



# SPECIAL USE REPORT

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▶ **FILE #:** 4-B-26-SU **AGENDA ITEM #:** 11  
POSTPONEMENT(S): 4/9/2026 **AGENDA DATE:** 7/9/2026  
▶ **APPLICANT:** IGLESIA DE SOL EL SHADDIA (FORMERLY MARK FREEMAN, AIA)  
OWNER(S): Iglesia De Dios El Shaddai

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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

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▶ **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.

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## STAFF RECOMMENDATION:

- ▶ **Postpone the application for 60 days to be heard at the September 10, 2026 Planning Commission meeting to allow time for obtaining necessary variance approval from the Board of Zoning Appeals.**

**COMMENTS:**

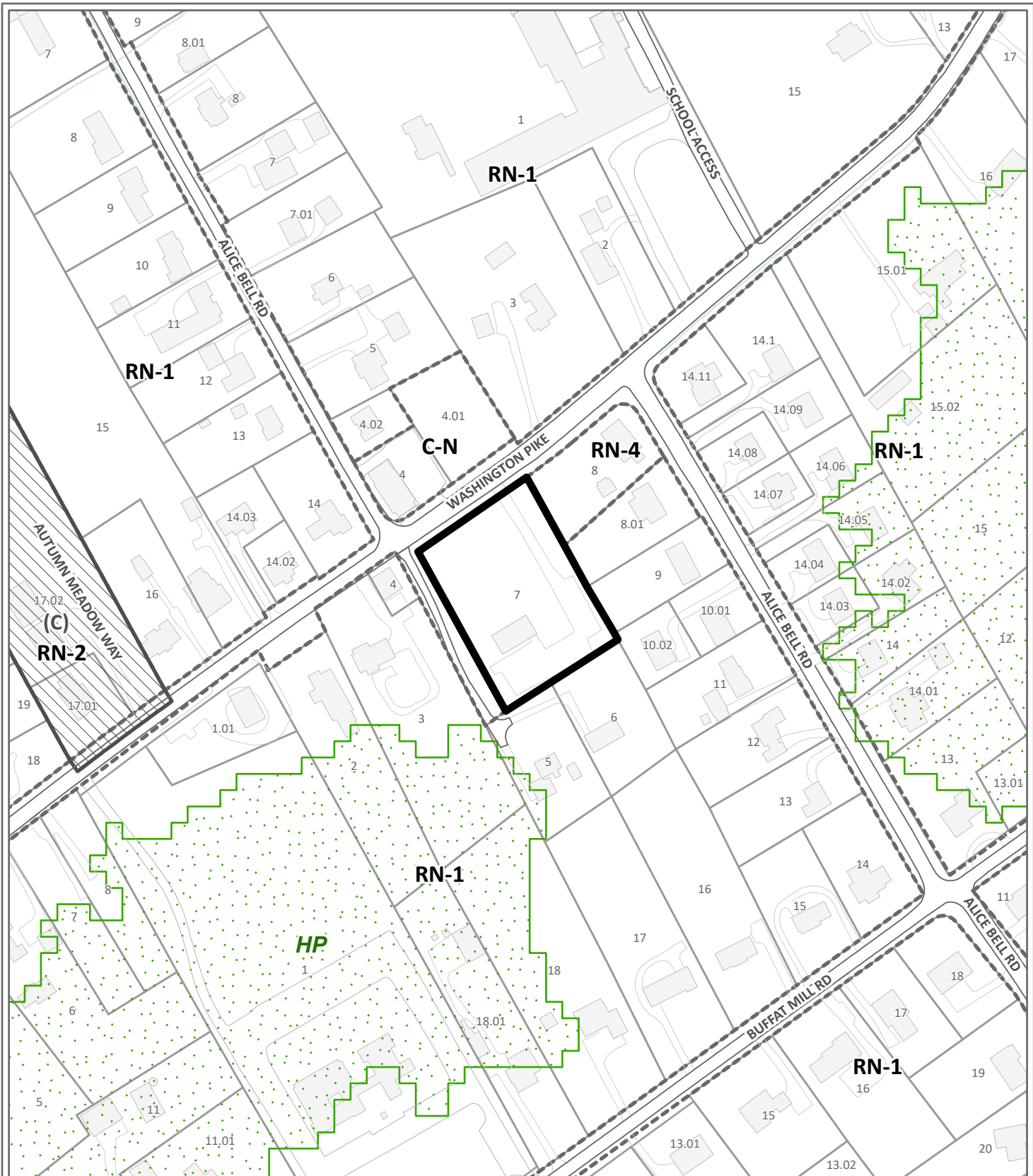
This request is to expand the church building and parking lot, which requires a variance approval to increase the maximum allowed impervious surface coverage of the RN-1 district.

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:** (formerly Mark Freeman, AIA) Iglesia De Sol El Shaddia



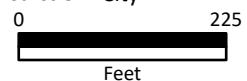
Expansion of a church in RN-1 (Single-Family Residential Neighborhood)

**Original Print Date:** 5/29/2026

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

**Map No:** 70

**Jurisdiction:** City



# Exhibit A. Contextual Images



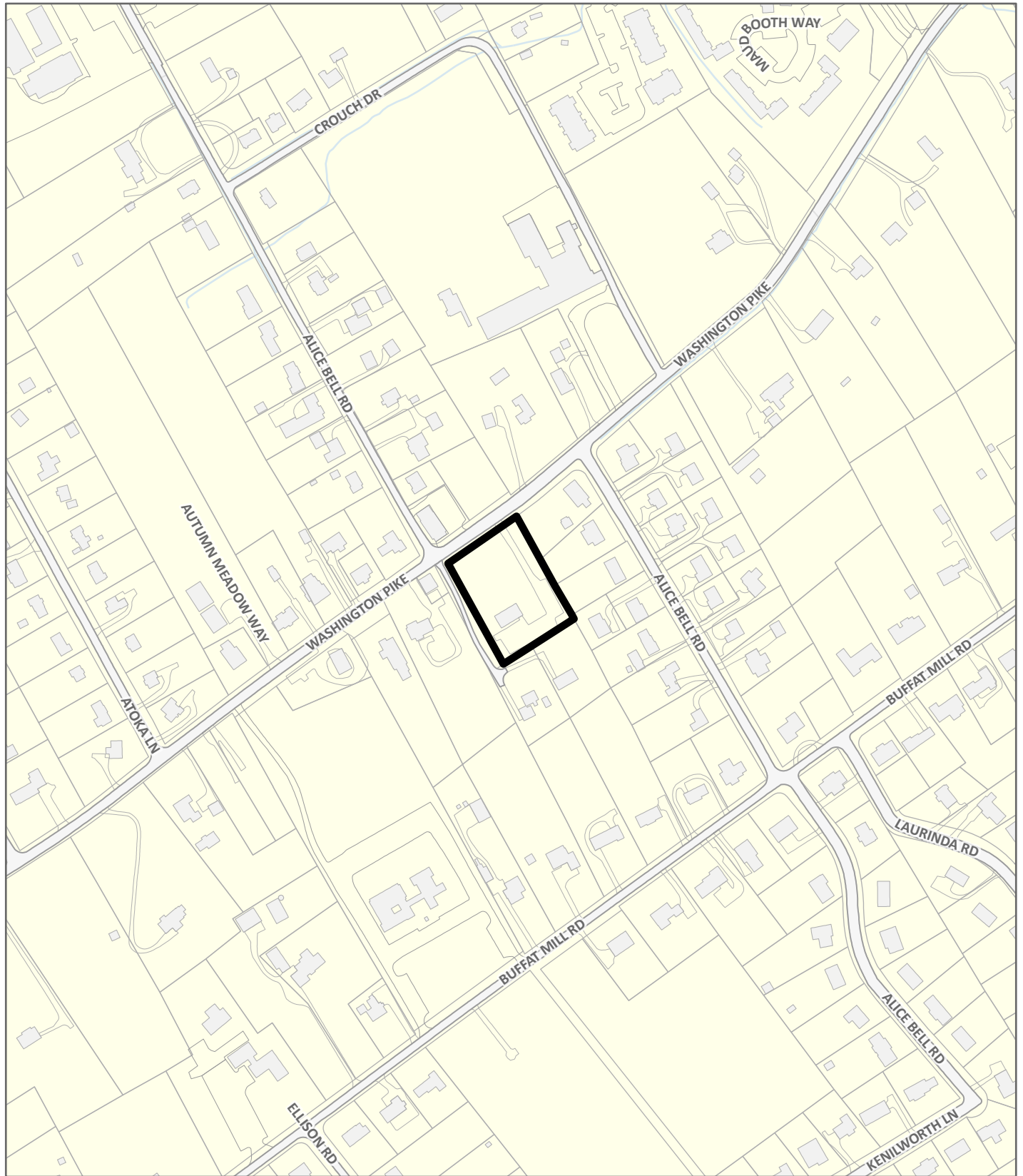
