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 Oak Ridge National Lab’s Hardin Valley campus. 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.

SELECTED CORPORATE PRESENCE

Oak Ridge National Lab
ADT Security
CVS Caremark
PELLISSIPPI CORPORATE CENTER

Property Information

- Remaining acres in park: 76.31 acres (30.88 hectares)
- Smallest tract (acres): 7.01 acres (2.84 hectares)
- Largest possible site: 49 acres (19.83 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: West Knox Utility District
- Sewer service: West Knox Utility District
- Natural gas: Knoxville Utilities Board
- Primary electricity: Lenoir City Utility District
- Telecomm: AT&T, Comcast
- Fiber optics: AT&T, Comcast
- Fire protection: Karns VFD; 2.5 miles (4.0 km)

Transportation Accessibility

- Nearest interstate: I-40/75; 3.8 miles (6.1 km)
- Nearest arterial highway: Hardin Valley Rd. to Pellissippi Pkwy. (4-lane divided); 0 miles
- Nearest barge facility: Burkhart Enterprises, Inc.; 27.8 miles (44.7 km)
- Rail served: No
- Nearest commercial airport: Knoxville McGhee Tyson Airport; 17.2 miles (27.7 km)