



SPECIAL USE REPORT

► **FILE #:** 4-B-26-SU **AGENDA ITEM #:** 14
POSTPONEMENT(S): 4/9/2026, 7/9/26 **AGENDA DATE:** 9/10/2026
► **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 - 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 30 days to the October 1, 2026 Planning Commission meeting to allow time for obtaining necessary variance approval from the Board of Zoning Appeals.**

COMMENTS:

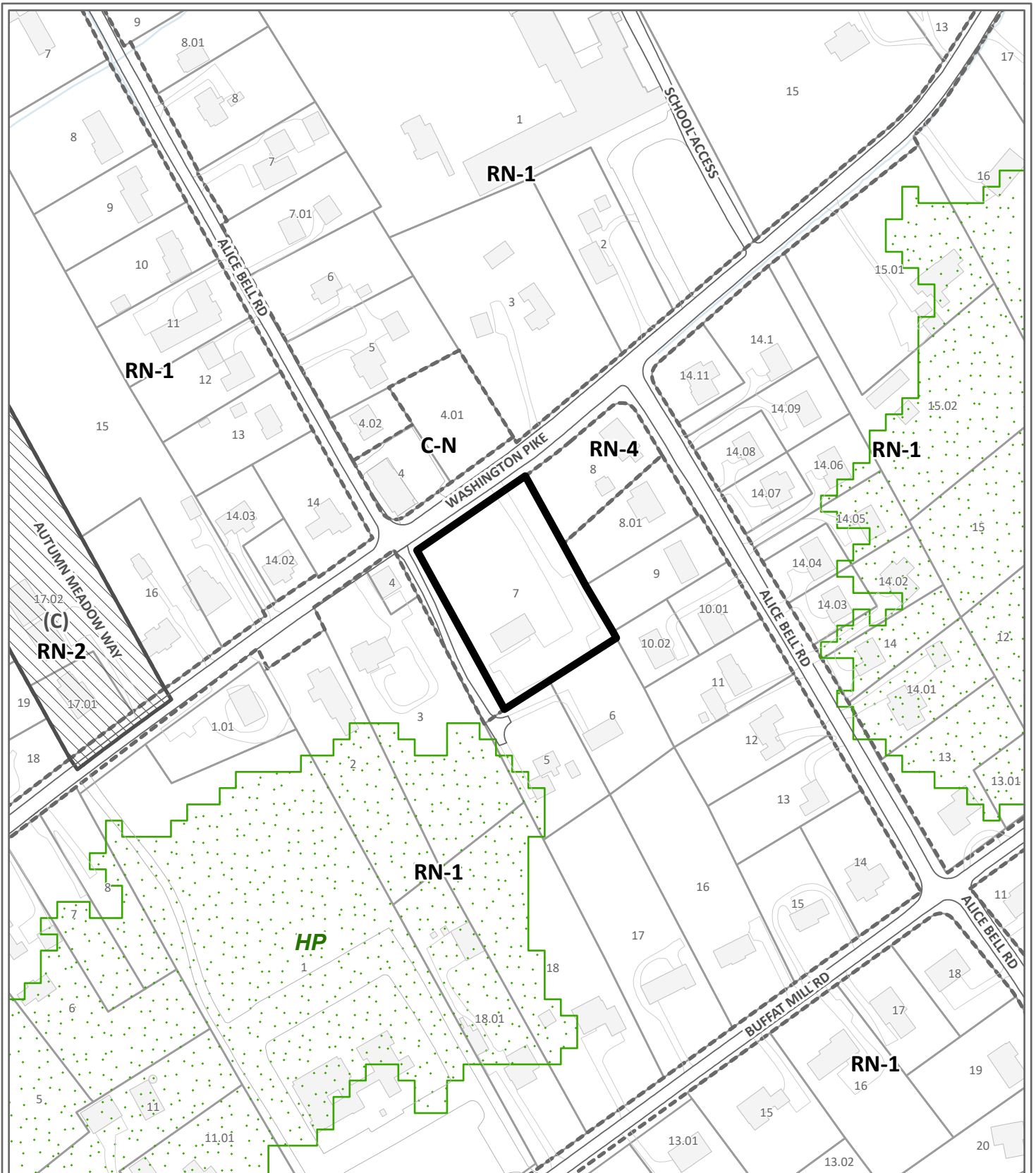
This request is to expand the church building and parking lot, which requires a variance approval to increase the maximum allowed impervious surface coverage of the RN-1 district.

