



MEMORANDUM

TO: Knoxville-Knox County Planning Commission
FROM: Jessie Hillman, AICP, Principal Planner
DATE: Thursday, July 30, 2026
ITEM NOS.: Agenda Item # 45 / File # 8-C-26-OB
SUBJECT: Administrative map error correction of a zoning map error.

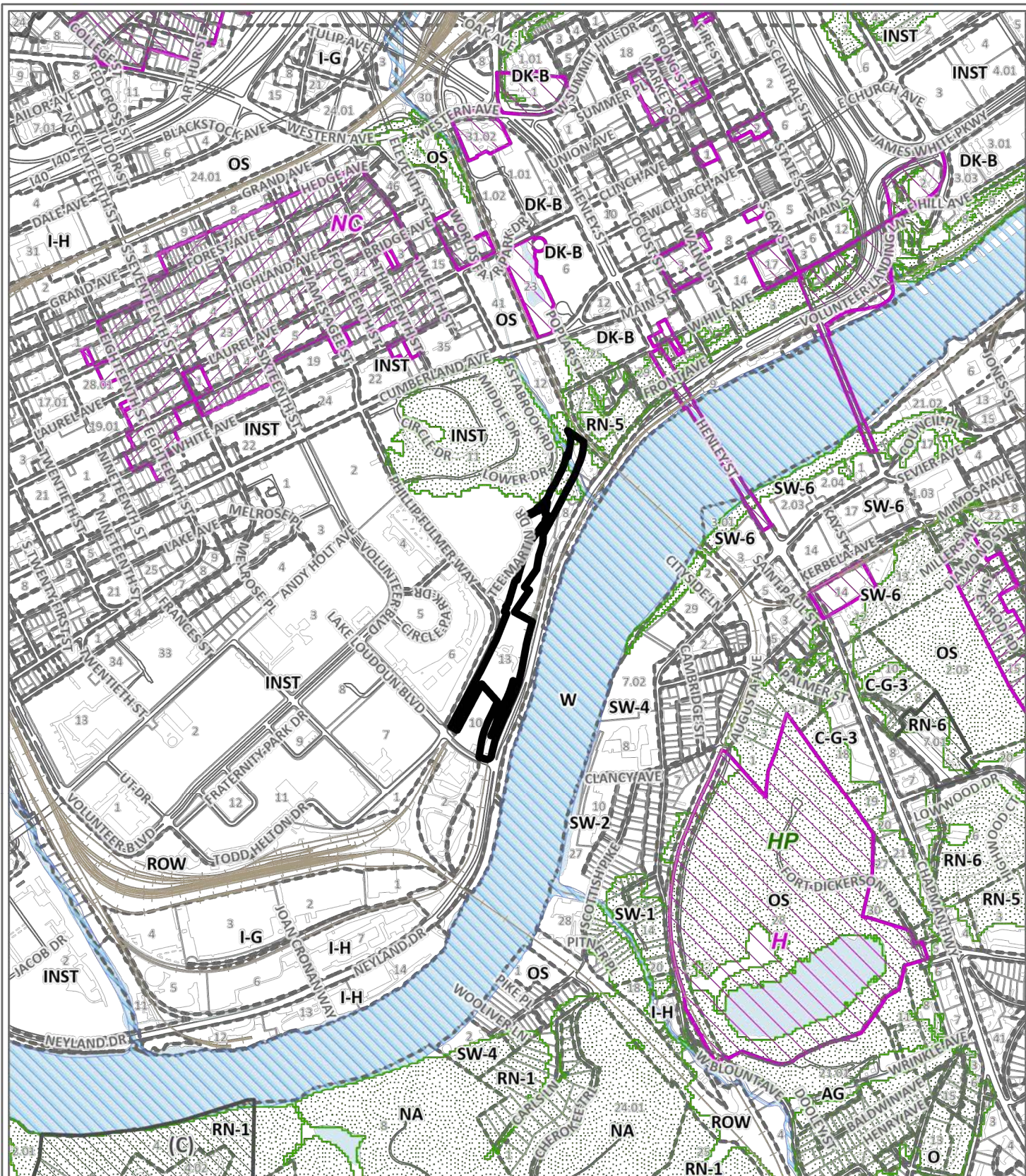
STAFF RECOMMENDATION:

Approve the INST (Institutional) district to correct a zoning map error.

BACKGROUND:

The subject property is owned by the University of Tennessee (UT) and comprised of the Thompson-Boling arena, structured parking and components of other buildings. In the zoning map, the subject property is erroneously identified as ROW (Right-of-Way), and this map correction will provide the property with the same INST (Institutional) zoning that exists throughout the UT campus.

