



SPECIAL USE REPORT

▶ **FILE #:** 7-H-26-SU

AGENDA ITEM #: 20

AGENDA DATE: 7/9/2026

▶ **APPLICANT:** CHURCH CANAAN BAPTIST CHURCH OF CHRIST INC. (REV. HAROLD MIDDLEBROOK)

OWNER(S): Rev. Harold Middlebrook Church Canaan Baptist of Christ Inc.

TAX ID NUMBER: 83 H A 010

[View map on KGIS](#)

JURISDICTION: City Council District 6

STREET ADDRESS: 1117 BEAMAN LAKE RD

▶ **LOCATION:** Southwest side of Beaman Lake Rd, north of McDonald Dr

▶ **APPX. SIZE OF TRACT:** 2.95 acres

SECTOR PLAN: East City

GROWTH POLICY PLAN: N/A (Within the City limits)

ACCESSIBILITY: Access is via Beaman Lake Road, an unstriped minor collector with 17-19 ft of pavement width within a right-of-way width that varies from 58-62 ft.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: Holston River and French Broad River

▶ **ZONING:** RN-1 (Single-Family Residential Neighborhood), (C) (Previously Approved Planned District)

▶ **EXISTING LAND USE:** Public/Quasi Public Land (church)

▶ **PROPOSED USE:** Expansion of a church

HISTORY OF ZONING: In 1980 the property was rezoned from R-1 (Single Family Residential) to RP-1 (Planned Residential) up to 5 du/ac (8-G-80-RZ). In 1989 part of the property was rezoned from RP-1 up to 5 du/ac to R-1A (Low Density Residential) (6-M-89-RZ).

SURROUNDING LAND USE AND ZONING: North: Multifamily residential - RN-5 (General Residential Neighborhood), (C) (Previously Approved Planned District)

South: Agriculture/forestry/vacant land (multifamily development by KCDC)(under construction) - RN-5 (General Residential Neighborhood)

East: Single family residential, agriculture/forestry/vacant land - RN-2 (Single-Family Residential Neighborhood)

West: Public/quasi public land (church-owned forested land) - RN-1 (Single-Family Residential Neighborhood), (C) (Previously Approved Planned District), HP (Hillside Protection Overlay)

NEIGHBORHOOD CONTEXT: The subject property abuts undeveloped wooded land and is an area that features single-family, two-family, and multifamily developments. Skyline

STAFF RECOMMENDATION:

► **Approve the request for the expansion of a place of worship, subject to 4 conditions.**

1. Meeting all applicable requirements of Article 12 (Landscape) and any requirements of the City of Knoxville Urban Forestry Division during permitting, and installing the landscaping as shown on the landscape plan. Tree species may be changed to meet the species diversity requirement (Article 12.4), but the number and general location of plants shall align with the proposed landscape plan.
2. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
3. Meeting all applicable requirements of the City of Knoxville Department of Plans Review and Inspections.
4. Meeting all applicable requirements of the City of Knoxville Department of Engineering.

COMMENTS:

This request is to expand the existing 5,900-sq ft church by approximately 9,700 sq ft to create a new auditorium with 235 seats and provide 100 new parking spaces. The existing auditorium area will serve as the church's fellowship hall, and the existing gravel parking area in the front yard will be removed to make way for the new addition. A driveway connection is proposed to the senior living facility to the north, and a sidewalk connection is proposed to an under-construction multifamily development to the south.

The subject property was rezoned to the RP-1 (Planned Residential) zone with up to 5 du/ac in 1980 (8-G-80-RZ). Per Article 1.4.G.1, the previously approved planned districts remain in effect and are subject to all plans, regulations or conditions of approval. The existing church received use on review approval in 1983 (3-C-83-UR) and was constructed shortly after. Therefore, this expansion proposal was evaluated under the April 1982 zoning ordinance in effect at the time.

The April 1982 Zoning Ordinance allowed churches in all residential zones as a use on review. Special uses took the place of uses on review with the adoption of the current zoning ordinance (adopted January 2020), so this proposal requires special use approval. The portion of the lot not designated "(C)" is subject to the current RN-1 (Single-Family Residential Neighborhood) district standards, which also require a special use for a place of worship.

STANDARDS FOR EVALUATING A SPECIAL USE (ARTICLE 16.2.F.2)

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

- A. The proposed church expansion is not expected to adversely impact any existing neighborhoods and communities, which is consistent with the General Plan's Development Policy 9.3.
- B. The proposed use is not in conflict with the One Year Plan's and East City Sector Plan's LDR (Low Density Residential) land use classification, which recommends residential zoning districts that all permit consideration of the use of a place of worship.

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

- A. The RP-1 district is intended to provide optional methods of land development that encourage more imaginative solutions to environmental design problems. The RN-1 district is intended to accommodate traditional low density residential neighborhoods, exhibiting a predominant development pattern of single-family homes on relatively large lots and with generous setbacks. As mentioned above, a place of worship requires special use approval under both districts.
- B. The proposed development meets all applicable requirements of the RP-1 and RN-1 districts. For example, the proposed number of parking spaces meets the requirements of the former RP-1 district, which has no restrictions on maximum impervious surface coverage. The portion of the parking area within the RN-1 district meets the maximum 40% impervious surface coverage. For all uses except for single-family dwellings, front setbacks in the RP-1 district are approved by the Planning Commission (Article IV, Section 4a.C.1.a of the 1982 ordinance). Staff has no concerns about the proposed 64.08-ft front setback.
- C. The proposed landscaping is designed under the current zoning ordinance standards (Article 12), which exceeds the requirements of the former zoning ordinance (Article V, Section 7.A.5). Per condition 1, the City's Urban Forestry division will review the landscaping requirements under the current standards during the permitting phase.

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 church has operated at this location since the 1980s, and the proposed addition is consistent with the character of this segment of Beaman Lake Road, which features multifamily developments on the same side as the church and single-family dwellings across the street. The proposed 31.35-ft height is compatible with the 1-3-story heights of existing residential structures nearby and with the 4-story multifamily building under construction to the south.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY OR BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC, CONGESTION, OR OTHER IMPACTS DETRACT FROM THE IMMEDIATE ENVIRONMENT.

A. The proposed expansion is not expected to have any significant adverse impacts on adjacent properties. Landscaping is proposed along the property's northern and southern boundaries, which abut multifamily developments. The proposed landscaping across the site and the removal of the gravel parking lot from the front yard would improve the property's aesthetics.

5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.

A. The subject property is accessed via Beaman Lake Road, which is a minor collector street. Although the proposed addition increases the church's seating capacity, it is not expected to draw substantial traffic through local residential streets.

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

A. There are no known uses or environmental factors immediately surrounding the subject property that would pose a potential hazard or have an undesirable impact on the proposed use. The proposed use would likely benefit from the connections to the senior living facility to the north and the under-construction multifamily development to the south.

ESTIMATED TRAFFIC IMPACT: 549 (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.

Exhibit A. Contextual Images



AERIAL MAP



Case boundary

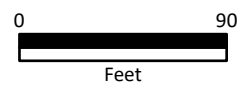
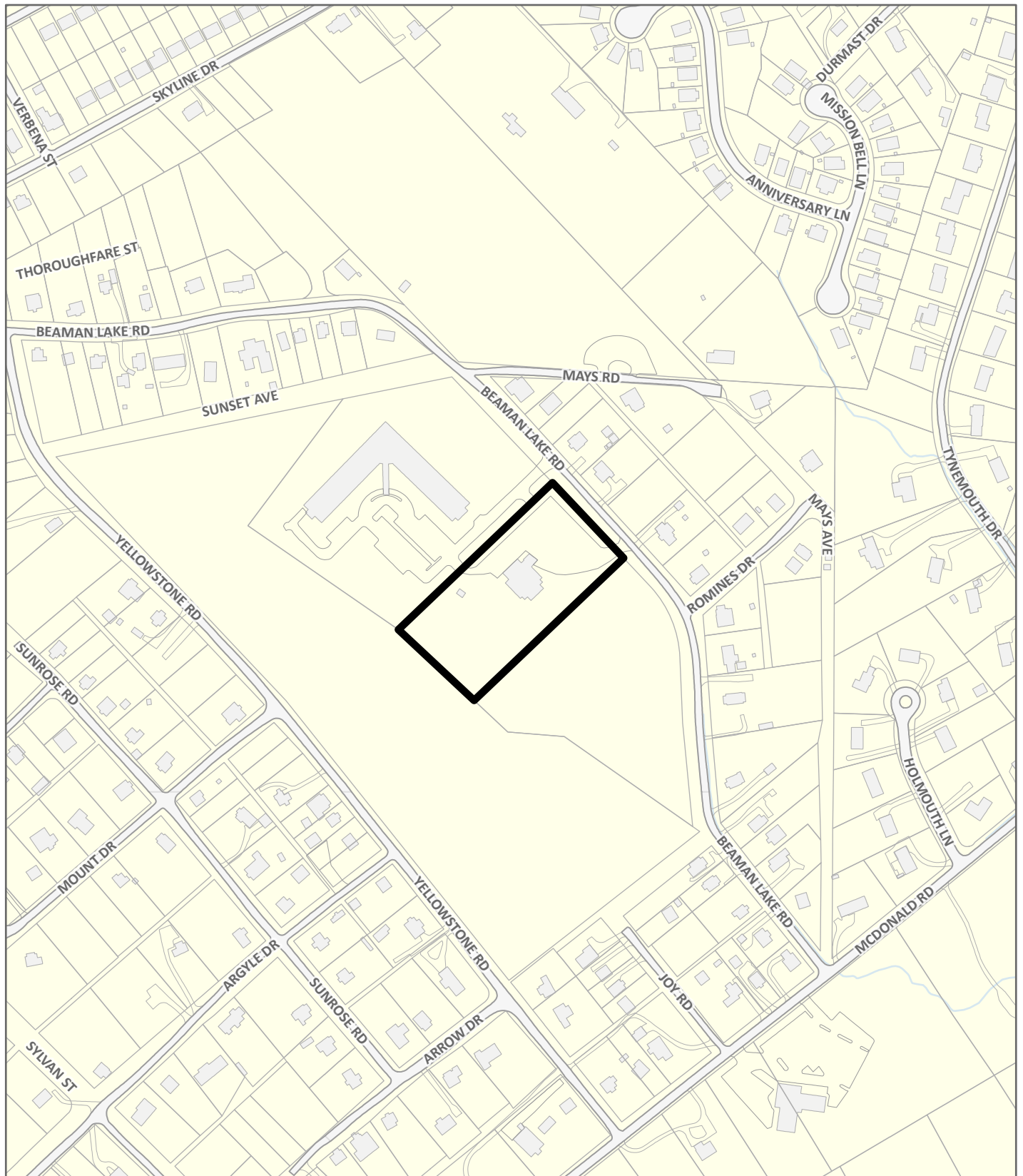


