



# SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

► **FILE #:** 2-SB-25-C

**AGENDA ITEM #:** 20

2-B-25-DP

**AGENDA DATE:** 2/13/2025

► **SUBDIVISION:** FESUK PROPERTY

► **APPLICANT/DEVELOPER:** PETR FESYUK

OWNER(S): FESYUK PETR & FESYUK LENA

TAX IDENTIFICATION: 38 122

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 7404 WILLOW FORK LN

► **LOCATION:** North side of E Emory Rd, east side of Willow Fork Ln

GROWTH POLICY PLAN: Planned Growth Area

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Beaver Creek

► **APPROXIMATE ACREAGE:** 5.67 acres

► **ZONING:** A (Agricultural), PR (Planned Residential) up to 6 du/ac

► **EXISTING LAND USE:** Rural Residential

► **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Rural residential, multifamily residential - A (Agricultural), F (Floodway)  
South: Single family residential - A (Agricultural)  
East: Rural residential - A (Agricultural)  
West: Rural residential - A (Agricultural), F (Floodway)

► **NUMBER OF LOTS:** 8

SURVEYOR/ENGINEER: Richard LeMay LeMay & Associates

ACCESSIBILITY: Access is via Willow Fork Lane, a local street with a pavement width of 12 ft within an undefined right-of-way; and via E. Emory Road, a major arterial road with a pavement width of 20 ft within a 50-ft right-of-way.

► **SUBDIVISION VARIANCES REQUIRED:** None.

## STAFF RECOMMENDATION:

► Postpone the concept plan until the March 13, 2025 Planning Commission meeting as requested by the applicant.

► Postpone the development plan until the March 13, 2025 Planning Commission meeting as requested by the applicant.

## COMMENTS:

This request is for eight detached residential lots, six of which have access from Willow Fork Ln and two from E. Emory Rd. In September 2024, 2.5 acres of the 5.17 acres property was rezoned from A (Agricultural) to PR (Planned Residential) up to 6 du/ac (7-Q-24-RZ). Seven of the lots are in the PR (Planned Residential) zone. This proposal includes dedicating right-of-way and widening Willow Fork Ln.

ESTIMATED TRAFFIC IMPACT: 99 (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: 3 (public school children, grades K-12)

Schools affected by this proposal: Halls Elementary, Halls Middle, and Halls High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

Knoxville-Knox County Planning Commission's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

The Planning Commission's approval or denial of this development plan request is final, unless the action is appealed either to the Board of Zoning Appeals or to a court of competent jurisdiction within thirty (30) days of the decision being appealed (Knox County, Tennessee Code of Ordinances, Appendix A, Zoning, 6.50.08).



# Request to Postpone • Table • Withdraw

PETR FESYUK

1/21/2025

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

February 13, 2025

Scheduled Meeting Date

File Number(s)

2-SB-25-C 2-B-25-DP

## POSTPONE

- ☒ **POSTPONE:** All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

**SELECT ONE:** ☒ 30 days ☐ 60 days ☐ 90 days

Postpone the above application(s) until the \_\_\_\_\_ Planning Commission Meeting.

## WITHDRAW

- ☐ **WITHDRAW:** Applications may be withdrawn automatically if the request is received in writing no later than 3:30pm on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received no later than close of business 2 business days after the application submittal deadline and the request is approved by the Executive Director or Planning Services Manager.

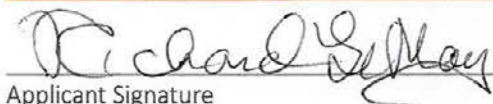
## TABLE

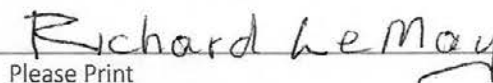
*\*The refund check will be mailed to the original payee.*

- ☐ **TABLE:** Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee to table or untable an item.

