

# CASE SUMMARY

## APPLICATION TYPE: REZONING

KNOXVILLE-KNOX COUNTY

**M P C**  
METROPOLITAN  
P L A N N I N G  
C O M M I S S I O N

T E N N E S S E E

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Knoxville, Tennessee 37902  
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**File Number:** 4-HH-03-RZ                      **Related File Number:**  
**Application Filed:** 3/21/2003              **Date of Revision:**  
**Applicant:** CITY OF KNOXVILLE  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Southeast side Holston Hills Rd., northeast side Riverside Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 83 004,096,015                      **Jurisdiction:** City  
**Size of Tract:** 43.4 acres  
**Accessibility:** Access is via Holston Hills Rd., a minor collector street, with 20' of pavement within a 40' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Community park  
**Surrounding Land Use:**  
**Proposed Use:** Community park (Holston River Park)                      **Density:**  
**Sector Plan:** East City                      **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This community park serves the East Knoxville and Southeast Knox County neighborhoods.

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

**Street:** 3300 Holston Hills Rd.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** A-1 (General Agricultural)  
**Former Zoning:**  
**Requested Zoning:** OS-1 (Open Space Preservation)  
**Previous Requests:** None noted  
**Extension of Zone:** No  
**History of Zoning:** Property was A-1 following annexation in the late 1990's

### PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**Requested Plan Category:**

