



PLAN AMENDMENT REPORT

► **FILE #:** 4-K-24-SP

AGENDA ITEM #: 47

AGENDA DATE: 4/11/2024

► **APPLICANT:** **REV. HAROLD MIDDLEBROOK**
OWNER(S): Rev. Harold Middlebrook Church Canaan Baptist of Christ Inc.

TAX ID NUMBER: 83 H A 010 (PART OF) [View map on KGIS](#)

JURISDICTION: Council District 6

STREET ADDRESS: 1117 BEAMAN LAKE RD

► **LOCATION:** **Southwest side of Beaman Lake Rd, south of Mays Rd, north of McDonald Dr**

► **APPX. SIZE OF TRACT:** **3.93 acres**

SECTOR PLAN: East City

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

ACCESSIBILITY: Beaman Lake Road is an unstriped local road with an 18-ft pavement width within a 67-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Holston-French Broad

► **PRESENT PLAN AND ZONING DESIGNATION:** **LDR (Low Density Residential) / RN-1 (Single-Family Residential Neighborhood)**

► **PROPOSED PLAN DESIGNATION:** **MDR/O (Medium Density Residential/Office)**

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

EXTENSION OF PLAN DESIGNATION: No, this is not an extension.

HISTORY OF REQUESTS: 8-G-80-RZ: Rezoning request from R-1 (Low Density Residential) to R-2 (General Residential) resulted in RP-1 (Planned Residential) zone with up to 5 du/ac approved; 6-M-89-RZ: Rezoned from RP-1 up to 5 du/ac to R-1A (Low Density Residential) in 1989

SURROUNDING LAND USE AND PLAN DESIGNATION:
North: Church, multifamily residential - LDR (Low Density Residential)
South: Single family residential - LDR (Low Density Residential)
East: Single family residential - LDR (Low Density Residential)
West: Public/quasi-public land (vacant) - LDR (Low Density Residential), HP Hillside Protection)

NEIGHBORHOOD CONTEXT This area consists mostly of single family residential neighborhoods. The subject property is on the same block as The Golden Age Retirement Village. The abutting property to the west has a blue-line stream running through it and also has significant slopes.

STAFF RECOMMENDATION:

- **Approve the sector plan amendment to the MDR/O (Medium Density Residential/Office) land use classification because it is compatible with the surrounding development.**

COMMENTS:

This partial rezoning is for a 3.93-acre portion of the 6.88-acre parcel owned by the Canaan Baptist Church. The parcel is in the process of being subdivided which would retain the church on the northwest portion and create a new lot for the portion subject to rezoning.

BACKGROUND: The subject parcel is adjacent to the Golden Age Retirement Village, a three-story elderly housing development subsidized by the City's Industrial Development Board, located on a property zoned RN-5. The adjacent facility was developed by the Canaan Baptist Housing Corporation in the 1980s, when it was approved for 101 units (Case # 8-C-82-UR).

PURSUANT TO THE GENERAL PLAN, PLANNING FRAMEWORK CHAPTER, THE PLANNING COMMISSION RESERVES THE AUTHORITY TO RECOMMEND LAND USE PLAN CHANGES BASED ON SUBSTANTIALLY CHANGED CONDITIONS. SUBSTANTIALLY CHANGED CONDITIONS INCLUDE (may meet any of these):

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

1. No known improvements have been made to Beaman Lake Road in recent times. The parcel is currently served by public water and sewer.
2. The property has been served by transit for at least the last 25 years and the service will be retained under the KAT Reimagined network plan.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There are no apparent errors or omissions in the East City Sector Plan with regards to the subject property. CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS.

1. There are no known change in government policy pertaining to this area. However, approval of the MDR/O classification for this area served by KUB and KAT would be consistent with the General Plan's development policy 5.2 that encourages to concentrate developments in areas with adequate utilities and infrastructure.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

1. Over the last decade, several houses have been built on nearby undeveloped parcels, including the Silver Leaf subdivision a quarter mile north of the subject property.

OTHER CONSIDERATIONS:

1. The property meets the location criteria of this classification since it is along a collector street, served by transit, and is in close proximity to Skyline Park and less than a mile from Sarah Moore Greene Elementary School.

State law regarding amendments of the general plan (which includes Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

- The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
- The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Sarah Moore Greene Magnet, Holston Middle, and Austin East High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

If approved, this item will be forwarded to Knoxville City Council for action on 5/14/2024 and 5/28/2024. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



PLAN AMENDMENT/ REZONING REPORT

► **FILE #:** 4-R-24-RZ
4-I-24-PA

AGENDA ITEM #: 47
AGENDA DATE: 4/11/2024

► **APPLICANT:** REV. HAROLD MIDDLEBROOK
OWNER(S): Rev. Harold Middlebrook Church Canaan Baptist of Christ Inc.

TAX ID NUMBER: 83 H A 010 (PART OF) [View map on KGIS](#)

JURISDICTION: Council District 6

STREET ADDRESS: 1117 BEAMAN LAKE RD

► **LOCATION:** Southwest side of Beaman Lake Rd, south of Mays Rd, north of McDonald Dr

► **TRACT INFORMATION:** 3.93 acres.

SECTOR PLAN: East City

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

ACCESSIBILITY: Beaman Lake Road is an unstriped local road with an 18-ft pavement width within a 67-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Holston-French Broad

► **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / RN-1 (Single-Family Residential Neighborhood)

► **PROPOSED PLAN DESIGNATION/ZONING:** MDR/O (Medium Density Residential/Office) / RN-5 (General Residential Neighborhood)

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

► **EXTENSION OF PLAN DESIGNATION/ZONING:** No this is not an extension of the zone or land use classification, but RN-5 is nearby to the northwest.