## AUTHORIZATION

*By signing below, I certify I am the property owner, and/or the owners authorized representative.*

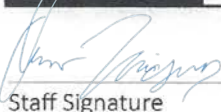
  
Applicant Signature

  
Please Print

865-671-0183  
Phone Number

rlemay@lemayassociates.com  
Email

## STAFF ONLY

  
Staff Signature

Oscar Iniguez

Please Print

1/21/2025

Date Paid

☐ No Fee

Eligible for Fee Refund? ☐ Yes ☐ No Amount:

Approved by:

Date:

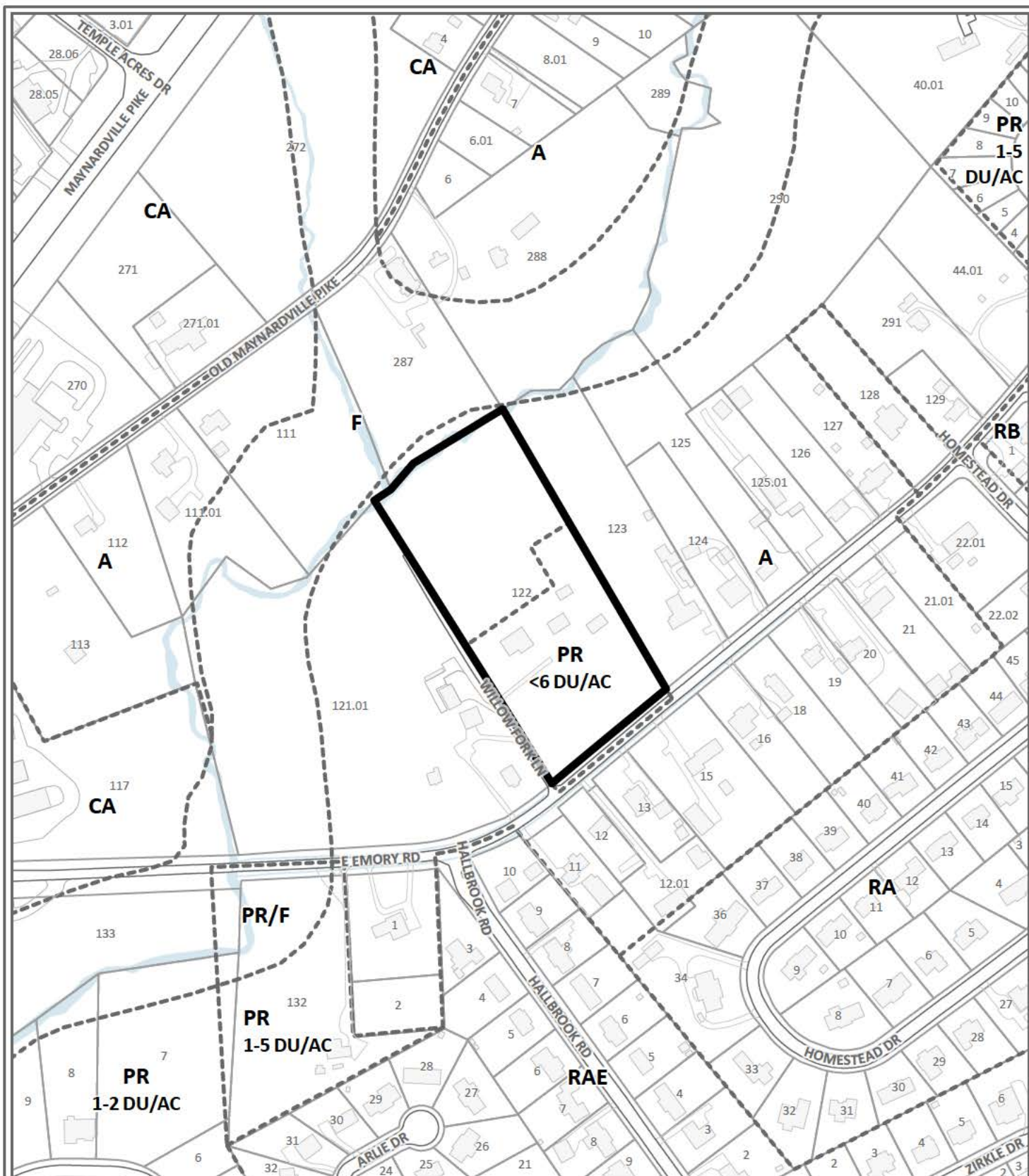
Payee Name

Payee Phone

Payee Address

October 2022





CONCEPT PLAN / DEVELOPMENT PLAN

2-SB-25-C / 2-B-25-DP

Petitioner: Petr Fesyuk



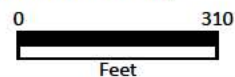
in A (Agricultural), PR (Planned Residential)

