

# REZONING REPORT

▶ **FILE #:** 3-G-26-RZ

**AGENDA ITEM #:** 8

**AGENDA DATE:** 3/5/2026

▶ **APPLICANT:** JENNIFER BRADLEY

OWNER(S): City of Knoxville

TAX ID NUMBER: 94 M C 023

[View map on KGIS](#)

JURISDICTION: City Council District 6

STREET ADDRESS: 963 WORLDS FAIR PARK DR

▶ **LOCATION:** Southeast side of World Fair Park Dr, south side of Clinch Ave, north side of Cumberland Ave

▶ **APPX. SIZE OF TRACT:** 4.23 acres

SECTOR PLAN: Central City

GROWTH POLICY PLAN: N/A (Within City Limits)

ACCESSIBILITY: Access is via Worlds Fair Park Drive, a private drive with a pavement width of 22 ft.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: Second Creek

▶ **CURRENT ZONING:** OS (Parks and Open Space)

▶ **REQUESTED ZONING:** OS (Parks and Open Space), H (Historic Overlay)

▶ **EXISTING LAND USE:** Public Parks

▶  
EXTENSION OF ZONING: Yes, this would be an extension.

HISTORY OF ZONING: In 2009, this property was part of a larger rezoning from C-2 (Central Business District) to OS-1 (Open Space Preservation), D-1 (Downtown Design Overlay) (9-C-09-RZ).

SURROUNDING LAND USE AND ZONING: North: Public park - OS (Open Space)

South: Transportation/communication/utilities (parking lot) - DK-B (Downtown Knoxville Boulevard)

East: Public/quasi-public land (convention center) - DK-B (Downtown Knoxville Boulevard), H (Historic Overlay)

West: Public park - OS (Open Space)

NEIGHBORHOOD CONTEXT: This lot is part of World Fair Park between downtown and the Fort Sanders neighborhood. Multifamily dwellings, office buildings, commercial, and public uses are abundant in the area.

**STAFF RECOMMENDATION:**

▶ **Approve the H (Historic Overlay) district because it is consistent with the intent of the district and recommended by the Historic Zoning Commission. The OS (Open Space) district is the base zoning**

**district and would remain in place.**

**COMMENTS:**

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.E, ALL OF THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS:

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. The subject property contains the Tennessee Amphitheater that was constructed for the 1982 World's Fair, where 11 million people were welcomed to Knoxville to celebrate the theme, "Energy Turns the World." Designed by local modernist architects Bruce McCarty, Glenn Bullock, and Robert Holsaple, and German structural engineers Horst and Greiger Berger, pioneers in tensile architecture, the Tennessee Amphitheater was the Fair's primary entertainment venue. The Amphitheater and its festival lawn have continued to be a popular event venue and local landmark. More information on the amphitheater's architectural significance and history can be found in the HZC staff report and designation report in Exhibit B.
2. Funds were allocated in the City's 2025-26 budget for repairs to the Amphitheater, including roof replacement, and it is currently closed to allow for the renovation with a proposed reopening in March 2027.
3. The Amphitheater fell into disrepair and was almost demolished in 2002, but it was renovated and reopened in 2007. Most of the buildings constructed for the World's Fair have been demolished; the Amphitheater and the SunSphere are the only remaining structures. An H overlay was added to the adjacent SunSphere in 2024.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The intent of the H overlay is to preserve and protect historic structures which serve as visible reminders of the history and cultural heritage of the City of Knoxville and to regulate the rehabilitation and demolition of these structures. The district is not intended to regulate land use. The HZC is responsible for reviewing the historical significance of H overlay requests using federal preservation standards outlined in Section 8.5.E of the zoning code. The HZC determined the application meets these standards and recommended approval of the overlay district for this property at the February 2026 meeting.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE CITY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. The H overlay does not affect land use of the property and, thus, will not adversely affect nearby properties.
2. Inclusion in the H overlay would ensure that any exterior rehabilitation or new construction be reviewed by the Historic Zoning Commission for compliance with the design guidelines, provided in Exhibit B.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE KNOXVILLE-KNOX COUNTY GENERAL PLAN AND ITS COMPONENT PARTS, INCLUDING ADOPTED SECTOR PLANS, CORRIDOR PLANS, AND RELATED DOCUMENTS.

1. The property's future land use classification is PP (Public Parks and Refuges), which contains existing parks, wildlife refuges, or similar public or quasi-public parks, open spaces, and greenways. The current OS (Open Space) district aligns with this land use classification and will be retained.
2. The proposed rezoning is consistent with the General Plan's Development Policies 6.5, which encourages protecting and enhancing monumental public buildings and public open spaces that contribute to Knoxville's identity.

ADEQUATE PUBLIC FACILITIES ARE AVAILABLE INCLUDING, BUT NOT LIMITED TO, SCHOOLS, PARKS, POLICE AND FIRE PROTECTION, ROADS, SANITARY SEWERS, AND WATER LINES, OR ARE REASONABLY CAPABLE OF BEING PROVIDED PRIOR TO THE DEVELOPMENT OF THE SUBJECT PROPERTY IF THE AMENDMENT WERE ADOPTED:

1. The H overlay district does not regulate land use, so it would not require additional public facilities. However, the Amphitheater is located at the heart of Downtown Knoxville where there is ample infrastructure capacity.

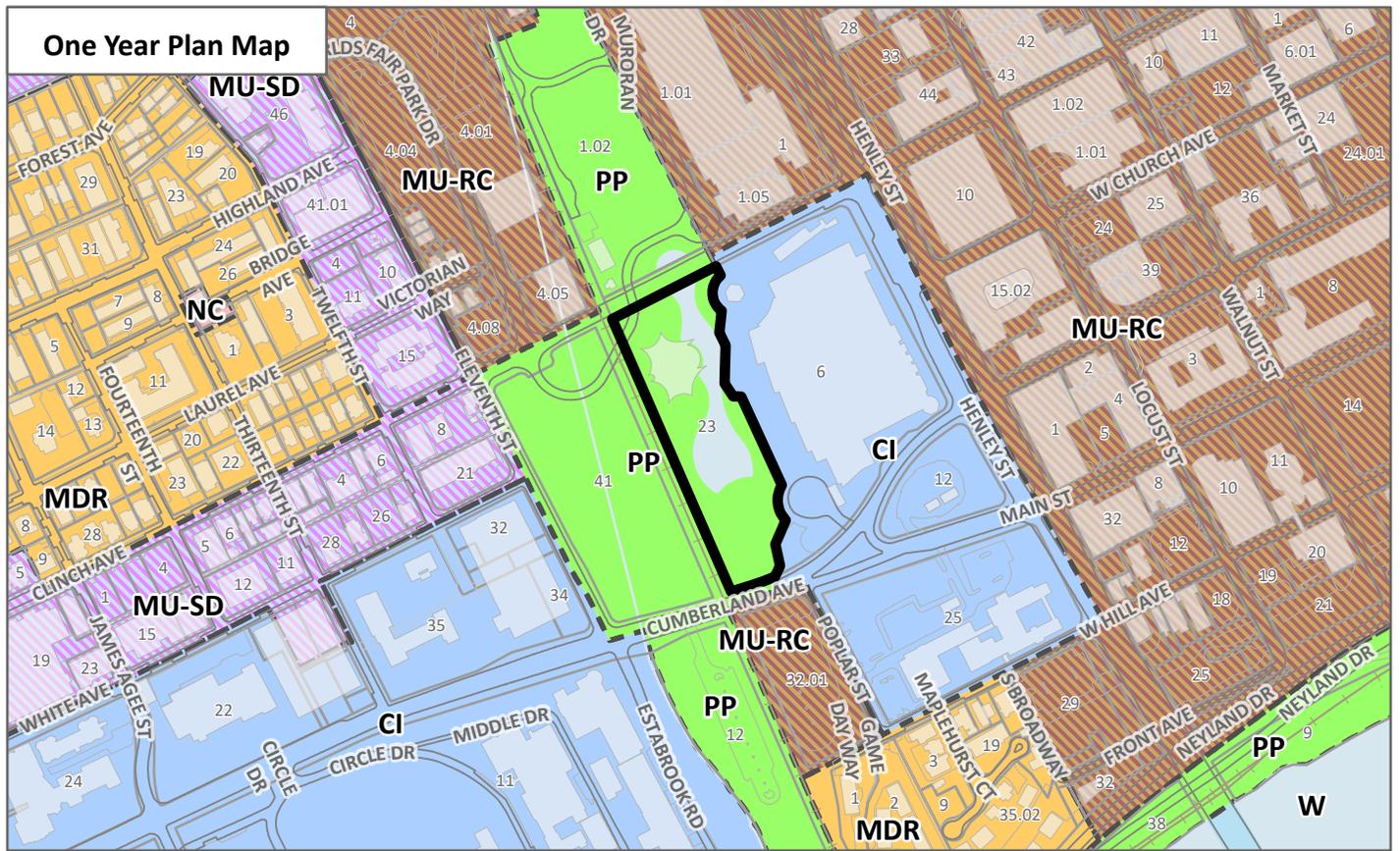
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

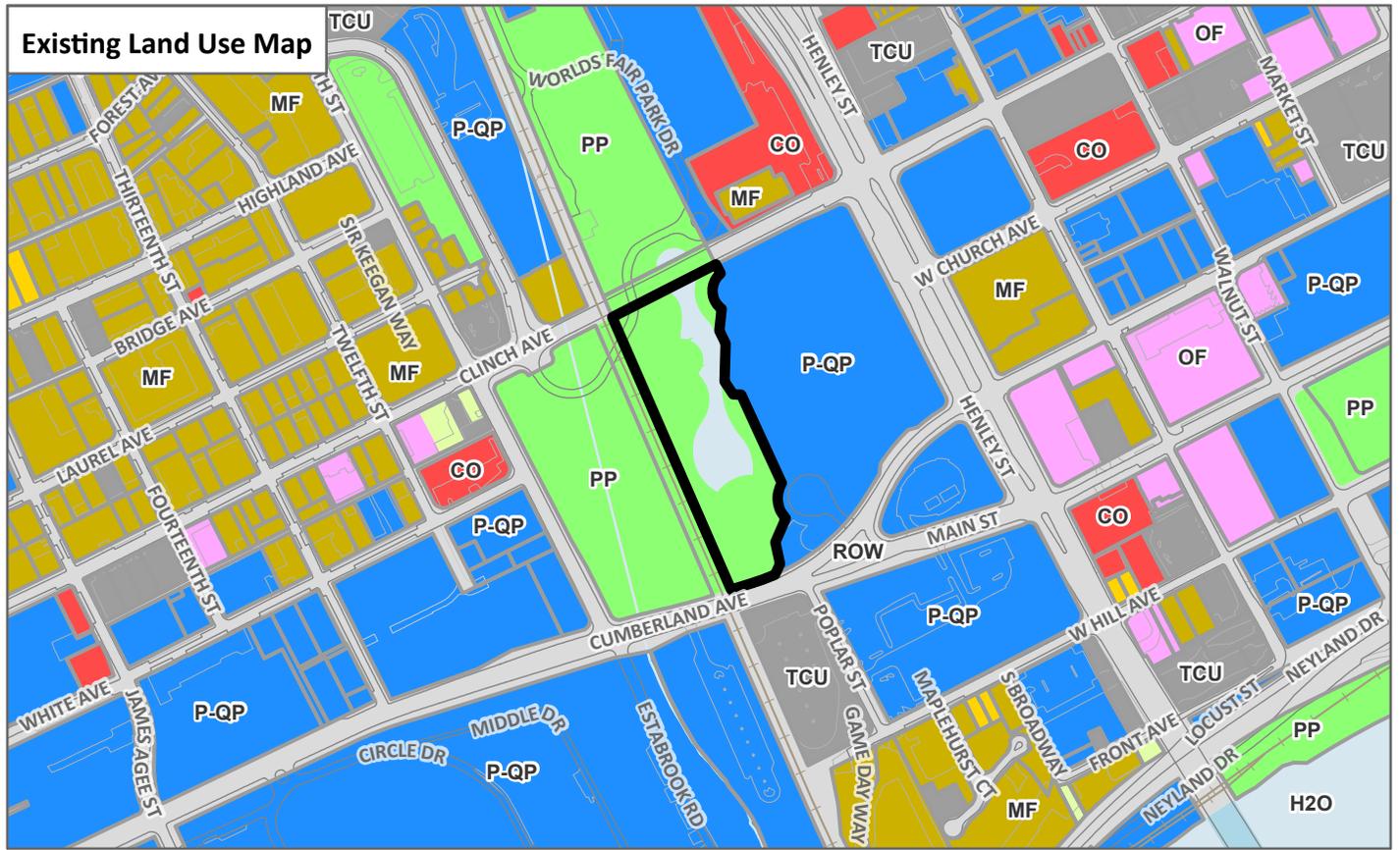
If approved, this item will be forwarded to Knoxville City Council for action on 4/14/2026 and 4/28/2026. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



