SPECIAL USE REPORT

▸ **FILE #:**	**4-B-26-SU**	**AGENDA ITEM #:**	**31**
POSTPONEMENT(S):	4/9/2026, 7/9/26, 9/10/2026	**AGENDA DATE:**	**10/1/2026**
▸ **APPLICANT:**	**IGLESIA DE SOL EL SHADDIA (FORMERLY 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, public/quasi public land - 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 nonresidential node located at the intersection of Washington Pike and Alice Bell Road.

STAFF RECOMMENDATION:

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

1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance, including, but not limited to, Article 12 (Landscape).
2. Meeting all applicable requirements of the City of Knoxville Urban Forestry Division.
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 1865-sq ft church structure to 5,295-sq ft and expand the parking lot to provide a total of 36 parking spaces. The expanded church will accommodate 144 seats in the main assembly room. The existing driveway will be upgraded to meet Engineering standards.

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 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. A place of worship is allowed with special use approval.
B. The proposed development meets all applicable dimensional standards of the RN-1 districts. The site plan shows a 10-ft Class A landscape buffer along the property's periphery. All required landscaping shall be provided during the permitting phase and reviewed by the City's Urban Forestry division to ensure compliance with Article 12.5 (Parking Lot Perimeter Landscape Yard), Article 12.6 (Interior Parking Lot Landscape), Article 12.7 (Site Landscape), and Article 12.8 (Buffer Yards).

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. A church has operated at this location since the 1990s, and the proposed expansion is consistent with the character of this segment of Washington Pike, which features a school, several places of worship, and multifamily developments interspersed with single-family dwellings.
B. The proposed 26-ft height is compatible with the 1-2-story heights of existing residential and nonresidential structures nearby.

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 will be required to screen parking areas. A detention pond is proposed along the property frontage to mitigate the impact of additional impervious surface.

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 Washington Pike, a minor arterial street, and the proposed use is not expected to draw substantial traffic through local residential streets.

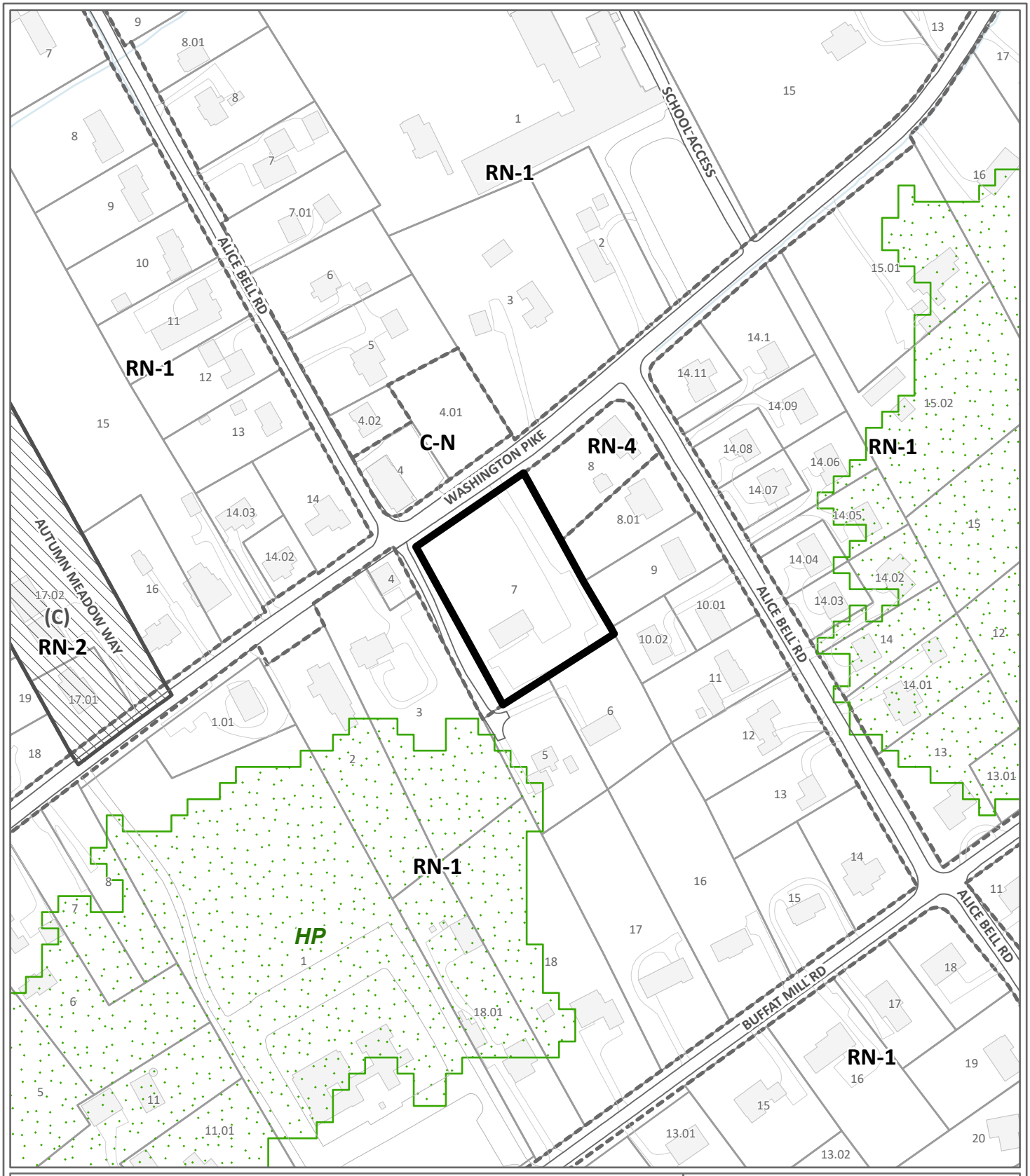
6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.
A. There are no known uses or environmental factors immediately surrounding the subject property that would pose a potential hazard or have an undesirable impact on the proposed use.

