



SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

▶ **FILE #:** 2-SB-25-C **AGENDA ITEM #:** 41
2-B-25-DP **AGENDA DATE:** 3/13/2025

POSTPONEMENT(S): 2/13/25

▶ **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 to the April 10, 2025, Planning Commission meeting as requested by the applicant.

▶ Postpone the development plan to the April 10, 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

03/04/2025

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

Date of Request

3/13/2025

Scheduled Meeting Date

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

File Number(s)

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 04/10/2025 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.

Petr Fesyuk
Applicant Signature

Petr Fesyuk

Please Print

865 333 2050

Phone Number

petrfesyuk@gmail.com

Email

STAFF ONLY

Staff Signature _____ Please Print _____ Date Paid _____ No Fee

Eligible for Fee Refund? Yes No Amount:

Approved by: _____ Date: _____

Payee Name _____ Payee Phone _____ Payee Address _____



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.

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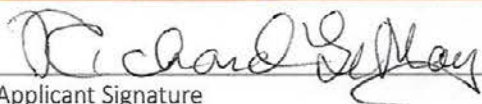
TABLE

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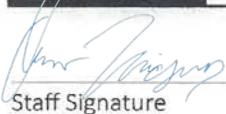

Applicant Signature

Richard Lemay
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:

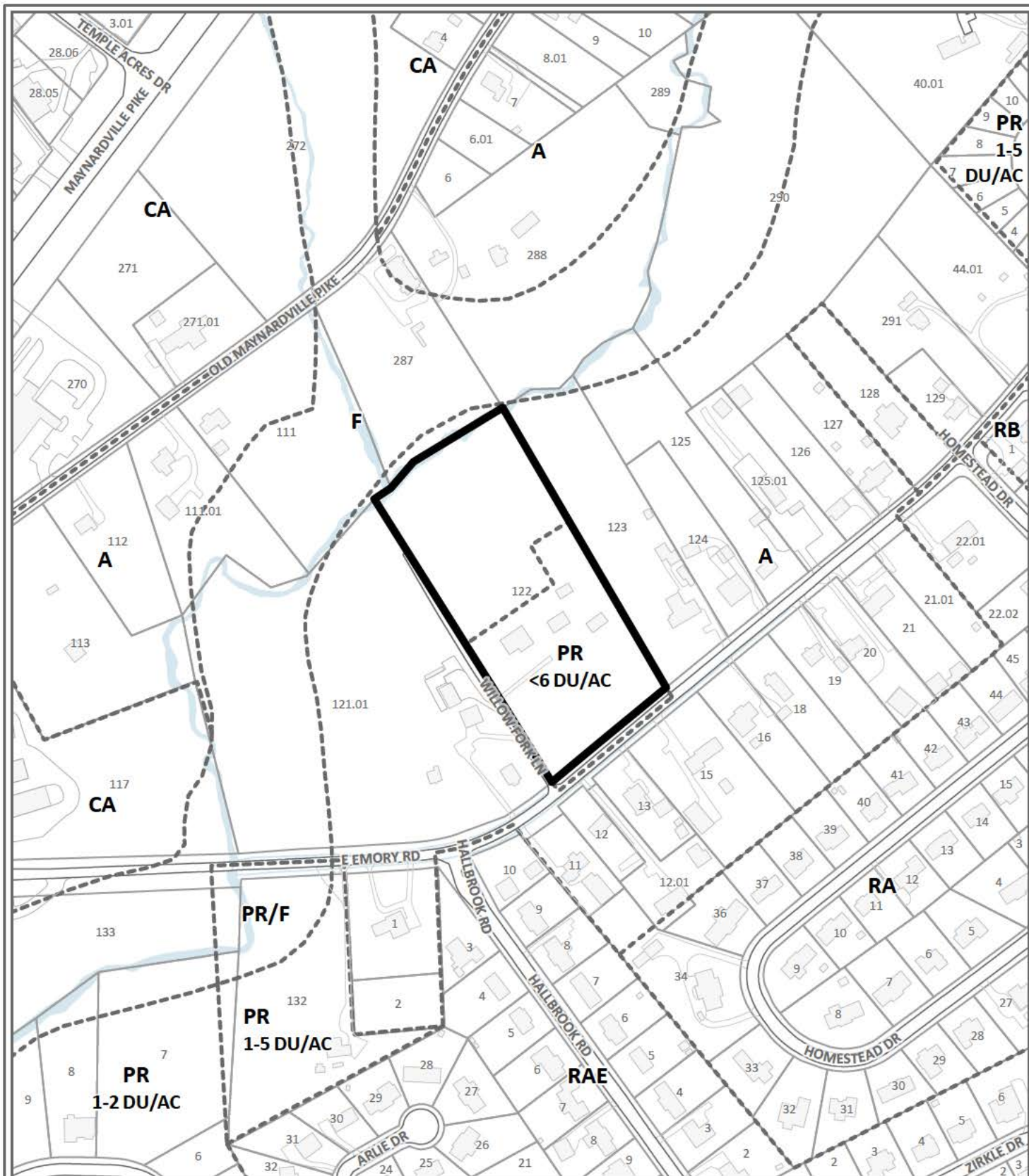
Approved by:

