



SUBDIVISION REPORT - FINAL PLAT

▶ **FILE #:** 1-SE-26-F **AGENDA ITEM #:** 17
 POSTPONEMENT(S): 1/8/2026 **AGENDA DATE:** 2/12/2026
 ▶ **SUBDIVISION:** RE-SUBDIVISION OF LOT 10 AND P/O LOT 9 OF SUN-OTT ESTATES
 ▶ **APPLICANT/DEVELOPER:** ELFRIDE DEFOE
 OWNER(S): The DeFoe Family Revocable Living Trust

TAX IDENTIFICATION: 73 13604 [View map on KGIS](#)
 JURISDICTION: County Commission District 8
 STREET ADDRESS: 1122 WOODDALE CHURCH RD
 ▶ **LOCATION:** North side of Wooddale Church Rd, west side of McCubbins Rd
 GROWTH POLICY PLAN: Planned Growth Area
 FIRE DISTRICT: Rural Metro Fire
 WATERSHED: Lyon Creek
 ▶ **APPROXIMATE ACREAGE:** 3.01 acres
 ▶ **NUMBER OF LOTS:** 2
 ▶ **ZONING:** A (Agricultural)
 SURVEYOR/ENGINEER: Eddy R. Garrett Garrett & Associates
 ▶ **VARIANCES REQUIRED:** Allow the remainder of Lot 9 to be left without benefit of a survey.

STAFF RECOMMENDATION:

- ▶ **Approve the variance for the subdivision plat to allow the remainder of Lot 9 to be left without benefit of a survey based on the following evidence of hardship:**
1. The remainder of Lot 9 (Parcel ID 073 13613) is under separate ownership from the subject property of this plat. To include the adjacent parcel on the plat, the property owner would have to survey property that does not belong to them.
 2. Lot 9 was subdivided by deed in 2013 (Instrument# 201304120066922 & 201304120066926) but a new plat was not recorded to reflect this division. Since Parcel 073 13613 is under separate ownership, the property owner would have to survey property that does not belong to them should the variance not be approved.
 3. Granting the variance will not be detrimental to the public safety, health, welfare, or injurious to other properties in the neighborhood as no new driveway is being created and the additional lot will be used for one single-family residence.

Approve the resubdivision plat to create 2 lots in the A district.

COMMENTS:

BACKGROUND:

The existing tax parcel (Parcel ID 073 13604) consists of part of Lot 9 and all of Lot 10 of Sun-Ott Estates created by a plat in 2006 (Instrument# 200601180060916). Lot 9 was split by deed in 2013 (Instruments 201304120066922 & 201304120066926). However no plat was recorded to make this a legal subdivision. The northern part of Lot 9 was then added to Lot 10 to form the current tax parcel (Instrument# 201304120066922) whereas the southern part of Lot 9 is under separate ownership (Instrument# 201304120066926). The

proposed resubdivision plat eliminates the lot line between the remainder of Lot 9 and Lot 10 on the existing parcel and adds new lot lines to create two lots from the current tax parcel.

