



USE ON REVIEW REPORT

▶ **FILE #:** 5-C-23-UR

AGENDA ITEM #: 32

AGENDA DATE: 5/11/2023

▶ **APPLICANT:** **BENEFIELD RICHTERS COMPANY**

OWNER(S): Lovell Heights Company

TAX ID NUMBER: 131 N B 002.01

[View map on KGIS](#)

JURISDICTION: County Commission District 5

STREET ADDRESS: 10420 KINGSTON PIKE

▶ **LOCATION:** **South side of Kingston Pike, east of Lovell Heights Rd, west of Lovell Center Dr**

▶ **APPX. SIZE OF TRACT:** **3.11 acres**

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)

ACCESSIBILITY: Access is via Kingston Pike, a major arterial street with a 58-ft pavement width within an 80-ft right-of-way.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Turkey Creek

▶ **ZONING:** **CA (General Business)**

▶ **EXISTING LAND USE:** **Commercial**

▶ **PROPOSED USE:** **Drop-in child day care center**

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Commercial, office - CA (General Business), C-G-1 (General Commercial in City jurisdiction)

South: Office, multifamily - CA (General Business)

East: Commercial, office - CA (General Business)

West: Office, public/quasi-public, commercial - CA (General Business), RB (General Residential)

NEIGHBORHOOD CONTEXT: This property is part of the Lovell Heights shopping center. Current neighboring businesses include a café bakery, a karate studio, a pizza restaurant and a pet supply store. The broader area includes several multifamily and single family neighborhoods outside of the commercial corridor along Kingston Pike.

STAFF RECOMMENDATION:

▶ **Approve the request for a drop-in child day care center, subject to 4 conditions.**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
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.

With the conditions noted above, this request meets all requirements for approval in the CA (General Business) zone, as well as the criteria for approval of a use on review.

COMMENTS:

This proposal is for a drop-in child day care center named Kids Cove to be located in a 3,080 square foot space in a commercial shopping center. A drop-in day care is not a traditional child care facility and operates under a different set of licensure rules by the State of Tennessee Department of Human Services. The purpose of these facilities is to provide short-term child care solutions, and attendance is not to exceed 14 hours per week and 7 hours per day.

Kids Cove will provide child care services to children aged 6 months to 12 years. The anticipated maximum number of children at once is 25, though that could increase over time within the parameters of qualifying floor area standards. Initial staffing will include one full-time director, two part-time leads and four part-time team members.

The anticipated hours of operation are as follows: Monday - Thursday: 8 AM to 10 PM, Friday - Saturday: 9 AM to 11 PM, and Sunday: 10 AM to 6 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 GC (General Commercial).

B. The CA (General Business) zone is permissible in the GC classification, and the proposed child care center is a use permitted on review in the CA 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 and on arterial or collector streets, in a manner which will not adversely affect surrounding properties. The subject property is located in an easily accessible commercial node on a major arterial street surrounded by single family and multifamily neighborhoods.

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

A. The proposed drop-in day care fits within the broad definition of a child day care center in the zoning ordinance. A child day care center is described as an agency or organization licensed by the state department of human services to provide care, protection and supervision for 13 or more children in a group center, preschool or extended day care facility. Although Kids Cove fits within this definition, a drop-in center is unique in that it is designed to be a back-up, emergency or occasional child care support only. Children are permitted to arrive at irregular, non-scheduled times.

B. Article 4.91 of the zoning ordinance describes the requirements for a child day care center when considered as a use permitted on review. The application meets most of the minimum requirements except it does not include a fenced play area. Considering the ad hoc/ short-term nature of the facility's services, the 1,901 square foot "Main Area" as shown on the floor plan is a sufficient play area. Two of the walls in the Main Area are majority window, providing ample natural light.

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 applicant states that there will be no changes to the exterior of the storefront aside from signage. The proposed use will provide a valuable service for the densely populated surrounding neighborhoods.

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

A. The use is compatible with adjacent stores and services, which include a bakery/café, a karate studio, a sit-down family pizza restaurant and a pet supply store. The influx of child care traffic could bring more attention to these businesses.

B. The drop-in center should not create high traffic volumes for pick-up or drop-off because the daily pattern would vary from day to day.

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

A. This location will not bring additional traffic through residential streets.

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.

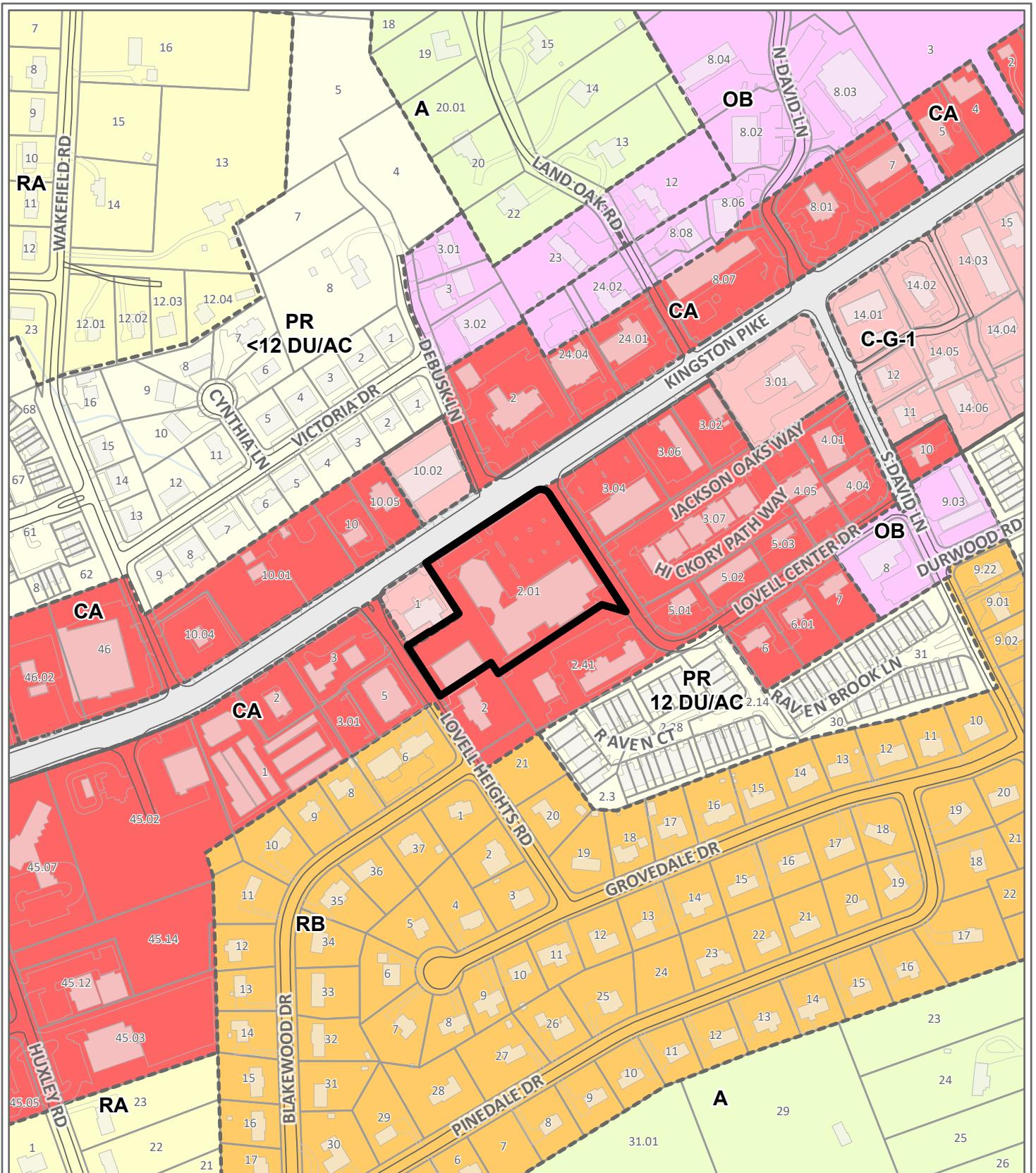
A. Although this property is in a highly trafficked commercial area, the subject property is set far back from the street, and adjacent businesses are compatible with a child-oriented establishment.

B. There are no other known environmental factors that should pose a potential hazard to the proposed day care facility.

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.



ZONING MAP

5-C-23-UR

Petitioner: Benefield Richters Company



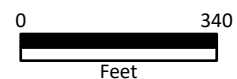
Day care center in CA (General Business)

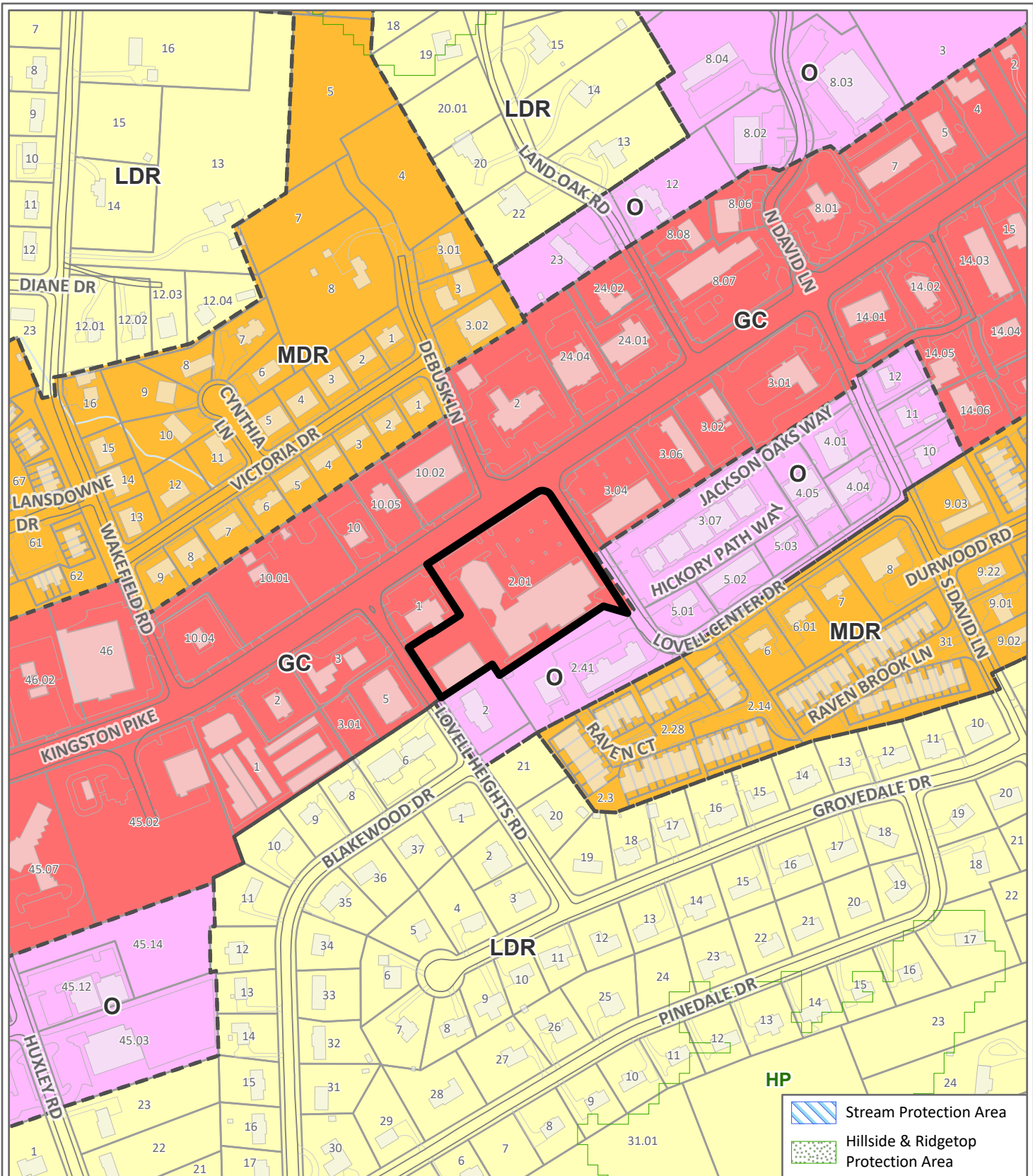
Original Print Date: 4/17/2023

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

Map No: 131

Jurisdiction: County





SOUTHWEST COUNTY SECTOR PLAN MAP

5-C-23-UR

Petitioner: Benefield Richters Company



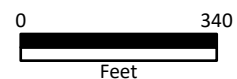
Case boundary

Map No: 131

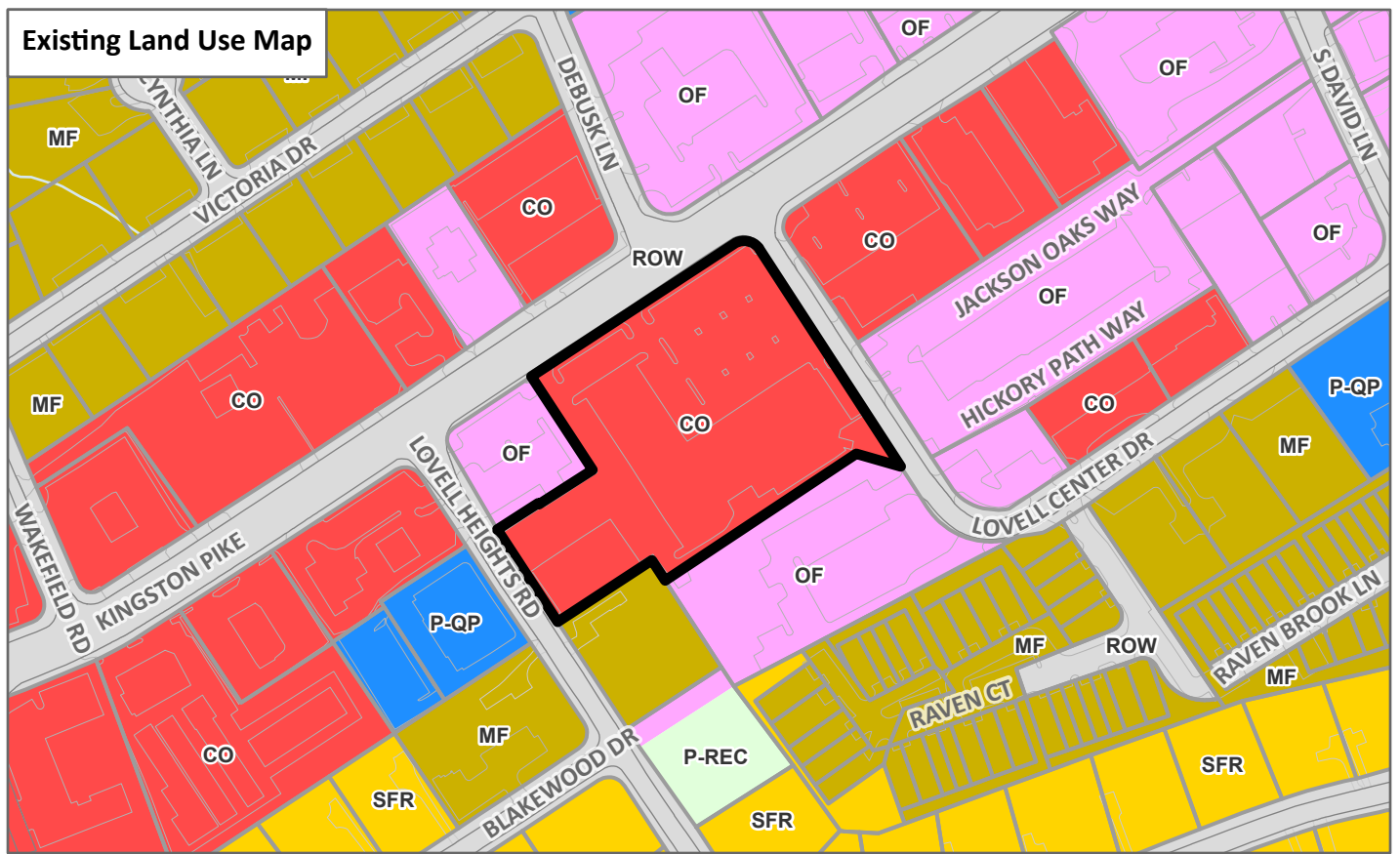
Jurisdiction: County

Original Print Date: 5/3/2023

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



Existing Land Use Map



Aerial Map

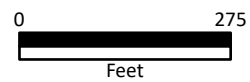


CONTEXTUAL MAPS

5-C-23-UR



Case boundary



Operations Summary



Kids Cove Drop-In Child Care

10420 Kingston Pike, Suite I Knoxville, TN 37922, USA

April 28, 2023

Page 1 of 6

Executive Summary

Background

Drop-in child care is a rapidly growing industry as more and more parents need flexible child care services. Our business, Kids Cove Drop-In Child Care (Kids Cove), aims to provide a safe, convenient, and affordable drop-in child care service to families in the local community. Our

target market is parents who need a break, have a sudden schedule change, or require occasional child care.

Market Analysis

The demand for child care services is high in the Knoxville area, with many working parents struggling to find flexible, safe, and convenient child care options. Our target market includes working parents, traveling parents, single parents, and stay-at-home parents who need occasional or short-term child care. Our main competitors are traditional daycares, but our drop-in model offers a more flexible and affordable alternative.

The Company

Business Sector

The Members would like to start a business in the following industry: child care.

Company Background

Kids Cove Drop-In Child Care Center (Kids Cove) is a military and woman-owned child care drop-in center located in Knoxville, TN. As career-driven parents who love traveling with their son, husband and wife, Frank and Eboni James, are eager to provide top-notch, flexible child care solutions to similarly-situated parents by providing a fun-filled learning environment paired with exceptional flexible childcare.

Company Ownership Structure

The Company will be structured as a limited liability company (L.L.C.).

Ownership Background

Co-owner: Eboni James, Esq.

Experience and training: Eboni James is a local attorney who has served on various boards in Knoxville community center, including but not limited to CASA of East Tennessee and Board of Zoning Appeals - City of Knoxville. Attorney James is also an adjunct professor at the University of Tennessee College of Law where she teaches contract drafting.

Co-owner: Captain Frank James III

Experience and training: Frank James is a University of Tennessee graduate who

currently serves as the Battalion Personnel Officer for the 176th CSSB in Johnson City and human resource leader in his civilian capacity. Captain James is a member of 100 Black Men of Knoxville, TN and mentors youth in the local community.

Company Management Structure

The Company will be managed by the center director and co-owners.

The Services

The Services

Kids Cove will provide child care services to children aged 6 months to 12 years. Our drop-in model allows parents to reserve child care services as needed or simply walk-in, without the commitment of a long-term contract. Our hours of operation will be Monday through Thursday, from 8 am to 10 pm; Friday and Saturday, from 9 am to 11 pm; and Sunday, from 10 am to 6 pm. We will offer a range of activities, including indoor play, educational games, physical activity, and arts and crafts.

Marketing Plan

The Target Market

The Company 's target market has the following characteristics:

- Family size: Parents and guardians with 1 or more children ages 6 months -12 years of age.

Location Analysis

Kids Cove is located in a bustling commercial area minutes away from shopping malls, grocery stores, restaurants, and fitness centers.

Pricing

The Company will use a mixed economy and premium pricing strategy.

Advertising

Our marketing strategy will focus on building relationships with local businesses and community organizations, including schools, hospitals, and community centers. Our sales strategy will focus on offering affordable pricing plans and providing exceptional customer service to encourage repeat business.

To reach our target audience, we will also promote the business through:

- Online channels (website, Google ads, etc.);
- Email marketing (newsletters, brand story, etc.);
- Social media;
- TV or radio ads; and
- Print (magazines, flyers, etc.).

Competitor Analysis

The Competitors

There are numerous child care providers in the local area; however, the majority of these child care providers are traditional daycare centers with operational hours being 6 a.m.-6:30 p.m. requiring monthly or yearly attendance. Given our size, mission, and vision, our primary competitors are classified as traditional childcare centers as well as facilities that provide after-school care without parent supervision or monthly or yearly commitments.

Operations

Daily Operations

Kids Cove will be located in a leased commercial space of approximately 3,200 square feet. The leased facility will be equipped with a secure entry system, age-appropriate toys and activities, and a designated indoor play area. We will hire certified child care providers who have experience working with children and have undergone background checks.

All employees report to the Center an hour before opening. Once the Center opens, the director and/or scheduled team lead is in charge of signing in children, monitoring child:adult ratios, and maintaining a safe and fun-filled learning environment. Parents will be expected to park and walk their children into the facility to sign them in and out during operation hours.

Operational Facilities

The 3200-square-foot facility is located in the center of the well-known Lovell Heights center in Knox County. Kids Cove is nestled between a gluten free bakery and IV therapy facility. The renovation is set to begin in May and expected to finish by June of this year.

Staffing

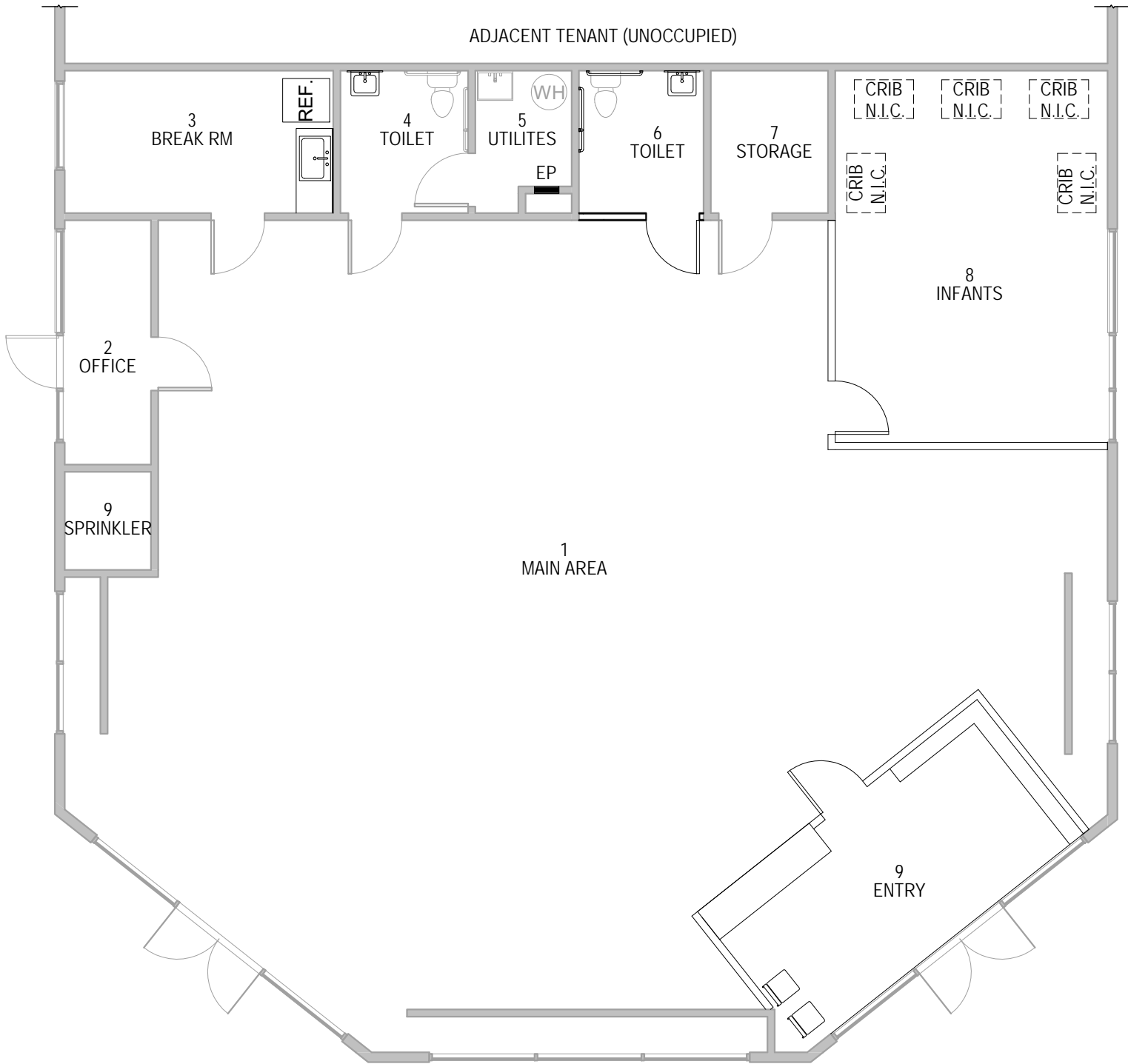
The Company will initially employ one full-time director, two part-time team leads, and four part-time team members in the initial startup phase.

Financial Plan

Our start-up costs include rent, equipment, insurance, and marketing expenses. Our revenue will come from the fees charged for child care services. We will offer flexible pricing plans, including hourly and daily rates, as well as discounted rates for regular customers. We project our revenue to increase steadily as we establish ourselves in the local community.

Conclusion

Kids Cove aims to provide a safe, convenient, and affordable drop-in child care service to families in the local community. Our flexible pricing plans, unique service, exceptional customer service, flexible hours, and experienced child care providers will differentiate us from our competitors and establish us as a leading provider of drop-in child care services in the area.



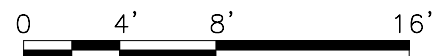
FLOOR PLAN
1/8" = 1'-0"

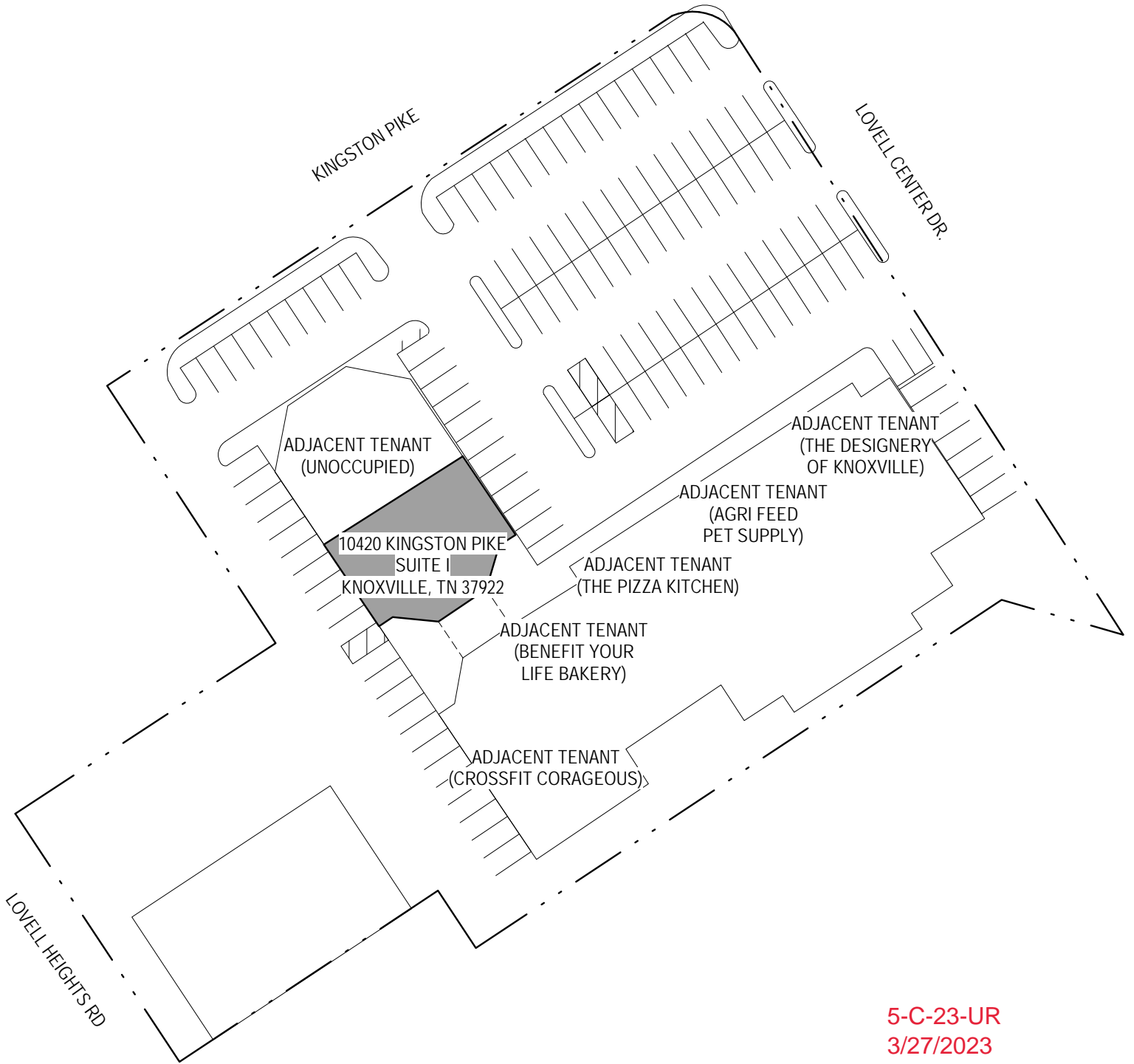
5-C-23-UR
3/27/2023

PROPOSED USE

10420 KINGSTON PIKE, STE I, KNOXVILLE TN 37922

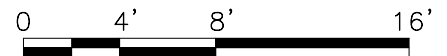
EXISTING APPROX. 3,080 SF SPACE IN COMMERCIAL STRIP CENTER. THIS PROJECT WILL OPERATE AS A DROP-IN CHILDCARE FACILITY. THERE WILL BE NO REGULAR DROP OFF & PICK UP TIMES TO IMPACT THE EXISTING PARKING AREA. THERE WILL BE NO MODIFICATION TO THE EXISTING EXTERIOR EXCEPT FUTURE SIGNAGE.





5-C-23-UR
3/27/2023

SITE PLAN - 130 EXISTING PARKING SPACES
1" = 60'-0"



a
b
c
d
e
f
g
h
i
j
k

ZONING INFORMATION

PROJECT: KIDS COVE
10420 KINGSTON PIKE SUITE 1
KNOXVILLE, TENNESSEE, 37922

JURISDICTION: KNOX COUNTY, TENNESSEE

PARCEL NUMBER: 1318000201

SUBDIVISION: LOVELL HEIGHTS SHOPPING CENTER

ZONING: CA (GENERAL BUSINESS ZONE)

SPECIAL DISTRICTS: N/A

FLOOD PLAIN: 'X'

LOCAL HISTORIC DISTRICT: N/A

NATIONAL HISTORIC DISTRICT: N/A

DIMENSIONAL STANDARDS: NOT APPLICABLE, EXISTING BUILDING

PARKING: EXISTING (130 SPACES, 7 ACCESSIBLE)

CODE INFORMATION

PROJECT DESCRIPTION:
EXISTING APPROX. 3,080 SF 1 STORY SPACE IN COMMERCIAL STORY CENTER. THIS PROJECT WILL OPERATE AS A DROP-IN CHILD CARE FACILITY. CHANGE OF USE FROM MERCANTILE TO CHILD CARE. SCOPE TO INCLUDE INTERIOR ONLY BUILDING AND PLUMBING WORK.

JURISDICTION: KNOX COUNTY, TENNESSEE

CODES:

- 2018 INTERNATIONAL BUILDING CODE
- 2018 INTERNATIONAL EXISTING BUILDING CODE
- METHOD: CLASSIFICATION OF WORK, ALTERATION - LEVEL 2
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE
- 2017 EDITION OF THE NATIONAL ELECTRICAL CODE
- 2018 EDITION OF THE INTERNATIONAL FUEL GAS CODE
- 2018 EDITION OF THE INTERNATIONAL MECHANICAL CODE
- 2018 EDITION OF THE INTERNATIONAL PLUMBING CODE
- 2018 EDITION OF THE INTERNATIONAL PROPERTY MAINTENANCE CODE
- KNOXVILLE CODE OF ORDINANCES, CHAPTER 8 BUILDINGS AND BUILDING REGULATIONS, ARTICLE 1, SECTION 4.5, FIRE DISTRICT
- 2009 ICC / ANSI 117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES

OCCUPANCY (CHAPTER 3): E - DAY CARE FACILITY

SPECIAL DETAILED REQUIREMENTS (IBC CHAPTER 4):

SECTION 400 - GROUPS 1, R-1, R-2, R-3, AND R-4 - N/A

SEPARATION WALLS (402.2 & 708) 30 MIN. BTW UNITS (SPRINKLERED)
HORIZONTAL SEPARATION (403.3 & 711) 30 MIN. BTW UNITS (SPRINKLERED)
AUTOMATIC SPRINKLER SYSTEM (403.4) NFPA 13 SYSTEM

GENERAL BUILDING HEIGHTS AND AREAS (IBC CHAPTER 5)

ALLOWABLE BUILDING HEIGHT ABOVE GRADE PLANE (IBC TABLE 504.3)

OCCUPANCY	TYPE	IB	WB	SPRINKLER	PROPOSED DESIGN
E	75				1 STORY, EXIST.

ALLOWABLE NO. OF STORIES ABOVE GRADE PLANE (IBC TABLE 504.4)

OCCUPANCY	TYPE	IB	WB	SPRINKLER	PROPOSED DESIGN
E	3				1 STORY, EXIST.

BUILDING AREA SECTION 506

ALLOWABLE AREA FACTOR IN SF (TABLE 504.2)

OCCUPANCY	TYPE	IB	WB	SPRINKLER	PROPOSED DESIGN
					50,000 SF

MIXED USE OCCUPANCIES (SECTION 509)

ACCESSORY OCCUPANCIES (509.2)
NONSEPARATED OCCUPANCIES (509.3)
SEPARATED OCCUPANCIES (509.4)

FIRE SEPARATIONS (TABLE 508.6):
FROM B TO E 1,300 LR.

FIRE SEPARATIONS (TABLE 508):
FURNACE ROOM (OVER 400,000 BTU)
BOILER ROOM (OVER 1950 AND 10 HP)
LAUNDRY (OVER 1950)

TYPES OF CONSTRUCTION TYPE (CHAPTER 4):

CONSTRUCTION TYPE (SECTION 402): TYPE III, SPRINKLERED

FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (IBC TABLE 601)

BUILDING ELEMENT	TYPE III
ROOF STRUCTURE, TRUSS, FRAME	0
BEARING WALLS	0
EXTERIOR	0
INTERIOR	0
NONSEPARATING WALLS AND PARTITIONS - EXTERIOR	0
NONSEPARATING WALLS AND PARTITIONS - INTERIOR	0
FLOOR CONSTRUCTION AND ASSOC. SECONDARY MEMBERS	0
ROOF CONSTRUCTION AND ASSOC. SECONDARY MEMBERS	0

FIRE RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS (IBC TABLE 602)

FIRE SEPARATION DISTANCE	CONST. TYPE	GROUP	R, L, E
>5	IB		3

FIRE AND SMOKE PROTECTION FEATURES (CHAPTER 7)

FIRE WALLS (706)	N/A
FIRE BARRIERS (707)	N/A
FIRE PARTITIONS (708)	N/A
CORRIDORS (709)	N/A
SMOKE BARRIERS (709)	N/A
SMOKE PARTITIONS (710)	N/A
FLOOR AND ROOF ASSEMBLIES (711)	N/A
VERTICAL OPENINGS (712)	N/A
SHAFT ENCLOSURES (713)	N/A

FIRE PROTECTION AND LIFE SAFETY SYSTEMS (CHAPTER 9)

AUTOMATIC SPRINKLER SYSTEMS SECTION 903:
903.2.1 GROUP E NOT REQUIRED (EXISTING)

PORTABLE FIRE EXTINGUISHERS (SECTION 904)

SIZE AND DISTRIBUTION (904.3): CLASS A LOW HAZARD OCCUPANCY
2 A:1E:B:C (MULTI-PURPOSE, DRY CHEMICAL)

SPRINT OF A	MAX. AREA	MAX. TRAVEL DIST.
A	1,000 SF	11-20'
B	1,000 SF	11-20'
C	1,000 SF	11-20'
D	1,000 SF	11-20'
E	1,000 SF	11-20'

NOTE: CLASS A - ORDINARY (75 MAX TRAVEL DIST.)
B - LIQUIDS, 14 INCH OR LESS (50 MAX TRAVEL DIST.)
C - ELECTRIC EQUIP
D - METAL
E - KITCHEN

FIRE ALARM SYSTEM (SECTION 907):
907.2.1 GROUP E REQUIRED

SMOKE CONTROL SYSTEMS (SECTION 909): N/A

MEANS OF EGRESS (CHAPTER 10)
OCCUPANT LOAD (IBC TABLE 1004.3) - SEE LIFE SAFETY PLANS FOR SPECIFIC CALCULATIONS

TOTAL	3,080 SF	75 OCC.
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MEANS OF EGRESS SIZING (SECTION 1009)
REQ'D MIN. EGRESS WIDTH PER PERSON SERVED (SPRINKLERED)

STAIR	0.3 IN.OCC.
OTHER COMPONENTS	0.2 IN.OCC.
MIN. CLR. EGRESS DOOR OPENING	32" MIN.

NUMBER OF EXITS REQUIRED (SECTION 1006, TABLE 1016.3.3(2)) 2

EXIT ACCESS TRAVEL DISTANCE (SECTION 1017)
MAX. TRAVEL DISTANCE (SPRINKLERED) (TABLE 1017.2) 250'

CORRIDORS (SECTION 1008)
FIRE RESISTANCE RATING (TABLE 1008.1) 0
MIN. WIDTH (TABLE 1008.2) 44"
MAX. DEAD END CORRIDOR (1020.4) (UNSPRINKLERED) 50'

PLUMBING SYSTEMS (CHAPTER 29)

MINIMUM NUMBER OF PLUMBING FIXTURES (TABLE 2902.1)

MALE & FEMALE RATIO: 1:1
NOTE: ONLY ONE TOILET REQUIRED FOR OCCUPANCY 15 OR LESS

OCCUPANT LOAD: 75

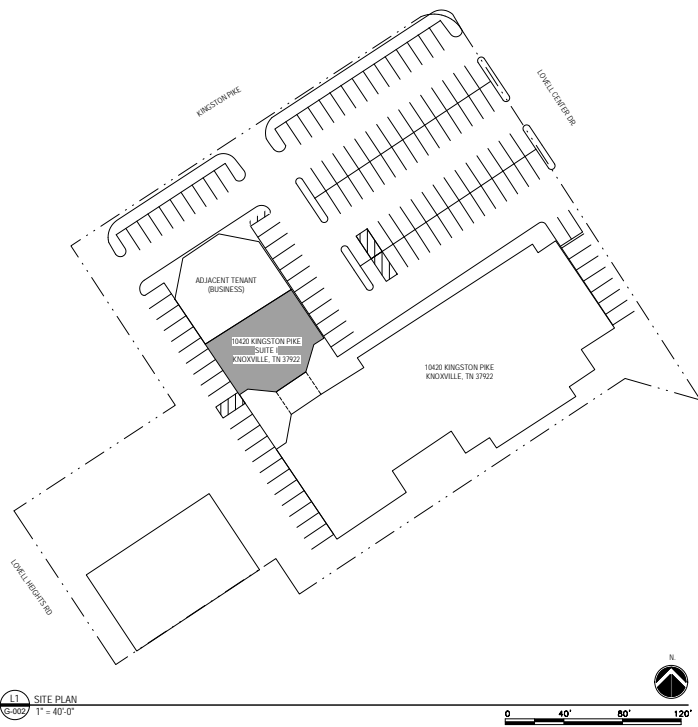
WC	LAVS	D	SEV. SERV.
2	2	N/A	1

NOTE: URINALS MAYBE SUBSTITUTED FOR UP TO 47% OF REQUIRED WCs IN 4 OR 6 OCCUPANCIES & 50% IN ALL OTHER OCCUPANCIES.

benefield richters

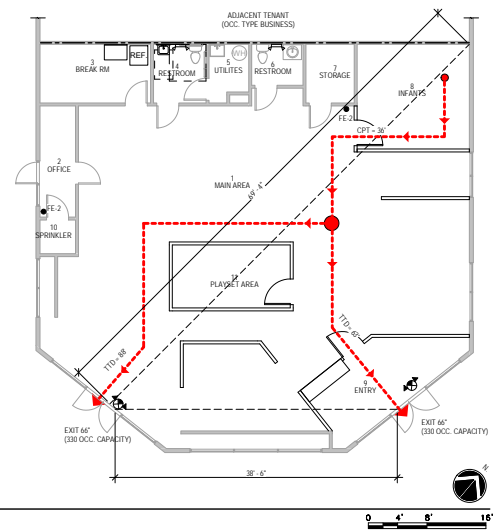
planning
architecture

902 North Central Street
Knoxville, TN 37911
(865) 637-7000



OCCUPANCY LOAD FACTOR TABLE

ROOM NO.	ROOM NAME	USE	OLF	AREA	# OF OCC.
1	MAIN AREA	E	1.05	1761 SF	55
2	OFFICE	E	1.10	171 SF	11
3	BREAK RM	B	1.10	121 SF	11
4	RESTROOM	B	1.5EAT	57 SF	1
5	UTILITIES	B	1.00	29 SF	1
6	RESTROOM	B	1.5EAT	39 SF	1
7	STORAGE	S	1.00	53 SF	1
8	INFANTS	B	1.05	119 SF	11
9	ENTRY	B	1.10	177 SF	2
10	SPRINKLER	S	1.00	22 SF	1
11	PLAYSET AREA	E	1.05	138 SF	11
TOTAL					1,080 SF 75 OCC.



LIFE SAFETY NOTES

- CONTRACTOR SHALL COMPLY WITH LOCAL STATE AND FEDERAL CODES, REGULATIONS AND ORDINANCES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PERMITS REQUIRED FOR CONSTRUCTION.
- AT FIRE RATED PARTITIONS, THE SURFACE AREA OF INDIVIDUAL METALLIC OUTLET OR SWITCH BOXES SHALL NOT EXCEED 16 SQUARE INCHES. THE AGGREGATE SURFACE AREA OF THE BOXES SHALL NOT EXCEED 100 SQUARE INCHES PER 100 SQUARE FEET.
- BOXES LOCATED ON OPPOSITE SIDES OF WALLS OR PARTITIONS SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF NOT LESS THAN 24 INCHES.
- FIRE RATED PARTITIONS SHALL BE TIGHTLY SEALED TO THE UNDERSIDE OF DECK. INTEGRITY OF FIRE-RATED PARTITIONS SHALL BE MAINTAINED AT CORNERS AND AT INTERSECTIONS WITH OTHER PARTITION TYPES.
- PENETRATIONS IN FIRE RATED PARTITIONS BY CONDUIT, PIPING OR OTHER ITEMS SHALL BE FILLED WITH AN APPROVED NON COMBUSTIBLE MATERIAL TO PROVIDE AN UL TESTED SEAL TO PROHIBIT THE PASSAGE OF FIRE AND SMOKE.
- FIRE EXTINGUISHERS ARE REQUIRED IN THE SPACE PER NFPA 10. MOUNT CABINETS AND EXTINGUISHERS AT LOCATIONS SHOWN ON THE DRAWINGS OR AS DIRECTED BY THE FIRE MARSHAL AND/OR BUILDING INSPECTOR.

REFERENCE SYMBOLS

- EXIT 33* (165 OCC. CAPACITY) EXIT DISCHARGE (CAPACITY)
- TTD - X* PATH OF EGRESS (ARROW INDICATING DIRECTION OF TRAVEL)
- POINT OF COMMON PATH OF TRAVEL
- CPT COMMON PATH OF TRAVEL
- 32 OCC. ROOM OCCUPANCY
- FE-2 FIRE EXTINGUISHER (BRACKET MOUNT)
- 1 HR FIRE RATED PARTITION
- 2 HR FIRE RATED BARRIER
- 1 HR FIRE RATED PARTITION - EXISTING
- EXIT SIGN
- EXIT SIGN & LIGHT COMBO
- EMERGENCY LIGHT

KIDS COVE

10420 KINGSTON PIKE, STE I, KNOXVILLE TN 37922

CODE ANALYSIS AND LIFE SAFETY PLANS

DATE	ISSUED BY	DESIGNED BY	DATE
8/16	AS	SH	6/14/2023



G-002

© the benefield richters company 23016



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

Benefield Richters Company

Applicant Name Affiliation

3/27/2023

5/11/2023

5-C-23-UR

Date Filed

Meeting Date (if applicable)

File Number(s)

CORRESPONDENCE

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

Amy Sherrill Benefield Richters

Name / Company

902 N Central Street Knoxville TN 37917

Address

865-637-7009 / asherrill@benefieldrichters.com

Phone / Email

CURRENT PROPERTY INFO

Lovell Heights Company

1335 Sam Hill Rd Ellijay GA 30540

Owner Name (if different)

Owner Address

Owner Phone / Email

10420 KINGSTON PIKE

Property Address

131 N B 002.01

3.11 acres

Parcel ID

Part of Parcel (Y/N)?

Tract Size

First Knox Utility District

First Knox Utility District

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

South side of Kington Pike, west side of Lovell Center Drive

General Location

City **Commission District 5** **CA (General Business)**

Commercial

County District

Zoning District

Existing Land Use

Southwest County

GC (General Commercial)

Urban Growth Area (Outside City Limit)

Planning Sector

Sector Plan Land Use Classification

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) Day care center	

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

Benefield Richters Company	3/27/2023
Applicant Signature	Date

Phone / Email

Lovell Heights Company	3/27/2023
Property Owner Signature	Date

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.



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

Please print or type in black ink.

NAME	ADDRESS	OWNER / OPTION
Frank James III	Knoxville, TN	



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

Benefield Richters Company

Architect

Applicant Name

5/11/2023

Affiliation

3/24/2023

~~4/28/2023~~

File Number(s)

Date Filed

Meeting Date (if applicable)

5-C-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

Amy Sherrill

Benefield Richters

Name

Company

902 N Central St

Knoxville

TN

37917

Address

City

State

ZIP

(865)637-7009

asherrill@benefieldrichters.com

Phone

Email

CURRENT PROPERTY INFO

LOVELL HEIGHTS COMPANY STANFIELD YO 1335 SAM HILL RD, ELLIJAY GA 30540

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

10420 Kingston Pike, Suite I, Knoxville TN 37922

131NB00201

Property Address

Parcel ID

First Utility District

First Utility District

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

South side of Kingston Pike, west side of Lovell Center Drive

3.1 acres

General Location

Tract Size

City County

5th
District

CA
Zoning District

Commercial
Existing Land Use

Southwest County

GC

Urban Growth

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) _____

Kids Cove - Drop in childcare

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) _____

Pending Plat File Number

Proposed Density (units/acre) _____

Previous Rezoning Requests _____

Other (specify) _____

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	UOR - nonresidential	Total \$1,600
0405		
Fee 2		
Fee 3		

MR

AUTHORIZATION

Amy Sherrill

Applicant Signature

Benefield Richters Company

Please Print

3/24/2023

Date

(865)637-7009

Phone Number

asherrill@benefieldrichters.com

Email

Frank James III

Property Owner Signature

Frank James III

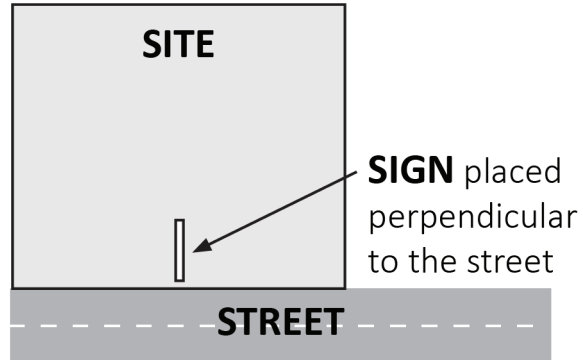
Please Print

3/24/2023

Date

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: Amy Sherrill

Date: 3/27/2023

File Number: 5-C-23-UR



Sign posted by Staff



Sign posted by Applicant