**One Year Plan Map**



**Existing Land Use Map**

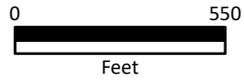


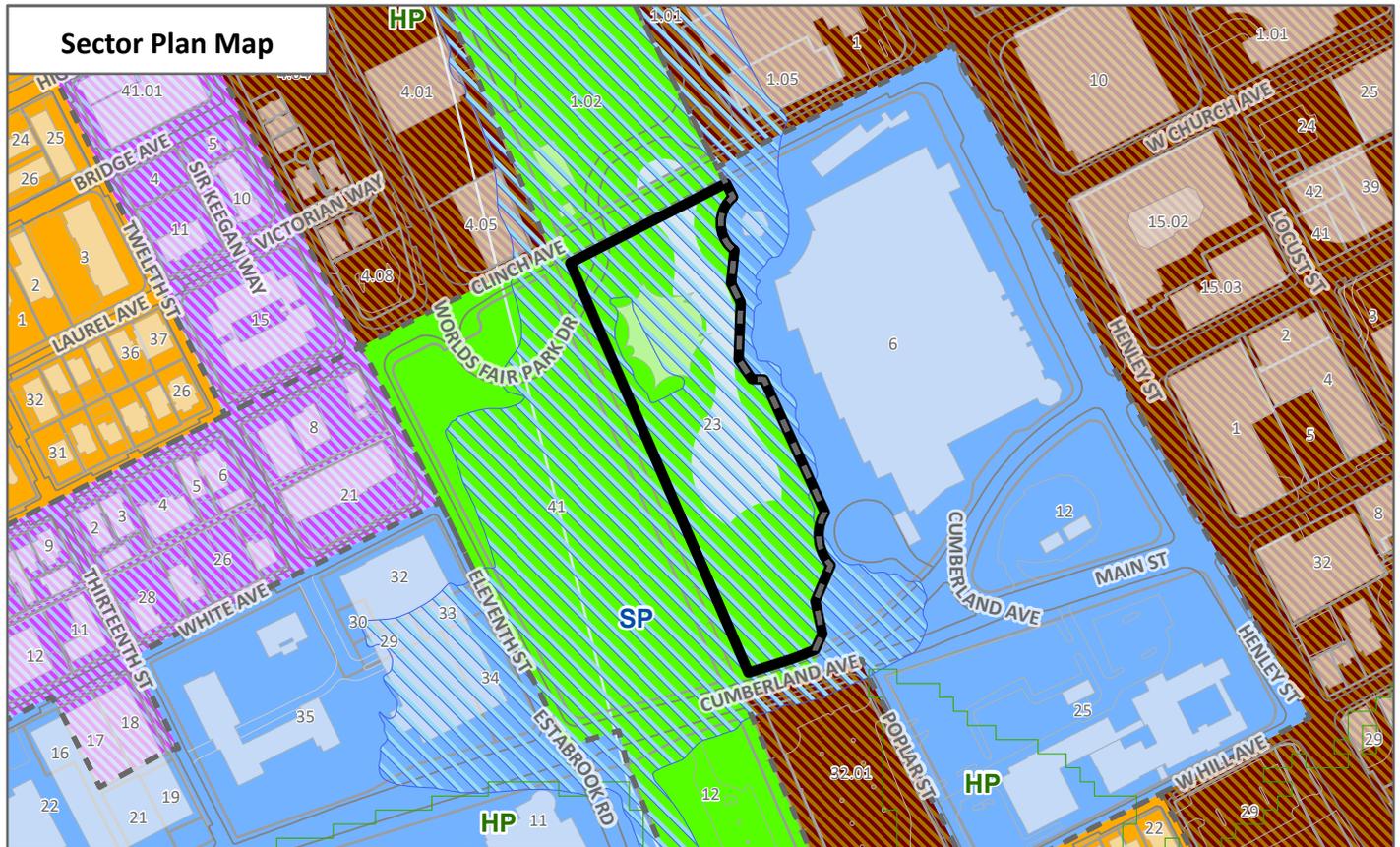
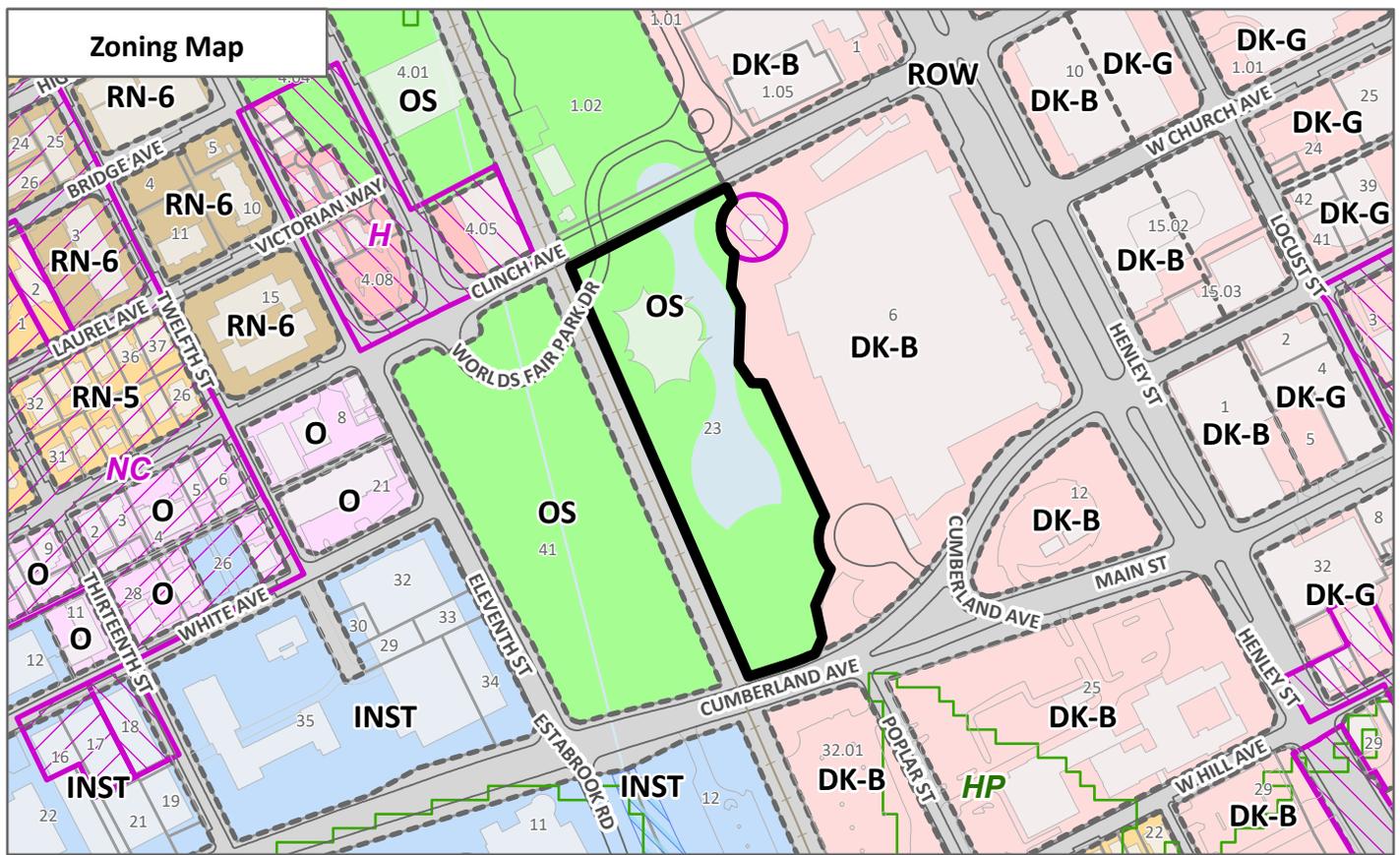
**EXHIBIT A, CONTEXTUAL MAPS**

