State Police.

As indicated in the information on population, the City of Corbin is expected increase in population by almost 1,900 by 2020. Knox and Whitley Counties are also projected to have population gains over 20%. This growth will require the both public and private agencies to commit additional resources (personnel and equipment) to meet the needs of a larger population base.

THE ENVIRONMENT

The City of Corbin occupies approximately 7.9 square miles of land area with a topography that ranges from relatively level to steeply sloping land. Topographic features tend to interrupt the overall pattern of development in places and to have a significant effect on drainage and surface runoff. The primary stream in the area is Lynn Camp Creek which flows generally from south to northwest, making up part of the boundary between Whitley and Knox Counties, and flowing through the northeast portion of the city.

Corbin is located in a humid subtropical climate which has adequate precipitation throughout most of the year, and is characterized by relatively moderate summers and winters. Climatic statistics are given in Table 12.

The climate of the regions generates a little less than an average of 48 inches of precipitation yearly including an average of 6.5 inches of snowfall. In 2012 the city received 53.64 inches of precipitation. Rainfall is distributed unevenly. Closely associated with surface water runoff problems are problems of soil erosion.

Temperature	
Normal (30-year record)	59.1 degrees
Average Annual, 2012	61.5 degrees
Record Highest, July 2012 (71-year record)	105 degrees
Record Lowest, January 1985 (71-year record)	-24 degrees
Normal Heating Degree Days (30-year record)	3,637
Normal Cooling Degree Days (30-year record)	1,526
Precipitation	
Normal (30-year record)	47.86 inches
Mean Annual Snowfall (30-year record)	6.5 inches
Total Precipitation, 2012	53.64 inches
Mean Number of Days Precipitation (0.01 inch or more) (30-year record)	125.2
Mean Number of Days Thunderstorms (65-year record)	48.8
Prevailing Winds	WestSouthwest
Relative Humidity (30-year record)	
1 a.m.	82 percent
7 a.m.	87 percent
1 p.m.	59 percent
7 p.m.	64 percent

Note: Heating degree day totals are the sums of positive departures of average daily temperature from 65 degrees F. Cooling degree day totals are the sum of negative departures of average daily temperature from 65 degrees F.
Source: U.S. Department of Commerce, National Climatic Data Center, [Local Climatological Data](#), 2012.
Station of record: McGhee Tyson Airport, Knoxville, TN.

TABLE 12. CLIMATE IN CORBIN

GOALS AND OBJECTIVES

A statement of Goals and Objectives is a required component of the Comprehensive Plan. The purpose of the statement of goals and objectives is to give general direction to planning for future development. Goals are statements about what the community wants to accomplish, and objectives are statements about how the goals might be accomplished.

The statements of Goals and Objectives in the 2008 plan were reviewed to determine which are still valid. Each of the plan elements are addressed in the statement of goals and objectives and relate to the issues raised in the Community Assessment.

OVERALL GOAL OF THE PLAN

To guide the future growth and development of the community by balancing the physical, social, and economic needs of the population for the long-term benefit of both. The end result will be an improvement in the quality of life for the citizens of Corbin.

ECONOMIC DEVELOPMENT

Goal Statement: To encourage expansion of the local economy by planning for retention, attraction, diversification, and quality of businesses and industries

- Objectives:**
1. To expand upon the industrial base in Corbin, with emphasis on attracting new businesses and industries that are compatible with Corbin's economic, cultural, and natural environment.
 2. To ensure that adequate city services are available for all businesses and industries.
 3. To seek to better understand and meet the needs of existing businesses and industries.
 4. To continue efforts to promote Corbin as a desirable site for new businesses and industries.
 5. Continue efforts to make the downtown area a more attractive and viable part of the community.
 6. To establish an entrepreneurship program for local citizens who Are interested in starting their own business.
 7. Expand the tourism base by encouraging more promotion and development of nearby state parks, and the addition of new events celebrating the themes of Corbin and the surrounding area.

TRANSPORTATION

Goal Statement: To provide a safe, efficient, expanded transportation system to meet the needs of citizens and the economy.

- Objectives:***
1. Continue to seek transportation improvements (both operational and systems) that will improve the efficiency and safety of traffic flow throughout the city.
 2. Continue to upgrade and expand sidewalks in the community.
 3. Continue to improve upon transportation alternatives for senior citizens.
 4. Look at alternatives for improving parking in the down town area.
 5. Continue to upgrade and expand installation of street lights, with major roadways a priority, to enhance public safety.

HOUSING

Goal Statement: To provide adequate, clean, safe, and affordable housing for all citizens of Corbin.

- Objectives:***
1. Encourage innovative planning and design for new residential development.
 2. Protect existing housing units and neighborhoods through the enforcement of building codes and land use regulations.
 3. Encourage “infilling;” the development of new housing on vacant lots within the city.
 4. Encourage energy conservation in new housing construction and in the renovation of existing units.
 5. Support the construction of new housing units that would meet the needs of low and moderate income families.

COMMUNITY FACILITIES & SERVICES

Goal Statement: To expand and improve upon public facilities and levels of service to all residents of the community as future growth and development takes place.

Objectives:

1. To provide and maintain adequate personnel and equipment within the police and fire departments.
2. To strengthen the role of planning and codes enforcement in the city by committing additional resources to the Office of Codes and Planning.
3. To add parks and recreation facilities that will meet the needs of population growth.
4. To continue supporting the expansion of health and human resource facilities and services within the community.
5. To look into some alternatives for improving upon the collection and disposal of solid waste.
6. To complete the construction of the new community center and maximize its potential in meeting local needs.
7. To ensure that the city has the capability to meet the infrastructure and service needs of all proposals for new development.

THE ENVIRONMENT

Goal Statement: To protect and enhance the quality of the natural environment through the wise and efficient use of resources.

Objectives:

1. To consider the impact of new development upon the natural environment in the review of all proposed projects.
2. To develop public awareness programs concerning visual pollution, blight, litter, and environmental quality.
3. To provide for adequate retention of open/green space in conjunction with future development.
4. To undertake a watershed management study to minimize the effects of flooding in the City of Corbin.

LAND USE AND DEVELOPMENT

Goal Statement: To provide adequate space and infrastructure for the diversity of land uses required in a developing community, and to insure that land uses are compatible with surrounding property.

- Objectives:**
1. To utilize the land use plan as a continuing guide in the review of land use changes and requests for development.
 2. Encourage the most desirable use of land based on its location, physical characteristics, available infrastructure, and sound planning principles.
 3. Discourage new development from taking place on land that has physical limitations such as flooding, steep slope, poor drainage, unsuitable soils, etc.
 4. To encourage the use of scattered vacant parcels of land within the city.

STRATEGIES

The strategies component of the Comprehensive Plan builds on the Community Assessment and the Statement of Goals and Objectives. The purpose of the Strategies section is to recommend actions to be taken in the city's efforts to accomplish its Goals and Objectives. The city has a number of strengths that were identified in the assessment that it can build upon in future implementation of the plan.

Location on I-75 with proximity to the improved US25 corridor connecting the interstate with eastern Tennessee and areas beyond. In addition, the future development of Interstate 66 to the north will lead to increased traffic flows (and potential tourism expenditures) within the Corbin Market.

Physical location of the city within two different counties (Whitley and Knox) with its true geographic area overlapping into a third county (Laurel) creates some unique problems in the ability to administer and enforce policies and programs.

Population growth; the city is expected to grow at a slow, steady rate along with the surrounding country areas. This translates into a larger consumer base and work force in support of economic development.

Public Facilities and Services. The City of Corbin has an adequate infrastructure upon which to build and meet the needs of population growth and economic development. Infrastructure improvements have been made as required by additional development.

RECOMMENDATIONS

The following recommended actions to be taken in implementing the plan are based on the findings in the Community Assessment section, and the Statement of Goals and Objectives. As indicated, some actions should be taken in the short-term (1-2 years), while others are to be addressed either during and intermediate term (3-10 years), or over the longer –term (11-20 years).

