



SPECIAL USE REPORT

▶ **FILE #:** 9-E-24-SU

AGENDA ITEM #: 50

AGENDA DATE: 9/12/2024

▶ **APPLICANT:** PRIMROSE KNOXVILLE
OWNER(S): Gapp Real Estate Holdings, LLC

TAX ID NUMBER: 121 H A 007 [View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 315 ERIN DR

▶ **LOCATION:** West side of Erin Dr, south of Baum Dr.

▶ **APPX. SIZE OF TRACT:** 2.3 acres

SECTOR PLAN: West City

GROWTH POLICY PLAN: N/A (Within City Limits)

ACCESSIBILITY: Access is via Erin Drive, a local street with a pavement width of 30 ft within 50 ft of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: Fourth Creek

▶ **ZONING:** I-MU (Industrial Mixed-Use) (Pending)

▶ **EXISTING LAND USE:** Office

▶ **PROPOSED USE:** Day Care Center

HISTORY OF ZONING: Rezoning application to I-MU was withdrawn at City Council in August 2024 (7-E-24-RZ).

SURROUNDING LAND USE AND ZONING: North: Office - I-G (General Industrial)

South: Office - I-G (General Industrial)

East: Office, wholesale - C-H-1 (Highway Commercial)

West: Commercial, office - I-G (General Industrial)

NEIGHBORHOOD CONTEXT: This property is located in the Bearden area. The surrounding area consists of various industrial, office, and commercial uses. A Catholic church and school is south of the site.

STAFF RECOMMENDATION:

▶ **Withdraw the application as requested by the applicant.**

COMMENTS:

This request is for child day care facility with up to 196 children in a building that is approximately 14,000 sqft.

ESTIMATED TRAFFIC IMPACT: 674 (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 Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed.



Request to Postpone • Table • Withdraw

Primrose Knoxville

08/19/24

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

9/12/24

Scheduled Meeting Date

File Number(s)

9-E-24-SU

POSTPONE

POSTPONE: All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

SELECT ONE: 30 days 60 days 90 days

Postpone the above application(s) until the _____ Planning Commission Meeting.

WITHDRAW

WITHDRAW: Applications may be withdrawn automatically if the request is received in writing no later than 3:30pm on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received no later than close of business 2 business days after the application submittal deadline and the request is approved by the Executive Director or Planning Services Manager.

TABLE

**The refund check will be mailed to the original payee.*

TABLE: Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee to table or untable an item.

AUTHORIZATION

By signing below, I certify I am the property owner, and/or the owners authorized representative.

Adam Thomas Kohntopp

Applicant Signature

Please Print

865-343-0019

akohntopp@cci-corp.com

Phone Number

Email

STAFF ONLY

Michael Reynolds

Staff Signature

Please Print

Date Paid

No Fee

Eligible for Fee Refund? Yes No

Amount:

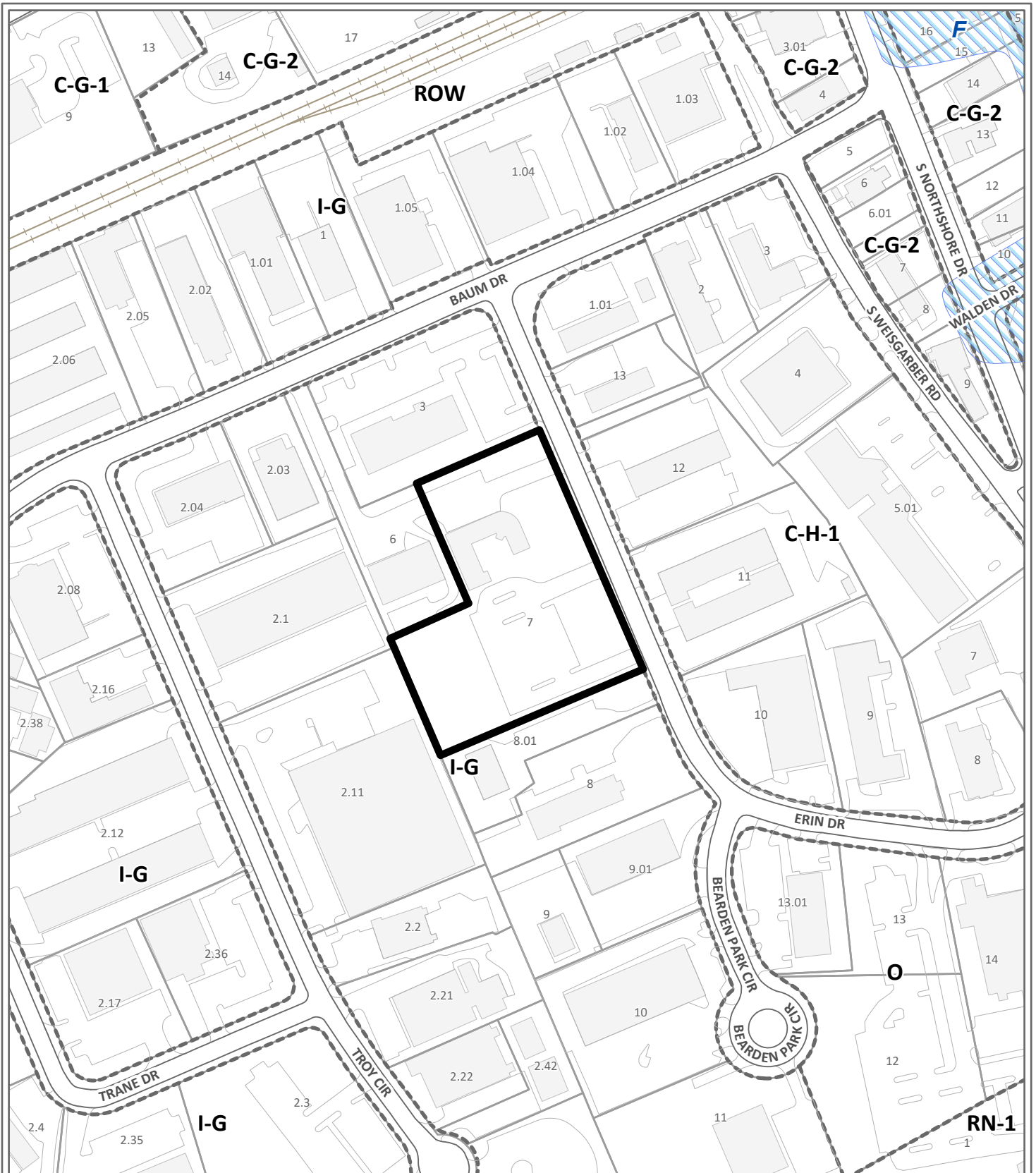
Approved by:

Date:

Payee Name

Payee Phone

Payee Address



SPECIAL USE

9-E-24-SU

Petitioner: Primrose Knoxville



Pre-School in I-MU (Industrial Mixed-Use) (Pending)

Map No: 121
Jurisdiction: City

Original Print Date: 8/8/2024
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

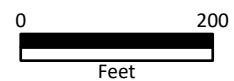
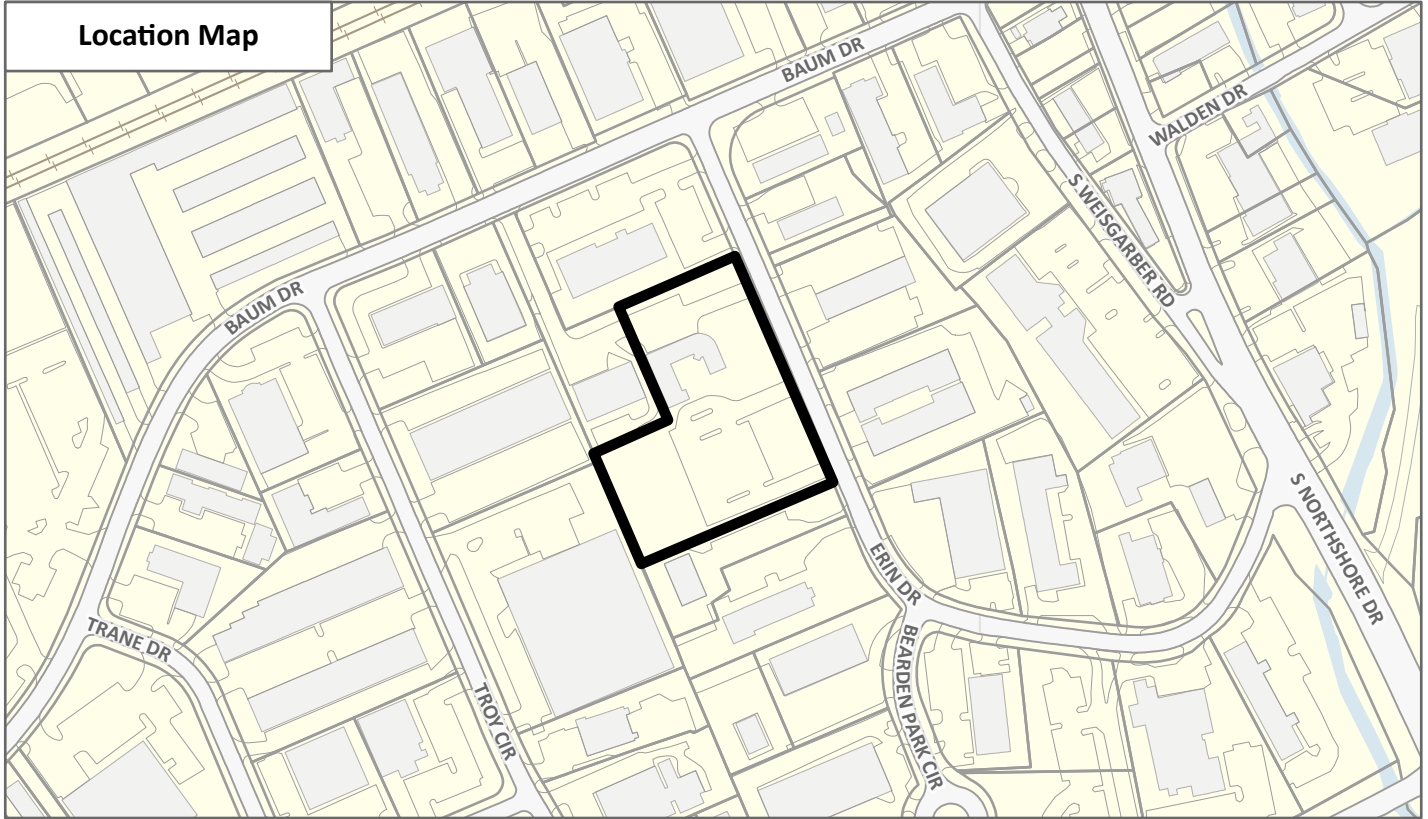
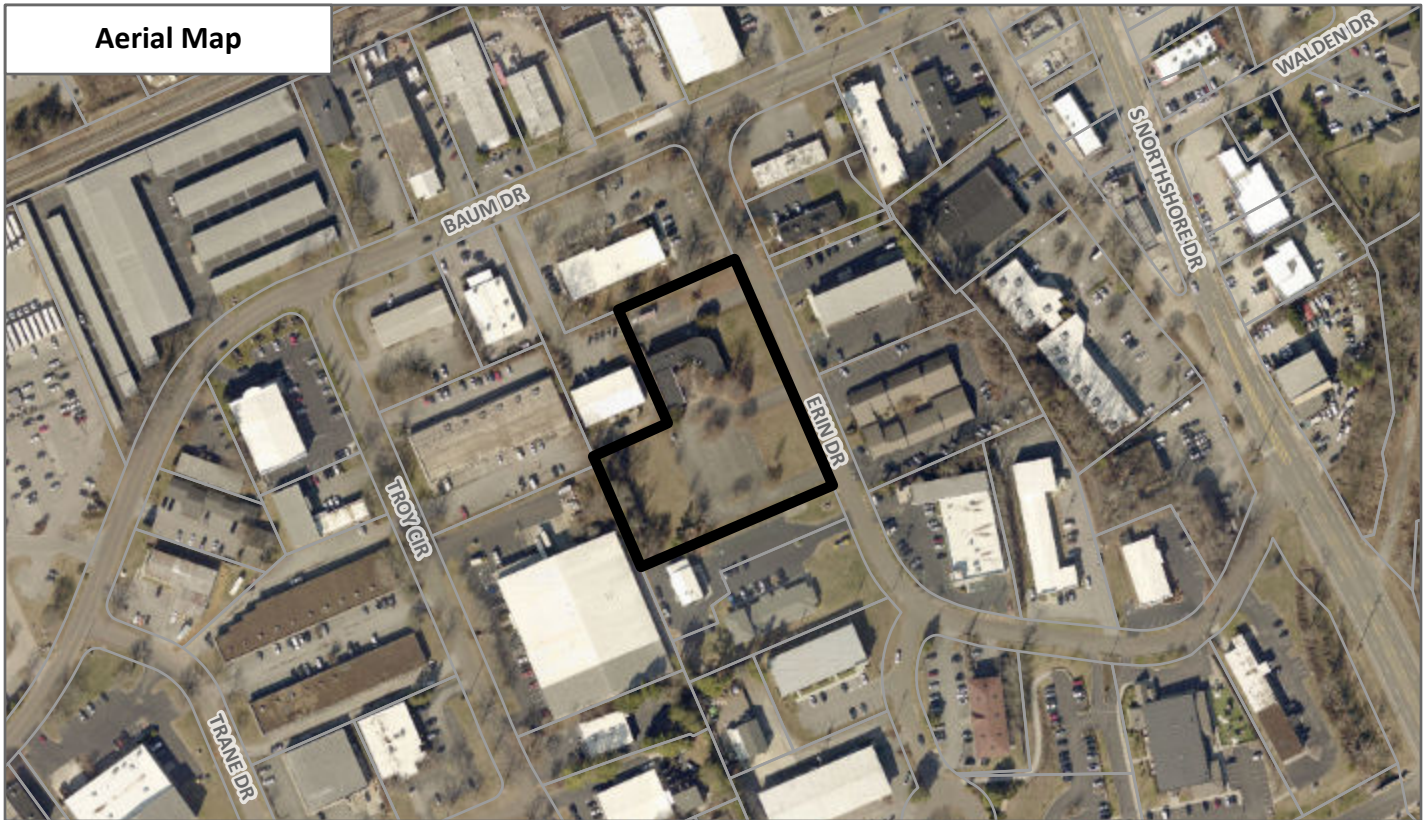


Exhibit A. Contextual Images

Location Map



Aerial Map

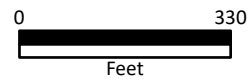


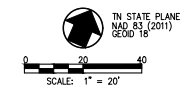
CONTEXTUAL MAPS 1

9-E-24-SU



Case boundary





IMPERVIOUS INFORMATION
 EXISTING IMPERVIOUS AREA SHOWN PER 1996 PLAT: 1.61 AC
 PROPOSED IMPERVIOUS AREA: 0.95 AC
 TOTAL IMPERVIOUS AREA REDUCTION: 0.66 AC

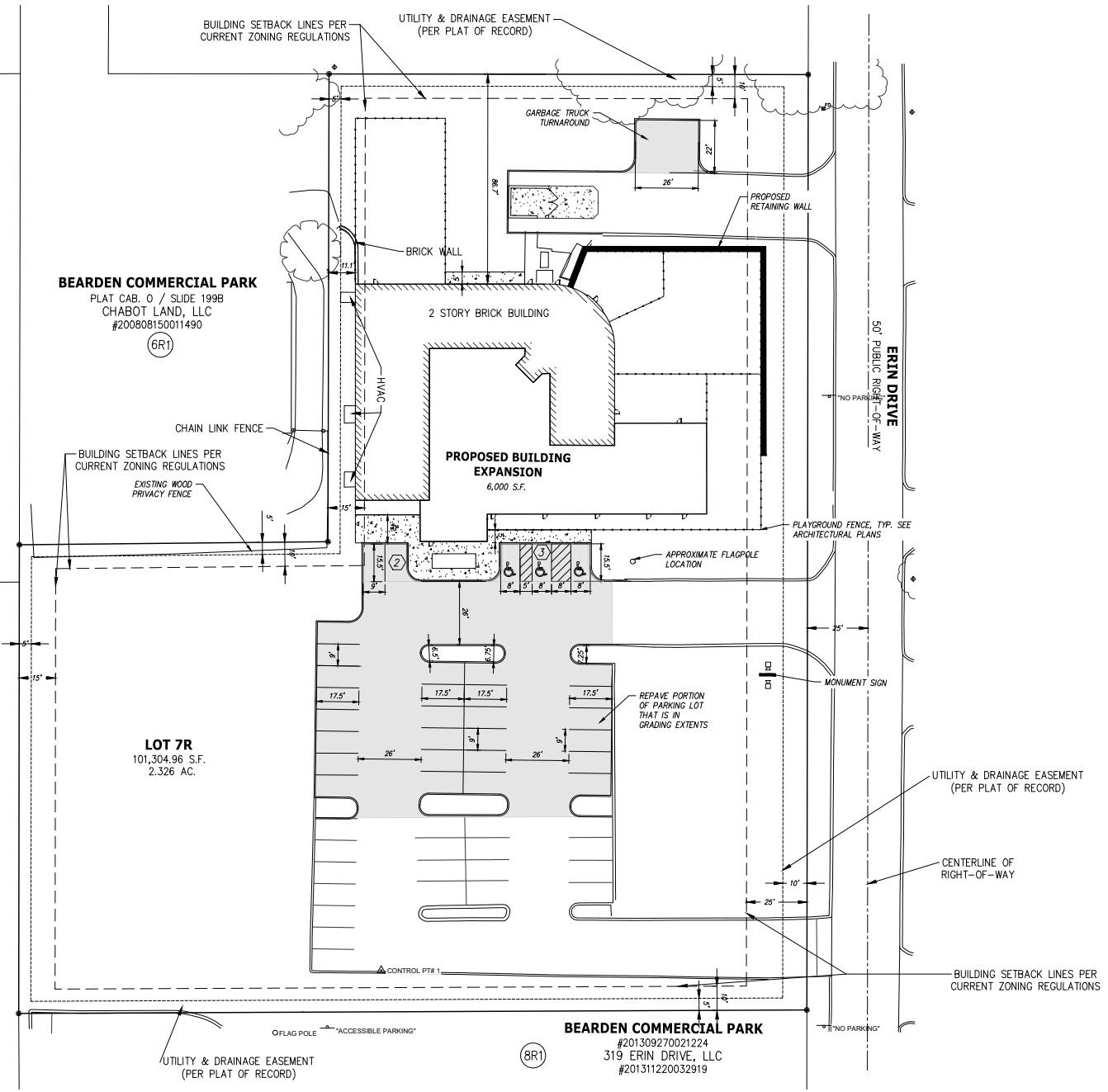
PARKING SUMMARY :
 EXISTING PARKING PERMITTED BY COV DATED 1-25-2002
 TOTAL EXISTING PARKING: 60 SPACES
 TOTAL EXISTING ACCESSIBLE SPACE = 4 (2 VAN AND 2 STANDARD)
 REQUIRED PER CITY OF KNOXVILLE:
 PRE-SCHOOL/KINDERGARTEN:
 MINIMUM 1 SPACE PER CLASSROOM, MAXIMUM 2 SPACES PER CLASSROOM.
 REQUIRED NUMBER OF PROPOSED ACCESSIBLE SPACES FOR 28 TO 50 SPACES = 2 (1 VAN AND 1 STANDARD)
 PROPOSED:
 14 CLASSROOMS
 TOTAL REQUIRED PARKING = 14 SPACES MIN, 28 SPACES MAX
 TOTAL PARKING PROVIDED = 50 SPACES
 TOTAL ACCESSIBLE SPACES PROVIDED = 3 (2 VAN AND 1 STANDARD)

9-E-24-SU
 7/29/2024

NOTES:
 1. REFER TO SHEET C002 FOR GENERAL NOTES.

REVISIONS	DATE
CLIENT: PRIMROSE SCHOOL FRANCHISING COMPANY 3200 WINDY HILL ROAD, SUITE 1200 E ATLANTA, GA 30339	
PROJECT: PRIMROSE SCHOOL KNOXVILLE 315 ERIN DRIVE KNOXVILLE, TN 37919	

SITE LAYOUT PLAN	
CGI PROJECT NO.	01797-0002
DRAWING DATE	JULY 29, 2024
PROJECT MANAGER	A. KOHNTOPP
DRAWN BY:	R. EDENS
PRELIMINARY FOR REVIEW ONLY	
C101	



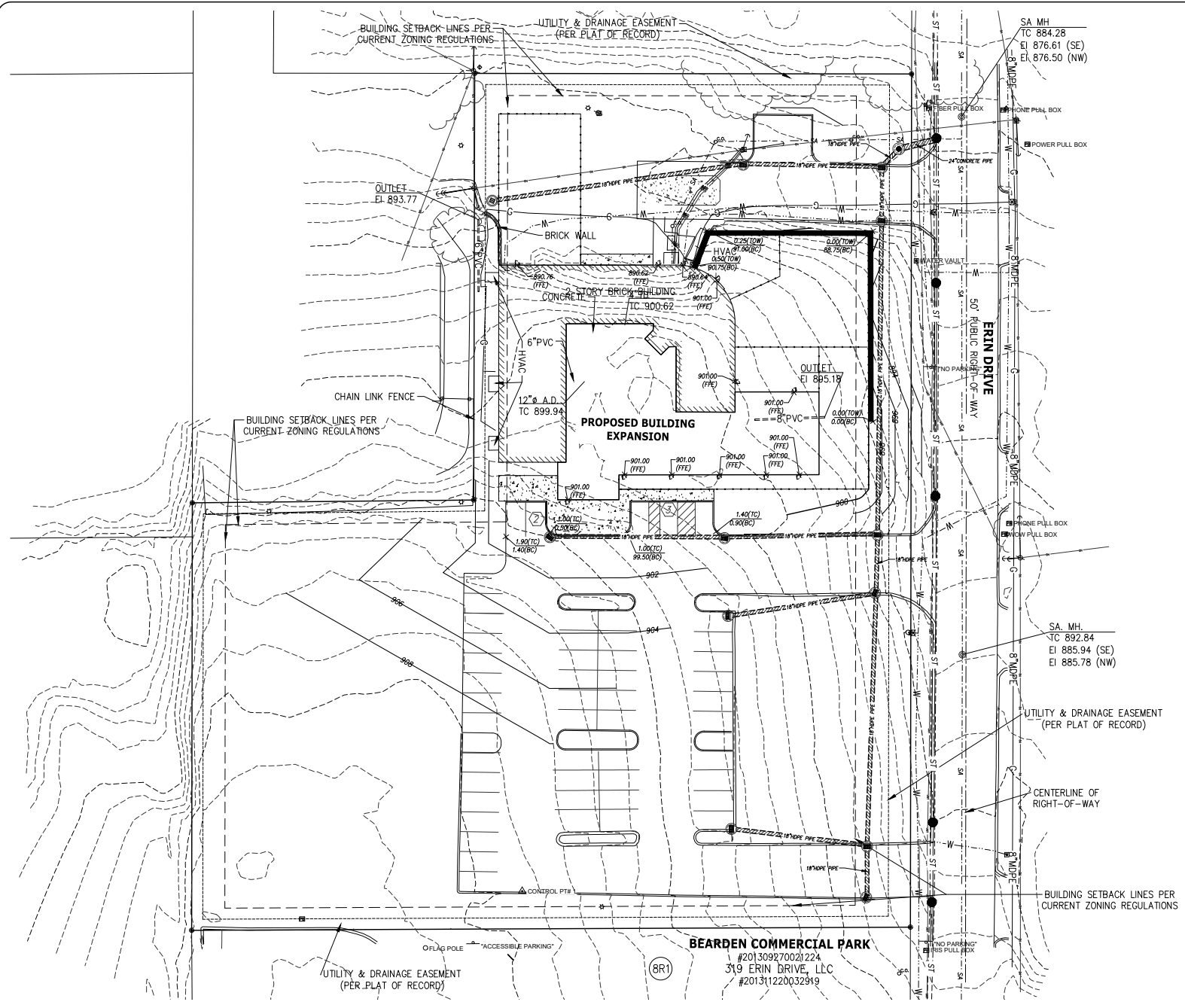
BEARDEN COMMERCIAL PARK - UNIT 2
 PLAT CAB. E / SLIDE 129A
 RUFUS H. SMITH, JR. & CO.
 D.B. 2216 / PG. 1052

BEARDEN COMMERCIAL PARK - UNIT 2
 PLAT CAB. E / SLIDE 129B
 BELCHER PROPERTIES, L.P.
 #201612290041279

BEARDEN COMMERCIAL PARK
 PLAT CAB. 0 / SLIDE 199B
 CHABOT LAND, LLC
 #200808150011490

BEARDEN COMMERCIAL PARK
 #201309270021224
 319 ERIN DRIVE, LLC
 #201311220032919





9-E-24-SU
7/29/2024

- NOTES:**
- REFER TO SHEET C002 FOR GENERAL NOTES.
 - EXISTING STORMWATER INFRASTRUCTURE IN THE ROW IS APPROXIMATE LOCATION OF THE CITY OF KNOXVILLE'S PROPOSED FUTURE STORMWATER IMPROVEMENTS.