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



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

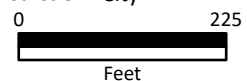


Exhibit A. Contextual Images



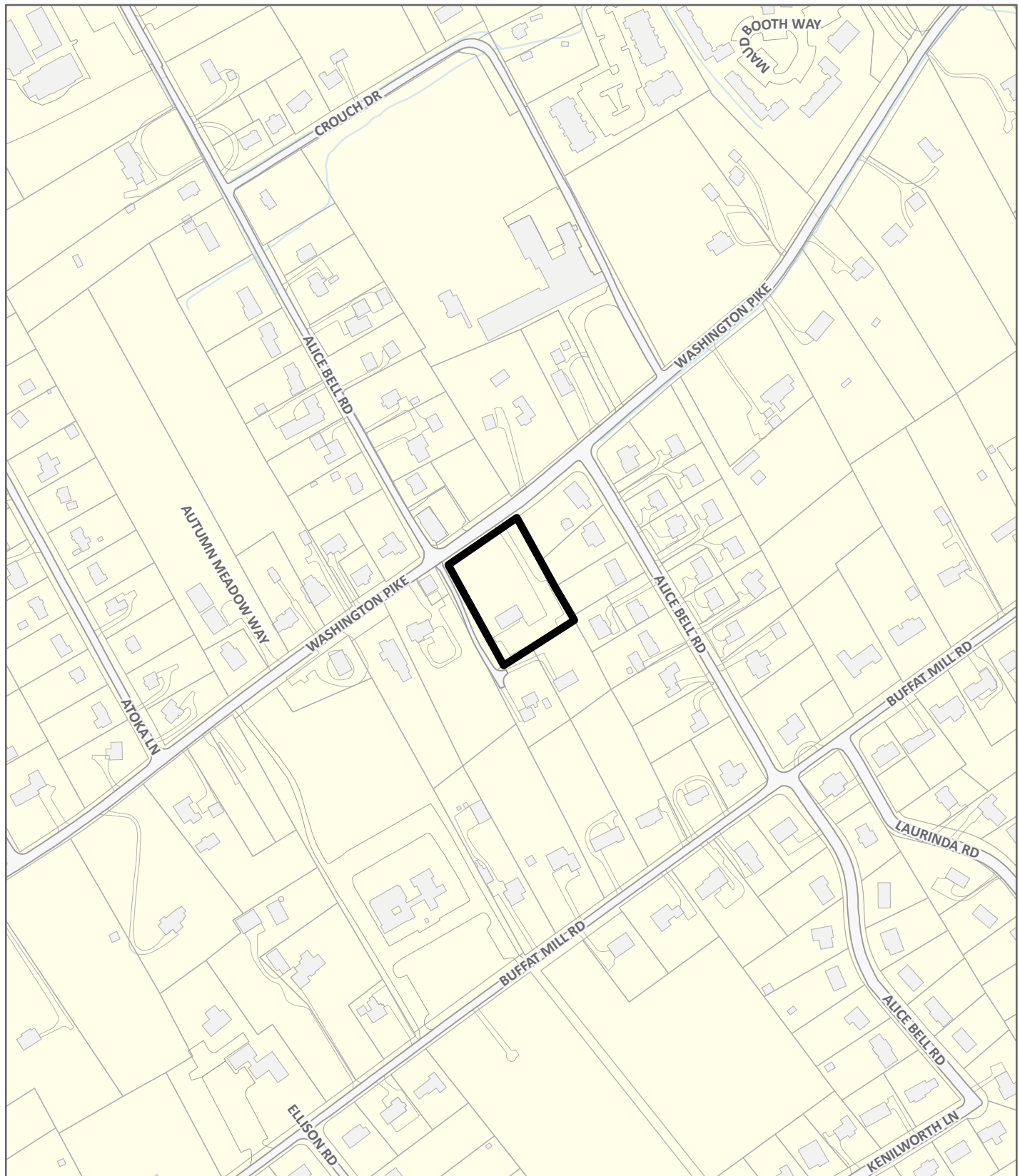
AERIAL MAP



Case boundary



Exhibit A. Contextual Images

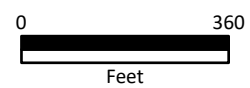


LOCATION MAP

4-B-26-SU



Case boundary



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

ELAF KHASAWNEH
DEED REF.
20150813-0010040

RAAS HOLDINGS LLC
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 32
ZONING RESIDENTIAL EN
MAX BUILDING COVERAGE = 25%
MAX IMPERVIOUS SURFACE = 35%
MAX HEIGHT = 35'
FRONT YARD SETBACK = 40'
SIDE YARD SETBACK = 20% X 200' = 40'
REAR YARD SETBACK = 25'



