# SPECIAL USE REPORT

| | |
|---|---|
| ▸ **FILE #: 11-D-26-SU** | **AGENDA ITEM #: 14** |
| | **AGENDA DATE: 11/12/2026** |
| ▸ **APPLICANT:** | **CHURCH CANAAN BAPTIST CHURCH OF CHRIST INC. (REV. HAROLD MIDDLEBROOK)** |
| OWNER(S): | 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, a minor collector with 16-18 ft of pavement width within a right-of-way width that varies from 59-62 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 Plan District)** |
| ▸ **EXISTING LAND USE:** | **Public/Quasi Public Land (Place of Worship)** |
| ▸ **PROPOSED USE:** | **Reduction of the minimum required parking spaces for a Previously Approved Plan District** |
| HISTORY OF ZONING: | In 1980, a request to rezone the property from R-1 (Single Family Residential) to RP-1 (Planned Residential) up to 5 du/ac (8-G-80-RZ). |
| SURROUNDING LAND USE AND ZONING: | North: Multifamily residential - RN-5 (General Residential Neighborhood), (C) (Previously Approved Plan District) |
| | South: Agriculture/forestry/vacant land - 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 Plan 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 Park is within 400 feet to the northeast. |

**STAFF RECOMMENDATION:**

- **Approve the request to reduce the number of minimum required parking spaces for 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:**

The Planning Commission approved an expansion of the Canaan Baptist Church in July under the former RP-1 (Planned Residential) district standards of the April 1982 Zoning Ordinance (7-H-26-SU). The approved plan included 100 parking spaces, exceeding the minimum required 97. The applicant now requests that the minimum required parking spaces be reduced to 78 to minimize disturbance on the site (supplemental letter in Exhibit B), which warrants another special use approval.

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 Planning Commission approved the expansion of the church with the previous application. The proposed reduction in parking is consistent with the General Plan's Development Policy 9.3, to ensure the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities.
B. The request 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 former RP-1 district is intended to provide optional methods of land development that encourage more imaginative solutions to environmental design problems.
B. The former zoning ordinance requires one parking space for either every 3 seats or every 25 sq ft of usable auditorium floor area, whichever is greater, yielding a minimum of 97 parking spaces for the church. For Previously Approved Planned Districts, variances from the former zoning ordinance are heard by the Planning Commission, rather than the Board of the Zoning Appeals, as part of a special use review.
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 Planning Commission approved the expansion of the church with the previous application. There are no compatibility concerns with the revised parking layout.

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 reduction in parking is not expected to have any significant adverse impact on adjacent properties. Additional parking can be accommodated on the adjacent senior living facility to the north if needed. Similar to the recently approved plan, 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. Approval of this request is not expected to draw substantial additional traffic through local residential streets. The existing bus stops in front of the adjacent northern property provide a transit option for the church users.

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 parking layout.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

The Planning Commission's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed.




**SPECIAL USE** **11-D-26-SU**

Reduction of the minimum required parking spaces for a Previously Approved Plan District in RN-1 (Single-Family Residential Neighborhood), (C) (Previously Approved Plan District)

