



SPECIAL USE REPORT

▶ **FILE #:** 4-B-26-SU

AGENDA ITEM #: 17

AGENDA DATE: 4/9/2026

▶ **APPLICANT:** MARK FREEMAN, AIA

OWNER(S): Iglesia De Dios El Shaddai

TAX ID NUMBER: 70 C E 007

[View map on KGIS](#)

JURISDICTION: City Council District 4

STREET ADDRESS: 4306 WASHINGTON PIKE

▶ **LOCATION:** South of side Washington Pike, west of Alice Bell Rd

▶ **APPX. SIZE OF TRACT:** 1.31 acres

SECTOR PLAN: East City

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

ACCESSIBILITY: Access is via Washington Pike, a minor arterial with a pavement width which varies between 21.5 ft and 23 ft within a right-of-way which varies between 51 ft and 60 ft.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: Love Creek

▶ **ZONING:** RN-1 (Single-Family Residential Neighborhood)

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

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

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Commercial, agriculture/forestry/vacant land - C-N (Neighborhood Commercial)

South: Single family residential - RN-1 (Single-Family Residential Neighborhood)

East: Multifamily residential - RN-4 (General Residential Neighborhood), RN-1 (Single-Family Residential Neighborhood)

West: Single family residential - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

NEIGHBORHOOD CONTEXT: This area is comprised of a mix of single family dwellings and multifamily dwellings interspersed into neighborhoods and concentrated into developments off of side streets. The subject site is located in a small commercial node located at the intersection of Washington Pike and Alice Bell Road.

STAFF RECOMMENDATION:

- ▶ **Postpone the application for 90 days to be heard at the July 9, 2026 Planning Commission meeting to allow time for obtaining necessary variance approval from the Board of Zoning Appeals.**

COMMENTS:

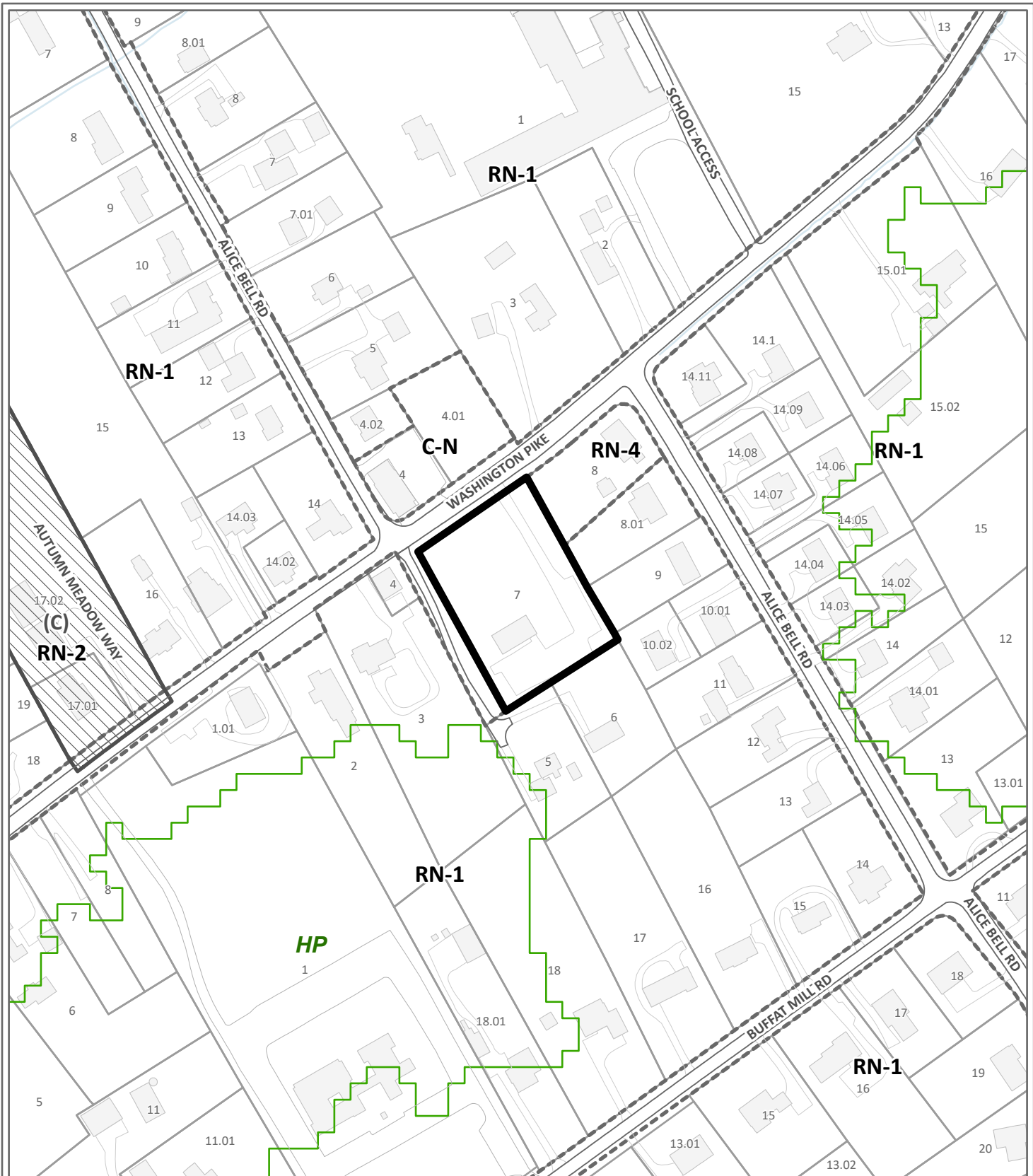
This request is to expand the church building and parking lot, which requires a variance approval to increase the maximum allowed impervious surface coverage of the RN-1 district.