Original Print Date: 1/3/2025

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

Map No: 38

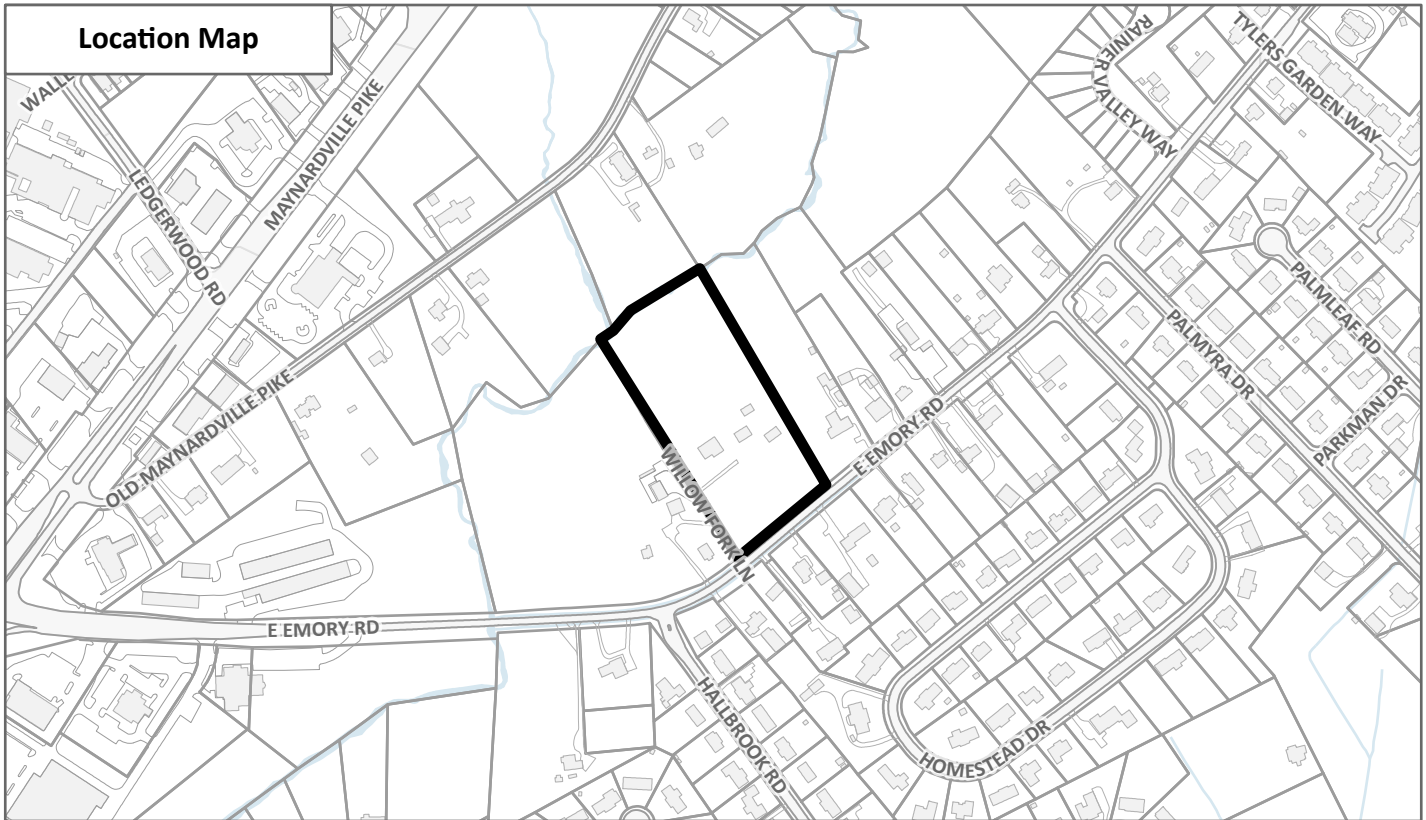
Jurisdiction: County



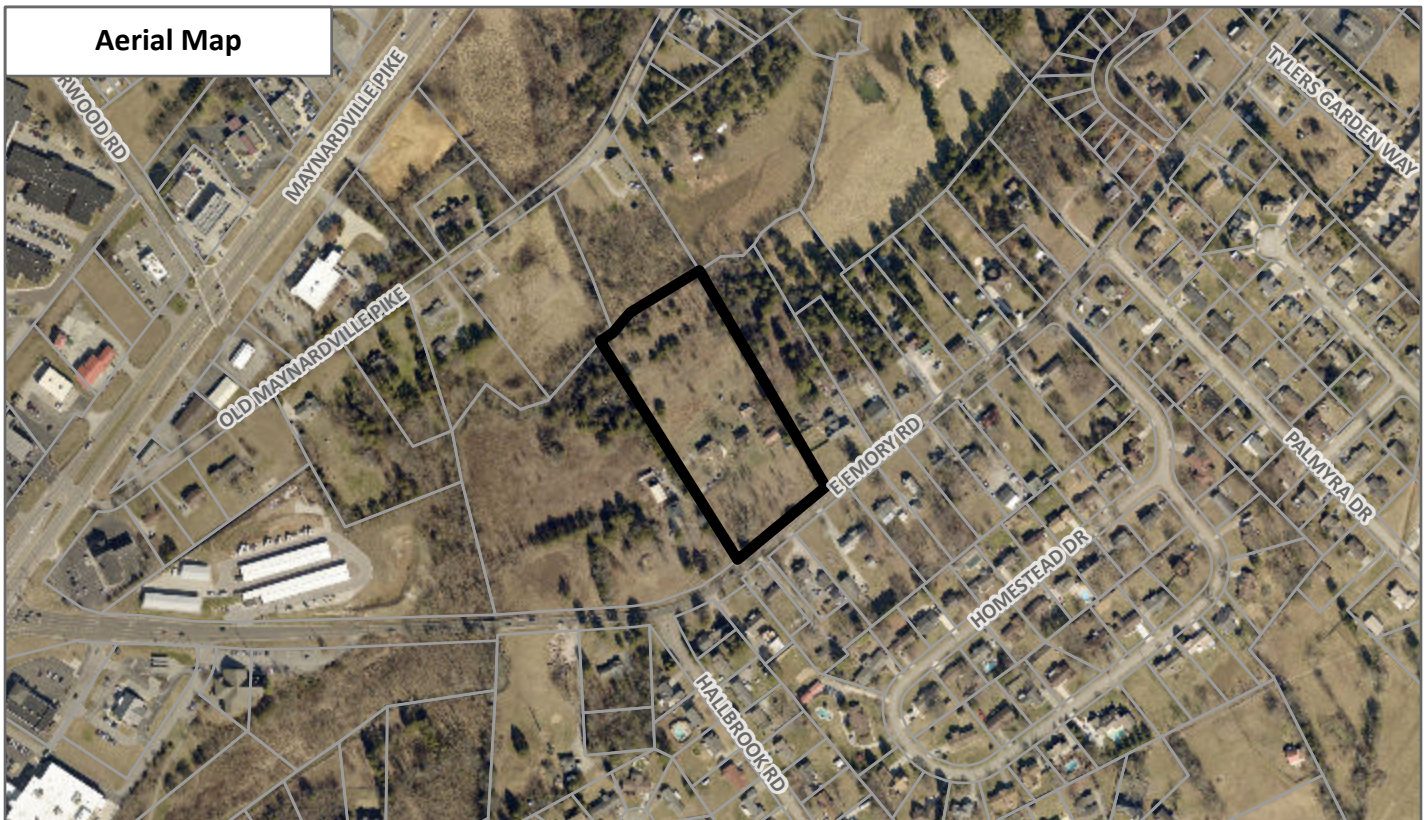


## Exhibit A. Contextual Images

Location Map



Aerial Map

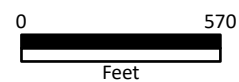


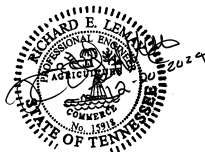
CONTEXTUAL MAPS 1

2-B-25-DP / 2-SB-25-C



Case boundary





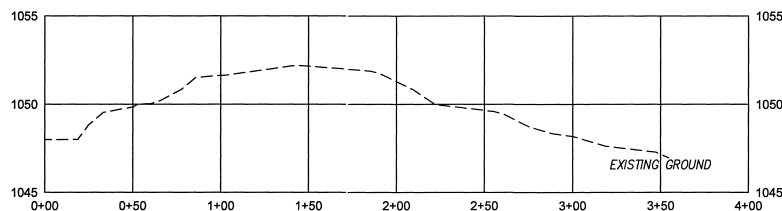
#### Certification of Concept Plan by Registered Engineer

I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform, to the best of my