**Original Print Date:** 10/1/2026

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

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

**Map No:** 83

**Jurisdiction:** City

0 225

Feet

N

# Exhibit A. Contextual Images




## AERIAL MAP

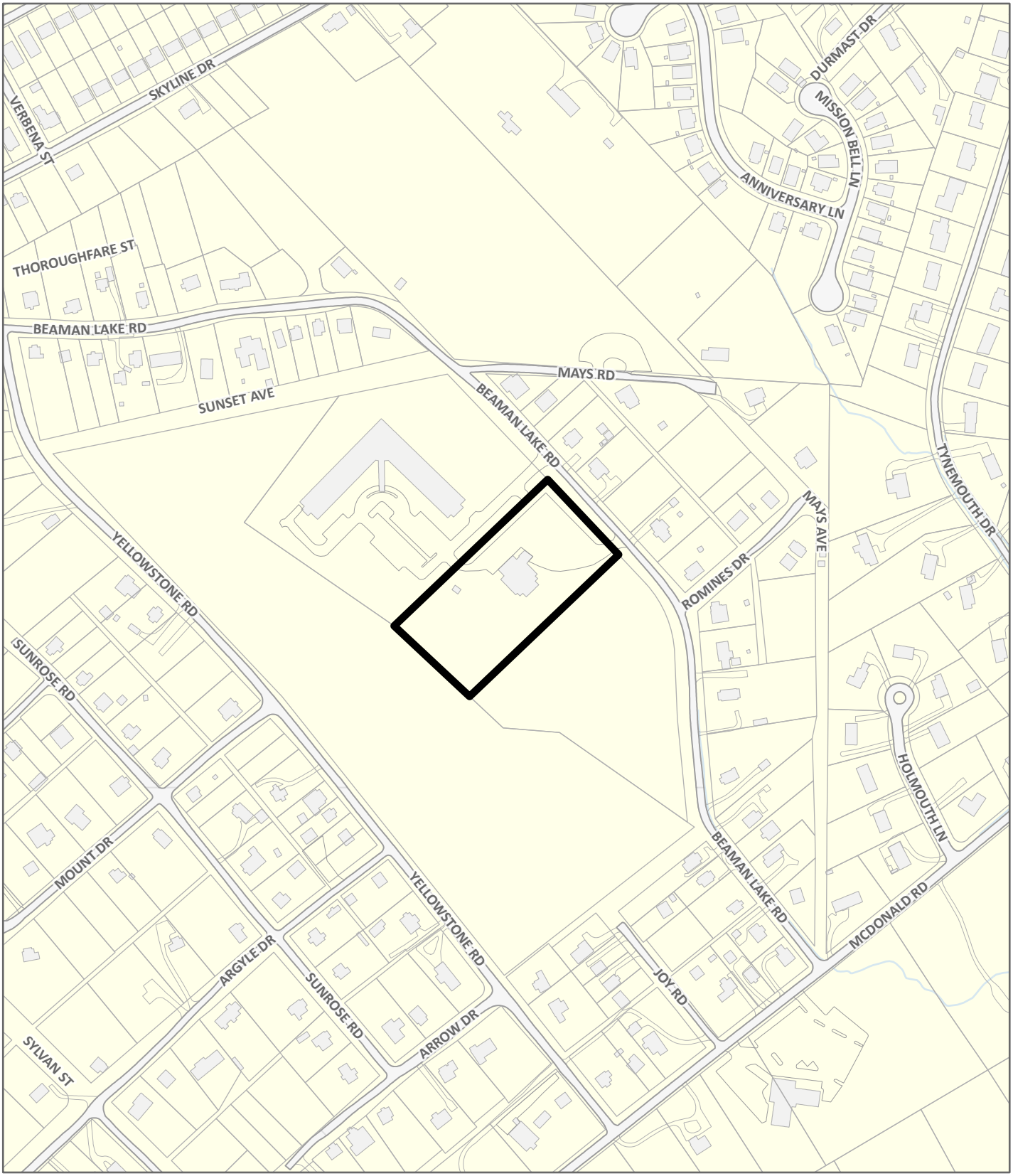
Case boundary

0 90

Feet

N

# Exhibit A. Contextual Images




**LOCATION MAP** **11-D-26-SU**

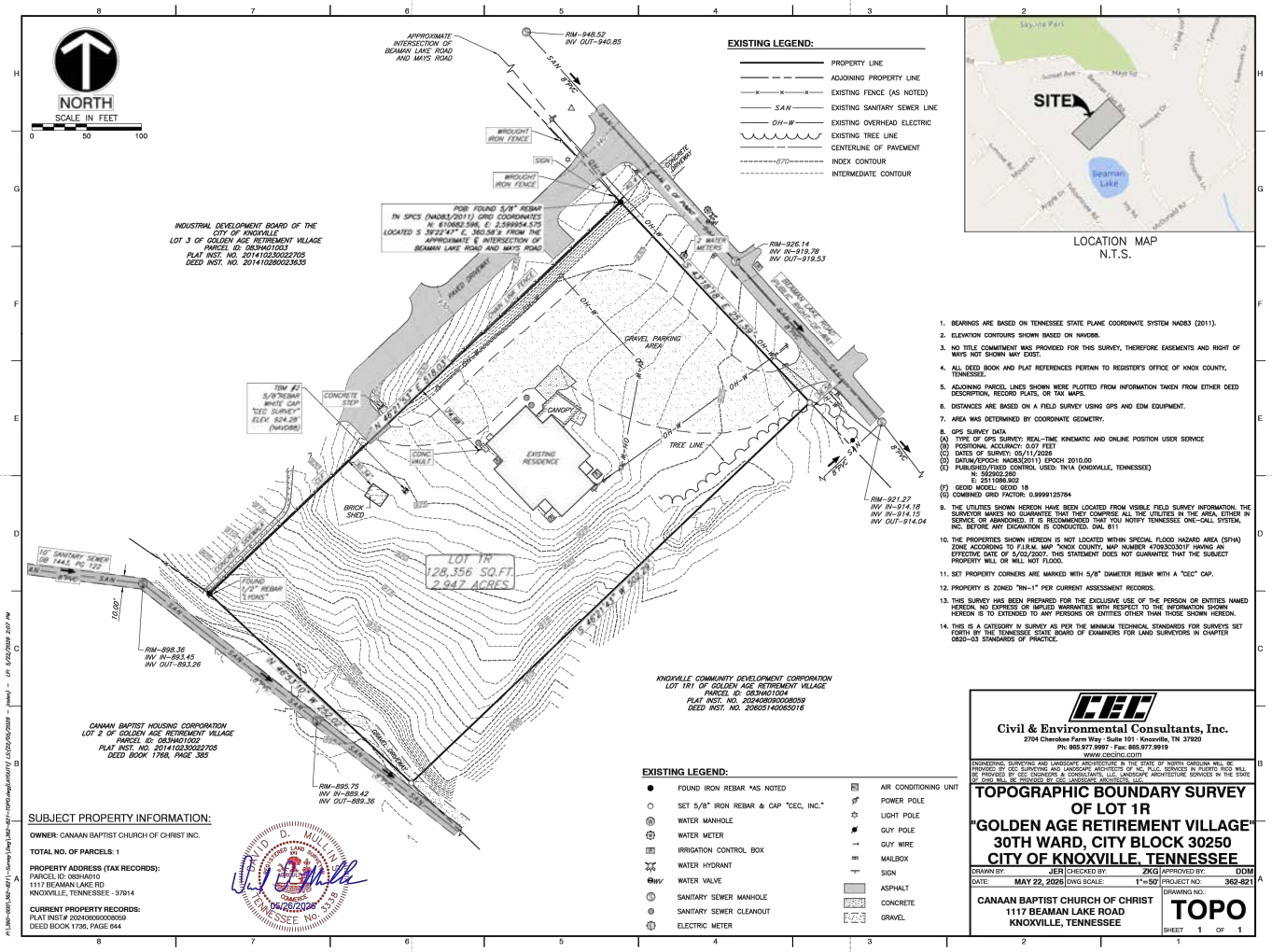
Case boundary

0 360

Feet

N

11-D-26-SU
Rev 10.14.2026







LOCATION MAP
N.T.S.