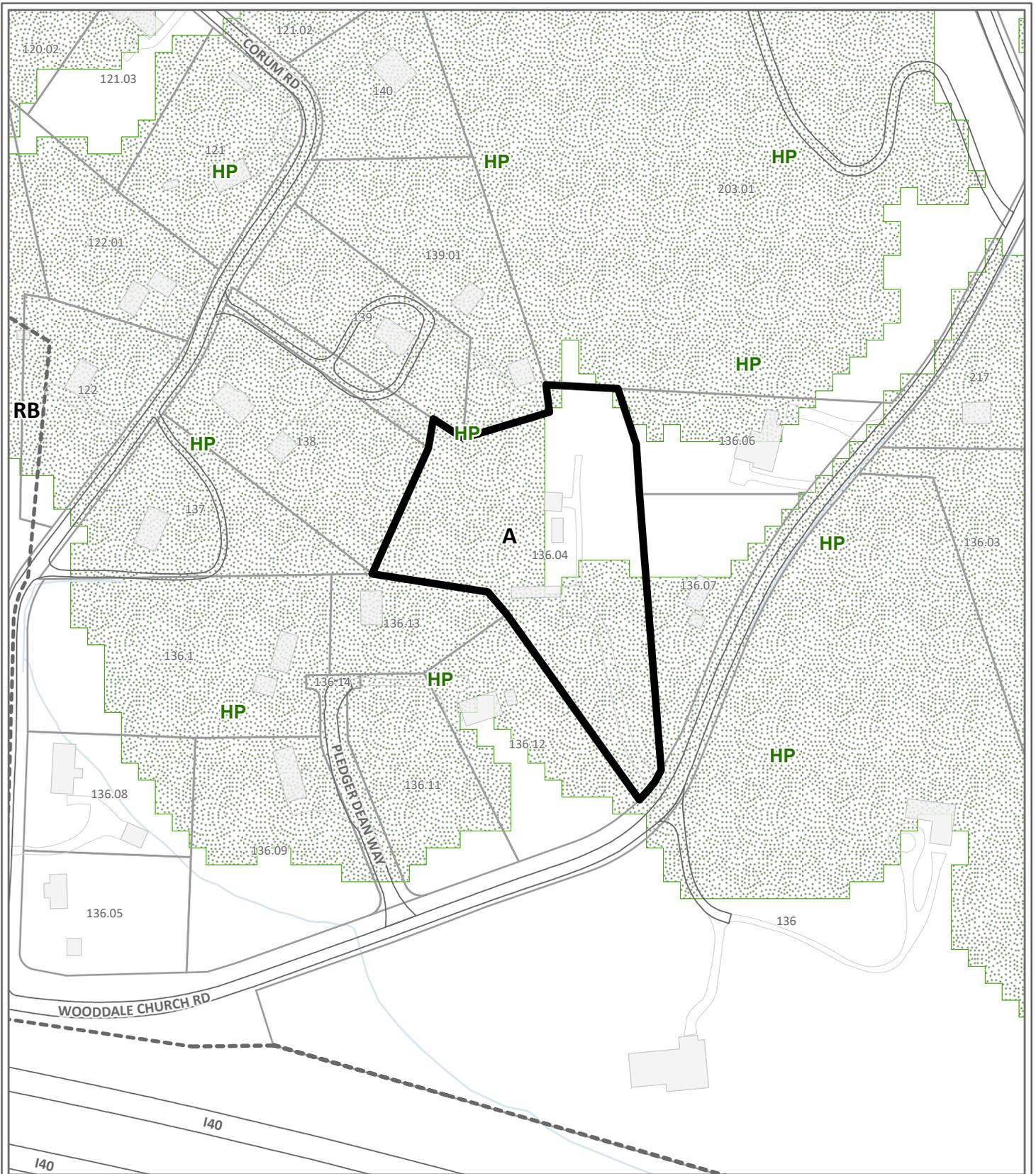
VARIANCE:

Section 2.13 of the Subdivision Regulations states when a tract of land or parcel is subdivided into two or more lots, all resulting lots shall be surveyed and included on the plat except in the following two cases:

- i. When the remaining portion of the property is five acres or greater in area [Section 2.13.A].
- ii. When the submitted plat includes a portion of a lot from a previously recorded plat and the balance of the lot is under separate ownership, and the lot was transferred by deed prior to adoption of the Knoxville-Knox County Minimum Subdivision Regulations (July 8, 1971) [Section 2.13.B].

In this case, the remainder of Lot 9 is much less than 5 acres and the deed of the subject parcel was recorded in 2013 after the adoption date of the Knoxville-Knox County Minimum Subdivision Regulations. Therefore, a variance is required to approve the plat without surveying the remaining portion of Lot 9.