ESTIMATED TRAFFIC IMPACT: 229 (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.



SPECIAL USE

4-B-26-SU

Petitioner: Freeman, AIAMark



Expansion of a church in RN-1 (Single-Family Residential Neighborhood)

Original Print Date: 3/2/2026

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

Map No: 70

Jurisdiction: City

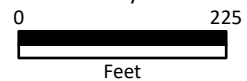


Exhibit A. Contextual Images



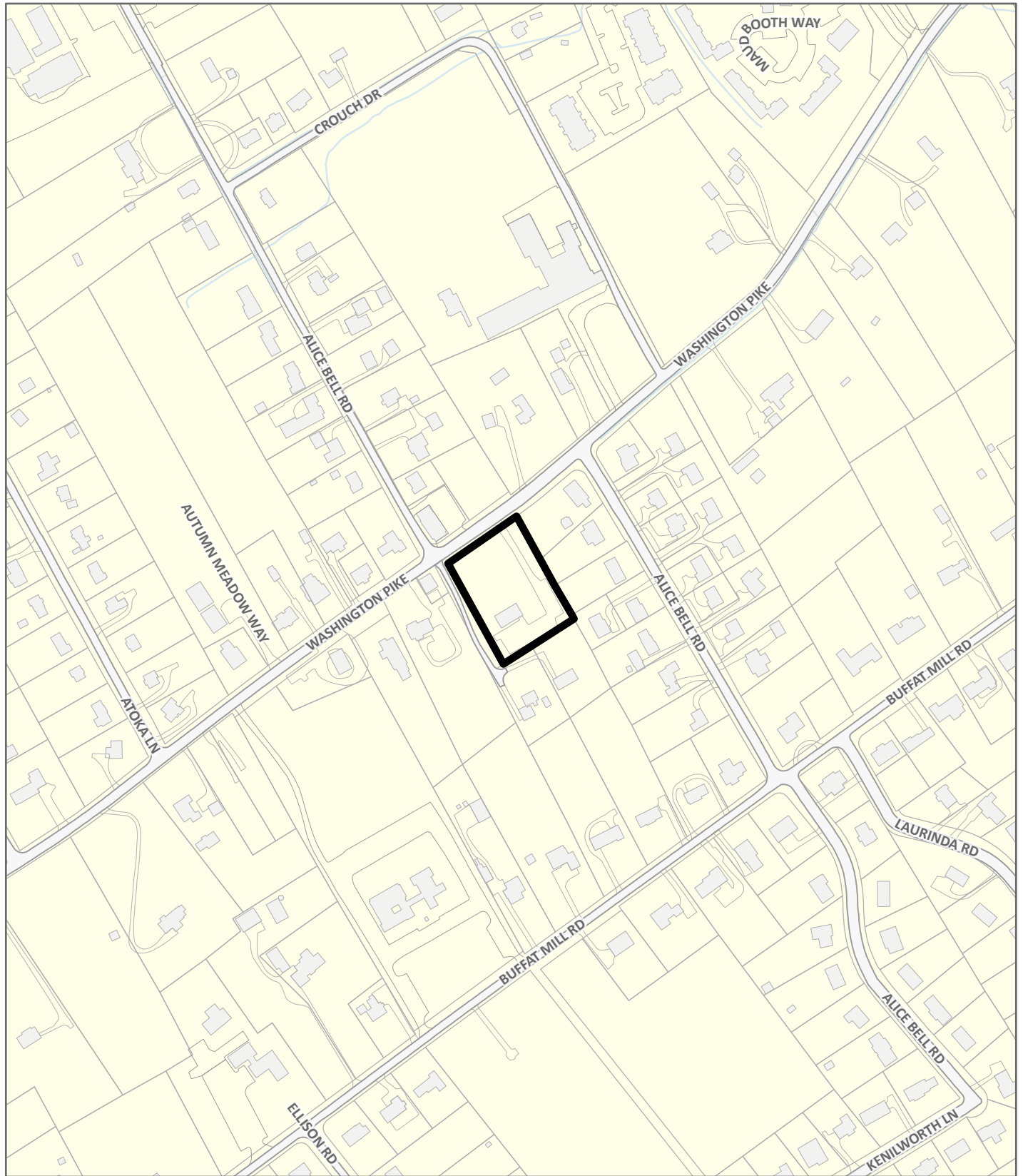
AERIAL MAP



Case boundary



Exhibit A. Contextual Images

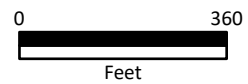


LOCATION MAP

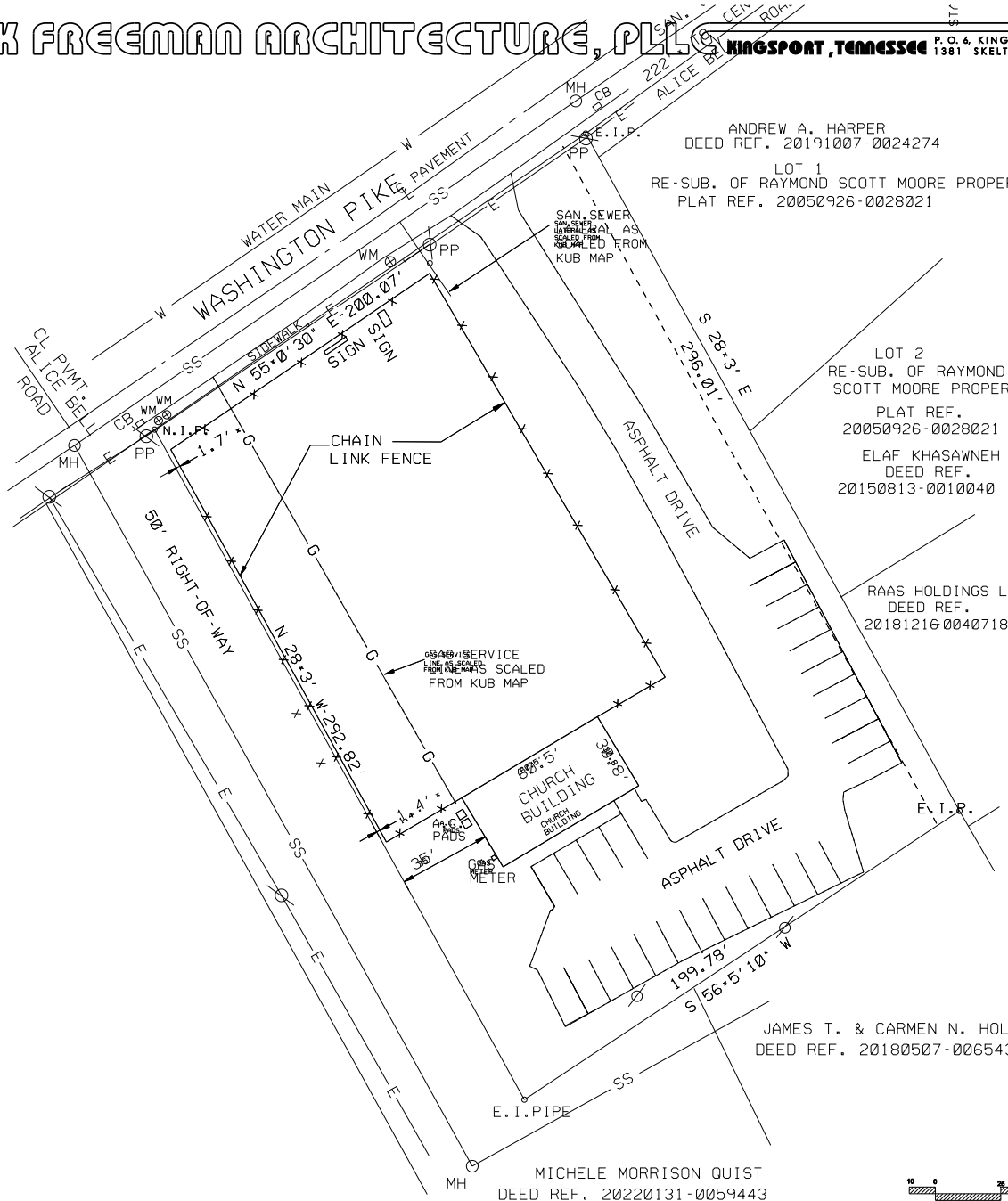
4-B-26-SU



Case boundary



3-B-26-SU
Rev. 3.15.2026



ANDREW A. HARPER
DEED REF. 20191007-0024274

