



Former Brookside Mills, Knoxville, Tennessee

The 19.4-acre vacant former Brookside Mills site in Knox County, Tennessee started its industrial life in 1885, when it was a textile mill and at its peak employed about 1,000 people. It was formerly used for fabric weaving, dyeing, sewing operations and as a department store. During a portion of its history, coal was used as an energy source. After 1969, several of the buildings were leased to a department store and clothing sewing operations. In 1996, the buildings were demolished and the site was left vacant and prime for illegal dumping and other illicit activities.

In 2004, Knox County received an EPA Brownfields Assessment Grant to conduct environmental assessment activities at the site, including Phase I and Phase II Environmental Site Assessments (ESAs). The Tennessee Department of Environment and Conservation, Division of Remediation (TDEC DOR) staff provided technical oversight for this grant work. The findings of the Phase II ESA indicated environmental impacts were present, requiring several actions prior to redevelopment. These actions were approved by TDEC and ready for implementation once a future purchaser was identified. A Voluntary Agreement was then negotiated between the City of Knoxville and the TDEC DOR Voluntary Cleanup, Oversight and Assistance Program in an effort to promote redevelopment of the property. In 2011, Holston Gases purchased the property and announced that they would expand their business on the former Brookside Mills property. This encompassed a \$10 million private investment and generated around 20-30 jobs when operations began in November of 2012. The company developed an office complex, gas-pumping facility and warehouse on the former brownfield property. After generating no tax revenue for many years, this property brought the City of Knoxville over \$68,000 in tax revenue for 2015.



Before redevelopment, the Former Brookside Mills Property was a prime location for illegal dumping.



After redevelopment, the Former Brookside Mills Property is now Holston Gases and is back on the tax rolls.