



AGENDA ITEM #: 51

MEMORANDUM

TO: Metropolitan Planning Commission

FROM: Dan Kelly, Development Services Manager

DATE: Thursday, November 06, 2014

SUBJECT: Similar Use Determination for educational uses in the SC-1, SC-2 and SC-3 (Shopping Center) zone districts
11-B-14-OB

STAFF RECOMMENDATION:

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:

BACKGROUND:

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.

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.

Similar Use Determination

Name of Applicant: ROSS EDUCATION, LLC

Date Filed: 9/29/14 Application Accepted by: M. Payne

Fee Amount: _____ Meeting Date: _____ File Number: 11-B-14-0B

PROPERTY INFORMATION

Address: 206 NORTH SEVEN OAKS DR.

General Location: WINDSOR SQUARE CENTER

Tract Size: _____ No. of Units: _____

Zoning District: SC-3

Existing Land Use: _____

Planning Sector: _____

Sector Plan Proposed Land Use Classification: _____

Growth Policy Plan Designation: _____

Census Tract: _____

Traffic Zone: _____

Parcel ID Number(s): _____

Jurisdiction: City Council _____ District
 County Commission _____ District

USE REQUESTED

SC-3

Training Center in SC-3 zone

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.

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT

Name: CHILESHE MULENGA

Company: ROSS EDUCATION, LLC

Address: 44958 FORD RD.

City: CANTON State: MI Zip: 48187

Telephone: 810 956-4669

Fax: 810 454-0475

E-mail: cmulenga@rosseducation.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: CHILESHE MULENGA

Company: ROSS EDUCATION, LLC

Address: 44958 FORD RD.

City: CANTON State: MI Zip: 48187

Telephone: 810 956-4669

Fax: 810 454-0475

E-mail: cmulenga@rosseducation.com

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: Chileshe Mulenga

PLEASE PRINT

Name: CHILESHE K. MULENGA

Company: ROSS EDUCATION, LLC

Address: 44958 FORD RD.

City: CANTON State: MI Zip: 48187

Telephone: 810 956 4669

E-mail: cmulenga@rosseducation.com

SIGNATURES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:

Please Sign in Black Ink:

(If more space is required attach additional sheet.)

Name	Address	City	State	Zip	Owner	Option
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Chileche Mulenga	44958 Ford Canton	MI	48187			<input checked="" type="checkbox"/>
DARWIN TARNAN	266 North Seven Oaks Dr.			37922	<input checked="" type="checkbox"/>	



Metropolitan Planning Commission Package
Proposed New Location For:
Ross Education LLC



