File Number:	11-B-14-OB	Related File Number:	C O M M I S S I O N T E N N E S S E E Suite 403 • City County Building	
Application Filed:	9/29/2014	Date of Revision:	400 Main Stree Knoxville, Tennessee 3790/	
Applicant:	ROSS EDUCATION,	LLC	8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g	
PROPERTY INF	ORMATION			
General Location:	East side of	North Seven Oaks Dr., south of N. Peters Rd.		
Other Parcel Info.:				
Tax ID Number:	132 PT. 025	305	Jurisdiction: City	
Size of Tract:	12.35 acres			
Accessibility:				
GENERAL LAN	D USE INFORMA	ΓΙΟΝ		
Existing Land Use:	Vacant comr	nercial building		
Surrounding Land	Use:			
Proposed Use:			Density:	
Sector Plan:	Southwest C	ounty Sector Plan Designation: GC (Co	ommercial)	
Growth Policy Plan	: Urban Growt	h Area (Inside City Limits)		
Neighborhood Con	itext:			
ADDRESS/RIGH	HT-OF-WAY INFO	RMATION (where applicable)		
Street:	206 North Se	even Oaks Dr		
Location:				
Proposed Street Na	ame:			
Department-Utility	Report:			
Reason:	Similar Use I districts	Similar Use Determination for educational uses in the SC-1, SC-2 and SC-3 (Shopping Center) zone districts		
ZONING INFOR	MATION (where a	pplicable)		
Current Zoning:	SC-3 (Regio	nal Shopping Center)		
Former Zoning:				
Requested Zoning:	:			
Previous Requests	:			
Extension of Zone:				

**CASE SUMMARY** 

**APPLICATION TYPE: OTHER BUSINESS** 

**Current Plan Category:** 

**Requested Plan Category:** 

KNOXVILLE·KNOX COUNTY

METROPOLITAN P L A N N I N G

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## SUBDIVISION INFORMATION (where applicable)

**OTHER INFORMATION (where applicable)** 

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

## Other Bus./Ord. Amend.: Similar Use Determination for educational uses in the SC-1, SC-2 and SC-3 (Shopping Center) zone districts MPC ACTION AND DISPOSITION **Planner In Charge:** Dan Kelly APPROVE secondary, post secondary technical/business/medical training and higher educational Staff Recomm. (Abbr.): uses as a use permitted in the SC-1 Neighborhood Shopping Center), SC-2 (Community Shopping Center) and SC-3 (Regional Shopping Center) zones as qualified below: APPROVE the use or reuse of existing shopping center space for secondary, post secondary Staff Recomm. (Full): technical/business/medical training and higher educational institutions as a permitted use in the SC-1 Neighborhood Shopping Center), SC-2 (Community Shopping Center) and SC-3 (Regional Shopping Center) zones subject to the confirmation of adequate parking by the Chief Building Official. APPROVE the construction of new secondary, post secondary technical/business/medical training and higher educational institutions as a use that may be permitted in the SC-1 Neighborhood Shopping Center), SC-2 (Community Shopping Center) and SC-3 (Regional Shopping Center) zones subject to approval of a development plan through the use on review process by the MPC. In the past similar use determinations have been approved for business and computer classes in the Comments: shopping center zones. Knox County operates a high school from Knoxville Center. Some of the small colleges in the area have occupied space in shopping centers in the county. Shopping centers tend to have a life cycle. As trends in retailing change, the existing shopping centers become obsolete. The use or reuse of shopping center space for educational uses appears to be a growing trend. Many educators are wishing to move into facilities that are close to their student base. Vacant shopping center space is ideal for those uses because parking is provided, usually in abundance, at those locations. Staff believes that using shopping center space for educational uses is a viable reuse that will not have a negative impact on the surrounding area. The staff has written this report in a manner that would permit the use or reuse of space located existing shopping centers that are zone SC-1, SC-2 and SC-3 shopping center zones to permit educational uses subject to adequate parking being provided. The second part of the recommendation would permit construction of new buildings that will contain educational facilities as a use permitted on review. Action: Approved Meeting Date: 11/13/2014 **Details of Action:** APPROVE secondary, post secondary technical/business/medical training and higher educational Summary of Action: uses as a use permitted in the SC-1 Neighborhood Shopping Center), SC-2 (Community Shopping Center) and SC-3 (Regional Shopping Center) zones as qualified below: Date of Approval: 11/13/2014 Date of Denial: **Postponements:** Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?: LEGISLATIVE ACTION AND DISPOSITION

## Legislative Body:Date of Legislative Action, Second Reading:Date of Legislative Action:Date of Legislative Action, Second Reading:Ordinance Number:Other Ordinance Number References:Disposition of Case:Disposition of Case, Second Reading:If "Other":If "Other":Amendments:Amendments: