

705 Ike Lane Knox Co. Use on Review Application

Group Day Care Home
Owner - Sarah Berry
March 27, 2023

5.11.02.L RA Low Density Residential Zone - *Uses permitted*

L. Day care homes and group day care homes, *if the provider lives in the home*, subject to the following conditions:

1. The total lot area shall not be less than ten thousand (10,000) square feet.
2. The building must provide thirty (30) square feet per child of usable indoor play space, not including halls, kitchen, or office space.
3. A fenced play area of not less than two thousand five hundred (2,500) square feet shall be provided. No portion of the fenced play area shall be closer than thirty-five (35) feet to any public right-of-way. The minimum height of the fence shall be four (4) feet.
4. Off-street parking, as regulated in [section 3.50](#), "Off-street parking requirements." In addition, parking and loading areas shall be designed for safe off-street loading and unloading of children, as well as safe and convenient ingress and egress to and from the site. The off-street parking and circulation plan shall be designed to meet the requirements of the department of engineering and public works.

Definitions used by [TN DHS Child Care Licensing Rules](#)

Educator. An individual, whether paid or unpaid, including the Primary Educator, who is responsible for meeting the supervision, protection, and basic needs of the child, and who is used to meet the adult:child ratios required by these rules. For the purposes of these rules the term educator is equivalent to caregiver as defined by T.C.A. § 71-3-501.

Group Child Care Home. (Group Day Care Home) Any place or facility operated by any person or entity that provides child care for three (3) or more hours per day for at least eight (8) children who are not related to the primary educator, but not more than twelve (12) children or fifteen (15) children if approved for three (3) additional school-agers.

Operator/Owner. The licensee for the child care agency which assumes, or is legally required to assume, ultimate legal and administrative responsibility for the management and control of a child care agency.

Primary Educator. The adult on site at a family or group child care home who is directly responsible for care, education, and supervision of children in a child care home and for the daily operation of a child care home. For the purpose of these rules the term primary educator is equivalent to primary caregiver as referenced in T.C.A. § 71-3-501.

School-Age Child. A child who has entered kindergarten through seventeen (17) years of age.

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❑ Concept Plans for 705 Ike Lane Group Day Care Home

A TN Department of Human Services licensed Group Day Care Home will be operating out of 705 Ike Lane in Knox County TN with the current opening date being proposed for June 1st, 2023 pending final TN DHS Child Care licensing inspections and approval.

The proposed capacity is for 12 preschool age children between the ages of 2-6-years of age with an additional 3 elementary school age children allowed (5-12-years of age & in elementary grades) during afterschool hours and/or full day in summers and on school closure days. Proposed maximum capacity with the additional 3 school age children is 15.

The owner/operator of the property and group day care home license, Sarah Berry will also serve as a primary educator and responsible for the day-to-day operations and maintaining regulations set forth by TN DHS Child Care Licensing. An additional employee and primary educator will be onsite and in training to become the primary

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Concept Plans 705 Ike Lane Group Day Care Home

***The use on review is being requested for *the owner/operator to NOT live in the group day care home* after an initial 2-3 months of operating the TN DHS license for child care in a group daycare home while living in the home. The proposed date for operating the child care license with the owner NOT living in the home is requested to begin between August 1st - 31st, 2023.

At this time the primary educator in training will assume the direct responsibility for care, education, and supervision of children and daily operations of the group day care home, and 1-2 additional employees hired during the initial months of operating the child care license will begin employee responsibilities. The owner/operator Sarah Berry will cease employment as a primary educator, move out of the home, and begin responsibilities of overseeing the operations of the group day care home as owner/operator while NOT living on site.

The child care operating hours are being proposed for 7am - 5:30 pm.

The proposed number of employees on site shall be 2 employees with an additional employee to cover shift hours outside of an 8 hour working day.

Child to adult ratios will be followed at all times according to [TN DHS Child Care licensing regulations](#).

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Use on Review Application for 705 Ike Lane to be used as a Group day care home with the owner/operator Not living on site.

