



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
PLAN AMENDMENT/REZONING REPORT**

**FILE #:** 1-E-11-RZ **AGENDA ITEM #** 23  
 1-B-11-SP **AGENDA DATE:** 2/10/2011

POSTPONEMENT(S): 1/13/11

**APPLICANT:** EC BALDONADO CORP.

OWNER(S): Orlino C. Baldonado

TAX ID NUMBER: 104 00804

JURISDICTION: Commission District 6

**LOCATION:** Northwest side Hardin Valley Rd., northeast of Cherahala Rd.

**TRACT INFORMATION:** 1.091 acres.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Hardin Valley Rd., a minor arterial street with four lanes and a center median within

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

**PRESENT PLAN DESIGNATION/ZONING:** TP (Technology Park) / BP (Business and Technology) / TO (Technology Overlay)

**PROPOSED PLAN DESIGNATION/ZONING:** O (Office) / OA (Office Park) / TO (Technology Overlay)

**EXISTING LAND USE:** Vacant

**PROPOSED USE:** Professional office

EXTENSION OF PLAN DESIGNATION/ZONING: No

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING North: Business / TP-Technology Park / BP (Business and Technological Park)/TO (Technology Overlay)

South: Hardin Valley Rd. - Vacant land and residences / TP / A (Agricultural)/TO (Technology Overlay)

East: Residences / LDR, TP / PR (Planned Residential) and A (Agricultural)/TO (Technology Overlay)

West: Vacant land / TP / BP (Business and Technological Park)/TO (Technology Overlay)

NEIGHBORHOOD CONTEXT: This area is developed with commercial and business park uses, under BP, CA and PC zoning. There is residential development to the east, zoned PR and RA. The subject and adjacent properties are all within the technological overlay.

**STAFF RECOMMENDATION:**

▶ **WITHDRAW, at the request of the applicant.**

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The applicant no longer needs a rezoning to O/TO to allow his proposed development. Staff received a withdrawal request for both the rezoning and sector plan amendment from the applicant on January 27, 2011.