ESTIMATED TRAFFIC IMPACT: 167 (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**

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*

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

Map No: 70

Jurisdiction: City

0 225

Feet

N

Exhibit A. Contextual Images



AERIAL MAP

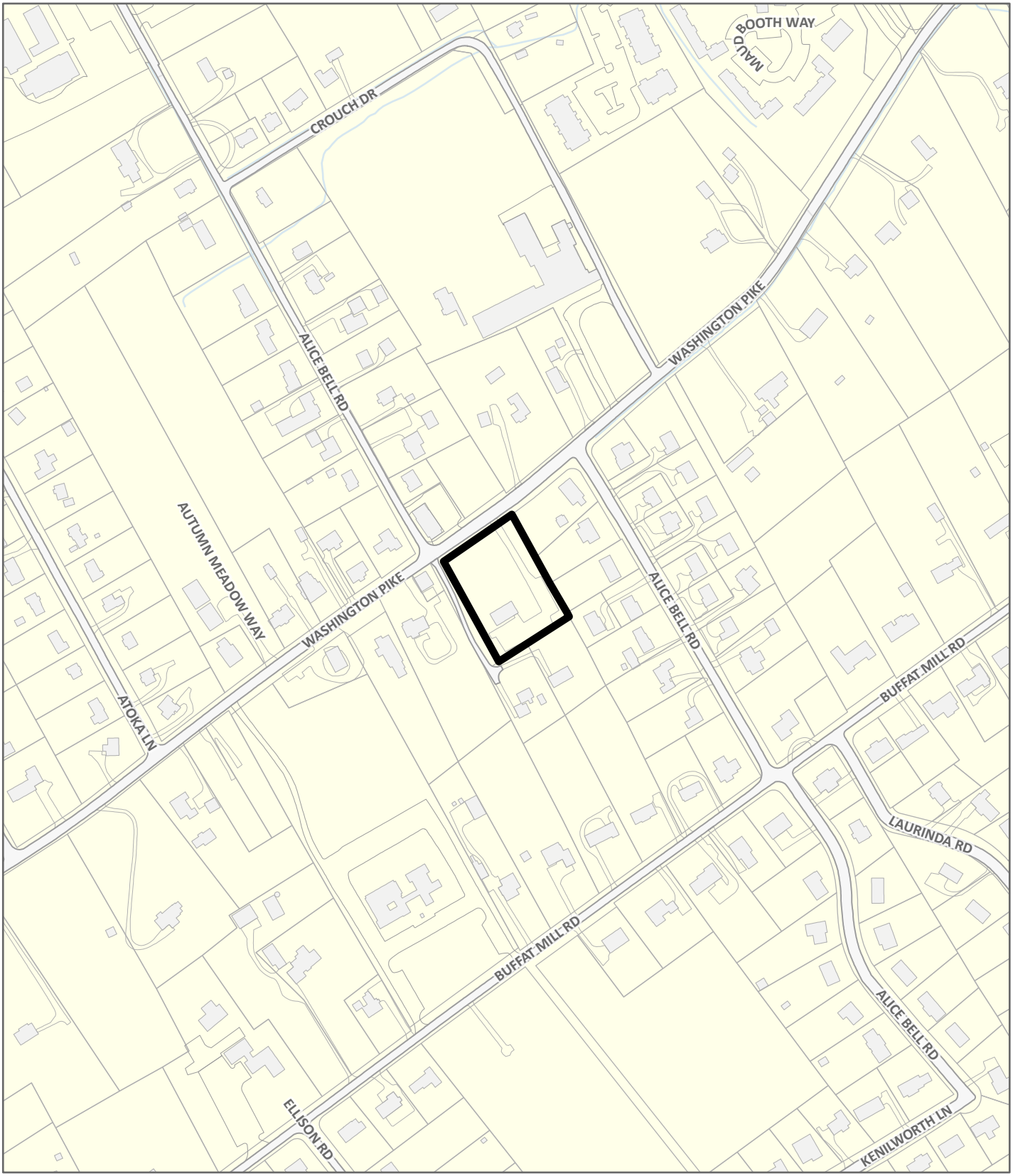
Case boundary

0 90

Feet

N

Exhibit A. Contextual Images



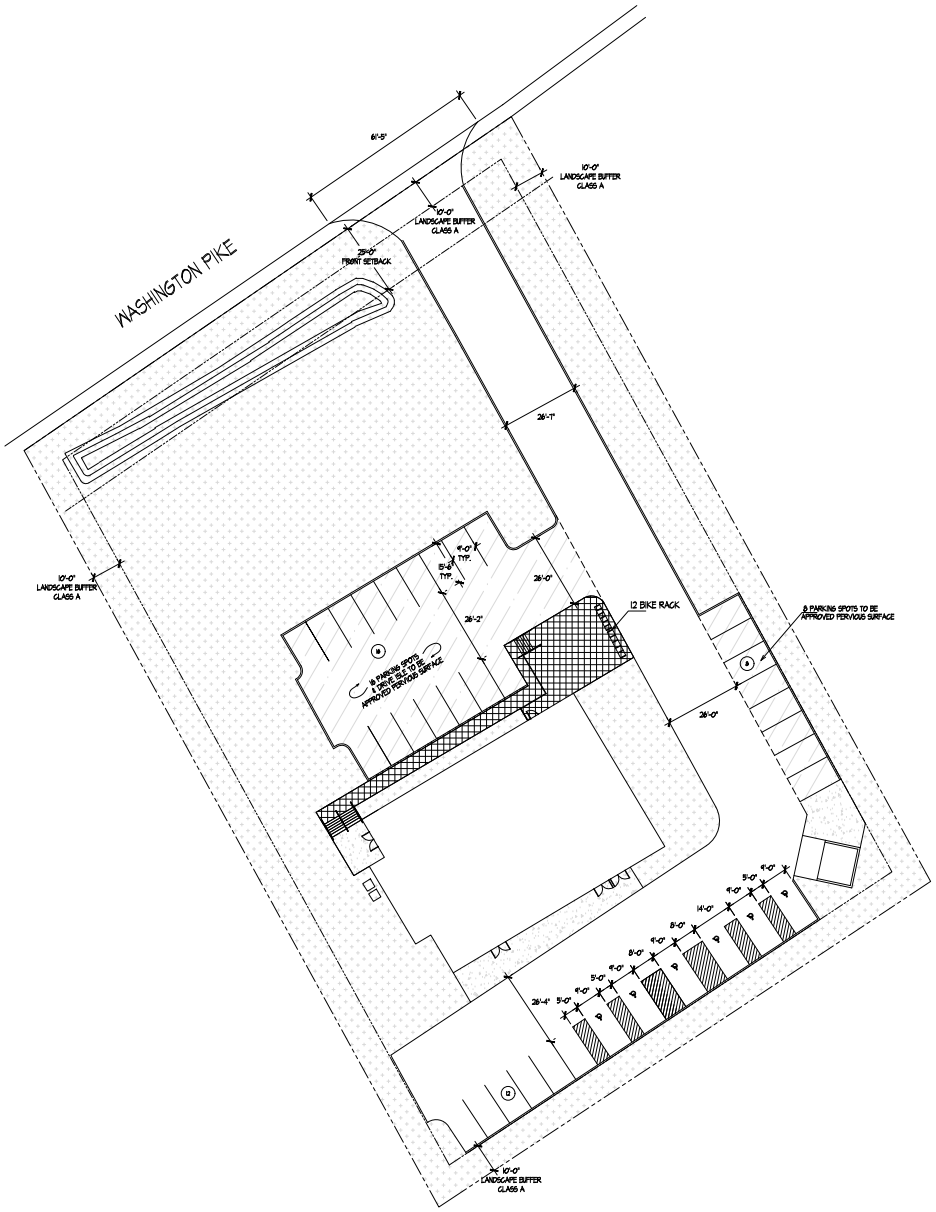
LOCATION MAP **4-B-26-SU**

Case boundary

0 360

Feet

N



OFF STREET PARKING REQUIREMENTS

PER KNOXVILLE TENNESSEE - CODE OF ORDINANCES, APPENDIX B - ZONING CODE, ARTICLE II - OFF-STREET PARKING, TABLE 11.2 REQUIRED OFF STREET PARKING, BASED ON FOOTNOTE CATEGORY PLACES OF WORSHIP