HISTORY OF ZONING REQUESTS: 8-G-80-RZ: Rezoning request from R-1 (Low Density Residential) to R-2 (General Residential) resulted in RP-1 (Planned Residential) zone with up to 5 du/ac approved; 6-M-89-RZ: Rezoned from RP-1 up to 5 du/ac to R-1A (Low Density Residential) in 1989

SURROUNDING LAND USE, PLAN DESIGNATION, North: Church, multifamily residential - LDR (Low Density Residential) - RN-1 (C) (Single-Family Residential Neighborhood), RN-5 (C) (General Residential Neighborhood)

ZONING South: Single family residential - LDR (Low Density Residential) - RN-2 (Single-Family Residential District)

East: Single family residential - LDR (Low Density Residential) - RN-2 (Single-Family Residential District)

West: Public/quasi-public land (vacant) - LDR (Low Density Residential),

NEIGHBORHOOD CONTEXT: This area consists mostly of single family residential neighborhoods. The subject property is on the same block as The Golden Age Retirement Village. The abutting property to the west has a blue-line stream running through it and also has significant slopes.

STAFF RECOMMENDATION:

- ▶ **Approve the One Year Plan amendment to the MDR/O (Medium Density Residential/Office) land use classification because it is compatible with the surrounding development.**

- ▶ **Approve the RN-5 (General Residential Neighborhood) district because it is consistent with the recommended land use classification and surrounding developments.**

COMMENTS:

This partial rezoning is for a 3.93-acre portion of the 6.88-acre parcel owned by the Canaan Baptist Church. The parcel is in the process of being subdivided which would retain the church on the northwest portion and create a new lot for the portion subject to rezoning.

BACKGROUND: The subject parcel is adjacent to the Golden Age Retirement Village, a three-story elderly housing development subsidized by the City's Industrial Development Board, located on a property zoned RN-5. The adjacent facility was developed by the Canaan Baptist Housing Corporation in the 1980s, when it was approved for 101 units (Case # 8-C-82-UR).

PURSUANT TO THE CITY OF KNOXVILLE ONE YEAR PLAN, CHAPTER 1, PLAN AMENDMENT, ONE OF THE FOLLOWING CRITERIA MUST BE MET FOR ALL ONE YEAR PLAN AMENDMENTS (may meet any of these):

AN ERROR IN THE PLAN:

1. There are no apparent errors or omissions in the One Year Plan with regards to the subject property.

A SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENT (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR AN AREA:

1. Over the last decade, several houses have been built on nearby undeveloped parcels, including the Silver Leaf subdivision approximately a quarter mile north of the subject property.
2. Between 2022-23, the City's Parks & Recreation department created a new playground and improved the tennis/basketball courts on Skyline Park.

CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. There are no known public policy changes pertaining to the subject property and its land use designation.

NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY KNOXVILLE-KNOX COUNTY PLANNING) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT:

1. There are no new studies or plans specific to this request.

OTHER CONSIDERATIONS:

1. The property meets the location criteria of this classification since it is along a collector street, served by transit, and is in close proximity to Skyline Park and less than a mile from Sarah Moore Greene Elementary School.

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.E, ALL OF THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS:

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. Over the last decade, several houses have been built on nearby undeveloped parcels, including the Silver Leaf subdivision a quarter mile north of the subject property.
2. The proposed RN-5 district will be compatible with the adjacent elderly housing, and to a degree, this will be an extension of that zoning since it is so nearby and is owned by the same owner.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The RN-5 district is intended to accommodate medium density residential neighborhoods in the City of Knoxville comprising a heterogeneous mix of single-family, two-family, townhouse, and multi-family dwellings.
2. The proposed zoning would allow for a similar development to the multi-family elderly housing just north of the church. The former R-1A zoning of this property allowed more intense development than the present RN-1 district. Multi-dwelling structures would have been allowed via use on review for this site with access to a collector street.
3. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE CITY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. The proposed amendment is not expected to have any significant adverse impact on the surrounding area. The subject property does not abut any residential properties and is surrounded by the church, Beaman Lake Road, and an undeveloped parcel with steep slopes owned by the same owner.
2. The proposed KAT Reimagined network plan has reduced the frequency of the transit route servicing this area. Any additional ridership generated by the use of this property will be beneficial to retain this service in the future.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The proposed rezoning is consistent with the General Plan's Development Policy 8.1, which encourages growth in the existing urban area through infill housing on vacant lots and redevelopment parcels.
2. The proposed rezoning will be consistent with the recommended MDR/O land use classification of the sector plan and One Year plan.

ADEQUATE PUBLIC FACILITIES ARE AVAILABLE INCLUDING, BUT NOT LIMITED TO, SCHOOLS, PARKS, POLICE AND FIRE PROTECTION, ROADS, SANITARY SEWERS, AND WATER LINES, OR ARE REASONABLY CAPABLE OF BEING PROVIDED PRIOR TO THE DEVELOPMENT OF THE SUBJECT PROPERTY IF THE AMENDMENT WERE ADOPTED:

1. The property is served by transit service and approximately 600 ft away from Skyline Park, which offers a wide selection of recreational opportunities, including baseball/softball, outdoor basketball, tennis, and hardcourt bike polo. Sarah Moore Greene Elementary School is located southwest less than a mile from the subject property.
2. This is an urbanized area with adequate utility infrastructure provided by KUB.

ESTIMATED TRAFFIC IMPACT: Not required.

