

# Memorandum

**To:** Metropolitan Planning Commission  
**From:** Michael A. Brusseau, Senior Planner  
**Date:** October 6, 2010  
**File #:** 10-A-10-OB  
**Subject:** Use Determination –  
Higher education business classes in SC-3 (Regional Shopping Center) zone

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## **Staff Recommendation:**

APPROVE higher education business classes as a use permitted in the SC-1 (Neighborhood Shopping Center), SC-2 (Community Shopping Center) and SC-3 (Regional Shopping Center) zones, subject to the review of a development plan by MPC (if applicable).

## **Authority:**

The uses permitted list in the SC-1 (Neighborhood Shopping Center) zone, (Article 4, Section 3.2, B, 7) of the Knoxville Zoning Ordinance) includes a statement that reads, “Any other store or shop for retail trade or for rendering personal, or professional service which in the opinion of the planning commission will not be injurious to the district.” Uses permitted in SC-2 and SC-3 are the same as those in SC-1. The use determination application is the most appropriate process for MPC to make this determination. The SC-1, SC-2 and SC-3 zones require use on review approval for all uses.

## **Comments:**

This application was submitted by Suzanne McGee, so that MPC could consider the appropriateness of higher education business classes within a shopping center at 104 N. Seven Oaks Dr. (CLT# 132-02515). It should be noted, however, that approval of this use determination does not apply only to this particular property. If approved, this use determination would establish this use as an acceptable use on any SC-1 (Neighborhood Shopping Center), SC-2 (Community Shopping Center) or SC-3 (Regional Shopping Center) zoned property within the City of Knoxville, subject development plan approval by MPC.

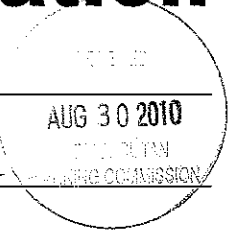
It is the opinion of staff that higher education business classes are appropriate, similar to other personal and professional services that are permitted to be considered in the SC-1, SC-2 and SC-3 zoning districts.

# Similar Use Determination

Name of Applicant: Suzanne McGee

Date Filed: 8/30/10 Application Accepted by: 

Fee Amount: \$200 Meeting Date: October 14, 2010 File Number: 10-A-10-OB



**PROPERTY INFORMATION**

Address: 104 N Seven Oakes Dr. Suite 170  
 General Location: Kingston Pike & Seven Oakes Dr  
 Tract Size: 3.14 acres No. of Units: \_\_\_\_\_  
 Zoning District: SC-3  
 Existing Land Use: Shopping Center

Planning Sector: Southwest County  
 Sector Plan Proposed Land Use Classification:  
Office & Training Classes  
 Growth Policy Plan Designation: \_\_\_\_\_  
 Census Tract: 57.03  
 Traffic Zone: 170  
 Parcel ID Number(s): 132 02615  
 Jurisdiction:  City Council SC-3 District  
 County Commission \_\_\_\_\_ District

**PROPERTY OWNER/OPTION HOLDER**

PLEASE PRINT  
 Name: John Arnold  
 Company: Ed Services of America, Inc.  
 Address: 104 N Seven Oakes Dr.  
 City: Knoxville State: TN Zip: 37922  
 Telephone: 865.342.5120  
 Fax: 865.692.6304  
 E-mail: \_\_\_\_\_

**APPLICATION CORRESPONDENCE**

All correspondence relating to this application should be sent to:

PLEASE PRINT  
 Name: Suzanne McGee  
 Company: Studio Four Design, Inc.  
 Address: 414 W Clinch Ave  
 City: Knoxville State: TN Zip: 37902  
 Telephone: 865.523.5001  
 Fax: 865.523.5003  
 E-mail: smegee@s4dinc.com

**USE REQUESTED**

Higher Education Business Classes

ATTACH AS A SEPARATE DOCUMENT:

A detailed description of the proposed specific use. Including: number of employees, hours of operation, products made or sold, services performed, special equipment used.

A statement indicating how the various permitted uses listed in the zoning regulations are similar in nature, operations, and character to the proposed use in this application and how they would be compatible.

Floor/site plan factors. Details regarding limitations (such as maximum floor area or site area) on building and site development for the following: office areas, warehousing areas, manufacturing areas, showroom/retail areas.

