



USE ON REVIEW REPORT

▶ **FILE #:** 5-B-23-UR

AGENDA ITEM #: 31

AGENDA DATE: 5/11/2023

▶ **APPLICANT:** SARAH A. BERRY

OWNER(S): Sarah A. Berry, Every Kid Learning Center

TAX ID NUMBER: 47 N F 008

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 705 IKE LN

▶ **LOCATION:** Northwest side of Ike Lane at its western terminus, west of Hurst Lane

▶ **APPX. SIZE OF TRACT:** 10,312 square feet

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Ike Lane, a local street with a 27-ft pavement width within a 50-ft right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

▶ **ZONING:** RA (Low Density Residential)

▶ **EXISTING LAND USE:** Single Family Residential

▶ **PROPOSED USE:** Group day care home for a maximum of 15 children comprised of 12 preschool-age children and 3 elementary school-age children

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Single family residential - RA (Low Density Residential)

South: Single family residential - RA (Low Density Residential)

East: Single family residential - RA (Low Density Residential)

West: Single family residential - RA (Low Density Residential)

NEIGHBORHOOD CONTEXT: This property is at the end of a cul-de-sac in the Cedar Flats neighborhood, which is comprised of single family detached homes.

STAFF RECOMMENDATION:

▶ **Approve the request for a group day care home for no more than 8 children, subject to 4 conditions.**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance, including the requirements for a group day care home in Article 4.91, the definition of a group day care home in Article 2.20, and the off-street parking requirements in Article 3.50.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Meeting all applicable requirements of the Knox County Fire Prevention Bureau.
4. Meeting all applicable requirements of the Tennessee Department of Human Services Division of Child Care

and Community Services Licensure Rules for Child Care Agencies, including rule 1240-04-02.d stating that the owner shall ensure a primary educator meeting all licensure qualifications is always on-site during operating hours.

With the conditions noted above, this request meets all requirements for approval in the RA zone, and the criteria for approval of a use on review.

COMMENTS:

This proposal is for a group day care home at a residence in the Cedar Flats neighborhood. The applicant is requesting permission for a maximum of 15 children, comprised of 12 preschool-age children (ranging from 2 to 6 years old) and 3 elementary school-age children (5 to 12 years old). The elementary school children would be present during after-school hours and/or for full days in summers and on school closure days. The maximum number of staff would be 3 child care providers.

The operating hours would be from 7 AM to 5:30 PM, and outdoor play would occur between 9 AM and 4 PM.

DEVELOPMENT STANDARDS FOR USES PERMITTED ON REVIEW (ARTICLE 4.10 – SECTION 2).

The Planning Commission, in the exercise of its administrative judgment, shall be guided by adopted plans and policies, including the general plan and the following general standards:

1) THE USE IS CONSISTENT WITH THE ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND SECTOR PLAN.

A. The North County Sector Plan land use designation for this property is LDR (Low Density Residential).

B. The RA (Low Density Residential) zone is permissible in the LDR classification, and the proposed group daycare home is a use permitted on review in the RA zone.

C. The General Plan's development policy 9.12 describes how day care centers should be located at the edges of neighborhoods or in village centers. Freestanding day care facilities serving six or more children should be on the perimeter of residential areas, on arterial or collector streets, in a manner which will not adversely affect surrounding properties. However, the Plan does not distinguish between a child day care center and a group day care home, as the zoning ordinance does. In the zoning ordinance, the former is a larger operation run by an agency or organization, while the latter is defined as a residence with a provider. A residence is generally located within a residential neighborhood.

D. The General Plan's first agenda item and principle is to invest in the infrastructure necessary to develop a strong economy. Adequate child care access is increasingly understood as a form of critical infrastructure. This is exemplified in the Tennessee Child Care and Development Fund Plan for fiscal year 2022-2024, which includes a disaster preparedness and response plan for rebuilding and restoring "child care infrastructure" as an "essential service" (excerpt provided in Exhibit A).

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE

A. The zoning ordinance defines a group day care home as a residence licensed by the state department of human services in which care, protection, and supervision are regularly provided for at least 8 children but no more than 12 children (Article 2.20). The proposed maximum capacity of 15 children is prohibited.