3-G-26-RZ



Case boundary

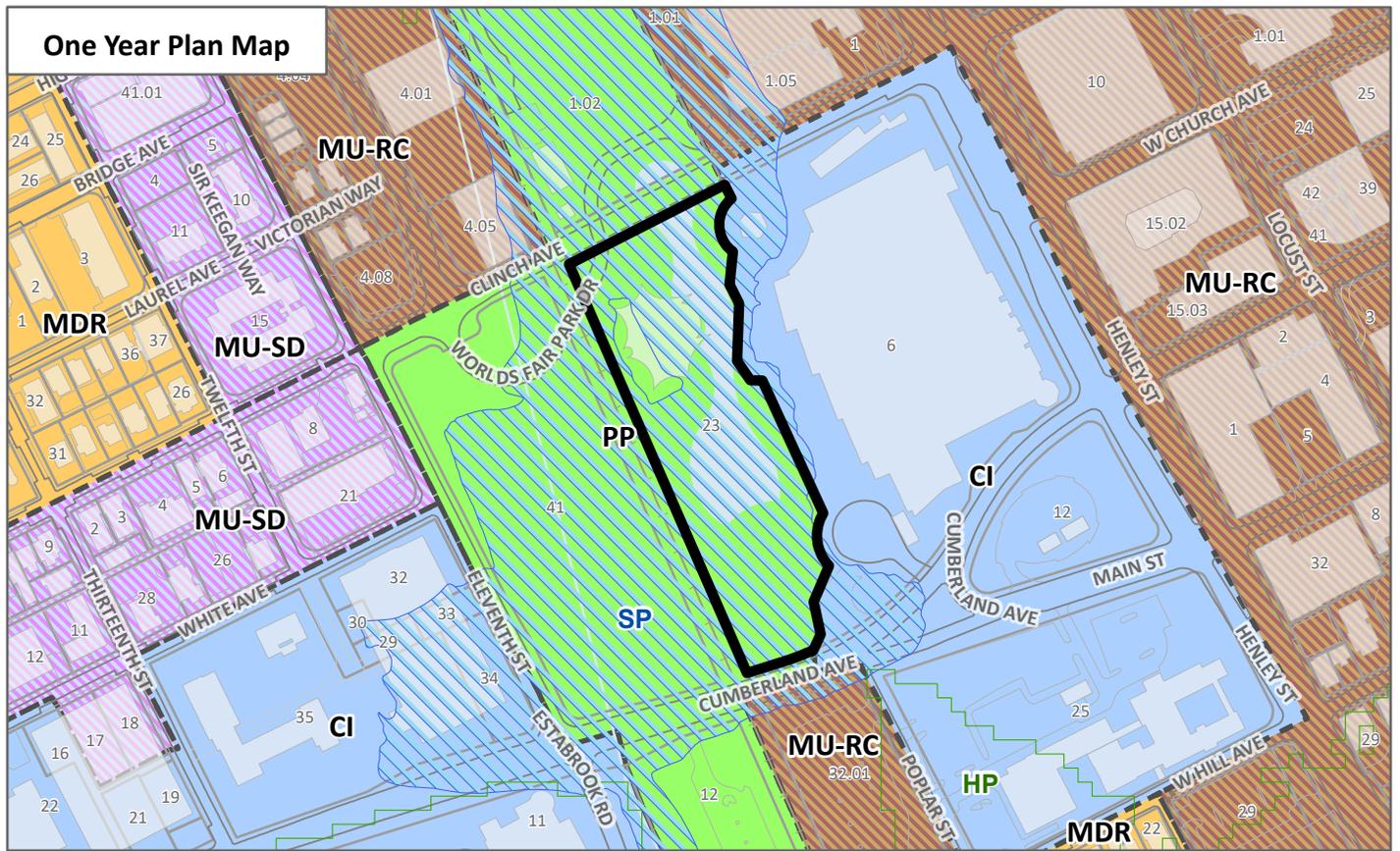




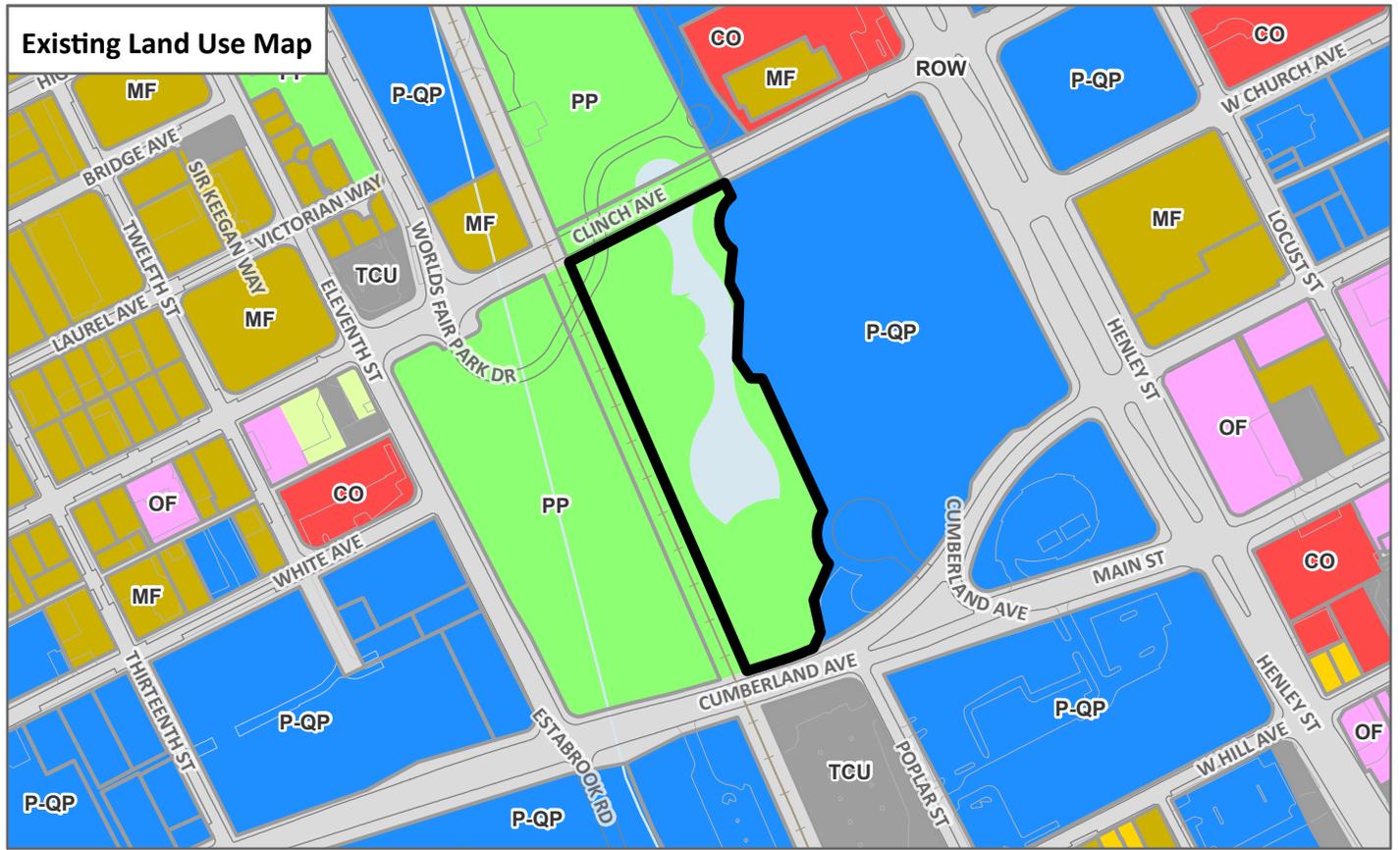
**EXHIBIT A, CONTEXTUAL MAPS** **3-G-26-RZ**

Case boundary

**One Year Plan Map**



**Existing Land Use Map**

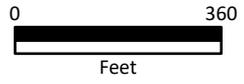


**EXHIBIT A, CONTEXTUAL MAPS**

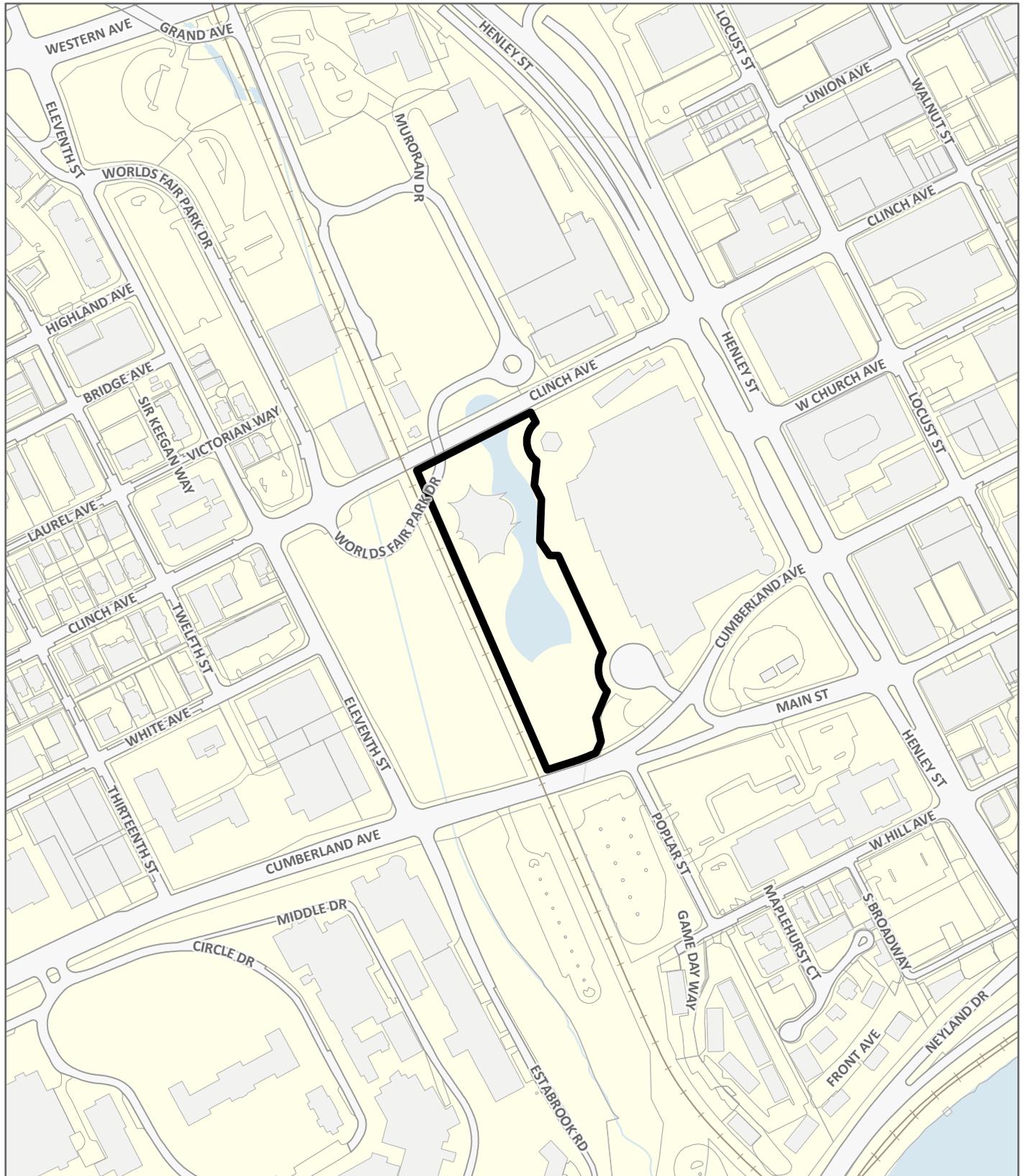
**3-G-26-RZ**



Case boundary



# Exhibit A. Contextual Images

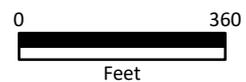


**LOCATION MAP**

**3-G-26-RZ**



Case boundary



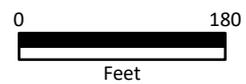
# Exhibit A. Contextual Images



**AERIAL MAP**



Case boundary



A video of this meeting will be available in the meeting archive pages here:

<https://knoxplanning.org/historic>

KNOXVILLE HISTORIC ZONING COMMISSION				
Commissioner	Present	Absent	Excused	Arrived
Rick Blackburn	X			
Amy Midis	X			
Jennifer Bradley	X			
Reneé Kesler	X			
Hallie Hearnese, Vice-Chair			X	
Dationa Carter Mitchell			X	
Lisa Randazzo	X			
Travis Tillman, Chair	X			
Jade Kloss	X			
Staff/Others Present	Affiliation			
Lindsay Lanois	Knoxville-Knox County Planning			
Mike Reynolds	Knoxville-Knox County Planning			
Dallas DeArmond	Knoxville-Knox County Planning			
Malynda Wollert	Knoxville-Knox County Planning			
Christina Magrans-Tillery	City Law Department			
Mark Riehl	City Plans Review and Inspections			

## Other Business

### 963 Worlds Fair Park Dr./ Parcel ID 94 D C 023

Historic Landmark Overlay

*Comm. Bradley recused herself from deliberating or voting on this item as she is the applicant.*

**Staff Recommendation:** Staff recommends approval of the landmark historic (H) overlay for 963 Worlds Fair Park Drive, recognizing that the property meets criteria for the historic overlay zone. For the purposes of the local historic overlay, the relevant design guidelines will be the Secretary of the Interior’s Standards for Rehabilitation.

**Discussion:** Ms. Lanois reviewed the application and the staff recommendation. Applicant Jennifer Bradley was present to discuss the application. There was no opposition present.

**A motion was made by Comm. Blackburn and seconded by Comm. Kesley to approve the request for a landmark historic (H) overlay designation for 963 Worlds Fair Park Drive. The motion carried unanimously, 5-0-2 (Tillman and Bradley not voting).**

**ACTION:** Approved



# Memorandum

**TO:** Knoxville Historic Zoning Commission  
**FROM:** Lindsay Lanois, Principal Planner  
**DATE:** February 10, 2026  
**SUBJECT:** Recommendation on H Landmark Overlay Zoning  
Worlds Fair Park Amphitheater  
**ADDRESS:** 963 Worlds Fair Park Dr | Parcel ID 094MC023

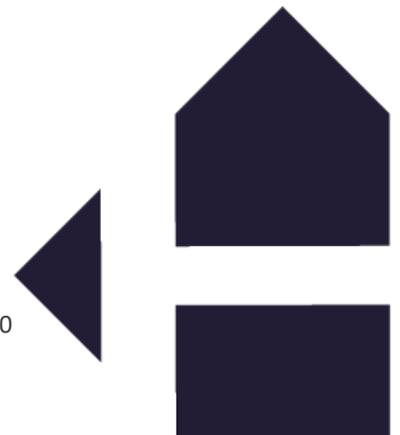
## STAFF COMMENTS:

Staff recommends approval of the landmark historic (H) overlay for 963 Worlds Fair Park Drive, recognizing that the property meets criteria for the historic overlay zone. Per Article 8.5.E of the City of Knoxville Zoning Code, the amphitheater and its surroundings are associated with an event that has made a significant contribution to local history, and also embodies high artistic values in architecture and engineering.

Constructed for the 1982 World’s Fair as the Tennessee Amphitheater, the structure was designed by New York-based structural engineers Horst and Geiger Berger, along with local architects McCarty, Bullock, and Holsaple. The amphitheater features two tensile fabric peaks and a secondary fabric canopy on a steel truss and cable roof. The amphitheater is emblematic of late twentieth-century designs, and is one of two structures still extant from the 1982 World’s Fair.