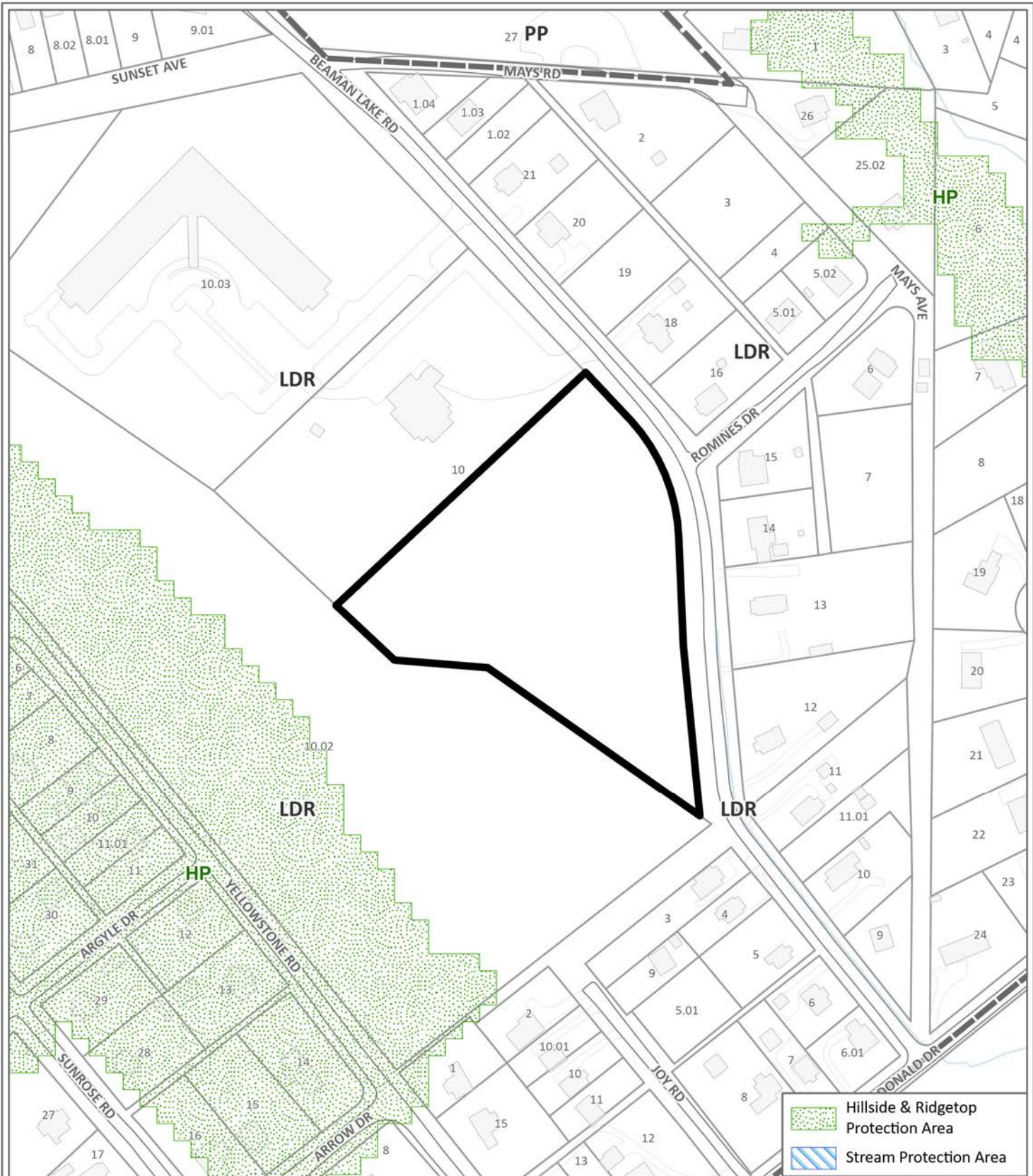
ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Sarah Moore Greene Magnet, Holston Middle, and Austin East High.

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4-K-24-SP
EAST CITY SECTOR PLAN MAP



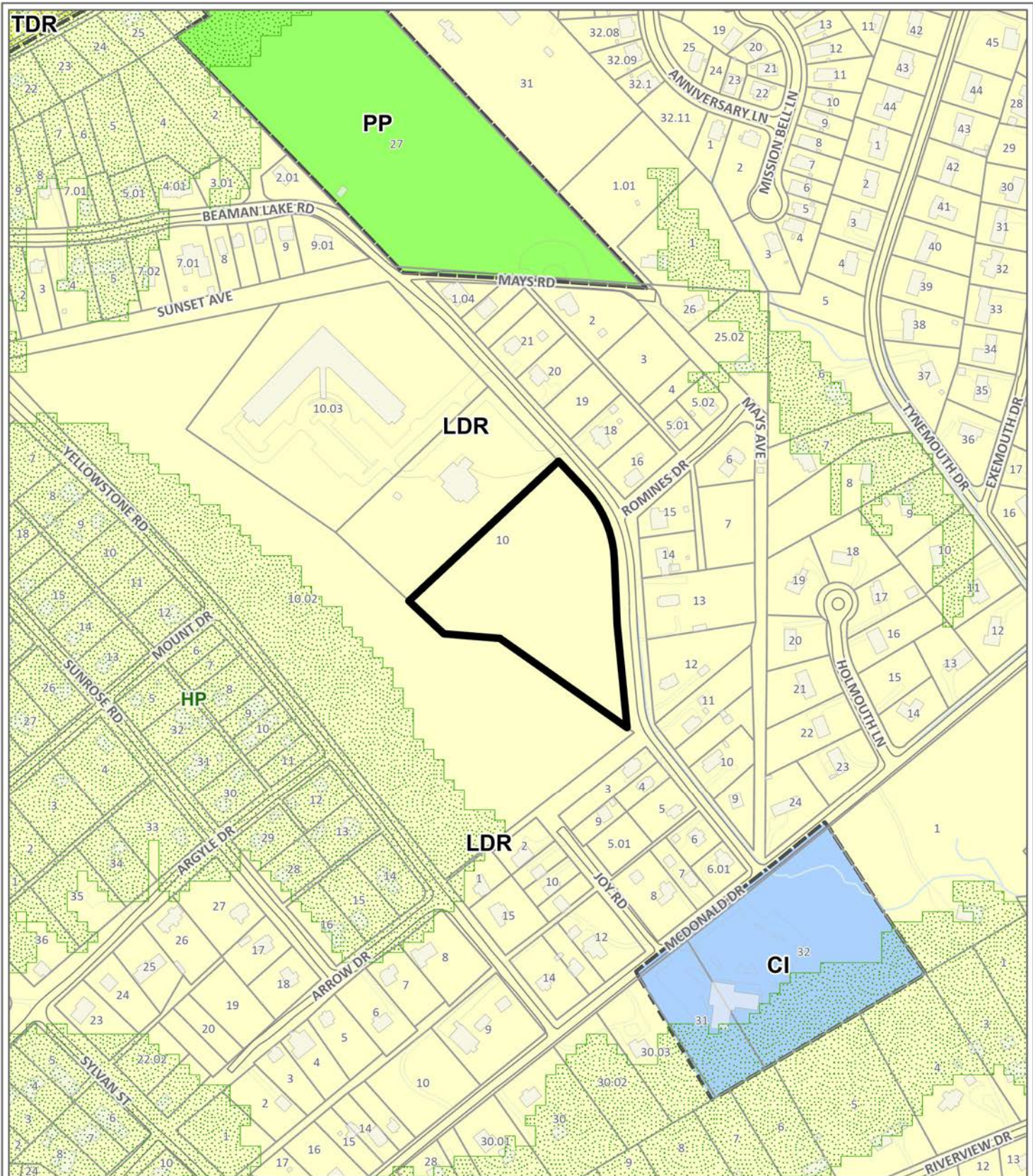
From: LDR (Low Density Residential)
To: MDR/O (Medium Density Residential/Office)