B. A group day care home is permitted by right anywhere that there is RA zoning, if the provider lives in the home and meets certain area and off-street parking conditions. It is only when the provider does not live in the home that it becomes a use-on-review, with additional criteria for approval.

C. Article 4.91 describes the requirements for group day care homes when considered as a use permitted on review. The plans and operations summary submitted by the applicant meet or exceed all applicable requirements.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

A. The recently renovated one-story residence where the daycare would be located is comparable in scale, size and design to the other residences in the neighborhood.

B. A small day care operation provides family services that are compatible with a residential neighborhood.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.

A. A 2-space parking pad is proposed to be added to the front of the house for staff, and 3 existing spaces in the rear will accommodate pickup and drop off, per the off-street parking requirements in Article 3.50. With the recommended maximum of 8 children, this parking total could be reduced so that the parking pad in front is not needed. This could mitigate the potentially negative aesthetic impact of developing parking in front of the house.

- B. A backyard fence between 4 and 5 feet in height will be added to meet the standards for an outdoor play area.
- C. These modest exterior changes and the proposed operating hours should not cause injury to the value of adjacent property.

5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.

A. The proposed group day care home will draw minimal additional traffic through the Cedar Flats neighborhood, with adherence to the condition that no more than 8 children be enrolled at one time. If the provider were living in the residence, a total of 12 children would be permitted by right.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. There are no environmental or development factors surrounding the property that would pose a potential hazard to the proposed use.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

The Planning Commission's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed.

1.8 Disaster Preparedness and Response Plan

In past disasters, and in response to the COVID-19 pandemic, the provision of emergency child care services and rebuilding and restoring of child care infrastructure has emerged as an essential service. Lead Agencies are required to establish a Statewide Child Care Disaster Plan (658E(c)(2)(U)). They must demonstrate how they will address the needs of children - including the need for safe child care before, during, and after a state of emergency declared by the Governor, or a major disaster or emergency (as defined by Section 102 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act, 42 U.S.C. 5122) - through a Statewide Disaster Plan. The effective date for the establishment of this Statewide Disaster Plan was October 1, 2018.

1.8.1 Did you make any updates to the Statewide Disaster Plan since the FY 2019-2021 CCDF Plan was submitted? Please consider any updates that were made as a result of the Lead Agency's experiences in responding to the COVID-19 pandemic. (Note: It is a Lead Agency decision on how often a plan should be updated and which entities, if any, should be collaborated with in the updating process.)

No

Yes

If yes, describe the elements of the plan that were updated: [Click or tap here to enter text.](#)

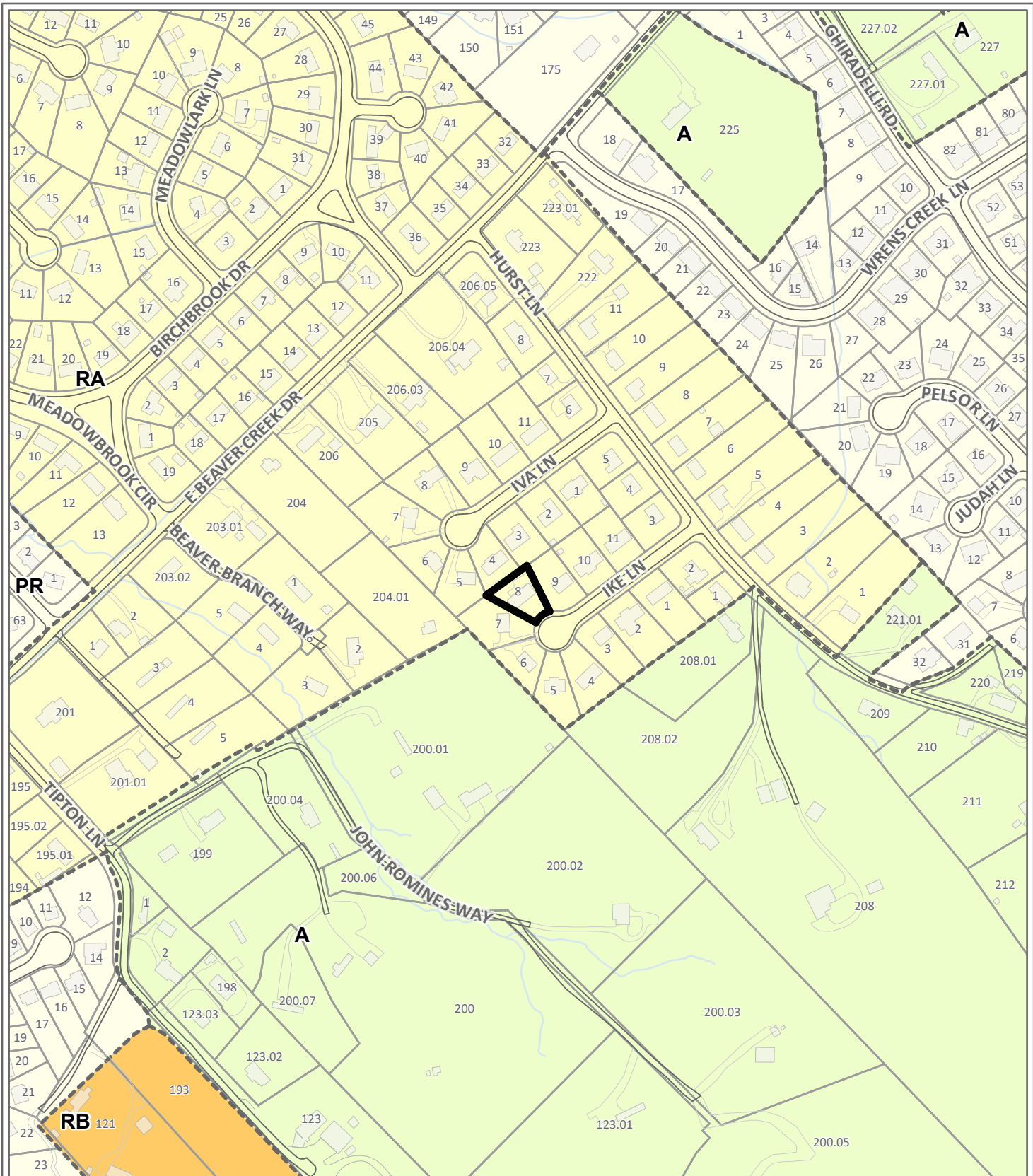
The Statewide Child Care Services Emergency Preparedness Plan (CCSEPP) was updated in 2020 as follows:

- Language was added to describe the CCDBG Reauthorization requirements for developing the plan in collaboration with specified entities, including the State Advisory Council on Early Childhood Education.

- The term 'agency', as used in the plan was further defined to refer to any center, family, or group home regulated by TDHS as well as providers of child care participating in the Child Care Payment Assistance/Child Care Certificate Program that may be license-exempt, regulated by the Department of Education, or unregulated Authorized Professionals.

- The Public Information and Legislative Office (PILO) was added to the internal team structure Clarified that the CCSEPP will be reviewed biennially.

- Explained that Emergency-related team lists, including work and home contact information, will be developed and maintained by CCS Central Office and reviewed and distributed annually at the direction of the Child Care Services Leadership Team.
 - Disaster roles and processes were revised to clarify that the Child Care Services Emergency Preparedness Team (CCSEPT) will have contact details for emergency management that includes non-emergency alternatives to 911.
 - Identified licensing Program Supervisors/Regional Managers as the entities to collect and share general information between the local, regional, and state levels.
 - Clarified that information generated from assessments of need will be communicated to the TDHS Emergency Services Coordinator and TDHS Executive Leadership Emergency Preparedness Team members.
 - Added provisions to address the need for temporary care arrangements in circumstances where the overall supply of child care in the community is no longer sufficient.
 - Updated the list of functional team members to reflect the current management structure of the Lead Agency.
 - Added a provision to address the process for determining if any regulations need to be modified/relaxed as part of the response to a disaster in compliance with the CCDF State Plan and subject to approval by the Office of Child Care.
 - Clarified that child care agency emergency preparedness plans must include provisions to address all the elements in the CCCDBG requirements.
 - Revised the specific disaster planning section to include all the CCDBG required elements. Specified that the Tennessee Child Care Serious Injury Incident Report Form should be used to report injured children.
 - Clarified that the facility response actions include deploying accommodations of infants and toddlers, children with disabilities, and children with chronic medical conditions.
- The Child Care Agency Emergency Preparedness Plan Template was also revised to incorporate the Emergency Preparedness Plan Checklist and all the required CCCDBG elements.



ZONING MAP

5-B-23-UR

Petitioner: Sarah A. Berry



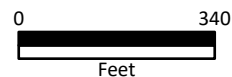
Group day care home for 12 children of preschool age and 3 children of elementary school age in RA (Low Density Residential)

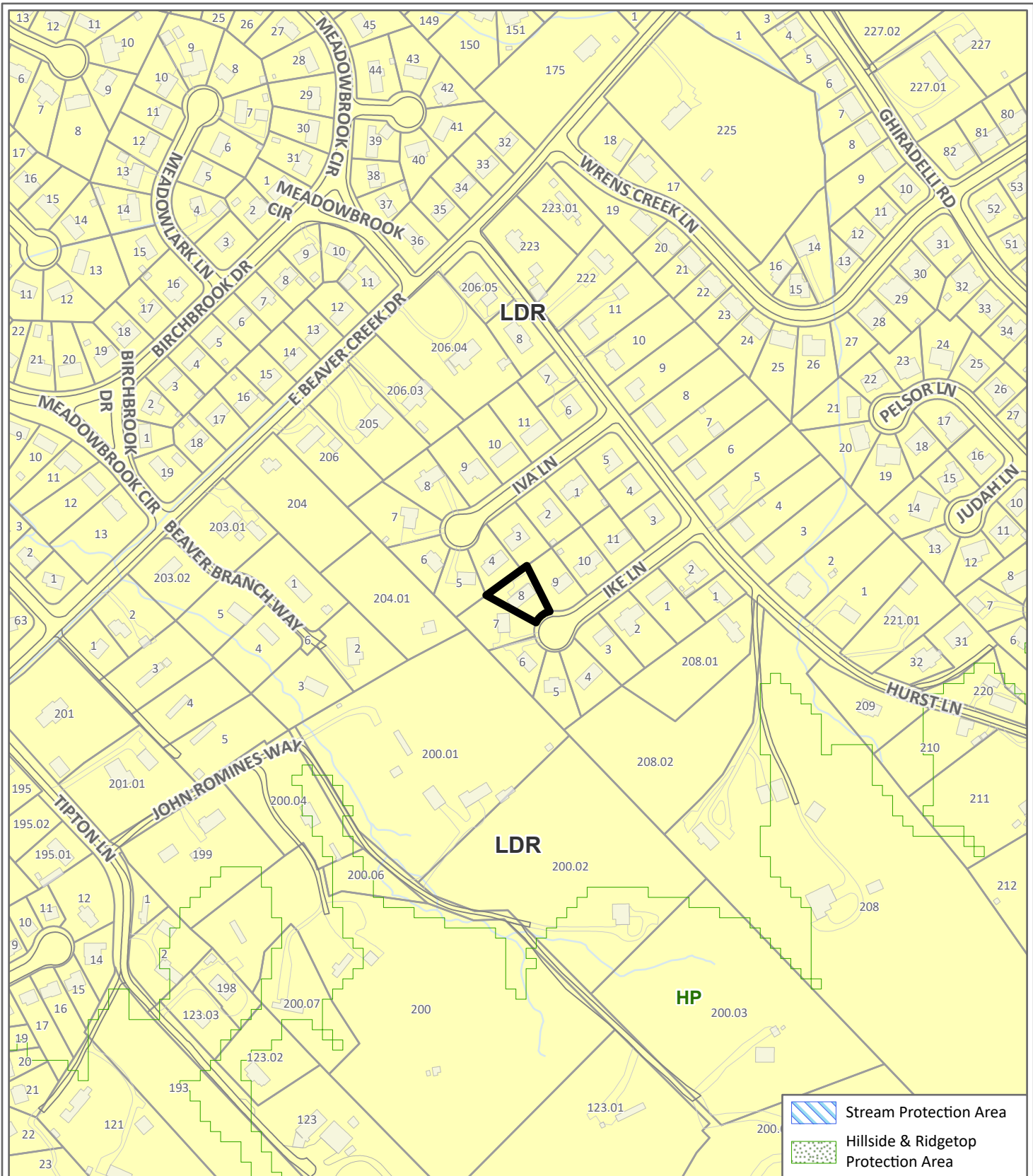
Map No: 47

Jurisdiction: County

Original Print Date: 4/17/2023

Knoxville - Knoxville County Planning Commission * City / County Building * Knoxville, TN 37902