Date:

Payee Name

Payee Phone

Payee Address



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

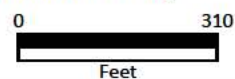
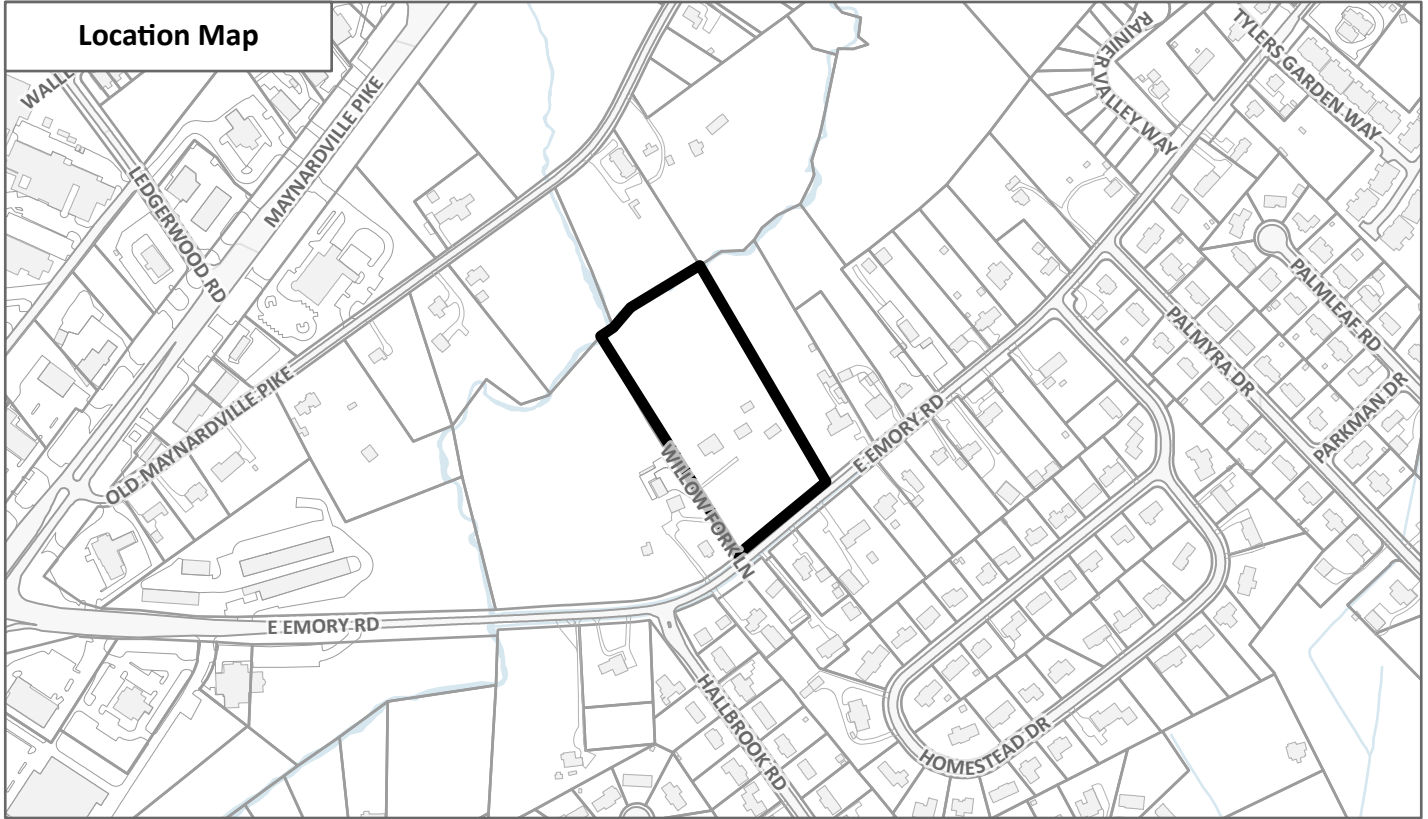