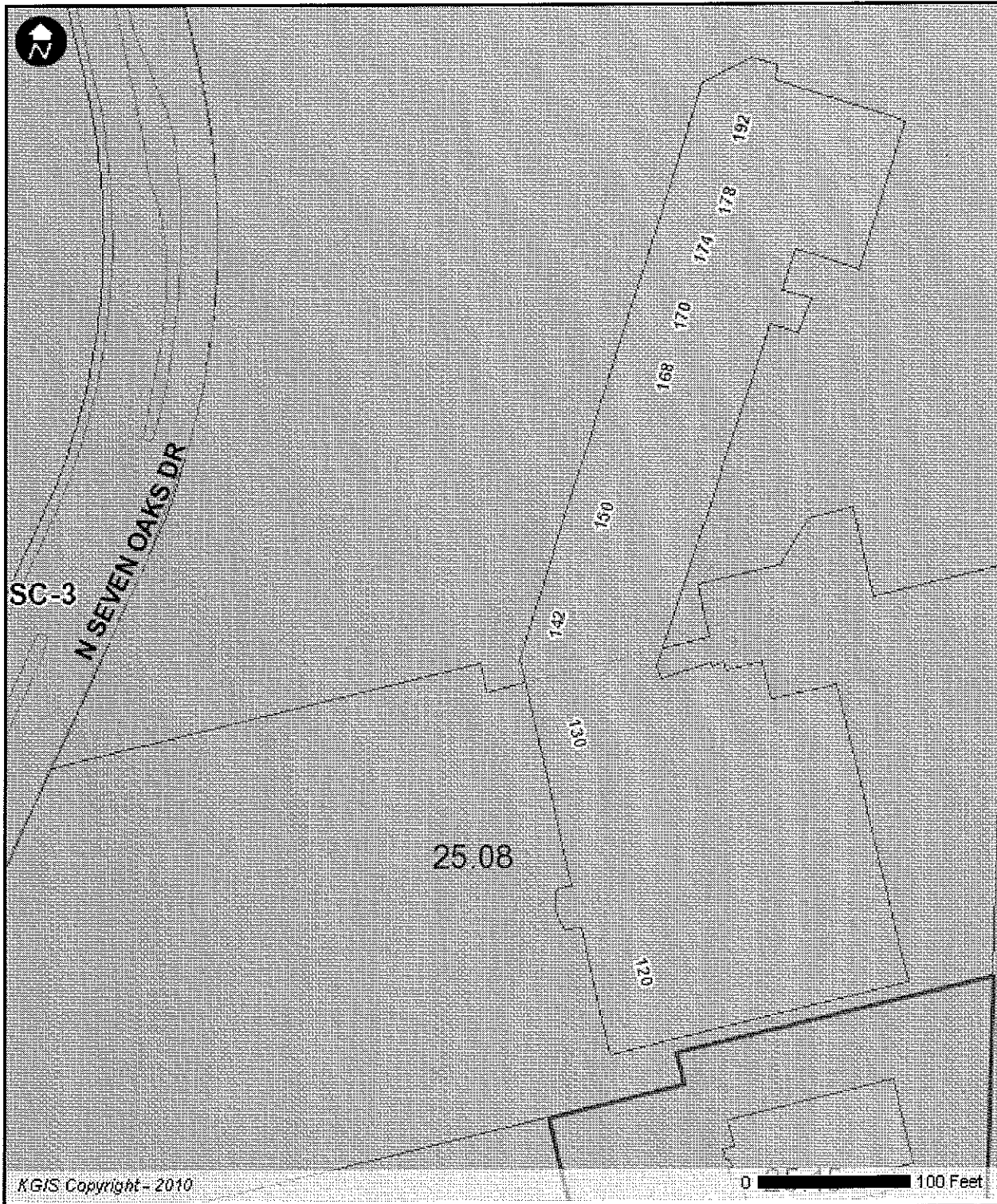
**APPLICATION AUTHORIZATION**

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: Suzanne McGee

PLEASE PRINT  
 Name: Suzanne McGee  
 Company: Studio Four Design, Inc.  
 Address: 414 W Clinch Ave  
 City: Knoxville State: TN Zip: 37902  
 Telephone: 865.523.5001  
 E-mail: smegee@s4dinc.com





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August 30, 2010

Metropolitan Planning Commission  
Suite 403 City County Building  
400 Main Street  
Knoxville, TN 37902

**REQUEST FOR REVIEW AT OCTOBER 14<sup>TH</sup> MCP MEETING:  
SIMILAR USE DETERMINATION FOR TENANT SPACE 170 - KNOXVILLE, TENNESSEE**

Dear MPC:

Currently the Educational Services of America, Inc. owned shopping center is zoned SC-3 as a Regional Shopping Center. In an effort to better serve the adjacent residential neighborhoods (Section 12, A. General Description), Bryan College would like to offer an undergraduate degree-completion program for working adults in tenant space 170. Classes will be offered in the evenings, Monday through Thursday. The program is 36 credit hours and lasts about 18 months. The curriculum is primarily Business Management and Administration training. As a network training facility, the classrooms are set up as computer learning centers. There would be about 15-20 students in each class (45 – 60 students with full attendance in all 3 classrooms). The first group is tentatively scheduled for Tuesday, January 18<sup>th</sup>, upon approval of MPC Use Determination ruling.