Proposed Location:
206 North Seven Oaks Drive
Knoxville, Tennessee 37922



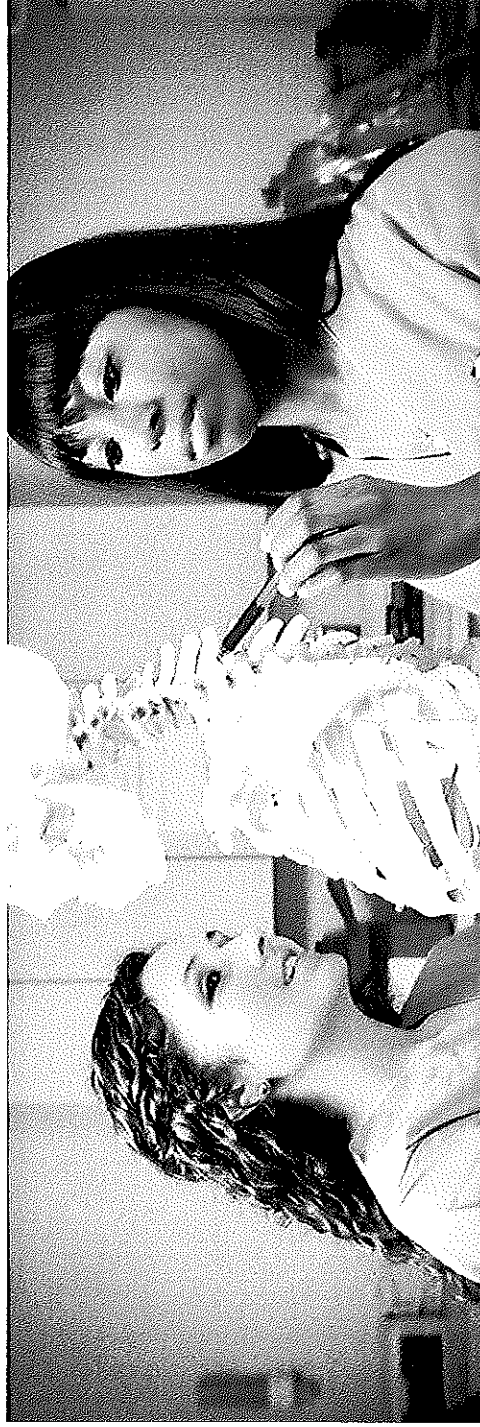
November 11, 2014

THE ROSS EDUCATION EXPERIENCE

The Ross Medical Education Center Experience: Quality Allied Health Education

At Ross Medical Education Center, our goal is simple—to provide the highest quality education to motivated individuals seeking an exciting, fulfilling career in the healthcare industry. And what truly sets us apart is the way we go about achieving that mission each and every day.

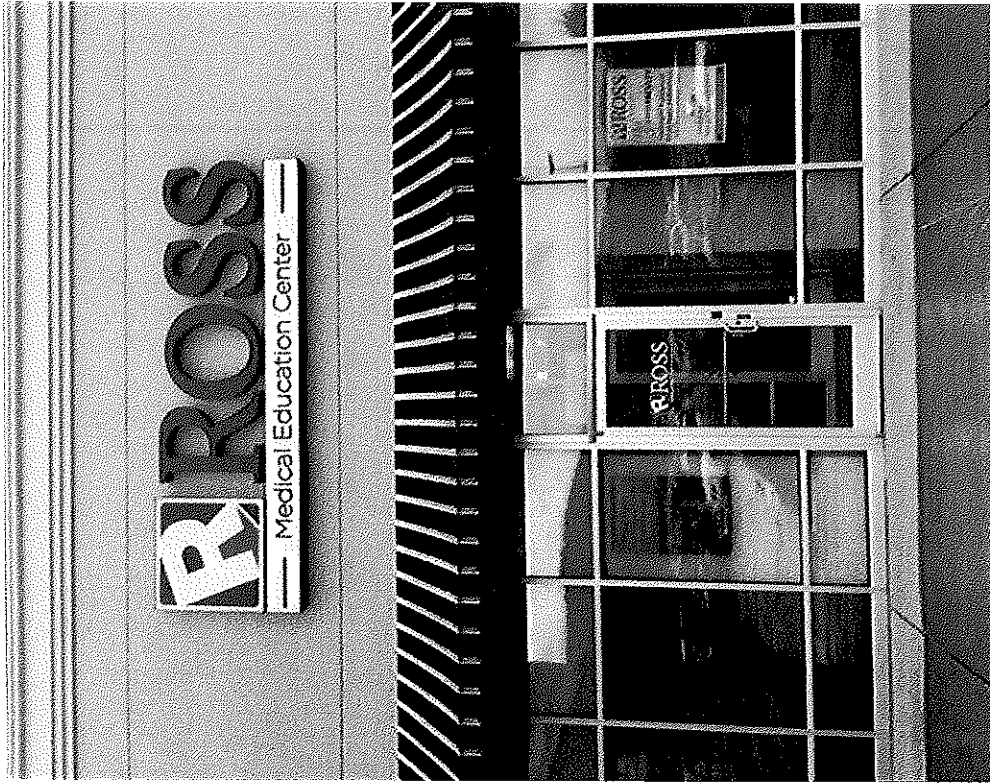
- We do it fast—empowering our students to graduate in 9 months or less.
- We do it focused—delivering only the most relevant courses and skills to our students.
- We do it friendly—welcoming students into a caring, supportive learning community.