1. BEARINGS ARE BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM NAD83 (2011).
2. ELEVATION CONTOURS SHOWN BASED ON NAVD88.
3. NO TITLE COMMITMENT WAS PROVIDED FOR THIS SURVEY, THEREFORE EASEMENTS AND RIGHT OF WAYS NOT SHOWN MAY EXIST.
4. ALL DEED BOOK AND PLAT REFERENCES PERTAIN TO REGISTER'S OFFICE OF KNOX COUNTY, TENNESSEE.
5. ADJOINING PARCEL LINES SHOWN WERE PLOTTED FROM INFORMATION TAKEN FROM EITHER DEED DESCRIPTION, RECORD PLATS, OR TAX MAPS.
6. DISTANCES ARE BASED ON A FIELD SURVEY USING GPS AND EDM EQUIPMENT.
7. AREA WAS DETERMINED BY COORDINATE GEOMETRY.
8. GPS SURVEY DATA
(A) TYPE OF GPS SURVEY: REAL-TIME KINEMATIC AND ONLINE POSITION USER SERVICE
(B) POSITIONAL ACCURACY: 0.07 FEET
(C) DATES OF SURVEY: 05/11/2026
(D) DATUM/EPOCH: NAD83(2011) EPOCH 2010.00
(E) PUBLISHED/FIXED CONTROL USED: TN1A (KNOXVILLE, TENNESSEE)
N: 562902.260
E: 2511086.902
(F) GEOID MODEL: GEOID 18
(G) COMBINED GRID FACTOR: 0.9999125784
9. THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM VISIBLE FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THEY COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. IT IS RECOMMENDED THAT YOU NOTIFY TENNESSEE ONE-CALL SYSTEM, INC. BEFORE ANY EXCAVATION IS CONDUCTED. DIAL 811
10. THE PROPERTIES SHOWN HEREON IS NOT LOCATED WITHIN SPECIAL FLOOD HAZARD AREA (SFHA) ZONE ACCORDING TO F.I.R.M. MAP "KNOX COUNTY, MAP NUMBER 47093C0330 I" HAVING AN EFFECTIVE DATE OF 5/02/2007. THIS STATEMENT DOES NOT GUARANTEE THAT THE SUBJECT PROPERTY WILL OR WILL NOT FLOOD.
11. SET PROPERTY CORNERS ARE MARKED WITH 5/8" DIAMETER REBAR WITH A "CEC" CAP.
12. PROPERTY IS ZONED "RN-1" PER CURRENT ASSESSMENT RECORDS.
13. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.
14. THIS IS A CATEGORY IV SURVEY AS PER THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS SET FORTH BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS IN CHAPTER 0820-03 STANDARDS OF PRACTICE.

## SUBJECT PROPERTY INFORMATION:

**OWNER:** CANAAN BAPTIST CHURCH OF CHRIST INC.

**TOTAL NO. OF PARCELS:** 1

**PROPERTY ADDRESS (TAX RECORDS):**
PARCEL ID: 083HA010
1117 BEAMAN LAKE RD
KNOXVILLE, TENNESSEE - 37914

**CURRENT PROPERTY RECORDS:**
PLAT INST# 202408080008059
DEED BOOK 1735, PAGE 644





CEC
Civil & Environmental Consultants, Inc.
2704 Cherokee Farm Way - Suite 101 - Knoxville, TN 37920
Ph: 865.977.9997 - Fax: 865.977.9919
www.cecinc.com



ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC SURVEYING AND LANDSCAPE ARCHITECTS OF NC, PLLC. SERVICES IN PUERTO RICO WILL BE PROVIDED BY CEC ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF OHIO WILL BE PROVIDED BY CEC LANDSCAPE ARCHITECTS, LLC.


# TOPOGRAPHIC BOUNDARY SURVEY OF LOT 1R "GOLDEN AGE RETIREMENT VILLAGE" 30TH WARD, CITY BLOCK 30250 CITY OF KNOXVILLE, TENNESSEE

| | | | | | |
|---|---|---|---|---|---|
| DRAWN BY: | JER | CHECKED BY: | ZKG | APPROVED BY: | DDM |
| DATE: | MAY 22, 2026 | DWG SCALE: | 1"=50' | PROJECT NO: | 362-821 |

**CANAAN BAPTIST CHURCH OF CHRIST**
**1117 BEAMAN LAKE ROAD**
**KNOXVILLE, TENNESSEE**

DRAWING NO.: **TOPO**
SHEET 1 OF 1

BASE INFORMATION WAS TAKEN FROM A TOPOGRAPHIC AND BOUNDARY SURVEY PREPARED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC., DATED 05/22/2026. DIA, INC AND ANY OF THEIR CONSULTANTS SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.

