

**DAY CARE REVIEW**

#82

Case No. 3-Q-06 UR

Applicant Westlake Baptist Church

**ZONING ORDINANCE REQUIREMENTS** (Article 4, Section 4.91)

• **Minimum Lot Size**

Required: 10,000 sq. ft.

Request: 28.40 acres

• **Minimum Size for Fenced Outdoor Play Area**

Required: 9,500 sq. ft. (2500 sq. ft. for first 20 children; 100 sq. ft. per each additional child)

Request: 5,250 sq. ft.

• **Minimum Building Area**

Required: 2,700 30 square feet per child

Request: 2,764 sq. ft.

• **Minimum Off-Street Parking (Article 3, Section 3.50)**

Required: 12 teacher/employee spaces (two (2) parking spaces per three (3) teachers and employees)

12 off-street loading spaces (one (1) off-street loading space per eight (8) pupils)

Request: 12 teacher/employee spaces  
12

off-street loading spaces



**STATE OF TENNESSEE  
DEPARTMENT OF HUMAN SERVICES**

**ADULT & CHILD CARE LICENSING  
531 HENLEY STREET, SUITE 524  
KNOXVILLE, TENNESSEE 37902  
Phone: 865-594-0000 Fax: 865-594-7156**

3-Q-06-UR

**PHIL BREDESEN  
GOVERNOR**

**VIRGINIA T. LODGE  
COMMISSIONER**

February 14, 2006

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

To Whom It May Concern,

This letter is composed in reference to Ebenezer United Methodist Church Child Care moving to Westlake Baptist Church located on 9635 Westland Drive, Knoxville. The existing fenced outside playspace is approximately 50X50 making the total square footage of 2500. According to your rules only 20 children can use playground at one time. I have assurance from the Director, Mary Lindahl, that only one classroom at a time will be in fenced outside playspace. There will be no more than 13 children out at any one time as I have measured each classroom for the number of children allowed and no classroom can have more than 13 children. This program has always been well received in the community and has been compliant with all child care licensing rules and laws. As an added assurance, I will check outside playspace for compliance with rules at each unannounced visit or more if deemed necessary. Thank you for your prompt action in this matter as the child care program at Ebenezer United Methodist needs to be out by 5/31/06.

Sincerely,

Handwritten signature of Cassandra Bloom in cursive.

Cassandra Bloom, Program Evaluator

Handwritten signature of Jan Bailey in cursive.

Jan Bailey, Child Care Services Supervisor



February 25, 2006

Mr. Ewing M. Johnson, AICP  
Deputy Executive Director  
Metropolitan Planning Commission  
Suite 403 City-County Building  
400 Main Street  
Knoxville, TN 37902

Subject: RE: Review comments for file #3-Q-06-UR

Dear Mr. Johnson,

The current day care at Ebenezer Methodist Church has 108 students that attend at various times and days. They never have more than 65 students at any one time which is their current approved limit at their current location. DHS has approved the WestLake Baptist Church facility for 90 full time students based on current finished square footage proposed (2764 sq ft in 7 classrooms) to be used. If additional students were enrolled for partial time such as mother's day out or after-school care, we will not exceed the 90-child limit.

1. Again the 90 child limit will require 2700 sq ft of indoor classroom space. New drawings are provided which clearly show the space usage and square footage of each classroom. There are potentially an additional seven similarly sized rooms in the basement that could be finished. We will also provide additional space for the office/sick child area.
2. There are currently 200 spaces in the parking lot on the North side of the building, given the current use of the building only 20-40 spaces are routinely used at any time during weekdays. All spaces are in close proximity to the drop-off lane which has sidewalks to each side door and the front door on the upper level allowing children to be dropped off safely. We have provided at least 14 spaces for children drop off required in the lot closest to the playground. These will be marked for daycare drop-off only and a sidewalk will be provided to access the three building entrances upstairs so that no child will have to cross any traffic pathway. The remainder of the lot should provide more than the 12 spaces for employee parking.



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3. We will post spaces for drop off and ensure a safe traffic flow pattern and directions are given to church members, parents, and staff to ensure children's safety. If a lower level drop off is used then an additional paved circle and parking spaces would be added.
4. The outdoor fenced playground is actually 70' by 75' which equates to 5250 sq ft, not the 2500 sq ft estimated by DHS by stepping it off. We would never anticipate having all 90 children outside on the playground at any given time. Classes would be scheduled to use the playground at various times of the day to ensure activities could occur safely and with proper supervision. We will request a variance from the Board of Zoning Appeals at this time but may consider additional space in the future. A platoon schedule is attached.
5. We anticipate the hours of operation are from 7:15 am to 6 pm, Monday – Friday, ages of children are infants to pre-K and potentially after-school care for grades K-5. An estimated enrollment breakdown is enclosed with maximums for each classroom; these are also indicated on the drawings, which we currently estimate at 86. We will not exceed 90 at any time.

Thank you for your review and comments on our request for approval of this exciting new ministry for WestLake. We apologize for any confusion since we are still finalizing plans and options but we are committed to providing safe and excellent daycare for the families we will serve.

Sincerely,

Jeffrey D. Slack  
President, WestLake Church Stewardship Team

Westlake Child Care  
Class Enrollment

3-D-06-UR

7:15 – 1:00

Class A	Infants	6 wks – 15 mo	12 children	418 sq ft
Class B	Toddlers	16 mo – 2 years	12 children	414 sq ft
Class C	Threes	Three years	12 children	375 sq ft
Class D	Fours	Four years	10 children	318 sq ft
Class E	Fours	Four years	11 children	354 sq ft
Class F	Pre K	Pre K	13 children	401 sq ft

TOTAL PRESCHOOL (9:00 – 1:00) CHILDREN : 70

1:00 – 6:00:

Classes A ,B, C & D	Preschool Full Day	46 children	see above
Class G	Ater School (K-5)	16 children	484 sq ft
Classes E & F	After School	24 children	see above

46 Preschoolers  
40 After Schoolers

TOTAL (1:00 – 6:00) CHILDREN: 86

Preschool Hours: 9:00 – 1:00

Day Care Hours: 7:15 – 6:00

After school Hours (Grades K – 5 ): 1:00-6:00

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## Westlake Preschool Playground Time Schedule

<u>Class</u>	<u>Morning</u> <u># of Children at a time</u>	<u>Time</u>
A & B	24 children max	10:00 – 10:30 11:30 – 12:00
C & D	22 children max	10:30 – 11:00 12:00 – 12:30
E & F	24 children max	11:00 – 11:30 12:30 – 1:00

<u>Class</u>	<u>Afternoon</u> <u># of Children at a time</u>	<u>Time</u>
(after 1:00 p m.: Preschool Total – 46 children; After School Total – 40 children)		
A & B	24 children max	4:00 – 4:30
C & D	22 children max	4:30 – 5:00
After School (E, F & G)	40 children max	3:00 – 4:00