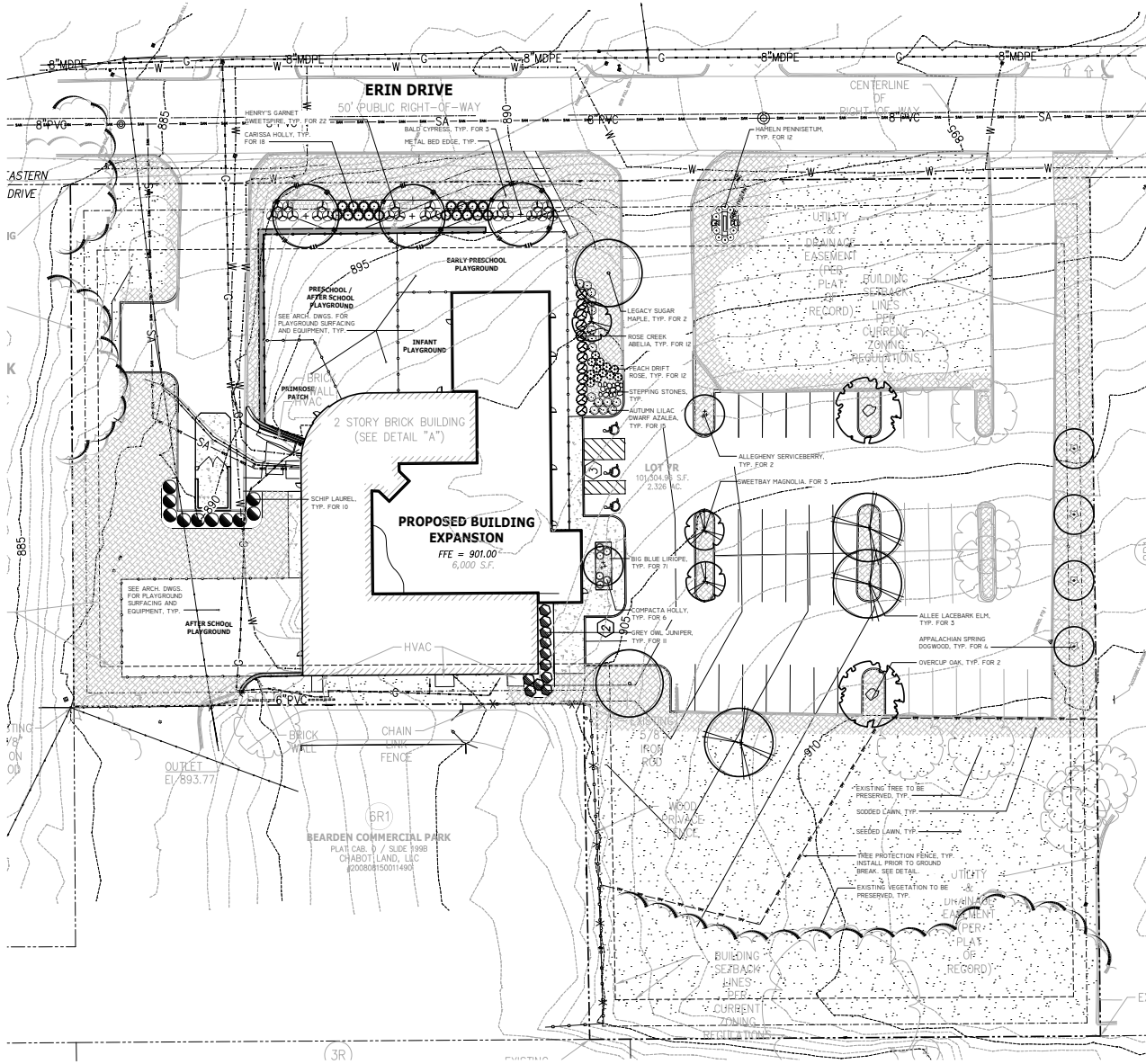
REVISIONS	DATE
CANNON + CANNON	
CLIENT: PRIMROSE SCHOOL FRANCHISING COMPANY 3200 WINDY HILL ROAD, SUITE 1200 E ATLANTA, GA 30339	
PROJECT: PRIMROSE SCHOOL KNOXVILLE 315 ERIN DRIVE KNOXVILLE, TN 37919	
SITE GRADING AND DRAINAGE PLAN	

PRELIMINARY FOR REVIEW ONLY

CGI PROJECT NO. 01797-0002
DRAWING DATE JULY 29, 2024
PROJECT MANAGER A. KOHNTOPP
DRAWN BY: R. EDENS

C201

BEARDEN COMMERCIAL PARK
#20130927002|224
319 ERIN DRIVE, LLC
#201311220032919



QUANTITY	SYMBOL	COMMON NAME	BOTANICAL NAME	ROOTS	MIN. SIZE @ INSTALLATION	REMARKS
PRIMROSE SCHOOL - PLANT LIST						
DECIDUOUS TREES						
2	ASM	Legacy Sugar Maple	<i>Acer saccharum</i> 'Legacy'	B&B	1" Cal.	Specimen
1	EC	Carissa Holly	<i>Carissa indica</i>	B&B	6" Cal.	Specimen; Multi-trunk, 3's dominant canes
4	CFA	Appalachian Spring Dogwood	<i>Cornus florida</i> 'Appalachian Spring'	B&B	2" Cal.	Specimen
3	MVA	Sweetbay Magnolia	<i>Magnolia virginiana</i>	B&B	6"-8" H.	Matched Specimen, 3 Canes, Branched @ 3' H.
2	CKA	Carissa Holly	<i>Carissa indica</i>	B&B	12" Cal.	Specimen
3	TCM	Bald Cypress	<i>Taxodium distichum</i>	B&B	2" Cal.	Matched Specimen
3	JPA	Allece Lacebark Elm	<i>Ulmus parviflora</i> 'Emer II' Allece	B&B	2" Cal.	Specimen
SHRUBS						
12	AGR	Rose Creek Abelia*	<i>Abelia grandiflora</i> 'Rose Creek'	Cont	1 Gal.	Full Plants @ 48" O.C.
18	EC	Carissa Holly*	<i>Ilex cornuta</i> 'Conroy'	Cont	1 Gal.	Full Plants @ 24" O.C.
6	ICA	Compacta Holly*	<i>Ilex crenata</i> 'Compacta'	Cont	1 Gal.	Full Plants @ 36" O.C.
22	JVM	Henry's Sweetbay*	<i>Ilex virginica</i> 'Henry's Sweetbay'	Cont	1 Gal.	Full Plants @ 48" O.C.
11	LVG	Spry Owl Juniper*	<i>Juniperus virginiana</i> 'Spry Owl'	Cont	15" RH/18" Spd (Min)	Full Plants @ 34" O.C.
10	PLS	Schip Laurel*	<i>Prunus laurocerasus</i> 'Schlipaensis'	Cont	36" H. (Min)	Full Plants @ 60" O.C.
15	RNS	Autumn Lace Encore Dwarf Azalea*	<i>Rhododendron</i> 'Robbler' PP22782	Cont	1 Gal.	Full Plants @ 24" O.C.
12	RNI	Peach Drift Rose	<i>Rosa</i> x 'Mergon'	Cont	1 Gal.	Full Plants @ 36" O.C.
GROUND COVERS & PERENNIALS						
71	LMB	Big Blue Linde*	<i>Liriodie muscari</i> 'Big Blue'	Cont	4" Pots	Full Plants @ 18" O.C.
12	PAH	Hamelin Pennisetum	<i>Pennisetum allopecuroides</i> 'Hamelin'	Cont	1 Gal.	Full Plants @ 30" O.C.
LAWNS						
30,300		Seeded Lawns - Fescue Blend		Seed	30'	See Notes and Specifications
17,200		Seeded Lawns - Fescue Blend		Seed	30'	See Notes and Specifications