NORTH COUNTY SECTOR PLAN MAP

5-B-23-UR

Petitioner: Sarah A. Berry



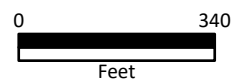
Case boundary

Original Print Date: 5/3/2023

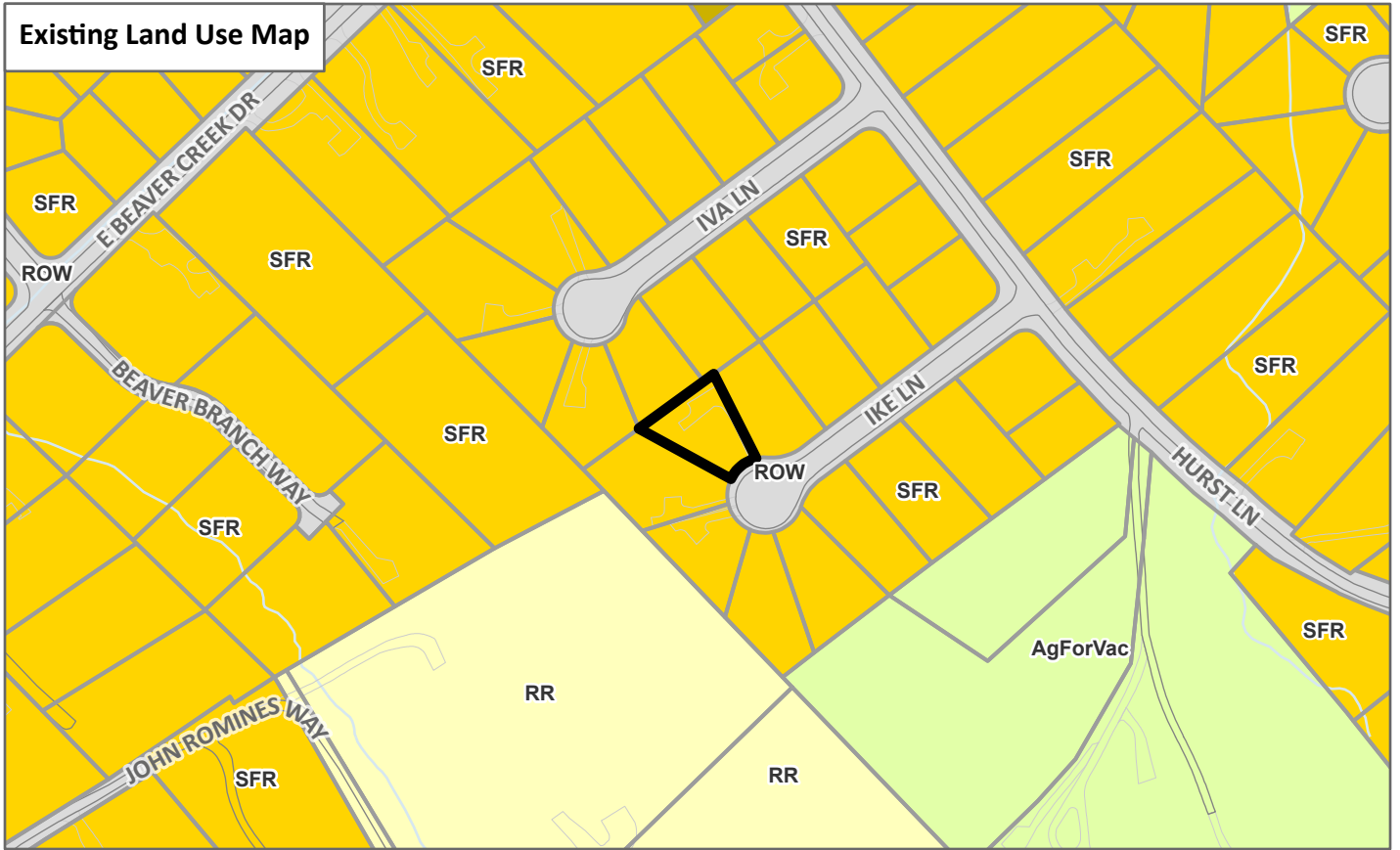
Knoxville - Knoxville County Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 47