THE ROSS EDUCATION EXPERIENCE

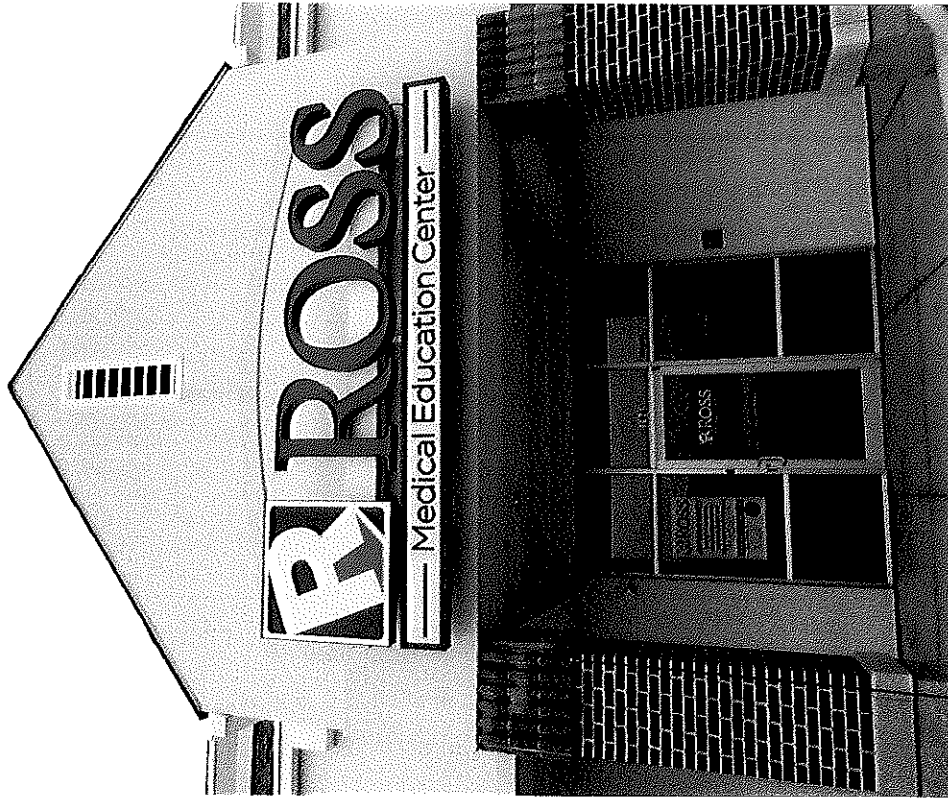


Charleston, WV – Exterior Image



EXISTING ROSS EDUCATION CAMPUSES

Kokomo, IN – Exterior Image



EXISTING ROSS EDUCATION CAMPUSES



Erlanger – Exterior Image



EXISTING ROSS EDUCATION CAMPUSES

Proposed Location for Ross Medical Education Center

206 North Seven Oaks Drive, Knoxville, TN

Site Plan



15,000 Sq. Ft. West - Ideal for Retail, Office or Assembly Use.

202 N. Seven Oaks Drive, Knoxville, TN 37922

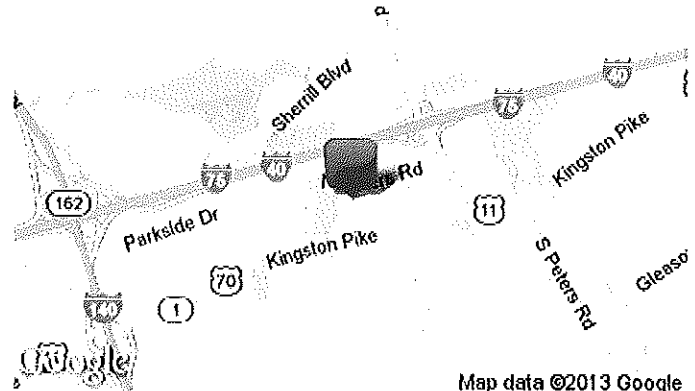
holrob
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Listing ID:	1900621
Status:	Active
Property Type:	Retail-Commercial For Lease
Retail-Commercial Type:	Mixed Use
Contiguous Space:	15,000 SF
Total Available:	15,000 SF
Rental Rate:	\$10 PSF (Annual)
Monthly Rent:	\$12,500
Lease Types:	NNN
Nearest MSA:	Knoxville
County:	Knox
Tax ID Number/APN:	132 025.05
Zoning:	SC-3
Gross Building Area:	81,200 SF
Building Size (RSF):	15,000 SF
Road Type:	Paved
Property Visibility:	Good
Tenancy:	Multiple Tenants



Property Overview

Former Hancock Fabrics location in Windsor Square. Windsor Square is approximately three blocks west of Cedar Bluff Rd. Access is from Kingston Pike and Parkside Drive. In addition to retail uses, the property is a good alternative for office and call center use as well. The latest communication technology is available to the new tenant. Additional rent is estimated to be \$3.00 for 2013.