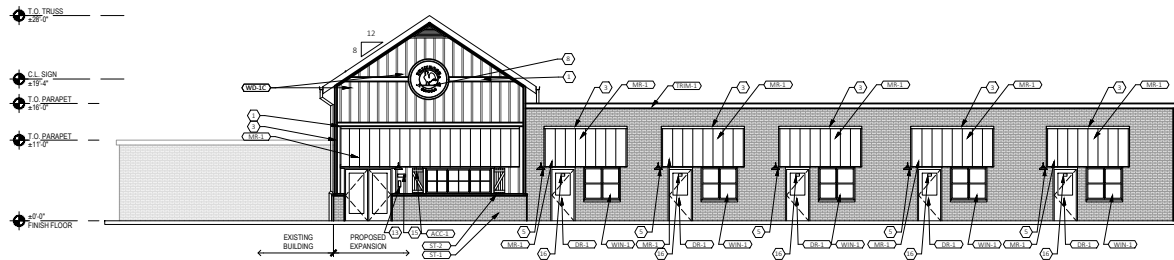
- PERMITTING NOTES:**
- THE 2.33 ACRE L-SHAPED PARCEL IS ZONED CITY OF KNOXVILLE I-6. ADJACENT PARCELS HAVE SIMILAR ZONING. THE EXISTING BUILDING SHALL BE EXPANDED > 30%. THE EXISTING PARKING LOT SHALL BE PRESERVED AND IMPROVED.
 - RE. KNOXVILLE TREE PROTECTION ORDINANCE, CHAPTER 14-34. DESTRUCTION OR REMOVAL OF TREES: THE APPLICANT PROPOSES TO REMOVE EXISTING TREES AS REQUIRED FOR GRADING.
 - RE. KNOXVILLE TREE PROTECTION ORDINANCE, CHAPTER 14-35. PROTECTION OF TREES OF HISTORICAL OR BOTANICAL IMPORTANCE: NO EXISTING TREES ON SITE ARE OF HISTORICAL OR BOTANICAL IMPORTANCE.
 - RE. KNOXVILLE TREE PROTECTION ORDINANCE, CHAPTER 14-36. PLANTING OF TREES:
 - SITE- 2.33 ACRES x 8 TREES/ACRE = 19 (MIN.) TREES REQUIRED. (19) TREES ARE PROPOSED.
 - AT LEAST HALF OF REQUIRED TREES SHALL REACH 50' HT. AT MATURITY. 10/20. AT LEAST 10 OF THE PROPOSED TREES ARE SPECIES WHICH TYPICALLY EXCEED 50' HT. AT MATURITY.
 - ALL PROPOSED SHADE TREES SHALL BE EQUAL TO OR GREATER THAN THE 2" CALIPER MINIMUM SIZE REQUIRED AT INSTALLATION.
 - RE. KNOXVILLE TREE PROTECTION ORDINANCE, CHAPTER 14-37. MAINTENANCE AND REPLACEMENT OF TREES: SEE LANDSCAPE NOTES.
 - KNOXVILLE ZONING REGULATIONS, APPENDIX B, ARTICLE 12-LANDSCAPING, 12.4, B. SPECIES DIVERSITY:
 - (19) DECIDUOUS TREES- MAX. QTY. OF SINGLE SPECIES= 40%- 21% PROPOSED. MIN. NO. OF SPECIES FOR TYPES 1, 7 SPECIES PROPOSED.
 - (104) SHRUBS- MAX. QTY. OF SINGLE SPECIES+ 25%- 21% PROPOSED. MIN. NO. OF SPECIES FOR TYPE 8: 8 SPECIES PROPOSED.
 - 12.5- PARKING LOT PERIMETER LANDSCAPE YARD- NOT APPLICABLE.
 - THE EXISTING PARKING LOT WILL NOT BE EXPANDED.
 - 12.6- INTERIOR PARKING LOT LANDSCAPE- NOT APPLICABLE.
 - THE NEW PARKING LOT FOR THE PROPOSED CHILD CARE FACILITY IS < 20,000 SF.
 - THE EXPANDED PARKING LOT FOR THE EXISTING BUILDING IS < 20,000 SF.
 - 12.7. SITE LANDSCAPE: THE EAST FACADE IS > 10' (WITH NO PARKING) FROM THE ERWIN DRIVE R.O.W. IS REQUIRED. PLANTING IS REQUIRED ALONG 60% OF THE LINEAR FACADE. 87 LF x 60% = 52 LF MIN. IS REQUIRED. PLANTING IS PROPOSED FOR 87 LF (100%) OF THE FACADE.
 - 12.7. B. 1. SHRUBS @ EAST FACADE: LENGTH= 87'- 87/5 = 20 (MIN.) SHRUBS REQUIRED. 30 SHRUBS ARE PROPOSED.
 - 12.7. B. 2. TREES @ EAST FACADE: LENGTH= 87'- 87/50 = 1.7 (MIN.) SHADE TREES (OR 4 ORNAMENTAL TREES) ARE REQUIRED. (4) ORNAMENTAL TREES ARE PROPOSED.
 - 12.7. SITE LANDSCAPE: THE SOUTH FACADE IS > 10' FROM THE ERWIN DRIVE R.O.W. IS REQUIRED. PLANTING IS REQUIRED ALONG 60% OF THE LINEAR FACADE. 106 LF x 60% = 64 LF MIN. IS REQUIRED. PLANTING IS PROPOSED FOR 93 LF (92%) OF THE FACADE.
 - 12.7. B. 1. SHRUBS @ SOUTH FACADE: LENGTH= 106'- 106/5 = 21 (MIN.) SHRUBS REQUIRED. (55) SHRUBS ARE PROPOSED.
 - 12.7. B. 2. TREES @ SOUTH FACADE: LENGTH= 106'- 106/50 = 2.1 (MIN.) SHADE TREES (OR 6 ORNAMENTAL TREES) ARE REQUIRED. (2) SHADE TREES AND (2) ORNAMENTAL TREES ARE PROPOSED.
 - 12.8 BUFFER YARDS- NOT APPLICABLE.
 - ADJACENT PARCELS ARE NOT ZONED RESIDENTIAL.
 - USE ON REVIEW LANDSCAPE PLAN IS NOT FOR CONSTRUCTION.

THE PENLAND STUDIO
 LANDSCAPE ARCHITECTURE
 2110 HOLDERWOOD LANE
 KNOXVILLE, TENNESSEE 37922
 SPENLAND@PENLANDSTUDIO.COM
 865.335.3584
 WWW.PENLANDSTUDIO.COM

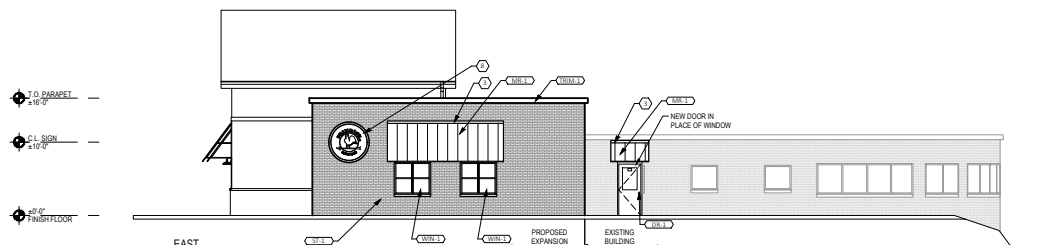
REVISIONS	DATE
CANNON & CANNON INC. TEL: 865.670.8555 10025 Investment Drive WWW.CANNON-CANNON.COM Suite 120 Knoxville, TN 37932	
CLIENT:	PRIMROSE SCHOOL FRANCHISING COMPANY 3300 WINDY HILL ROAD, SUITE 1200 E ATLANTA, GA 30339
PROJECT:	PRIMROSE SCHOOL KNOXVILLE 315 ERWIN DRIVE KNOXVILLE, TN 37919
LANDSCAPE PLAN	
PRELIMINARY FOR REVIEW ONLY	CCI PROJECT NO.01797-0002 DRAWING DATE: JULY 26, 2024 PROJECT MANAGER: KOHNTOFF DRAWN BY: TFS
L101	

LANDSCAPE PLAN
 L101 | SCALE: 1"=20'-0"

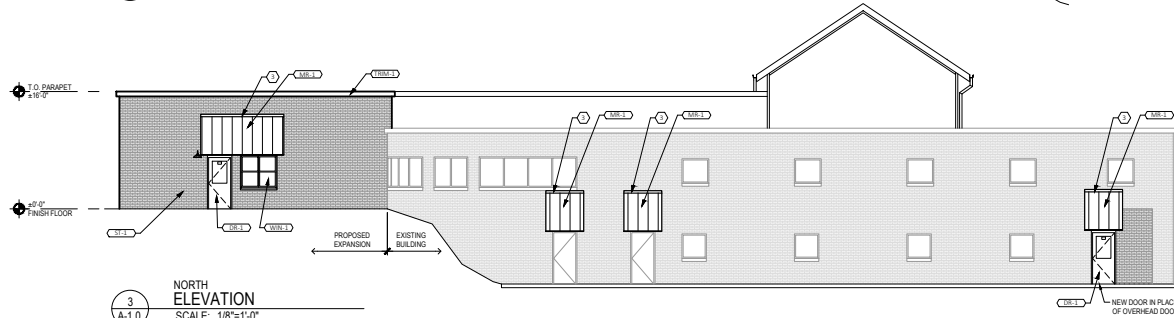




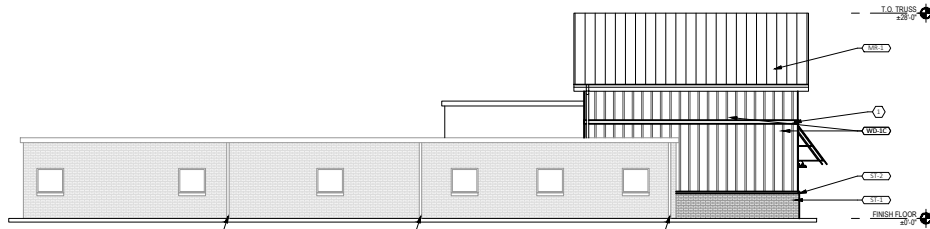
1 SOUTH ELEVATION SCALE: 1/8"=1'-0"



2 EAST ELEVATION SCALE: 1/8"=1'-0"



3 NORTH ELEVATION SCALE: 1/8"=1'-0"



4 WEST ELEVATION SCALE: 1/8"=1'-0"

ELEVATION KEYED NOTES

- 1 5/4 x 8 TRIMBOARD, WD-2
- 2 NOT USED
- 3 5/4 x 4 TRIMBOARD, WD-2
- 4 42" ROUND LED LIGHTED SIGN (INTERNALLY LIT)
- 5 LIGHTING
- 6 TRIM BOARD AT OFFICE & CONF ROOM WINDOWS: HORIZ TO BE 5/4 x 6, VERT TO BE 5/4 x 4, BOTH WD-3
- 7 NOT USED
- 8 60" ROUND LED LIGHTED SIGN (INTERNALLY LIT)
- 9 NOT USED
- 10 NOT USED
- 11 GLAZING TO RECEIVE WINDOW FILM, TINT - 1
- 12 EXISTING DOWNSPOUTS
- 13 KNOX BOX OR APPROVED EQUAL. COORDINATE LOCATION WITH LOCAL FIRE OFFICIAL
- 14 NOT USED
- 15 BEIGE ALUMINUM PLAQUE W/6" REFLECTIVE BLACK VINYL NUMBERS. PROVIDED BY 1 HOUR SIGN. COORDINATE LOCATION WITH LOCAL FIRE OFFICIAL.
- 16 4" REFLECTIVE NUMBERS