Jurisdiction: County



Existing Land Use Map



Aerial Map

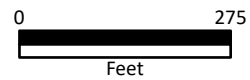


CONTEXTUAL MAPS

5-B-23-UR



Case boundary



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3/27/2023

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.

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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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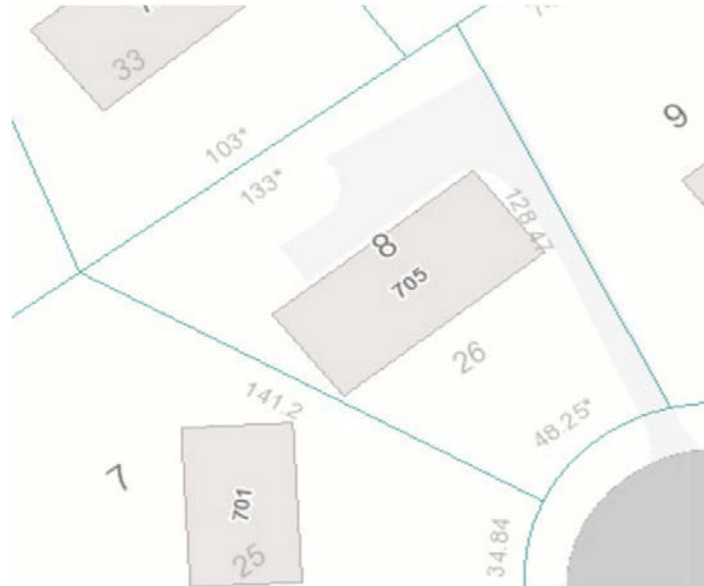
5-B-23-UR

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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.

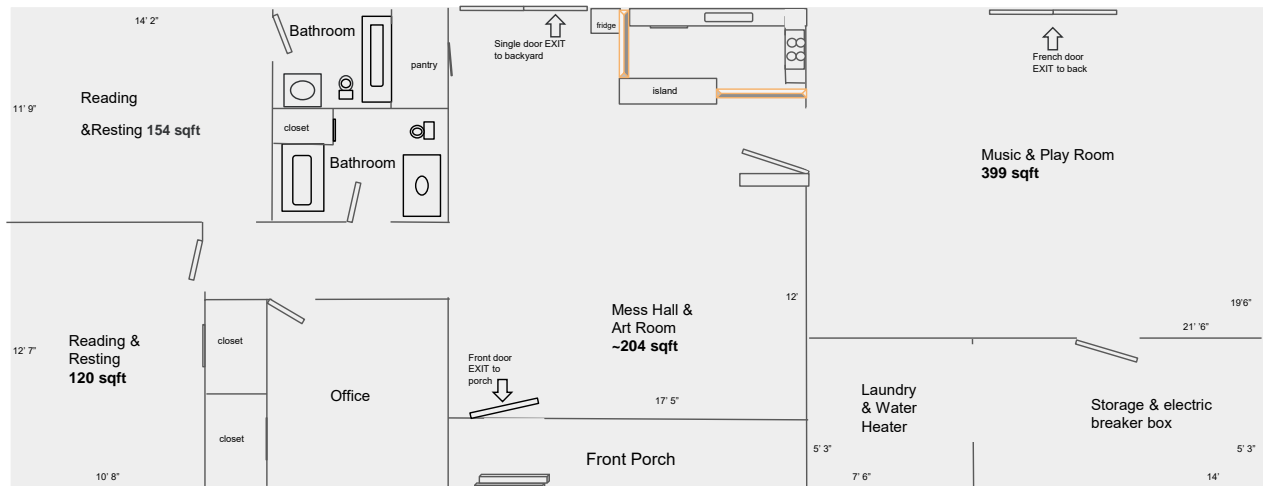
- Reading & Resting Area 1 ~ 154 sqft
- Reading & Resting Area 2 ~ 120 sqft
- Mess Hall & Art Room ~ 204 sqft
- Music & Play Room ~ 399 sqft