LOT 1
RE-SUB. OF RAYMOND SCOTT MOORE PROPERTY
PLAT REF. 20050926-0028021

LOT 2
RE-SUB. OF RAYMOND SCOTT MOORE PROPERTY
PLAT REF. 20050926-0028021

ELAF KHASAWNEH
DEED REF. 20150813-0010040

RAAS HOLDINGS L.L.C.
DEED REF. 20181216-0040718

JAMES T. & CARMEN N. HOLT
DEED REF. 20180507-0065432

MICHELE MORRISON QUIST
DEED REF. 20220131-0059443



Iglesia de Dios el Shaddai
4306 Washington Pike
Knoxville, TN. 37917

- KNOX COUNTY, DISTRICT 7, WARD 52
- ZONING RESIDENTIAL EH
- MAX BUILDING COVERAGE = 20%
- MAX IMPERVIOUS SURFACE = 30%
- MAX HEIGHT = 30'
- FRONT YARD SETBACK = 40'
- SIDE YARD SETBACK = 20% X 200' = 40'
- REAR YARD SETBACK = 20'



INFORMATION ONLY

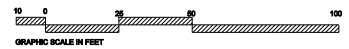
NO.	DATE	REVISION

TITLE: SITE SURVEY
 PROJECT: IGLERIA DE DIOS EL SHADDAI
 ADDRESS: 4306 WASHINGTON PIKE
 CITY: KNOXVILLE, TENNESSEE

MARK FREEMAN ARCHITECT
 PROJECT: IGLERIA DE DIOS EL SHADDAI
 DATE: FEB. 23, 2026
 DRAWN BY: M.F. 25-1-10
 SCALE: 1" = 20'
 CHECKED BY: M.F.

C1.0

SHEET





NO.	DATE	REVISION	BY
1	02/23/2026	ISSUED FOR PERMITS	MARK FREEMAN
2	02/23/2026	ISSUED FOR PERMITS	MARK FREEMAN

PROJECT: SITE PLAN / LANDSCAPING PLAN SCHEMATICS - ZONING APPROVAL
 CLIENT: IGLESIA DE DOIS EL SHADDAI
 ADDRESS: 4209 WASHINGTON PIKE, KNOXVILLE, TENNESSEE

MARK FREEMAN ARCHITECT
 ARCHITECT
 1100 N. WASHINGTON PIKE, SUITE 100
 KNOXVILLE, TN 37919
 DATE: FEB. 23, 2026
 PROJECT: MF 225-R-10
 SCALE: 1" = 20'