## AERIAL MAP



Case boundary



# Exhibit A. Contextual Images

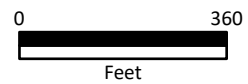


**LOCATION MAP**

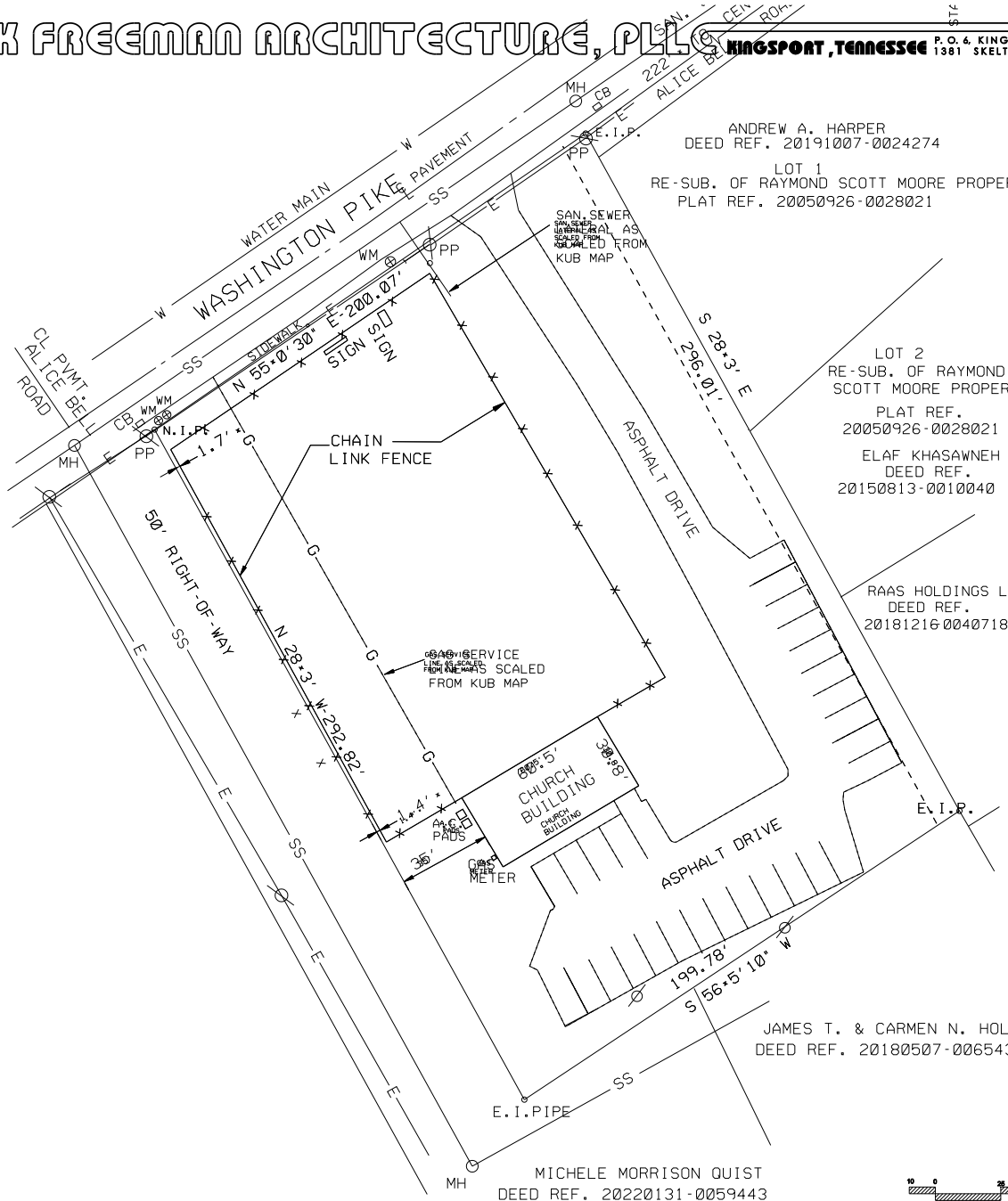
**4-B-26-SU**



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

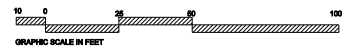
JAMES T. & CARMEN N. HOLT  
DEED REF. 20180507-0065432

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 = 35'  