3

10 0 25 50

GRAPHIC SCALE IN FEET

INFORMATION
ONLY

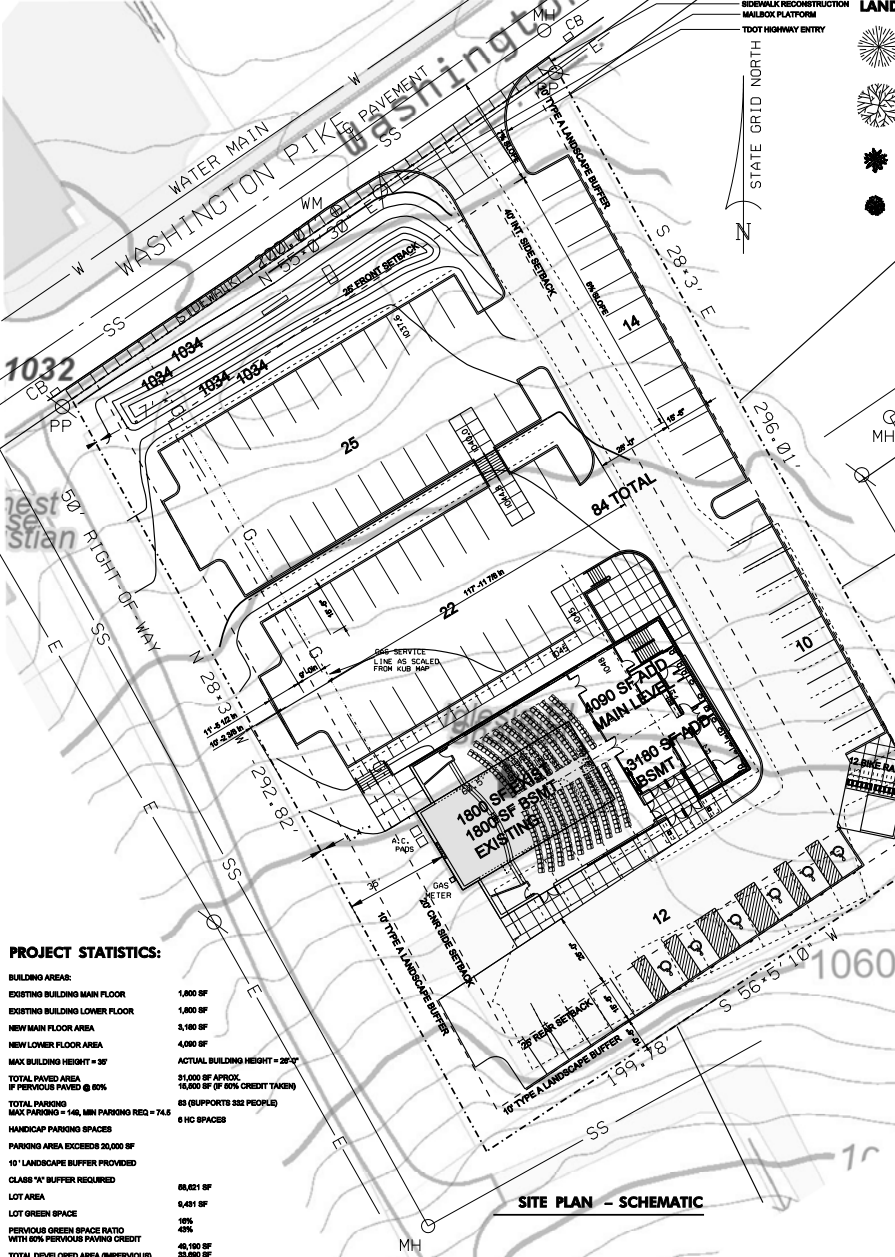
WK	DATE	REVISION

FILE: **SITE SURVEY** PROJECT: **IGLESIA DE DOIS EL SHADDAI** COUNTY: **KNOXVILLE, TENNESSEE**
 ADDRESS: **4399 WASHINGTON** CITY: **PIKE**

MARK FREEMAN ARCHITECT will not be responsible for unauthorized changes or use of this document. This drawing and all associated electronic data are the property of Mark Freeman Architecture	DRAWN M. FREEMAN CHECKED
DATE FEB. 23, 2026	PROJECT MC A25-II-101 SCALE 1" = 20'

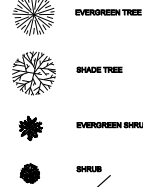
C1.0

SHEET



SITE PLAN - SCHEMATIC

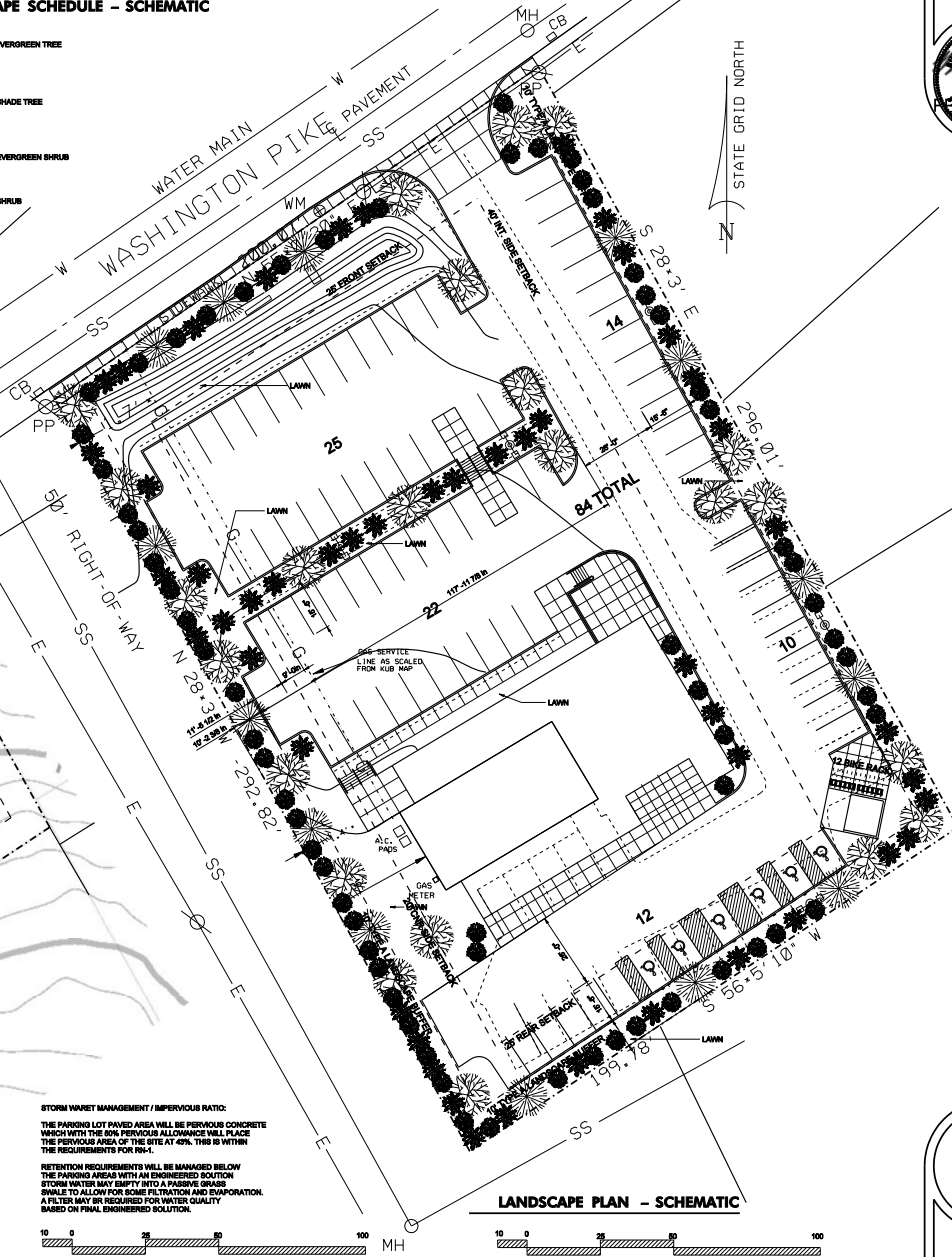
LANDSCAPE SCHEDULE - SCHEMATIC



STORM WATER MANAGEMENT / IMPERVIOUS RATIO:

THE PARKING LOT PAVED AREA WILL BE PERVIOUS CONCRETE WHICH WITH THE 80% PERVIOUS ALLOWANCE WILL PLACE THE PERVIOUS AREA OF THE SITE AT 40%. THIS IS WITHIN THE REQUIREMENTS FOR 75%.

RETENTION REQUIREMENTS WILL BE MANAGED BELOW THE PARKING AREAS WITH AN ENGINEERED SOLUTION. STORM WATER MAY EMPTY 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	FOR	REASON
1	02/23/2006	ISSUED FOR PERMITS	MARK FREEMAN	IGLESIA DE DOIS EL SHADDAI	4509 WASHINGTON PIKE
2	03/06/2006	ISSUED FOR PERMITS	MARK FREEMAN	IGLESIA DE DOIS EL SHADDAI	4509 WASHINGTON PIKE

MARK FREEMAN ARCHITECT
1381 SKELTON BLUFF ROAD
KINGSPORT, TENNESSEE 37660
PHONE 423.646.1000
FAX 423.646.1001
WWW.MFREEMAN2004.COM

C1.1
SHEET



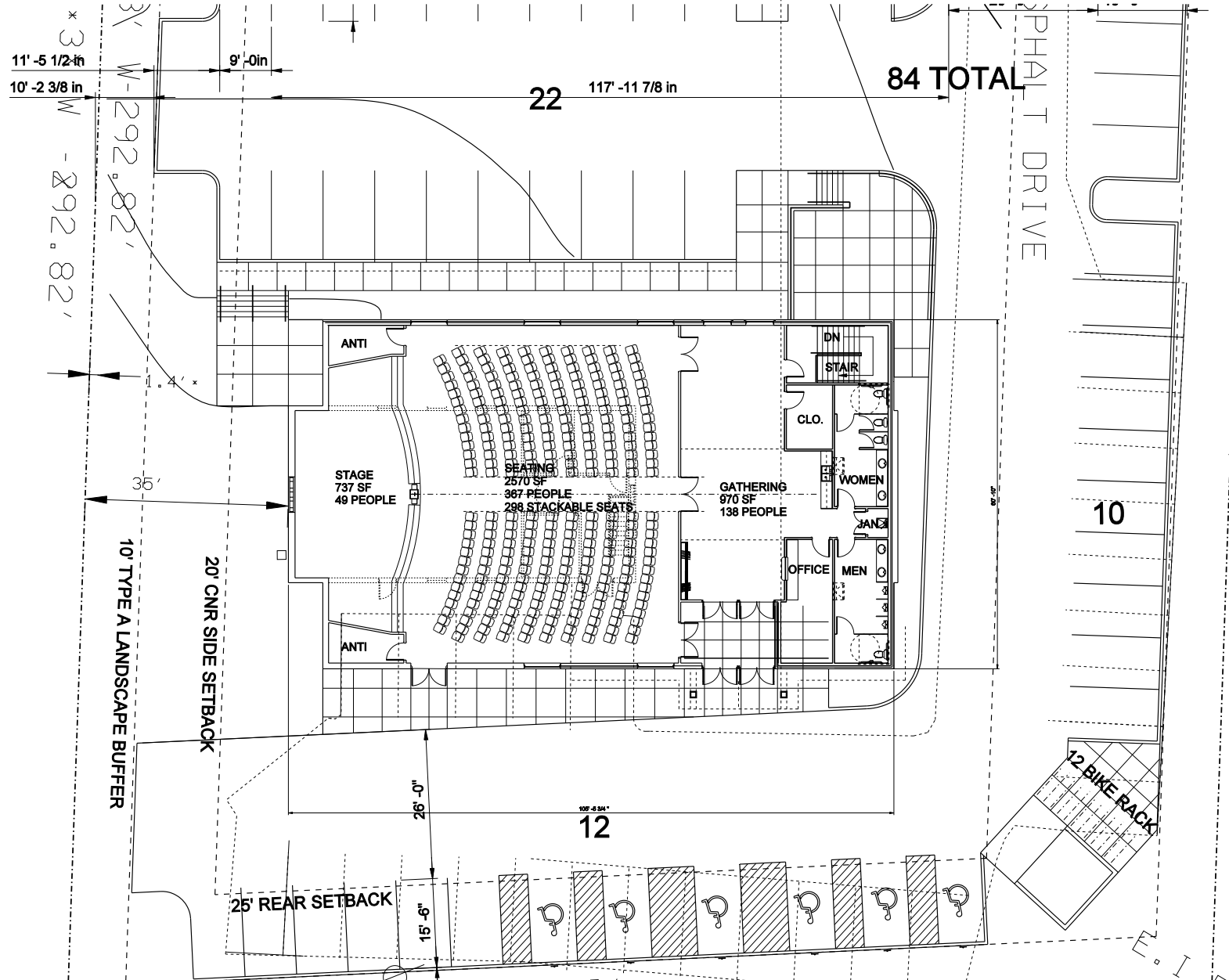
DATE: 2/23/2006
BY: J. SHADDAI

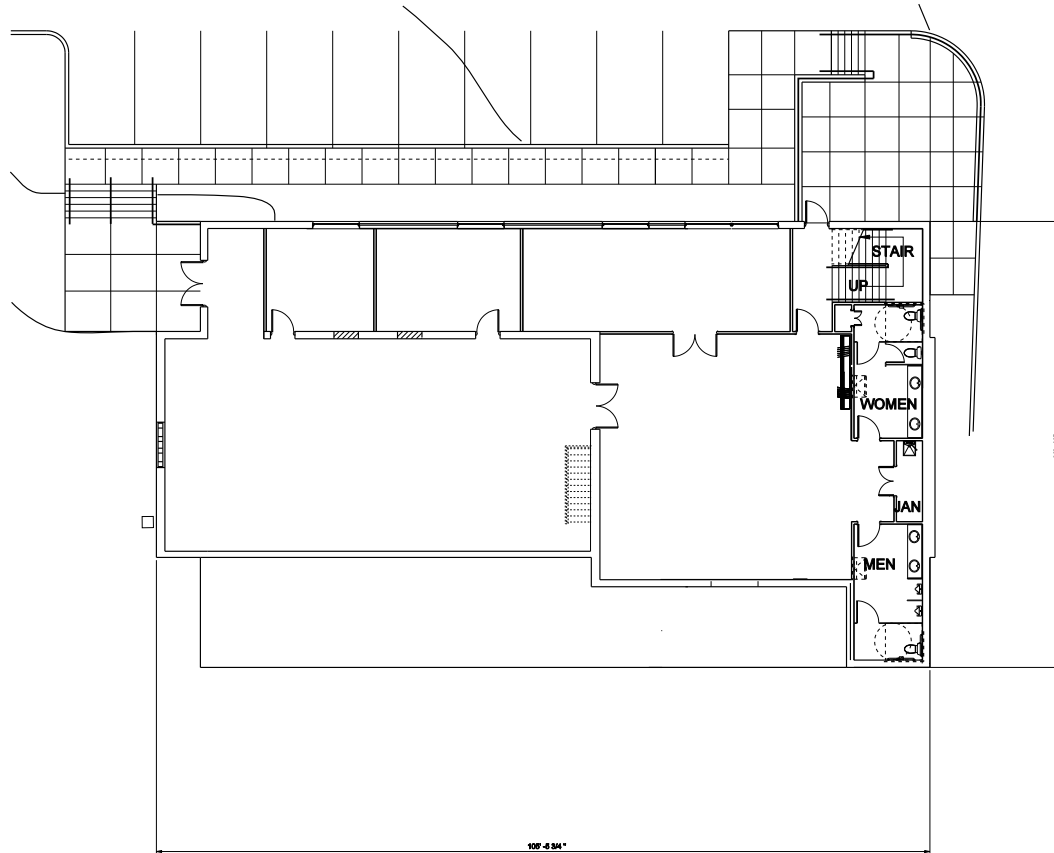
FLOOR PLAN - ZONING APPROVAL
PROJECT: IGLESIA DE DOIS EL SHADDAI
4809 WASHINGTON, PINE KNOXVILLE, TENNESSEE

MARK FREEMAN ARCHITECT
1000 W. 10TH AVENUE, SUITE 100
DENVER, CO 80202
DATE: FEB. 23, 2006
PROJECT: MF A25-1-101
SHEET: 1 OF 20

A1.1

SHEET





DATE	REVISION

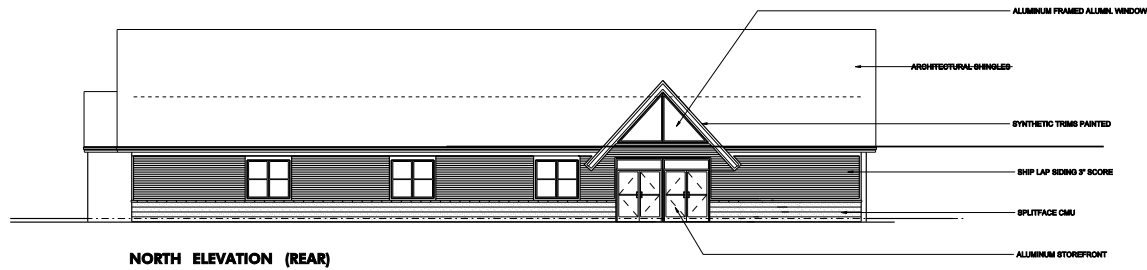
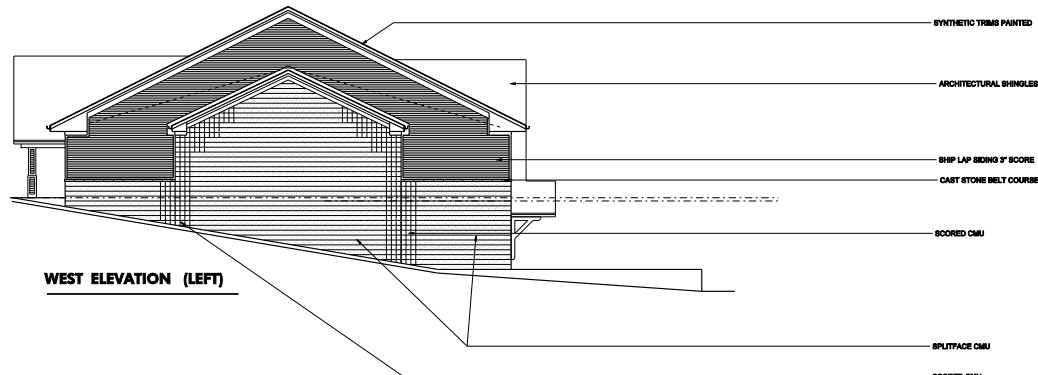
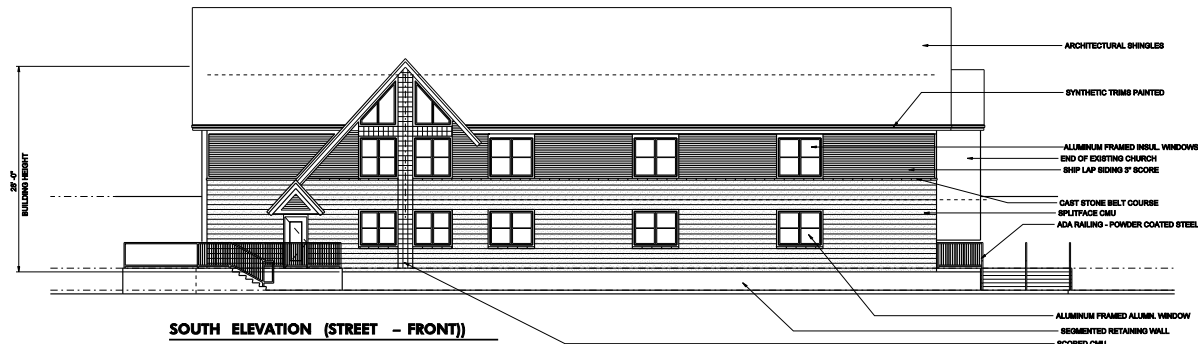
LOWER FLOOR PLAN - ZONING APPROVAL
IGLESIA DE DOIS EL SHADDAI
4309 WASHINGTON PIKE
KNOXVILLE, TENNESSEE

MARK FREEMAN ARCHITECT
100% COMPLETE
DATE: FEB. 23, 2006
PROJECT: MF A25-0-101
SHEET: 1 OF 20

A1.2

SHEET

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



DATE	REVISION	BY	DATE	REVISION	BY

ELEVATIONS - ZONING APPROVAL
MARK FREEMAN ARCHITECT
IGLESIA DE DOIS EL SHADDAI
4309 WASHINGTON PIKE
KNOXVILLE, TENNESSEE

MARK FREEMAN ARCHITECT
1381 SKELTON BLUFF ROAD
KNOXVILLE, TENNESSEE 37660
DATE: FEB. 23, 2024
PROJECT: MF A25-1-101
SHEET: 1 OF 20

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