With the classes being offered in the evening there is ample parking available for the facility's use.

As a shop providing a personal and professional service, we hope the MPC will allow said tenant (Section 12, B. Uses Permitted #6).

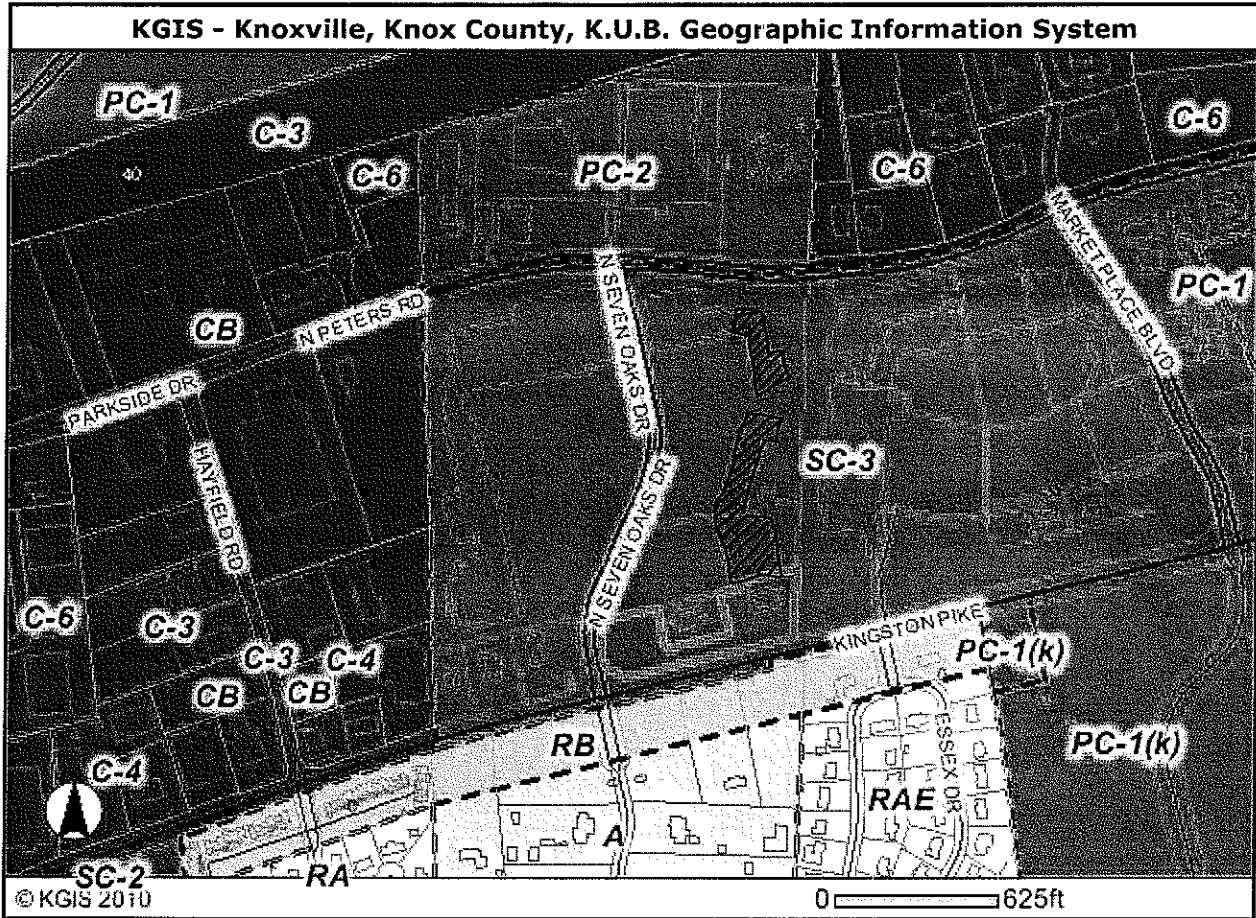
Thank you again for time and consideration.

