

BUSINESS PARK PROFILE

Opportunities in Knox County, Tennessee

PELLISSIPPI CORPORATE CENTER

CHERAHALA BLVD | KNOXVILLE, TN 37932



Pellissippi Corporate Center (PCC) is one of East Tennessee's premier business parks. This 150 acre business park is located at the intersection of Hardin Valley Road (State Route 169) and Pellissippi Parkway (State Route 162, a four lane divided highway extension of Interstate 140). Located in the heart of East Tennessee's highest concentration of technology based companies and research institutions, PCC is the home to the 80,000 square foot National Transportation Research Center. PCC offers convenient access to the Oak Ridge National Lab (6 miles), the University of Tennessee in Knoxville (17 miles), and Knoxville's McGhee Tyson Airport (18 miles). The capacity and quality of the power, telecommunications, water, sewer and natural gas utilities within the park are capable of meeting the most demanding company requirements.

THE
**Development
Corporation**
OF KNOX COUNTY

Economic Development for Knox County

SELECTED CORPORATE PRESENCE



National Transportation Research Center



ADT Security



CVS Caremark



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Property Information

Remaining acres in park	74.7 acres (30.23 hectares)
Smallest tract (acres)	5.4 acres (2.19 hectares)
Largest possible site	49.93 acres (20.21 hectares)
Subdividable	Yes
Zoning	BP/TO (Business and Technology Park Zone with Technology Overlay)
Covenants	Design guidelines, restrictive covenants and a zoning overlay are in place
Current land use	Developing business park
Maximum elevation	1045' (318m)
Minimum elevation	960' (293m)
Terrain type	Flat to gently sloped; Graded sites
Selected corporate presence	National Transportation Research Center, CVS Caremark, ADT Security



Utilities/Services

Water service provider	West Knox Utility District
Sewer service provider	West Knox Utility District
Natural gas provider	Knoxville Utilities Board
Primary electricity provider	Lenoir City Utility District
Telecomm provider	AT&T
Fiber optics available	Yes
Fire Department	Rural Metro

Transportation Accessibility

Closest interstate	I-40/75; 3.8 miles (6.1 km)
Route to interstate	Hardin Valley Rd. to Pellissippi Pkwy. (4-lane divided)
Closest commercial airport	Knoxville McGhee Tyson Airport; 17.2 miles (27.7 km)



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