SPECIAL USE REPORT

▸ **FILE #:**	**10-B-26-SU**	**AGENDA ITEM #:**	**10**
POSTPONEMENT(S):	10/1/2026	**AGENDA DATE:**	**11/12/2026**
▸ **APPLICANT:**	**PETR FESYUK**		
OWNER(S):	SHELIA M YATES		

TAX ID NUMBER:	68 I C 01801 **View map on KGIS**
JURISDICTION:	City Council District 3
STREET ADDRESS:	6155 LACY RD
▸ **LOCATION:**	**Southwest side of Lacy Rd, north of Clinton Hwy**
▸ **APPX. SIZE OF TRACT:**	**5.81 acres**
SECTOR PLAN:	Northwest City
GROWTH POLICY PLAN:	N/A (Within the City limits)
ACCESSIBILITY:	Access is via Lacy Road, a local street with 18-21 ft of pavement width within a right-of-way width that varies from 29-43 ft.
UTILITIES:	Water Source: Knoxville Utilities Board
	Sewer Source: Knoxville Utilities Board
FIRE DISTRICT:	Knoxville Fire Department
WATERSHED:	Third Creek, Knob Fork

▸ **ZONING:**	**RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)**
▸ **EXISTING LAND USE:**	**Rural Residential**
▸ **PROPOSED USE:**	**Place of worship**
HISTORY OF ZONING:	In 1991 the property was part of a larger rezoning to R-1 (Single Family Residential) and C-3 (General Commercial) upon annexation to the City (8-N-91-RZ).
SURROUNDING LAND USE AND ZONING:	North: Rural residential, agriculture/forestry/vacant land, single-family residential - A (Agricultural) in the County
	South: Commercial, single family residential, public/quasi-public land (church) - C-H-1 (Highway Commercial Zoning District), RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) in the City
	East: Rural residential, single family residential - A (Agricultural) in the County
	West: Rural residential - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) in the City
NEIGHBORHOOD CONTEXT:	This area is primarily composed of single-family residential dwellings on large lots in the surrounding area to the north, east, and west, with commercial development heavily concentrated to the south along Clinton

Highway and farther to the north along Callahan Drive.

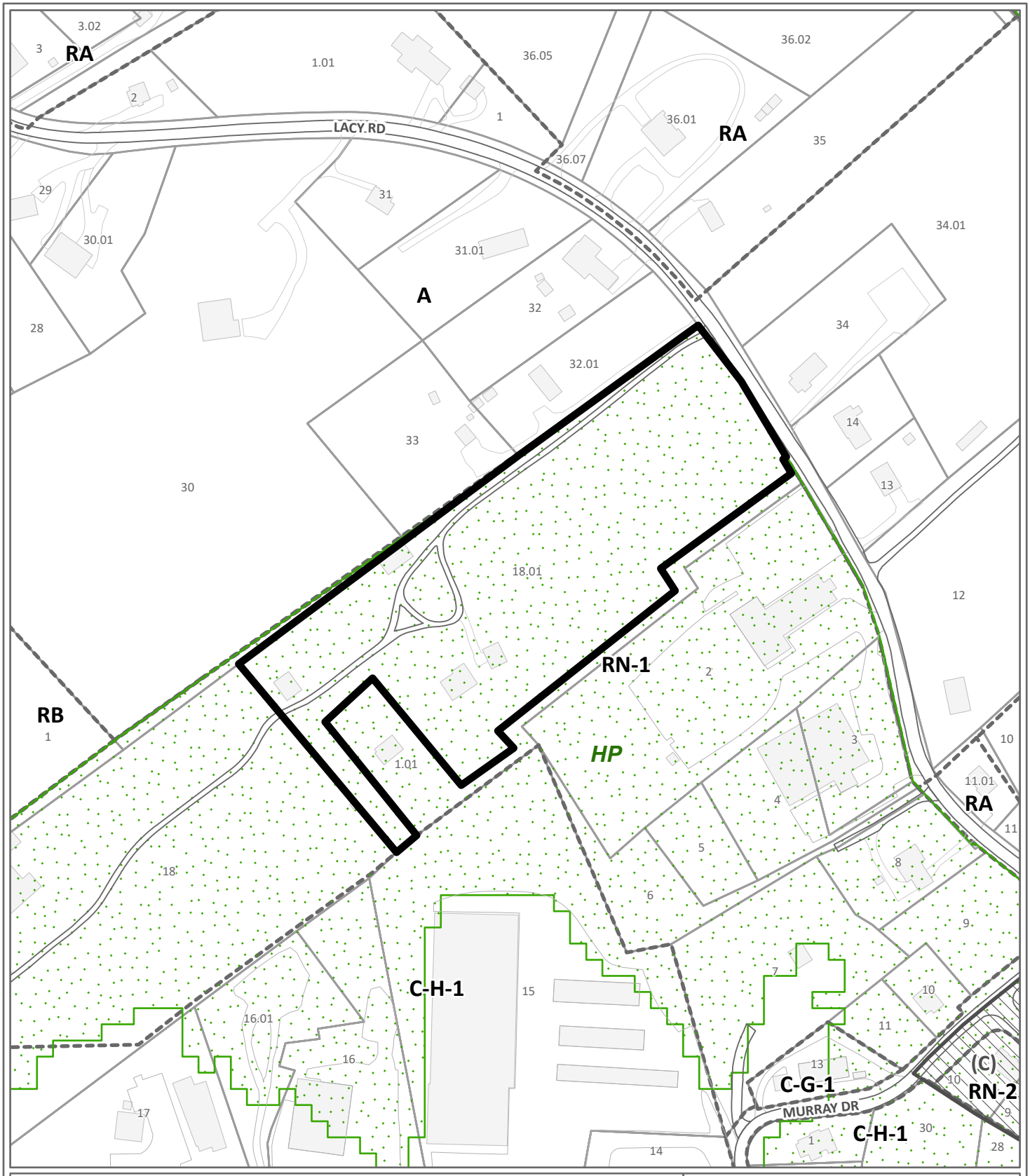
STAFF RECOMMENDATION:

- **Postpone the application for 60 days to the January 14, 2027 Planning Commission meeting to allow time for obtaining necessary variance approval from the Board of Zoning Appeals.**

ESTIMATED TRAFFIC IMPACT: Not required.

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 **10-B-26-SU**

Petitioner: Petr Fesyuk

Place of worship in RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

Map No: 68
Jurisdiction: City

0 225
Feet

N

Original Print Date: 8/20/2026

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

Exhibit A. Contextual Images



AERIAL MAP

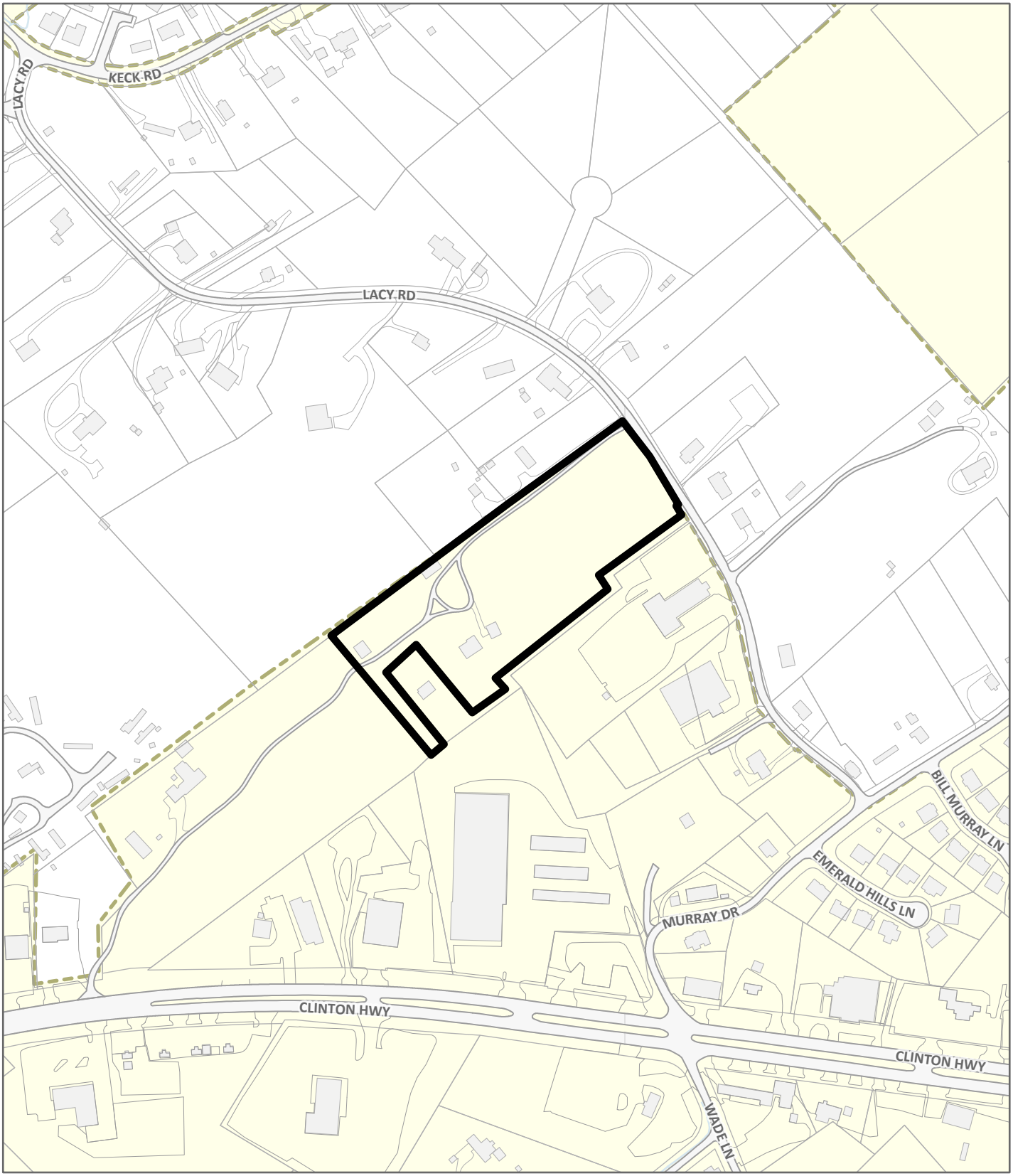
Case boundary