ECONOMIC DEVELOPMENT

1. **Cultivate the Existing Economic Base:** There should be a renewed interest in the retention of existing businesses and industries that are succeeding, and in providing assistance to those entities that have the potential for expansion.
2. **Attracting the New:** In addition to holding on to what the city already has, the City of Corbin should continue efforts to attract new businesses and industries into the local area. There is still land available for commercial actives in the vicinity of the I-75 Exit 25 area and the intersection of the Corbin Bypass with US 25E. Manufacturing sites are available in both the Southeast Regional Industrial Park and the Tri-County Industrial Park.
3. **Tourism Development:** The 2008 Plan called for more efforts to attract tourists by providing additional tourism events. The limited number of events that were being promoted were well established. The NIBROC Festival is the single most important special event in Corbin that attracts tourist/visitors. Since then, the city has setup numerous “Downtown Events” such as Moonbow Nights, City Yard Sales, Farmer’s Market, Block Parties and other monthly events.
4. **Support Development of an 18 Hole Golf Course:** The 2008 Comprehensive Plan recommended that the City of Corbin Support the proposal by the City of Williamsburg to develop an 18 hole golf course near the intersection of KY 90 and US 25W. The course actually would be closer to Corbin than to Williamsburg and would be an addition to local tourism offerings. Development of the course has been an on-again, off-again endeavor, and in the intervening period of six years, the golf market in Kentucky has changed considerably. A number of new courses have been developed in the I-75 corridor from Lexington southward. If another course is being considered in the Corbin area, a feasibility study should be undertaken to determine its potential for success.
5. **Revitalization of Commercial Areas:** This item was indicated as a high priority in the community assessment survey. The city has in recent years made an effort to remove substandard structures, or require them to be brought up to standard.

The revitalization of deteriorating commercial structures and areas is vital in any efforts to improve the local economy. Of special interest is the Downtown Area.

6. **Promote and Market the New Agricultural/Convention Center:** The City has constructed a structure that would serve as a meeting place for a variety of special events. The Arena is projected to draw visitors from a multi-county area. Proposed facilities include:

The new center is to be located just off US 25, in the close proximity to Exit 25 on I-75. Specifications for the center include 5,000 fixed seats, a 125 x 250 foot ring/arena floor, 25,000 to 30,000 square foot of flat floor space, 4-5 meeting rooms and 1,800 parking spaces. Still in the works are a concrete pad to accommodate 200-300 rentable, portable stalls for equestrian and dirt events, and 50 RV hookups. The total economic impact of the center is estimated to be in the range of \$26 million, with tax revenues for the City of Corbin estimated in the area of \$206,000. Total attendance at all events is estimated to be about 255,000 annually, with the center operating at a declining deficit.

PUBLIC FACILITIES AND SERVICES

1. **Leadership Program:** The Tri-County Leadership Program was established in 1986, and has as its purpose, the preparation of future community leaders. This program is vital to the overall improvement of the city and surrounding area. Topics that are covered in the nine months course include Economic Development, Law and Justice, Government, Health Care, Education, and Leadership Principles. It is recommended that a session on Community Planning and Development be included in the course requirements.

The importance of leadership training as a factor in successful community development cannot be overemphasized. The Tri-County Leadership Program now has more than 300 alumni, many of who are taking an active role in civic affairs. This is a very positive sign for the city's future.

2. **Recreation:** The 2008 plan showed that Corbin had approximately 58 acres of park space, while the national standard called for 80 acres. As the city continues to grow, it will be necessary to expand existing facilities and to add new ones. In addition to the park system, each of the schools has recreation space as well.

Future Plans:

- Enclose the public swimming pool for winter use.
- Explore the expansion of the creek walk along Lynn Camp Creek from the Engineer Street Bridge.
- Build an extended recreational facility at the current Corbin Civic Center to include an indoor soccer field and two basketball courts, Little League

baseball fields, and outside walking trail, a softball field, horseshoe pits and multi-use fields for volleyball, croquet, and bocce.

- A lighted, fenced outdoor basketball court is planned.
- The Corbin Recreation Commission and the Corbin Tourism Board plan to complete a long-range recreation planning study for the city.

3. **Expand the Recycling Program:** The city's recycling program continues to operate successfully. Expansion of the program to include curb-side service is not considered to be economically feasible at the present time; however, a larger, more conveniently located site is being considered.
4. **Infrastructure Improvements:** Continue to upgrade the city's water supply and distribution system and sewage treatment and disposal facilities. With a projected population increase of over 27,000 in the next 6 years for Whitley and Knox counties, and expected new commercial and industrial structures, the city's existing system may not be able to meet the new demand.
5. **Protective Services:** Future plans for the Corbin Fire Department include the hiring of additional personnel and the purchase of new equipment as justified by additional growth and development of the city.
6. **Continued Support of Health/Medical Services:** Corbin's medical and health services have grown appreciably since the 2008 plan. A number of new physicians, dentists, and health practitioners have located in the city and provide a wide range of services not previously available. The Baptist Regional Medical Center has also experienced rapid growth. As illustrated in the community assessment, the health, education, and social services category accounted for most of the city's employment in 2010.
7. **Education:** The school system has made some noticeable gains over the past five years, but there is a need to continue the push for the attainment of higher levels of educational attainment. More students are going to college, but the percent of individuals with a college degree has not increased by very much. The expansion of the ECU Center in Corbin should make it possible for more local high school graduates to enroll for college credit. Improvements in the overall quality of life and the level of economic development are closely tied to the gains made in education.
8. **Planning and Code Enforcement:** The Planning and Codes Enforcement functions of the city appear to be a low priority item. The office is operated by an individual who has multiple functions and one clerical assistant. The future of the city is very much dependent upon its investment in planning and managing its physical development. Failure to commit needed resources to include additional staffing in the Planning and Codes Office will result in serious problems over the long-term. The city is to a large degree the result of the many decisions that are made regarding subdivisions development regulations and codes. The Corbin

Development Ordinance has recently been revised and should be adjusted periodically to meet changing circumstances, as needed.

9. **Annexation Policies and Programs:** Annexation is the process whereby a city extends its land area. When an unincorporated area is brought into the city, its activities are governed by the rules and regulations of the municipality. The advantages of the city in annexation are primarily twofold; 1) control over the physical development that takes place, and 2) the acquisition of additional revenues derived from existing and future development in the annexed area.

The 2008 Plan called for a very aggressive annexation policy for Corbin over the next 25 years. It stressed the need to incorporate land along and west of I-75, as well as the large unincorporated area in Knox County which is completely surrounded by the city boundary. The current plan concurs with the approach that was recommended in the 1999 Plan (Figure 5). It is anticipated that over a significant portion of the area identified in the map will be incorporated by the year 2030.

One difficulty in encouraging nearby areas to come into the city lies with the city's policy of providing city services outside the city limits (water and sewer). Fire protection is provided through a mutual aid agreement with other fire departments. As long as residents living in the unincorporated areas in and around the city are able to receive most of the city's services at lower overall costs, there is very little incentive for them to be annexed. The city provides a diversity of services to a city-plus population, but does not collect comparable fees for these services.

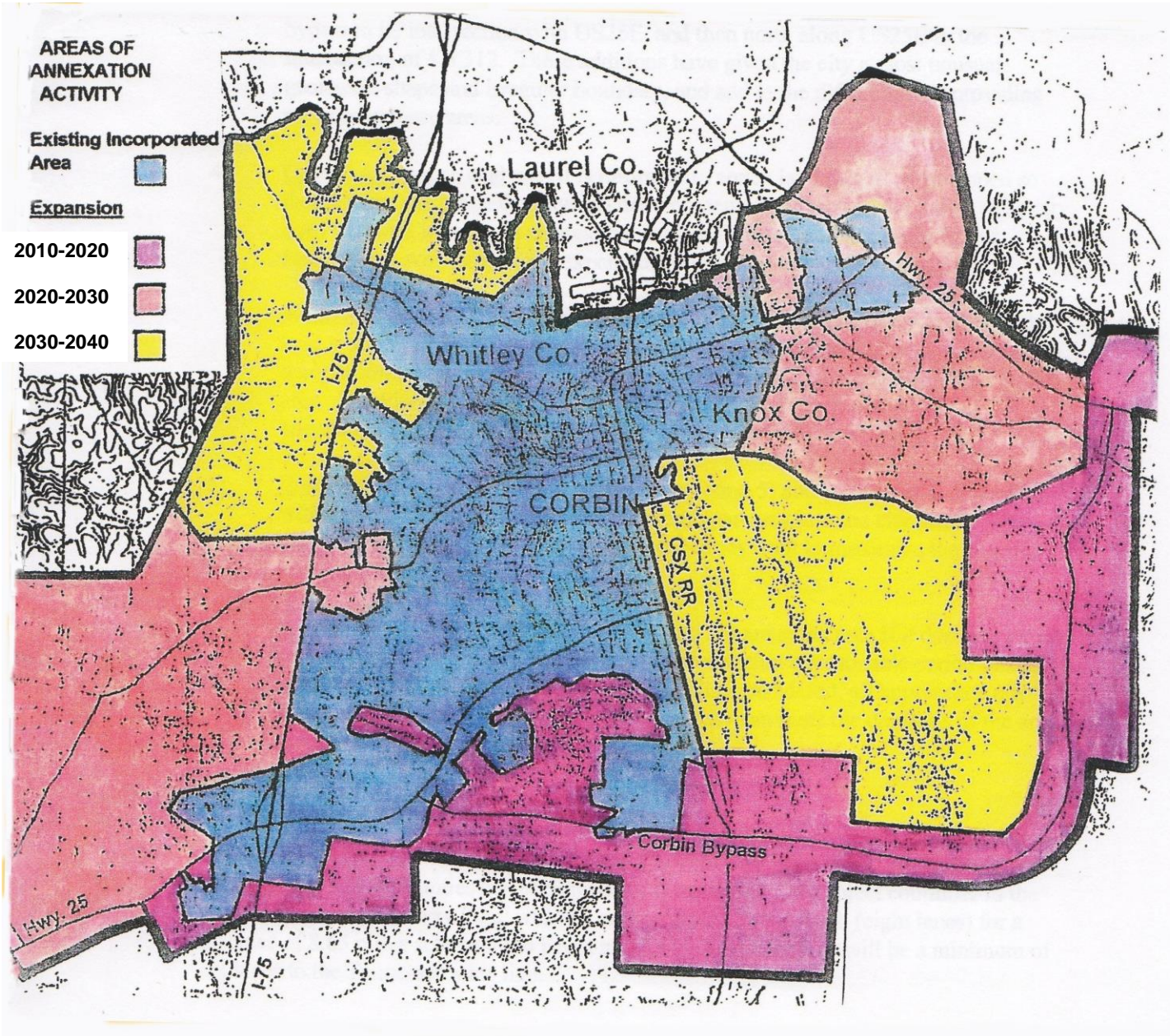
The 2008 Comprehensive Plan listed a number of important factors to be considered with the city is considering annexation:

- 1) **Degree of support for the proposed annexation:** It is desirable to have all property owners involved in the proposed annexation to be in support. If the opposition is strong enough, the issue may be brought to a vote, and defeated.
- 2) **Locations/directions of the area to be annexed:** Kentucky law requires that the area to be annexed be contiguous to the existing city boundary.
- 3) **Size and shape of the area:** From an administrative standpoint, it normally would be more advantageous to annex a relatively large tract of land in a single annexation rather than a series of small individual parcels. Tracts being annexed should be relatively compact so as to facilitate the extension of infrastructure and the provision of services, and reduce the costs involved. It is not desirable to have a series of pockets or islands of unincorporated land within the city limits.

Most of the city's recent physical expansion has been eastward along the new bypass to its intersection with US 25E, and then north along US 25E to the intersection of

KY312. These additions have given the city a most unusual geometric shape and irregular boundary, and add to the difficulties of providing services to these areas.

FIGURE 6. POTENTIAL EXPANSION OF CORBIN



- 4.) Current and future land use: It is desirable to annex land that is undeveloped so that the city can guide the physical development of the land in the future. The city does not want to bring in an area that is already developed in a substandard fashion, and will require city expenditures to bring it up to city standards.

When land is being considered for annexation, the zoning or classification of the land is an important consideration. No land should be annexed with a zoning designation that would be detrimental to the land use in the immediate city land area. The Planning Commission should take a hard look at the proposed annexation to ensure that it is in harmony with the surrounding land uses.

- 5.) Cost and benefits: As briefly discussed in 4) and 5) above, the city is concerned with the overall cost and benefits of bringing an area into the city limits. The same is true for the property owner. Both parties want to maximize the benefits and minimize the costs.
- 6.) Availability of city services: The city should not annex an area if it does not have the capacity for providing services to that area within a reasonable period of time. When an initial petition for annexation is being considered, all appropriate city agencies should be consulted to ensure that they can meet the demands of the area involved.

TRANSPORTATION

1. **Widening of I-75:** The widening of Interstate 75 from four lanes to six lanes through Laurel and Whitley Counties has been partially completed. The project continues in the state's Six-Year Highway Plan, with the section from Corbin south (eight lanes) for a distance of 8.65 miles scheduled to begin in 2006. Eventually I-75 will be a minimum of six lanes to the Tennessee State line.
2. **Highway Improvements:** As indicated in the Community Assessment, Corbin area highways have experienced significant increases in average daily traffic figures with highway volumes that are at or approaching 20,000 vehicles per day. To ensure that the future growth and development does not overload local roads, the city should continue to recommend additional operational and systems improvements to be added to the Unscheduled Needs List. The proposed Western Connector described in the 1999 Plan may be an item to add to the Unscheduled Needs List in the future, when additional subdivision development takes place west of I-75. The recommendation was for an improved north-south connector that would facilitate traffic movement from US 25W on the south to KY312 on the north.

The proposed I-66 highway corridor project to be constructed about half-way between Corbin and London, will have play a major role in the determination of future traffic movements in the area.

HOUSING

1. **Enhancement of Residential Area:** As with deteriorating commercial structures and areas, there is a similar need in the older residential neighborhoods of Corbin. The 2010 Census of Housing revealed that some 63% of the housing units were more than 40 years old. Conservation and renovation are two measures that will be needed in order to keep housing units from becoming dilapidated.

The city has been working to remove substandard housing units or require them to be brought up to code. This should be an on-going effort. The Corbin Housing Authority is working to attain grants and other financial assistance to eliminate substandard housing. Phase I would focus on the 4th and 5th Street areas. Organizations such as Habitat for Humanity and other non-profit housing programs could be of value in increasing the availability of more affordable housing.

2. **Infilling of Vacant Lots:** In addition, where possible, facilitate the in-filling of vacant lots through use of waivers and dimensional variances where appropriate. There are a number of vacant lots scattered throughout the cities (especially in the older sections of Corbin that could be developed for residences at a cost that would provide more affordable housing and generate additional revenues for the city.

THE ENVIRONMENT

1. **Beautification:** Efforts to make the City of Corbin a more attractive community should be continued. Code enforcement plays a major role in this program. Citizens should be encouraged to keep their property in good repair, and to reduce the amount of litter being deposited along city streets.

Included in this recommendation is to improve the appearance of the main entrances into the city (gateways) by additional signs, landscaping, cleanup campaigns, etc. The Adopt-A-Street program should be expanded as part of this program.

2. **Environmental Awareness:** The effects of development upon the natural environment (land, soils, water, air, vegetation, etc.) should be given a higher priority in all proposed development activities, both by the Planning Commission and the City Commission in their reviews. Citizens need to have a greater awareness of the role they can play in better utilizing resources and protecting the natural environment.
3. **Watershed Management:** There is a need to conduct a detailed study of the Corbin area watershed, and to make specific recommendations for improving drainage and reducing the threat of future flooding. As development continues to

take place, the cumulative effects of this physical development will be a major concern unless preventative measures are taken in the near future.

HISTORIC PRESERVATION

1. Support the programs of local historic groups in their efforts to preserve/conservate the city's historic resources.
2. Support on-going programs to develop tourism programs and projects that spotlight the city's historic significance.
3. Insure that all applications for land use changes and development that come before the planning commission and city commission are reviewed thoroughly for historic values, and that all historic sites and structures identified are properly protected.

LAND USE AND DEVELOPMENT

The Future Land Use Plane projects land uses in Corbin and the immediate contiguous area over the twenty year planning period. The map of future land use builds on the city's basic spatial components, well-established planning and development principles, present land use and zoning patterns, and future land use needs. Present land uses and zoning were briefly discussed in the Community Assessment.

Spatial Components

Conceptually, the City of Corbin consists of three basic spatial components; 1) Places, 2) Corridors, and 3) Intervening Areas (Figures 7). Each of these components has different planning and development requirements due to their varying functions. Places are focal points of concentrated activity (such as the industrial park, a shopping center, or a school complex) that attract large segments of the population along with vehicular traffic. Corridors are the linkages that channelize the flow of vehicular traffic and utilities between places and intervening areas, tie the places together, and serve to separate different land use areas. They include highways, utility lines, pedestrian walkways and bikeways, and landscape buffers.

Intervening Areas are the extensive spaces between the corridors and places people live, comprising most of the land area in the city. These areas are likely to be predominantly in residential land uses or mixed uses. Oftentimes these areas will have a different land use along the edges (such as commercial uses along a corridor or at the intersection of corridors) from the land use or uses in the interior. It is not desirable to have intensive commercial development taking place in a strip fashion along the fringes of these areas.

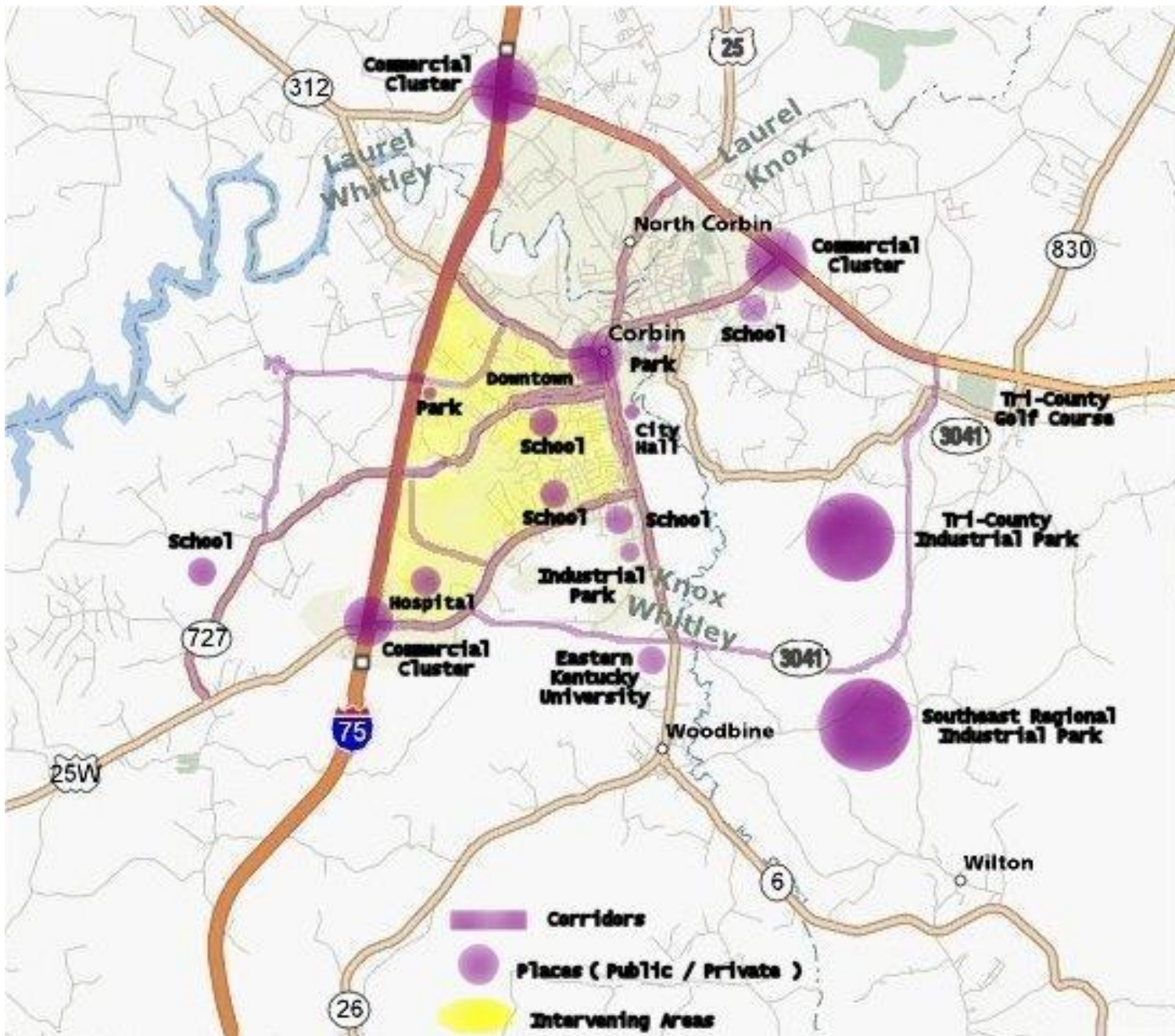


FIGURE 7. EXAMPLES OF SPATIAL COMPONENTS

Planning Principles

The Land Use Plan is guided by well established planning principles to be used as reference points in making decisions regarding the future use and development of land in Corbin. Each major category of land use (residential, commercial, industrial, public and semi-public,) has requirements that differ from the other land uses. These principles should guide all land use decisions made by the Planning Commission and the City Commission.

Residential Land Uses

The most extensive use of developed land in the City of Corbin is for residences. Included in this category are single-family (both detached and attached), two-family residences, and multi-family residences. Residential units may also be categorized as group quarters (dormitories, nursing homes) and mobile homes. It is desirable to allow for this diversity in order to meet the housing needs of different socio-economic groups in the city.

The residence or home constitutes one of the most important elements in the community. The home place represents the single most significant investments that most people will make in their lifetime. It is also the place where people are likely to spend most of their time. Accordingly, residential land use should be given a great deal of special consideration in the overall development of a given area. Uses that are detrimental to residential areas should be discouraged, or shielded from residential in such a way as to mitigate any detrimental effects.

Site Requirements - Land used for residential purposes should be level to gently sloping, with soils that are adequate to support the foundation, lawns, and landscaping. The site should be provided with appropriate services to include water, sewage disposal, electricity, gas, cable, telephone, solid waste disposal, and other as deemed appropriate. Residences are usually located on minor streets that generate low levels of vehicular traffic.

The requirements for single-family residences and multi-family residences are quite different. The intensity of land use increased significantly as land goes from low-density single-family residences to higher-density multi-family residences. Higher density housing places more demands on parking, the need for useable green space, garbage collection, streets, etc.

Relative Location – Residential land should be developed in close proximity to other residential areas, and clustered into neighborhoods. These neighborhoods should in turn be in close proximity to convenience-type businesses, schools, and recreation areas. It is desirable that some of these supporting activities are found within reasonable walking distance for residents.

Commercial Land Uses

Commercial activities include a variety of businesses that occupy a small percentage of the land area in the city. Businesses employ a substantial part of the labor force, and provide consumers with a wide range of goods and services that are in demand.

All commercial activities can be grouped into, 1.) convenience activities that are dispersed throughout the community, usually involve frequent small-scale purchases, require a relatively small consumer base (threshold population), and can be acquired with very little travel time, and 2) shopping activities that found in a limited number of

locations, involve larger-scale purchases, require a larger population base, and can be acquired with a longer travel time. When determining the location for a commercial activity, the function of the activity as described herein should be taken into consideration.

In Corbin, commercial activities are classified as; 1) neighborhood commercial, 2) general commercial, 3) central business district, 3) planned shopping centers, 5) professional offices, and 6) Interstate Commercial. The city also has provisions for planned unit developments (PUDs) which allow for mixing of a limited amount of neighborhood businesses with residential areas.

In the past, the downtown area served as the single focal point for business in Corbin, with a strong mixture of retail places and other activities. In recent years there has been a significant shift of business activities out along US 25E in southern Laurel County, and around Exit 25 on I-75 in Corbin.

Site Requirements - Land used for commercial purposes should be level to gently sloping, with soils that are adequate to support building foundations, parking lots, and other associated structures. The site should have adequate parking spaces to service its customers, and should be provided with adequate infrastructure to include water, electric, gas, telephone/cable, waster disposal, and other services as deemed appropriate and feasible.

Relative Location – Commercial land should be located where highways intersect, or where highways intersect with collector streets. The clustering of commercial activities around high access points (major intersections) is the most desirable pattern. In addition, commercial activities may be located on highways adjacent to other commercial uses, but should not be allowed to develop into long continuous strips that interfere with the effective flow of traffic. There should be allowances made for individual dispersed commercial activities that are not dependent upon a large customer base. Finally, in light of changing technology (computers, cable, ect.) a number of small businesses are operating out of homes.

Industrial Land Uses

Industrial activities also take up a relatively small portion of the total land used in Corbin. Most of the industrial (manufacturing) activities are confined to the Corbin Industrial Parks along the bypass. In addition, there are a few older individual dispersed manufacturing sites. The trend in recent years has been to cluster manufacturers in large planned sites with adequate infrastructure, and reasonable access to more than one means of transportation (truck and air, or truck and rail).

Site Requirements – Most manufacturers desire to locate on a site that is relatively flat with ample room for future expansion. The plant likely will be constructed on one level and may take up several acres of land. Industrial sites require a much higher level of public services in terms of water supply, sewage disposal, electric, gas, and other utilities,

than is true of other land uses. They may also require special accommodations to deal with hazardous materials. Soils should be capable of supporting the large structures and heavy equipment often associated with manufacturing.

Relative Location – The most desirable location for a manufacturer is in an industrial park with other similar activities. Clustering of manufacturers leads to advantages of agglomeration, where one industry's finished or semi-finished product may become the raw material for another on-site industry.

However, it is realized that manufacturers may find other locations more suitable. Manufacturing must have sufficient access to move raw materials (often large or bulky) and employees to the site, and to ship out finished products at a low cost. Access to local protective services (fire, police, and emergency personnel) may be an important consideration. Location on or near a major highway or interstate interchange is an advantage in many cases.

Public and Semi-Public Land Uses

Public and semi-public land uses cover a broad spectrum of activities. The primary characteristic is either control by the public sector, or uses that by their nature take on the character of a public use. These activities may include federal, state, or local governmental uses, as well as non-profit and charitable organizations.

Site Requirements – It is difficult to make general statements about site requirements because of the great variety of activities included under this heading. An individual use may require practically no infrastructure (small cemetery), and may be situated on land that is not highly suitable for another uses (a hiking trail).

Relative Location – The same is true of relative location. Some public or semi-public uses may not require a high degree of access (small play-ground), while others would need to be located on or near a major highway (tourist attraction).

Existing Land Use

The existing land use patterns serve as a framework for future development. Once land is committed to particular use, it is not likely to change in usage for a long time period of time.

As described above, the different types of land uses have varying location and site requirements, result in different intensities of land use, and create a diversified cultural landscape. One of the key concerns in land use planning is to ensure that these various land uses are in harmony with each other to the greatest degree possible. The general rule is to provide rather gentle transitions from a low-intensity land use to one of the higher intensity. Where this is not a feasible, the difference in land use can be mitigated by the use of landscape buffers. In some cases, natural feature or transportation corridors

provide a sufficient buffer. Good design in subdivision and development plans can minimize the detrimental effects of differing land uses.

Zoning of the Land

Land that is presently in one use can be changed through the process of amending the Official Zoning Map. The primary consideration to be addressed in this process is whether or not the requested change is in keeping with the Comprehensive Plan. Once a piece of land is zoned to a particular use, the likelihood is that it will be used for that purpose. However, some land that is in one classification may actually be currently in another use.

Future Land Use Needs

Corbin has undergone an expansion in its land area through recent annexations, especially along the new bypass from KY 26 to US 25 and increments along US 25 west. The city presently comprises an estimated area of 5.1 square miles of land (32, 840 acres). The city does not have statistics regarding the percentage of land use classification.

THE FUTURE LAND USE PLAN

INTERVENING AREAS

Residential Areas

Single-family residential uses are presently the most prominent use of land in the intervening areas. Although a large portion of the city is zoned for multi-family residential use, much of it is presently in single-family residential use. Multi-family housing units make up a small percentage of the total housing units and are dispersed throughout the city. As the city continues to develop outward, and as the inner core area continues to age, it would be reasonable to expect some of the older areas to be revitalized in higher density housing. Most of the future residential development in the Corbin area is expected to take place west of I-75 and in Knox County inside the bypass. The 1999 Plan called for the city to encourage annexation of these areas into the city limits in two phases through the year 2030 as illustrated previously in Figure 5, Average daily traffic flows.

The Plan encourages the neighborhood concept to be the focus of residential development. Strong neighborhoods make strong communities. The Plan proposes that in the future, as new residential areas develop, that neighborhood parks be included in areas (especially larger subdivisions) that have no public recreational space within reasonable access. These parks could be provided as part of the cost of development and maintained by funds from a Neighborhood Development Association.

Mixed Land Use Area

Some of the intervening areas are comprised of mixed land uses; single-family and multi-family residential, single-family residential and commercial, (largely along the edge of the areas paralleling arterial streets. The mixing of land uses should be carefully considered to ensure that no unharmonious land use situation is created. These are provision in the Corbin Development Ordinance for guiding mixed land uses through the provisions of Planned Unit Developments. The key to successful mixing of land uses lies largely in the attention paid to design and enforcement. This is an approach that should be encouraged in the future.

Open Space/Green Space Areas

Within the city there are significant areas of open/green space as a result of topography that is too steep for development, stream beds, parks/recreation space, and portions of developed space that remains without structures.

ACTIVITY CENTERS (PLACES)

Activity Centers should be relatively compact areas served by highways or collector streets, that accommodate large numbers of people for employment proposes (shopping center), to participate in leisure activities (community park) or to partake of service (high school, hospital). The largest of these focal points of activities include commercial, industrial, and public places.

Commercial Centers

Commercial center are classified according to their functions. At the top of the hierarchy are large general commercial areas such as the downtown (Central Business District), and expanding commercial clusters around the US 25W/I-75 Interchange (Exit 29) and the intersection of US 25E and KY312 (Master Street).

The downtown area is in need of revitalization. It is the oldest of the commercial area, with buildings in need of painting and repairs, upgrading of signs, in-fill of vacant buildings, and diversification of functions. The CBD has shifted in its past function as a focal point for retail activities, as well as services to the traveling public (service stations, restaurants, motels, etc.). The Planning Commission should encourage commercial activities to be clustered around the intersection of major arterial streets, and not develop in a strip fashion. Strip commercial development impedes the efficient flow of traffic and creates a number of potential accident points.

The city presently has extensive linear commercial development along US 25 from KY26 to I-75, along KY312 east, and KY26 from the downtown area to the bypass. In additional, the majority of the bypass from KY26 to US 25E as well as a section of US 25E has been zoned for commercial use.

The projected population growth of Corbin and the surrounding area over the next 20 years should not require significant rezoning of property for commercial use.

Industrial Centers

Most of Corbin's industrial development is concentrated in the two industrial parks (The Southeast Regional Industrial Park, and the Tri-Country Industrial Park) along the South Corbin Bypass (KY3041). These two industrial areas with over 800 total acres of land have sufficient space to accommodate any expected industrial growth over the next 20 years.

IN addition, there are small dispersed industrial areas along KY 26 and in the CSX rail yards that account for most of the remainder of manufacturing establishments.

Public Centers

The major public activity points are found in the core area of the city and include the Corbin City Hall, city parks, Corbin High School, elementary and middle schools, the ECU Corbin campus, the Hospital, and the Agricultural/Convention Center.

TRANSPORTATION CORRIDORS

Consideration should be given to designating the South Corbin Bypass and US 25E as Overlay Transportation Corridors which would allow better management of access and traffic flow, as well as future development along these highways. The Kentucky Transportation Cabinet has produced a model Access Management Ordinance that provides a comprehensive approach to dealing with future development along major highways.

CONCLUDING REMARKS

This Comprehensive Plan is designed to serve as a general reference point for the future development of the City of Corbin. Figure 8 depicts the general land use plan for the City of Corbin over the next 20-25 years. In order for the Plan to be implemented, it needs to be understood and accepted by both the city leaders and the citizenry. It is most important that there be a vision for what the people of Corbin want their city to be in another 20-25 years. Corbin will undergo vast changes over that time period and it is critical that those changes are given the direction that comes through the planning process. Finally, the necessary tools for implementing the plan (land use regulations, subdivision regulations, codes enforcement. Project plans, and city policies and programs) need to remain current and to be closely tied to the city decision-making process.