C1.1
 SHEET

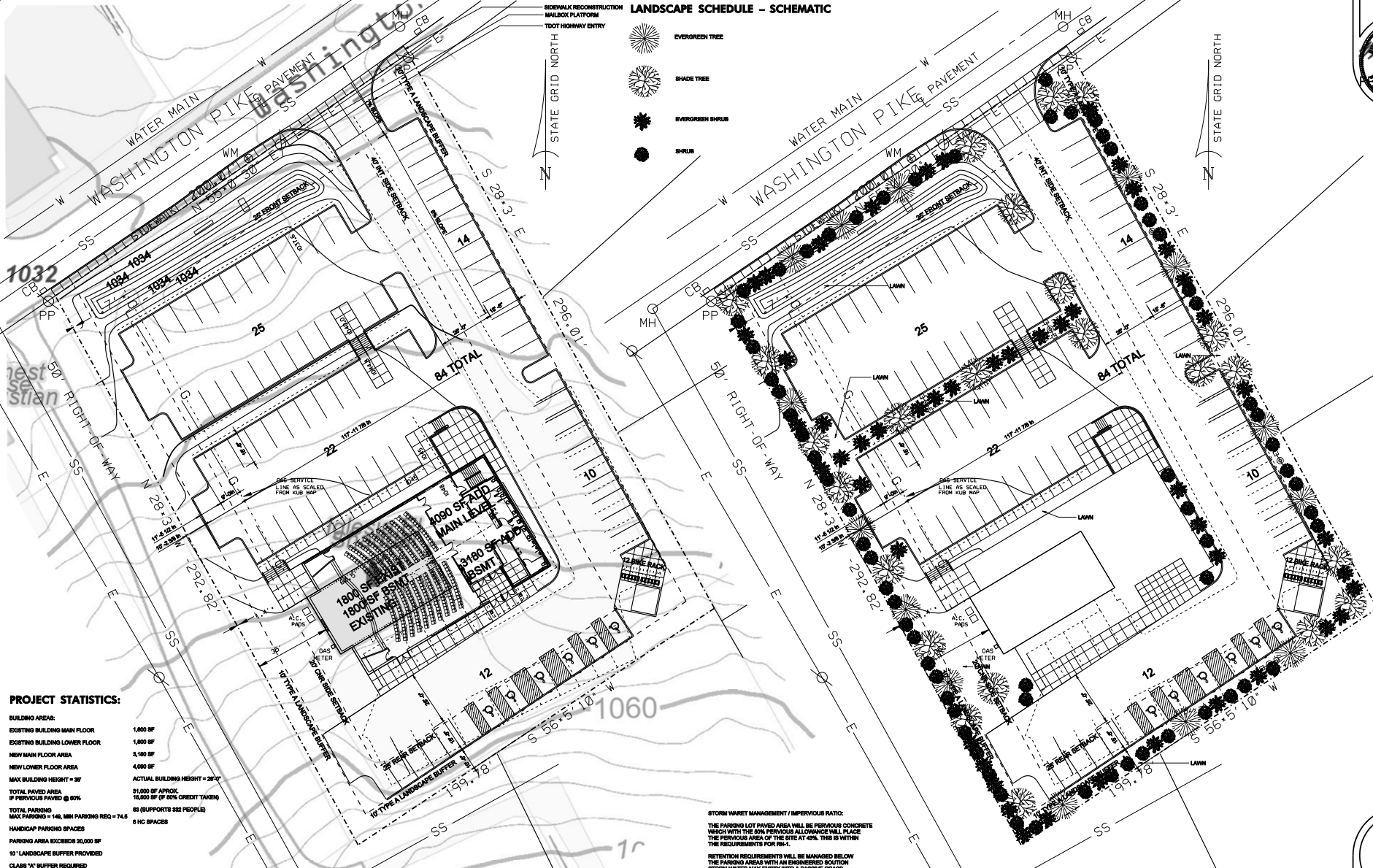
LANDSCAPE SCHEDULE - SCHEMATIC

- EVERGREEN TREE
- SHADE TREE
- EVERGREEN SHRUB
- SHRUB

SIDEWALK RECONSTRUCTION
 MALIBU PLATFORM
 TDOT HIGHWAY ENTRY

STATE GRID NORTH

STATE GRID NORTH



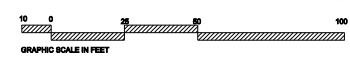
PROJECT STATISTICS:

BUILDING AREAS:	
EXISTING BUILDING MAIN FLOOR	1,800 SF
EXISTING BUILDING LOWER FLOOR	1,800 SF
NEW MAIN FLOOR AREA	5,190 SF
NEW LOWER FLOOR AREA	4,000 SF
MAX BUILDING HEIGHT = 30'	
ACTUAL BUILDING HEIGHT = 28'7"	
30,000 SF APPROX.	
TOTAL PAVED AREA	56,000 SF (OF 80% CREDIT TAKEN)
IF PERVIOUS PAVED @ 80%	
TOTAL PARKING	83 (SUPPORTS 332 PEOPLE)
MAX PARKING = 146, MIN PARKING REQ = 74.5	
8 HC SPACES	
HANDICAP PARKING SPACES	
PARKING AREA EXCEEDS 30,000 SF	
10' LANDSCAPE BUFFER PROVIDED	
CLASS 'A' BUFFER REQUIRED	68,021 SF
LOT AREA	6,424 SF
LOT GREEN SPACE	20%
PERVIOUS GREEN SPACE RATIO	20%
WITH 60% PERVIOUS PAVING CREDIT	
TOTAL DEVELOPED AREA (IMPERVIOUS)	48,180 SF
WITH 60% PERVIOUS PAVING CREDIT	30,000 SF

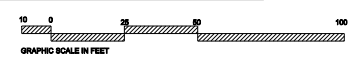
SITE PLAN - SCHEMATIC

STORM WATER MANAGEMENT / IMPERVIOUS RATIO:
 THE PARKING LOT PAVED AREA WILL BE FIBROUS CONCRETE WHICH WITH THE 80% PERVIOUS ALLOWANCE WILL PLACE THE PERVIOUS AREA OF THE SITE AT 42%. THIS IS WITHIN THE REQUIREMENTS FOR 100-1.