Exhibit A. Contextual Images



LOCATION MAP

7-H-26-SU

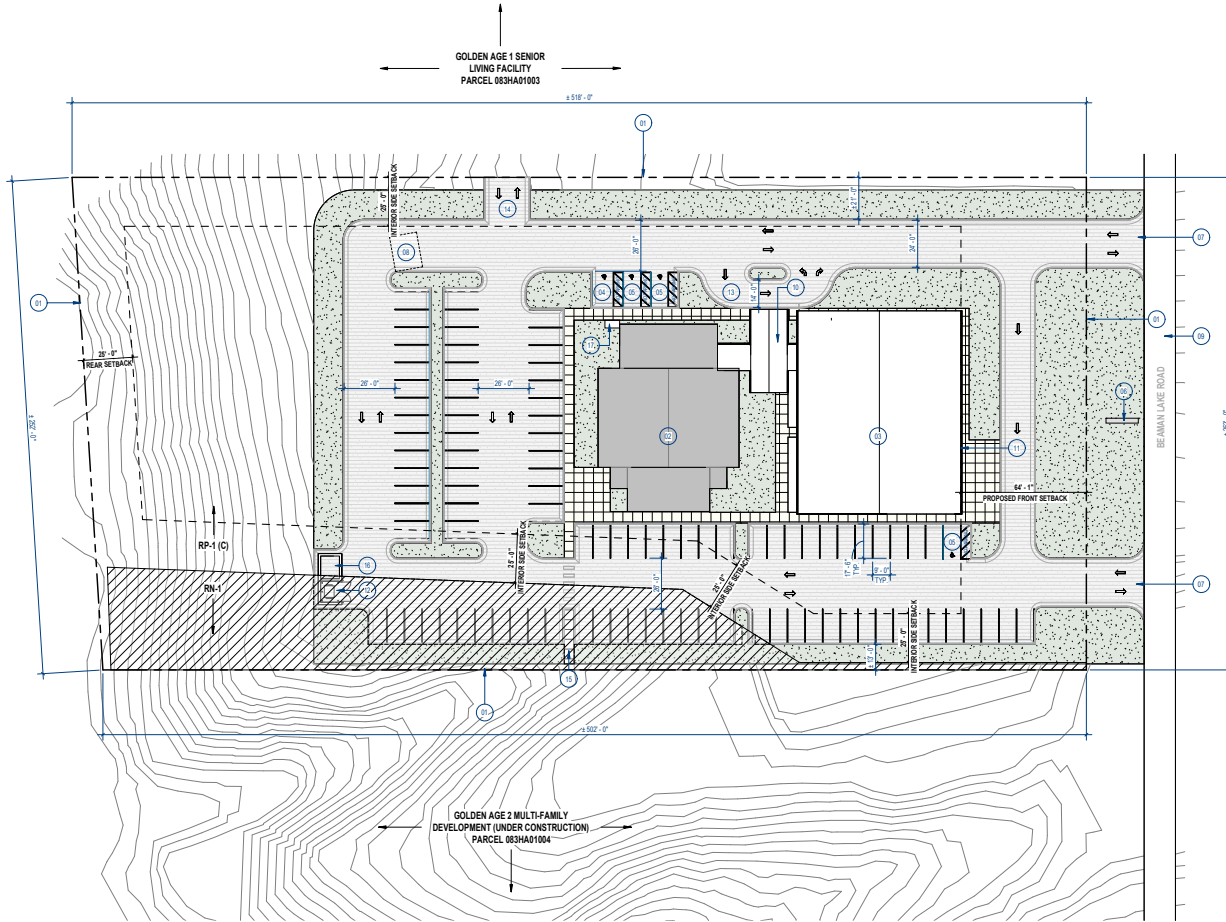


Case boundary





7-H-26-SU
Rev. 6.15.2026



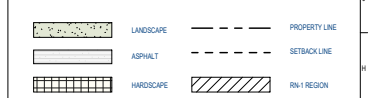
GENERAL NOTES

- A CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION
- B CONSTRUCT ALL SIDEWALKS WITH A MINIMUM 2% CROSS SLOPE AWAY FROM BUILDING, UNLESS NOTED OTHERWISE. SLOPE AWAY FROM BUILDING IS ALACRINT.
- C NEW SIDEWALKS ARE 5'-0" WIDE WITH CONTROL JOINTS EVERY 5'-0" O.C. AND EXPANSION JOINTS EVERY 20'-0" O.C. UNLESS NOTED OTHERWISE.
- D DIMENSIONS SHOWN ON SITE PLAN ARE TO FRONT FACE OF CURB, EXTERIOR FACE OF BUILDING CLADDING, AND CENTERLINE OF STRIPING UNLESS NOTED OTHERWISE. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES DO NOT SCALE THE DRAWINGS.
- E REFER TO CIVIL FOR FINISHED FLOOR ELEVATIONS, PARKING LAYOUT, ACCESSIBLE PATHWAYS, STRIPING, DRIVE SIGNAGE, AND LOCATION OF BUILDING/SITE ELEMENTS.
- F REFER TO CIVIL DRAWINGS FOR EXISTING SITE ITEMS TO REMAIN, TO BE REMOVED, TO BE RELOCATED AND THE RESPONSIBLE PARTY FOR EACH.
- G ALL GRADING SHALL SLOPE AWAY FROM BUILDINGS.

KEYED NOTES

- 01 PROPERTY LINES
- 02 EXISTING FACILITY - 8,797 SQ FT
- 03 NEW ADDITION - 8,936 SQ FT
- 04 ACCESSIBLE PARKING - VAN
- 05 ACCESSIBLE PARKING - CAR
- 06 EXISTING MONUMENT SIGN - TBD
- 07 SITE ACCESS POINT
- 08 APPROXIMATE LOCATION OF EXISTING SHED - TO BE DEMOLISHED
- 09 EXISTING ALLIANCE ROAD
- 10 PRIMARY BUILDING ENTRANCE
- 11 SECONDARY BUILDING ENTRANCE
- 12 CUMBERSTONE ENCLOSURE
- 13 DROP OFF AREA
- 14 EXISTING ACCESS DRIVE TO ADJACENT GOLDEN AGE HOUSING PROPERTY TO BE INCORPORATED INTO THE NEW PARKING LOT TO ACCOMMODATE OVERFLOW PARKING WHEN NEEDED.
- 15 PROPOSED NEW PEDESTRIAN PATHWAY PROVIDING CONNECTIVITY TO THE ADJACENT GOLDEN AGE APARTMENTS DEVELOPMENT IN THE CASE THAT OVERFLOW PARKING IS NEEDED.
- 16 PROPOSED SHED LOCATION - 111 SQ FT
- 17 BIKE RACK - 8 SPOTS

SITE PLAN LEGEND



ZONING REQUIREMENTS

CITY OF KNOWLEDGE ZONING ORDINANCE

RP-1 (C-DESIGNATION) - PLANNED RESIDENTIAL DISTRICT (ZONING ORDINANCE 1982-04-02)

ALLOWED USE:
COMMUNITY FACILITIES

BUILDING SETBACKS
MINIMUM FRONT SETBACK: SHALL BE AS DETERMINED BY THE PLANNING COMMISSION
PERIPHERY BOUNDARY SETBACK: NOT LESS THAN 25 FT

PARKING
1 PER 3 SEATS OR 1 PER 25 SF OF USABLE FLOOR AREA OF AUDITORIUM, WHICHEVER IS GREATER
SEAT COUNT: 255 / 79 SPOTS
USABLE FLOOR AREA: 2,200 SF / 89 SPOTS

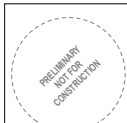
REQUIRED BY SPACES
PROVIDED: 100 SPACES (1 VAN / 3 ADA)