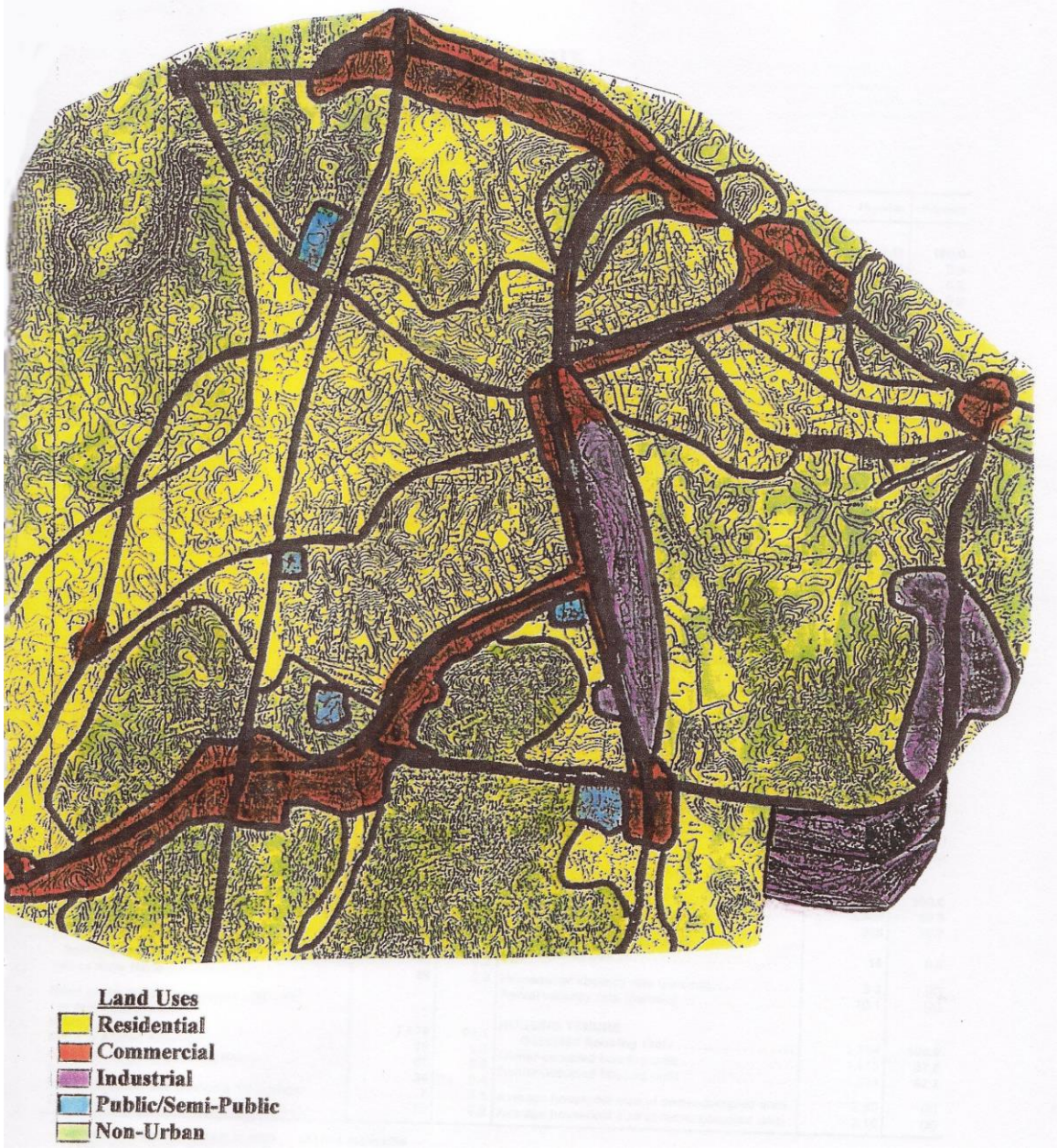


FIGURE 8. FUTURE LAND USE PLAN

APPENDIX

Table DP-1. Profile of General Demographic Characteristics: 2010
Geographic area: Corbin City, Kentucky

2010 Census data for CORBIN, KY

Total Population	7,304	100.00%	HISPANIC OR LATINO		
Under 5 years	467	6.40%	Race alone or in combination with one or more other races: [4]		
5 to 9 years	460	6.30%	White	7,196	98.50%
10 to 14 years	451	6.20%	Black or African American	34	0.50%
15 to 19 years	435	6.00%	American Indian and Alaska Native	66	0.90%
20 to 24 years	453	6.20%	Asian	59	0.80%
25 to 29 years	412	5.60%	Native Hawaiian and Other Pacific Islander	3	0.00%
30 to 34 years	430	5.90%	Some Other Race	31	0.40%
35 to 39 years	404	5.50%			
40 to 44 years	423	5.80%	Total population	7,304	100.00%
45 to 49 years	460	6.30%	Hispanic or Latino (of any race)	87	1.20%
50 to 54 years	496	6.80%	Mexican	48	0.70%
55 to 59 years	472	6.50%	Puerto Rican	19	0.30%
60 to 64 years	420	5.80%	Cuban	4	0.10%
65 to 69 years	359	4.90%	Other Hispanic or Latino [5]	16	0.20%
70 to 74 years	296	4.10%	Not Hispanic or Latino	7,217	98.80%
75 to 79 years	307	4.20%			
80 to 84 years	276	3.80%	HISPANIC OR LATINO AND RACE		
85 years and over	283	3.90%	Total population	7,304	100.00%
			Hispanic or Latino	87	1.20%
Median age (years)	41.6	(X)	White alone	53	0.70%
			Black or African American alone	0	0.00%
16 years and over	5,848	80.10%	American Indian and Alaska Native alone	2	0.00%
18 years and over	5,662	77.50%	Asian alone	4	0.10%
21 years and over	5,407	74.00%	Native Hawaiian and Other Pacific Islander alone	0	0.00%
62 years and over	1,764	24.20%	Some Other Race alone	14	0.20%
65 years and over	1,521	20.80%	Two or More Races	14	0.20%
			Not Hispanic or Latino	7,217	98.80%
Male population of CORBIN, KY	3,251	44.50%	White alone	7,062	96.70%
Under 5 years	250	3.40%	Black or African American alone	19	0.30%
5 to 9 years	217	3.00%	American Indian and Alaska Native alone	21	0.30%
10 to 14 years	209	2.90%	Asian alone	43	0.60%
15 to 19 years	222	3.00%	Native Hawaiian and Other Pacific Islander alone	0	0.00%
20 to 24 years	210	2.90%	Some Other Race alone	5	0.10%
25 to 29 years	203	2.80%	Two or More Races	67	0.90%
30 to 34 years	197	2.70%			
35 to 39 years	198	2.70%	RELATIONSHIP		
40 to 44 years	199	2.70%	The Population of CORBIN, KY	7,304	100.00%
45 to 49 years	204	2.80%	In households	7,011	96.00%
50 to 54 years	233	3.20%	Householder	3,093	42.30%
55 to 59 years	214	2.90%	Spouse [6]	1,276	17.50%
60 to 64 years	174	2.40%	Child	1,925	26.40%
65 to 69 years	142	1.90%	Own child under 18 years	1,412	19.30%
70 to 74 years	109	1.50%	Other relatives	431	5.90%
75 to 79 years	105	1.40%	Under 18 years	198	2.70%
80 to 84 years	97	1.30%	65 years and over	62	0.80%
85 years and over	68	0.90%	Nonrelatives	286	3.90%
			Under 18 years	30	0.40%
Median age (years)	38	(X)	65 years and over	13	0.20%
16 years and over	2,538	34.70%	Unmarried partner	143	2.00%
18 years and over	2,442	33.40%	In group quarters	293	4.00%
21 years and over	2,310	31.60%	Institutionalized population	281	3.80%
62 years and over	623	8.50%	Male	59	0.80%
65 years and over	521	7.10%	Female	222	3.00%
			Noninstitutionalized population	12	0.20%
Female population of CORBIN, KY	4,053	55.50%	Male	6	0.10%
Under 5 years	217	3.00%	Female	6	0.10%
5 to 9 years	243	3.30%			
10 to 14 years	242	3.30%	HOUSEHOLDS BY TYPE		
15 to 19 years	213	2.90%	Total households for CORBIN, KY	3,093	100.00%
20 to 24 years	243	3.30%	Family households (families) [7]	1,903	61.50%
25 to 29 years	209	2.90%	With own children under 18 years	801	25.90%
30 to 34 years	233	3.20%			
35 to 39 years	206	2.80%	Husband-wife family	1,276	41.30%
40 to 44 years	224	3.10%	With own children under 18 years	467	15.10%
45 to 49 years	256	3.50%	Male householder, no wife present	131	4.20%

50 to 54 years	263	3.60%	With own children under 18 years	56	1.80%
55 to 59 years	258	3.50%	Female householder, no husband present	496	16.00%
60 to 64 years	246	3.40%	With own children under 18 years	278	9.00%
65 to 69 years	217	3.00%	Nonfamily households [7]	1,190	38.50%
70 to 74 years	187	2.60%	Householder living alone	1,075	34.80%
75 to 79 years	202	2.80%	Male	358	11.60%
80 to 84 years	179	2.50%	65 years and over	111	3.60%
85 years and over	215	2.90%	Female	717	23.20%
			65 years and over	393	12.70%
Median age (years)	44.9	(X)			
			Households with individuals under 18 years	921	29.80%
16 years and over	3,310	45.30%	Households with individuals 65 years and over	1,003	32.40%
18 years and over	3,220	44.10%			
21 years and over	3,097	42.40%	Average household size of CORBIN, KY	2.27	(X)
62 years and over	1,141	15.60%	Average family size for CORBIN, KY [7]	2.91	(X)
65 years and over	1,000	13.70%			
			HOUSING OCCUPANCY		
Race			Total housing units	3,507	100.00%
What is the Population of CORBIN, KY	7,304	100.00%	Occupied housing units	3,093	88.20%
One Race	7,223	98.90%	Vacant housing units	414	11.80%
White	7,115	97.40%	For rent	116	3.30%
Black or African American	19	0.30%	Rented, not occupied	5	0.10%
American Indian and Alaska Native	23	0.30%	For sale only	84	2.40%
Asian	47	0.60%	Sold, not occupied	15	0.40%
Asian Indian	29	0.40%	For seasonal, recreational, or occasional use	24	0.70%
Chinese	7	0.10%	All other vacants	170	4.80%
Filipino	9	0.10%			
Japanese	1	0.00%	Homeowner vacancy rate (percent) [8]	4.7	(X)
Korean	0	0.00%	Rental vacancy rate (percent) [9]	7.7	(X)
Vietnamese	0	0.00%			
Other Asian [1]	1	0.00%	HOUSING TENURE		
Native Hawaiian and Other Pacific Islander	0	0.00%	Occupied housing units	3,093	100.00%
Native Hawaiian	0	0.00%	Owner-occupied housing units	1,698	54.90%
Guamanian or Chamorro	0	0.00%	Population in owner-occupied housing units	4,074	(X)
Samoan	0	0.00%	Average household size of owner-occupied units	2.4	(X)
Other Pacific Islander [2]	0	0.00%	Renter-occupied housing units	1,395	45.10%
Some Other Race	19	0.30%	Population in renter-occupied housing units	2,937	(X)
Two or More Races	81	1.10%	Average household size of renter-occupied units	2.11	(X)
White; American Indian and Alaska Native [3]	41	0.60%			
White; Asian [3]	9	0.10%			
White; Black or African American [3]	14	0.20%			
White; Some Other Race [3]	12	0.20%			

Source: U.S. Census Bureau, 2010 Census.

