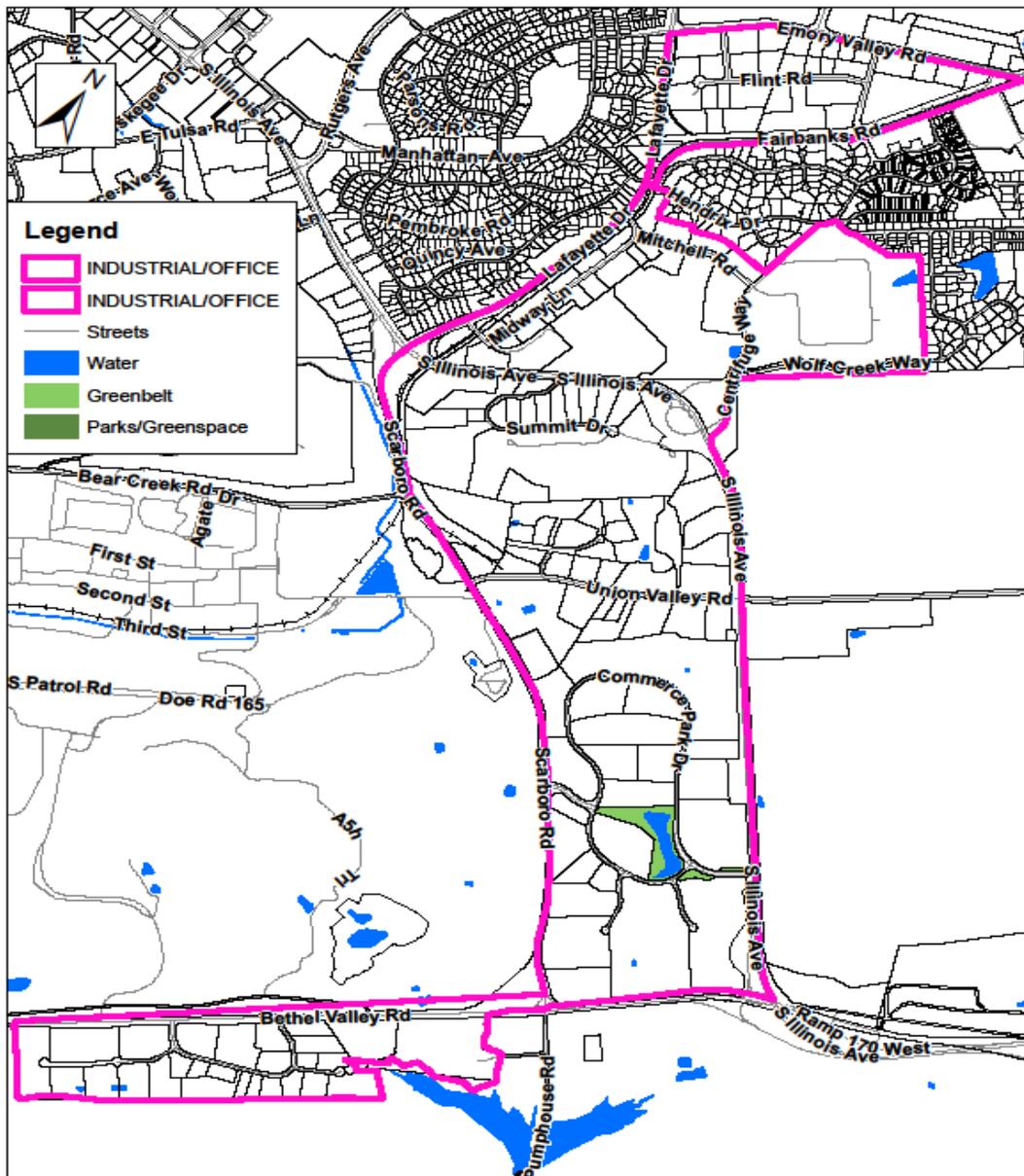


INDUSTRIAL/OFFICE SUB-AREA

This sub-area is a sprawling collection of light industrial and office facilities that stretches southward from Emory Valley Road at Lafayette Drive to Bethel Valley Road. It has elements that range from relatively dense urban areas to low density suburban clusters --- offices, research parks and light industry. Some of it is normal urban activity, automobile repair and business offices, some if it is high tech industry and research. The physical development reflects that diversity of activities in a series of relatively small enclaves where like uses cluster.



Function, Character, and Zoning

This sub-area plays a vital role in the economic life of the city. It provides space for business offices and for light industrial activities such as warehousing, auto repair and related mechanical operations. Most importantly, it provides space for energy related and science based manufacturing/research. These various activities tend to be clustered together in different enclaves within the sub-area.

