



SPECIAL USE REPORT

► **FILE #:** 10-B-26-SU

AGENDA ITEM #: 36

AGENDA DATE: 10/1/2026

► **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

STAFF RECOMMENDATION:

- ▶ **Postpone the application for 30 days to the November 12, 2026 Planning Commission meeting, as requested by the applicant.**

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.

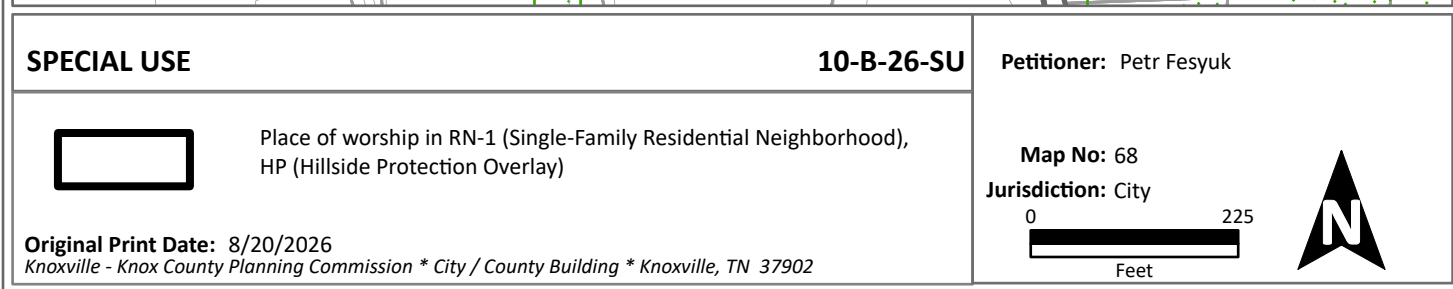


Exhibit A. Contextual Images



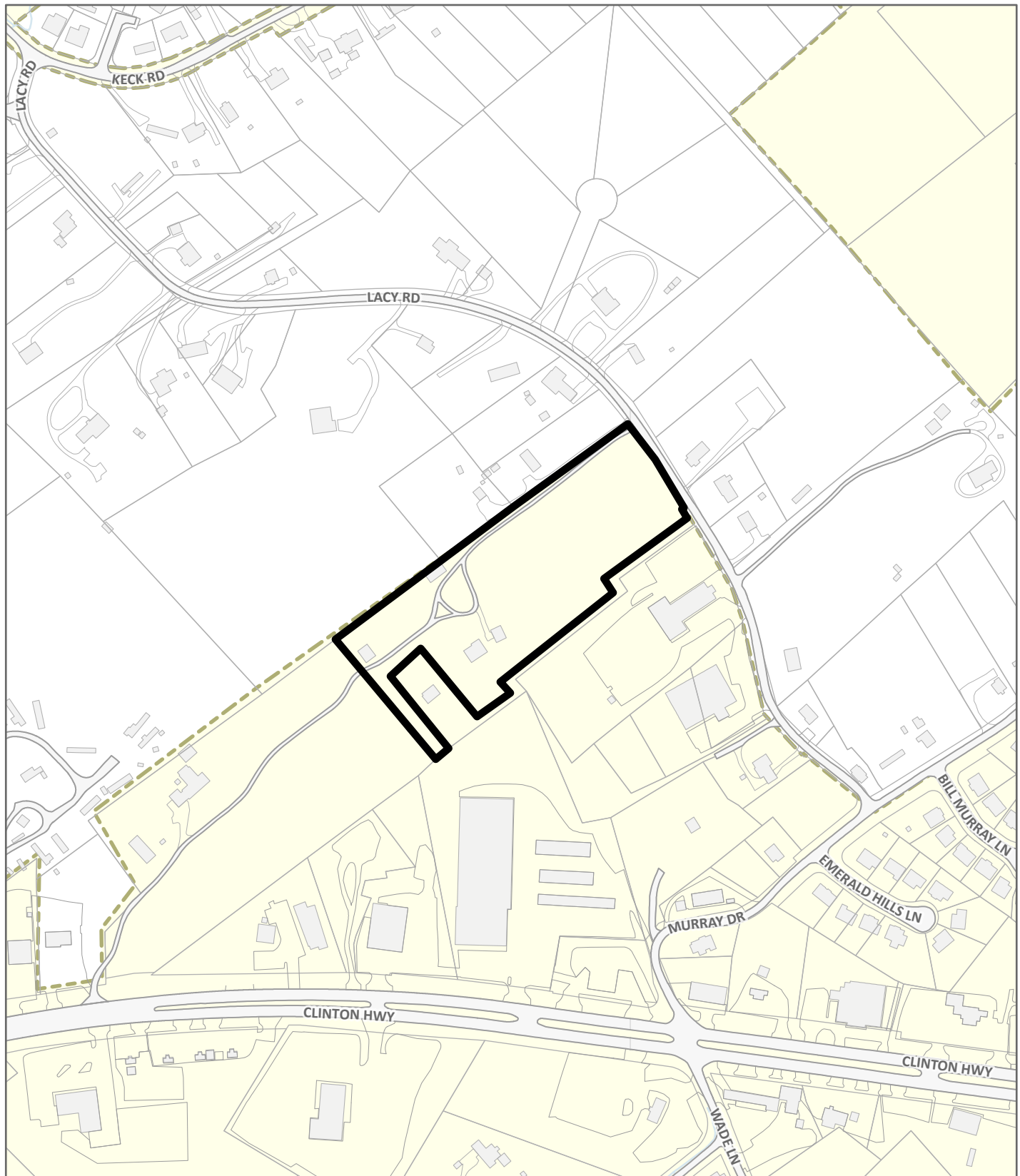
AERIAL MAP



Case boundary



Exhibit A. Contextual Images

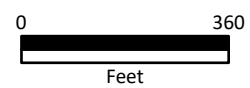


LOCATION MAP

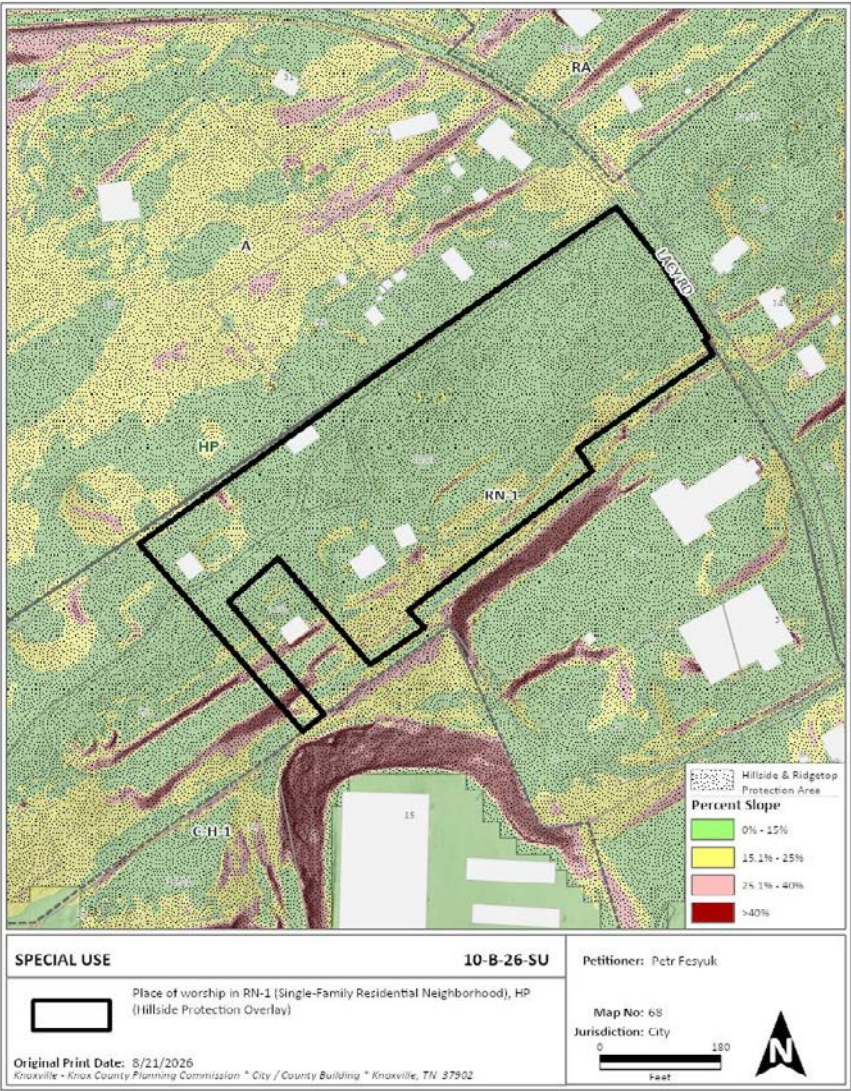
10-B-26-SU



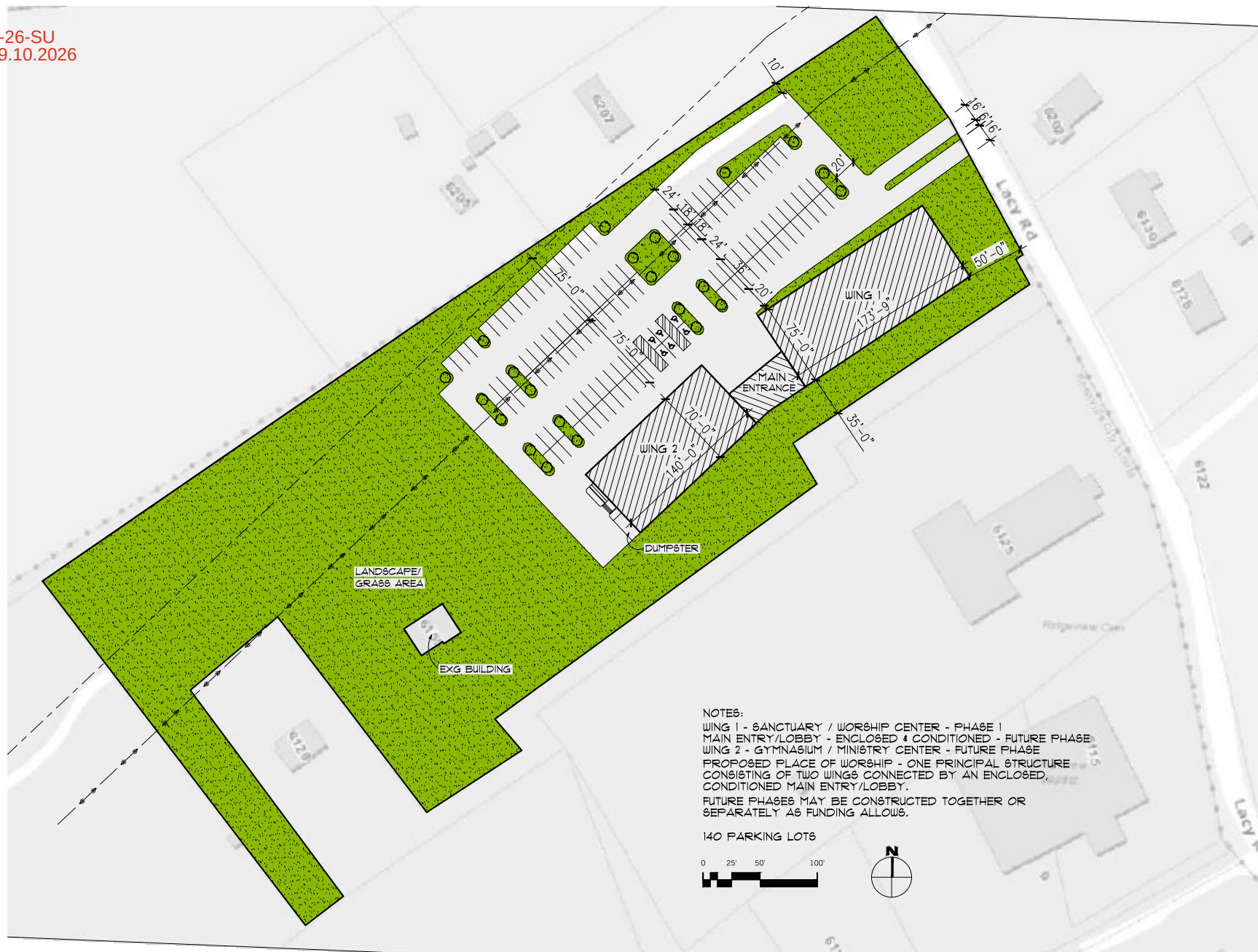
Case boundary



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%	



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Rev 9.10.2026



SITE PLAN

6155 LACY ROAD

6155

SHEET

4

100% SCALE @ 26"x36"

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.

9/19/26

Date to be Posted

10/2/26

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

Applicant Signature

Petr Fesyuk

Applicant Name

08/11/2026

Date