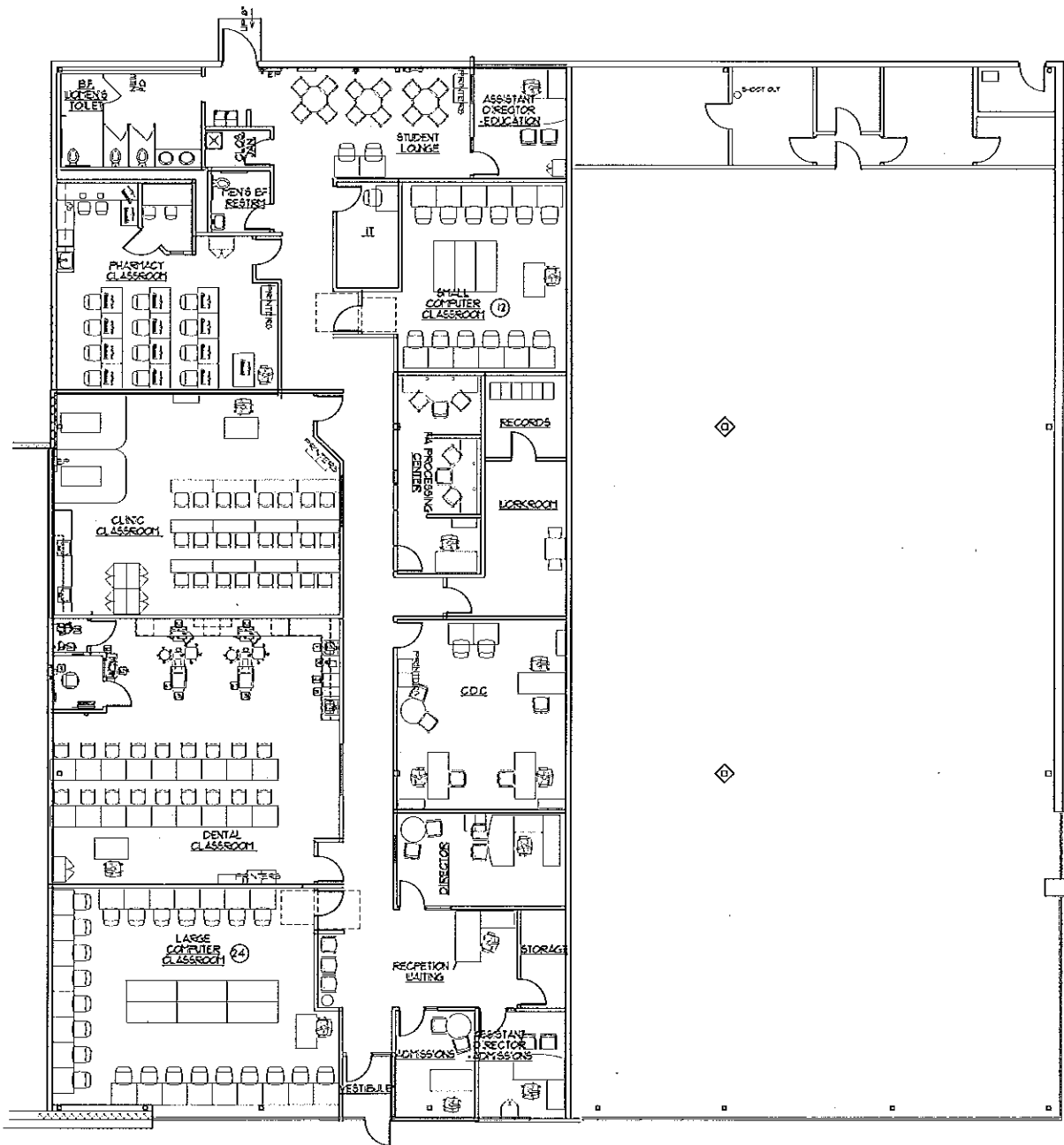
Map data ©2013 Google

Property Contacts



John Griess CCIM

Holrob
865-603-2114 (M)
865-342-8729 (O)
jgriess@holrob.com



**ROSS MEDICAL EDUCATION CENTER
KNOXVILLE, TENNESSEE**

31 JULY 14



Medical Education Center

NEW CAMPUS LOCATION

ROSS MEDICAL EDUCATION CENTER KNOXVILLE, TENNESSEE

General Background Information

Ross Education, LLC (d.b.a. Ross Medical Education Center) has offered prevocational and vocational training to metropolitan communities in Michigan since 1971. Ross Education, LLC has been providing training for Medical Assistants since 1975 and currently owns and operates twenty Ross Medical Education Center campuses located in Michigan, Indiana, Ohio, Kentucky, Tennessee, Massachusetts, and West Virginia as well as Ross Institute of Medical and Dental Technology, which is located in Cincinnati, Ohio. The proposed Knoxville, Tennessee campus will be the 2nd Ross Education-owned and operated in the State of Tennessee. Ross Education, LLC currently operates 38 locations.

Ross Education has also maintained a positive relationship with the Ohio Board of Career Colleges and Schools since purchasing Ross Institute of Medical and Dental Technology in May 2008 and opening Ross Medical Education Centers in Sylvania, Niles, Ontario, and Dayton, Ohio. Ross Medical Education Center campuses located in the State of Indiana (Fort Wayne, Kokomo, Evansville and Granger) are approved by the Indiana Commission on Proprietary Education and in good standing with the Commission. Ross Education has a long history in the State of Michigan and an excellent relationship with the Michigan Department of Energy, Labor and Economic Growth. Ross Education meets all State requirements to maintain State Licensure from the Michigan Department of Energy, Labor & Economic Growth and the Ohio Board of Career Colleges and Schools, as well as State Accreditation from the Indiana Commission on Proprietary Education, State of Tennessee, State of West Virginia, and State of Kentucky.

Facility and Equipment