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



FINAL SUBDIVISION PLAT

1-SE-26-F

Petitioner: Elfride DeFoe



Final Plat For: Re-Subdivision of Lot 10 and P/O Lot 9 of Sun-Ott Estates

Map No: 73

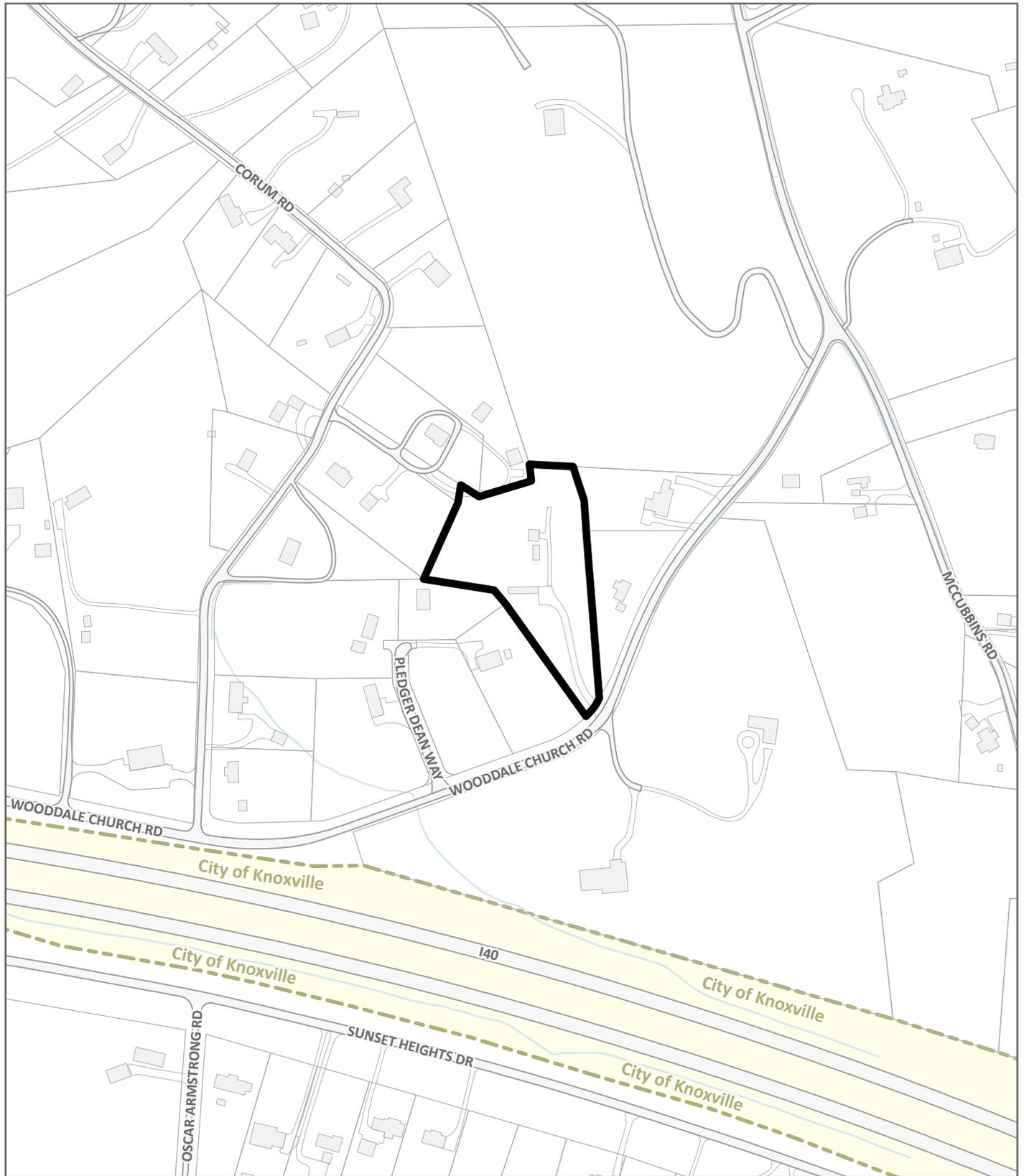
Jurisdiction: County



Original Print Date: 12/16/2025

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

Exhibit A. Contextual Images



LOCATION MAP

1-SE-26-F



Case boundary

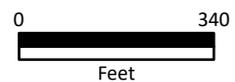
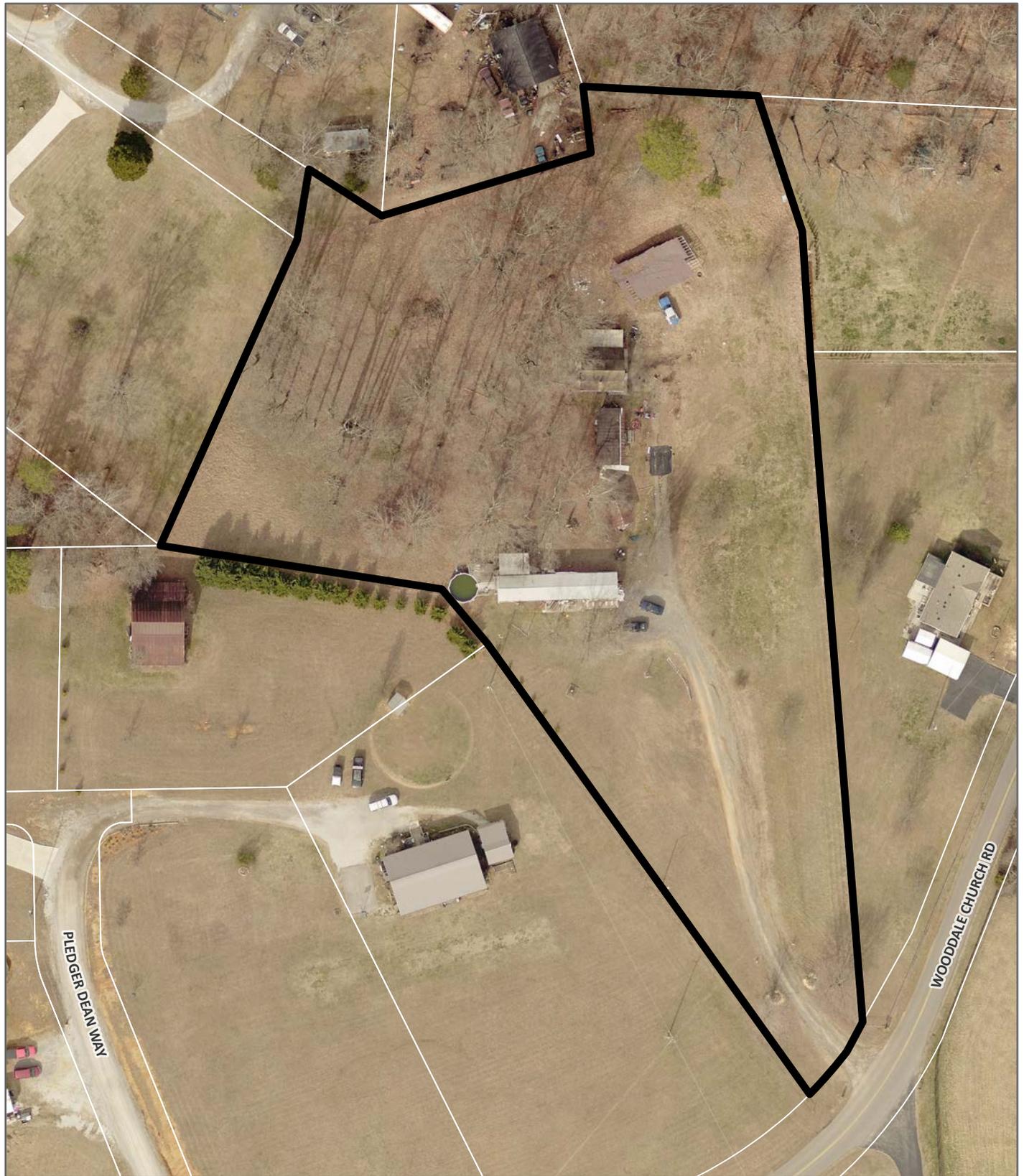


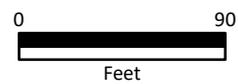
Exhibit A. Contextual Images



AERIAL MAP



Case boundary

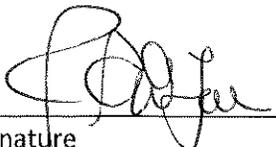


The Planning Commission may reduce or otherwise vary the requirements of the Subdivision Regulations when it finds the hardship criteria are met. In granting such variances, the Planning Commission may attach and require whatever conditions it feels are necessary to secure the basic objectives of the varied regulations. Any variance granted by the Planning Commission shall be noted in its official minutes along with the justification for granting the variance (Subdivision Regulations, Section 1.05).

HARDSHIP CONDITIONS TO BE MET:

- 1 **Conditions Required:** Where the Planning Commission finds that extraordinary hardships or particular difficulties may result from the strict compliance with these regulations, they may, after written application, grant variations to the regulations, subject to specified conditions, so that substantial justice may be done and the public interest secured, provided that such variations shall not have the effect of nullifying the intent and purpose of these regulations or the comprehensive plan.
- 2 **Evidence of Hardship Required:** The Planning Commission shall not grant variations to these regulations if the purpose of the variation is solely for financial gain. The Planning Commission shall not grant variations to the Subdivision Regulations unless they make findings based upon the evidence presented to them in each specific case that the following hardships are met:
 - a. Because of the particular surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were adhered to.
 - b. The conditions upon which the request for a variation is based is unique to the property for which the variation is sought and is not applicable, generally, to other property, and has not been created by any person having an interest in the property.
 - c. The granting of the variation will not be detrimental to the public safety, health, or welfare, or injurious to other property or improvements in the neighborhood in which the property is located.