Source: U.S. Census Bureau, 2010 Census.

Table DP-2. Profile of Selected Social Characteristics: 2000

Geographic area: Corbin city, Kentucky

[Data based on a sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
SCHOOL ENROLLMENT			NATIVITY AND PLACE OF BIRTH		
Population 3 years and over enrolled in school.....	1,743	100.0	Total population.....	7,708	100.0
Nursery school, preschool.....	118	6.8	Native.....	7,633	99.0
Kindergarten.....	116	6.7	Born in United States.....	7,617	98.8
Elementary school (grades 1-8).....	783	44.9	State of residence.....	5,875	76.2
High school (grades 9-12).....	523	30.0	Different state.....	1,742	22.6
College or graduate school.....	203	11.6	Born outside United States.....	16	0.2
EDUCATIONAL ATTAINMENT			Foreign born.....	75	1.0
Population 25 years and over.....	5,143	100.0	Entered 1990 to March 2000.....	33	0.4
Less than 9th grade.....	745	14.5	Naturalized citizen.....	27	0.4
9th to 12th grade, no diploma.....	721	14.0	Not a citizen.....	48	0.6
High school graduate (includes equivalency).....	1,672	32.5	REGION OF BIRTH OF FOREIGN BORN		
Some college, no degree.....	933	18.1	Total (excluding born at sea).....	75	100.0
Associate degree.....	150	2.9	Europe.....	13	17.3
Bachelor's degree.....	518	10.1	Asia.....	35	46.7
Graduate or professional degree.....	404	7.9	Africa.....	-	-
Percent high school graduate or higher.....	71.5	(X)	Oceania.....	-	-
Percent bachelor's degree or higher.....	17.9	(X)	Latin America.....	27	36.0
MARITAL STATUS			Northern America.....	-	-
Population 15 years and over.....	6,236	100.0	LANGUAGE SPOKEN AT HOME		
Never married.....	1,078	17.3	Population 5 years and over.....	7,227	100.0
Now married, except separated.....	3,566	57.2	English only.....	7,081	98.0
Separated.....	171	2.7	Language other than English.....	146	2.0
Widowed.....	660	10.6	Speak English less than "very well".....	81	1.1
Female.....	572	9.2	Spanish.....	83	1.1
Divorced.....	761	12.2	Speak English less than "very well".....	48	0.7
Female.....	506	8.1	Other Indo-European languages.....	63	0.9
GRANDPARENTS AS CAREGIVERS			Speak English less than "very well".....	33	0.5
Grandparent living in household with one or more own grandchildren under 18 years.....	112	100.0	Asian and Pacific Island languages.....	-	-
Grandparent responsible for grandchildren.....	68	60.7	Speak English less than "very well".....	-	-
VETERAN STATUS			ANCESTRY (single or multiple)		
Civilian population 18 years and over ..	5,864	100.0	Total population.....	7,708	100.0
Civilian veterans.....	959	16.4	Total ancestries reported.....	5,892	76.4
DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION			Arab.....	-	-
Population 5 to 20 years.....	1,711	100.0	Czech ¹	27	0.4
With a disability.....	120	7.0	Danish.....	9	0.1
Population 21 to 64 years.....	3,985	100.0	Dutch.....	60	0.8
With a disability.....	1,213	30.4	English.....	777	10.1
Percent employed.....	31.3	(X)	French (except Basque) ¹	87	1.1
No disability.....	2,772	69.6	French Canadian ¹	-	-
Percent employed.....	76.9	(X)	German.....	523	6.8
Population 65 years and over.....	1,231	100.0	Greek.....	-	-
With a disability.....	706	57.4	Hungarian.....	53	0.7
RESIDENCE IN 1995			Irish ¹	669	8.7
Population 5 years and over.....	7,227	100.0	Italian.....	32	0.4
Same house in 1995.....	3,772	52.2	Lithuanian.....	-	-
Different house in the U.S. in 1995.....	3,367	46.6	Norwegian.....	24	0.3
Same county.....	1,365	18.9	Polish.....	30	0.4
Different county.....	2,002	27.7	Portuguese.....	-	-
Same state.....	1,512	20.9	Russian.....	30	0.4
Different state.....	490	6.8	Scotch-Irish.....	125	1.6
Elsewhere in 1995.....	88	1.2	Scottish.....	131	1.7
			Slovak.....	-	-
			Subsaharan African.....	-	-
			Swedish.....	35	0.5
			Swiss.....	27	0.4
			Ukrainian.....	-	-
			United States or American.....	2,333	30.3
			Welsh.....	28	0.4
			West Indian (excluding Hispanic groups).....	3	-
			Other ancestries.....	889	11.5

-Represents zero or rounds to zero. (X) Not applicable.

¹The data represent a combination of two ancestries shown separately in Summary File 3. Czech includes Czechoslovakian. French includes Alsatian. French Canadian includes Acadian/Cajun. Irish includes Celtic.

Source: U.S. Bureau of the Census, Census 2000.

Table DP-4. Profile of Selected Housing Characteristics: 2000

Geographic area: Corbin city, Kentucky

[Data based on a sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
Total housing units	3,694	100.0	OCCUPANTS PER ROOM		
UNITS IN STRUCTURE			Occupied housing units	3,307	100.0
1-unit, detached	2,379	64.4	1.00 or less	3,267	98.8
1-unit, attached	36	1.0	1.01 to 1.50	26	0.8
2 units	266	7.2	1.51 or more	14	0.4
3 or 4 units	209	5.7			
5 to 9 units	219	5.9	Specified owner-occupied units	1,615	100.0
10 to 19 units	88	2.4	VALUE		
20 or more units	207	5.6	Less than \$50,000	465	28.8
Mobile home	290	7.9	\$50,000 to \$99,999	820	50.8
Boat, RV, van, etc	-	-	\$100,000 to \$149,999	186	11.5
			\$150,000 to \$199,999	79	4.9
YEAR STRUCTURE BUILT			\$200,000 to \$299,999	35	2.2
1999 to March 2000	74	2.0	\$300,000 to \$499,999	14	0.9
1995 to 1998	257	7.0	\$500,000 to \$999,999	16	1.0
1990 to 1994	200	5.4	\$1,000,000 or more	-	-
1980 to 1989	481	13.0	Median (dollars)	65,400	(X)
1970 to 1979	695	18.8			
1960 to 1969	623	16.9	MORTGAGE STATUS AND SELECTED		
1940 to 1959	887	24.0	MONTHLY OWNER COSTS		
1939 or earlier	477	12.9	With a mortgage	946	58.6
			Less than \$300	23	1.4
ROOMS			\$300 to \$499	159	9.8
1 room	16	0.4	\$500 to \$699	348	21.5
2 rooms	75	2.0	\$700 to \$999	238	14.7
3 rooms	479	13.0	\$1,000 to \$1,499	137	8.5
4 rooms	756	20.5	\$1,500 to \$1,999	21	1.3
5 rooms	902	24.4	\$2,000 or more	20	1.2
6 rooms	635	17.2	Median (dollars)	669	(X)
7 rooms	346	9.4	Not mortgaged	669	41.4
8 rooms	262	7.1	Median (dollars)	207	(X)
9 or more rooms	223	6.0			
Median (rooms)	5.1	(X)	SELECTED MONTHLY OWNER COSTS		
			AS A PERCENTAGE OF HOUSEHOLD		
Occupied housing units	3,307	100.0	INCOME IN 1999		
YEAR HOUSEHOLDER MOVED INTO UNIT			Less than 15.0 percent	693	42.9
1999 to March 2000	828	25.0	15.0 to 19.9 percent	220	13.6
1995 to 1998	876	26.5	20.0 to 24.9 percent	215	13.3
1990 to 1994	449	13.6	25.0 to 29.9 percent	131	8.1
1980 to 1989	576	17.4	30.0 to 34.9 percent	52	3.2
1970 to 1979	297	9.0	35.0 percent or more	287	17.8
1969 or earlier	281	8.5	Not computed	17	1.1
VEHICLES AVAILABLE			Specified renter-occupied units	1,427	100.0
None	487	14.7	GROSS RENT		
1	1,328	40.2	Less than \$200	320	22.4
2	1,114	33.7	\$200 to \$299	246	17.2
3 or more	378	11.4	\$300 to \$499	483	33.8
			\$500 to \$749	208	14.6
HOUSE HEATING FUEL			\$750 to \$999	31	2.2
Utility gas	2,513	76.0	\$1,000 to \$1,499	-	-
Bottled, tank, or LP gas	37	1.1	\$1,500 or more	-	-
Electricity	704	21.3	No cash rent	139	9.7
Fuel oil, kerosene, etc	21	0.6	Median (dollars)	328	(X)
Coal or coke	-	-			
Wood	25	0.8	GROSS RENT AS A PERCENTAGE OF		
Solar energy	-	-	HOUSEHOLD INCOME IN 1999		
Other fuel	7	0.2	Less than 15.0 percent	280	19.6
No fuel used	-	-	15.0 to 19.9 percent	103	7.2
			20.0 to 24.9 percent	203	14.2
SELECTED CHARACTERISTICS			25.0 to 29.9 percent	188	13.2
Lacking complete plumbing facilities	15	0.5	30.0 to 34.9 percent	108	7.6
Lacking complete kitchen facilities	-	-	35.0 percent or more	377	26.4
No telephone service	212	6.4	Not computed	168	11.8

-Represents zero or rounds to zero. (X) Not applicable.