RETENTION REQUIREMENTS WILL BE MANAGED BELOW THE PARKING AREAS WITH AN ENGINEERED SOLUTION STORM WATER MAY EMPTY INTO A PAVED GRADE SWALE TO ALLOW FOR SOME FILTRATION AND EVAPORATION. A FILTER MAY BE REQUIRED FOR WATER QUALITY BASED ON FINAL ENGINEERED SOLUTION.



LANDSCAPE PLAN - SCHEMATIC





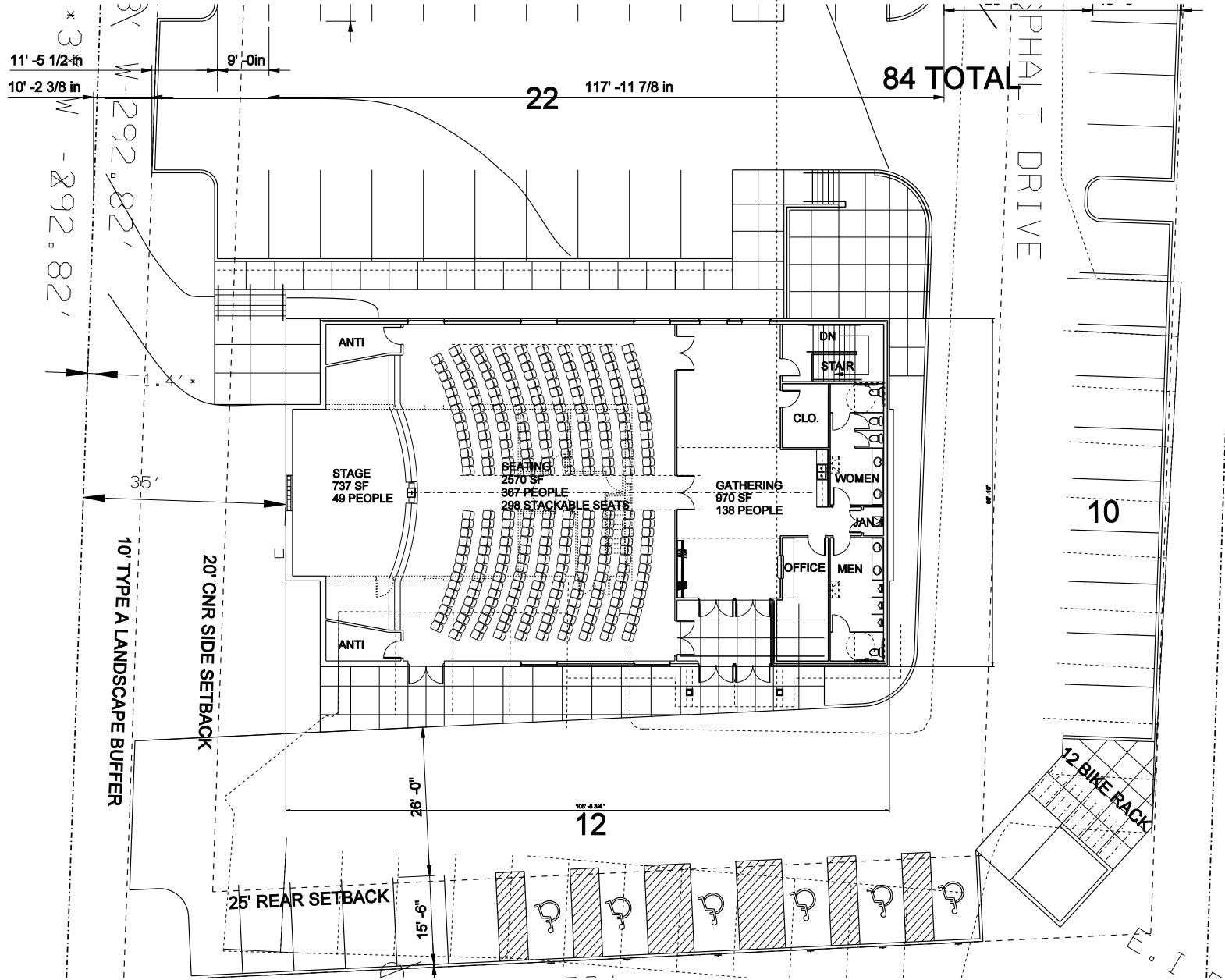