Original Print Date: 3/18/2024
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Rev. Harold Middlebrook

Map No: 83
Jurisdiction: City





ONE YEAR PLAN MAP

4-I-24-PA

Petitioner: Rev. Harold Middlebrook



From: LDR (Low Density Residential)

To: MDR/O (Medium Density Residential/Office)

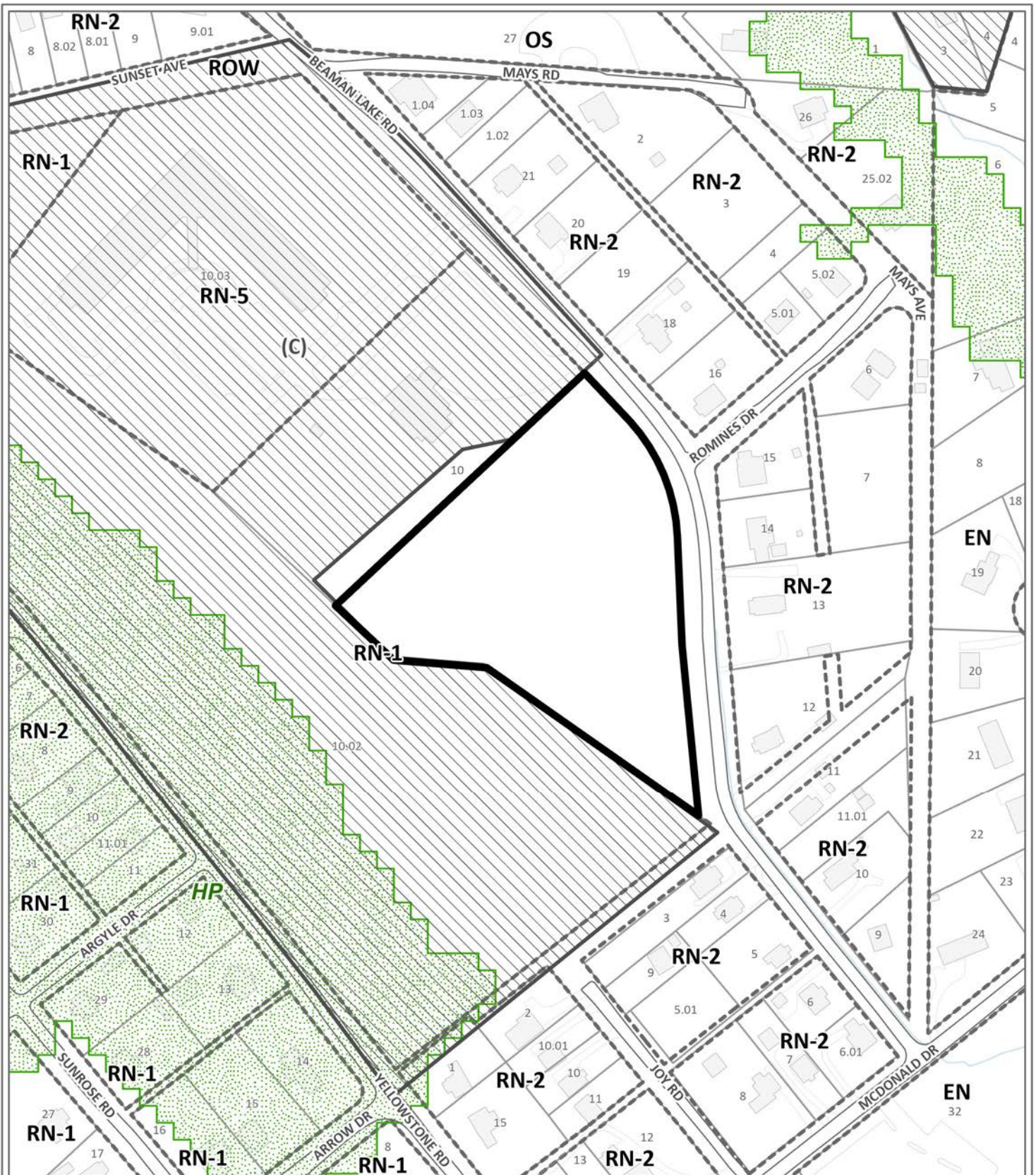
Original Print Date: 3/15/2024

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

Map No: 83

Jurisdiction: City





REZONING

4-R-24-RZ



From: RN-1 (Single-Family Residential Neighborhood)

To: RN-5 (General Residential Neighborhood)