0 180

Feet

N

Exhibit A. Contextual Images



LOCATION MAP **10-B-26-SU**

Case boundary

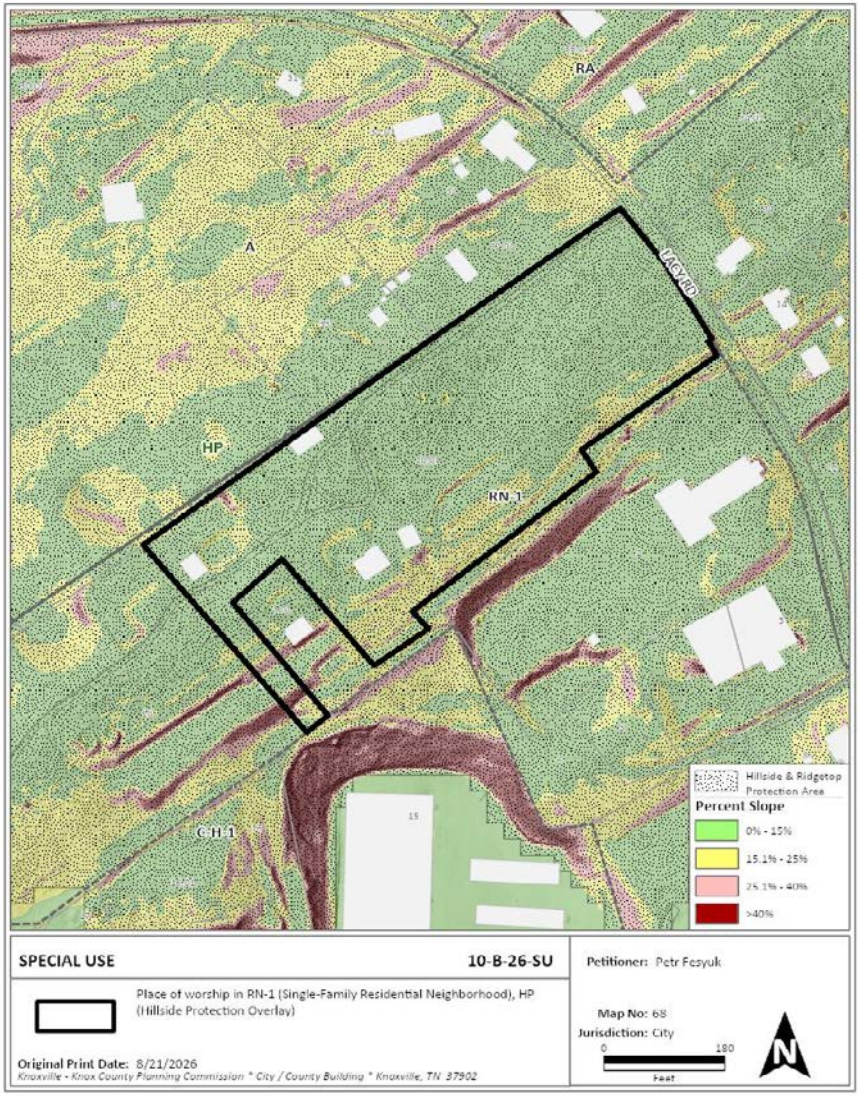
0 360

Feet

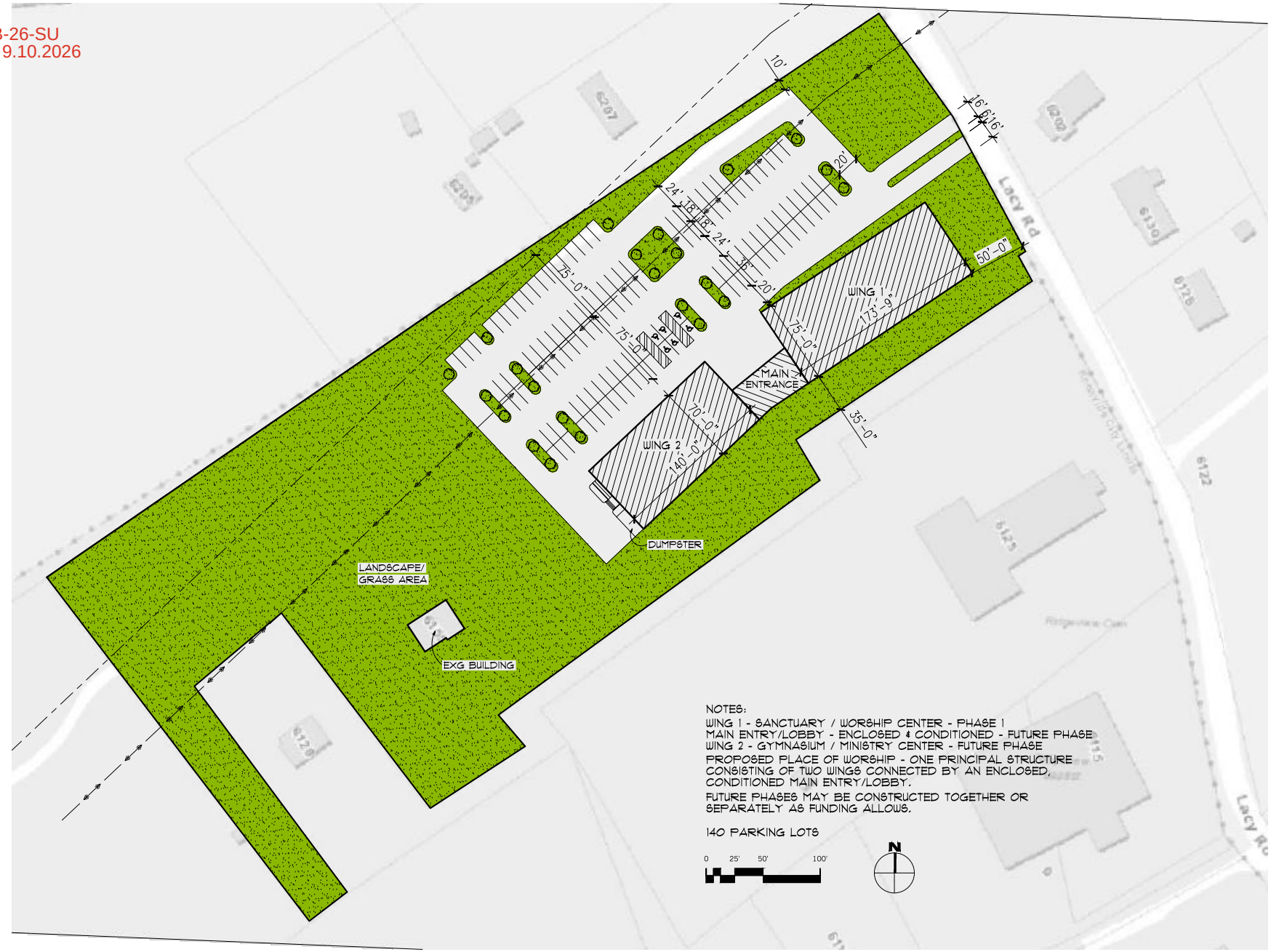
N

Staff - Slope Analysis
Case: 10-B-26-SU

CATEGORY	SQFT	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Sqft)	DISTURBANCE AREA (Acres)
Total Area of Site	**252,887.3**	**5.81**			
Non-Hillside	0.0	0.00	N/A		
0-15% Slope	209,260.2	4.80	100%	209,260.2	4.80
15-25% Slope	37,218.5	0.85	50%	18,609.3	0.43
25-40% Slope	5,436.2	0.12	20%	1,087.2	0.02
Greater than 40% Slope	972.4	0.02	10%	97.2	0.00
Ridgetops					
Hillside Protection (HP) Area	252,887.3	5.81	Recommended disturbance budget within HP Area	**229,054.0**	**5.26**
			Percent of HP Area	**90.6%**	



10-B-26-SU
Rev 9.10.2026



SITE PLAN

6155 LACY ROAD

© 2026

6155

SHEET 4 OF 4

100% SCALE @ 26"x36"

Docusign Envelope ID: 04B773FD-25FD-8F4E-827E-B1234B54E291

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.*

Have you engaged the surrounding property owners to discuss your request?

☐ Yes ☐ No

☒ No, but I plan to prior to the Planning Commission meeting

9/19/26	10/2/26
Date to be Posted	Date to be Removed

Petr Fesyuk	Petr Fesyuk	08/11/2026
Applicant Signature	Applicant Name	Date