EXTERIOR FINISH LEGEND

MARK	DESCRIPTION	SPECIFICATION
MB-1	METAL ROOF	BERRIDGE CEE-LOCK SYSTEM. COLOR: DARK BRONZE
ST-1	BRICK	BRICK TO MATCH EXISTING
DS-2	STONE CAP @ WAINGCOT	CORONADO CHISELED STONE SILL. COLOR: LIGHT GRAY
TRIM	MISC METAL TRIM & FLASHING	ANY MISC METAL FLASHING AND TRIM NOT NOTED AS TRIM-1 OR TRIM-2 SHOULD MATCH COLOR OF ADJACENT SURFACE.
TRIM-1	MTL TRIM @ PARAPET CAP	BM COLOR REVIEW ROC -21 WINTER WHITE. (COLOR TO MATCH "ARCTIC WHITE")
TRIM-2	MTL TRIM @ METAL ROOF	COLOR TO MATCH "MBR-2"
WD-1C	SCARD & BATTEN SIDING @CENTER TOWER	HARDIE PANEL (P X 30") & HARDIE TRIM BATTEN BOARDS (2 1/2" WIDE @ 16" O.C.) FINISH: SMOOTH COLOR: ARCTIC WHITE
WD-2	TRIM (FASCIA, FILLZE, RUNNING TRIM)	HARDIE TRIM BOARDS, 5/4 N3 SMOOTH, VARIOUS WIDTHS AS REQUIRED (SEE ELEVATIONS). COLOR: ARCTIC WHITE (PRIMED AND FIELD PAINTED)
WD-4	TRIM (FASCIA TRIM @ METAL ROOF)	HARDIE TRIM BOARDS, 5/4 N3 SMOOTH, SEE WALL SECTIONS FOR SIZE. COLOR: PAINT TO MATCH MB-1
ACC-1	SHUTTERS	BIENA MILLWORK: TWO BATTEN W/2 BAR BOARD & BATTEN COMPOSITE SHUTTERS. 3" - 6" T x 1" - 6" W. SHUTTERS TO BE ORDERED PRIMED, PAINT TO MATCH "AGED PEWTER"
ACC-2	LOUVERS	BIENA MILLWORK: 60" W x 21 3/4" H x 1 1/4" P; PITCH: 8:12 TRIANGLE GABLE VENT; NON-FUNCTIONAL. ITEM NO. GYTR6SX2D (COLOR TO MATCH "ARCTIC WHITE")
DS-1	SCUPPERS, DOWNSPOUTS	BM COLOR REVIEW ROC -21 WINTER WHITE. (COLOR TO MATCH "ARCTIC WHITE"); 6" GUTTERS AND 6" DOWNSPOUTS U.N.O.
DS-2	GUTTERS ALONG METAL ROOF	COLOR TO MATCH "MBR-1"
DR-1	HALF-LITE DOORS	EXTERIOR INSULATED METAL HALF-LITE DOOR; COLOR (INTERIOR & EXTERIOR): WHITE. SEE DOOR SCHEDULE FOR ADDITIONAL INFORMATION.
DR-2	FULL-LITE DOOR	EXTERIOR INSULATED METAL FULL-LITE DOOR; COLOR (INTERIOR & EXTERIOR): WHITE. SEE DOOR SCHEDULE FOR ADDITIONAL INFORMATION.
WIN-1	VINYL WINDOWS	BUILDER SERIES 1100 SINGLE HUNG. COLOR: WHITE. SEE WINDOW SCHEDULE.
WIN-2	VINYL WINDOWS (@ OFFICE)	BUILDER SERIES 1100 RECTANGLE. COLOR: WHITE. SEE WINDOW SCHEDULE.

9-E-24-SU
7/29/2024

PRELIMINARY
NOT FOR CONSTRUCTION



ADA ARCHITECTS
17710 Dayton Avenue, Lakewood, Ohio 44107
Phone (216) 502-5388 Fax (216) 502-4824
adaarchitects.com

PRIMROSE SCHOOLS:
KNOXVILLE, TN

315 ERIN DRIVE
KNOXVILLE, TN 37919

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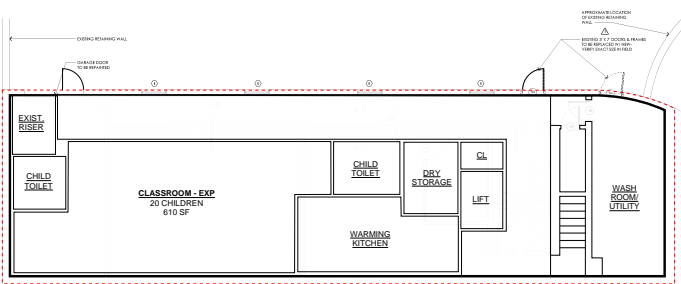
REVISIONS

#	DATE	TYPE

EXTERIOR ELEVATIONS

DATE 07/29/2024
JOB NO. 23560

A-1.0
SHEET NO.

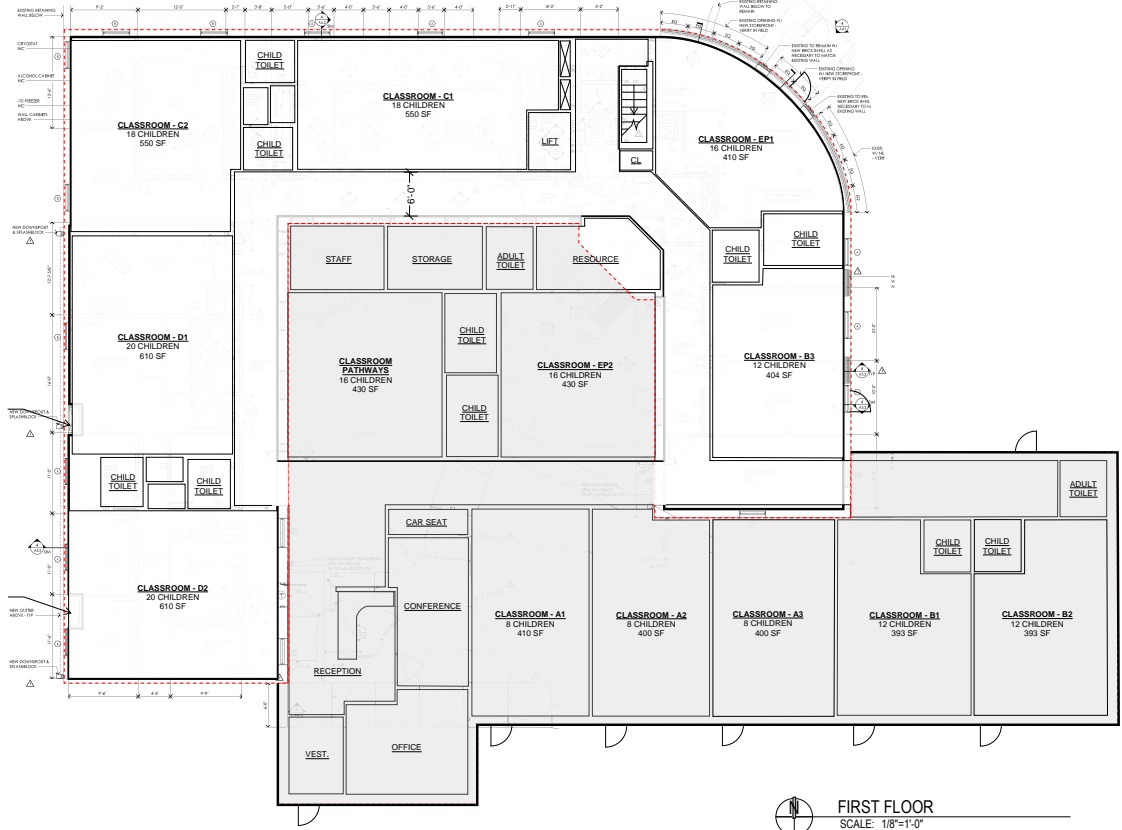


LOWER FLOOR
SCALE: 1/8"=1'-0"