5.11.03.C. Group day care homes, *if the provider does not live on site*, provided they meet the requirements of [section 4.91](#), "Requirements for child day care centers and group day care homes, when considered as uses permitted on review," and child day care centers, provided they meet the requirements of

4.91 Requirements for child day care centers and group day care homes, when considered as uses permitted on review.

This section prescribes conditions under which child day care facilities and group day care homes, when considered as uses permitted on review, may be permitted.

A. - F. to follow

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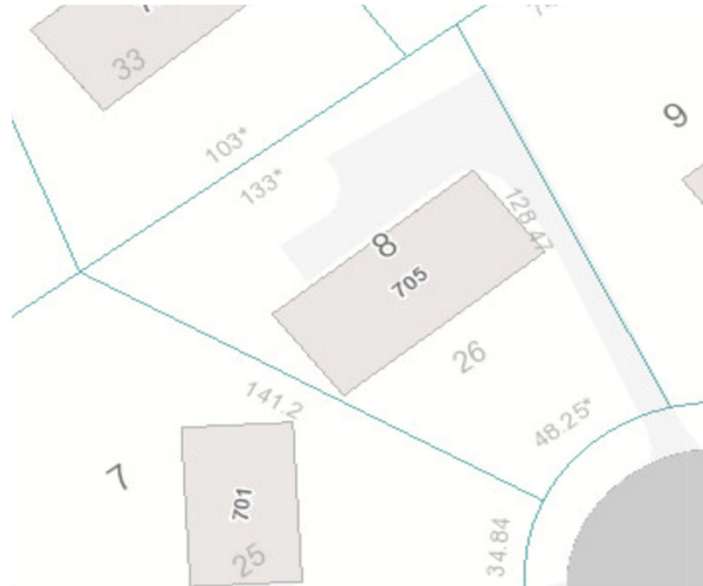
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4.91.01.A. - Requirements for child day care centers and group day care homes, when considered as uses permitted on review.

A. The total lot area shall not be less than ten thousand (10,000) square feet.

- ☐ Lot is 10,018 sqft = .23 acres



4.91.01.B - Requirements for child day care centers and group day care homes, when considered as uses permitted on review.

B. The building must provide thirty (30) square feet per child of usable indoor play space, not including halls, kitchen, or office space.

- ☐ Reading & Resting Area 1 ~ 154 sqft
- ☐ Reading & Resting Area 2 ~ 120 sqft
- ☐ Mess Hall & Art Room ~ 204 sqft
- ☐ Music & Play Room ~ 399 sqft

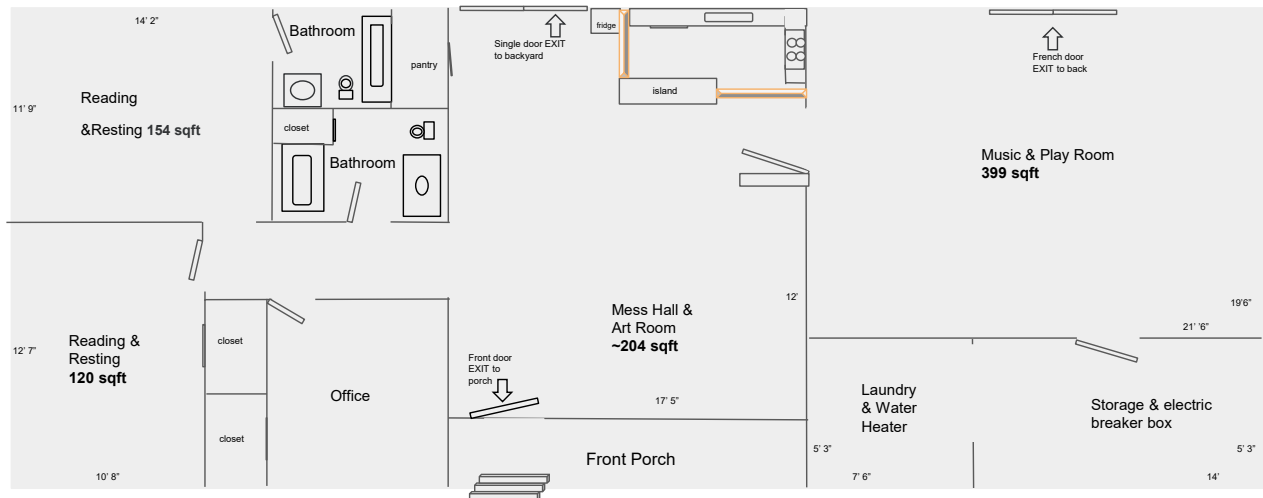
Usable indoor play space includes over 877 sqft.