Evaluating the property using the National Register of Historic Places (NRHP) seven aspects of integrity, the amphitheater retains integrity of location, as it remains in the original location where it was constructed. The amphitheater retains its integrity of materials and design, as any repairs have been minor and the original materials have been retained. The amphitheater retains its integrity and feeling of association as a late twentieth-century entertainment structure built to house events for the 1982 Worlds Fair. For the purposes of the local historic overlay, the relevant design guidelines will be the **Secretary of the Interior’s Standards for Rehabilitation**, which are broad enough to guide respectful rehabilitation to a structure as unique as the amphitheater.

Planning staff also recommends the preparation of a nomination to the National Register of Historic Places for the Worlds Fair Park site, including the Sunsphere and the Amphitheater.





**World's Fair Park Amphitheater/Tennessee Amphitheater**  
**Individual local historic landmark (with a historic zoning overlay)**

**Statement of Significance:**

The Tennessee Amphitheater was constructed for the 1982 World's Fair, officially known as the Knoxville International Energy Exposition. Designed by structural engineers Horst Berger and Geiger Berger of New York, in collaboration with local architects McCarty, Bullock, and Holsaple (later McCarty Holsaple McCarty), the amphitheater is distinguished by its tensile fabric membrane roof that appears to float above the seating area. Along with the Sunsphere, the 1,400-seat amphitheater is one of only two remaining structures from the 1982 World's Fair.

During the Fair, the venue hosted both country and classical music performances. After the Fair concluded, the Amphitheater continued to serve as a site for various events until its closure in 1998 to allow for construction of the new Convention Center and renovations to the World's Fair site. Following the completion of these projects, the Amphitheater briefly reopened before closing again in 2002 due to structural concerns.

In 2005, Mayor Bill Haslam announced plans to renovate both the Sunsphere and the Tennessee Amphitheater for public use. Two years later, the Sunsphere's Observation Deck reopened to the public, and Mayor Haslam delivered his second inaugural address at the Tennessee Amphitheater. This event marked the site's first use after several years of closure. In 2007, the Amphitheater was recognized as one of the top fifteen architectural works in East Tennessee by the East Tennessee Chapter of the American Institute of Architects (AIA).

**Architectural Description:**

The Tennessee Amphitheater is a concrete performance venue located within World's Fair Park in downtown Knoxville, Tennessee. Defined by two tensile fabric peaks that rise to an apex of 76.3 feet above a secondary, lower canopy of matching material, the amphitheater features an iconic roof supported by steel trusses and cable systems. The structure sits in the shadow of the historically designated Sunsphere, reinforcing its prominence within the World's Fair site. Currently, the amphitheater is undergoing repairs, including repainting, cleaning, re-roofing, curtain replacement, and light fixture replacement.

**Property Owner Listing:**

Owner: City of Knoxville maintained by the Public Building Authority (a division of the City of Knoxville)

Contact Address: 400 Main Street, Knoxville, TN 37902

World's Fair Amphitheater Property Address: 963 World's Fair Park Dr, Knoxville, TN 37916



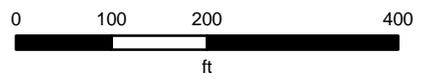
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### amphitheater site location

**Knoxville - Knox County - KUB Geographic Information System**



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PROPERTY ASSESSOR'S OFFICE - KNOX COUNTY, TENNESSEE  
 MAP DEPARTMENT - OWNERSHIP CARD

Source: KGIS

ACTIVE      NORMAL

01/08/2026

District	Map	Insert	Group	Parcel	Ward	Property Location	
	94	M	C	23	10	963 WORLDS FAIR PARK DR	

Subdivision	Block	Lot	Plat	Dimensions ( shown in ft. )	Acreage
2ND CREEK REDEVELOPMENT UNIT 2 RESUB	-	2-	<a href="#">200510100032632</a>	61.46 X 793.42 X IRR	4.23 - A.C. Deeded
					0.00 - A.C. Calculated

Owner	Sale Date	Book	Page	Sale Price	Mailing Address
CITY OF KNOXVILLE	3/4/1980	<a href="#">1701</a>	192		400 MAIN ST KNOXVILLE TN 37902

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Remarks

L/A

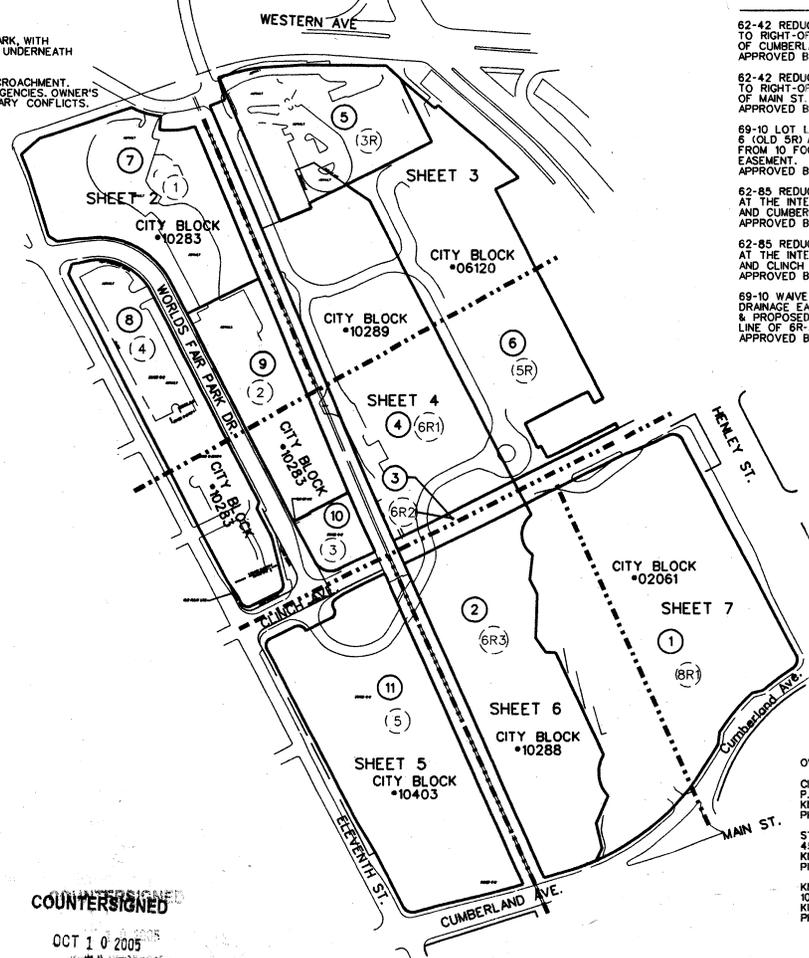
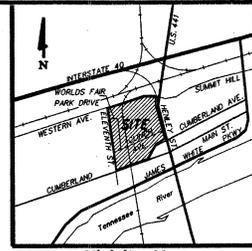
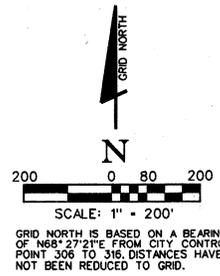
Parent Parcel	Parent Instrument Number
Previous Parcel ( Split From )	Next Parcel ( Merged Into )

10283-H

BEARING TABLE		
L1	N48°01'21"E	57.15'
L2	N21°43'47"W	46.30'
L3	N57°59'39"W	22.91'
L4	N17°46'33"E	42.74'
L5	S86°11'56"W	24.60'
L6	S05°37'14"W	32.00'
L7	N17°58'06"E	24.91'
L8	N81°48'37"E	17.30'
L9	N76°52'44"E	24.63'
L10	N18°12'50"E	15.64'
L11	S25°50'30"E	62.96'
L12	S13°10'56"E	101.87'
L13	N62°58'16"E	70.05'
L14	S34°37'36"E	36.86'
L15	S26°34'06"E	17.26'
L16	N62°58'16"E	92.30'
L17	N26°49'48"W	106.63'
L18	S23°30'47"E	150.03'
L19	N62°58'16"E	60.76'
L20	N62°58'16"E	64.74'
L21	N27°07'44"W	4.26'
L22	N55°37'43"E	22.43'
L23	N62°58'16"E	104.61'
L24	S28°11'06"E	46.46'
L25	N67°21'53"E	36.75'
L26	N19°52'26"W	35.02'
L27	S48°37'22"E	43.76'
L28	S59°23'42"E	65.02'
L29	S22°24'59"E	11.87'
L30	S67°33'04"W	77.02'
L31	N62°58'16"E	104.61'
L32	N06°04'10"E	58.65'
L33	N26°56'28"W	37.87'
L34	S33°02'37"E	41.76'
L35	N66°03'27"W	21.42'
L36	S24°37'24"E	259.85'
L37	N20°20'16"E	69.62'
L38	N12°21'46"E	56.23'
L39	S25°09'08"W	31.14'
L40	N67°42'32"E	78.22'
L41	S61°54'09"W	26.20'
L42	N74°54'00"E	26.87'
L43	N08°49'29"E	26.43'
L44	S31°52'36"W	66.86'
L45	S49°37'22"E	104.04'
L46	N41°22'37"E	10.00'
L47	S48°37'23"E	125.00'
L48	S63°06'18"W	59.23'
L49	S27°10'53"E	56.23'
L50	S62°44'07"W	42.84'

**NOTES:**

- IRON RODS WITH CAPS SET AT ALL CORNERS NOT RECOVERED UNLESS OTHER MONUMENTATION IS NOTED ON DRAWING.
- UNDERGROUND UTILITIES SHOWN APPROXIMATELY BY AVAILABLE UTILITY MAPS AND VISIBLE APPURTENANCES AND LOCATIONS SHOULD BE VERIFIED BY THE APPROPRIATE UTILITY AUTHORITY BEFORE EXCAVATION OR CONSTRUCTION.
- 10' DRAINAGE AND UTILITY EASEMENT INSIDE ALL EXTERIOR BOUNDARY LINES, 5' EACH SIDE ALL INTERIOR LOT LINES UNLESS OTHERWISE SHOWN, EXCEPT AS MODIFIED BY THE SUBDIVISION VARIANCES.
- JOINT PERMANENT EASEMENT (MURGRAN DR.) AND 10' PUBLIC WALKWAY EASEMENT RECORDED IN PLAT BK. 92-L, PG. 20 RELEASED BY INSTRUMENT NO. 200510060031870
- REFERENCE RECORDED PLAT CABINET M, SLIDE 324D PLAT CABINET M, SLIDE 325A & 325B INSTR. NO. 200104120066844
- CITY BLOCK NO. 10283, 10403, 10289, 10288, 06120 & 02061
- TOTAL NO. LOTS 11
- TOTAL AREA: 1,669,105 SQ. FT. OR 38.318 ACRES
- ZONED: C-2 & C-2/H-1 (CENTRAL BUSINESS DISTRICT)
- LOTS 2, 3 & 4 REMAIN DEDICATED AS WORLD FAIR PARK, WITH LOT 3 BEING THAT PORTION OF WORLD'S FAIR PARK UNDERNEATH THE CLINCH AVE. VIADUCT RIGHT-OF-WAY.
- THIS SURVEY INDICATES A PROPERTY BOUNDARY ENCROACHMENT. IT HAS NOT BEEN ADDRESSED BY PLAT REVIEWING AGENCIES. OWNERS ARE RESPONSIBLE FOR RESOLVING PROPERTY BOUNDARY CONFLICTS.
- 20' SANITARY SEWER EASEMENT ALONG EXISTING SANITARY SEWER LINES 10' EACH SIDE



**Legend**

	POWER MANHOLE
	SANITARY MANHOLE
	WATER MANHOLE
	CLEAN OUT
	WATER VALVE
	UNDERGROUND WATER LINE
	UNDERGROUND GAS LINE
	UNDERGROUND SAN SEWER LINE
	PROPERTY LINE
	LIGHT POLE
	POWER POLE
	FIRE HYDRANT
	EXISTING IRON ROD FOUND
	GUY WIRE
	RAILROAD SPIKE SET
	GAS METER
	GAS VALVE
	UNDERGROUND ELECTRIC LINE
	OVERHEAD ELECTRIC LINE
	FENCE
	WATER METER
	STONE MANHOLE
	CATCH BASIN
	PROPOSED MANHOLE
	UNDERGROUND TELEPHONE
	AREA DRAIN
	TELEPHONE PEDESTAL
	IRON ROD NEW
	CONC. ROD IN MONUMENT FOUND
	STEPS