CLASSROOM	AGES			RATIO			MAX GROUP SIZE			SQUARE FOOTAGE / FTE			TOTAL SQUARE FOOTAGE		PROPOSED CAPACITY	
	PSFC	TN	PROPOSED	PSFC	TN	PROPOSED	PSFC	TN	PROPOSED	PSFC	TN	PROPOSED	REQUIRED	PROPOSED	CHILD	STAFF
A1 - INFANTS	0 - 12 MONTHS	6WKS-15MOS	0 - 12 MONTHS	1:4	1:4	1:4	8	8	8	50	30	50	400	410	8	2
A2 - INFANTS	0 - 12 MONTHS	6WKS-15MOS	0 - 12 MONTHS	1:4	1:4	1:4	8	8	8	50	30	50	400	400	8	2
A3 - INFANTS	0 - 12 MONTHS	6WKS-15MOS	0 - 12 MONTHS	1:4	1:4	1:4	8	8	8	50	30	50	400	400	8	2
B1 - TODDLERS	12 - 24 MONTHS	12 - 30 MONTHS	12 - 24 MONTHS	1:6	1:6	1:6	12	12	12	35	30	35	360	393	12	2
B2 - TODDLERS	12 - 24 MONTHS	12 - 30 MONTHS	12 - 24 MONTHS	1:6	1:6	1:6	12	12	12	35	30	35	360	393	12	2
B3 - TODDLERS	12 - 24 MONTHS	12 - 30 MONTHS	12 - 24 MONTHS	1:6	1:6	1:6	12	12	12	35	30	35	360	404	12	2
EP1 - EARLY PRESCHOOL	24 - 29 MONTHS	12 - 30 MONTHS	24 - 29 MONTHS	1:8	1:6	1:6	16	12	12	35	30	35	360	410	12	2
EP2 - EARLY PRESCHOOL	30 - 35 MONTHS	24 - 35 MONTHS	30 - 35 MONTHS	1:8	1:7	1:7	16	14	14	35	30	35	420	430	14	2
PW - PATHWAYS	30 - 42 MONTHS	24 - 35 MONTHS	30 - 42 MONTHS	1:8	1:7	1:7	16	14	14	35	30	35	420	430	14	2
C1 - PRESCHOOL	3 YEARS	3YO	3YO	1:12	1:9	1:9	24	18	18	35	30	35	540	550	18	2
C2 - PRESCHOOL	3 YEARS	3YO	3YO	1:12	1:9	1:9	24	18	18	35	30	35	540	550	18	2
D1 - PRE KINDERGARTEN	4 YEARS	4YO	4YO	1:12	1:13	1:12	24	20	20	35	30	35	600	610	20	2
D2 - PRE KINDERGARTEN	4 YEARS	4YO	4YO	1:12	1:13	1:12	24	20	20	35	30	35	600	610	20	2
EXP - EXPLORERS	5 YEARS +	5 YEARS +	5 YEARS +	1:15	1:20	1:15	30	N/A	30	35	30	35	600	610	20	2
TOTALS:													6360	6660	196	24

BUILDING AREA: FIRST FLOOR EXISTING: 45,744 SF
FIRST FLOOR EXPANSION: 44,000 SF
LOWER FLOOR EXISTING: 22,412 SF
TOTAL: 114,188 SF

PLAYGROUND: PROVIDES AT LEAST FIFTY (50) SQUARE FEET OF USABLE SPACE PER CHILD USING THE AREA AT ONE TIME.
PLAYGROUND PROVIDED: 28,740 SF



FIRST FLOOR
SCALE: 1/8"=1'-0"

9-E-24-SU
7/29/2024

PRELIMINARY
NOT FOR CONSTRUCTION



ADA ARCHITECTS
17710 Dayton Avenue, Lakewood, Ohio, 44107
Phone (216) 522-5345 Fax (216) 522-4524
www.adaarchitects.com

PRIMROSE SCHOOLS:
KNOXVILLE, TN
315 ERIN DRIVE
KNOXVILLE, TN 37919

REVISIONS

NO.	DATE	TYPE
1		
2		
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FIT PLAN

DATE 07/29/2024
JOB NO. 23560

A-2.0
SHEET NO.

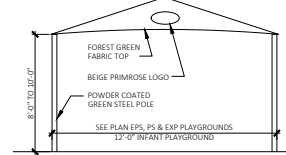


PRESCHOOL / AFTER SCHOOL - FIRE TRUCK UNIT WITH SHADE TOPPER



PRESCHOOL / AFTER SCHOOL - BELT SWINGS

9-E-24-SU
7/29/2024



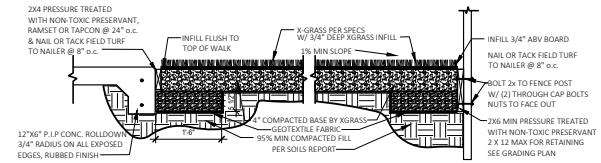
3 SHADE SHELTER
SCALE: 1/4" = 1'-0"



INFANT - 3 PANEL UNIT WITH 12X12X8' INDEPENDENT SHADE

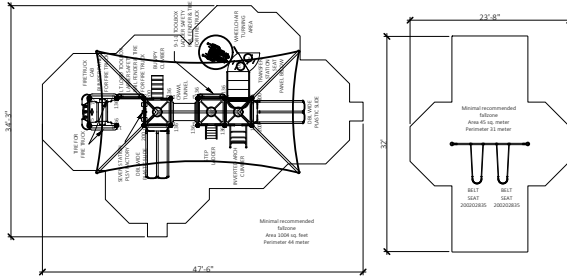


PRIMROSE PATCH



NOTES:
FALL SURFACING SHALL COMPLY WITH ASTM F1951 FOR WHEELCHAIR ACCESSIBILITY & ASTM F1292 FOR FALL ATTENUATION.

4 ARTIFICIAL TURF
SCALE: 3/4" = 1'-0"



1 AFTER SCHOOL/PRESCHOOL PLAYGROUND EQUIPMENT
SCALE: NTS



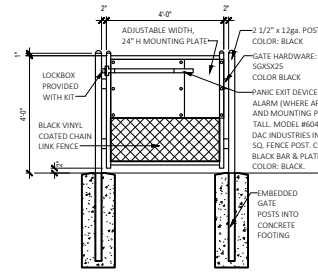
EARLY PRESCHOOL - MAXPLAY TOT SWINGS



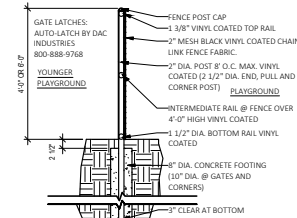
EARLY PRESCHOOL - PB GROUND UNIT WITH SHADE TOPPER



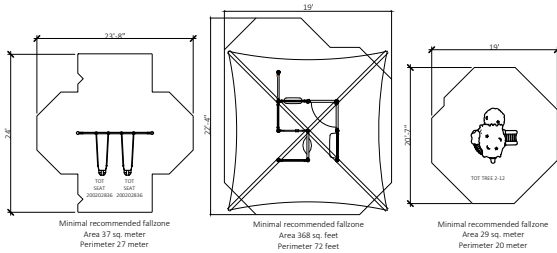
EARLY PRESCHOOL - TOT TREE



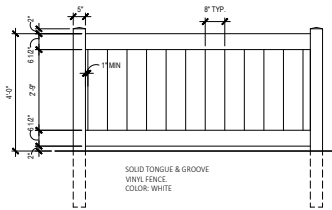
5 GATE ELEVATION
SCALE: 1/2" = 1'-0"



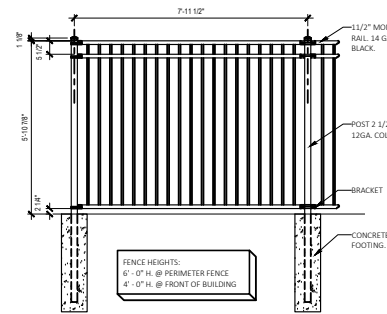
6 CHAIN LINK FENCE
SCALE: 3/4" = 1'-0"



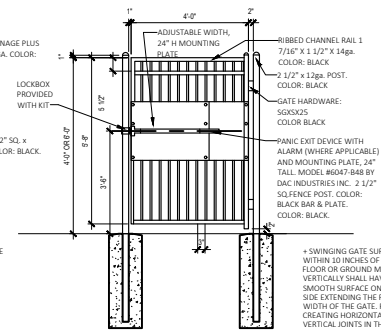
2 EARLY PRESCHOOL PLAYGROUND EQUIPMENT
SCALE: NTS



7 VINYL FENCE ELEVATION
SCALE: 1/2" = 1'-0"



8 FENCE ELEVATION
SCALE: 1/2" = 1'-0"



9 GATE ELEVATION
SCALE: 1/2" = 1'-0"

+ SWINGING GATE SURFACES WITHIN 10 INCHES OF THE FINISH FLOOR OR GROUND MEASURED VERTICALLY SHALL HAVE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE GATE. PARTS CREATING HORIZONTAL OR VERTICAL JOINTS IN THESE SURFACES SHALL BE WITHIN 1/16 INCH OF THE SAME PLANE AS THE OTHER CAVITIES CREATED BY ADDED RICK PLATES SHALL BE CAPPED.

PRELIMINARY
NOT FOR CONSTRUCTION



ADA
ARCHITECTS
17710 Dayton Avenue, Lawwood, Ohio 44107
Phone: (216) 502-5388
Fax: (216) 502-1824

PRIMROSE SCHOOLS:
KNOXVILLE, TN

KNOXVILLE, TN 37919

315 ERIN DRIVE

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UNAUTHORIZED USE OF THESE DOCUMENTS IS EXPRESSLY PROHIBITED UNLESS AGREED UPON IN WRITING.