An enclave of light industrial activity is located between Emory Valley Road and Fairbanks Road. This was the first city sponsored industrial park. Most of the firms located along Emory Valley Road and the central interior street, Flint Road, occupy modern buildings in an industrial park setting. The buildings are set back from the street with landscaped lawns. There is off-street parking for customers and employees. For the most part loading docks and outdoor storage of materials are screened from the street. ATC Nuclear and Broadway Electric Service Corporation are representative firms in this area.



Emory Valley Road and Flint Road industrial park.

Midway Lane is just south of the area described above. This street is lined with locally oriented light industrial services. Auto repair and service are typical businesses in this area. The buildings are relatively small and vary in age and condition. Some are attractive modern structures with paved parking areas, some are very modest structures with gravel lots and visible outdoor storage of materials. There are more concrete block and metal facades than brick in this area. The area is not blighted, it just has the look of a series of business ventures with wide varieties of investment capital and sophistication. Several structures are vacant.



Midway Lane has its assets and challenges.

Nearby Mitchell Road is an upscale contrast to Midway Lane. It is fronted by a series of modern brick office buildings. Each has paved off-street parking and well landscaped grounds. A facility operated by Babcock and Wilcox Technical Services is located at the end of Mitchell on a secured site. Babcock and Wilcox is associated with work on missile warheads. Centrus, a firm involved in gas centrifuge uranium enrichment is also present on the same site.



Mitchell Road offices are well-maintained and landscaped



Mitchell Road terminates at a secured site.

The triangle bounded by South Illinois Avenue, Mitchell Road and Centrifuge Way is mostly occupied by upscale offices, scientific research and manufacturing activities. The Y-12 Credit Union, FLIR, AMETEX and the United States Enrichment Corporation are occupants of this area. FLIR manufactures detection equipment for chemicals, radiation, biological hazards and explosives. AMETEX manufactures precision measurement devices with commercial and defense applications. The U.S. Enrichment Corporation is a

government corporation created to produce enriched uranium. Most of the buildings in this area are modern and occupy spacious, well-landscaped sites.



The Y-12 Credit Union is a prominent architectural entry point for the city.

Summit Drive off South Illinois Avenue is an undeveloped industrial/office park. There is one vacant industrial building in the site. Otherwise it is a finished street with utilities in place and numerous vacant parcels. It is an elevated site with spectacular views of the city. Since there is no shortage of industrial sites around the city, thought might be given to the potential for alternate uses of the property. High rise apartment or condominiums could take advantage of the views. They would have ready access to South Illinois Avenue but the grades on Summit Drive might be a problem during inclement weather. These grades would be even more of a challenge for trucks serving industrial operations. A segment of this street has not yet been accepted by the city as a public street.



Is



Summit Drive a problem or an opportunity waiting to be exploited?

The Union Valley Road area, the city's second industrial park, is heavily populated with high tech and energy or defense industry firms. The group includes facilities of Bechtel National (nuclear cleanup), Canberra Industries (radiation detection), Information International Associates (data management), and ZYP Coatings Inc. (high tech paintable coatings). Buildings are modern, attractive, and generally set on spacious well landscaped grounds. There is some vacant office space in the area.



Bechtel is a large presence on Union Valley Road.

The Commerce Park area is a developing office/industrial park with activities similar to Union Valley. Most of the occupants of the Park are firms that support defense or energy related activities. Current firms with a substantial presence include:

- Oak Ridge Technical Center, first class office and business center flex-space built and operated by the Cowperwood Co.
- Oak Ridge Tool Engineering, conducts R & D and builds equipment for aerospace, defense, energy and business customers.
- Atkins, Oak Ridge, a design, engineering and project management firm.
- Coors Tek, Oak Ridge, a manufacturer of ceramics engineered for specific purposes.
- U.S. ITER, a firm heavily involved in R & D associated with the peaceful uses of fusion energy.
- SITEL, a firm that specializes in customer experience management (call centers).
- Merrick and Company, a firm designing and manufacturing material handling systems for the Uranium Processing Facility in Oak Ridge.

One of the most visible occupants of the park is the Covenant Presbyterian Church. It sits on the edge of a high bluff overlooking South Illinois Avenue where it enters the city. The south façade and steeple serve as visual landmarks. Commerce Park is relatively new and still has several vacant sites awaiting development. Some of the vacant sites have physical development challenges.



Commerce Park and Bethel Valley are major contributors to the role of the city as a center for R & D and high technology engineering and manufacturing related to energy production.