- ☐ 12 children = 73 sqft of space per child (TN DHS Child Care Licensing allowed capacity)
- ☐ 15 children = 58 sqft of space per child (TN DHS “ “ “ allowed capacity w/ 3 additional school-age-children)

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4.91.01.B. Layout and Sq. Footage



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☐ Development Plans

4.91.01. C. A fenced play area of *not less than two thousand five hundred (2,500) square feet for the first twenty (20) children* shall be provided. For every additional child, an additional one hundred (100) square feet shall be provided.

No portion of the fenced play area shall be closer than thirty-five (35) feet to any public right-of-way. The minimum height of the fence shall be four (4) feet.

- ☐ **Total proposed back yard fencing** will range from **3000sqf - 3400 sqf** (moving fence forward 1-3 ft for fence to connect to sides of shed & prevent blind spots)
 - ☐ **Maximum proposed capacity is 15 children.**
- ☐ **Fence height shall be between 4ft-5ft in height.**
- ☐ **Distance from fencing in backyard is approximately 98 ft from public right of way to street in front of the property, and approximately 120 ft from public right of way to street behind the property.**

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❑ Development Plans 4.91.01. C - Fenced play area



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❑ Development Plans 4.91.01.C. Proposed Fenced Play Spaces - Two total

1. The fenced Nature Play Space & Playground Structure space will be available throughout the day as weather permits. **~1750 sqft**
2. The fenced in Tricycle and Outdoor Art Play space will have a double gate which will be available from approximately 9am-4pm for tricycle play and outdoor art as weather permits. **~1575 sqft**
 - a. During peak drop off times (7-9 am) and pick-up times (4-5:30pm) the double gated fence will be open for vehicle entry and parking and not available as a play space for children.

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Development Plans 4.91.01. D - Off-street parking

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Development Plans 3.50. - Off-street parking requirements.

- ☐ 3.50.01 Off-street parking for other than residential use shall be either on the same lot or within two hundred (200) feet of the building it is intended to serve measured from the nearest point of the building to the nearest point of the off-street parking lot, without crossing any major thoroughfare;
- ☐ 3.50.02 Residential off-street parking space shall consist of a parking lot, driveway, garage, or combination thereof and shall be located on the same lot with the residence, or residences, it is intended to serve.
- ☐ 3.50.03 For uses not specifically mentioned herein, off-street parking requirements shall be interpreted by the board of zoning appeals.
- ☐ 3.50.04 Any area once designated as required off-street parking shall not be changed to any other use unless and until equal facilities are provided elsewhere.
- ☐ 3.50.05 Off-street parking existing at the effective date of these regulations in connection with the operation of an existing building or use shall not be reduced to an amount less than hereinafter required for a similar new building or use.
- ☐ 3.50.06 Two (2) or more buildings or uses may collectively provide the required off-street parking in which case the required number of parking spaces shall be not less than the sum of the requirements for the several individual uses computed separately. N/A

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☐ Development Plans 3.50. - Off-street parking requirements.