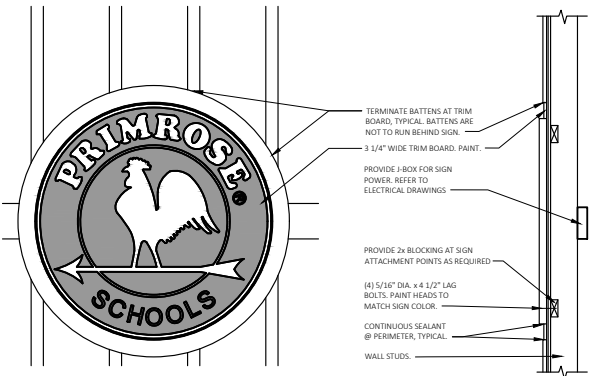
REVISIONS

NO.	DATE	TYPE
1		
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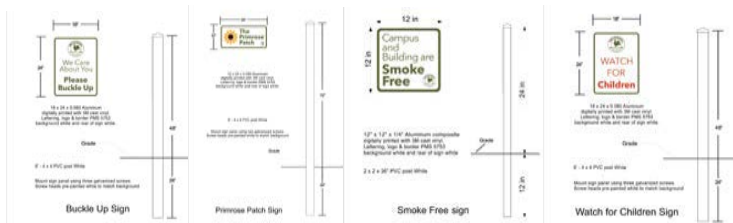
PLAYGROUND
DETAILS

DATE 07/29/2024
JOB NO. 23560

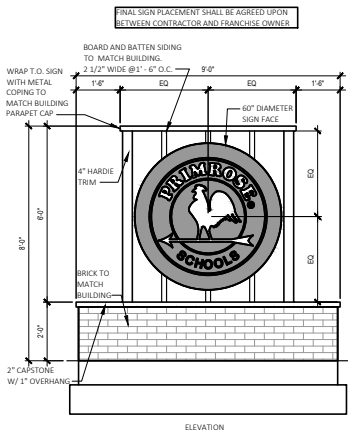
A-3.0
SHEET NO.



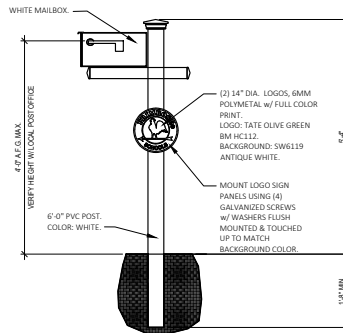
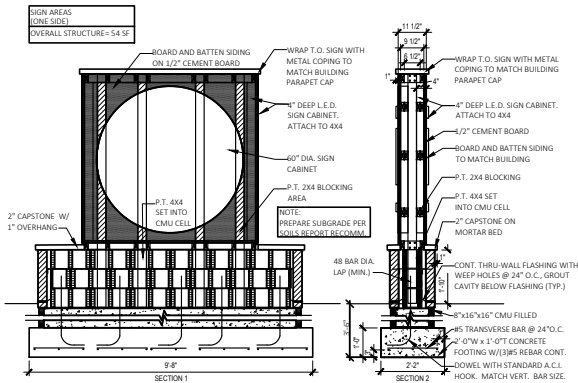
1 SIGN MOUNTING
A4.0 SCALE: 1" = 1'-0"



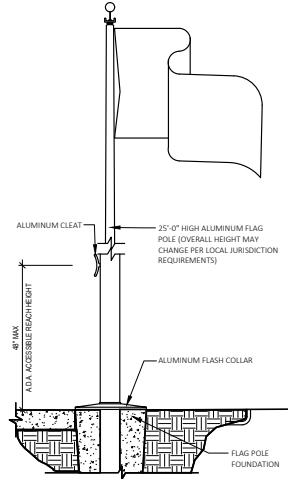
2 SITE SIGNAGE PACKAGE
A4.0 SCALE: NTS



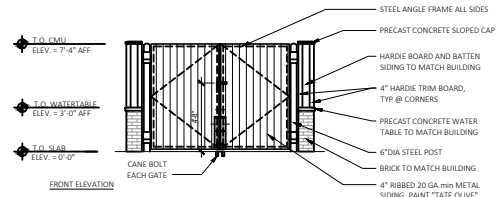
3 MONUMENT SIGN
A4.0 SCALE: 1/2" = 1'-0"



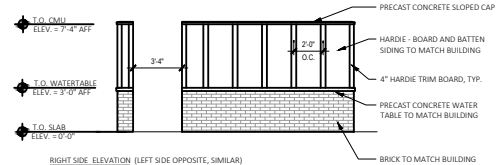
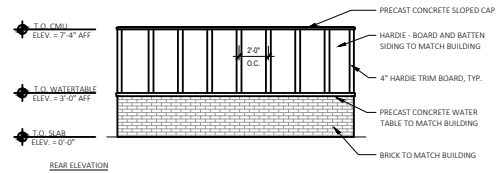
4 USPS MAIL BOX
A4.0 SCALE: 3/4" = 1'-0"



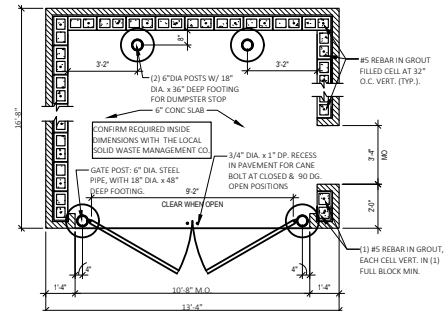
5 FLAG POLE
A4.0 SCALE: 1" = 1'-0"



6 DUMPSTER ELEVATION
A4.0 SCALE: 1/4" = 1'-0"



6 DUMPSTER ELEVATION
A4.0 SCALE: 1/4" = 1'-0"



7 DUMPSTER PLAN
A4.0 SCALE: 3/8" = 1'-0"

9-E-24-SU
7/29/2024

PRELIMINARY
NOT FOR CONSTRUCTION

ADA ARCHITECTS

17710 Duxford Avenue, Lakewood, Ohio 44107
Phone (216) 502-3388
www.adaarchitects.com

PRIMROSE SCHOOLS:
KNOXVILLE, TN

315 ERIN DRIVE KNOXVILLE, TN 37919

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REVISIONS	
#	DATE / TYPE

SITE DETAILS

DATE: 07/29/2024
JOB NO: 23560

A-4.0

SHEET NO.



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

Primrose Knoxville

Applicant Name	Affiliation
----------------	-------------

7/29/2024

9/12/2024

9-E-24-SU

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.

Adam Kohntopp Cannon & Cannon, Inc

Name / Company

10025 Investment Dr Ste 120 Knoxville TN 37932

Address

865-343-0019 / akohntopp@cannon-cannon.com

Phone / Email

CURRENT PROPERTY INFO

Gapp Real Estate Holdings, LLC

1632 Treetop Ridge Ln Knoxville TN 37919

865-584-1933

Owner Name (if different)	Owner Address	Owner Phone / Email
---------------------------	---------------	---------------------

315 ERIN DR

Property Address

121 H A 007

2.3 acres

Parcel ID	Part of Parcel (Y/N)?	Tract Size
-----------	-----------------------	------------

Knoxville Utilities Board

Knoxville Utilities Board

Sewer Provider	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 checked="" 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 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	Primrose Knoxville Please Print	7/29/2024 Date
---------------------	---	--------------------------

Phone / Email

Property Owner Signature	Gapp Real Estate Holdings, LLC Please Print	7/29/2024 Date
--------------------------	---	--------------------------

(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 PA
- Rezoning

Primrose Knoxville

Developer

Applicant Name

Affiliation

9/12/24

Meeting Date (if applicable)

Date Filed

9-E-24-SU <small>File Number(s)</small>

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

Adam Kohntopp

Cannon & Cannon, Inc.

Name

Company

10025 Investment Dr, Suite 120

Knoxville

TN

37932

Address

City

State

ZIP

865-343-0019

akohntopp@cci-corp.com

Phone

Email

CURRENT PROPERTY INFO

Gapp Real Estate Holdings LLC

1632 TREETOP RIDGE LN KNOXVILLE 865-584-1933

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

315 Erin Dr

121HA007

Property Address

Parcel ID

KUB

KUB

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) _____

Other (specify) pre-school

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
 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	
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

Primrose Knoxville

7/28/2024

Please Print

Date

865-440-1178

chrisbrinkmann@primrosehardinvalley.com

Phone Number

Email


Property Owner Signature

Joshua Gapp

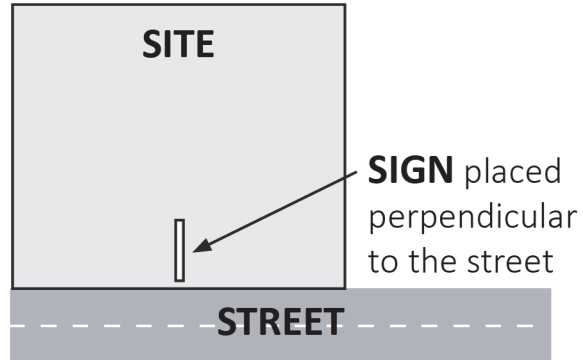
7/29/2024

Please Print

Date Paid

OI

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:

_____ August 30, 2024 _____ and _____ September 13, 2024 _____
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Primrose Knoxville

Date: 7/29/2024

File Number: 9-E-24-SU

- Sign posted by Staff
- Sign posted by Applicant