811
Know what's below.
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DIA

PRELIMINARY NOT FOR CONSTRUCTION

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

REVISION TRACKING:

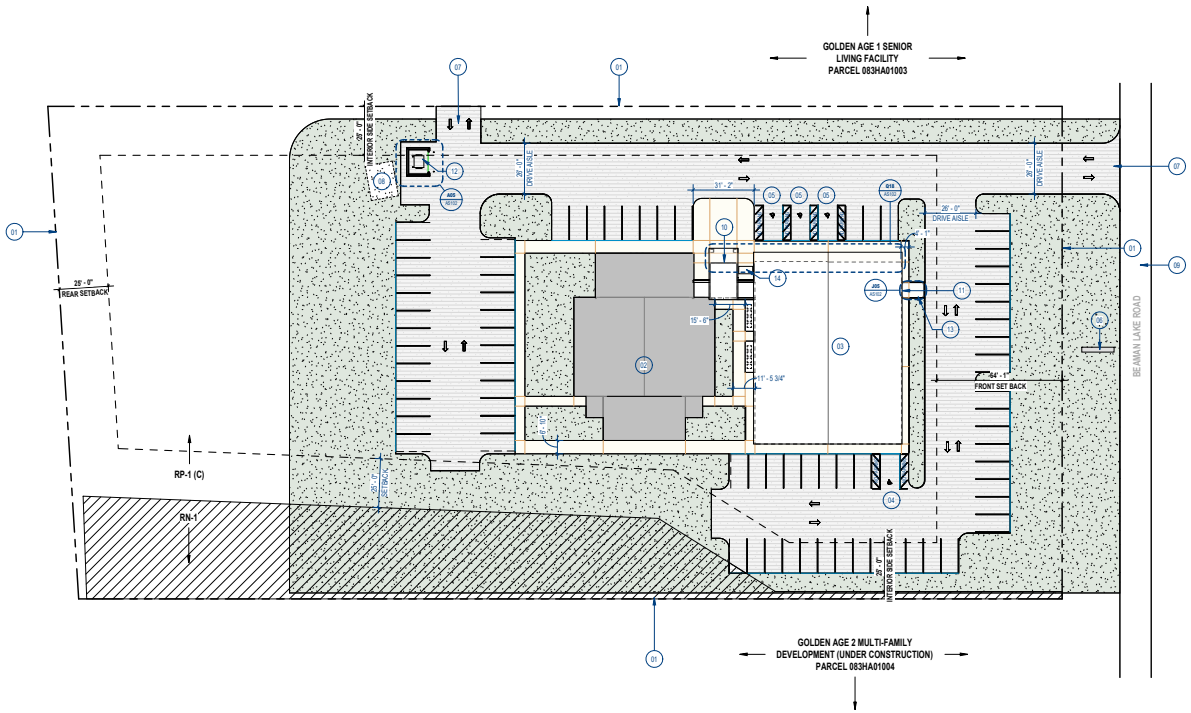
| # | REVISION | DATE |
|---|---|---|
| A | SD/DD PACKAGE | 2026-05-04 |
| B | CD PACKAGE | 2026-05-18 |

SHEET INFORMATION:
**C100**
EXISTING CONDITIONS
SHEET ISSUE DATE:
2026-06-24


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AIA, ALAN RENFRO II
ELECTRONIC SEAL/STAMP

H:\PROJECTS\24098 Canaan Baptist Church Addition\Working Drawings\AutoCAD\C24-C25\24098_EX1.dwg
5/18/2026 3:34:31 PM




## A21 OVERALL SITE PLAN

1" = 30'-0"

## - GENERAL NOTES

ARCHITECTURAL SITE

A CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION
B CONSTRUCT ALL SIDEWALKS WITH A MAXIMUM 2% CROSS SLOPE AWAY FROM BUILDING, UNLESS NOTED OTHERWISE. SLOPE AWAY FROM BUILDING IF ADJACENT.
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 SHOW 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 ELEVATION(S), PARKING LAYOUT, ACCESSIBLE PATHWAYS, STRIPING, DRIVE SIGNAGE, AND LOCATION OF BUILDING/BUILT 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

ARCHITECTURAL SITE

01 PROPERTY LINES
02 EXISTING FACILITY - 5,797 SQ FT
03 NEW ADDITION - 7,417 SQ FT
04 ACCESSIBLE PARKING - VAN
05 ACCESSIBLE PARKING - CAR
06 EXISTING MONUMENT SIGN - TO REMAIN AND BE REFURBISHED
07 SITE ACCESS POINT
08 APPROXIMATE LOCATION OF EXISTING SHED - TO BE DEMOLISHED
09 EXISTING 2-LANE ROAD
10 PRIMARY BUILDING ENTRANCE
11 SECONDARY BUILDING ENTRANCE
12 DUMPSTER ENCLOSURE
13 PREFABRICATED CANOPY - ADD ALTERNATE
14 BIKE RACK - 8 SPOTS

## SITE PLAN LEGEND

NOT TO SCALE

LANDSCAPE
ASPHALT
HARDSCAPE
CRITICAL SIDEWALK JOINTS
PROPERTY LINE
SETBACK LINE
RN-1 REGION

## - ZONING REQUIREMENTS

CITY OF KNOXVILLE 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: 227 / 76 SPOTS
USABLE FLOOR AREA: 2,429 SF / 97 SPOTS
REQUIRED: 97 SPACES
**PROVIDED:** 78 SPACES (1 VAN / 3 ADA)
PROVIDED PARKING WILL BE REDUCED AS PART OF A SPECIAL USE/VARIANCE APPLICATION

**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 AREA:**
25 IMPERVIOUS / 15,598 OVERALL AREA = **2%** < MAX. 40%

DIA

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION:

PROJECT NUMBER:
**24098**

CONSTRUCTION DOCUMENTS
**CANAAN BAPTIST CHURCH ADDITION**

REVISION TRACKING:

| # | REVISION | DATE |
|---|---|---|
| A | SD/DD PACKAGE | 2026-08-24 |
| B | EARLY RELEASE PACKAGE - SITE & FOUNDATION | 2026-09-18 |