knowledge, to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as it has been itemized and described in a report filed with the Planning Commission.

Registered Engineer: Richard E. LeMay

Tennessee License No. 15918

Date: 12/20/2024



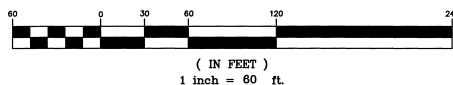
NOTE:  
Existing out-buildings to be removed.  
Existing house to remain.

EX. CL. WILLOW FORK LN

#### SITE NOTES:

TOTAL AREA: 5.17 ± ACRES  
TOTAL LOTS: 8  
CLT MAP 038, PARCEL 122  
DEED INSTRUMENT # 201812110036067

#### GRAPHIC SCALE



#### LeMAY AND ASSOCIATES CONSULTING ENGINEERS

10816 KINGSTON PIKE  
KNOXVILLE, TENNESSEE 37934  
PH: (865) 671-0183  
FAX: (865) 671-0213

2-SB-25-C / 2-B-25-DP  
12/20/2024

#### CONCEPT PLAN

#### FESUK PROPERTY

SCALE: 1"= 60' APPROVED BY: REL DRAWN BY: RELJR

DATE: 12-5-2024 LAST REVISION DATE:

7404 WILLOW FORK LANE  
DISTRICT 6 \* KNOX COUNTY \* TENNESSEE

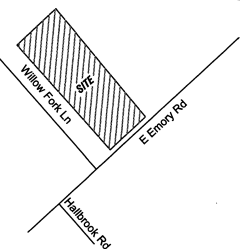
PARCEL ID: 038 122

DRAWING NO.:  
6481

CURVE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	25.00'	S 80°51'41" E	37.59'	42.54'

LINE	BEARING	DISTANCE
L1	S 32°08'52" E	18.44'
L2	N 57°53'08" E	24.00'
L3	S 58°38'08" W	27.76'
L4	N 51°21'52" W	18.20'
L5	N 58°38'08" E	25.00'
L6	S 32°08'52" E	25.00'

GRID NORTH



LOCATION MAP ----- NTS



# Development Request

DEVELOPMENT

- ☐ Development Plan
- ☐ Planned Development
- ☐ Use on Review / Special Use
- ☐ Hillside Protection COA

SUBDIVISION

- ☒ Concept Plan
- ☐ Final Plat

ZONING

- ☐ Plan Amendment
  - ☐ SP
  - ☐ PA
- ☐ Rezoning

Petr Fesyuk

Applicant Name		Affiliation
12/17/24	2/13/2025	File Number(s) 2-SB-25-C 2-B-25-DP
Date Filed	Meeting Date (if applicable)	

CORRESPONDENCE All correspondence related to this application should be directed to the approved contact listed below.

☐ Applicant ☐ Property Owner ☐ Option Holder ☐ Project Surveyor ☒ Engineer ☐ Architect/Landscape Architect

Richard LeMay		LeMay & Associates	
Name		Company	
10816 Kingston Pike	Knoxville	TN	37934
Address	City	State	ZIP
(865)671-0183	[Redacted Email]		
Phone	Email		

CURRENT PROPERTY INFO

FESYUK PETR & FESYUK LENA	7404 WILLOW FORK LN KNOXVILLE TN 37938	(865)333-2050
Property Owner Name (if different)	Property Owner Address	Property Owner Phone
7404 WILLOW FORK LN KNOXVILLE TN 37938	038 122	
Property Address	Parcel ID	
KUB	NEKUD	Y
Sewer Provider	Water Provider	Septic (Y/N)

COMMUNITY ENGAGEMENT Sign and return the **Public Notice & Community Engagement** form with this application.

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). **We require applicants to acknowledge their role in this process.**

JULY 2024



## DEVELOPMENT REQUEST

- ☐ Development Plan   ☐ Use on Review / Special Use   ☐ Hillside Protection COA  
☐ Residential   ☐ Non-Residential

Home Occupation (specify) \_\_\_\_\_

Other (specify) \_\_\_\_\_

Related City Permit Number(s)

## SUBDIVISION REQUEST

Proposed Subdivision Name

Unit / Phase Number   ☐ Combine Parcels   ☒ Divide Parcel

8

Total Number of Lots Created

Related Rezoning File Number

☐ Other (specify) \_\_\_\_\_

☐ Attachments / Additional Requirements

## ZONING REQUEST

☐ Zoning Change

Proposed Zoning

☐ Plan Amendment Change

Proposed Plan Designation(s)

Pending Plat File Number

Proposed Density (units/acre)

Previous Rezoning Requests

☐ Other (specify) \_\_\_\_\_

## STAFF USE ONLY

### PLAT TYPE

☐ Staff Review   ☒ Planning Commission

### ATTACHMENTS

☐ Property Owners / Option Holders   ☐ Variance Request  
☐ Amendment Request (*Comprehensive Plan*)

### ADDITIONAL REQUIREMENTS

☐ Use on Review / Special Use (*Concept Plan*)  
☐ Traffic Impact Study  
☐ COA Checklist (*Hillside Protection*)

Fee 1

Total

Fee 2

\$1,000.00

Fee 3

## AUTHORIZATION

**By signing below, I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent. If there are additional owners or options holders, each additional individual must sign the Property Owners/Option Holders Form.**

  
Applicant Signature

Petr Fesyuk

12/16/24

Print Name / Affiliation

Date

865 333 2050

Phone Number

Email

  
Property Owner Signature

Petr Fesyuk

12/24/2024, SG

Please Print

Date Paid



# Public Notice and Community Engagement

## 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.

## 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).

### 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.*

**01/31/2025**

**02/14/2025**

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



Petr Fesyuk

12/30/24

Applicant Signature

Applicant Name

Date

**FILE NUMBER**

2-SB-25-C & 2-B-25-DP