The Bethel Valley Road area is also populated with high tech firms. Most of them front on Alvin Weinburg Drive or one of the short cul-de-sacs that branch off of it. Firms located in this area include:

- Cryomagnetics, engaged in engineering and manufacturing of superconducting magnets.
- TTE Casting Technology, Inc., design and manufacturing of products for a variety of industries.
- Advanced Laboratory Technologies, environmental health and nuclear forensics.
- Protomet Corporation, engineering and manufacturing of machining products.
- Delta M Corporation, design and manufacturing of flow meters and nuclear reactor power products.
- Applied Machinery, steel fabrication.
- Barnhart Crane and Rigging, large scale cranes and rigging.
- Vacuum Technology, design and manufacturing of vacuum equipment.
- Tru Skill Machine Shop
- Nuclear Lead, manufacturing lead products for nuclear energy, medicines measurement.
- Oak Ridge Institute for Science and Education, a DOE institute with expertise in STEM workforce development.

These operations work out of relatively modern facilities with attractive buildings and landscaped grounds. Even the heavy industry operations that require outside storage tend to be orderly. There are a few building sites still available for development.



This is a representative example of development in the Bethel Valley Road area.

Most of the properties in this sub-area are zoned IND-1 or IND-2, appropriate for light and moderate industrial activity. A few parcels are zoned appropriately for office use.

There is also a noncontiguous element of this sub-area on Bear Creek Road adjacent to the Clinch River. It includes operations related to the nuclear industry: Bionomics, a hazardous waste disposal firm; Energy Solutions Inc., a firm engaged in the processing, packaging, and disposal of radioactive material for permanent disposal; and Central Training Facility, which provides training for security of nuclear industry facilities. While the firms handle disposal of materials from local DOE operations they are not limited to that client base. The properties in this location have the characteristics of heavy industry and are appropriately zoned IND-2.



Firms on Bear Creek Road

Condition

The buildings and grounds in this sub-area range from good to excellent in their condition and appearance. Even the most modest area along Midway Lane is orderly and functional. Most of its buildings are reasonably well maintained, some are modern and attractive. There is some visual clutter arising from outdoor storage of equipment and materials, mostly along Midway Lane. At the other end of the scale, Commerce Park and other enclaves are relatively new, in excellent physical condition, and are attractively designed and well maintained. On the whole this sub-area is an asset to the community.

Signage in the area follows the same trajectory as the buildings described above. In the most modest area it is functional and individualized. In Commerce Park it follows design guidelines and is both complementary to the buildings and functional.

Transportation

The individual sites within this sub-area all front on streets that have short direct connections to major arteries: Emory Valley Road, Lafayette Drive, South Illinois Avenue, Scarboro Road, or Bethel Valley Road. Roads and streets are in generally good condition and have a cross-section adequate to their role.

There is no rail service to this sub-area.

Safety

This sub-area is a relatively low crime area. There are no visible fire safety problems, although the specialized activities conducted in some of the facilities could require specialized response teams. There are occasional issues on Midland Lane with abandoned vehicles or people trying to live out of RV vehicles on vacant parking areas.

Findings and Recommendations

This sub-area plays vital roles in the life of the city. It is a significant employment center and an important part of the tax base of the city. Its various firms support the role of the city as a center of excellence in research and development of energy and defense industry products. It a visual and substantive asset to the city.

There are three basic needs in the sub-area. The first is to continue to provide adequate city services to meet the needs of highly specialized industries. It is beyond the scope of this report to address those in detail. They could include specialized waste disposal, fire suppression or security needs, as examples. The specifics will be made known and addressed in direct communications between individual firms and the relevant city departments.

The second basic need is infill development to get occupants for vacant buildings in the sub-area and new construction for vacant sites. The initiative for this activity will come from the private sector with support from the city, Chamber of Commerce, etc. Where there are physical limitations for vacant sites, alternative uses might be considered. In Commerce Park, for example, a restaurant or housing development might be a welcome neighbor to existing occupants.

The third basic need will be addressed by the city. Although the overall condition of the sub-area is excellent, there will be a need for continuing vigilance in code enforcement to assure that the quality of the area is maintained or improved. There is too much investment of capital and too much positive image to let either one slip.

As a final note, the owner(s) of the vacant parcels along Summit Drive are encouraged to explore the potential for refocusing the efforts to develop that property. It has one vacant industrial building. It is relatively modern and appears to be in good condition. The remainder of the vacant land might be shifted to residential use to take advantage of the views and proximity to the city center and west Knox County. Retail commercial uses do not appear to be appropriate because of the lack of visibility to the city below and difficulty of access. It is beyond the scope of this report to make a final determination of the issue, but an alternative is worth consideration.