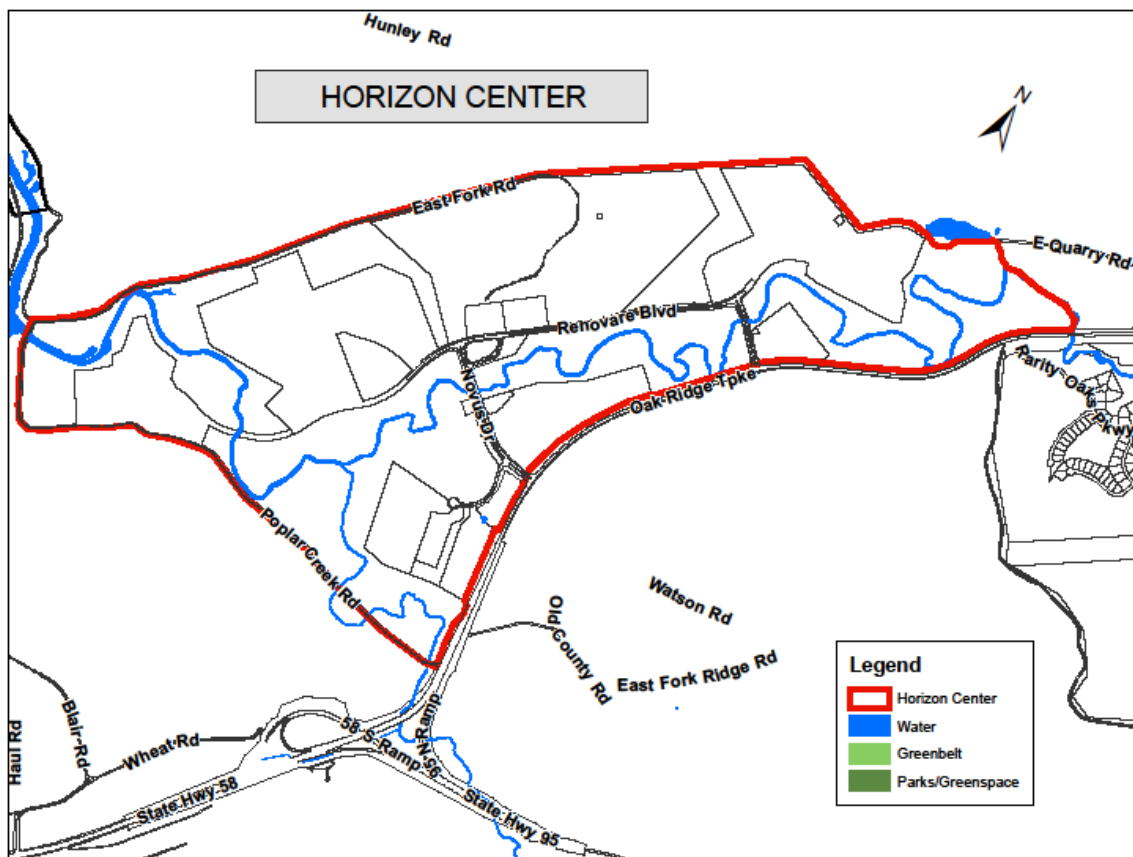


HORIZON CENTER SUB-AREA



This sub-area is a business/industrial park of approximately 1,000 acres located on the north side of the Oak Ridge Turnpike near the intersection of the Turnpike and State Route 95 in Roane County. It is approximately ten miles west of the intersection of the Turnpike and Illinois Avenue in the center of Oak Ridge. The land was part of the Department of Energy Reservation dating back to the Manhattan Project of WWII. It was transferred to the Community Reuse Organization of Oak Ridge in 2001 for development into an industrial park. CROET of East Tennessee is a nonprofit created to help find new uses for former Department of Energy properties. The property has since been transferred to the Oak Ridge Industrial Development Board for management and marketing.



Function, Character and Zoning

This site is partially developed. Streets and utilities are in place to serve much of the land area in the site. Only four sites are developed with occupied buildings in place. The smallest is the headquarters office of CROET at the intersection of Novus Drive and Renovare Boulevard. It is a modern building on a well landscaped site.



The largest development on the site is the Oak Ridge National Laboratory Carbon Fiber Technology Facility. It occupies a site on Palladium Drive just off the Turnpike. It is an innovative technology facility. The staff use ORNL research to demonstrate the potentials of carbon fiber technology scalability, produce development quantities of low cost carbon fiber needed for large scale material and process evaluations and prototyping, and also do carbon fiber workforce training. All of this is in general support of the mission of encouraging more use of low cost carbon fiber technology in American industry.



Immediately adjacent on Palladium Drive is LeMond Bikes, a manufacturing facility. Founded in 1986 by three time Tour De France winner Greg LeMond, this firm manufactures bicycles and related equipment. Its racing bikes utilize carbon fiber technology in some models.



The fourth developed property on the site is occupied by Philotechnics, a waste repackaging firm, mostly dealing with hospital and other low level radioactive material. It is located on Renovare Boulevard across the street from the CROET offices.



The remainder of the property is flat or gently rolling sites. Some land is in the flood plain of the East Fork Creek which meanders through the rear of the site. Most of the property is a series of high quality business/industrial sites that only need the proper tenant. Much of it can be fairly described as “shovel ready.”



Zoning in the sub-unit reflects the capabilities of specific locations. The prime buildable sites are zoned IND-2. The flood plains and locations with physical limitations are zoned Greenbelt.

Conditions

All the buildings in the sub-area are relatively new structures. They occupy well landscaped sites adjacent to vacant parcels awaiting development. Several of these sites have complete infrastructure: streets, curb and gutter, storm drains, underground electrical service, sidewalks, sewers, and street lights. Much of the vacant land that has frontage on the finished streets has been cleared of forest cover and is physically ready for development. The remainder of the sub-area is undisturbed, with forest cover in place, awaiting extension of streets and utility services.



Transportation

All the sites in this area have quick street access to the Oak Ridge Turnpike, State Route 95, and almost immediate access to State Route 58. The site is only five miles from I-40 and fifteen miles from I-75. There is no rail service in the sub-area but there is rail service in the nearby Heritage Center.

Safety

There are no special public safety issues in the sub-area.

Findings, Recommendations and Place Making

The Horizon Center is in the early stages of development. It is in some ways a stand-alone development although its future will be influenced by what takes place in the build out of its next door neighbor, Heritage Center. Plans are in place for the future of both developments. It remains for the local economic development entities, working through the Oak Ridge Industrial Development Board, to make prudent decisions to bring the plans for Horizon Center into reality.