SHEET INFORMATION:

**AS101**

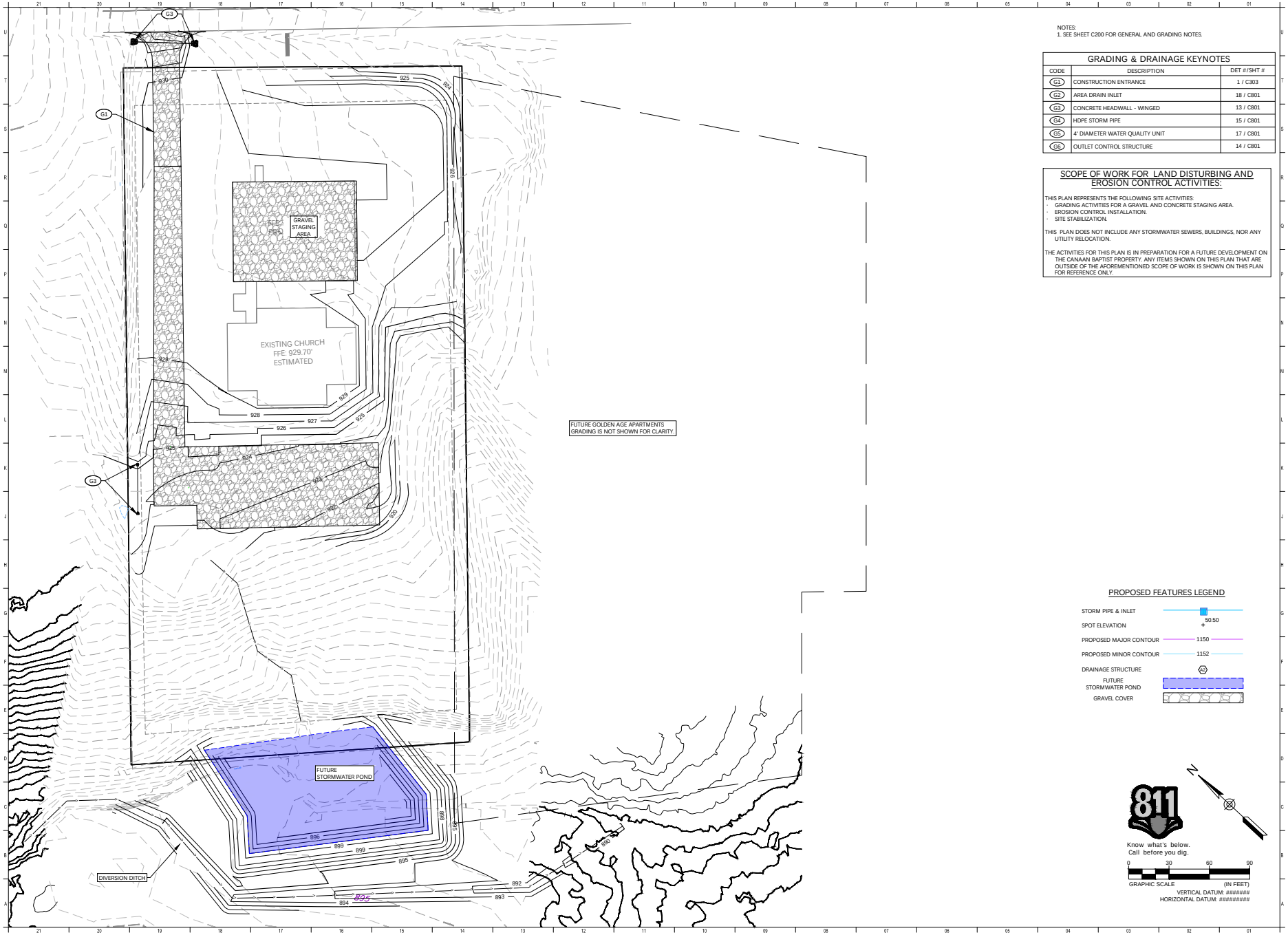
**ARCHITECTURAL SITE PLAN**

SHEET ISSUE DATE:
**2026-09-18**

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A.H.J.R. REVIEW KEY
ELECTRONIC PERMIT STAMP

10/14/2026 9:46:42 AM




NOTES:
1. SEE SHEET C200 FOR GENERAL AND GRADING NOTES.

## GRADING & DRAINAGE KEYNOTES

| CODE | DESCRIPTION | DET #/SHT # |
|---|---|---|
| G1 | CONSTRUCTION ENTRANCE | 1 / C303 |
| G2 | AREA DRAIN INLET | 18 / C801 |
| G3 | CONCRETE HEADWALL - WINGED | 13 / C801 |
| G4 | HDPE STORM PIPE | 15 / C801 |
| G5 | 4' DIAMETER WATER QUALITY UNIT | 17 / C801 |
| G6 | OUTLET CONTROL STRUCTURE | 14 / C801 |

## SCOPE OF WORK FOR LAND DISTURBING AND EROSION CONTROL ACTIVITIES:

THIS PLAN REPRESENTS THE FOLLOWING SITE ACTIVITIES:
- GRADING ACTIVITIES FOR A GRAVEL AND CONCRETE STAGING AREA.
- EROSION CONTROL INSTALLATION.
- SITE STABILIZATION.

THIS PLAN DOES NOT INCLUDE ANY STORMWATER SEWERS, BUILDINGS, NOR ANY UTILITY RELOCATION.