Exhibit A. Contextual Images

Location Map



Aerial Map



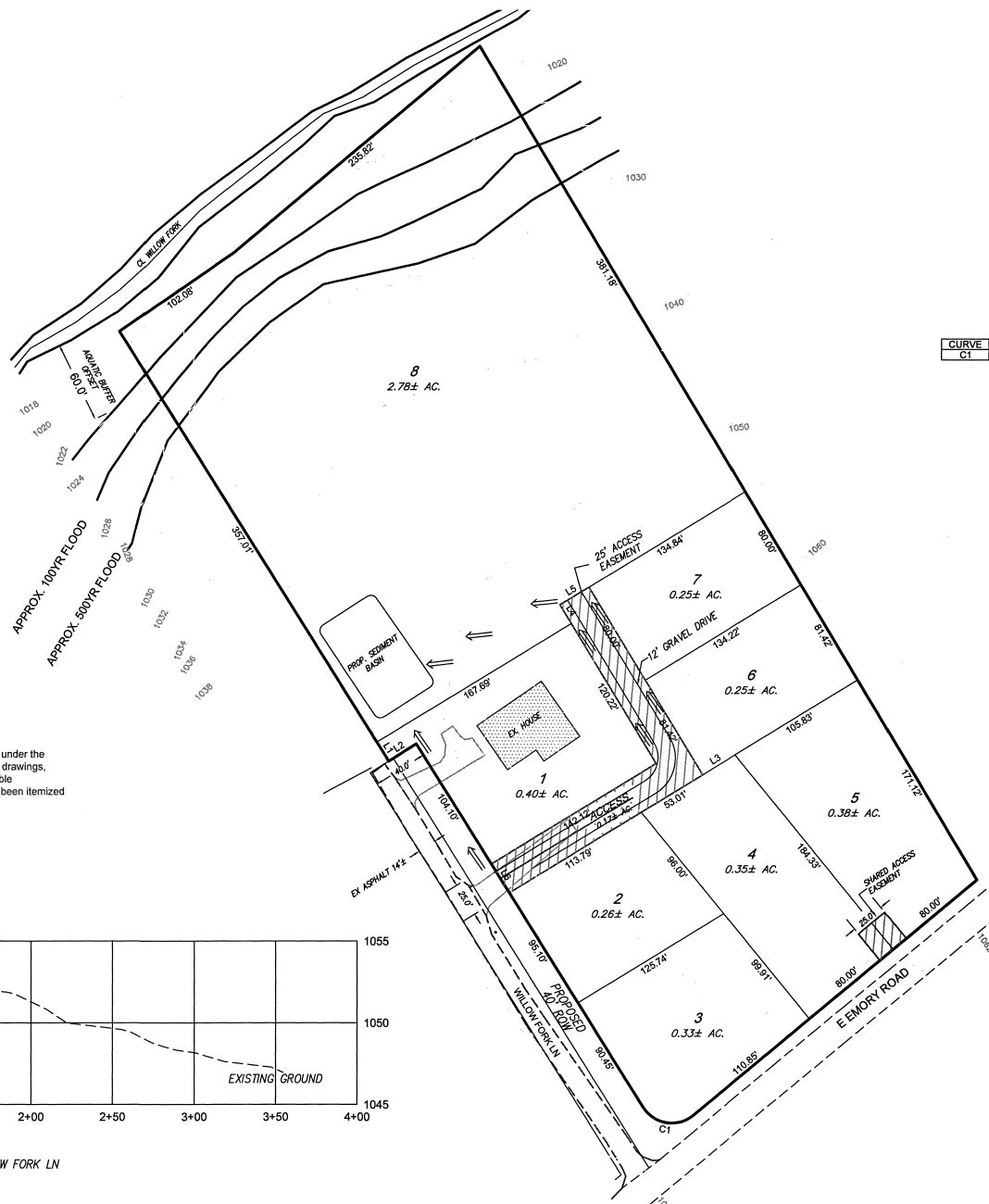
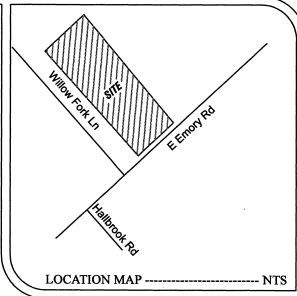
CONTEXTUAL MAPS 1