- ☐ 3.50.07
 - A. Shall be a Class "A" facility as defined in [article 2](#), "Definitions," of these regulations except as hereinafter provided.
 - B. Shall be located on land owned by, or under long-term lease to, the owner or owners of the principal use it is intended to serve. Where a long-term lease is involved such lease shall be approved by the county law director prior to approval of parking plans and issuance of building or occupancy permit. The storage of merchandise, motor vehicles for sale, or the repair of vehicles on required off-street parking facilities is prohibited. No variance of the requirements of this section shall be granted.
- ☐ 3.50.08 Every company car, truck, tractor and trailer normally stored at the plant site shall be provided with off-street parking space in an area reserved for their use. N/A
- ☐ 3.50.09. In cases of dual functioning of off-street parking where operating hours do not overlap, the board of zoning appeals may grant an exception. N/A
- ☐ 3.50.10. The minimum number of off-street parking spaces shall be determined in accordance with the following, unless otherwise specified in the applicable zoning district or as permitted in 3.50.11:

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Development Plans 3.50. - Off-street parking requirements.

3.50.1. The minimum number of off-street parking spaces shall be determined in accordance with the following, unless otherwise specified in the applicable zoning district or as permitted in 3.50.11:

Day care homes, Group day care homes, and Child day care centers.

- ☐ Two (2) off-street parking spaces per three (3) employees,
- ☐ plus one (1) off-street loading space for every eight (8) children.

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3.50.11 - Off-street parking requirements. Group Day care homes - Two (2) off-street parking spaces per three (3) employees,



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3.50.11 Off-street parking requirements - Group day care homes. One (1) off-street loading space for every eight (8) children



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4.91.01.E - Requirements for child day care centers and group day care homes, when considered as uses permitted on review.

E. When child day care centers are proposed in commercial or industrial areas, the planning commission shall consider the nature of the surrounding land use and zoning pattern with regard to traffic, noise, pollution, or other hazards that could endanger the health, safety, and welfare of the children. N/A

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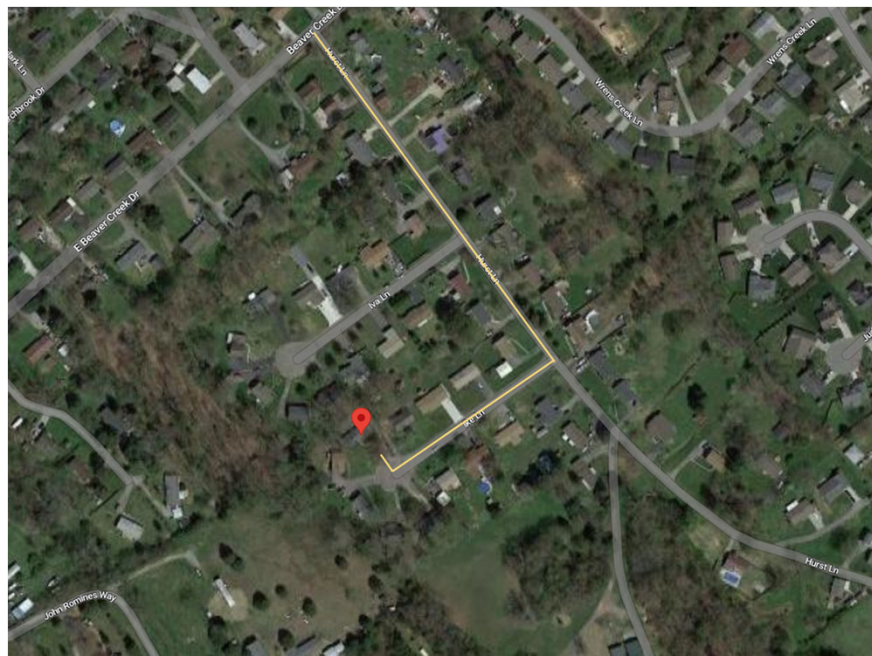
4.91.01.F - Requirements for child day care centers and group day care homes, when considered as uses permitted on review.

F. The planning commission shall consider the above requirements and other information about the site including the functional street classification of the street accessing the site, and the character of surrounding development in determining whether to deny or approve a request. Any approval shall state the maximum number of children to be kept at the facility.

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4.91.01. F Functional Street Classification

E Beaver Creek
to
Hurst Lane
to
Ike Lane



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