FRONT YARD SETBACK = 40'  
SIDE YARD SETBACK = 20% X 200' = 40'  
REAR YARD SETBACK = 35'



INFORMATION ONLY

NO.	DATE	REVISION

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

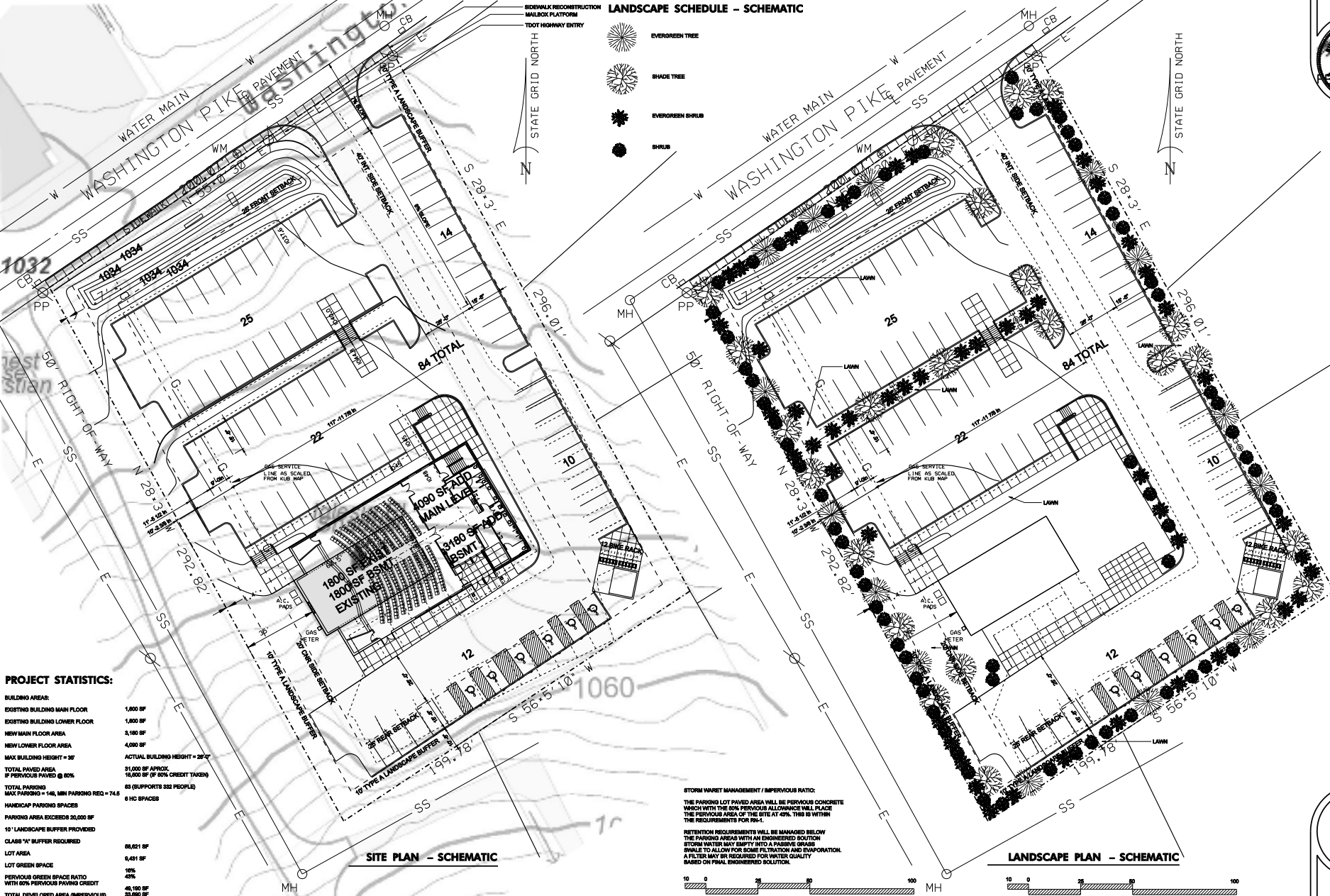
MARK FREEMAN ARCHITECT  
 PROJECT: IGLERIA DE DIOS EL SHADDAI  
 DATE: FEB. 23, 2026  
 DRAWN BY: M.F. FREEMAN  
 CHECKED BY: M.F. FREEMAN  
 SCALE: 1" = 20'  
 SHEET: C1.0