THE ACTIVITIES FOR THIS PLAN IS IN PREPARATION FOR A FUTURE DEVELOPMENT ON THE CANAAN BAPTIST PROPERTY. ANY ITEMS SHOWN ON THIS PLAN THAT ARE OUTSIDE OF THE AFOREMENTIONED SCOPE OF WORK IS SHOWN ON THIS PLAN FOR REFERENCE ONLY.

## PROPOSED FEATURES LEGEND

- STORM PIPE & INLET
- SPOT ELEVATION 50.50
- PROPOSED MAJOR CONTOUR 1150
- PROPOSED MINOR CONTOUR 1152
- DRAINAGE STRUCTURE
- FUTURE STORMWATER POND
- GRAVEL COVER

Know what's below.
Call before you dig.

0 30 60 90
GRAPHIC SCALE (IN FEET)
VERTICAL DATUM: #######
HORIZONTAL DATUM: ##########

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION:
PROJECT NUMBER:
**24098**
CONSTRUCTION DESIGN

**CANAAN BAPTIST CHURCH ADDITION**

REVISION TRACKING:

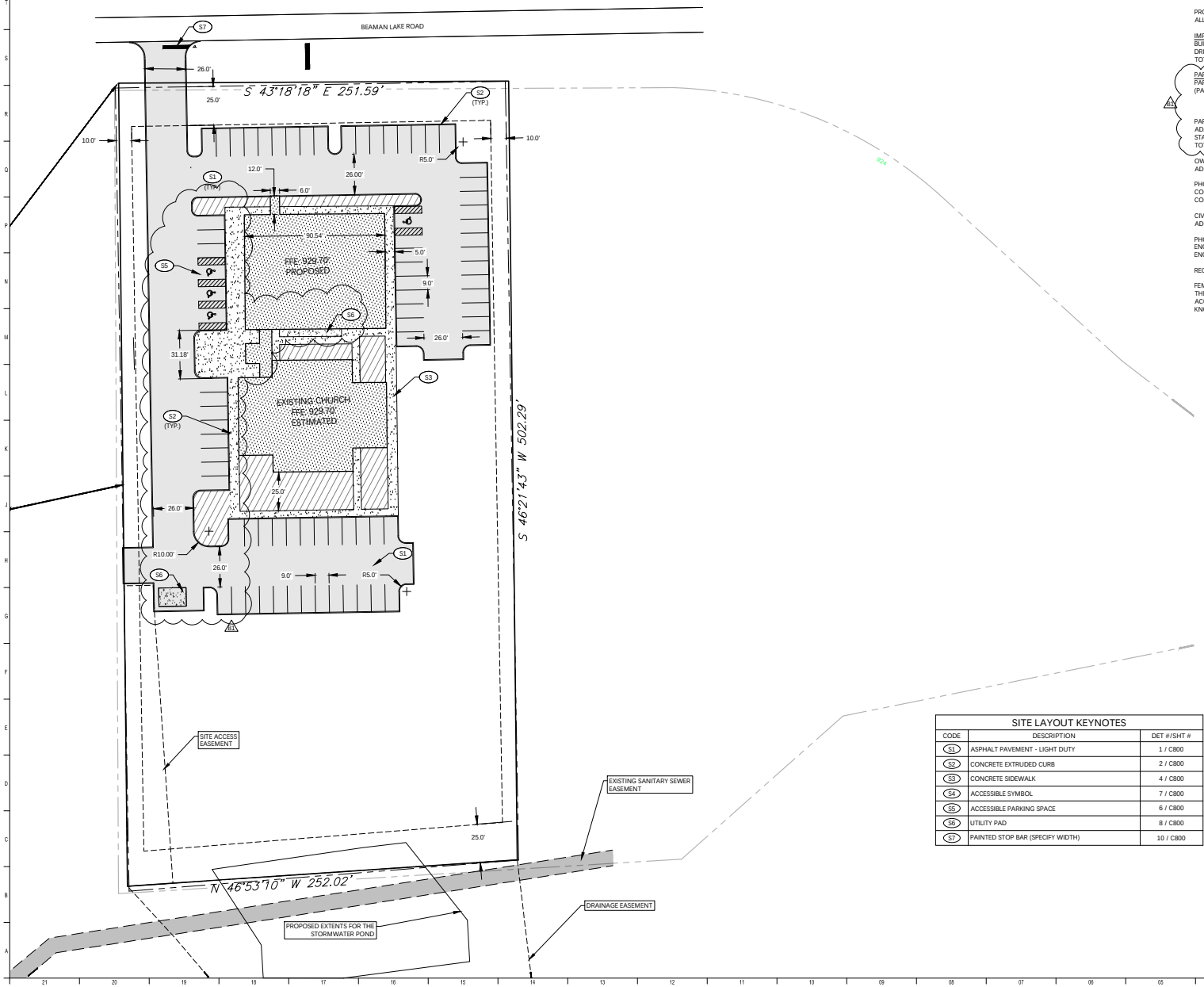
| # | REVISION | DATE |
|---|---|---|
| B | EARLY RELEASE PACKAGE | 2026-09-18 |

SHEET INFORMATION:
**C601**
GRADING AND DRAINAGE PLAN FINAL
SHEET ISSUE DATE:
2026-09-18

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ALL PLANS SEALED ELECTRONIC HOME STAMP