Original Print Date: 3/15/2024

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

Petitioner: Rev. Harold Middlebrook

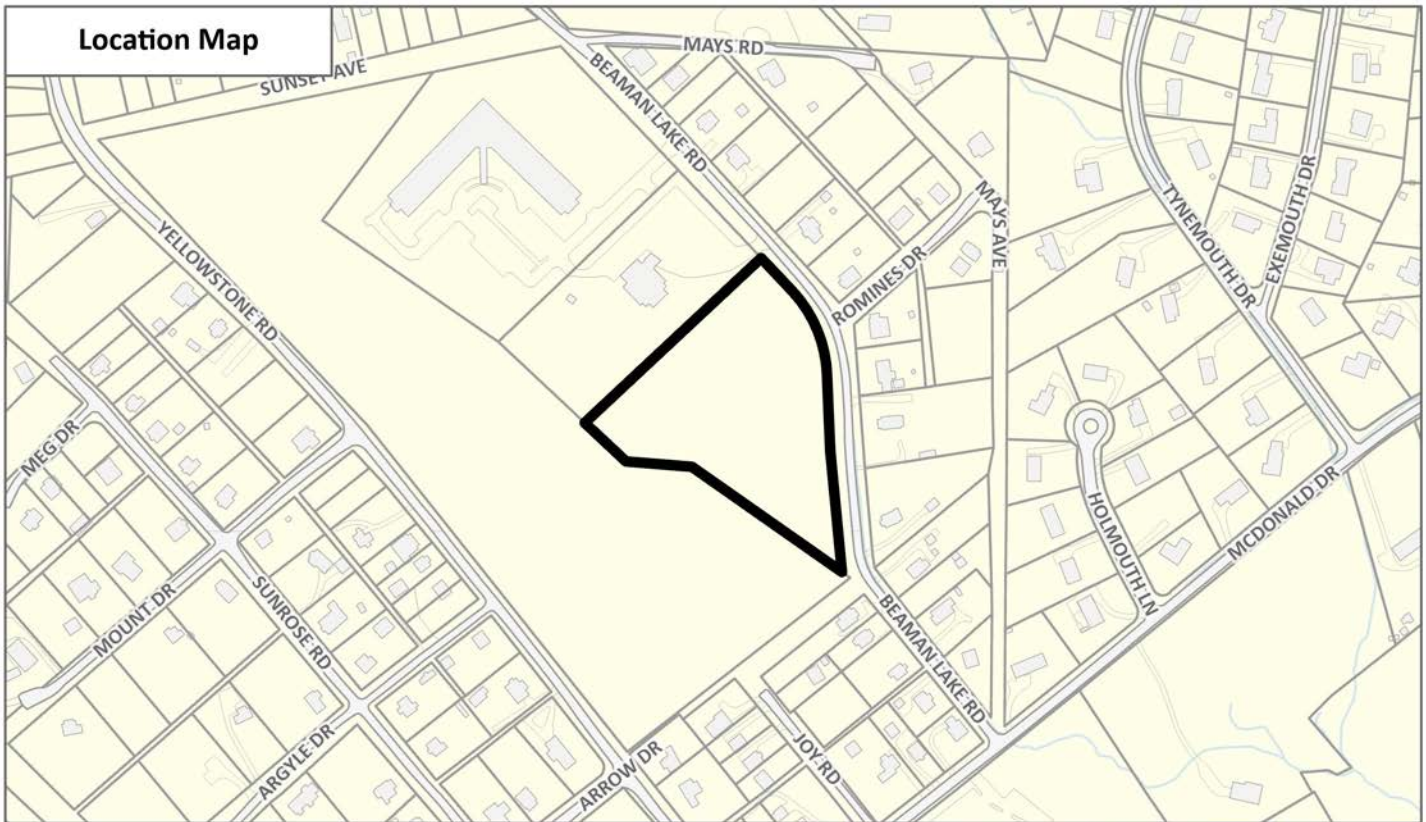
Map No: 83

Jurisdiction: City



Exhibit A. Contextual Images

Location Map



Aerial Map

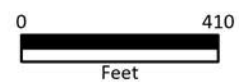


CONTEXTUAL MAPS 1

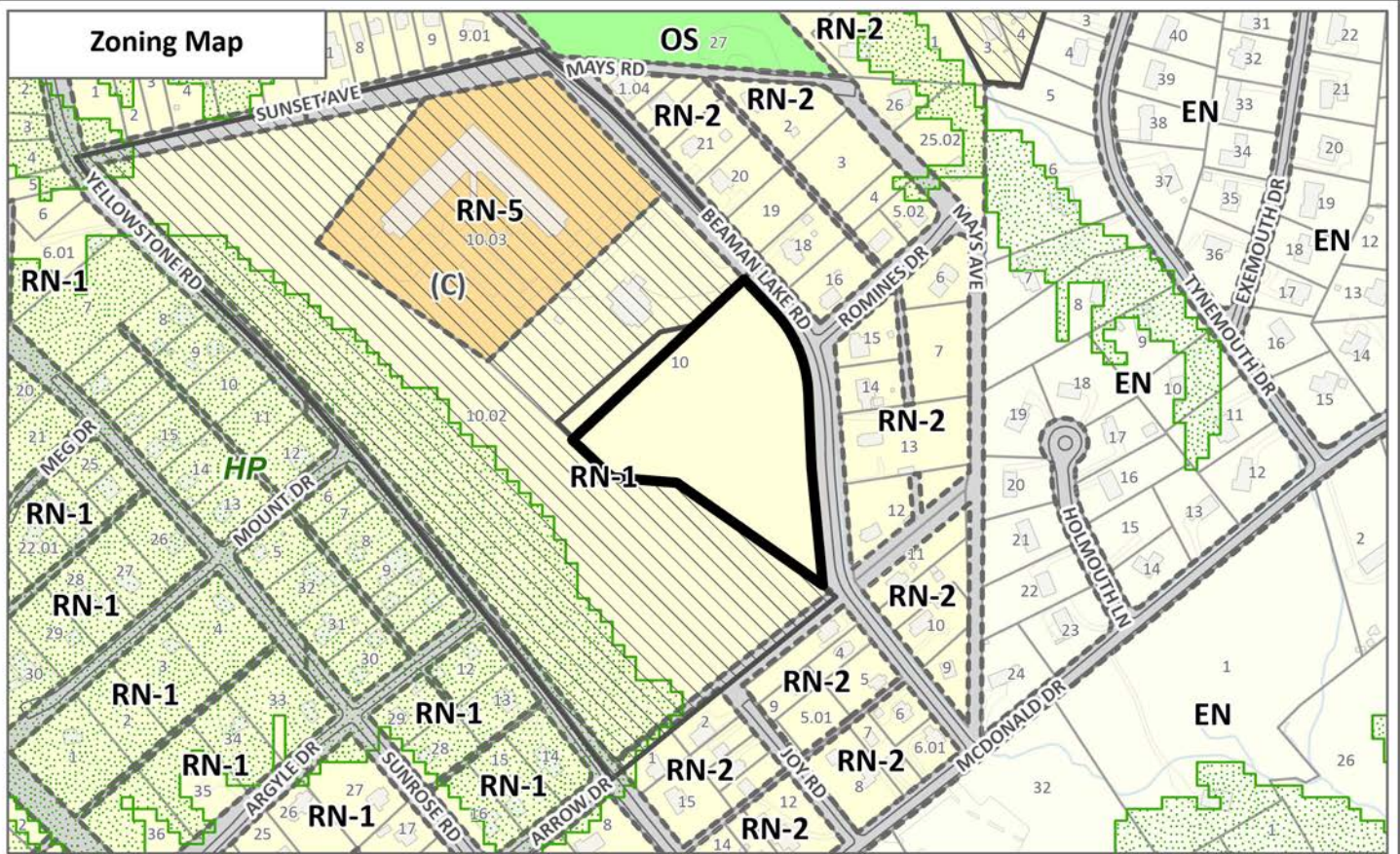
4-R-24-RZ / 4-I-24-PA



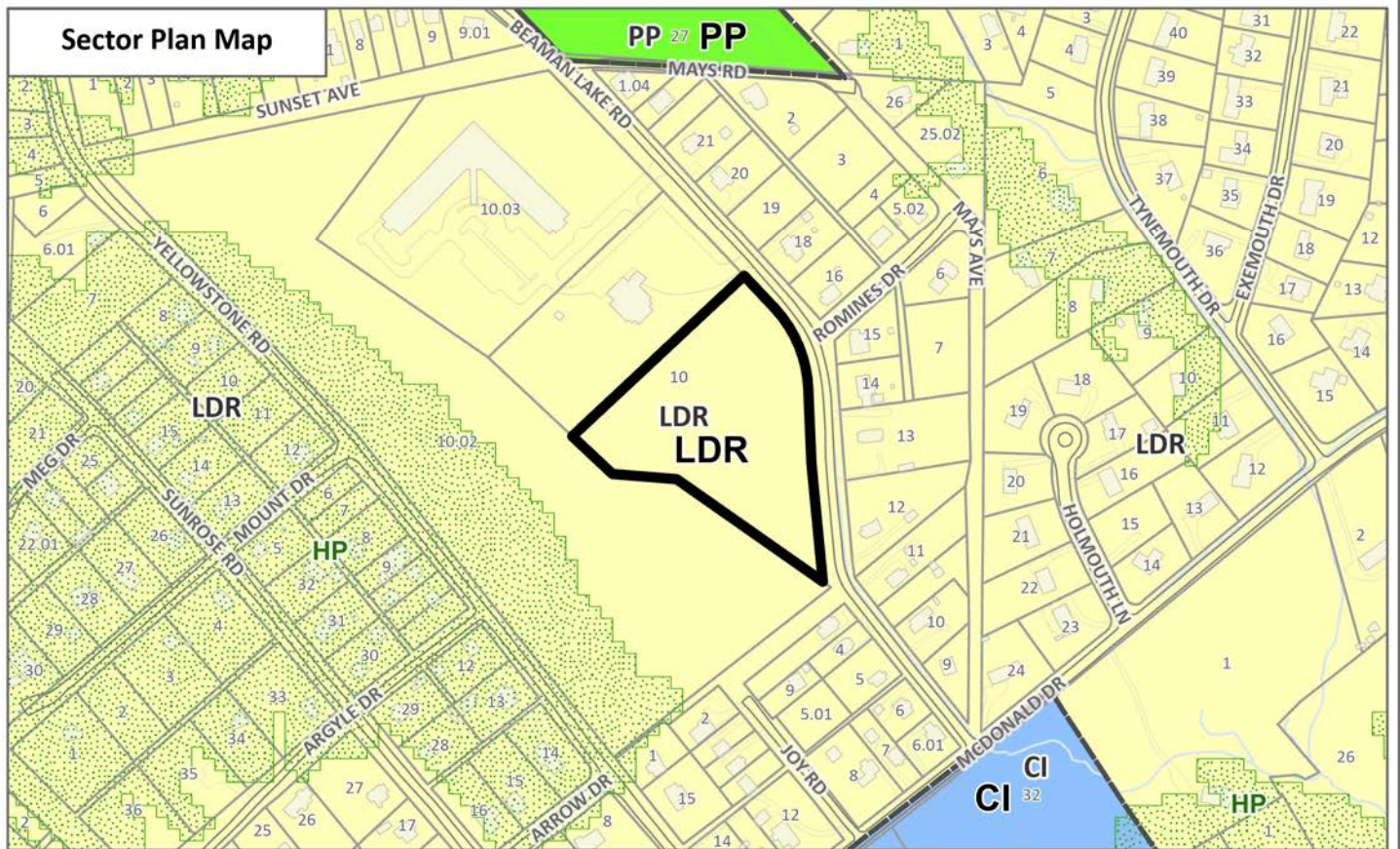
Case boundary



Zoning Map



Sector Plan Map

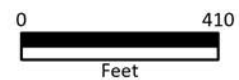


CONTEXTUAL MAPS 2

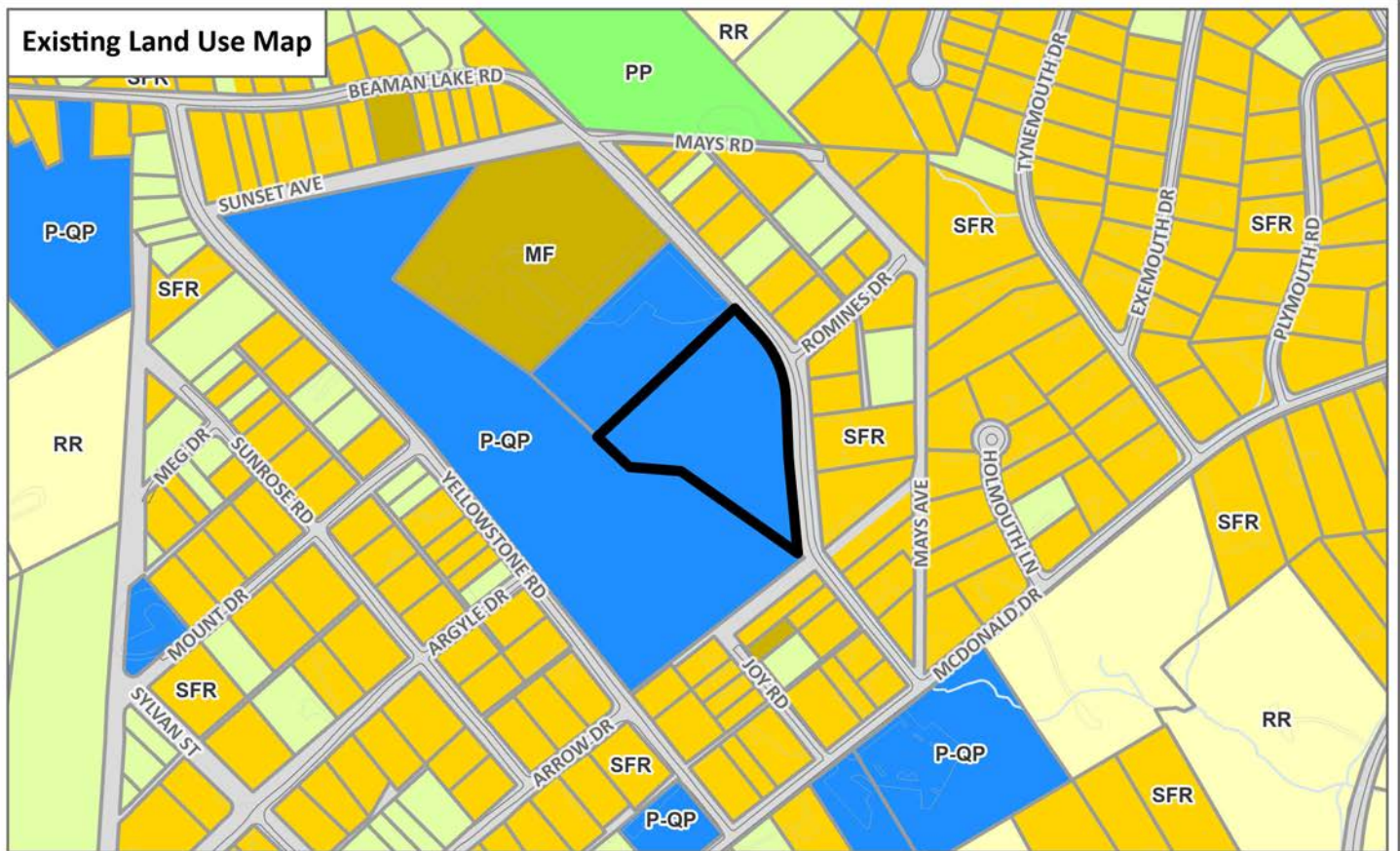
4-R-24-RZ / 4-I-24-PA



Case boundary



Existing Land Use Map

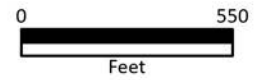


CONTEXTUAL MAPS 3

4-I-24-PA / 4-R-24-RZ



Case boundary



**KNOXVILLE-KNOX COUNTY PLANNING COMMISSION
A RESOLUTION AMENDING THE EAST CITY SECTOR PLAN**

WHEREAS, the Knoxville-Knox County Planning Commission, a regional planning commission established pursuant to state statute, has the duty to make, adopt and amend plans for the physical development of Knoxville and Knox County; and

WHEREAS, the Planning Commission pursuant to state statute has prepared and adopted the Knoxville-Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Council of the City of Knoxville and the Commission of Knox County