MINIMUM VEHICLE PARKING REQUIRED = .25 PER SEATS IN THE MAIN ASSEMBLY = 36 SPOTS

MAXIMUM VEHICLE PARKING ALLOWED = .5 PER SEAT IN THE MAIN ASSEMBLY = 72 SPOTS

PROPOSED PARKING = 36 SPOTS

LEGEND:

- APPROVED PERVIOUS SURFACE DRIVEWAY/PARKING
- LANDSCAPING
- APPROVED PERVIOUS WALKWAY
- CONCRETE WALK

LEGAL DESCRIPTION:
4306 WASHINGTON PIKE
KNOXVILLE, TN
PARCEL ID. 070CE001

PROJECT DATA:

LOT COVERAGE:

LOT SIZE:	58,621 SQ.FT.
BUILDING:	5,245 SQ.FT.
CONCRETE WALKWAY:	1,561 SQ.FT.
PERVIOUS WALKWAY: 50% CREDIT	1,435 SQ.FT.
IMPERVIOUS PARKING/ DRIVEWAY, 100% COVERAGE CREDIT	12,915 SQ.FT.
PERVIOUS PARKING/ DRIVEWAY, 50% COVERAGE CREDIT	6,086 SQ.FT.
LANDSCAPING:	31,373 SQ.FT.