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## SITE DATA

| | |
|---|---|
| COUNCIL DISTRICT: | DISTRICT 6 |
| COUNCIL MEMBER: | DENZEL GRANT |
| PARCEL ID.: | 083HA010 |
| SITE ADDRESS: | 1117 BEAMAN LAKE ROAD<br>KNOXVILLE, TN 37914 |
| SITE ACREAGE: | 2.95 AC. (128,356 FT²) |
| EXISTING ZONING: | RN-1 LOW DENSITY RESIDENTIAL |
| PROPOSED USE: | PLACE OF WORSHIP |
| PROPOSED MAX. BUILDING HEIGHT: | 1 STORIES |
| ALLOWED MAX. BUILDING HEIGHT: | 3 STORIES |

IMPERVIOUS SURFACE AREA

| | |
|---|---|
| BUILDINGS: | 0.18 AC. (8,000 FT²) |
| DRIVES/SIDEWALKS: | 1.62 AC. (70,500 FT²) |
| TOTAL PROPOSED IMPERVIOUS AREA: | 1.80 AC. (78,500 FT²) |

PARKING SUMMARY

| | |
|---|---|
| PARKING REQUIRED: | |
| (PARKING REQUIREMENTS) | 97 SPACES REQUIRED PER RP-1 ZONING |

B1 REDUCTION OF PARKING VIA SPECIAL USE/VARIANCE IS PENDING REVIEW.

| | |
|---|---|
| PARKING PROVIDED: | |
| ADA PARKING: | 4 SPACES |
| STANDARD PARKING: | 74 SPACES |
| TOTAL: | 78 SPACES PROVIDED |

| | |
|---|---|
| OWNER: | CANAAN BAPTIST CHURCH OF CHRIST, INC. |
| ADDRESS: | 1117 BEAMAN LAKE ROAD<br>KNOXVILLE, TN 37914 |
| PHONE NO.: | 865.591.2282 |
| CONTACT NAME: | REV. HAROLD MIDDLEBROOK |
| CONTACT E-MAIL ADDRESS: | |
| CIVIL ENGINEER: | MORGAN CRACE |
| ADDRESS: | 402 S GAY STREET, SUITE 201<br>KNOXVILLE, TN 37902 |
| PHONE NO.: | 865.637.8540 |
| ENGINEER NAME: | MORGAN CRACE, PE |
| ENGINEER E-MAIL ADDRESS: | MCRACE@DIA-ARCH.COM |

RECORDED DOCUMENTS: DEED BOOK 1736 PAGE 644

FEMA PANEL:
THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO COMMUNITY PANEL NO. 47093C0301F, 05/02/2007, COMMUNITY NAME: KNOX COUNTY.

## PROPOSED FEATURES LEGEND

- BUILDING
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- ASPHALT PAVEMENT
- PAINTED STRIPE
- CONCRETE CURB
- LANDSCAPE

NOTES:
1. SEE SHEET C200 FOR GENERAL NOTES.

## SITE LAYOUT KEYNOTES

| CODE | DESCRIPTION | DET #/SHT # |
|---|---|---|
| S1 | ASPHALT PAVEMENT - LIGHT DUTY | 1 / C800 |
| S2 | CONCRETE EXTRUDED CURB | 2 / C800 |
| S3 | CONCRETE SIDEWALK | 4 / C800 |
| S4 | ACCESSIBLE SYMBOL | 7 / C800 |
| S5 | ACCESSIBLE PARKING SPACE | 6 / C800 |
| S6 | UTILITY PAD | 8 / C800 |
| S7 | PAINTED STOP BAR (SPECIFY WIDTH) | 10 / C800 |

811 Know what's below. Call before you dig.

GRAPHIC SCALE (IN FEET): 0, 30, 60, 90

VERTICAL DATUM: NAVD 88
HORIZONTAL DATUM: NAD 83

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION:

PROJECT NUMBER:
**24098**
CONSTRUCTION DESIGN

**CANAAN BAPTIST CHURCH ADDITION**

REVISION TRACKING:

| # | REVISION | DATE |
|---|---|---|
| A | SD/DD PACKAGE | 2026-04-24 |
| B | CD PACKAGE | 2026-05-18 |
| B1 | ADDENDUM No.1 | TBD |

SHEET INFORMATION:

**C500**
SITE LAYOUT PLAN

SHEET ISSUE DATE:
2026-06-24

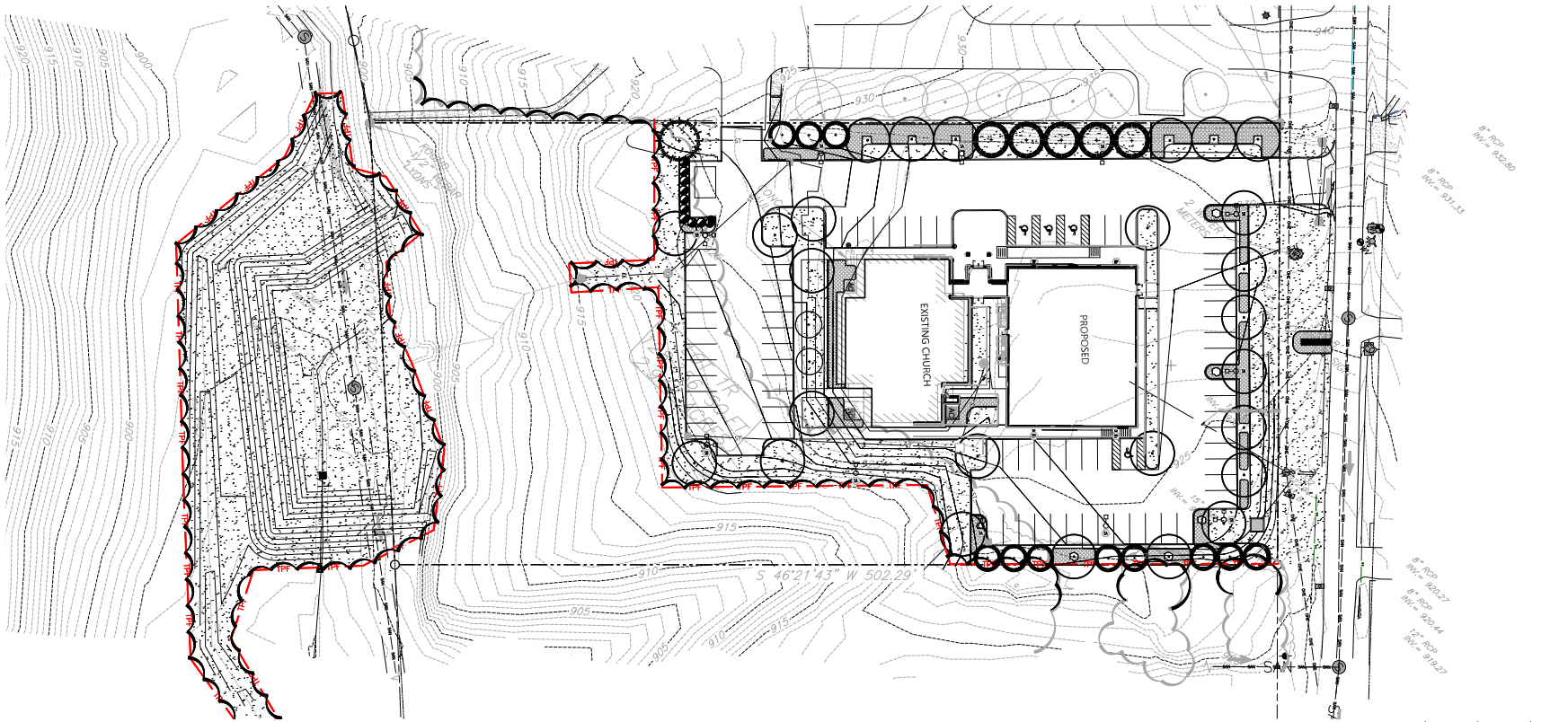
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AS-PLANNED SET / ELECTRONIC PRIME STAMP

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## CANAAN BAPTIST CHURCH - CONCEPT PLANT LIST

| QUANTITY | SYMBOL | COMMON NAME | BOTANICAL NAME | ROOTS | MINIMUM SIZE | REMARKS |
|---|---|---|---|---|---|---|
| ***DECIDUOUS TREES*** | | | | | | |
| 25 | | Shade Tree (i.e. Oak, Maple, Tulip Poplar, Sweetgum) | *TBD* | B&B | 2" Cal. | Full Crowns |
| 2 | | Ornamental Tree (i.e. Dogwood, Redbud, Fringe Tree) | *TBD* | B&B | 2" Cal. | Full Crowns |
| **28** | | | | | | |
| ***EVERGREEN TREES*** | | | | | | |
| 6 | | Large Evergreen Tree (i.e. Southern Magnolia, Yoshino Cryptomeria, Green Giant Arborvitae) | *TBD* | Cont. | 8' Ht. | Full to Ground |
| 11 | | Small Evergreen Tree (i.e. Nelly R. Stevens Holly, Dwarf Southern Magnolia) | *TBD* | Cont. | 8' Ht. | Full to Ground |
| **17** | | | | | | |
| ***SHRUBS*** | | | | | | |
| 10 min. | | 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, quanity & plant spacing TBD) |
| TBD | | Deciduous Shrubs (i.e. Beautyberry,Virginia Sweetspire, Weigela) | *TBD* | Cont. | 3 Gal. | Full Plants (Species, quanity & plant spacing TBD, 35 minimum proposed.) |
| **5,000** | **SF** | **SHRUBS AND/OR GROUND COVERS** | ***TBD*** | **Cont.** | **Varies** | **SF of Min. Required Shrubs** |
| ***PERENNIALS & GROUND COVER*** | | | | | | |
| TBD | | Evergreen Ground Cover (i.e. Non-spreading Liriope, Shore Juniper) | *TBD* | Cont. | 1 Gal. | Full Plants (Species, quanity & plant spacing TBD) |
| TBD | | Perennial Ornamental Grasses (i.e. Heavy Metal Switchgrass, Dwarf Fountain Grass) | *TBD* | Cont. | 3 Gal. | Full Plants (Species, quanity & plant spacing TBD) |
| | | | | | | |
| | | | | | | |
| ***LAWNS*** | | | | | | |
| 56,600 | SF | Seeded Lawns - Fescue Blend | | Seed | SF | See Notes & Specifications |




1 L101 LANDSCAPE PLAN
SCALE: 1"=30'-0"


DIA
THE PENLAND STUDIO
LANDSCAPE ARCHITECTURE
2110 Holderwood Lane
Knoxville, Tennessee 37922
865.335.3584


PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION:

PROJECT NUMBER:
**24098**
SCHEMATIC DESIGN / DESIGN DEVELOPMENT

**CANAAN BAPTIST CHURCH ADDITION**

REVISION TRACKING:

SHEET INFORMATION:

**L101**

**LANDSCAPE PLAN**

SHEET ISSUE DATE:
**2026-10-09**


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# 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.*

10/31/2026 — Date to be Posted

11/13/2026 — 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

Harold A. Middlebrook — Applicant Signature

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

09/24/26 — Date