have adopted the Knoxville Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Planning Commission has prepared the Knox County Future Land Use Map, a portion of which is contained within the East City Sector Plan, consistent with the requirements of the General Plan; and

WHEREAS, the Knoxville-Knox County General Plan 2033, provides criteria for periodic updates and amendments of the land use maps contained within plans initiated by the Planning Commission or in response to applications from property owners; and

WHEREAS, Rev. Harold Middlebrook has submitted an application to amend the Sector Plan from LDR (Low Density Residential) to MDR/O (Medium Density Residential/Office) for property described in the application; and

WHEREAS, the Planning Commission staff recommends approval of a revised amendment to the East City Sector Plan, consistent with General Plan requirements that such amendment represents either a logical extension of a development pattern, or is warranted because of changing conditions in the sector as enumerated in the Plan; and

WHEREAS, the Planning Commission, at its regularly scheduled public hearing on April 11, 2024 after consideration of the staff recommendation and testimony from those persons in support and opposed to the plan amendment, approved the amendment for the subject property, as requested, and/or amended.

NOW, THEREFORE, BE IT RESOLVED BY THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION:

SECTION 1: The Planning Commission hereby adopts the revised amendment to the East City Sector Plan, with its accompanying staff report and map, file #4-K-24-SP.

ty

SECTION 2: This Resolution shall take effect upon its approval.

SECTION 3: The Planning Commission further recommends that Knoxville City Council likewise consider this revised amendment to the General Plan 2033.

Date

Chairman

Secretary



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

Rev. Harold Middlebrook

Applicant Name

Affiliation

2/26/2024

Date Filed

4/11/2024

Meeting Date (if applicable)

4-K-24-SP

File Number(s)

CORRESPONDENCE

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

Tallal Shakarchi LHP Capital, LLC

Name / Company

900 S Gay St Ste 2000 Knoxville TN 37902

Address

317-403-9290 / tshakarchi@lhp.net

Phone / Email

CURRENT PROPERTY INFO

Rev. Harold Middlebrook Church Canaan 1117 Beaman Lake Rd Knoxville TN

Owner Name (if different)

Owner Address

865-524-2842

Owner Phone / Email

1117 BEAMAN LAKE RD

Property Address

83 H A 010

Parcel ID

3.97 acres

Tract Size

Part of Parcel (Y/N)?