BIKING - PUBLIC USES
1 PER 5,000 SF OF GROSS FLOOR AREA, 4 MIN
REQUIRED BIKE: 4 SPACES
PROVIDED BIKE: 4 SPACES

RN-1 - LOW DENSITY RESIDENTIAL (CURRENT ZONING)

ALLOWED USE:
PLACE OF WORSHIP

IMPERVIOUS AREAS
0.143 IMPERVIOUS: 15,598 OVERALL AREA = 28.4% - MAX 40%



PROJECT INFORMATION
PROJECT NUMBER:
24098
SCHEMATIC DESIGN / DESIGN DEVELOPMENT
CANAAN BAPTIST CHURCH ADDITION

REVISION TRACKING

#	REVISION	DATE
A	ISSUE PACKAGE	2026-06-24

SHEET INFORMATION
AS101
ARCHITECTURAL SITE PLAN

SHEET ISSUE DATE:
2026-06-24

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GENERAL NOTES

FLOOR PLANS

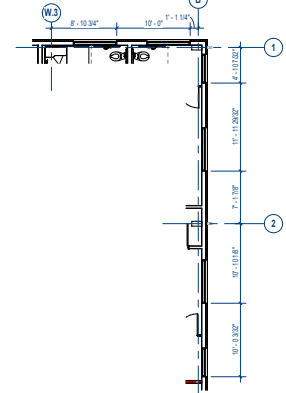
- A CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS CONCERNING THE SCOPE OF WORK OF THIS PROJECT PRIOR TO COMMENCING WITH THE ASSOCIATED WORK. IN THE EVENT THE DIMENSIONS ARE IN QUESTION OR IF ANY DISCREPANCIES ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR CLARIFICATION PRIOR TO PROCEEDING WITH THE WORK. FAILURE TO DO SO CONSTITUTES THE CONTRACTOR'S ACCEPTANCE OF THE WORK AS SHOWN.
- B DIMENSIONS ARE TO FACE OF STUD OR FACE OF MASONRY CONCRETE, UNLESS NOTED OTHERWISE.
- C THE ROUGH OPENING OF A NEW DOOR GRAPHICALLY SHOWN IN THE CORNER OF A ROOM UNDIMENSIONED SHALL BE 0" OR 0" IN MASONRY WALLS (AS GRAPHICALLY INDICATED ON PLANS) OR 0" IN STUD-FRAMED WALLS AS GRAPHICALLY INDICATED ON PLANS FROM THE INSIDE CORNER, UNLESS NOTED OR DIMENSIONED OTHERWISE.
- D THE ROUGH OPENING OF A NEW DOOR GRAPHICALLY SHOWN IN THE CENTER OF A WALL UNDIMENSIONED SHALL BE CENTERED ON THE WALL UNLESS NOTED OR DIMENSIONED OTHERWISE.
- E IN SPACES OPEN TO EXPOSED STRUCTURE ABOVE, PERIMETER WALLS OF SPACE SHALL EXTEND TO UNDERSIDE OF ROOF FLOOR DECKING ABOVE.
- F ALL WALLS ARE TO BE EXTENDED TO UNDERSIDE OF DECK (ROOF OR FLOOR), UNLESS NOTED OTHERWISE.
- G ALL LOCATIONS WHERE BRICK VENEER BUTTS INTO CMU OR CAST STONE, A SOFT JOINT WITH BACKER ROD AND SEALANT SHALL BE PROVIDED.
- H ALL INTERIOR WALLS NOT TAGGED TO BE WALL TYPE S1, NON-FIRE-RATED, & TO BE 6" ABOVE CEILING UNLESS NOTED OTHERWISE.

WALL CONSTRUCTION GRAPHIC LEGEND

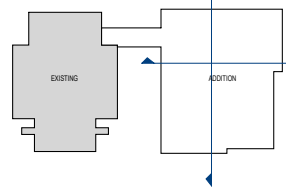
NOT TO SCALE

	EXISTING NON-RATED CONSTRUCTION TO REMAIN		NON-RATED WALL ASSEMBLY
	GLAZING SYSTEM SEE ELEVATIONS & SPECS.		INDICATES LOCATION OF WALL CONTROL JOINT(S)
	1 HOUR-RATED, FIRE PARTITION (SEE SPEC)		INDICATES STACKED WALL

NOTE
A REFER TO SHEET A000, WALL TYPES FOR ADDITIONAL INFORMATION.

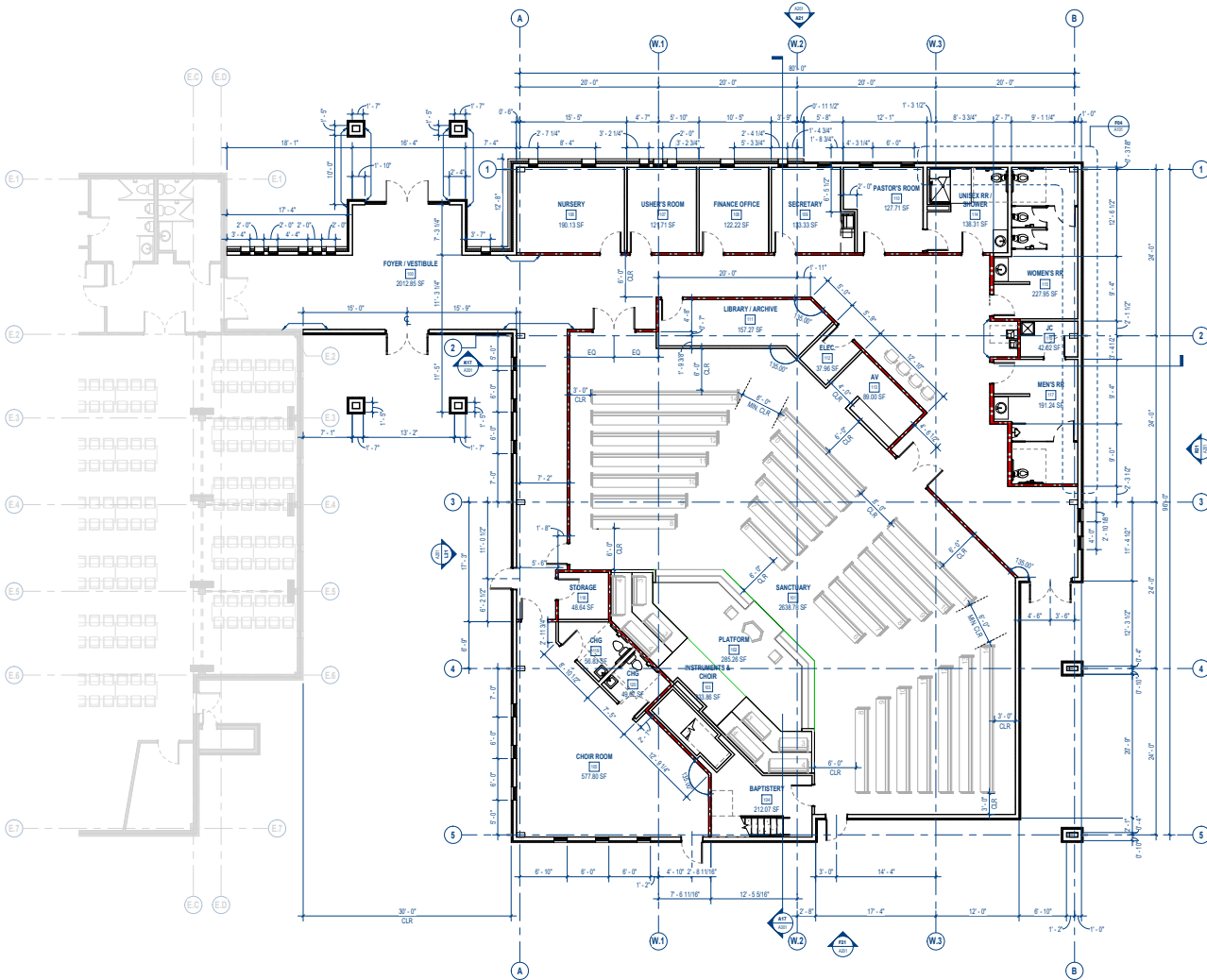


F04 ENLARGED FLOOR PLAN - CLERESTORY
1/8" = 1'-0"



A04 KEY PLAN
NOT TO SCALE

A21 OVERALL FLOOR PLAN - DIMENSIONS
1/8" = 1'-0"



PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT INFORMATION
PROJECT NUMBER:
24098
SCHEMATIC DESIGN
**CANAAN BAPTIST
CHURCH ADDITION**

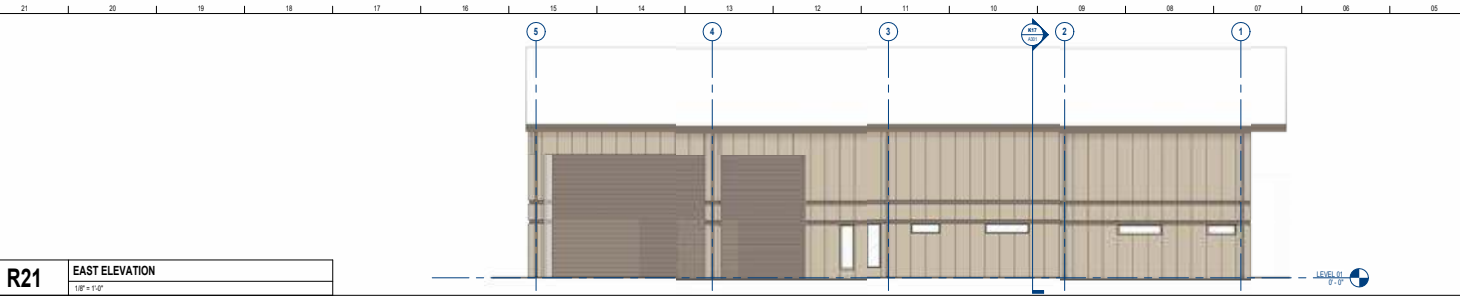
REVISION TRACKING

#	REVISION	DATE

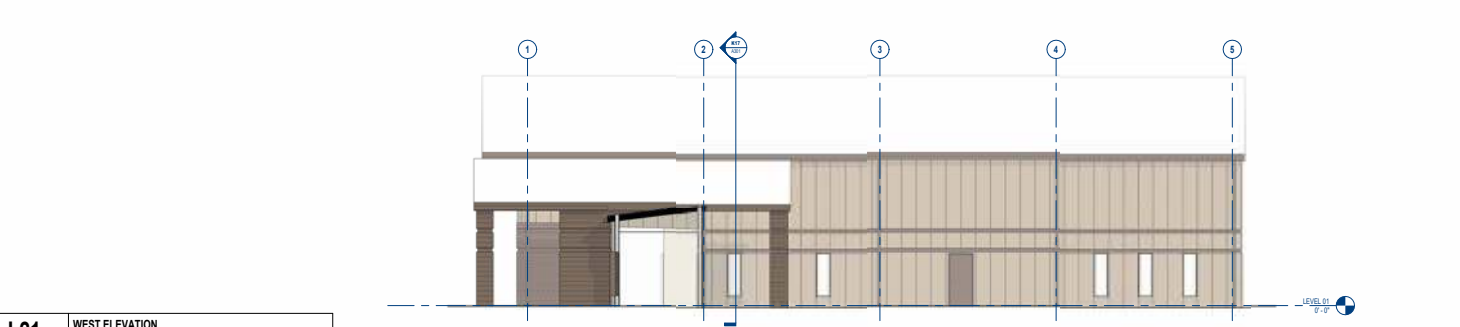
SHEET INFORMATION
A101
OVERALL FLOOR PLAN -
DIMENSIONS
SHEET ISSUE DATE:
2026-05-22

ALL DRAWINGS & DESIGN INCLUDED
HEREIN ARE COPYRIGHT © DESIGN
INDIANAVILLE ARCHITECTS, INC.