Source: U.S. Bureau of the Census, Census 2000.

TAXES & INCENTIVES

Property Taxes:

All tax rates are expressed in terms of cents per \$100 of the taxable value of properties subject to taxation.

Kentucky Sales and Use Tax is imposed at the rate of **6 percent** of gross receipts or purchase price. There are no local sales and use taxes in Kentucky.

2014 Tax Year			KNOX COUNTY 061						
TID	TID TYPE	TAKING JURISDICTIONS	REAL ESTATE	PERSONAL	INVENTORY	PERSONAL WATERCRAFT	DOCUMENTED WATERCRAFT	PERSONAL AIRCRAFT	INVENTORY IN TRANSIT
061001	COUNTY	AMBULANCE	1.2000	2.5700	2.5700	9.7500	0.0000	2.5700	2.5700
061003	COUNTY	EXTENSION SERVICES	3.5000	7.8900	7.8900	2.2400	0.0000	7.8900	7.8900
061004	COUNTY	GENERAL	10.9000	24.4200	24.4200	14.0000	24.4200	24.4200	0.0000
061005	COUNTY	HEALTH	2.5000	2.5000	2.5000	2.5000	2.5000	2.5000	2.5000
061018	COUNTY	HOSPITAL	7.0000	7.0000	7.0000	0.0000	0.0000	7.0000	7.0000
061006	COUNTY	LIBRARY	4.3000	11.7800	11.7800	2.4000	0.0000	11.7800	11.7800
061015	COUNTY	SOIL CONSERVATION	1.7000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
COUNTY WIDE TOTAL			31.1000	56.1600	56.1600	30.8900	26.9200	56.1600	31.7400
061008	SCHOOL	GENERAL BARBOURVILLE INDEPENDENT	51.2000	51.2000	51.2000	53.9000	0.0000	0.0000	0.0000
061010	SCHOOL	GENERAL CORBIN INDEPENDENT	59.9000	59.9000	59.9000	69.3000	59.9000	59.9000	0.0000
061012	SCHOOL	GENERAL KNOX COUNTY	50.4000	50.4000	50.4000	50.2000	50.4000	0.0000	0.0000
061002	SPECIAL	ARTEMUS FIRE DISTRICT	10.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
061013	CITY	BARBOURVILLE	26.0000	26.0000	26.0000	30.0000	30.0000	0.0000	0.0000
061014	CITY	CORBIN	33.0000	30.7000	30.7000	24.2300	30.7000	30.7000	0.0000

OTHER PROPERTY RELATED TAXES

TIMBERLAND FIRE PROTECTION 2.0 CENTS PER ACRE

NOTE: THE CITY OF CORBIN IS GEOGRAPHICALLY LOCATED IN BOTH WHITLEY & KNOX COUNTIES

2014 Tax Year			LAUREL COUNTY 063						
TID	TID TYPE	TAKING JURISDICTIONS	REAL ESTATE	PERSONAL	INVENTORY	PERSONAL WATERCRAFT	DOCUMENTED WATERCRAFT	PERSONAL AIRCRAFT	INVENTORY IN TRANSIT
063001	COUNTY	EXTENSION SERVICES	2.8000	4.6600	4.6600	1.0300	4.6600	4.6600	0.0000
063002	COUNTY	GENERAL	6.2000	6.2000	6.2000	10.0000	6.2000	6.2000	0.0000
063003	COUNTY	HEALTH	4.0000	4.0000	4.0000	4.0000	4.0000	4.0000	4.0000
063004	COUNTY	LIBRARY	8.0000	13.8300	13.8300	5.0000	13.8300	13.8300	13.8300
063005	COUNTY	SOIL CONSERVATION	0.4000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
COUNTY WIDE TOTAL			21.4000	28.6900	28.6900	20.0300	28.6900	28.6900	17.8300
063007	SCHOOL	GENERAL EAST BERNSTADT INDEPENDENT	42.7000	42.7000	42.7000	35.0000	0.0000	0.0000	0.0000
063009	SCHOOL	GENERAL LAUREL COUNTY	49.0000	49.0000	49.0000	46.3000	49.0000	49.0000	0.0000
063011	SPECIAL	BUSH FIRE DISTRICT	5.7000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
063010	CITY	LONDON	8.8000	8.8000	8.8000	8.9000	8.8000	8.8000	0.0000

OTHER PROPERTY RELATED TAXES

TIMBERLAND FIRE PROTECTION 2.0 CENTS PER ACRE

2014 Tax Year

WHITLEY COUNTY 118

TID	TID TYPE	TAKING JURISDICTIONS	REAL ESTATE	TANGIBLE PERSONAL	MERCHANDISE INVENTORY	PERSONAL WATERCRAFT	DOCUMENTED WATERCRAFT	PERSONAL AIRCRAFT	INVENTORY IN TRANSIT
118002	COUNTY	EXTENSION SERVICES	5.3000	13.8200	13.8200	1.3900	13.8200	13.8200	13.8200
118003	COUNTY	GENERAL	7.8000	9.7000	9.7000	10.7000	9.7000	9.7000	0.0000
118004	COUNTY	HEALTH	4.0000	4.0000	4.0000	4.0000	4.0000	4.0000	4.0000
118005	COUNTY	LIBRARY	5.2000	5.2000	5.2000	2.0000	5.2000	5.2000	5.2000
118006	COUNTY	SOIL CONSERVATION	1.4000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
COUNTY WIDE TOTAL			23.7000	32.7200	32.7200	18.0900	32.7200	32.7200	23.0200
118008	SCHOOL	GENERAL CORBIN INDEPENDENT	59.9000	59.9000	59.9000	69.3000	59.9000	59.9000	0.0000
118010	SCHOOL	GENERAL WHITLEY COUNTY	40.0000	40.2000	40.2000	55.2000	40.2000	40.2000	0.0000
118012	SCHOOL	GENERAL WILLIAMSBURG INDEPENDENT	44.6000	44.6000	44.6000	54.0000	44.6000	44.6000	0.0000
118001	CITY	CORBIN	33.0000	30.7000	30.7000	24.2300	0.0000	0.0000	0.0000
118013	CITY	WILLIAMSBURG	28.5000	35.6700	35.6700	34.4100	35.6700	35.6700	0.0000

OTHER PROPERTY RELATED TAXES

TIMBERLAND FIRE PROTECTION 2.0 CENTS PER ACRE

NOTE: THE CITY OF CORBIN IS GEOGRAPHICALLY LOCATED IN BOTH WHITLEY & KNOX COUNTIES

Single-family new house construction building permits:

- 2000: 6 buildings, average cost: \$90,000
- 2001: 11 buildings, average cost: \$73,800
- 2002: 12 buildings, average cost: \$73,800
- 2003: 8 buildings, average cost: \$95,900
- 2004; 21 buildings, average cost: \$80,000
- 2005; 26 buildings, average cost: \$62,000
- 2006; 27 buildings, average cost: \$47,000
- 2007; 10 buildings, average cost: \$99,800
- 2008; 9 buildings, average cost: \$116,800
- 2009; 3 buildings, average cost: \$145,000
- 2010; 4 buildings, average cost: \$76,250
- 2011; 2 buildings, average cost: \$145,000
- 2012; 4 buildings, average cost: \$142,000
- 2013; 1 buildings, average cost: \$150,000

Corbin compared to Kentucky state average:

- Median household income **significantly below** state average.
- Median house value **significantly below** state average.
- Black race population percentage **significantly below** state average.
- Hispanic race population percentage **below** state average.
- Foreign-born population percentage **significantly below** state average.
- House age **below** state average.
- Institutionalized population percentage **above** state average.
- Number of college students **below** state average.
- Percentage of population with a bachelor's degree or higher **below** state average.
- Population density **below** state average for cities.

City of Corbin
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