**C1.0**  
SHEET



LANDSCAPE SCHEDULE - SCHEMATIC

- EVERGREEN TREE
- SHADE TREE
- EVERGREEN SHRUB
- SHRUB



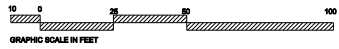
PROJECT STATISTICS:

BUILDING AREAS:	
EXISTING BUILDING MAIN FLOOR	1,800 SF
EXISTING BUILDING LOWER FLOOR	1,800 SF
NEW MAIN FLOOR AREA	5,180 SF
NEW LOWER FLOOR AREA	4,000 SF
MAX BUILDING HEIGHT = 39'	ACTUAL BUILDING HEIGHT = 28'7"
TOTAL PAVED AREA	51,000 SF APPROX.
IF PERVIOUS PAVED @ 60%	30,600 SF (OF 80% CREDIT TAKEN)
TOTAL PARKING	83 (SUPPORTS 332 PEOPLE)
MAX PARKING = 146, MIN PARKING REQ. = 74.5	8 HC SPACES
HANDICAP PARKING SPACES	
PARKING AREA EXCEEDED 20,000 SF	
10' LANDSCAPE BUFFER PROVIDED	
CLASS 'A' BUFFER REQUIRED	68,021 SF
LOT AREA	6,451 SF
LOT GREEN SPACE	20%
PERVIOUS GREEN SPACE RATIO	20%
WITH 60% PERVIOUS PAVING CREDIT	40,150 SF
TOTAL DEVELOPED AREA (IMPERVIOUS)	30,600 SF
WITH 60% PERVIOUS PAVING CREDIT	

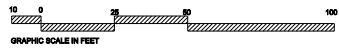
SITE PLAN - SCHEMATIC

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 40%.

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



LANDSCAPE PLAN - SCHEMATIC



NO.	DATE	REVISION	BY
1	02/23/2026	ISSUED FOR PERVIOUS PAVING	MARK FREEMAN
2	02/23/2026	ISSUED FOR PERVIOUS PAVING	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  
 1381 SKELTON BLUFF ROAD  
 KINGSPORT, TN 37660  
 TEL: 423.646.1000  
 FAX: 423.646.1001  
 WWW.MFREEMANARCH.COM