A review of historical aerial photographs (1935) show that this area was formerly occupied by railroad and street infrastructure. When the old street and railroad were abandoned and the property was later developed, its ROW designation remained so it never obtained a zoning district. This map correction will provide zoning that is consistent with private property ownership and surrounding land use, enabling future development in accordance with the City's zoning ordinance.



OTHER BUSINESS

8-C-26-OB / 6-FF-26-UT



Purpose of Request: Administrative map error correction of a zoning map error.

Original Print Date: 7/10/2026

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Knoxville-Knox County Planning

Map No: 999

Jurisdiction: City

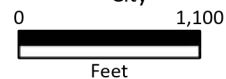


Exhibit A. Contextual Images



AERIAL MAP



Case boundary



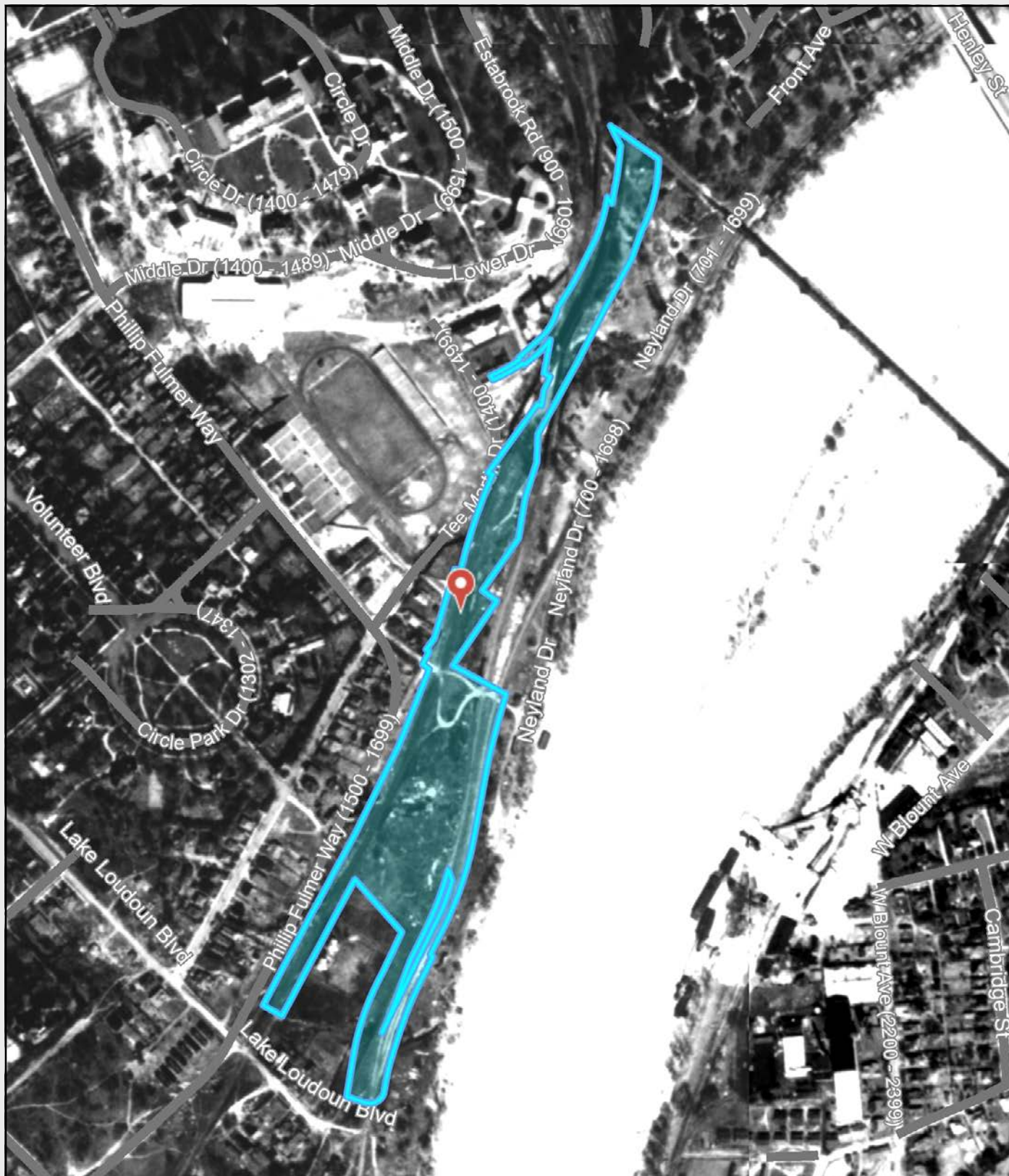
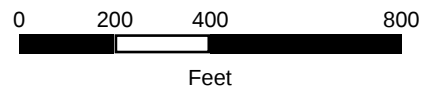


Exhibit B: 1935 Aerial Map

8-C-26-OB

Presence of railroad and street infrastructure



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