

Tennessee Redevelopment of Former Petroleum Sites

The Universal Joint is a Chattanooga, Tennessee restaurant specializing in local, fresh food such as burgers, wings, salads and fish. The restaurant, located across the street from the Hamilton County Courthouse, occupies the site of the former Fountain Square Gulf/BP, and Farrow's Service Center Gas Station and garage. The restaurant, which opened in 2013, is located inside the same building that previously served as a gas station and garage from the late 1930s to late 2009. The restaurant interior has retained the vintage architecture and displays numerous items related to the heritage of the site. The site still has operating garage doors that are occasionally opened when the weather is nice, and there is bar-type seating built outside around the former dispenser pump island located under the canopy. The bumper guards at the end of the old dispenser island are still visible.

The site had a total of eight underground storage tanks, five of which were installed in late 1950's and early 1960's. The remaining three tanks were installed in 1991 after the previous tanks were removed. A Phase II Environmental Site Assessment was performed in 2002, the discovered petroleum contamination was investigated, and site-specific cleanup levels were assigned by 2005. The risk-based cleanup levels were based upon soil type, the depth to soil and/or groundwater contamination, property use, and the proximity and type of nearby receptors. Based upon this evaluation, contaminant concentrations exceeded cleanup levels due to a theoretical exposure risk from the volatilization of soil petroleum vapors into the indoor space.

In 2006, the Division developed a procedure to evaluate soil gas analytical data from field samples to accurately indicate whether vapor inhalation was a risk at a petroleum release site. Based upon the results of a soil gas survey in 2007, it was determined that further monitoring was not warranted, the monitoring wells were abandoned, and the contamination case was closed. The remaining three tanks at Universal Joint were removed in 2009 and tank closure was granted in late 2010.