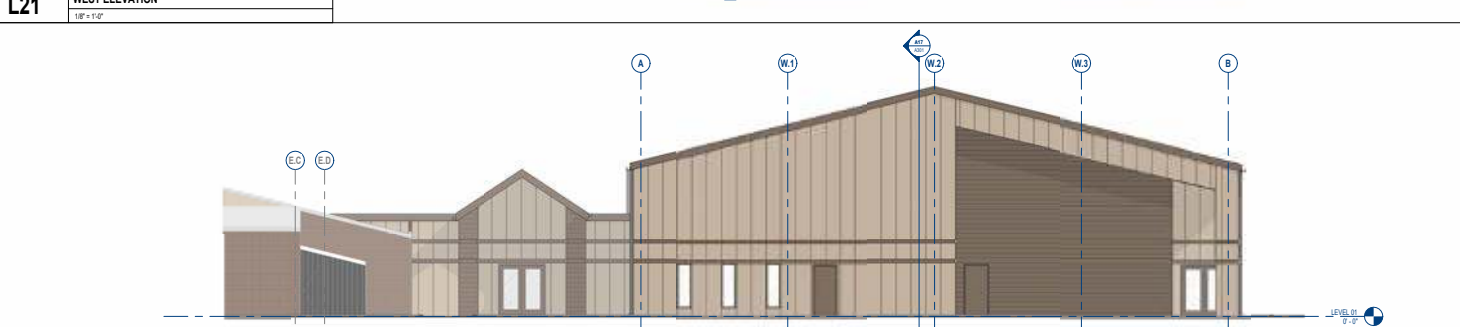
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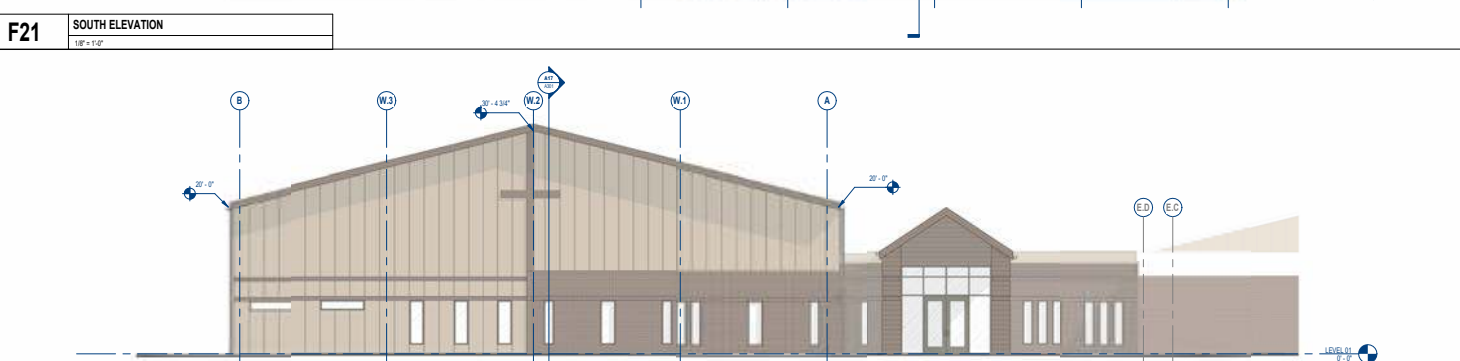
R21 EAST ELEVATION
1/8" = 1'-0"



L21 WEST ELEVATION
1/8" = 1'-0"



F21 SOUTH ELEVATION
1/8" = 1'-0"



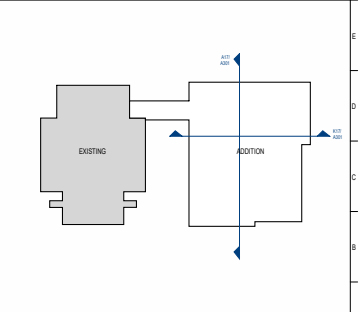
A21 NORTH ELEVATION
1/8" = 1'-0"

GENERAL NOTES	
EXTERIOR ELEVATIONS	
A	EXAMPLE EXTERIOR ELEVATION GENERAL NOTES CONTENT

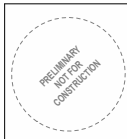
KEYED NOTES	
EXTERIOR ELEVATIONS	

GRAPHIC LEGEND	
NOT TO SCALE	
EXTERIOR ELEVATIONS	
	BRICK, BRICK
	GLAZING, CLEAR
	CRG. CEMENT BOARD & BATTEN
	CRG. CEMENT BOARD LAP SIDING

REVISION TRACKING		
#	REVISION	DATE



A04 KEY PLAN
NOT TO SCALE



PROJECT INFORMATION
PROJECT NUMBER
24098
SCHEMATIC DESIGN
CANAAN BAPTIST CHURCH ADDITION

SHEET INFORMATION
A201
EXTERIOR ELEVATIONS

SHEET ISSUE DATE:
2026-05-22

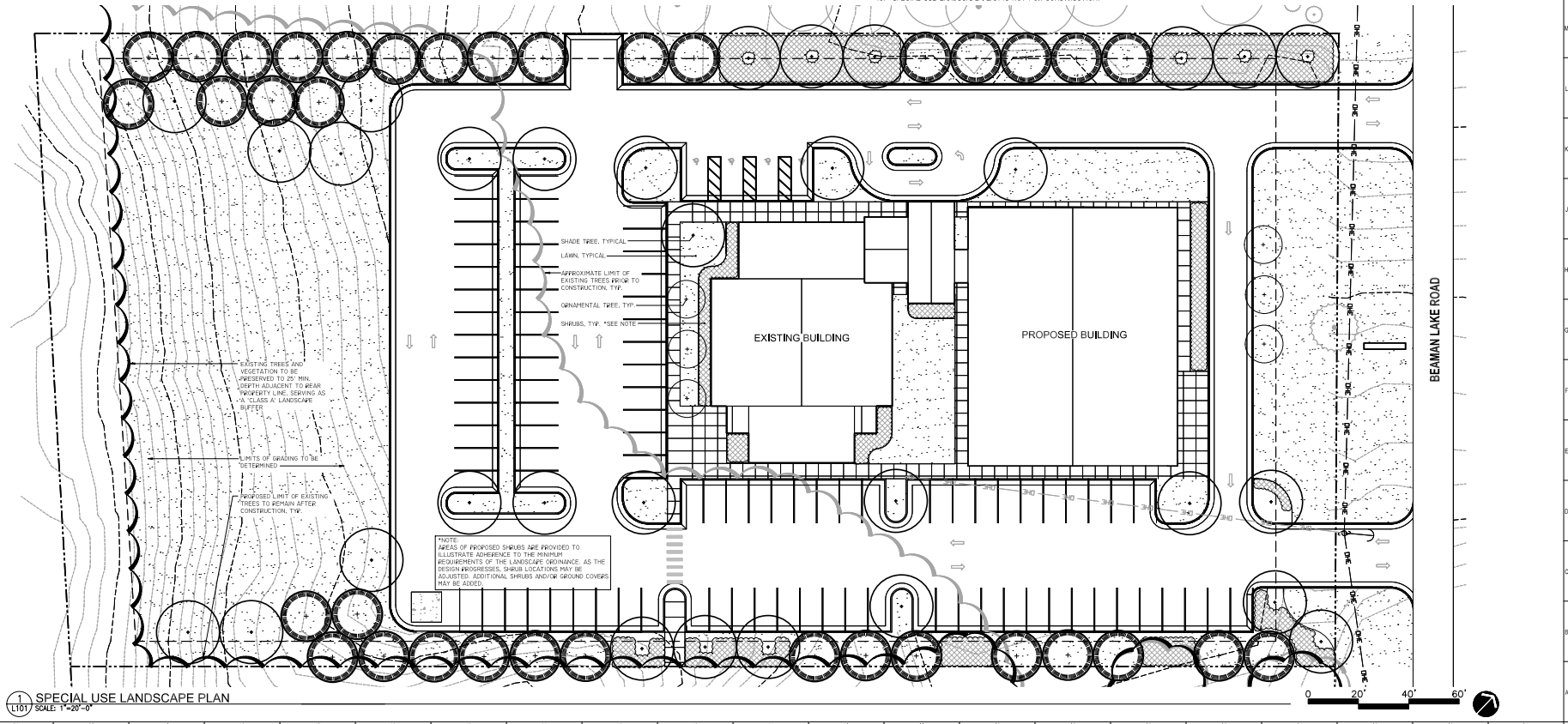
ALL DIMENSIONS & DETAILS UNLESS NOTED OTHERWISE ARE TO BE CONFORMANT WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC).
HEREIN ARE COPYRIGHT © OF DESIGN INNOVATION ARCHITECTS, INC.