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 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

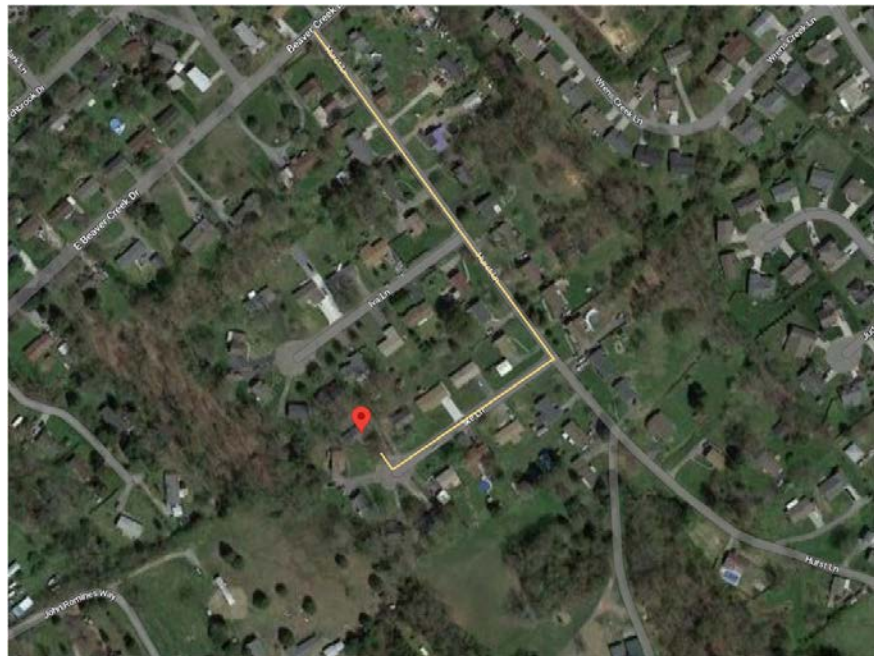
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4.91.01.F - Requirements for child day care centers and group day care homes, when considered as uses permitted on review.

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.

4.91.01. F Functional Street Classification

E Beaver Creek
to
Hurst Lane
to
Ike Lane





Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - Sector Plan
 - One Year Plan
- Rezoning

Sarah A. Berry

Applicant Name

Affiliation

3/27/2023

Date Filed

5/11/2023

Meeting Date (if applicable)

5-B-23-UR

File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

Sarah A. Berry Every Kid Learning Center

Name / Company

705 Ike Ln Knoxville TN 37918

Address

865-382-4779 / berryasarah@gmail.com

Phone / Email

CURRENT PROPERTY INFO

Sarah A. Berry Every Kid Learning Center 705 Ike Ln Knoxville TN 37918

Owner Name (if different)

Owner Address

865-382-4779 / berryasarah@g

Owner Phone / Email

705 IKE LN

Property Address

47 N F 008

Parcel ID

Part of Parcel (Y/N)?

10312 square feet

Tract Size

Hallsdale-Powell Utility District

Sewer Provider

Hallsdale-Powell Utility District

Water Provider

Septic (Y/N)

STAFF USE ONLY

Northwestern side of Ike Ln. at its western terminus, west of Hurst Ln.

General Location

City **Commission District 7 RA (Low Density Residential)**

County District

Zoning District

Single Family Residential

Existing Land Use

North County

Planning Sector

LDR (Low Density Residential)

Sector Plan Land Use Classification

Planned Growth Area

Growth Policy Plan Designation

DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input checked="" type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) Group day care home for 12 children of preschool age (ranging from 2 yrs to 6	

SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input type="checkbox"/> Zoning Change	Proposed Zoning	Pending Plat File Number
<input type="checkbox"/> Plan Amendment		
Proposed Density (units/acre) Previous Zoning Requests		
Additional Information _____		