Sincerely,



**Suzanne McGee**

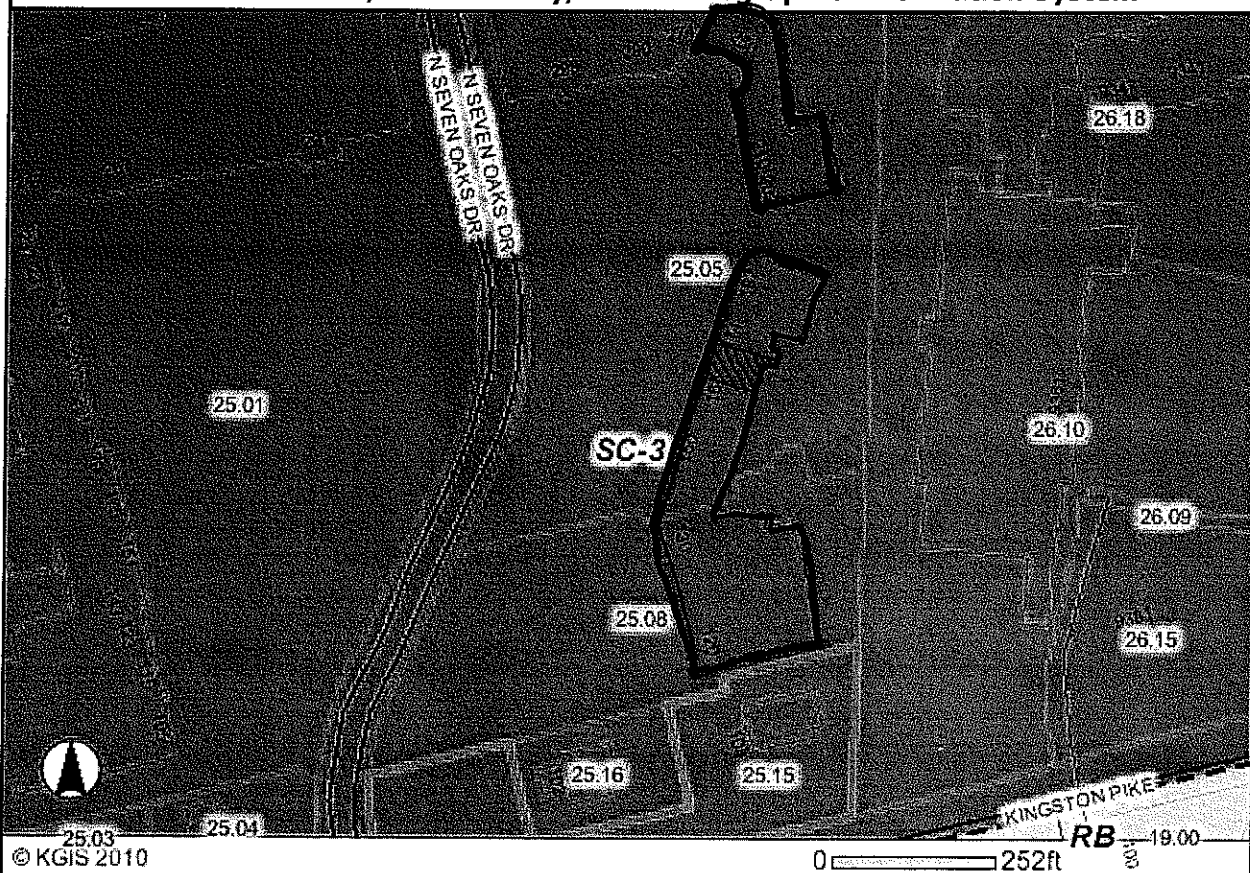
Studio Four Design, Inc.





Legend

Ed Services of America, Inc. owned buildings

KGIS - Knoxville, Knox County, K.U.B. Geographic Information System



Legend

-  170 Tenant Space
-  Ed Services of America, Inc. owned buildings





Studio Four Design, Inc.  
 Planning & Design  
 444 East Avenue  
 Knoxville, Tennessee 37902  
 Tel: 615.521.0001 Fax: 615.521.0003  
 www.studiofour.com  
 Project Name: 475 Tenant Space  
 Client: EPCOR  
 Location: 475 West Seventh Street, Suite 200  
 Knoxville, Tennessee 37922  
 Designer: Dawn Johnson

Revision	Description
1	Room Number Corrected

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2010 Project Number: 20101212  
 Project Name: 475 Tenant Space  
 Location: Knoxville, Tennessee  
 Date: August 23, 2010  
 Drawn By: J. Adams  
 Checked By: K. Adams  
 Drawn/Checked By: J. Adams  
 Drawing Title: Floor Plan and Details  
 Drawing No.: A2.1

Drawing No. A2.1