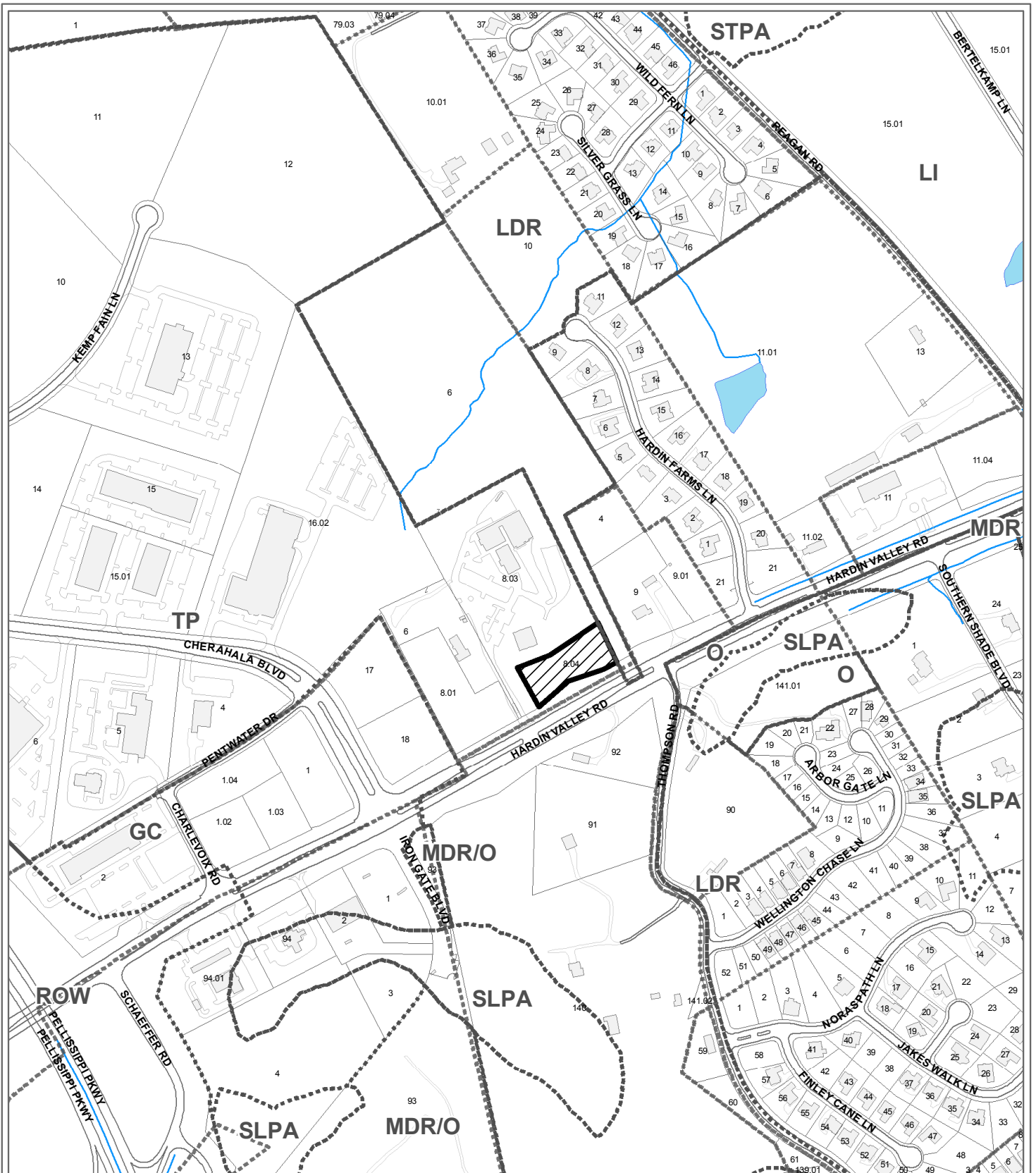
**COMMENTS:**

Waivers were approved by the Tennessee Technology Corridor Development Authority (TTCDA) and variances were approved by the Knox County Board of Zoning Appeals, which will accommodate the applicant's proposed development in the existing BP/TO zoning district.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 3/28/2011. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



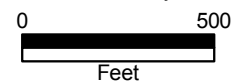
**1-B-11-SP / 1-E-11-RZ  
NORTHWEST COUNTY SECTOR PLAN AMENDMENT**

From: TP (Technology Park)  
To: O (Office)

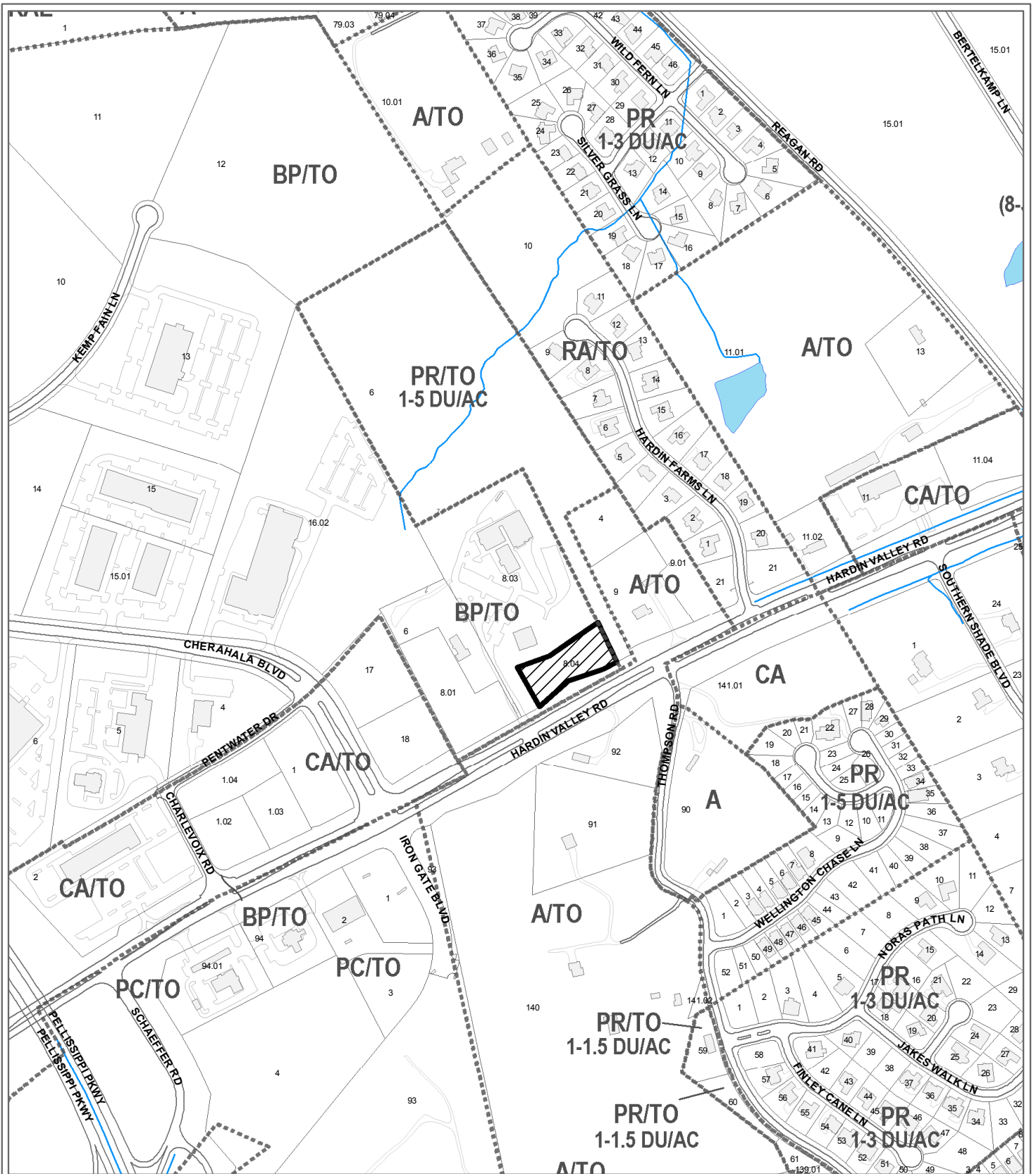


Petitioner: EC Baldonado Corp.

Map No: 104  
Jurisdiction: County



Original Print Date: 12/22/2010 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



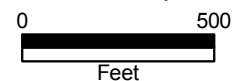
**1-E-11-RZ  
REZONING**

From: BP (Business and Technology) / TO (Technology Overlay)  
 To: OA (Office Park) / TO (Technology Overlay)



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