C1.1  
 SHEET

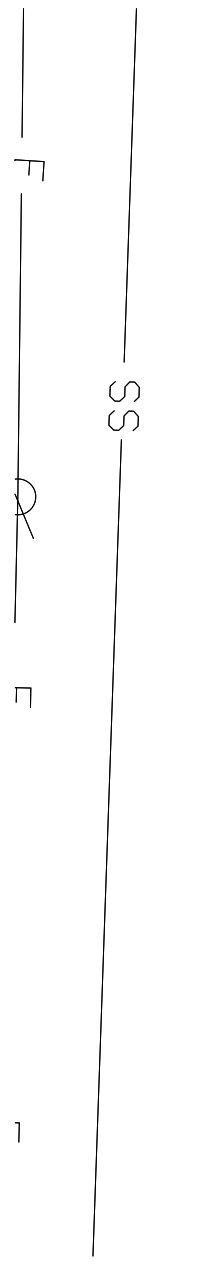
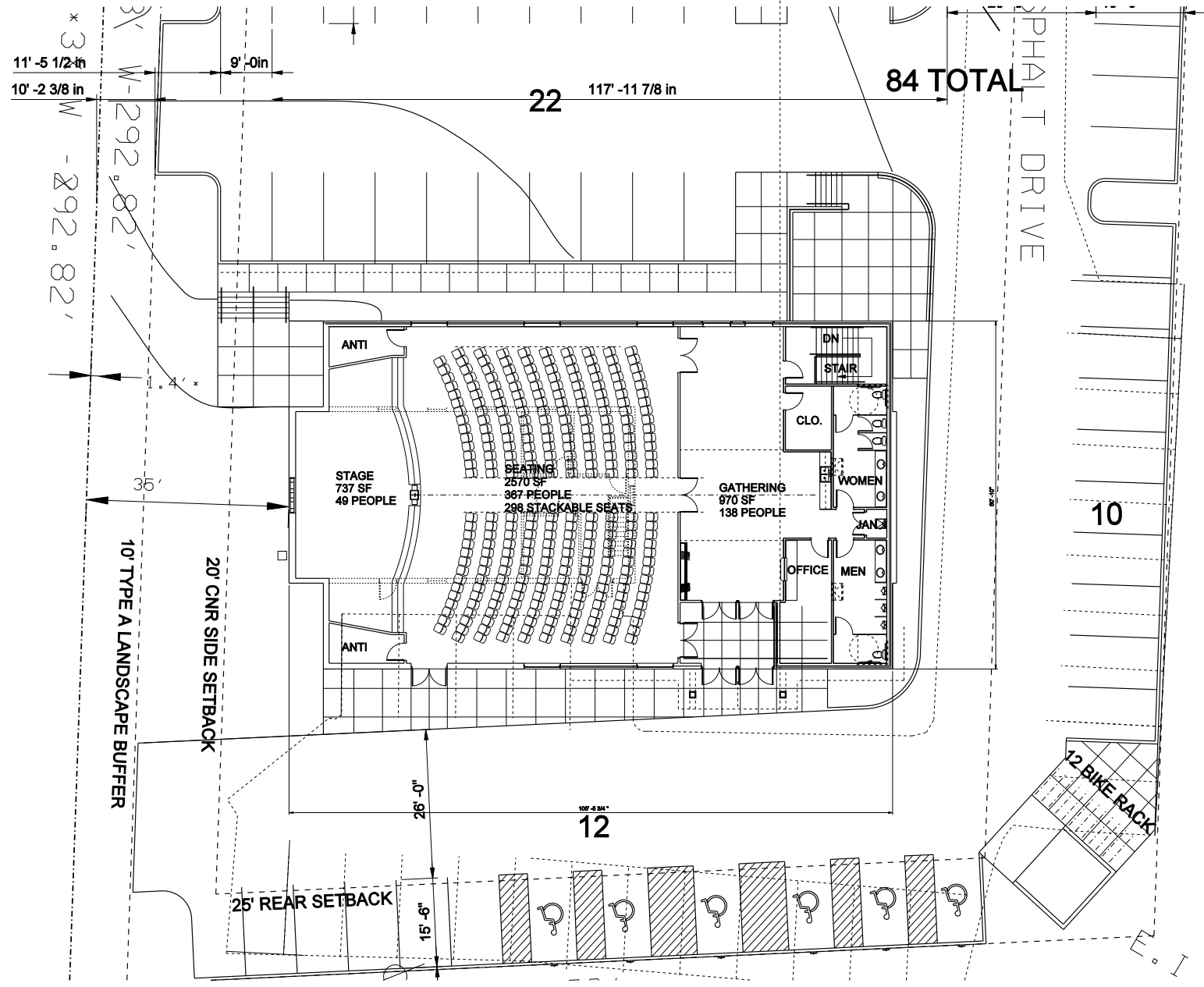


