

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.: 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

Staff Recomm. (Abbr.): APPROVE secondary, post secondary technical/business/medical training and higher educational 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:

Staff Recomm. (Full): APPROVE the use or reuse of existing shopping center space for secondary, post secondary 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.

Comments: In the past similar use determinations have been approved for business and computer classes in the 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:

Summary of Action: APPROVE secondary, post secondary technical/business/medical training and higher educational 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:

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:

Date of Legislative Appeal:

Effective Date of Ordinance: