



USE ON REVIEW REPORT

▶ **FILE #:** 9-A-24-UR

AGENDA ITEM #: 31

AGENDA DATE: 9/12/2024

▶ **APPLICANT:** UJESH PATEL

OWNER(S): LKM Properties

TAX ID NUMBER: 104 18602

[View map on KGIS](#)

JURISDICTION: County Commission District 3

STREET ADDRESS: 9714 MIDDLEBROOK PIKE

▶ **LOCATION:** South side of Middlebrook Pike, southeast of Ball Camp Pike

▶ **APPX. SIZE OF TRACT:** 5.94 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Middlebrook Pike, a major arterial street with a 60-ft pavement width within a 96-ft right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

FIRE DISTRICT: Rural Metro Fire Department

WATERSHED: Beaver Creek

▶ **ZONING:** CA (General Business)

▶ **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

▶ **PROPOSED USE:** Child Day Care Center

HISTORY OF ZONING: A rezoning from A (Agricultural) to CA (General Business) was approved in 2006 (3-F-06-RZ).

SURROUNDING LAND USE AND ZONING: North: Public parks, commercial - A (Agricultural)

South: Agriculture/forestry/vacant land - PR (Planned Residential) 16 du/ac

East: Single-family residential - A (Agricultural)

West: Office - CA (General Business)

NEIGHBORHOOD CONTEXT: This area is developed primarily with single-family and attached residences. The subject property abuts a minor commercial node around the intersection of Middlebrook Pike and Schaad/Lovell Road. Nicholas Ball Park is across the street and Ball Camp Elementary School is nearby to the northwest.

STAFF RECOMMENDATION:

▶ **Approve the request for a child day care center in the CA (General Business) zone subject to 5 conditions.**

1) Meeting all applicable requirements of the Knox County Zoning Ordinance, including the supplementary regulations for a day care center in Article 4.91.

- 2) Meeting all applicable requirements of the Tennessee Department of Human Services for a child care facility.
- 3) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 4) If any significant changes are made to the site plan in response to permitting requirements, the revised plans will be provided to Planning staff for review and may be subject to the Use on Review revision process.
- 5) If, during design plan approval or construction of the development, it is discovered that unforeseen off-site improvements within the right-of-way are necessary, the developer will either enter into an MOU with the County for these improvements, or reimburse the County for their direct expenses (if completed by County crews) to make corrections deemed necessary.

COMMENTS:

This request is for the Children's Lighthouse Child Care Facility, which has an 11,911 sq ft building with a capacity for up to 200 children and 35 staff. The proposed development features three fenced outdoor playgrounds totalling 21,427 sq ft. The parking lot provides 52 spaces, 25 of which are loading spaces for drop-off and pick-up. More details provided by the applicant regarding the daycare operations plan can be found in Exhibit B.

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:

THE USE IS CONSISTENT WITH THE ADOPTED PLANS AND POLICIES, INCLUDING THE COMPREHENSIVE PLAN.

- A. The proposed use of a day care center on the subject property is consistent with land uses intended for the CMU (Corridor Mixed-Use) designation in the Knox County Comprehensive Plan. The CMU place type describes commercial operations as a primary use and civic establishments as a secondary use. A private day care facility could fall under both of these use categories.
- B. The transportation section of the CMU place type describes how parking should be located to the side or rear of buildings, and this is not reflected in the site plan. However, in this circumstance where the development proposal is designed for a capacity of 200 small children, having the building set further back from Middlebrook Pike, a 5-lane major arterial street, is appropriate. The parking lot in front of the building provides safe and efficient loading areas for parents and children, and it allows the playgrounds to be set further back from the busy street.
- C. A day care business at this location aligns with the Comprehensive Plan's Implementation Policy 3 to encourage infill and redevelopment of underutilized commercial land. This property has never had a permanent structure on it, according to historical aerial maps. A day care center would provide an important service to surrounding residents on an underutilized commercial lot.
- D. The proposed development is also consistent with Implementation Policy 4 to incentivize walkable, mixed-use centers, corridors, and neighborhood service nodes as the preferred form of commercial development. This section of Middlebrook Pike has sidewalks on both sides. The subject property is across the street from Nicholas Ball Park, which is an expansive recreational area with sports fields, a walking trail and a playground. This property is also part of a commercial and civic node at the intersection of Middlebrook Pike and Schaad Road. This node will likely grow with the completion of the Schaad Road expansion, which will also provide sidewalks on both sides. A day care center at this location diversifies commercial development and provides an important neighborhood service in an area that will become increasingly walkable.

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

- A. Article 4.91 of the zoning ordinance provides supplementary regulations for day care centers when considered as a Use on Review. All the requirements listed in the code have been met or exceeded by the applicant. The site plan and floor plan reflect ample indoor and outdoor play areas for the maximum number of children anticipated. The parking lot meets the minimum off-street parking requirements and provides the required loading area.
- B. One provision specific to day care centers proposed in the CA (General Business) zone is that surrounding land uses and zoning should be considered to protect the welfare of children. The building and play areas are set far back from the car wash business to the west, and development is hindered to the east and south by stream and wetland conditions. This flood-prone area provides a scenic and natural setting for the day care. Knox County Engineering and Public Works will require that the development comply with local stormwater regulations and FEMA floodplain standards to mitigate flooding risk to the proposed building.

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 architectural elevations for the proposed day care facility reflect an attractive and cohesive site design that complements the character of the surrounding area. The height and scale of the one-story building is compatible with surrounding building heights.

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

A. A day care center will likely increase the desirability of surrounding residential properties, as it provides an important service for young families. The development could also become an anchor business that fosters more service-oriented commercial development and pedestrian infrastructure within this underutilized commercial node.

B. The property is in a sensitive, flood-prone area. At the permitting stage, the development will be required to comply with all applicable engineering standards including the minimum floor elevation, the no-fill line, and stormwater detention to ensure there is no undue runoff impacting other properties.

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

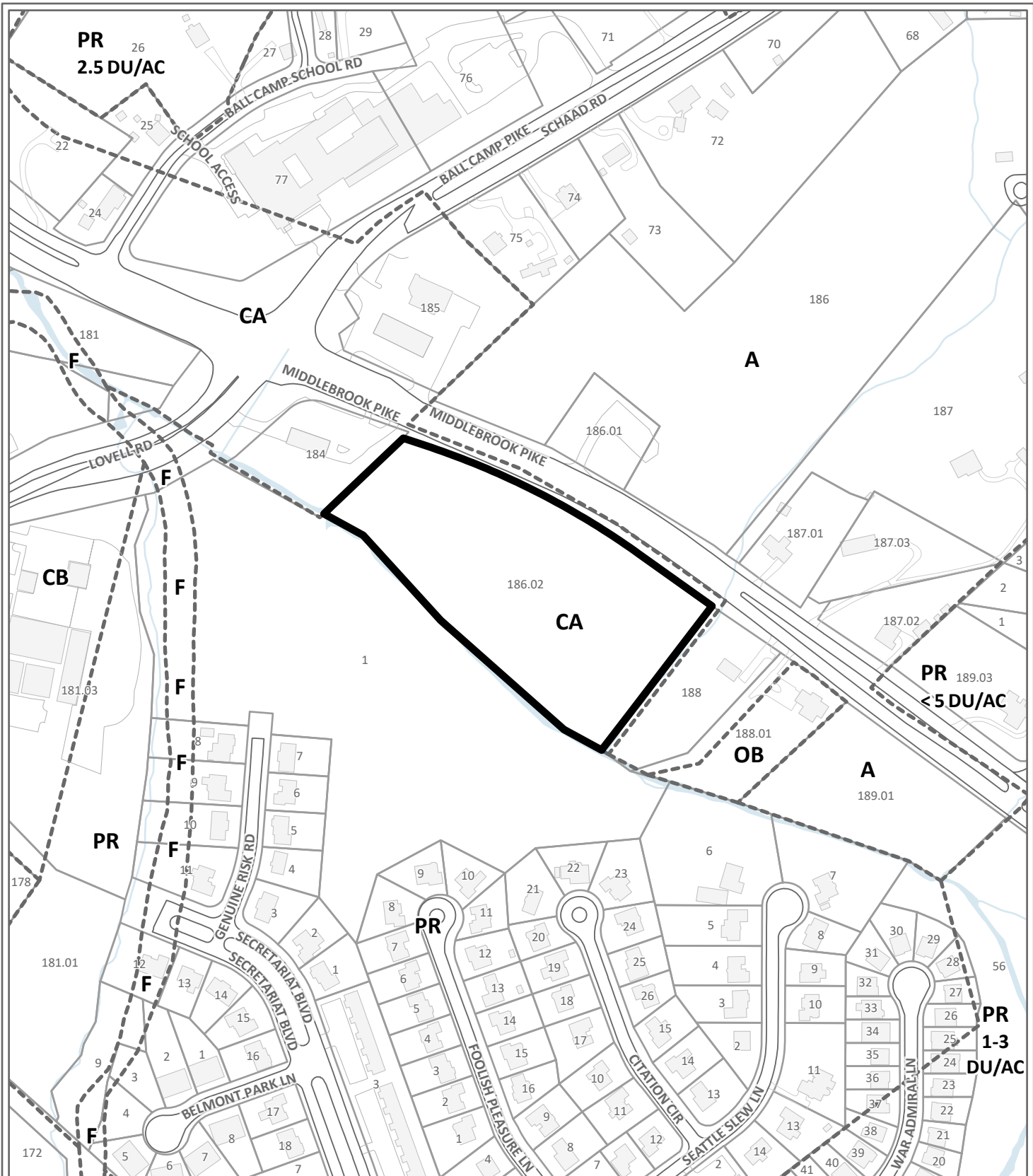
A. The subject property is in an ideal location for accessible pick-up and drop-off on a major arterial street that is designed to manage more traffic.

ESTIMATED TRAFFIC IMPACT: 567 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

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.



USE ON REVIEW

9-A-24-UR

Petitioner: Ujesh Patel



Child Care Center in CA (General Business)

Map No: 104

Jurisdiction: County

Original Print Date: 8/8/2024

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

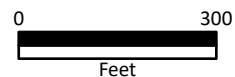
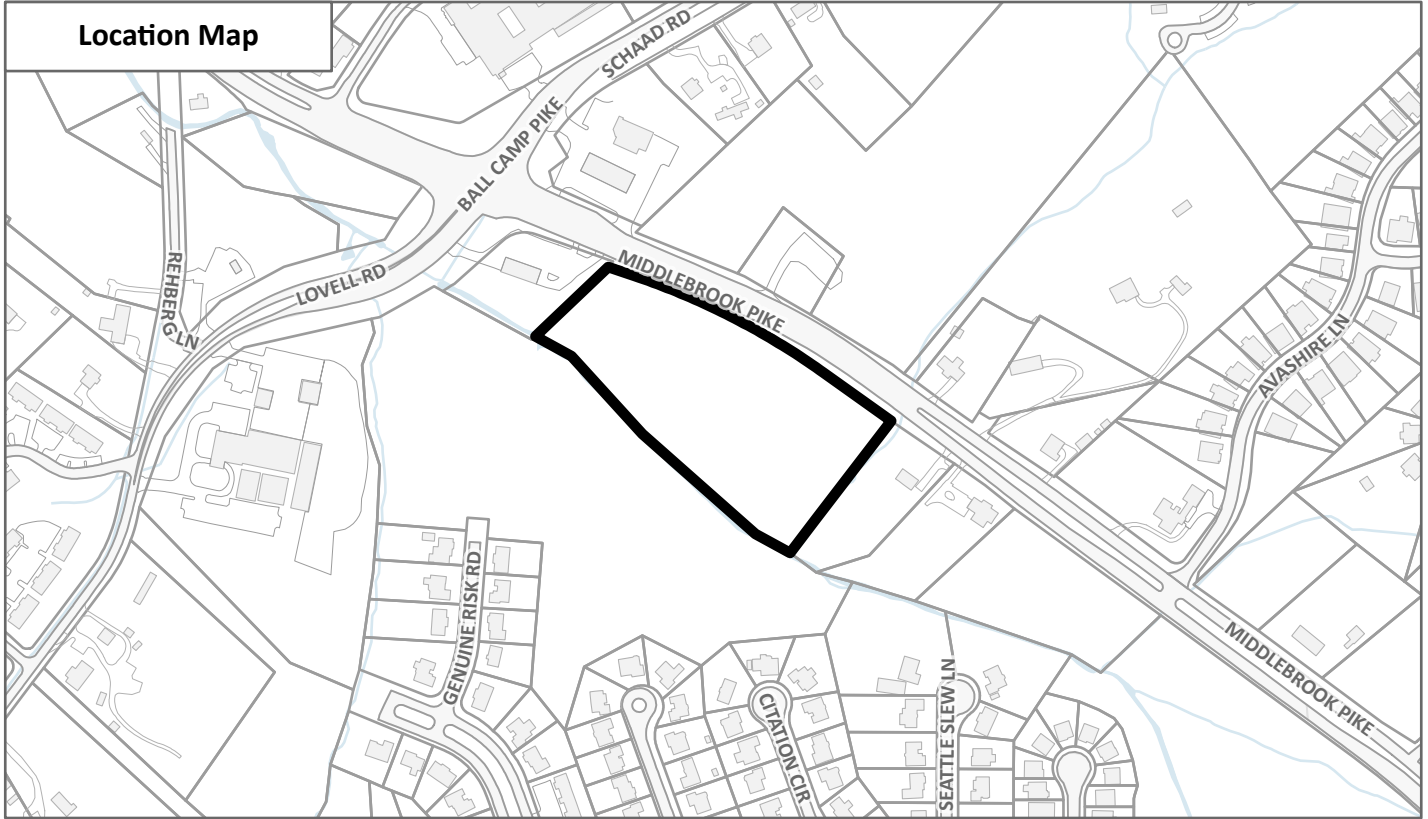


Exhibit A. Contextual Images

Location Map



Aerial Map

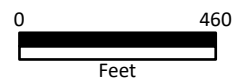


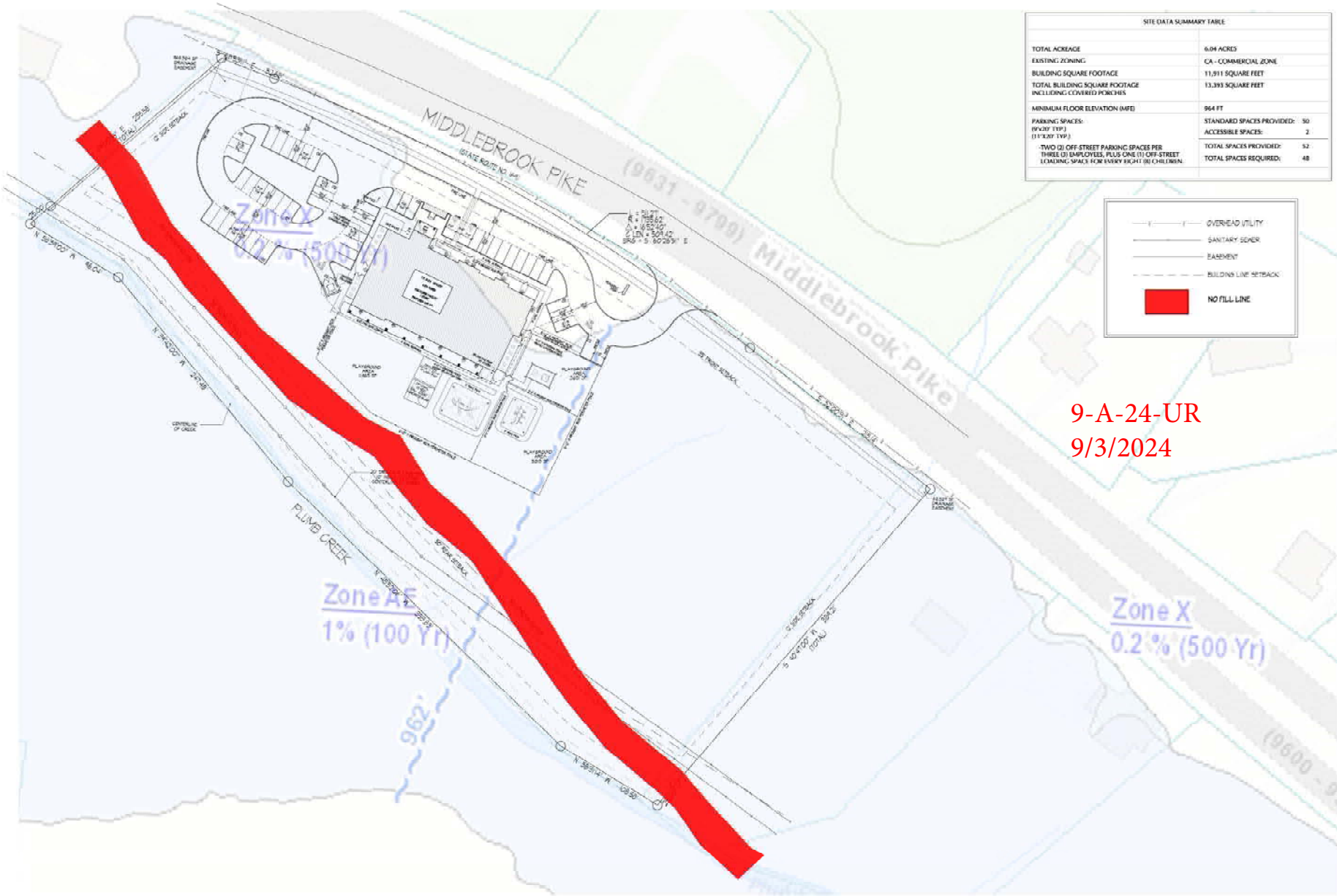
CONTEXTUAL MAPS 1

9-A-24-UR



Case boundary





SITE DATA SUMMARY TABLE	
TOTAL ACRES	6.04 ACRES
EXISTING ZONING	CA - COMMERCIAL ZONE
BUILDING SQUARE FOOTAGE	11,911 SQUARE FEET
TOTAL BUILDING SQUARE FOOTAGE INCLUDING COVERED PORCHES	13,393 SQUARE FEET
MINIMUM FLOOR ELEVATION (MFE)	964 FT
PARKING SPACES: (1) 20' X 10' TYP. (1) 10' X 20' TYP.	STANDARD SPACES PROVIDED: 50 ACCESSIBLE SPACES: 2
TWO (2) OFF-STREET PARKING SPACES PER THREE (3) EMPLOYEES, PLUS ONE (1) OFF-STREET LOADING SPACE FOR EVERY EIGHT (8) CHILDREN.	TOTAL SPACES PROVIDED: 52 TOTAL SPACES REQUIRED: 48

9-A-24-UR
9/3/2024

PRELIMINARY SITE PLAN - TEST FIT

SCALE: 1" = 40'-0"



DRAWN BY: A.M.B.
CHECKED BY: R.P.G.
DATE: 09.03.2024
ISSUED FOR PERMIT:
ISSUE FOR PRICING:
ISSUE FOR CONSTRUCTION:
REVISIONS:

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R P G A
DESIGN GROUP, INC.
ARCHITECTURE PLANNING INTERIORS

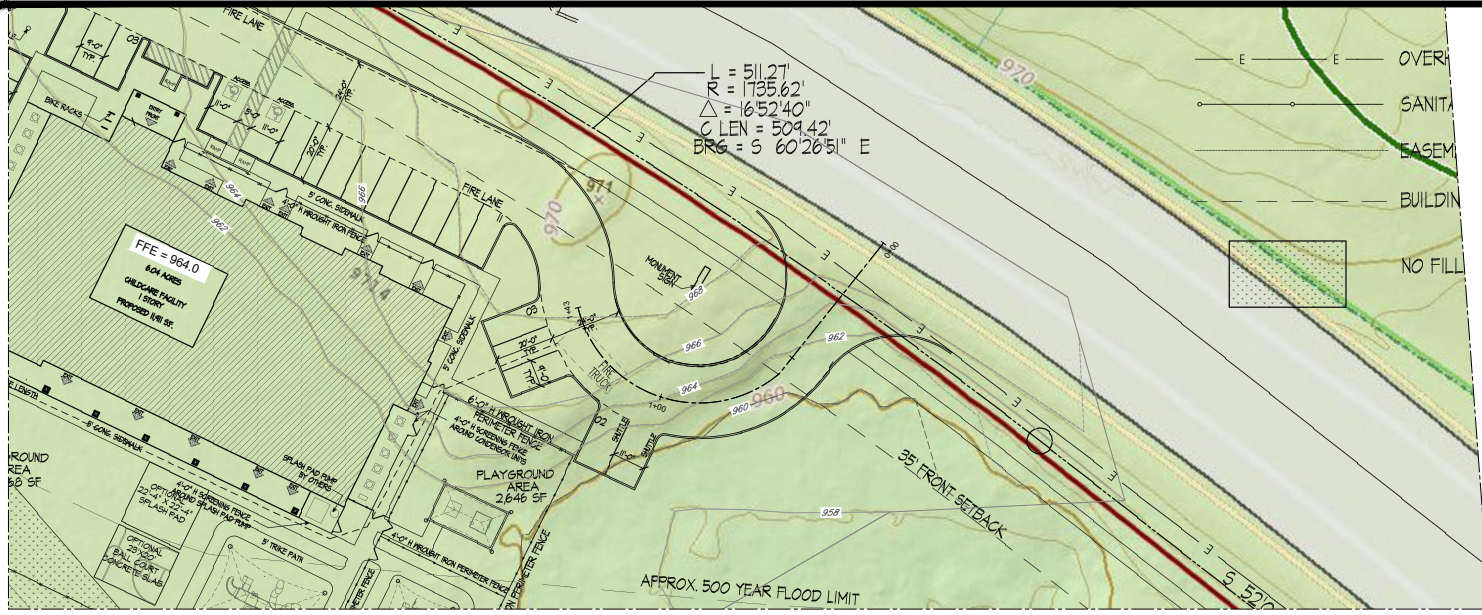
CHILDREN'S LIGHTHOUSE
EARLY LEARNING SCHOOL
9714 MIDDLEBROOK PIKE
KNOXVILLE, TN 37931

THIS DOCUMENT IS A SITE PLAN TEST FIT DOCUMENT ONLY. FOR DESIGN REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE USED FOR BIDDING, CONTRACTING, PERMITTING, OR CONSTRUCTION.

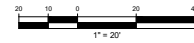
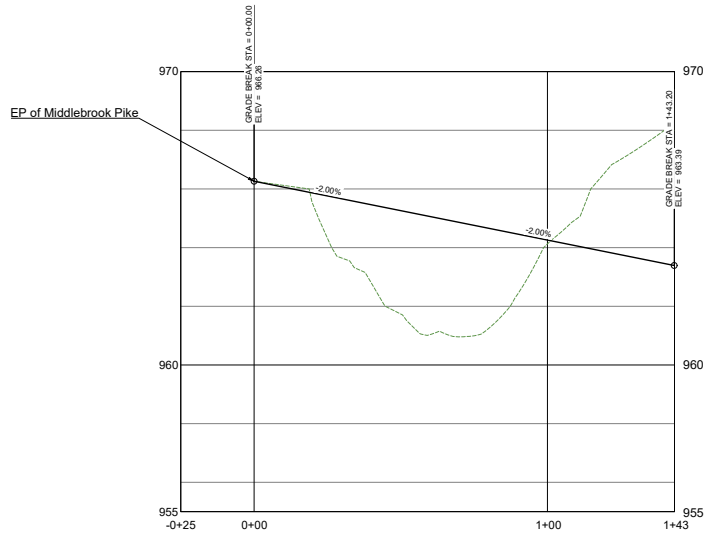
SHEET DESCRIPTION:
TEST FIT SITE PLAN

SHEET NO:
A-1.0

X:\middlebrook_pike.dwg Aug 26, 2024 - 2:50pm tkaska - LDS Copyright 2024



OVERLAP
SANITARY
EASEMENT
BUILDING
NO FILL



Project:
Children's Lighthouse
9714 Middlebrook Pike
Ujesh Patel
Knoxville, Tennessee

LAND DEVELOPMENT SOLUTIONS
310 SIMMONS RD., SUITE 100 KNOXVILLE, TENNESSEE 37922
PH: 665-57-1221

Drawing Description:
Driveway Profile

No.	Date	Revision

Not For Construction For Review Only

Drawn By: _____
Checked: _____
Approved: _____
Job No.: 20---
1"=20' 8-26-24
Scale Date

C102
Sheet No.

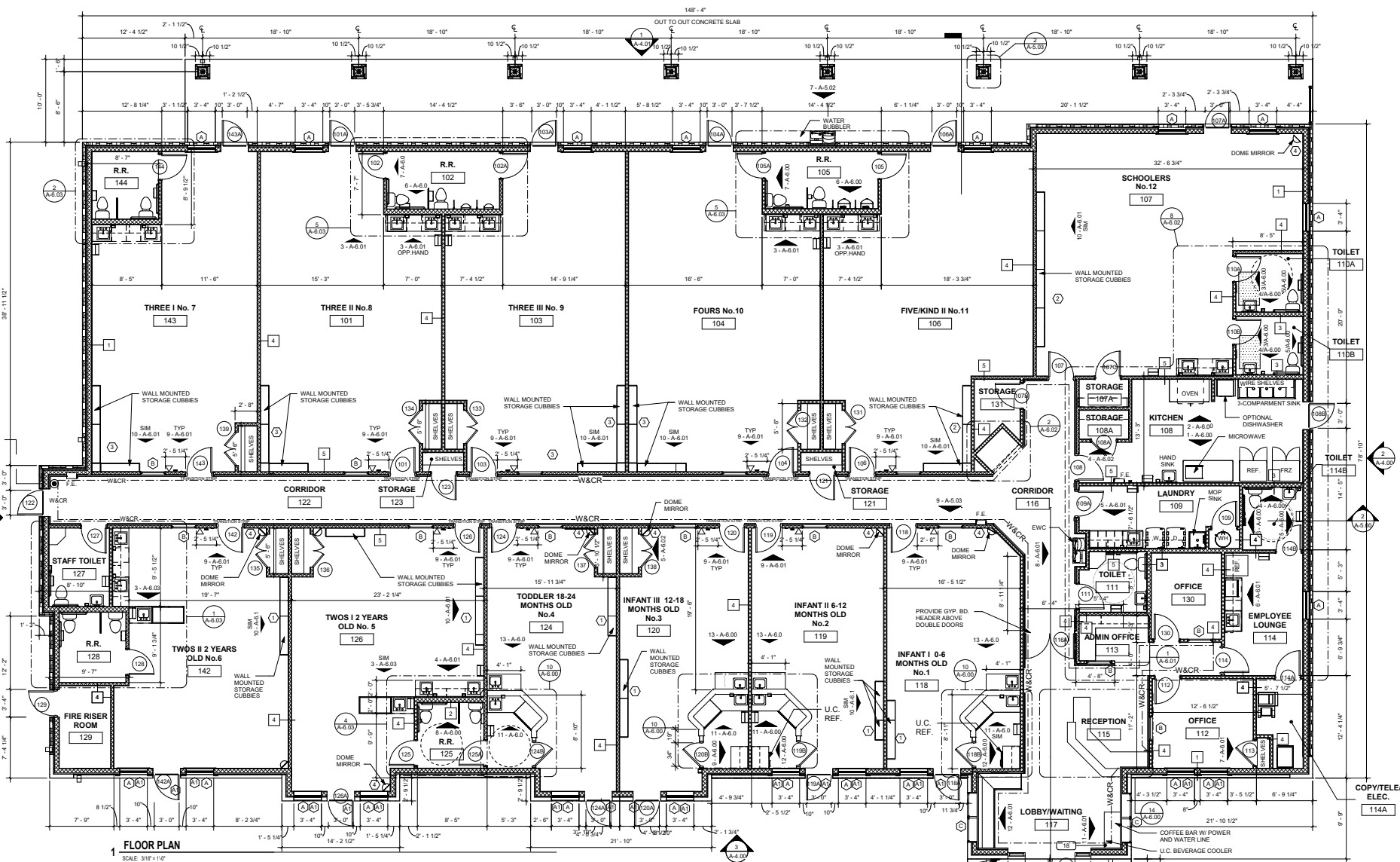
DRAWN BY: A.M.B.
 CHECKED BY: R.P.B.
 DATE: 01.01.2024
 ISSUED FOR PERM IT:
 ISSUED FOR PERM IT:
 REVISED:

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SHEET DESCR PTDN:
FLOOR PLAN
 SHEET NO.
A-2.00



GENERAL NOTES

- EW/C-ELECTRIC DRINKING FOUNTAINS TO BE PLACED NOT MORE THAN 27' A.F.F. TO MEET ADA STANDARDS. REF. MEP.
- ALL GYP. BD. WALL & CEILING CORNERS TO BE ROUNDED.
- G.C. TO PROVIDE WD. BLOCKING FOR TOILET PARTITIONS. TOILET ACCESSORIES & SHELVING AS REQUIRED.
- FOR FLOOR TILE PATTERN. REFERENCE A-8.00
- WAINSCOTING & CHAIR RAIL SHOWN "W&CR" IN PLAN.
- REFERENCE A-9.00 FOR FINGER PINCH PROTECTOR LOCATIONS
- CORNER GUARDS AT ZONO SANITIZER. COLOR: WHITE
- ALL DIMENSIONS ARE FROM FACE TO FINISHED WALL TO FACE OF FINISHED WALL.

KEY NOTES:

- CONTRACTOR TO INSTALL BUILT-IN CUBBIES IN ROOMS 118, 119, 120, 124, AND 126 WITH TOP SURFACE OF LOWER CUBBIES 48" FROM FLOOR IN LOCATIONS SHOWN.
- CONTRACTOR TO INSTALL BUILT-IN CUBBIES IN ROOMS 106 & 107 WITH TOP SURFACE OF LOWER CUBBIES 10" FROM FLOOR IN LOCATIONS SHOWN.
- CONTRACTOR TO INSTALL BUILT-IN CUBBIES IN ROOMS 101, 103, & 104 WITH TOP SURFACE OF LOWER CUBBIES 36" FROM FLOOR IN LOCATION SHOWN.
- CONTRACTOR TO INSTALL DOME MIRRORS IN ROOMS 107, 118, 119, 120, 124 & 126 AT MANUFACTURER'S RECOMMENDED HEIGHT.

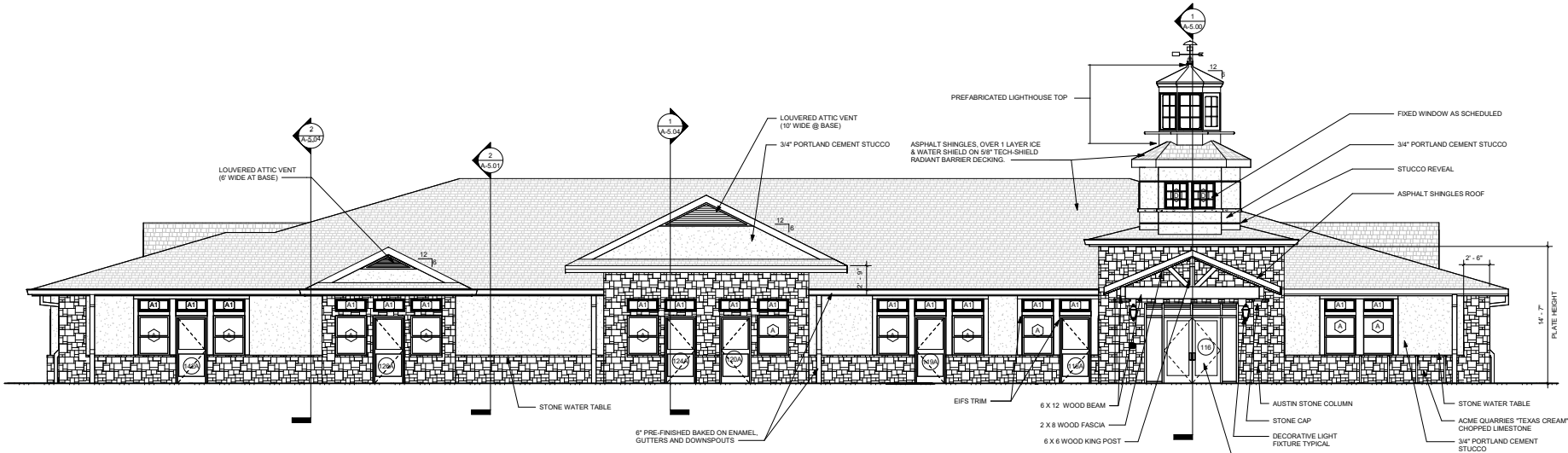
LEGEND FOR WALL TYPE:

101	ROOM NUMBER	X	WINDOW NUMBER
---	STUD WALL W/ SOUND BATT INSULATION	X	DOOR NUMBER
---	MASONRY	X	WALL TYPE
X/XX	ELEVATION	S	SOAP DISPENSER
X.XX	SECTION	PT	PAPER TOWEL DISPENSER
		---	W&CR WAINSCOT/CHAIR RAILING

CODE READER
 KNOX BOX
 PROVIDE DOOR AND VERTICAL LOCK PER ASS SECURITY
 PHONE: 817-589-1333
 FAX: 817-282-0101
 8" HIGH ADDRESS NUMBER ON FRONT OF BUILDING COORDINATE WITH OWNER

SQUARE FOOTAGE	
A/C FLOOR PLAN COVERED PORCHES	11,908 SQ. FT.
TOTAL SQUARE FOOTAGE	13,390 SQ. FT.

NOTE: MAIN ENTRY TO HAVE DEADBOLT KEYS LOCK FOR PROCARE KEYLESS ENTRY.

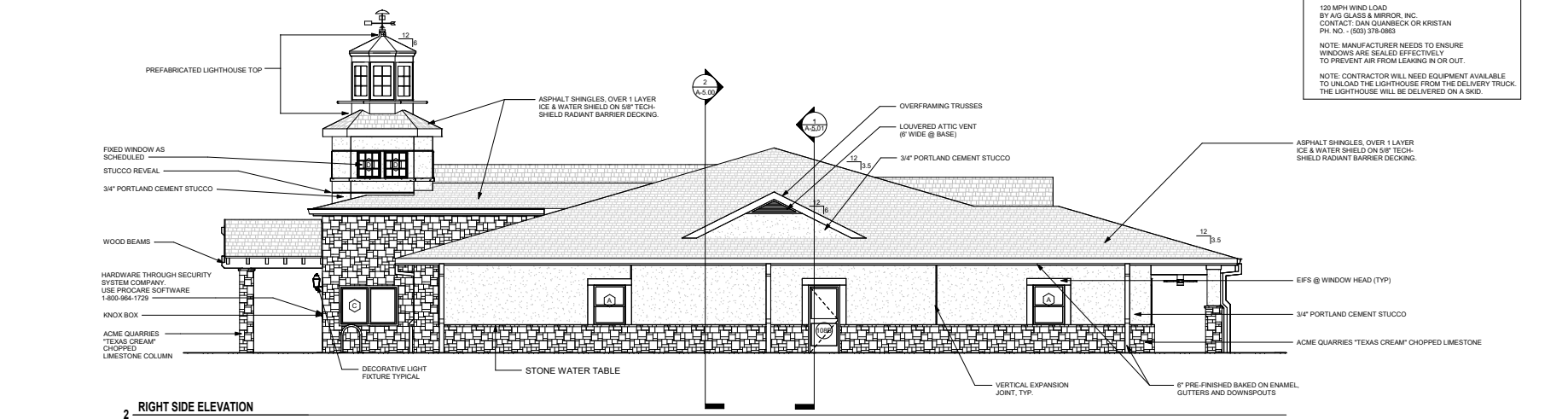


1 FRONT ELEVATION
SCALE: 3/16" = 1'-0"

DRAWN BY: A.M.B.
CHECKED BY: R.P.G.
DATE: 01.01.2024
ISSUED FOR PERM IT:
ISSUED FOR PRICING:
REVISED:

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R.P.G. & A.M.B.
 ARCHITECTS
 10101 W. UNIVERSITY BLVD. SUITE 100
 FORT WORTH, TEXAS 76132
 TEL: 817.338.8877 FAX: 817.338.8877
 WWW.RPGA.COM



2 RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'-0"

PREFABRICATED LIGHTHOUSE TOP
120 MPH WIND LOAD
BY A/G GLASS & MIRROR, INC.
CONTACT: DAN QUAINBECK OR KRISTAN
PH. NO. - (503) 378-0863
NOTE: MANUFACTURER NEEDS TO ENSURE WINDOWS ARE SEALED EFFECTIVELY TO PREVENT AIR FROM LEAKING IN OR OUT.
NOTE: CONTRACTOR WILL NEED EQUIPMENT AVAILABLE TO UNLOAD THE LIGHTHOUSE FROM THE DELIVERY TRUCK. THE LIGHTHOUSE WILL BE DELIVERED ON A SKID.

PROTOTYPE FACILITY FOR
CHILDREN'S LIGHTHOUSE
 EARLY LEARNING SCHOOL

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SHEET DESCR PTDN:

EXTERIOR ELEVATIONS

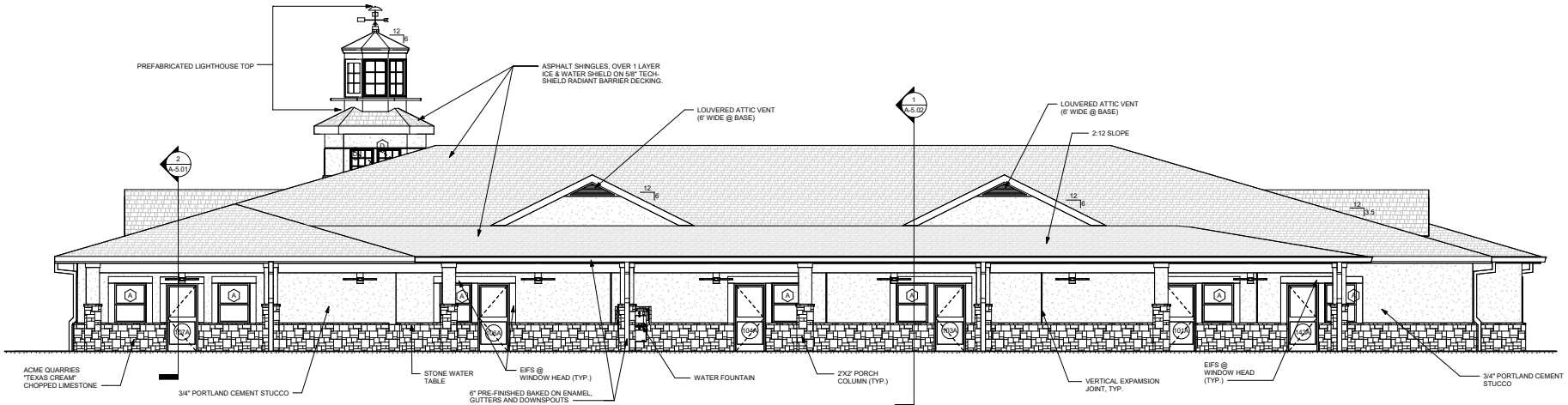
SHEET NO.
A-4.00

REQUIRED 4 WROUGHT IRON SAFETY FENCE AT THE FRONT OF BUILDING. REFER TO 1/A-1.1 FOR FENCE DETAILS AND A-1.0 FOR GATE LOCATION



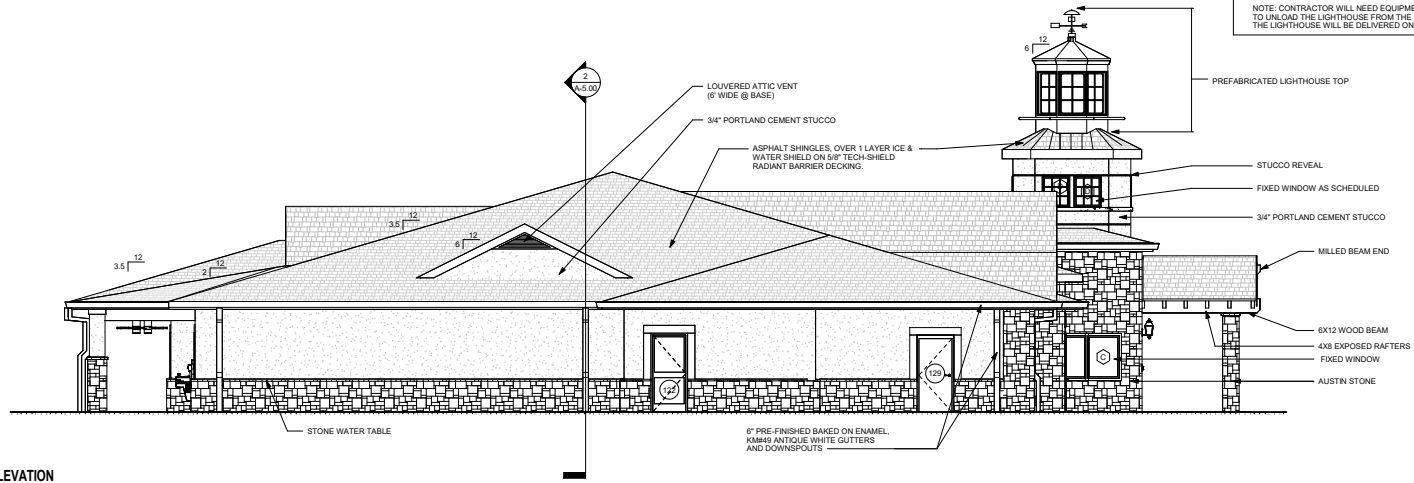
EXTERIOR MATERIAL NOTES:

- STONE VENEER PROVIDE ACME QUARRIES "TEXAS CREAM" CHOPPED LIMESTONE 4-6 HEIGHT RANDOM ENDS SOURCE FROM LOCAL QUARRY AS AVAILABLE
- WINDOWS VINYL WINDOWS, WHITE COLOR, LOW-E GLASS MANUFACTURER: SHOWCASE WINDOWS AND DOOR
- ROOFING ASPHALT COMPOSITION SHINGLE. COLOR: WEATHERWOOD OVER 1 LAYER ICE & WATER SHIELD ON 5/8" TECH-SHIELD RADIANT BARRIER DECKING. MANUFACTURER: GAF - ELK (30 YEAR)
- GUTTERS AND DOWNSPOUTS 6" PRE-FINISHED BAKED ON ENAMEL SHERWIN WILLIAMS 7004 SNOWBOUND
- HARDIE - FASCIA/FREEZE MANUFACTURER: JAMES HARDIE BUILDING PRODUCTS PAINT COLOR: SHERWIN WILLIAMS 7004 SNOWBOUND
- STUCCO PAINT COLOR: SHERWIN WILLIAMS: SW 7572 LOTUS POD STUCCO TEXTURE: MEDIUM
- ALL UTILITY METERS AND UTILITY CABINETS SHALL BE PAINTED TO MATCH THE COLOR(S) OF THE BUILDING TO WHICH IT IS ATTACHED.
- EIFS TRIM PAINT COLOR: SHERWIN WILLIAMS 7004 SNOWBOUND
- ALL EXTERIOR ELEMENTS OF A BUILDING THAT ARE METAL SUCH AS FLUES, FLASHINGS, ETC SHALL BE PAINTED A FLAT COLOR OR ONE THAT IS A COMPATIBLE COLOR WITH THE BUILDING AND NOT BE LEFT NOR ALLOWED TO BECOME BARE METAL.
- VERTICAL EXPANSION JOINTS ON STUCCO AND STONE SHOULD BE ALIGNED 0.1 C. 20' - 25' APART.



1 REAR ELEVATION

SCALE: 3/16" = 1'-0"

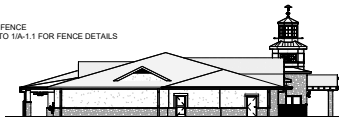


PREFABRICATED LIGHTHOUSE TOP
 120 MPH WIND LOAD
 BY AGC GLASS & MIRROR, INC.
 CONTACT: DAN OLANBECK OR KRISTAN
 (PH. NO.: (503) 378-9883)
 NOTE: MANUFACTURER NEEDS TO ENSURE
 WINDOWS ARE SEALED EFFECTIVELY
 TO PREVENT AIR FROM LEAKING IN OR OUT.
 NOTE: CONTRACTOR WILL NEED EQUIPMENT AVAILABLE
 TO UNLOAD THE LIGHTHOUSE FROM THE DELIVERY TRUCK.
 THE LIGHTHOUSE WILL BE DELIVERED ON A SKID.

2 LEFT SIDE ELEVATION

SCALE: 3/16" = 1'-0"

REQUIRED 4' WROUGHT IRON SAFETY FENCE
 AT THE FRONT OF BUILDING. REFERE TO 1A-1.1 FOR FENCE DETAILS
 AND A-1.0 FOR GATE LOCATION



EXTERIOR MATERIAL NOTES:

- STONE VENEER
 PROVIDE ACME QUARRIES "TEXAS CREAM"
 CHOPPED LIMESTONE
 4-6 HEIGHT RANDOM ENDS
 SOURCE FROM LOCAL QUARRY AS AVAILABLE
- WINDOWS
 VINYL WINDOWS, WHITE COLOR, LOW-E GLASS
 MANUFACTURER: SHOWCASE WINDOWS AND DOOR
- ROOFING
 ASPHALT COMPOSITION SHINGLE; COLOR: WEATHERWOOD
 OVER 1 LAYER ICE & WATER SHIELD ON 5/8" TECH-SHIELD
 RADIANT BARRIER DECKING.
 MANUFACTURER: GAF - ELK (30 YEAR)
- GUTTERS AND DOWNSPOUTS
 6" PRE-FINISHED BAKED ON ENAMEL
 SHERWIN WILLIAMS 7004 SNOWBOUND
- HARDIE - FASCIA/FREEZE
 MANUFACTURER: JAMES HARDIE BUILDING PRODUCTS
 PAINT COLOR: SHERWIN WILLIAMS 7004 SNOWBOUND
- STUCCO PAINT COLOR: SHERWIN WILLIAMS: SW 7572 LOTUS POD
 STUCCO TEXTURE: MEDIUM
- ALL UTILITY METERS AND UTILITY CABINETS SHALL BE PAINTED TO
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 TO BECOME BARE METAL.
- VERTICAL EXPANSION JOINTS ON STUCCO AND STONE SHOULD BE ALIGNED
 0.0 20' - 25' APART.

DRAWN BY: A.M.B.
 CHECKED BY: R.P.G.
 DATE: 01.01.2024
 ISSUED FOR PERM IT:

ISSUED FOR PRICING:
 REVISED:

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 FORT WORTH, TEXAS 76104
 (817) 338-8877
 FAX: (817) 338-8887
 WWW.BRPGA.COM

PROTOTYPE FACILITY FOR
CHILDREN'S LIGHTHOUSE
 EARLY LEARNING SCHOOL

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SHEET DESCR PTDN:

EXTERIOR ELEVATIONS

SHEET NO.
A-4.01



1 FRONT ELEVATION RENDERING

SCALE: 3/16" = 1'-0"



2 RIGHT SIDE ELEVATION RENDERING

SCALE: 3/16" = 1'-0"

REQUIRED 4" WROUGHT IRON SAFETY FENCE
AT THE FRONT OF BUILDING. REFER TO 1/A-1.1 FOR FENCE DETAILS
AND A-1.0 FOR GATE LOCATION



EXTERIOR MATERIAL NOTES:

- | | | | | | | | | | |
|--|---|---|---|--|--|---|--|---|--|
| <p>1. STONE VENEER
PROVIDE ACME QUARRIES "TEXAS CREAM"
CHOPPED LIMESTONE
4-6" HEIGHT RANDOM ENDS
SOURCE FROM LOCAL QUARRY AS AVAILABLE</p> | <p>2. WINDOWS
VINYL WINDOWS, WHITE COLOR, LOW-E GLASS
MANUFACTURER: SHOWCASE WINDOWS AND DOOR</p> | <p>3. ROOFING
ASPHALT COMPOSITION SHINGLE; COLOR: WEATHERWOOD
OVER: 1 LAYER ICE & WATER SHIELD ON 5/8" TECH-SHIELD
RADIANT BARRIER DECKING.
MANUFACTURER: GAF - ELX (30 YEAR)</p> | <p>4. GUTTERS AND DOWNSPOUTS
PRE-FINISHED BAKED ON ENAMEL
SHERWIN WILLIAMS 7004 SNOWBOUND</p> | <p>5. HARDIE - FASCIA/FREEZE
MANUFACTURER: JAMES HARDIE BUILDING PRODUCTS
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0.0: 20' - 25' APART.</p> |
|--|---|---|---|--|--|---|--|---|--|

DRAWN BY: A.M.B.
CHECKED BY: R.P.G.
DATE: 01.01.2024
ISSUED FOR PERM IT:
ISSUED FOR PRICING:
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B R P G A
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www.brpga.com

PROTOTYPE FACILITY FOR
CHILDREN'S LIGHTHOUSE
EARLY LEARNING SCHOOL



THESE DOCUMENTS ARE
PROTOTYPE DOCUMENTS
ONLY FOR DESIGN REVIEW
PURPOSES. THIS DOCUMENT
SHALL NOT BE USED FOR
BIDDING CONTRACTING,
PERMITTING, OR
CONSTRUCTION.

SHEET DESCR PTDN:
EXTERIOR ELEVATIONS
RENDER

SHEET NO.
A-4.02



1 REAR ELEVATION RENDERING

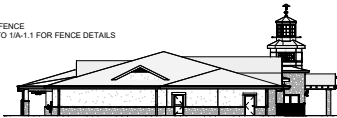
SCALE: 3/16" = 1'-0"



2 LEFT SIDE ELEVATION RENDERING

SCALE: 3/16" = 1'-0"

REQUIRED 4" WROUGHT IRON SAFETY FENCE AT THE FRONT OF BUILDING. REFER TO 1A-1.1 FOR FENCE DETAILS AND A-1.0 FOR GATE LOCATION



EXTERIOR MATERIAL NOTES:

- | | | | |
|---|--|---|--|
| <p>1. STONE VENEER
PROVIDE ACME QUARRIES "TEXAS CREAM" CHOPPED LIMESTONE 4-6 HEIGHT RANDOM ENDS SOURCE FROM LOCAL QUARRY AS AVAILABLE</p> <p>2. WINDOWS
VINYL WINDOWS, WHITE COLOR, LOW-E GLASS MANUFACTURER: SHOWCASE WINDOWS AND DOOR</p> | <p>3. ROOFING
ASPHALT COMPOSITION SHINGLE; COLOR: WEATHERWOOD OVER 1 LAYER ICE & WATER SHIELD ON 5/8" TECH-SHIELD RADIANT BARRIER DECKING. MANUFACTURER: GAF - ELK (30 YEAR)</p> <p>4. GUTTERS AND DOWNSPOUTS
PRE-FINISHED BAKED ON ENAMEL SHERWIN WILLIAMS 7004 SNOWBOUND</p> | <p>5. HARDIE - FASCIA/FREEZE
MANUFACTURER: JAMES HARDIE BUILDING PRODUCTS PAINT COLOR: SHERWIN WILLIAMS 7004 SNOWBOUND</p> <p>6. STUCCO PAINT COLOR: SHERWIN WILLIAMS: SW 7572 LOTUS POD STUCCO TEXTURE: MEDIUM</p> <p>7. ALL UTILITY METERS AND UTILITY CABINETS SHALL BE PAINTED TO MATCH THE COLOR(S) OF THE BUILDING TO WHICH IT IS ATTACHED.</p> | <p>8. EIFS TRIM
PAINT COLOR: SHERWIN WILLIAMS 7004 SNOWBOUND</p> <p>9. ALL EXTERIOR ELEMENTS OF A BUILDING THAT ARE METAL SUCH AS FLUES, FLASHINGS, ETC SHALL BE PAINTED A FLAT COLOR OR ONE THAT IS A COMPATIBLE COLOR WITH THE BUILDING AND NOT BE LEFT NOR ALLOWED TO BECOME BARE METAL.</p> <p>10. VERTICAL EXPANSION JOINTS ON STUCCO AND STONE SHOULD BE ALIGNED 0.0' 20" - 25" APART.</p> |
|---|--|---|--|

DRAWN BY: A.M.B.
CHECKED BY: R.P.G.
DATE: 01.01.2024
ISSUED FOR PERM IT:

ISSUED FOR PRICING:

REVISIONS:

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PROTOTYPE FACILITY FOR
CHILDREN'S LIGHT HOUSE
EARLY LEARNING SCHOOL

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SHEET DESCR PTDN:
EXTERIOR ELEVATIONS RENDER

SHEET NO.
A-4.03

Exhibit B: Daycare Operations Summary

Address: 9714 Middlebrook Pike Knoxville, TN 37931

We appreciate the time and effort the commission has invested in reviewing our proposal for the Children's Lighthouse Childcare Facility. We have carefully considered the staff comments provided and are pleased to submit our detailed responses and updates ahead of the upcoming meeting on September 12th, 2024.

Children's Lighthouse Childcare Facility

Children's Lighthouse is a premier childcare facility that stands at the forefront of early childhood education and care. Our mission is to create a safe, nurturing, and intellectually stimulating environment for children aged 6 weeks to 12 years. We are committed to fostering the holistic development of every child by integrating individualized attention, collaborative learning, and inquiry-based exploration into our daily practices.

Our expansive 11,911 square-foot, state-of-the-art facility has been meticulously designed to meet and exceed both state and local regulatory standards. With a maximum capacity of 200 children, we have carefully planned our layout to include 12 specialized classrooms. Each room is tailored to the developmental needs and age groups of our children, ensuring a supportive and enriching experience that promotes growth in all areas—cognitive, social, emotional, and physical.

Facility Design and Features:

- **Infant Room (6 weeks - 12 months):** A tranquil space designed for our youngest learners, equipped with sensory toys, cribs, and soft areas for safe exploration.
- **Toddler Rooms (12 months - 24 months):** These rooms encourage mobility and independence, with age-appropriate furniture, learning stations, and plenty of room for play and discovery.
- **Preschool Rooms (2-4 years):** Our preschool classrooms are vibrant spaces where creativity and learning come together. They include interactive learning centers, art stations, and early literacy and numeracy tools, fostering both individual and group activities.
- **Pre-Kindergarten Rooms (4-5 years):** Focused on preparing children for their transition to formal schooling, these rooms emphasize early literacy, math, science, and social skills through a blend of guided instruction and play-based learning.

- **School-Age Rooms (5-12 years):** Designed for older children, these rooms offer a range of activities that promote continued learning, homework assistance, and social interaction, all within a supportive and supervised environment.

Outdoor Play Areas:

Understanding the importance of outdoor play in a child's development, Children's Lighthouse features three spacious and thoughtfully designed playgrounds:

- **Playground 1:** Tailored for infants and toddlers (0-24 months), this area is equipped with soft surfaces and age-appropriate play structures that support motor skill development and safe exploration.
- **Playground 2:** Designed for children aged 2-4 years, this playground provides a balance of active and imaginative play opportunities. It includes climbing structures, slides, and sensory play areas.
- **Playground 3:** This expansive area is tailored for older children aged 4-12 years. It features a variety of activities, from sports and group games to creative play. The space encourages physical development, teamwork, and social skills in a safe and supervised environment.

Dedicated Staff and Educational Philosophy:

Our team of 30-35 dedicated staff members is the backbone of Children's Lighthouse. Each staff member is highly trained in early childhood education, CPR, and first aid, ensuring a safe and nurturing environment for all children. Our educators are committed to fostering each child's confidence, curiosity, and love of learning. We utilize a curriculum that combines traditional teaching methods with modern educational philosophies, focusing on the whole child—academically, emotionally, and socially.

At Children's Lighthouse, we believe in building a strong foundation for lifelong success. We emphasize the importance of creating a community where children are encouraged to explore, learn, and grow. Our facility is not just a place for care; it is a vibrant learning community where every child is valued, supported, and inspired to shine.



Development Request

DEVELOPMENT

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

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Rezoning
- Plan Amendment
- Sector Plan
- City OYP / County Comp Plan

Ujesh Patel

Applicant Name

Affiliation

7/25/2024

Date Filed

9/12/2024

Meeting Date (if applicable)

9-A-24-UR

File Number(s)

CORRESPONDENCE

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

Ujesh Patel

Name / Company

430 Chapel Grove Lane Farragut TN 37934

Address

423-381-9911 / upatel@saihotelgroup.com

Phone / Email

CURRENT PROPERTY INFO

LKM Properties

Owner Name (if different)

P.O. Box 650 Powell TN 37849

Owner Address

865-352-5828

Owner Phone / Email

9714 MIDDLEBROOK PIKE

Property Address

104 8602

Parcel ID

5.94 acres

Tract Size

Part of Parcel (Y/N)?

West Knox Utility District

Sewer Provider

West Knox Utility District

Water Provider

Septic (Y/N)

COMMUNITY ENGAGEMENT

*Sign and return the **Public Notice and Community Engagement** form with this application.*

*Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). **We require applicants to acknowledge their role in this process.***

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) Child Care Center	

SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Additional Information	Total Number of Lots Created
<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 Plan Designation(s)	

Proposed Density (units/acre) Previous Rezoning Requests

Additional Information _____

STAFF USE ONLY

PLAT TYPE

Staff Review Planning Commission

ATTACHMENTS

Property Owners / Option Holders Variance Request
 Amendment Request (Comprehensive Plan)

ADDITIONAL REQUIREMENTS

Use on Review / Special Use (Concept Plan)
 Traffic Impact Study
 COA Checklist (Hillside Protection)

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

AUTHORIZATION

I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.

Applicant Signature	Ujesh Patel Please Print	7/25/2024 Date
---------------------	------------------------------------	--------------------------

Phone / Email _____

Property Owner Signature	LKM Properties Please Print	7/25/2024 Date
--------------------------	---------------------------------------	--------------------------



Development Request

DEVELOPMENT

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

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - SP
 - PA
- Rezoning

Ujesh Patel

business owner

Applicant Name

Affiliation

05/21/2024

~~06/14/2024~~ September 12, 2024

File Number(s)

Date Filed

Meeting Date (if applicable)

9-A-24-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

Ujesh Patel

Name

Company

430 Chapel Grove

Farragut

TN

37934

Address

City

State

ZIP

(423) 381-9911

upatel@saihotelgroup.com

Phone

Email

CURRENT PROPERTY INFO

LKM Properties

P O BOX 650 Powell, TN 37849

(865) 352-5828

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

9714 Middlebrook Pike

104 18602

Property Address

Parcel ID

West Knox

West Knox

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

Land Use / Place Type
CITY COUNTY

Growth Policy Plan Designation

DEVELOPMENT REQUEST

Development Plan Use on Review / Special Use Hillside Protection COA
 Residential Non-Residential
Home Occupation (specify) **Child Care Center**

Related City Permit Number(s)

Other (specify) _____

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
 Amendment Request (*Comprehensive Plan*)

ADDITIONAL REQUIREMENTS

Use on Review / Special Use (*Concept Plan*)
 Traffic Impact Study
 COA Checklist (*Hillside Protection*)

Fee 1

Total

Fee 2

\$1,600.00

Fee 3

AUTHORIZATION

I declare under penalty of perjury the foregoing is true and correct:

1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent

Applicant Signature

Ujesh Patel

05/21/2024

Please Print

Date

(423) 381-9911

upatel@saihotelgroup.com

Phone Number

Email

Property Owner Signature

Please Print

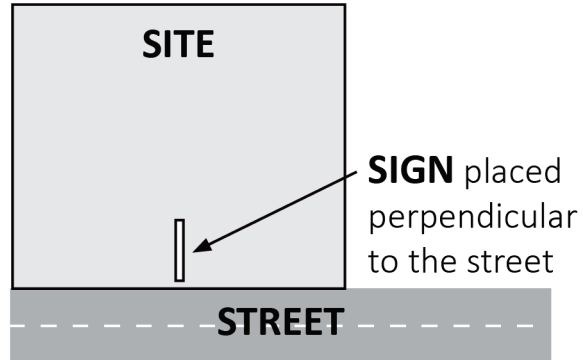
Date Paid

W B Weigel

William B. Weigel 6/24/24

07/25/2024, SG

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:

_____ 08/30/2024 _____ and _____ 09/13/2024 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Ujesh Patel

Date: 07/25/2024

File Number: 9-A-24-UR

- Sign posted by Staff
- Sign posted by Applicant