

Success Story: Lupton City Mill Site Reclaimed



Image shared by Troy Keith

Weaving the Fabric for Future Green Space

Originally a textile mill, a Lupton City site is undergoing a sweeping transformation. Once the centerpiece of the town, since 2009 when operations ceased, onsite demolition has been interwoven with environmental remediation actions.

The site was purchased by Lupton City, LLC, a subsidiary of the Dockery Group, for the purpose of salvaging materials at the site. Upon receiving complaints, the Tennessee Department of Environment and Conservation (TDEC) conducted several inspections between May 2012 and 2013 to document improper storage of PCB containing capacitors, releases of oil from transformers, improper waste characterization and labeling. After the issuance of a Notice of Violation, the Dockery Group entered the site into the State's Voluntary Oversight and Assistance Program (VOAP) in January of 2015 and removed 950 square feet of floor tile containing asbestos and 100 linear feet of piping insulation containing asbestos.



Source: Times Free Press

Despite the cleanup, the area continued to be a hazard and eyesore. The City of Chattanooga acquired ownership of the property in 2019, entered the State's VOAP, and began working with TDEC on additional cleanup activities. Their demolition contractor had concerns over non-friable asbestos containing materials (ACM). An asbestos survey identified one area of the site with friable ACM (which requires special handling procedures); however, the remainder of the site contained the previously identified non-friable ACM.

TDEC's Divisions of Solid Waste Management and Remediation determined that the construction of an ACM

containment area on site was acceptable. This involved the consolidation of all remaining ACM into the identified area, grading and covering the demolition debris in place. The entire site will be covered by geotextile fabric and two feet of clean fill, with the exception of the ACM disposal area, which will receive three feet of clean cover. While there are a few loose ends to tie up, a brighter future now looms on the horizon at the site of this former mill as it transitions to community green space.



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