**LOT AREA TABLE**

NO.	SQ. FT.	ACRES
1	340,878	7.825
2	184,289	4.231
3	18,470	0.424
4	228,217	5.239
5	108,974	2.502
6	203,283	4.667
7	139,174	3.195
8	122,784	2.819
9	85,890	1.972
10	19,974	0.459
11	217,172	4.986

**CURVE TABLE**

CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	DISTANCE
C1	23.97'	18.00'	14.14"	S24°49'09"W	22.24'
C2	58.42'	18.00'	18.18"	N71°17'56"E	26.56'
C3	95.66'	133.00'	95.51"	S62°30'43"E	155.15'
C4	21.93'	93.00'	11.01"	S20°05'14"E	21.88'
C5	62.97'	40.00'	40.44"	N17°11'01"E	56.67'
C6	31.42'	20.00'	20.00"	S72°01'44"E	28.28'
C7	23.56'	15.00'	15.00"	N17°58'16"E	21.21'
C8	21.64'	15.00'	13.18"	N14°18'00"E	19.87'
C9	204.82'	204.84'	72.19"	S74°03'58"W	144.29'
C10	107.82'	217.48'	53.92"	S75°29'27"W	107.87'
C11	34.75'	25.00'	20.84"	N68°13'00"W	32.02'
C12	28.21'	18.00'	17.94"	N18°04'14"E	25.41'
C13	2.21'	844.70'	1.17"	S69°57'13"W	2.21'
C14	12.57'	844.70'	6.29"	S70°37'18"W	12.57'
C15	83.56'	642.54'	41.85"	S77°16'29"W	83.52'
C16	39.25'	25.00'	24.98"	S72°06'12"E	35.34'
C17	37.03'	23.00'	22.86"	N15°18'56"E	33.74'
C18	62.43'	501.47'	41.31"	S53°02'46"W	62.33'
C19	117.09'	513.55'	58.80"	S39°13'24"W	116.84'
C20	126.81'	545.82'	61.62"	N48°58'39"E	126.99'
C21	106.92'	80.00'	75.81"	S01°33'55"E	94.57'
C22	227.93'	183.00'	131.41"	N62°30'43"W	213.48'
C23	69.78'	173.00'	35.37"	S72°49'23"E	69.37'
C24	102.00'	102.00'	41.23"	N54°14'58"E	80.84'
C25	101.05'	77.50'	59.15"	S08°19'56"E	84.04'
C26	325.87'	545.81'	167.92"	N48°58'39"E	320.99'
C27	61.50'	545.81'	30.78"	N69°18'27"E	61.48'
C28	55.64'	149.86'	17.82"	N07°32'10"E	35.64'
C29	122.05'	155.17'	61.06"	S46°22'32"E	122.02'

- PREVIOUS GRANTED VARIANCES
- 62-85 18-FOOT RADIUS AT THE NORTH & SOUTH INTERSECTION OF ELEVENTH STREET AND CLINCH AVENUE INSTEAD OF REQUIRED 75 FEET.
  - 62-85 18-FOOT RADIUS AT THE NORTHWEST INTERSECTION OF CLINCH AVENUE AND WORLDS FAIR PARK DRIVE INSTEAD OF REQUIRED 75 FEET
  - 62-85 40-FOOT RADIUS AT THE NORTHEAST INTERSECTION OF CLINCH AVENUE AND WORLDS FAIR PARK DRIVE INSTEAD OF REQUIRED 75 FEET
  - 69-10 REDUCE THE UTILITY & DRAINAGE EASEMENT INSIDE THE SOUTHERN BOUNDARY OF LOT 3R FROM 10 FEET TO 0 FEET UNDER EXISTING BUILDINGS.
  - 62-85 0-FOOT RADIUS AT THE SOUTHWESTERN INTERSECTION OF WESTERN AVENUE AND HENLEY ST. INSTEAD OF REQUIRED 75 FEET

- 62-42 REDUCE 44' FROM CENTERLINE TO RIGHT-OF-WAY TO 24' ON PORTION OF CUMBERLAND AVE. APPROVED BY M.P.C. 08-08-80
- 62-42 REDUCE 44' FROM CENTERLINE TO RIGHT-OF-WAY TO 35' ON PORTION OF MAIN ST. APPROVED BY M.P.C. 08-08-80
- 69-10 LOT LINE COMMON TO LOT NO.'S 6 (OLD SR) AND 4 (HOLIDAY INN) EXCLUDED FROM 10 FOOT DRAINAGE AND UTILITY EASEMENT. APPROVED BY M.P.C. 08-08-80
- 62-85 REDUCE RIGHT-OF-WAY RADIUS AT THE INTERSECTION OF HENLEY ST. AND CUMBERLAND AVE. FROM 75' TO 25'. APPROVED BY M.P.C. 03-08-01
- 62-85 REDUCE RIGHT-OF-WAY RADIUS AT THE INTERSECTION OF HENLEY ST. AND CLINCH AVE. FROM 75' TO 25'. APPROVED BY M.P.C. 03-08-01
- 69-10 WAVE STANDARD UTILITY AND DRAINAGE EASEMENT UNDER EXISTING & PROPOSED BUILDINGS ALONG COMMON LINE OF 6R-3 & 8R-1 APPROVED BY M.P.C. 03-08-01
- 62-75 25-FOOT RADIUS AT THE INTERSECTION OF 11TH STREET AND CUMBERLAND AVENUE INSTEAD OF REQUIRED 75 FEET. APPROVED BY M.P.C. 05-14-92
- 62-75 NO RADIUS AT THE SOUTH INTERSECTION OF 11TH STREET AND WORLDS FAIR PARK DR. (OLD 10TH STREET) INSTEAD OF REQUIRED 75 FEET. APPROVED BY M.P.C. 08-08-80
- 62-75 NO RADIUS AT THE INTERSECTION OF 11TH ST. AND WESTERN AVE. INSTEAD OF REQUIRED 75 FEET. APPROVED BY M.P.C. 05-14-92
- 62-44 RIGHT-OF-WAY FOR 11TH STREET TO BE 25 FEET FROM CENTERLINE INSTEAD OF 35 FEET. APPROVED BY M.P.C. 05-14-92
- 69-10 UTILITY AND DRAINAGE EASEMENT TO BE DELETED UNDER EXISTING BUILDINGS. APPROVED BY M.P.C. 05-14-92
- 62-43 RIGHT-OF-WAY FOR CUMBERLAND AVENUE TO BE 34 FEET FROM CENTERLINE INSTEAD OF 40 FEET. APPROVED BY M.P.C. 05-14-92
- 62-45 RIGHT-OF-WAY FOR GRAND AVE. TO BE 23 FEET FROM CENTERLINE INSTEAD OF 25 FEET APPROVED BY M.P.C. 05-14-92

**DEED**

LOT NO.	PARCEL	TAX MAP & GROUP	DEED REFERENCE
1	6.00	94-M GROUP C	W.D. 1699, PG. 394
2	23.00	94-M GROUP C	W.D. 1701, PG. 192
3	23.01	94-M GROUP C	W.D. 1701, PG. 192
4	1.02	94-L GROUP J	W.D. 1701, PG. 192
5	31.02	94-L GROUP B	W.D. 1701, PG. 225
6	5.01	94-L GROUP B	W.D. 2103, PG. 120
7	4.00	94-L GROUP L	W.D. 2068, PG. 1155
8	4.02	94-L GROUP L	W.D. 1826, PG. 320
9	4.01	94-L GROUP L	W.D. 1934, PG. 921
10	4.03	94-L GROUP L	W.D. 1826, PG. 320
11	41.00	94-M GROUP G	W.D. 1826, PG. 320

**COUNTERSIGNED**  
OCT 10 2005  
JOHN R. KING  
KNOX COUNTY  
PROPERTY APPRAISOR

City of Knoxville Department of Engineering  
The Department of Engineering hereby approves this plat on the 10 day of OCT 20 05

Stephen Q. King  
Director Dept. of Engineering

Certificate of Approval for Recording  
This is to certify that the subdivision plat shown hereon and the Composite Design Plan have been found to comply with the Subdivision Regulations of Knoxville and Knox County and with existing official plans, with the exception of any variances and stipulations noted on this plat and in the minutes of the Knoxville Knox County Metropolitan Planning Commission, and that the record plat is hereby approved for recording in the office of the Knox County Register of Deeds.  
Signatures: [Signature] Date: 10/10/05

Certificate of Class and Accuracy of Survey  
I hereby certify that this is a category 1 survey and the ratio of precision of the unadjusted survey is 1:15000 as shown thereon.  
[Signature]  
Surveyor  
Tennessee Certification No. 1329

**OWNERS:**  
CITY OF KNOXVILLE  
P.O. BOX 1631  
KNOXVILLE, TN 37901  
PHONE: (865) 215-2000  
STATION EIGHTY TWO, LTD  
4502 SOUTH GARDNER RD.  
KNOXVILLE, TN 37919-8357  
PHONE: (865) 637-0204  
KNOXVILLE MUSEUM OF ART  
1050 WORLDS FAIR PARK DR.  
KNOXVILLE, TN 37901  
PHONE: (865) 525-6101



Certification of Final Plat--Construction Complete  
I hereby certify that I am a surveyor licensed to do surveying under the laws of the State of Tennessee. I further certify that this plan and accompanying drawings, documents and statements conform to all applicable provisions of the Knoxville/Knox County Subdivision Regulations, except as has been limited, described and justified in a report filed with the Metropolitan Planning Commission, or for a variance for which application has been filed. The indicated monuments were in place on the day of Oct., 2005.  
[Signature]  
Surveyor  
Tennessee Certificate No. 1329

STATION EIGHTY TWO, LTD  
MPC FILE NO. 6-SM-04-F

**WORLD'S FAIR PARK**  
RESUBDIVISION OF WEST SIDE WORLDS FAIR PARK  
RESUBDIVISION OF 2ND CREEK REDEVELOPMENT PROJECT, UNIT 2  
CIVIL DISTRICT 4 KNOX COUNTY, TENNESSEE  
WARD 6 + WARD 10, CITY OF KNOXVILLE, TENNESSEE

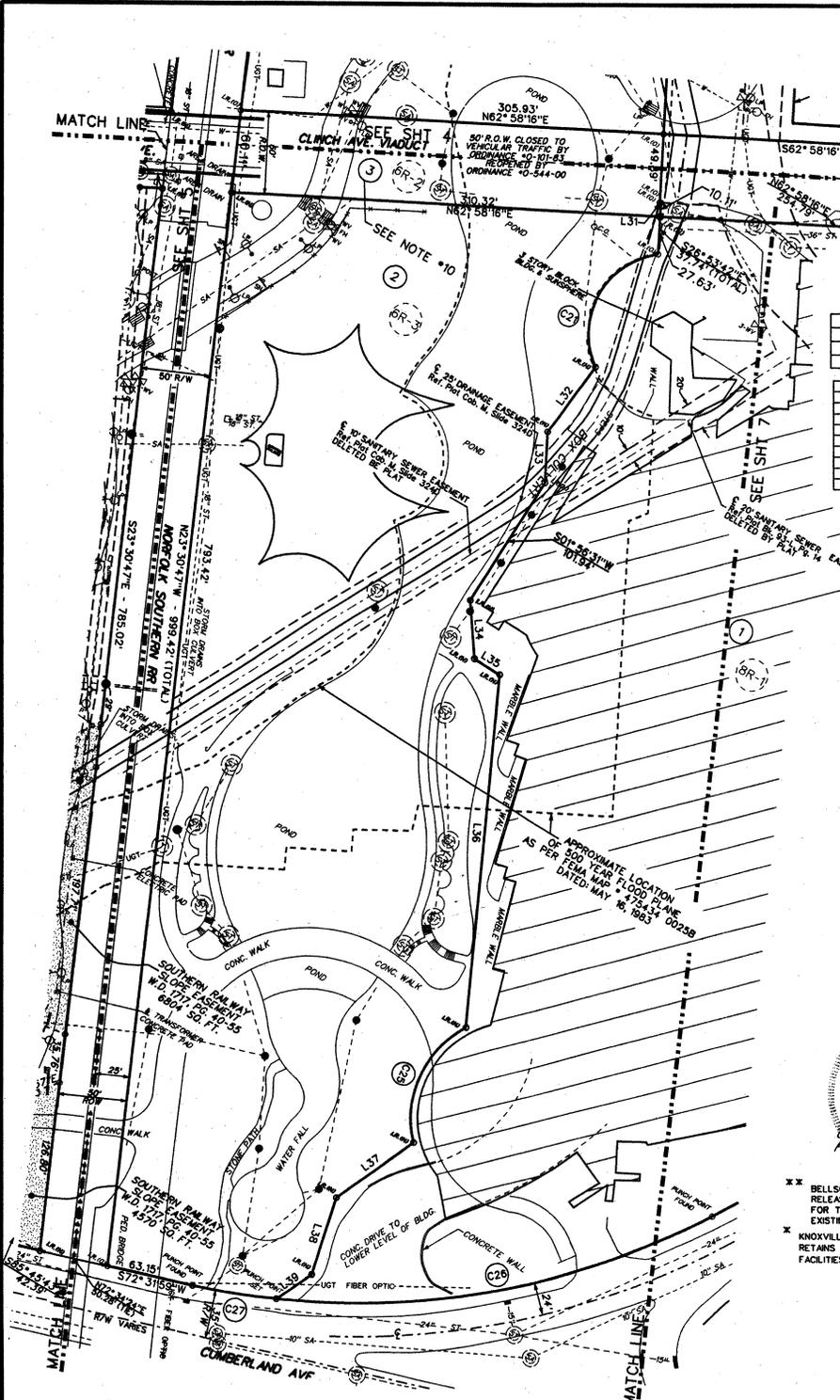
PREPARED FOR: [Signature]  
DRAWN BY: DBH  
DATE: 5-17-04  
REVISED: 10-06-05  
FILE NO. 24573-11