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

Southwest side of Beaman Lake Rd, south of Mays Rd, north of McDonald Dr

General Location

☒ City

Council District 6

RN-1 (Single-Family Residential Neighborhood)

Agriculture/Forestry/Vacant Land

☐ County

District

Zoning District

Existing Land Use

East City

Planning Sector

LDR (Low Density Residential)

Sector Plan Land Use Classification

N/A (Within City Limits)

Growth Policy Plan Designation

DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan	<input type="checkbox"/> Planned Development	<input 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) _____			

SUBDIVISION REQUEST

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

ZONING REQUEST

<input type="checkbox"/> Zoning Change	RN-5 (General Residential Neighborhood)	Pending Plat File Number
	Proposed Zoning	
<input checked="" type="checkbox"/> Plan Amendment	MDR/O (Medium Density Residential/Office)	
	Proposed Plan Designation(s)	
Proposed Density (units/acre) Previous Zoning Requests		
Additional Information		

STAFF USE ONLY

PLAT TYPE	Fee 1	Total
<input type="checkbox"/> Staff Review	\$1,700.00	
<input type="checkbox"/> Planning Commission	Fee 2	
ATTACHMENTS	Fee 3	
<input type="checkbox"/> Property Owners / Option Holders		
<input type="checkbox"/> Variance Request		
ADDITIONAL REQUIREMENTS		
<input type="checkbox"/> COA Checklist (Hillside Protection)		
<input type="checkbox"/> Design Plan Certification (Final Plat)		
<input type="checkbox"/> Site Plan (Development Request)		
<input type="checkbox"/> Traffic Impact Study		
<input type="checkbox"/> Use on Review / Special Use (Concept Plan)		

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	Rev. Harold Middlebrook	2/26/2024
	Please Print	Date
Phone / Email		
Property Owner Signature	Rev. Harold Middlebrook Church Canaan Baptist of Christ Inc.	2/26/2024
	Please Print	Date



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

Rev. Harold Middlebrook

Applicant Name

Affiliation

2/26/2024

Date Filed

4/11/2024

Meeting Date (if applicable)

4-R-24-RZ / 4-I-24-PA

File Number(s)

CORRESPONDENCE

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

Tallal Shakarchi LHP Capital, LLC

Name / Company

900 S Gay St Ste 2000 Knoxville TN 37902

Address

317-403-9290 / tshakarchi@lhp.net

Phone / Email

CURRENT PROPERTY INFO

Rev. Harold Middlebrook Church Canaan 1117 Beaman Lake Rd Knoxville TN

Owner Name (if different)

Owner Address

865-524-2842

Owner Phone / Email

1117 BEAMAN LAKE RD

Property Address

83 H A 010

Parcel ID

Part of Parcel (Y/N)?

3.97 acres

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

Southwest side of Beaman Lake Rd, south of Mays Rd, north of McDonald Dr

General Location

☒ City

Council District 6

RN-1 (Single-Family Residential Neighborhood)

Agriculture/Forestry/Vacant Land

☐ County

District

Zoning District

Existing Land Use

East City

Planning Sector

LDR (Low Density Residential)

Sector Plan Land Use Classification

N/A (Within City Limits)

Growth Policy Plan Designation

DEVELOPMENT REQUEST

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

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name

Related Rezoning File Number

Unit / Phase Number

Total Number of Lots Created

Additional Information

- ☐ Attachments / Additional Requirements

ZONING REQUEST

- ☒ Zoning Change **RN-5 (General Residential Neighborhood)**

Proposed Zoning

Pending Plat File Number

- ☒ Plan

Amendment

Proposed Plan Designation(s)

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

\$1,700.00

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.

Rev. Harold Middlebrook

2/26/2024

Applicant Signature

Please Print

Date

Phone / Email

Rev. Harold Middlebrook Church Canaan Baptist of Christ Inc.

2/26/2024

Property Owner Signature

Please Print

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 ☐ OYP
☒ Rezoning

Rev. Harold Middlebrook

Owner

Applicant Name

Affiliation

2/22/24

April 11, 2024

File Number(s)

Date Filed

Meeting Date (if applicable)

4-R-24-Rz
4-I-24-PA
4-K-24-SP

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

Tallal Shakarchi

LHP Capital, LLC

Name

Company

900 S Gay Street, Suite 2000

Knoxville

TN

37902

Address

City

State

ZIP

(317) 403-9290

tshakarchi@lhp.net

Phone

Email

CURRENT PROPERTY INFO

Church Canaan Baptist of Christ Inc.

1117 Beaman Lake Road

(865) 524-2842

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

1117 Beaman Lake Road, Knoxville TN 37914

083HA010 (part of)

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

Sector Plan Land Use Classification

Growth Policy Plan Designation

May 1, 2023

DEVELOPMENT REQUEST

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

Home Occupation (specify) _____

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 **RN-5**
Proposed Zoning
☒ Plan Amendment Change **MDR/O**
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	Total \$1,700
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

Harold A. Middlebrook
Applicant Signature

Rev. Harold Middlebrook

Please Print

Feb. 23, 2024
Date

(865) 524-2842

haroldmiddlebrook@gmail

Phone Number

Email

Harold A. Middlebrook
Property Owner Signature

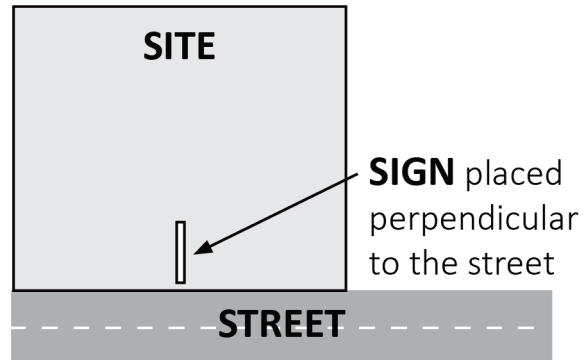
Church Canaan Baptist of Christ Inc.

Please Print

02/27/2024, SG

February 23, 2024
Date Paid

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:

_____ **03/29/2024** _____ and _____ **04/12/2024** _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Rev. Harold Middlebrook

Date: 02/27/2024

File Number: 4-R-24-RZ, 4-I-24-PA & 4-K-24-SP



Sign posted by Staff



Sign posted by Applicant