CASE SUMMARY

APPLICATION TYPE: REZONING

Planning
KNOXVILLE | KNOX COUNTY

File Number: 3-G-26-RZ **Related File Number:**

Application Filed: 1/21/2026 **Date of Revision:**

Applicant: JENNIFER BRADLEY

PROPERTY INFORMATION

General Location: Southeast side of World Fair Park Dr, south side of Clinch Ave, north side of Cumberland Ave

Other Parcel Info.:

Tax ID Number: 94 M C 023 **Jurisdiction:** City

Size of Tract: 4.23 acres

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

GENERAL LAND USE INFORMATION

Existing Land Use: Public Parks

Surrounding Land Use:

Proposed Use: **Density:**

Planning Sector: Central City **Plan Designation:** PP (Public Parks and Refuges), SP (Stream Protection)

Growth Policy Plan: N/A (Within City Limits)

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.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 963 WORLDS FAIR PARK DR

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: OS (Parks and Open Space)

Former Zoning:

Requested Zoning: OS (Parks and Open Space), H (Historic Overlay)

Previous Requests:

Extension of Zone: 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).

PLAN INFORMATION (where applicable)

Current Plan Category: PP (Public Parks and Refuges), SP (Stream Protection)

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed: **No. of Lots Approved:** 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Malynda Wollert

Staff Recomm. (Abbr.): 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.

Staff Recomm. (Full):

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.

Action: Approved **Meeting Date:** 3/5/2026

Details of Action:

Summary of Action: 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.

Date of Approval: 3/5/2026 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** ☐ **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 4/14/2026 **Date of Legislative Action, Second Reading:** 4/28/2026

Ordinance Number: **Other Ordinance Number References:** O-24-2026

Disposition of Case: Approved **Disposition of Case, Second Reading:** Approved

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**