STAFF USE ONLY

PLAT TYPE

- Staff Review Planning Commission

ATTACHMENTS

- Property Owners / Option Holders Variance Request

ADDITIONAL REQUIREMENTS

- COA Checklist (Hillside Protection)
 Design Plan Certification (Final Plat)
 Site Plan (Development Request)
 Traffic Impact Study
 Use on Review / Special Use (Concept Plan)

Fee 1	Total
\$1,600.00	
Fee 2	
Fee 3	

AUTHORIZATION

Sarah A. Berry	3/27/2023
Applicant Signature	Date
Please Print	

Sarah A. Berry Every Kid Learning Center	3/27/2023
Property Owner Signature	Date
Please Print	

I declare under penalty of perjury the foregoing (i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent) is true and correct.

(1) Download and fill out this form at your convenience.
(2) Sign the application digitally (or print, sign, and scan).

(3) Either print the completed form and bring it to the
Knoxville-Knox County Planning offices
OR email it to applications@knoxplanning.org

Reset Form



Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - SP OYP
- Rezoning

Sarah A. Berry

Every Kid Learning Center

Applicant Name

Affiliation

3-27-2023

4/13/2023

Date Filed

Meeting Date (if applicable)

File Number(s)

5-B-23-UR

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Property Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

Sarah A. Berry

Every Kid Learning Center

Name

Company

705 Ike Lane.

Knoxville

TN

37918

Address

City

State

ZIP

865-382-4779

berrysarah@gmail.com

Phone

Email

CURRENT PROPERTY INFO

Sarah & Daniel Berry

705 Ike Lane. Knoxville, TN 37918

865-382-4779

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

705 Ike Lane. Knoxville, TN 37918

047NF008

Property Address

Parcel ID

Hallsdale-Powell Utility District

Hallsdale-Powell Utility District

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

General Location

Tract Size

City County

District

Zoning District

Existing Land Use

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

DEVELOPMENT REQUEST

Development Plan Use on Review / Special Use Hillside Protection COA
 Residential Non-Residential

Home Occupation (specify) Group Daycare Home

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name

Unit / Phase Number Combine Parcels Divide Parcel

Total Number of Lots Created

Other (specify) _____

Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

Zoning Change

Proposed Zoning

Plan Amendment Change

Proposed Plan Designation(s)

Proposed Density (units/acre)

Previous Rezoning Requests

Other (specify) _____

Pending Plat File Number

STAFF USE ONLY

PLAT TYPE

Staff Review Planning Commission

ATTACHMENTS

Property Owners / Option Holders Variance Request

ADDITIONAL REQUIREMENTS

- Design Plan Certification (*Final Plat*)
 Use on Review / Special Use (*Concept Plan*)
 Traffic Impact Study
 COA Checklist (*Hillside Protection*)

Fee 1

Total

Fee 2

Fee 3

AUTHORIZATION



Applicant Signature

Sarah A. Berry

Please Print

3-27-2023

Date

865-382-4779

Phone Number

berrysarah@gmail.com

Email



Property Owner Signature

Sarah & Daniel Berry

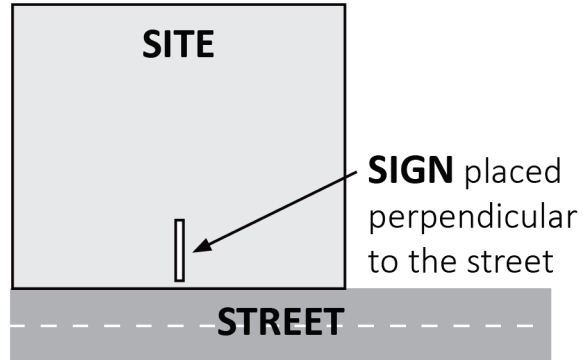
Please Print

3-27-2023

Date Pd. 3/27/23 MMP

I declare under penalty of perjury the foregoing [i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent] is true and correct.

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

TIMING

The sign(s) must be posted **not less than 12 days prior to the scheduled Planning Commission public hearing** and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

_____ April 28, 2023 _____ and _____ May 12, 2023 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Sarah A. Berry

Date: 3/27/2023

File Number: 5-B-23-UR

- Sign posted by Staff
- Sign posted by Applicant