DESIGNED BY: [Name]
DRAWN BY: [Name]

CANAAN BAPTIST CHURCH - PLANT LIST-SPECIAL USE PLAN						
QUANTITY	SYMBOL	COMMON NAME	BOTANICAL NAME	ROOTS	MINIMUM SIZE	REMARKS
DECIDUOUS TREES						
33		Shrub Tree (i.e. Oak, Maple, Tulip Poplar, Sweetgum)	TBD	BBB	12" Cal.	Full Crowns
6		Ornamental Tree (i.e. Dogwood, Redbud, Fringe Tree)	TBD	BBB	2" Cal.	Full Crowns
EVERGREEN TREES						
36		Large Evergreen Tree (i.e. Southern Magnolia, Yoshino Cryptomeria, Green Giant Arborvitae)	TBD	Cont.	8' Ht.	Full to Ground
SHRUBS						
TBD		Large Evergreen Shrubs for Screening (i.e. Schip Laurel, Leatherleaf Viburnum)	TBD	Cont.	5 Gal.	Full Plants
TBD		Evergreen Shrubs (i.e. Carissa Holly, Dwarf Burford Holly, Glossy Abelia, Grey Owl Juniper)	TBD	Cont.	3 Gal.	Full Plants (Species, quantity & plant spacing TBD)
TBD		Deciduous Shrubs (i.e. Beautyberry, Virginia Sweetspine, Weigela)	TBD	Cont.	3 Gal.	Full Plants (Species, quantity & plant spacing TBD, 35 minimum proposed.)
5,250	BF	SHRUBS	TBD	Cont.	Varies	SF of Min. Required Shrubs
PENNANTS & GROUND COVERS						
TBD		Evergreen Ground Cover (i.e. Non-spreading Linum, Shore Juniper)	TBD	Cont.	1 Gal.	Full Plants (Species, quantity & plant spacing TBD)
TBD		Perennial Groundcover Grasses (i.e. Heavy Metal Switchgrass, Dwarf Fountain Grass)	TBD	Cont.	3 Gal.	Full Plants (Species, quantity & plant spacing TBD)
LAWNS						
51,200	LF	Seeded Lawns - Fescue Blend		Seed	LF	See Notes & Specifications

PERMITTING NOTES:

- THE 2.95 ACRE PARCEL IS ZONED CITY OF KNOXVILLE RN-1. ADJACENT PARCELS ARE ZONED RN-1 & RN-5.
- PREPARATION OF A SURVEY IS IN PROGRESS. THE DESIGN ILLUSTRATED IS PRELIMINARY AND SUBJECT TO CHANGE.
- PROPOSED LANDSCAPING IS ILLUSTRATED TO DEMONSTRATE THE MINIMUM REQUIREMENTS OF THE CITY OF KNOXVILLE ORDINANCE WILL BE MET. ADDITIONAL LANDSCAPING MAY BE ADDED AS DESIGN PROGRESSES.
- PER KNOXVILLE TREE PROTECTION ORDINANCE, CHAPTER 14-34 DESTRUCTION OR REMOVAL OF TREES, THE APPLICANT PROPOSES TO REMOVE EXISTING TREES AS REQUIRED FOR GRADING.
- PER 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.
- PER KNOXVILLE TREE PROTECTION ORDINANCE, CHAPTER 14-36 PLANTING OF TREES:
 - SITE'S 2.95 ACRES X 8 TREES/ACRE = 24 (MIN.) TREES REQUIRED. (73) TREES ARE PROPOSED.
 - AT LEAST HALF OF REQUIRED TREES SHALL REACH 50' HT. AT MATURITY. 24/2/12. AT LEAST 12 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" CALIBER MINIMUM SIZE REQUIRED AT INSTALLATION.
- PER 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: (73) TREES PROPOSED - MAX. QTY. OF SINGLE SPECIES= 40%. ##%TBD PROPOSED. MIN. NO. OF SPECIES FOR TYPE= 5, #TBD SPECIES PROPOSED.
- 12.5- PARKING LOT PERIMETER LANDSCAPE YARD (PLLY):
 - PLLY LANDSCAPING IS PROPOSED FOR THE PORTION OF THE PARKING LOT FRONTING THE R.O.W.
- 12.6- INTERIOR PARKING LOT LANDSCAPE:
 - SHADE TREES ARE REQUIRED & PROPOSED AT EVERY PARKING LOT ISLAND. 2 SHADE TREES ARE REQUIRED & PROPOSED AT DOUBLE PARKING ISLANDS.
 - LIVE PLANTING IS REQUIRED & PROPOSED AT EVERY PARKING LOT ISLAND.
- 12.7- SITE LANDSCAPE: THE NORTH FACADE IS > 10' (WITH NO PARKING) FROM THE BEAMAN LAKE ROAD R.O.W.:
 - 12.7. B. PLANTING IS REQUIRED ALONG 60% OF THE LINEAR FACADE. 105 LF X 60% = 62 LF MIN. IS REQUIRED. PLANTING IS PROPOSED FOR 65 LF (63%) OF THE FACADE.
 - 12.7. B. 1. SHRUBS @ NORTH FACADE: LENGTH= 103. 103/3 = 35 (MIN.) SHRUBS REQUIRED. AT LEAST 35 SHRUBS ARE PROPOSED.
 - 12.7. B. 2. TREES @ NORTH FACADE: LENGTH= 103'. 103/50 = 2 (MIN.) TREES ARE REQUIRED. 3 TREES ARE PROPOSED.
- 12.7- SITE LANDSCAPE: THE EAST FACADE FRONTS A PARKING LOT:
 - 12.7. B. PLANTING IS REQUIRED ALONG 60% OF THE LINEAR FACADE: 190 LF X 60% = 114 LF MIN. IS REQUIRED. PLANTING IS PROPOSED FOR 114 LF (100%) OF THE FACADE ADJACENT TO THE FOUNDATION AND WITHIN THE EAST BUFFER YARD FRONTING THE BUILDING.
 - 12.7. B. 1. SHRUBS @ EAST FACADE: LENGTH= 190'. 190/3 = 64 (MIN.) SHRUBS REQUIRED. AT LEAST 64 SHRUBS ARE PROPOSED.
 - 12.7. B. 2. TREES @ EAST FACADE: LENGTH= 190'. 190/50 = 4 (MIN.) TREES ARE REQUIRED. 9 TREES ARE PROPOSED WITHIN AN ADJACENT PARKING ISLAND AND WITHIN THE EAST BUFFER FRONTING THE BUILDING.
- 12.7- SITE LANDSCAPE: THE SOUTH FACADE ADJUTS A PARKING AREA:
 - 12.7. B. PLANTING IS REQUIRED ALONG 60% OF THE LINEAR FACADE: 96 LF X 60% = 58 LF MIN. IS REQUIRED. PLANTING IS PROPOSED FOR 85 LF (89%) OF THE FACADE.
 - 12.7. B. 1. SHRUBS @ WEST FACADE: LENGTH= 40'. 40/3 = 13 (MIN.) SHRUBS REQUIRED. AT LEAST 13 SHRUBS ARE PROPOSED.
 - 12.7. B. 2. TREES @ WEST FACADE: LENGTH= 40'. 40/50 = 1 (MIN.) TREE IS REQUIRED. 4 TREES ARE PROPOSED.
- 12.7- SITE LANDSCAPE: 40 LF OF THE WEST FACADE ADJUTS A PARKING AREA:
 - 12.7. B. PLANTING IS REQUIRED ALONG 60% OF THE LINEAR FACADE. 40 LF X 60% = 24 LF MIN. IS REQUIRED. PLANTING IS PROPOSED FOR 24 LF (100%) OF THE FACADE WITHIN THE ADJACENT PARKING ISLAND AND WITHIN THE WEST BUFFER FRONTING THE FACADE.
 - 12.7. B. 1. SHRUBS @ WEST FACADE: LENGTH= 40'. 40/3 = 13 (MIN.) SHRUBS REQUIRED. AT LEAST 13 SHRUBS ARE PROPOSED.
 - 12.7. B. 2. TREES @ WEST FACADE: LENGTH= 40'. 40/50 = 1 (MIN.) TREE IS REQUIRED. 4 TREES ARE PROPOSED.
- 12.8 BUFFER YARDS: 10' MIN. WIDTH CLASS A BUFFERS ARE REQUIRED ON 3 SIDES OF THE PARCEL. EXISTING TREES SHALL BE PRESERVED FOR BUFFERING WHERE SITE GRADING PERMITS. SITE GRADING HAS NOT BEEN DESIGNED. FOR THE PURPOSES OF CONCEPTUAL LANDSCAPE DESIGN, BUFFERING IS PROPOSED AS FOLLOWS:
 - WEST PROPERTY LINE- 500 L.F. OF NEW BUFFERING REQUIRED: 1 SHRUB PER 5' = 100 SHRUBS. 1 EVERGREEN TREE PER 25' = 20 EVERGREEN TREES. 1 SHADE TREE/50' = 10 SHADE TREES.
 - SOUTH PROPERTY LINE- 25' MIN. DEPTH OF EXISTING TREES TO BE PRESERVED AND CREDITED FOR BUFFERING.
 - EAST PROPERTY LINE- 400 L.F. OF NEW BUFFERING REQUIRED: 1 SHRUB PER 5' = 80 SHRUBS. 1 EVERGREEN TREE PER 25' = 16 EVERGREEN TREES. 1 SHADE TREE/50' = 8 SHADE TREES.
- SPECIAL USE LANDSCAPE PLAN IS NOT FOR CONSTRUCTION.



PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT INFORMATION:

PROJECT NUMBER:
24098

SCHEMATIC DESIGN
**CANAAN BAPTIST
CHURCH ADDITION**

REVISION INFORMATION:

SHEET INFORMATION:

L101
SPECIAL USE
LANDSCAPE PLAN

SHEET ISSUE DATE:
2020-05-26

ALL DRAWINGS & DESIGNING INCLUDED
HEREIN ARE THE PROPERTY OF DESIGN
INNOVATION ARCHITECTS, INC.

1 SPECIAL USE LANDSCAPE PLAN
SCALE: 1"=20'-0"

Public Notice and Community Engagement

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). The contact information you provide in your application may be used for that purpose. We require applicants to acknowledge their role in this process.

Sign Posting and Removal

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.

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.

Acknowledgement

By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

06/27/2026

07/10/2026

Date to be Posted

Date to be Removed

Have you engaged the surrounding property owners to discuss your request?

- Yes No
 No, but I plan to prior to the Planning Commission meeting



Applicant Signature

Church Canaan Baptist Church of Christ Inc.
(Rev. Harold Middlebrook)

Applicant Name

05/26/2026

Date