DATE REVISION

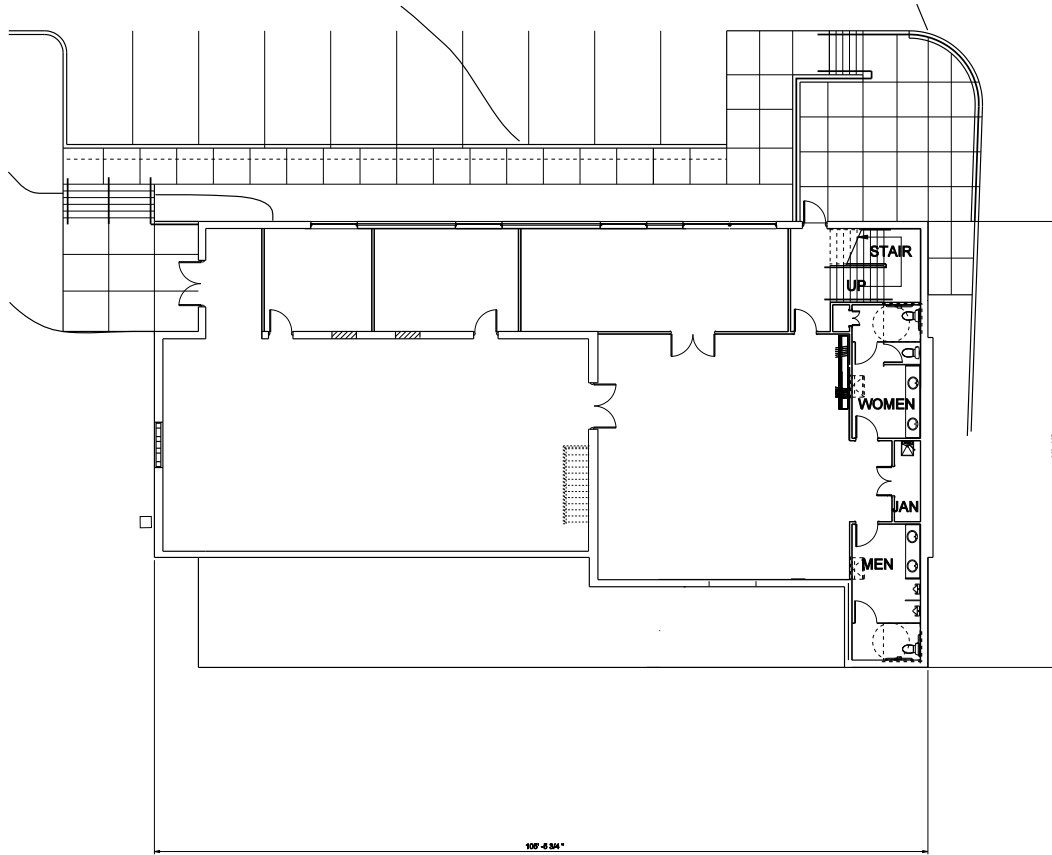
FILE: FLOOR PLAN - ZONING APPROVAL
 PROJECT: IGLESIA DE DOIS EL SHADDAI
 4309 WASHINGTON PIKE
 KNOXVILLE, TENNESSEE

MARK FREEMAN ARCHITECT
 1000 W. WASHINGTON PIKE
 KNOXVILLE, TN 37918
 423.646.1000
 M.F. FREEMAN
 DATE: FEB. 23, 2026
 PROJECT: MF 25-18-101
 SCALE: 1/20'