CITY OF KNOXVILLE  
P.O. BOX 1631  
KNOXVILLE, TN 37901  
PHONE: (865) 215-2000

**BWSC** ENGINEERS ARCHITECTS PLANNERS  
LANDSCAPE ARCHITECTS AND SURVEYORS  
10133 Sherill Blvd., Suite 200, Knoxville, Tennessee 37932  
PHONE (865) 437-2810 FAX (865) 473-8054

10283-N

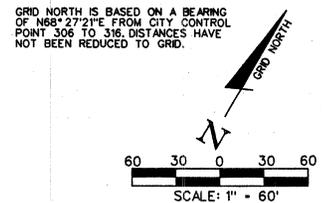
\*\*\*\*\*DONSPC\*\*\*\*\*



CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING & DISTANCE	
C25	101.06'	77.50'	59.15'	S68°19'56"E 94.04'	
C26	328.81'	545.81'	183.92'	S48°53'38"W 320.99'	
C27	81.50'	545.81'	30.78'	S69°18'21"W 61.44'	

LOT AREA TABLE		
NO.	SQ. FT.	ACRES
1	340,878	7.825
2	184,289	4.231

BEARING TABLE		
NO.	BEARING	DISTANCE
L31	N62°58'44"E	0.84'
L32	N06°04'10"E	58.85'
L33	N26°56'28"W	37.87'
L34	S34°10'27"E	41.79'
L35	S68°03'27"W	21.42'
L36	S24°37'24"E	259.88'
L37	N23°20'19"E	69.62'
L38	N02°21'48"W	59.23'
L39	S25°09'08"W	31.14'



Certificate of Ownership and General Dedication  
 I, We, the undersigned owner of the property shown herein, hereby adopt this as my plan of subdivision and dedicate the streets as shown to the public use forever and hereby certify that I am the owner in fee simple of the property, and as property owner have an unrestricted right to dedicate right-of-way and/or grant easement as shown on this plan. I further certify that all restrictive covenants, if any, which apply to the lots or other shown on the plan or are referred to therein, with copies of the referred to covenants filed with the Knox County Register of Deeds.  
 Signature: *[Signature]*  
 Signature: *[Signature]*  
 CITY OF KNOXVILLE, BY: *[Signature]*  
 Signature: *[Signature]*

Zoning  
 Zoning districts in which the land being subdivided is located shall be indicated as shown on the zoning map by the Planning Commission as follows:  
 Zoning Shown on Official Map: *C-2, R.H.1*  
 Date: *10-7-05* By: *Emily Galle*

City - Release of Easements  
 Except as noted or shown on this plan, the following parties hereby consent to the release of all rights that may have accrued for their use and benefit in the utility and drainage easements along the original lines eliminated by this map, on the condition that new utility and drainage easements are provided along the new property lines.  
 City of Knoxville Dept. of Engineering: *Stephen O. King 10/10/05*  
 Knoxville Utilities Board Water & Wastewater: *Alberta James 10/7/05*  
 Knoxville Utilities Board Power & Gas: *Alberta James 10/7/05*  
 BellSouth: *[Signature] 10-7-05*  
 Cable Television: *[Signature] 10/7/05*

Certificate of Approval for Recording  
 This is to certify that the subdivision plan shown hereon and the Composite Design Plan no. *10283-N* have been found to comply with the Subdivision Regulations of Knoxville and Knox County and with existing official plans, with the exception of any variances and stipulations noted on this plan and the minutes of the Knoxville/Knox County Metropolitan Planning Commission, the *10* day of *OCT*, 2005, and that the record plat hereby approved for recording in the office of the Knox County Register of Deeds.  
 Signed: *[Signature]* Date: *10/10/05*

\* KNOXVILLE UTILITIES BOARD DOES NOT RELEASE AND HEREBY RETAINS ALL EASEMENTS AND RIGHTS FOR EXISTING UTILITY FACILITIES, WHETHER OR NOT SHOWN ON THIS PLAN.

OWNERS:  
 CITY OF KNOXVILLE  
 P.O. BOX 4631  
 KNOXVILLE, TN 37901  
 PHONE: (865) 215-2000  
 STATION EIGHTY TWO, LTD  
 4502 SOUTH GARDEN RD.  
 KNOXVILLE, TN 37919-6337  
 PHONE: (865) 637-0204  
 KNOXVILLE MUSEUM OF ART  
 1020 WORLDS FAIR PARK DR.  
 KNOXVILLE, TN 37916  
 PHONE: (865) 523-0101



SEE SHEET 1 FOR LEGEND, NOTES & VARIANCES

\*\* BELL SOUTH TELECOMMUNICATIONS DOES NOT RELEASE ANY RIGHTS THAT MAY HAVE ACCRUED FOR THEIR USE AND BENEFIT WHERE THERE ARE EXISTING FACILITIES.  
 \* KNOXVILLE UTILITIES BOARD DOES NOT RELEASE AND HEREBY RETAINS ALL EASEMENTS AND RIGHTS FOR EXISTING UTILITY FACILITIES, WHETHER OR NOT SHOWN ON THIS PLAN.

Certification of Class and Accuracy of Survey  
 I hereby certify that this is a category *1* survey and the ratio of precision of the unadjusted survey is *1:15,000* as shown thereon.  
 Signature: *[Signature]*  
 Tennessee Certification No. *1329*

M\*559872BC  
 MPC FILE NO. 6-SM-04-F  
 City of Knoxville Department of Engineering  
 The Department of Engineering hereby approves this plan on the *10* day of *OCT*, 2005.  
 Signature: *Stephen O. King*  
 Director Dept. of Engineering

STATE OF TENNESSEE, COUNTY OF KNOX  
 On this *10* day of *OCT*, 2005, before me personally appeared *Bill Hales*, to me known (proven) to me on the basis of satisfactory evidence to be the person (or persons) described in and who executed the foregoing instrument and acknowledged that he (she or they) executed the same as his (or her or their) act (deed) and deed.  
 Signature: *[Signature]*  
 Notary's signature & seal  
 My Commission Expires: *7-31-08*

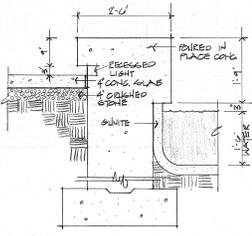


COUNTERSIGNED  
 OCT 10 2005  
 JOHN R. WHITEHEAD  
 KNOX COUNTY  
 PROPERTY ASSESSOR  
 My Commission Expires: *12/31/05*  
 Subdivision Name and Street Names Contained Herein Reviewed and Approved.  
 Date: *10-10-05* By: *[Signature]*  
 Knoxville/Knox County Metropolitan Planning Commission

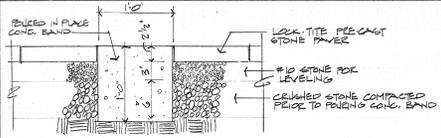
This is to certify that the subdivision shown hereon is subject to the installation of sanitary sewers and treatment facilities and that such installation shall be in accordance with the state and local regulations.  
 Date: *10-7-05* *[Signature]*  
 Knoxville Health Department

Certification of Final Plat--Construction Complete  
 I hereby certify that I am a surveyor licensed to do surveying under the laws of the State of Tennessee. I further certify that this plan and accompanying drawings, documents and statements conform to all applicable provisions of the Knoxville/Knox County Subdivision Regulations, except as has been itemized, described and justified in a report filed with the Metropolitan Planning Commission, or for a variance for which application has been filed. The indicated monuments were in place on the *7* day of *Oct*, 2005.  
 Signature: *[Signature]*  
 Tennessee Certificate No. *1329*  
 Tazess and Assessments  
 Certification that taxes and assessments have been paid shall be as follows:  
 This is to certify that all property taxes and assessments due on this property have been paid.  
 Signature: *Judy Kirby* Date: *10-7-05*  
 Signature: *Mike Hales* Date: *10/7/05*

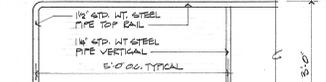
SHEET 6 OF 7  
 FINAL PLAT  
**WORLD'S FAIR PARK**  
 RESUBDIVISION OF WEST SIDE WORLDS FAIR PARK  
 RESUBDIVISION OF 2ND CREEK REDEVELOPMENT PROJECT, UNIT 2  
 CIVIL DISTRICT 4 KNOX COUNTY, TENNESSEE  
 WARD 10, CITY OF KNOXVILLE, TENNESSEE  
 PREPARED FOR: CITY OF KNOXVILLE, P.O. BOX 1631, KNOXVILLE, TN 37901, PHONE: (865) 215-2000  
 DRAWN BY: DBH  
 DATE: 5-17-04  
 REVISED: 10-06-05  
 FILE NO. 24573-11



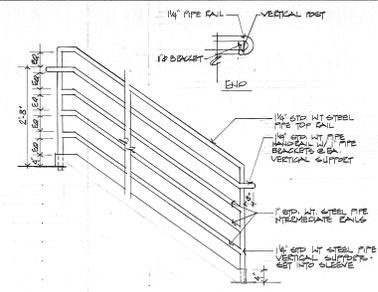
DETAIL @ WATERS EDGE (TYP)  
SCALE: 3/4" = 1'-0"



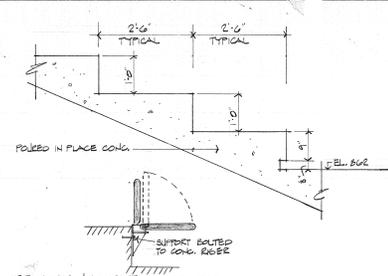
DETAIL @ PAVERS (TYP)  
SCALE: 1/2" = 1'-0"