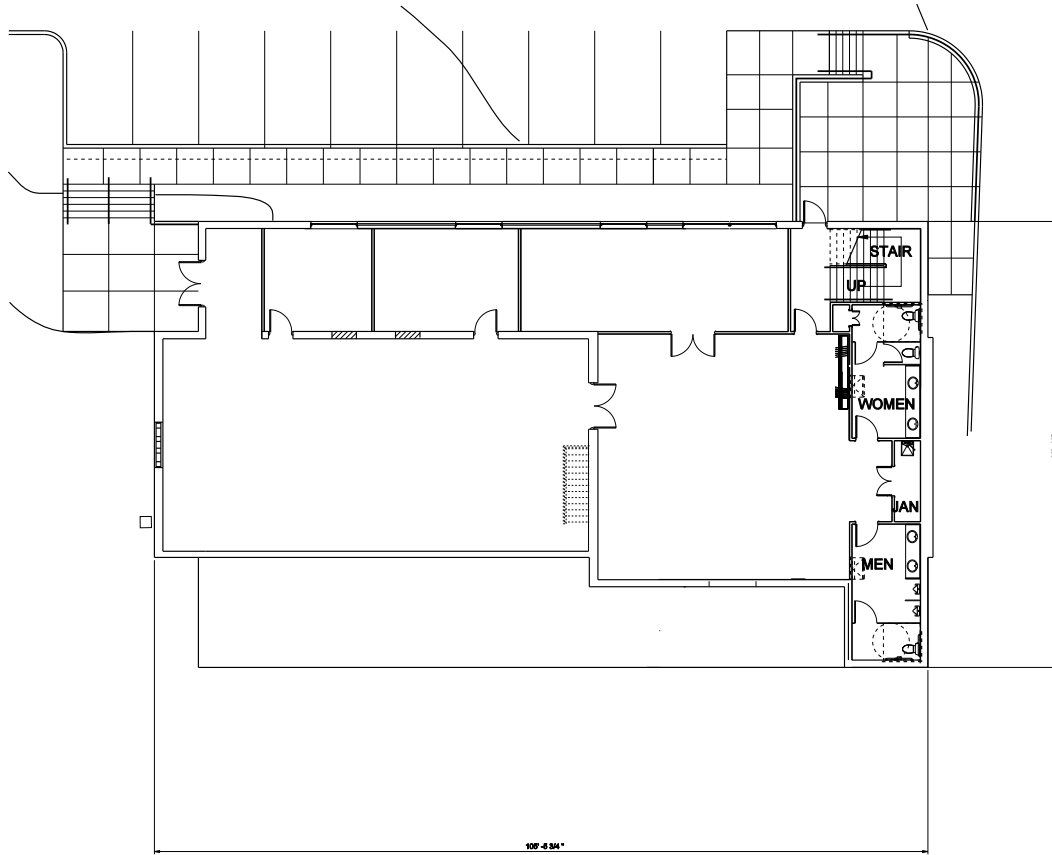
REV.	DATE	REVISION

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

MARK FREEMAN ARCHITECT  
 10000  
 4309 WASHINGTON PIKE  
 KNOXVILLE, TN 37919  
 DATE: FEB. 23, 2026  
 PROJECT: MF 25-101  
 SCALE: 1/20'