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



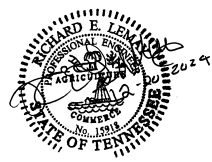
Case boundary





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

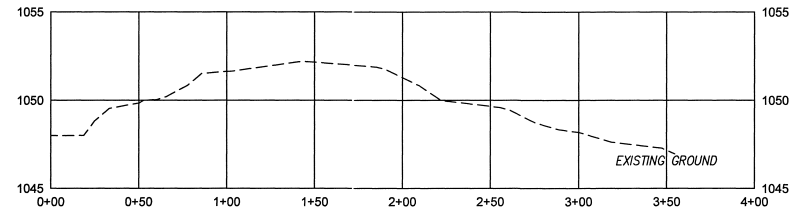
LINE	BEARING	DISTANCE
L1	S 32°08'52" E	16.44'
L2	N 57°53'08" E	24.00'
L3	S 58°38'08" W	27.76'
L4	N 51°21'15" W	16.20'
L5	N 58°38'08" E	25.00'
L6	S 32°08'52" E	25.00'



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 I as been itemized and described in a report filed with the Planning Commission.

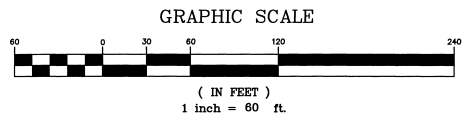
Registered Engineer: Richard E. Lemay
 Tennessee License No. 15918
 Date: 12/20/2024



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



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

CONCEPT PLAN

FESUK PROPERTY

SCALE: 1" = 60'	APPROVED BY: REL	DRAWN BY: REL, JR.
DATE: 12-5-2024	LAST REVISION DATE:	
7404 WILLOW FORK LANE		
DISTRICT 6 * KNOX COUNTY * TENNESSEE		
PARCEL ID: 038 122	DRAWING NO.: 6481	

LeMAY AND ASSOCIATES
CONSULTING ENGINEERS
 10816 KINGSTON PIKE
 KNOXVILLE, TENNESSEE 37934
 PH: (865) 671-0183
 FAX: (865) 671-0213



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.**

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 _____

Combine Parcels
 Divide Parcel

Unit / Phase Number _____

8

Total Number of Lots Created

Other (specify) _____

Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

Zoning Change

Proposed Zoning _____

Plan Amendment Change

Proposed Plan Designation(s) _____

Proposed Density (units/acre) _____

Previous Rezoning Requests _____

Other (specify) _____

Pending Plat File Number

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
	\$1,000.00
Fee 2	
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.

	Petr Fesyuk	12/16/24
Applicant Signature	Print Name / Affiliation	Date
865 333 2050		
Phone Number	Email	
	Petr Fesyuk	12/24/2024, SG
Property Owner Signature	Please Print	Date Paid

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