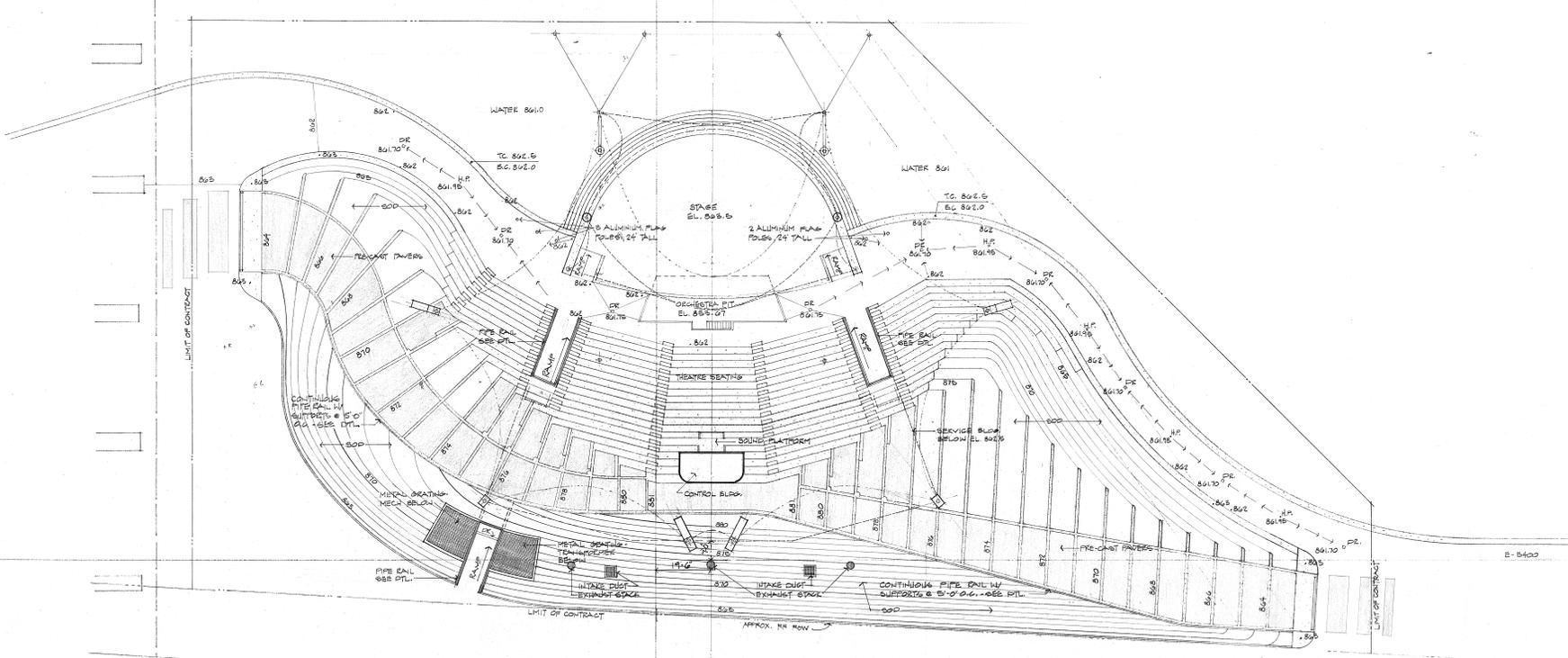
WALKWAY RAILING DETAIL (TYP)  
SCALE: 3/4" = 1'-0"



VOMITORY RAILING DETAIL (TYP)  
SCALE: 3/4" = 1'-0"



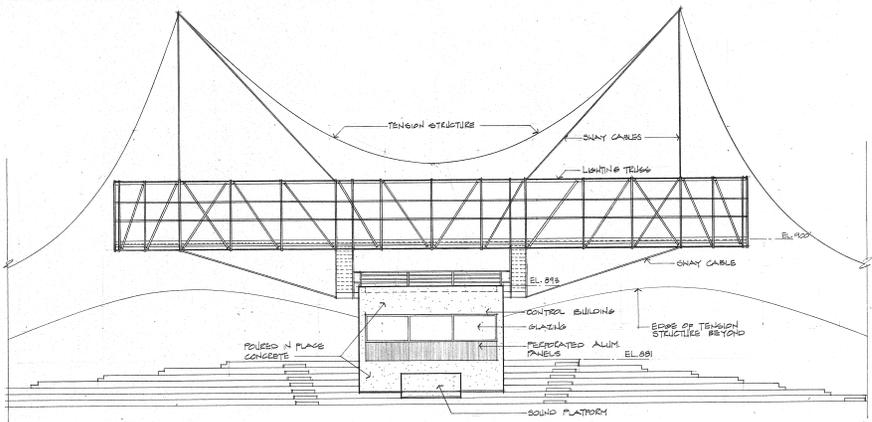
SEATING DETAIL (TYP)  
SCALE: 3/4" = 1'-0"



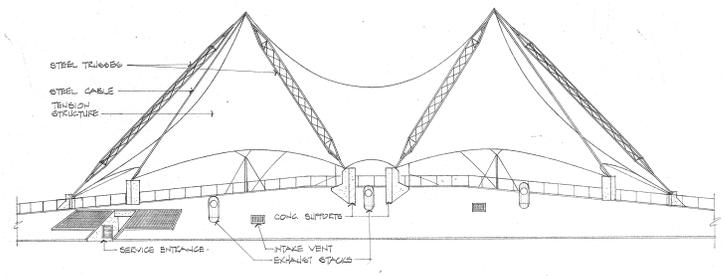
⊙ SITE PLAN  
SCALE: 1" = 10'-0"



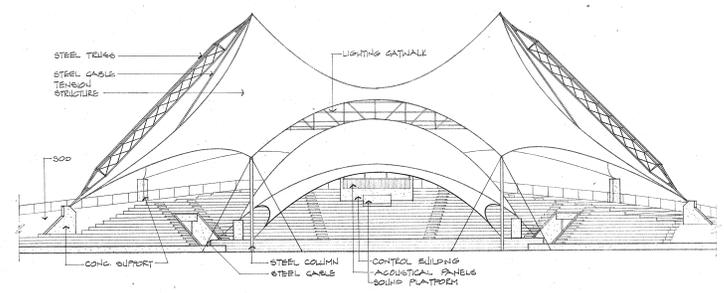




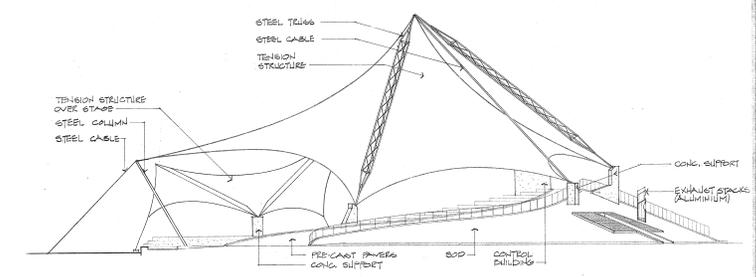
1 BUILDING SECTION  
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WEST ELEVATION  
SCALE: 1/16" = 1'-0"



EAST ELEVATION  
SCALE: 1/16" = 1'-0"



NORTH ELEVATION  
SCALE: 1/16" = 1'-0"

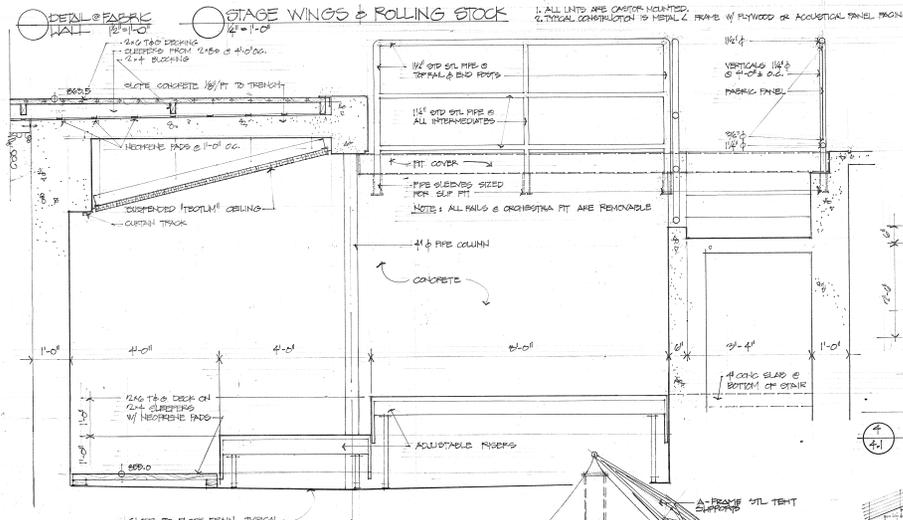
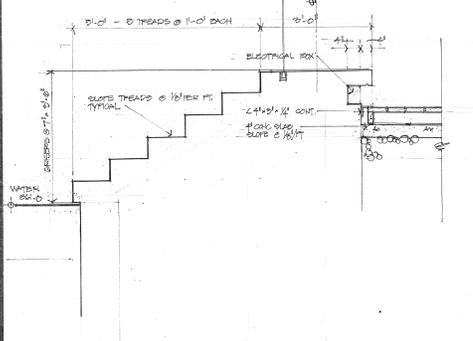
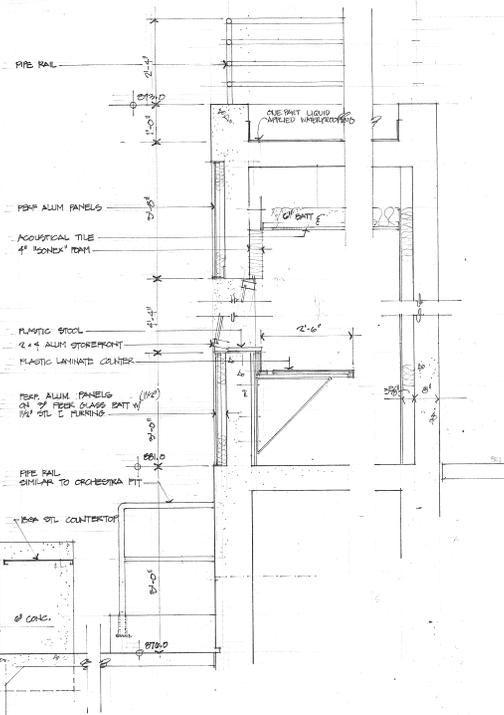
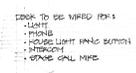
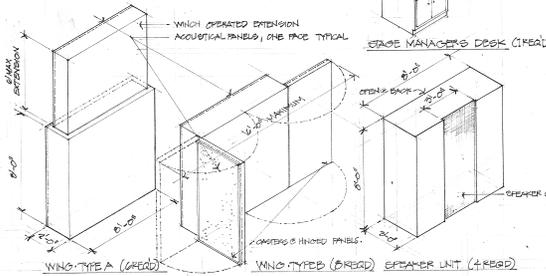
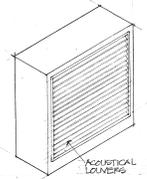
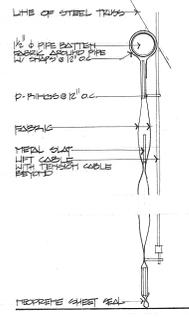
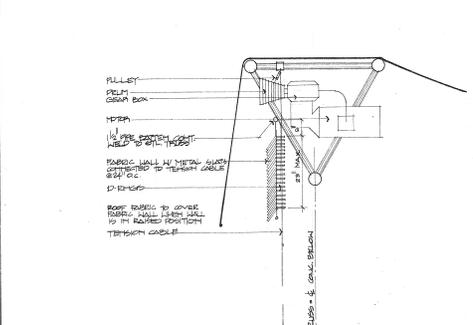
DATE: 25-NOV-82  
BY: [Signature]

MC CARTY BULLOCK HOLSAPLE ARCHITECTS INC. PLANNED BUSINESS CENTER KNOXVILLE, TENNESSEE

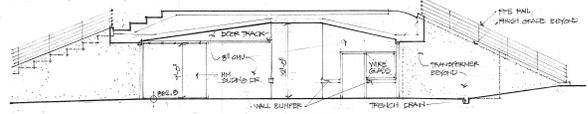
GEORGE BECKER ASSOC. DESIGN/STRUCT. CONSULTANTS  
L. C. THOMPSON AND ASSOC. MECH./ELECT. CONSULTANTS  
R. W. ANDERSON ASSOC. INC. MECH./ELECT. CONSULTANTS  
RALPH HOOKMAN THEATRICAL LIGHTING CONSULTANTS

SIC NO. 2367/00-17/9 KNOXVILLE, TENNESSEE

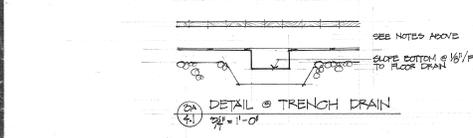
TENNESSEE PAVILION FOR THE 1982 WORLD'S FAIR  
ELEVATIONS & BUILDING SECTION



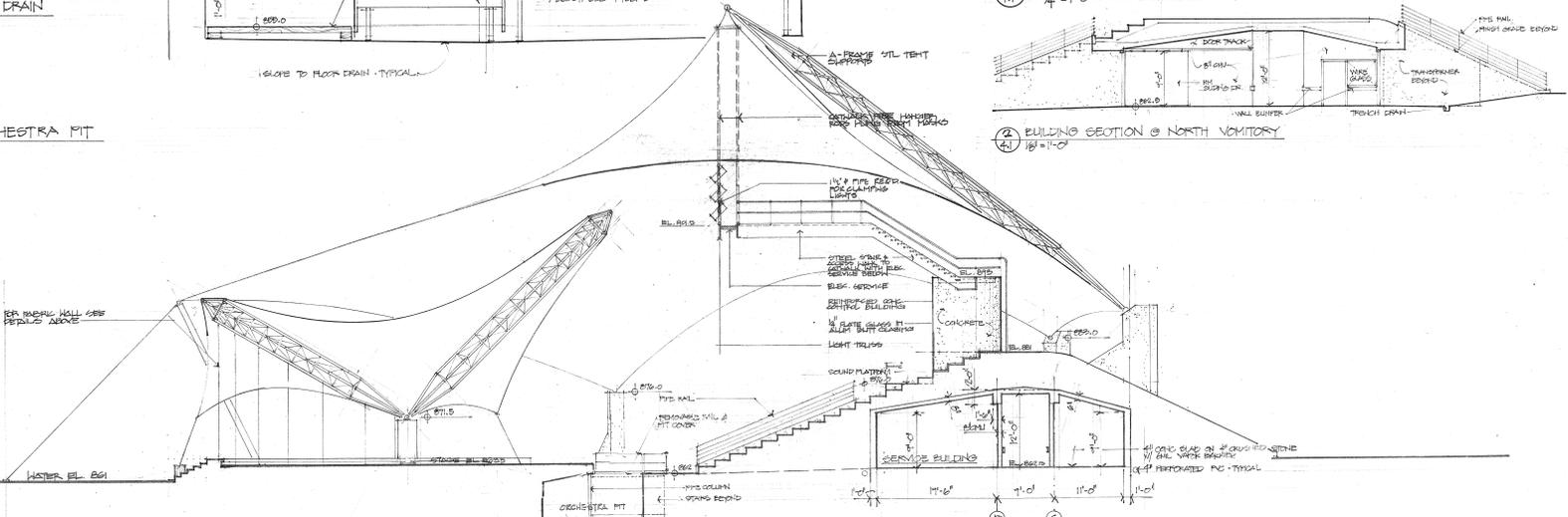
SECTION @ CONTROL BUILDING



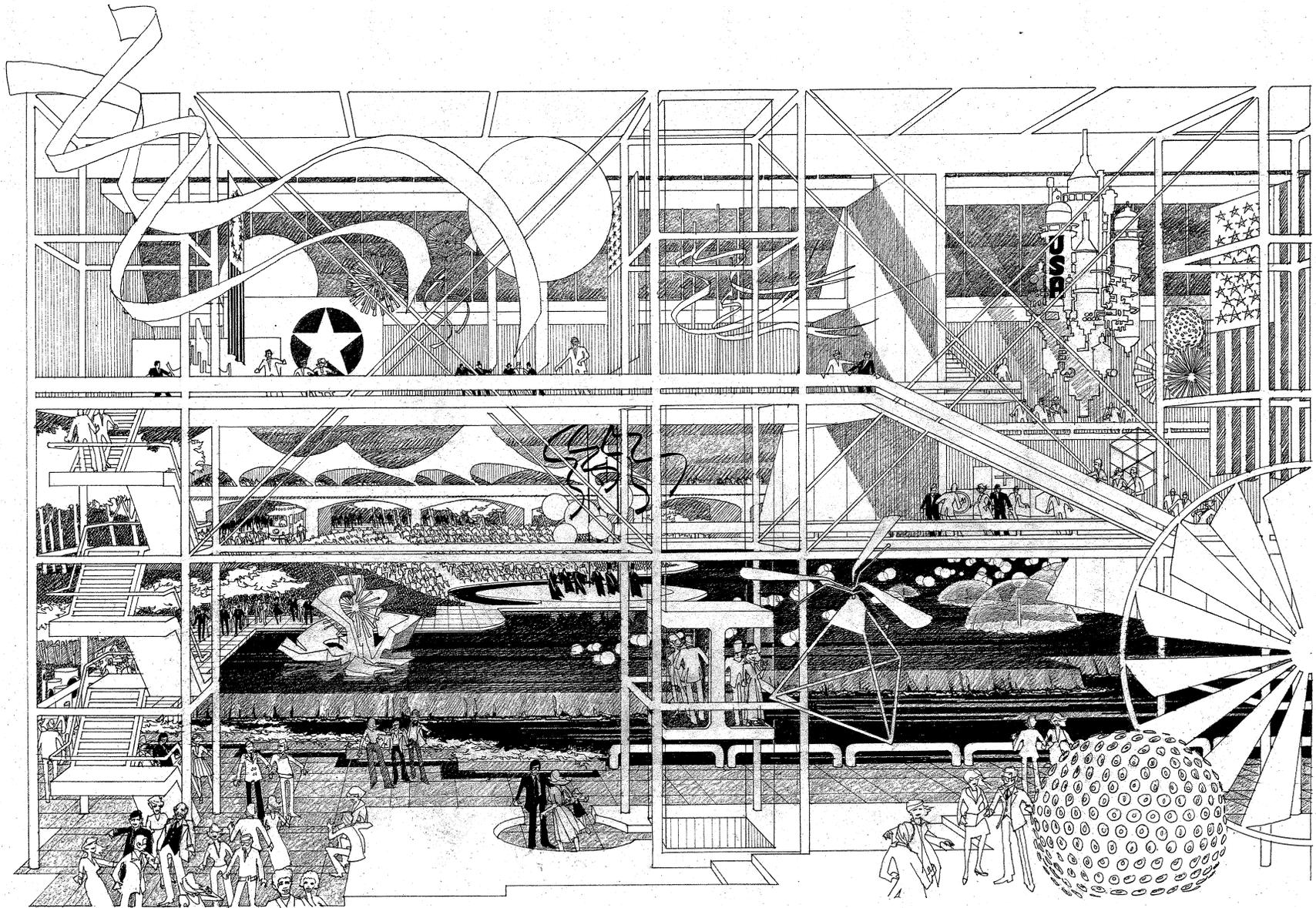
BUILDING SECTION @ NORTH VENTILATORY



SECTION AT STAGE & ORCHESTRA PIT



BUILDING SECTION @ STAGE CENTERLINE



**VIEW TOWARD AMPHITHEATER AT U.S. PAVILION**



Tennessee Amphitheater  
963 World's Fair Drive, Knoxville, TN 37016  
Date: 1982

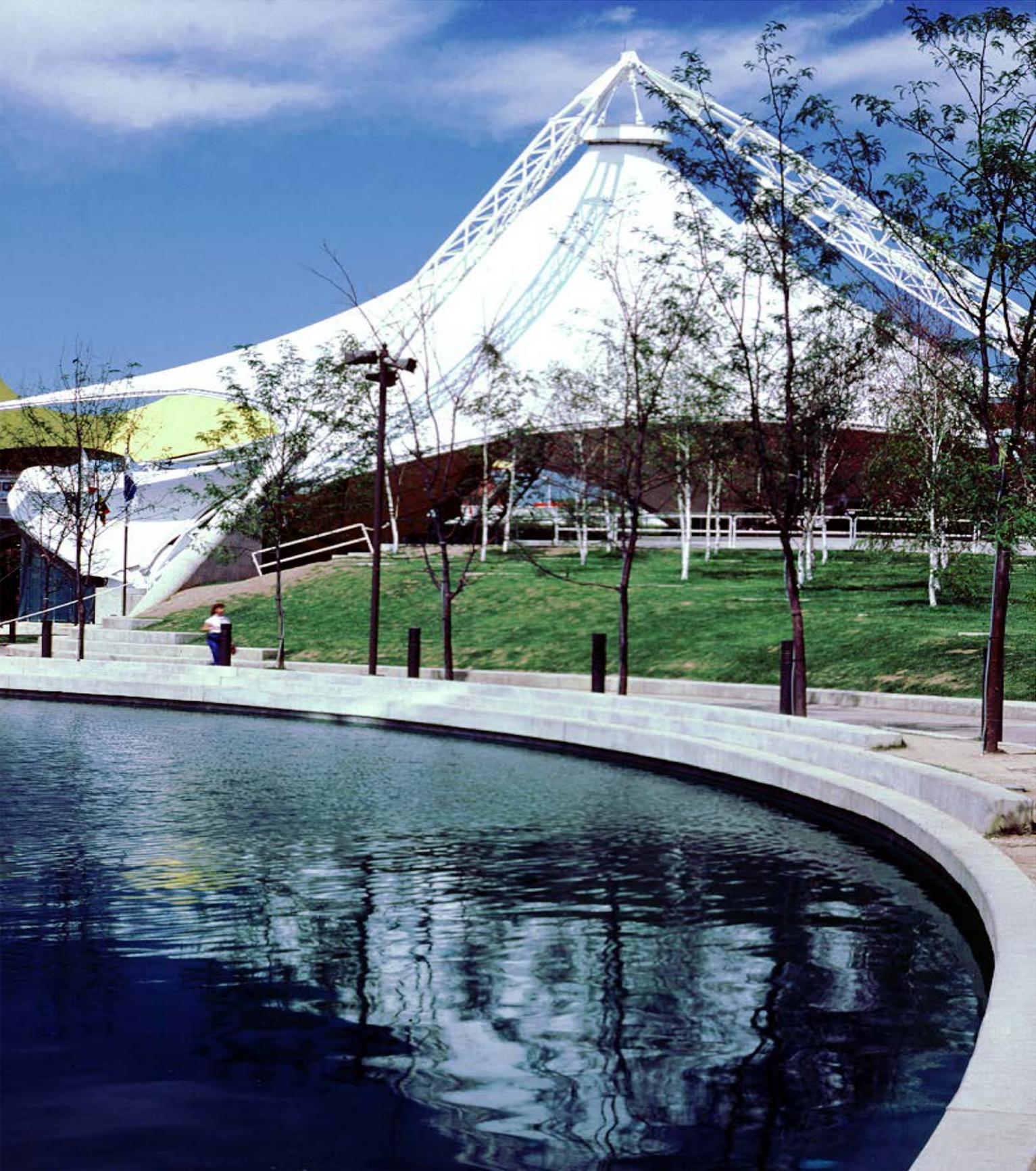


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Tennessee Amphitheater  
963 World's Fair Drive, Knoxville, TN 37016  
Date: 1982



Tennessee Amphitheater  
963 World's Fair Drive, Knoxville, TN 37016  
Date: 1982



Tennessee Amphitheater  
963 World's Fair Drive, Knoxville, TN 37016  
Date: 1982



Tennessee Amphitheater  
963 World's Fair Drive, Knoxville, TN 37016  
Date: 1982









# Public Notice and Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). The contact information you provide in your application may be used for that purpose. We require applicants to acknowledge their role in this process.

## Sign Posting and Removal

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission.

**Planning staff will post the required sign.** If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

### Location and Visibility

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

### Timing

The sign(s) must be posted not less than 12 days prior to the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

### Acknowledgement

**By signing below,** you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

~~05.05.2026~~  
02/20/2026

Date to be Posted

~~05.18.2026~~  
03/06/2026

Date to be Removed

**Have you engaged the surrounding property owners to discuss your request?**

Yes  No

No, but I plan to prior to the Planning Commission meeting

Jennifer Bradley

Digitally signed by Jennifer Bradley  
DN: C=US, E=jbradley@mhminc.com,  
O="MHM, Inc.", OU=Arch Firm,  
CN=Jennifer Bradley  
Date: 2026.01.16 15:23:08-05'00'

Jennifer Bradley

01.12.2026

Applicant Signature

Applicant Name

Date