A1.1

SHEET





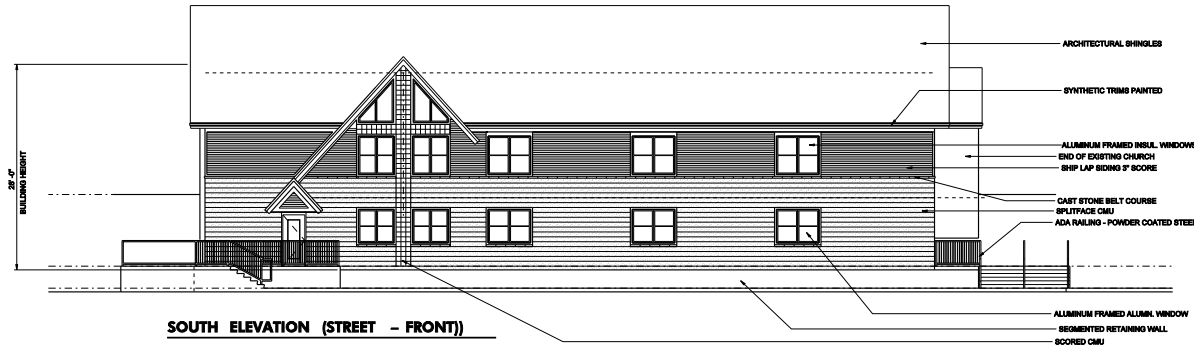
NO.	DATE	REVISION

MARK FREEMAN ARCHITECT
 4309 WASHINGTON PIKE
 KNOXVILLE, TENNESSEE

DATE: FEB. 23, 2026
 PROJECT: MF 225-R-101
 SCALE: 1" = 20'

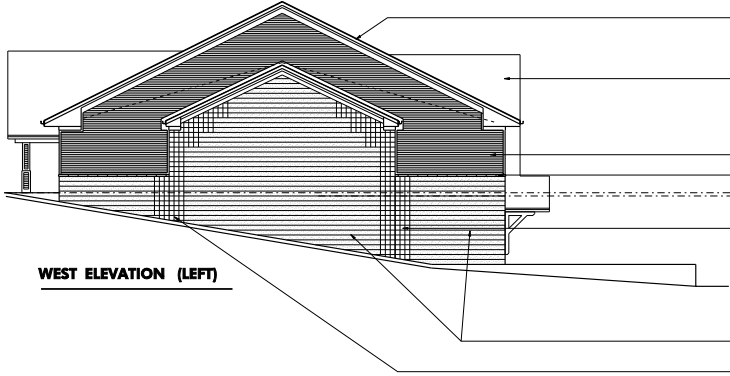
A1.2
 SHEET

Mark Freeman Architecture, PLLC
 PRELIMINARY
 Review Document
 FOR BIDDING Date: _____
 FOR PERMITTING _____
 GENERAL COMMENT _____
 PURCHASE / FABRICATION / INSTALLATION
 AS INDICATED



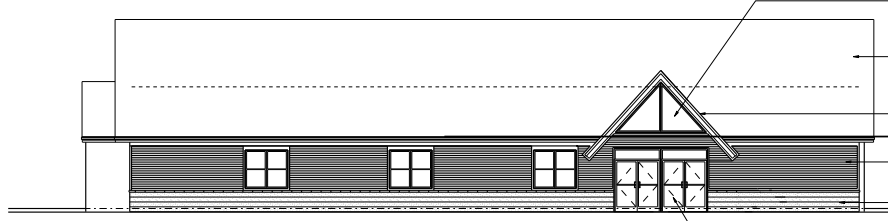
SOUTH ELEVATION (STREET - FRONT)

- ARCHITECTURAL SHINGLES
- SYNTHETIC TRIMS PAINTED
- ALUMINUM FRAMED INSUL. WINDOWS
- END OF EXISTING CHURCH
- SHIP LAP SIDING 3" SCORE
- CAST STONE BELT COURSE
- SPLITFACE CMU
- ADA RAILING - POWDER COATED STEEL
- ALUMINUM FRAMED ALUMIN. WINDOW
- SEGMENTED RETAINING WALL
- SCORED CMU



WEST ELEVATION (LEFT)

- SYNTHETIC TRIMS PAINTED
- ARCHITECTURAL SHINGLES
- SHIP LAP SIDING 3" SCORE
- CAST STONE BELT COURSE
- SCORED CMU
- SPLITFACE CMU
- SCORED CMU
- ALUMINUM FRAMED ALUMIN. WINDOW



NORTH ELEVATION (REAR)

- ARCHITECTURAL SHINGLES
- SYNTHETIC TRIMS PAINTED
- SHIP LAP SIDING 3" SCORE
- SPLITFACE CMU
- ALUMINUM STOREFRONT

NO.	DATE	REVISION

TITLE: ELEVATIONS - ZONING APPROVAL
 PROJECT: IGLESIA DE DOIS EL SHADDAI
 ADDRESS: 4309 WASHINGTON PIKE, KNOXVILLE, TENNESSEE

MARK FREEMAN ARCHITECT
 1381 SKELTON BLUFF ROAD
 KINGSPOBT, TENNESSEE 37660
 (423) 646-1000
 M.F. FREEMAN
 ARCHITECT
 DATE: FEB. 23, 2024
 PROJECT: MF A25-18-101
 SCALE: 1/2" = 20'
 SHEET:

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.

03/28/2026

04/10/2026

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

Mirna Tuttle

Applicant Name

2/23/26

Date