



BROWNFIELDS

EPA
April 2013

a success story:

Brookside Mills

Knox County, TN
Brownfields Assessment Grant

A new start for a historic mill

Once a cornerstone of the textile industry, an old mill has a new life

Project Background:

Brookside Mills, located in Knox County, TN, was a textile mill that was founded in 1885 and at its peak employed over 1,000 people. Its former uses included fabric weaving, dying, and sewing operations. It was at some point a department store, and during a portion of its history, coal was used as an energy source. Weaving operations continued in some form at the Brookside factory until 1969. In 1996 the buildings were demolished. The redevelopment of this brownfield property has supported the county's focus on encouraging new and expanding businesses to locate near the urban core in economically-distressed areas, using incentives offered through EPA's Brownfield Program and other local and state programs. Environmental assessments were completed on the Brookside Mills site using funding from an EPA Brownfields 104(k) Assessment grant. A voluntary agreement was also negotiated on the property through the Tennessee Voluntary Cleanup, Oversight and Assistance Program. In 2012, Holston Gases announced they are expanding their business in Knoxville on the Brookside Mills property. The company is developing an office complex, gas-pumping facility and warehouse on the brownfield site.

Key Accomplishments:

- Phase I and II environmental assessments completed.
- Voluntary agreement negotiated through the Tennessee Voluntary Cleanup, Oversight and Assistance Program.
- \$10 million project for Holston Gases Knoxville gas facility forecast to produce between 20 and 30 new jobs.

Project Details: Brookside Mills

Address: 523 W. Baxter Avenue, Knoxville TN, 37921
Size: 19.4 acres
Former Use: Textile Mill
Current Use: Future site for Holston Gases

Project Partners:

Knox County; City of Knoxville; TDEC; US EPA

After the Civil War, Knoxville grew to become the third largest wholesaling center in the southeastern United States. In the 1870s and 1880s, wholesale company owners began reinvesting their profits in other industries, helping to build the city's first large-scale textile factories. By the early 1900s, the textile industry had become Knoxville's largest employer. Brookside's 1,200 employees represented the city's largest workforce.



BEFORE: Brookside Mill, cir 1880s



AFTER: Vision for the new Holston Gases facility.

Year	Grant Type	Amount
2004	Hazardous Assessment Grant	\$200,000