



McGHEE TYSON AIRPORT
K N O X V I L L E

TO: Knoxville-Knox County Planning Commission

FROM: Bryan D. White, P.E., Vice President of Engineering & Planning

DATE: November 23, 2021

SUBJECT: Downtown Island Airport Request for Zoning Change Support

Downtown Island Airport (DKX) is a public use airport that has served Knoxville and the surrounding area as a general aviation airport for almost 60 years. As the owner and operator of the airport, the Metropolitan Knoxville Airport Authority (Airport Authority) continues to maintain and improve the airport with the mission of connecting East Tennessee's people and businesses to the world. The Airport Authority uses federal, state, and Airport Authority local funds for all sustainment and improvements at Downtown Island Airport; Downtown Island Airport's capital improvement projects are funded by federal and state grants from aviation gas sales and user fees. To that end, the federal and state grant funds provided to the Airport Authority come with very specific Grant Assurance Requirements. One of the most basic requirements from the Federal Aviation Administration is for the owner of an airport to have local zoning in place that allows "permitted use of the property as an airport."

Currently, at Downtown Island Airport, the property is zoned INST-Institutional and does not allow or approve an airport as an allowed use. The existing zoning essentially places the Airport Authority in peril with federal and state funding agencies for receipt of future funds as well as the potential for repayment of previously received grants. The Grant Assurances obligate the Airport Authority to protect the federal investment through the maintenance of a safe and unrestricted operating environment for Downtown Island as a public-use airport. The Metropolitan Knoxville Airport Authority greatly supports and requests that "airports" be added as a Special Use in the INST-Institutional zone.

Thank you,

Bryan D. White, P.E.
Vice President of Engineering & Planning
Metropolitan Knoxville Airport Authority