LOT COVERAGE: 23,514 = 40%

GENERAL NOTES:

1. THESE NOTES SHALL BE USED IN CONJUNCTION WITH THE PLANS AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. NO CHANGES SHALL BE MADE TO THESE PLANS WITHOUT THE KNOWLEDGE AND CONSENT OF THE OWNER AND/ OR ARCHITECT WHOSE SIGNATURE APPEARS HEREON.
2. THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL CHECK ALL DIMENSIONS, FRAMING CONDITIONS, AND ON-SITE CONDITIONS, PRIOR TO STARTING ANY WORK. ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND OR SUBCONTRACTOR. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES, ERRORS OR OMISSIONS.
3. DIMENSIONS, AS INDICATED ARE THE DIMENSIONS THAT SHALL BE USED FOR CONSTRUCTION. DO NOT SCALE DRAWINGS. NOTES & DETAILS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER THESE GENERAL NOTES. ALL DIMENSIONS ARE TAKEN TO THE ROUGH, (U.O.N. ON PLANS).
4. THE DRAWINGS & SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THE DESIGN ADEQUACY AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC. IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR SUBCONTRACTOR, AND HAS NOT BEEN CONSIDERED BY THE STRUCTURAL ENGINEER. THE CONTRACTOR AND OR SUB-CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE PRIOR TO THE APPLICATION OF ALL SHEAR WALLS, ROOF AND FLOOR DIAPHRAGMS AND FINISH MATERIALS HE SHALL PROVIDE THE NECESSARY BRACING TO PROVIDE STABILITY PRIOR TO THE AFOREMENTIONED MATERIALS.
5. GRADING & DRAINAGE: ALL PAVING, FLAT WORK AND PLANTERS NEXT TO THE BUILDING SHALL BE PROPERLY GRADED TO CARRY WATER AWAY FROM THE BUILDING.
6. OBSERVATION VISITS TO THE JOB SITE BY THE ARCHITECT DO NOT INCLUDE INSPECTION OF CONSTRUCTION PROCEDURES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION METHODS AND FOR SAFETY CONDITIONS AT THE WORK SITE. THESE VISITS SHALL NOT BE CONSTRUED AS CONTINUOS AND DETAILED INSPECTIONS.

GENERAL REQUIREMENTS:

1. SCOPE: ALL TRADERS SHALL FURNISH ALL LABOR, EQUIPMENT, MATERIALS, AND PERFORM ALL WORK NECESSARY, INDICATED, REASONABLY INFERRED, OR REQUIRED BY ANY CODE WITH JURISDICTION, TO COMPLETE THEIR SCOPE OF WORK FOR A COMPLETE AND PROPERLY FINISHED JOB.
   ALL WORK SHALL COMPLY WITH APPLICABLE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE (APPLICABLE EDITION) AND LOCAL GOVERNING AGENCIES.
2. PERMITS: THE GENERAL BUILDING PERMIT & PLAN CHECK FEES SHALL BE SECURED AND PAID FOR BY THE SUB-CONTRACTOR DIRECTLY RESPONSIBLE.
3. INTENTION: THE INTENTION OF THIS DOCUMENT IS TO INCLUDE ALL LABOR, MATERIALS, EQUIPMENT AND TRANSPORTATION NECESSARY FOR A COMPLETE AND PROPER EXECUTION OF THE WORK DESCRIBED.
4. CHANGES: THE OWNER MAY ORDER EXTRA WORK OR MAKE CHANGES BY ALTERING, ADDING TO OR DEDUCTING FROM THE WORK. THE CONTRACT SUM SHALL BE ADJUSTED ACCORDINGLY.
5. CUTTING & PATCHING: ALL TRADERS SHALL DO THEIR OWN CUTTING, FITTING, PATCHING, ETC. TO MAKE THE SEVERAL PARTS COME TOGETHER PROPERLY AND FIT IT TO RECEIVE OR BE RECEIVED BY THE WORK OF OTHER TRADES.
6. CLEANUP: ALL TRADES SHALL AT ALL TIMES, KEEP THE SITE FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY THEIR WORK.
7. GENERAL:
   A. ALL CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO CURRENT BIC CODES AS NOTED ON COVER SHEET OF PLANS.
   B. DESIGN, MATERIALS, EQUIPMENT AND PRODUCTS OTHER THAN THOSE DESCRIBED BELOW OR INDICATED ON THE DRAWINGS MAY BE CONSIDERED FOR USE, PROVIDED PRIOR APPROVAL IS OBTAINED FROM THE OWNER, ARCHITECT AND APPLICABLE GOVERNING AGENCIES. REFERENCES TO ANY DETAIL OR DRAWING IS FOR CONVENIENCE ONLY AND DOES NOT LIMIT THE APPLICATION OF SUCH DETAILS OR DRAWINGS.
   C. THE ARCHITECT SHALL IN NO WAY BE RESPONSIBLE FOR HOW THE FIELD WORK IS PERFORMED, SAFETY IN, OR ABOUT THE JOB SITE METHODS OF PERFORMANCE OR TIMELINESS IN THE PERFORMANCE OF THE CONTRACTOR OR SUBCONTRACTORS WORK.

4-B-26-SU
Revision 9.14.2026

XX-XXX-SP-01-002.dwg

Revisions:
INITIAL SUBMITTAL XX/XX/XX XX

DMA
DAVE MADDEN ARCHITECT
Phone 865-710-4446 • E-Mail: madden.dave568@gmail.com
3735 Parker Harrison Way, Knoxville, TN 37924

Title: SITE PLAN

Project and Location
IGLESIA CHURCH EXPANSION
4306 WASHINGTON PIKE
KNOXVILLE, TN

DAVE MADDEN ARCHITECT STATE OF TENNESSEE

Drawn by SM
Checked by
Date 6/20/26
Job No. TN26-071

NORTH

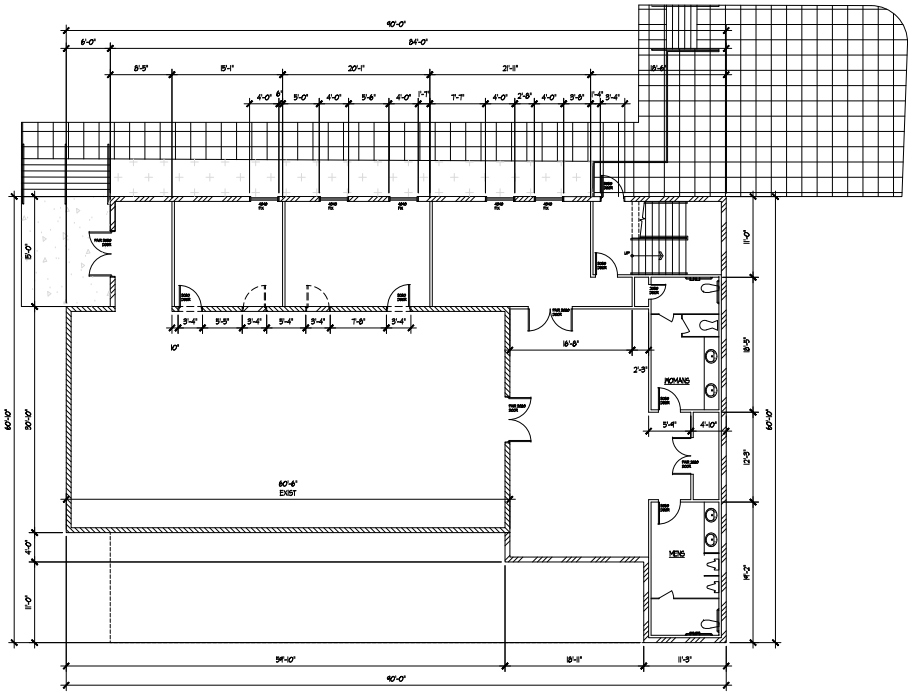
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LEGEND:

- APPROVED PERVIOUS SURFACE DRIVEWAY/PARKING
- LANDSCAPING
- APPROVED PERVIOUS WALKWAY
- CONCRETE WALK



LOWER FLOOR PLAN

SQUARE FOOTAGE:

MAIN LEVEL:		
	EXISTING BUILD:	1,865 SQ.FT.
	PROP. ADDITION:	3,430 SQ.FT.
LOWER LEVEL:		
	EXISTING BUILD:	1,865 SQ.FT.
	PROP. ADDITION:	2,414 SQ.FT.
	TOTAL FOOTPRINT:	5,295 SQ.FT.
	TOTAL BUILDING:	9,574 SQ.FT.

WALL LEGEND

- NEW 2X4 WALLS
- EXISTING 2X WALLS TO BE REMOVED
- (E) BLOCK WALL INTERIOR WALLS
- (N) BLOCK WALL TO MATCH EXIST

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Revisions:
INITIAL SUBMITTAL XX/XX/XX XX

DMA
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3735 Parker Harrison Way, Knoxville, TN 37924

Title: LOWER FLOOR PLAN

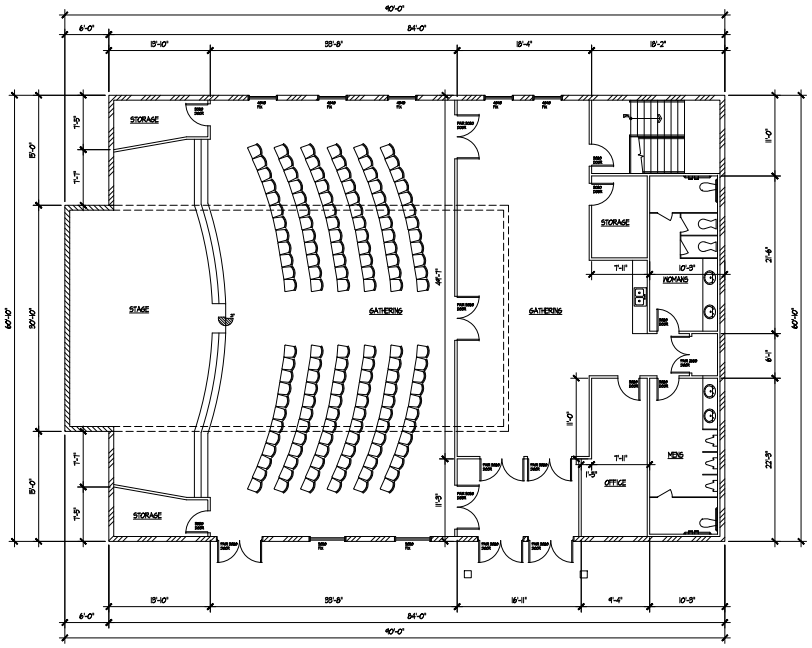
Project and Location
IGLESIA CHURCH EXPANSION
4306 WASHINGTON PIKE
KNOXVILLE, TN

ALL IDEAS, DESIGNS, PLANS AND ARRANGEMENTS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF DMA, AND WERE CREATED AND DEVELOPED FOR USE IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, PLANS OR ARRANGEMENTS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE PRIOR WRITTEN CONSENT OF DMA. ALL DIMENSIONS ON THE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS AND IN-WORD CHANGES. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE AND NOTIFY DMA OF ANY DISCREPANCIES FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS.

Drawn by SM
Checked by
Date 9/14/26
Job No. 26-071

1/4" = 1'-0"

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Of Sheets



MAIN FLOOR PLAN

SQUARE FOOTAGE:

MAIN LEVEL:		
	EXISTING BUILD:	1,865 SQ.FT.
	PROP. ADDITION:	3,430 SQ.FT.
LOWER LEVEL:		
	EXISTING BUILD:	1,865 SQ.FT.
	PROP. ADDITION:	2,414 SQ.FT.
	TOTAL FOOTPRINT:	5,295 SQ.FT.
	TOTAL BUILDING:	9,574 SQ.FT.

WALL LEGEND

- NEW 2X4 WALLS
- EXISTING 2X WALLS TO BE REMOVED
- (E) BLOCK WALL INTERIOR WALLS
- (N) BLOCK WALL TO MATCH EXIST

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Revisions:
INITIAL SUBMITTAL XX/XX/XX XX

DMA
DAVE MADDEN ARCHITECT
Phone 865-710-4496 • E-Mail: madden.dave568@gmail.com
3735 Parker Harrison Way, Knoxville, TN 37924

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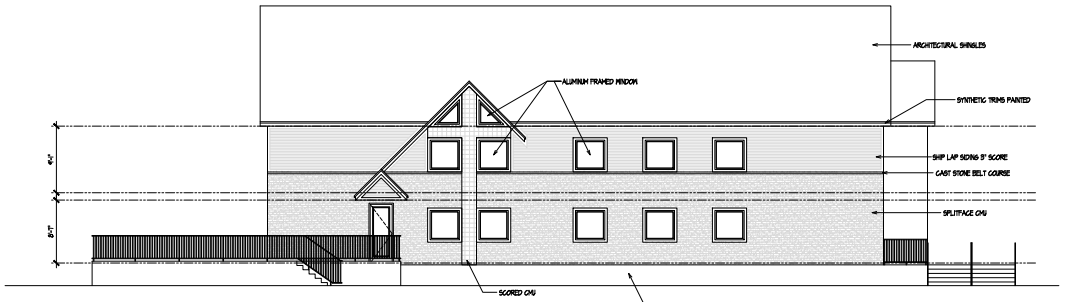
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Project and Location
IGLESIA CHURCH EXPANSION
4306 WASHINGTON PIKE
KNOXVILLE, TN

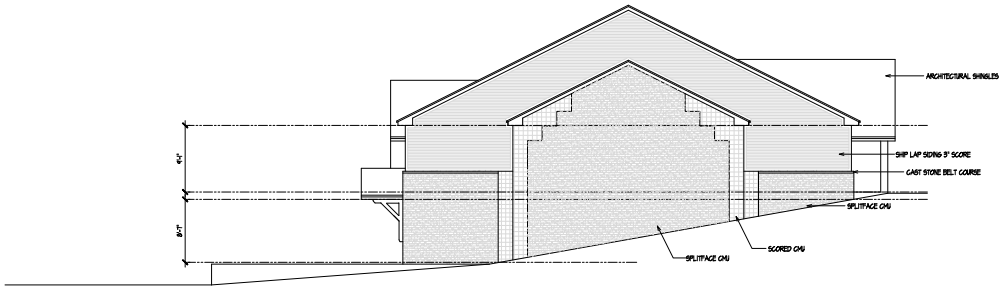
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Checked by
Date 9/14/26
Job No. 26-071

1/4" = 1'-0"

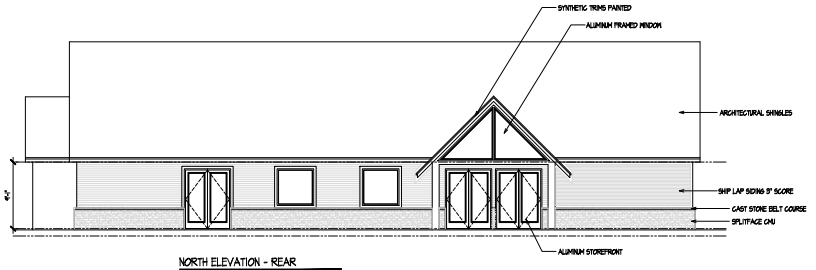
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SOUTH ELEVATION - FRONT



EAST ELEVATION - SIDE



NORTH ELEVATION - REAR

Revisions
INITIAL SUBMITTAL
XX/XX/XX XX

DMA
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3735 Parker Harrison Way, Knoxville, TN 37924

Title
ELEVATIONS

Project and Location
IGLESIA CHURCH EXPANSION
4306 WASHINGTON PIKE
KNOXVILLE, TN

DAVID MADDEN
REGISTERED
ARCHITECT
STATE OF TENNESSEE

Drawn by SM
Checked by
Date 6/24/26
Job No. TN26-071

1/4" = 1'-0"

Sheet Number
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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.*

03/28/2026 — Date to be Posted

04/10/2026 — 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

Applicant Signature

Myrna Tuttle — Applicant Name

2/23/26 — Date