The proposed Knoxville campus features 7,499 square feet of administrative and educational training space consisting of six administrative offices for the Campus Director, Assistant Director of Education, Financial Aid Coordinators, Admissions Representatives, and Career Development Coordinators. The campus contains five classrooms: a 560 +- square foot pharmacy classroom/clinical room; a 1,000 +- square foot administrative Medical Assistant classroom (large computer lab), a 1000 +- square foot Medical Assistant clinical classroom, a 1,000 +- Dental Assistant classroom, and a 446 +- square foot MIBOA classroom (small computer lab).

Proposed programs to be offered at this location area:

- Medical Assistant
- Dental Assistant
- Medical Biller/Coder
- Office Administrator
- Pharmacy Technician

Ross Medical Education Center, Knoxville also houses two restrooms, a reception area, a student lounge, a records/storage/supply room, an instructor workroom, and IT workroom.

This campus is carpeted (except for clinical training areas which will be tiled); barrier free, air conditioned, and well lighted and will be in compliance with all federal, state and local codes before opening. Ample space will be available to provide pleasant conditions conducive to proper instruction. Furniture will be appropriate for classroom use. Sufficient office simulation equipment will be available for each student to have an individual work-station.

Our hours of operation are as follows:

M-Th – 8:00 a.m. to 10:00 p.m.

Fri – 8:00 a.m. to 4:30 p.m.

Staff and Students

Ross Medical Education Center will employ 24 staff persons. At capacity, this Center will train 220 students per annum and place 70-75% of our graduates in jobs within the community. Our students and staff will patronize adjacent local businesses.

Use Determination:

The proposed Ross Medical Education Center in Knoxville is very similar to the pre-existing Use determination approved for the Byran College location in the same retail center. We provide post-secondary training for the community.