**A1.1**  
 SHEET





NO.	DATE	REVISION

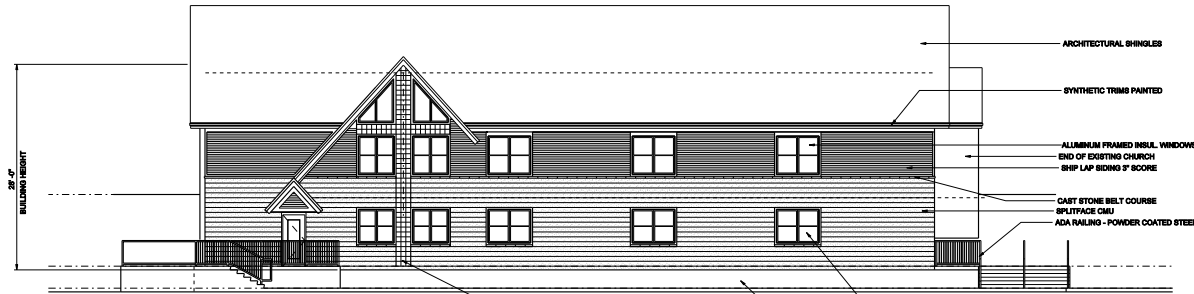
TITLE: LOWER FLOOR PLAN - ZONING APPROVAL  
 IGLESIA DE DOIS EL SHADDAI  
 4309 WASHINGTON PIKE  
 KNOXVILLE, TENNESSEE

MARK FREEMAN ARCHITECT  
 ARCHITECT  
 I am a duly licensed architect in the State of Tennessee.  
 I hereby certify that I am the author of the design and content of this document.  
 I have prepared this document in accordance with the laws and regulations of the State of Tennessee.  
 I have not been convicted of any crime involving moral turpitude.

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

**A1.2**  
 SHEET

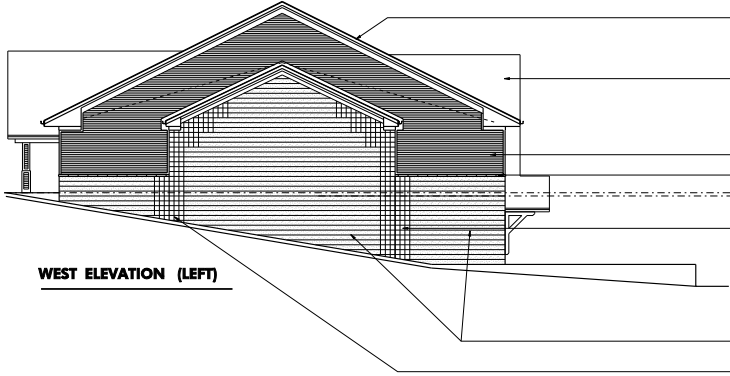
Mark Freeman Architecture, PLLC  
 PRELIMINARY  
 Review Document  
 FOR BIDDING Date: \_\_\_\_\_  
 FOR PERMITTING \_\_\_\_\_  
 GENERAL COMMENT \_\_\_\_\_  
 PURCHASE / FABRICATION / INSTALLATION  
 AS INDICATED



**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

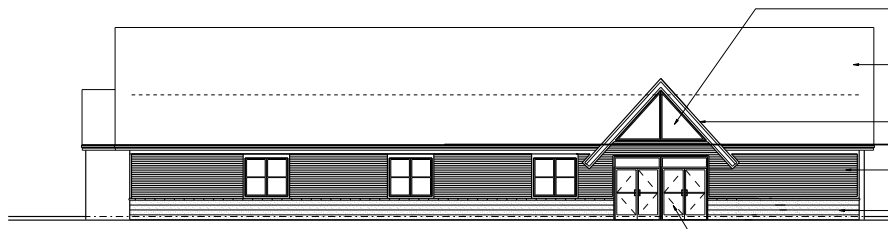
- ALUMINUM FRAMED ALUMIN. WINDOW
- SEGMENTED RETAINING WALL
- SCORED CMU



**WEST ELEVATION (LEFT)**

- SYNTHETIC TRIMS PAINTED
- ARCHITECTURAL SHINGLES
- SHIP LAP SIDING 3" SCORE
- CAST STONE BELT COURSE
- SCORED CMU

- SPLITFACE CMU
- SCORED CMU



**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  
 (615) 423-6461  
 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