By signing this form, I certify that the criteria for a variance have been met for each request, and that any and all requests needed to meet the Subdivision Regulations are requested above or are attached. I understand and agree that no additional variances can be acted upon by the legislative body upon appeal and none will be requested.


Signature _____ Printed Name Elfride E DeFOE Date 12/11/25

It is the applicant's responsibility to identify the hardship that would result, as distinguished from a mere inconvenience, if the strict letter of the regulations was adhered to. Each of the variance criteria must be addressed in the comments below with specific facts regarding the unique details of the property and/or project, as applicable.

1. VARIANCE REQUESTED:

Allow the remainder of Lot 9 to be left without benefit of a survey.

Specify the hardship that would result for each of the variance criteria:

- A. Pertaining to the particular surroundings, shape, or topographical conditions of the subject property:

The remainder of Lot 9 is under separate ownership from the subject Parcel.

- B. Pertaining to conditions unique to the property that are not applicable to other property and has not been created by any person having an interest in the property.

Lot 9 was divided by deed in 2013 without a new plat.

- C. Pertaining to the granting of a variance will not be detrimental to public safety, health, or welfare, or injurious to other property or improvements in the neighborhood in which the property is located.

No new driveway is being created.
Additional lot to be used for 1 - single family residence.

To be completed by the City or County Department of Engineering, as applicable:

Engineering supports the variance requested (to be completed during review process): YES NO

Engineering Comments:

CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION
 I, WE, THE UNDERSIGNED OWNER(S) OF THE PROPERTY SHOWN HEREIN, HEREBY ADOPT THIS AS (MY, OUR) PLAN OF SUBDIVISION AND DEDICATE THE STREETS AS SHOWN TO THE PUBLIC USE FOREVER AND HEREBY CERTIFY THAT I (AM, WE ARE) THE OWNER(S) IN FEET SAMPLE OF THE PROPERTY, AND AS PROPERTY OWNER(S) HAVE AN UNRESTRICTED RIGHT TO DEDICATE RIGHT-OF-WAY AND/OR GRANT EASEMENT AS SHOWN ON THIS PLAN.
 OWNER(S) TYPE OUT NAME: ALLEN R. DEFOE
 SIGNATURE(S): _____
 OWNER(S) TYPE OUT NAME: ELFRIDA E. DEFOE
 SIGNATURE(S): _____
 OWNER(S) TYPE OUT NAME: _____
 SIGNATURE(S): _____
 OWNER(S) TYPE OUT NAME: _____
 SIGNATURE(S): _____
 DATE: _____

TAXES AND ASSESSMENTS
 THIS IS TO CERTIFY THAT ALL PROPERTY TAXES AND ASSESSMENTS DUE ON THIS PROPERTY HAVE BEEN PAID.
 SIGNED: _____
 DATE: _____
 CITY TAX CLERK/DATE
 KNOX COUNTY TRUSTEE
 KNOX COUNTY TRUSTEE
 SIGNATURE(S): _____
 DATE: _____

ZONING
 ZONING SHOWN ON OFFICIAL MAP: _____
 DATE: _____
 BY: _____

ADDRESSING DEPARTMENT CERTIFICATION
 I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE SUBDIVISION NAME AND ALL STREET NAMES CONFORM TO THE KNOXVILLE OR KNOX COUNTY STREET NAMING AND ADDRESSING ORDINANCE, THE ADDRESSING GUIDELINES AND PROCEDURES, AND THESE REGULATIONS.
 SIGNED: _____
 DATE: _____

CERTIFICATION OF APPROVAL OF SUBSURFACE SEWAGE DISPOSAL SYSTEMS
 IN UNINCORPORATED AREAS OF KNOX COUNTY WHERE PUBLIC SANITARY SEWERS ARE NOT AVAILABLE, THIS IS TO CERTIFY THAT THIS SUBDIVISION IS GENERALLY SUITABLE FOR SUBSURFACE SEWAGE DISPOSAL SYSTEMS, AND THIS IS TO NOTIFY THAT ALL LOTS ARE SUBJECT TO SECTIONS 68-13-401 THRU 68-13-413 OF THE TENNESSEE CODE, ANNOTATED, AND THE REGULATIONS PROMULGATED THEREOF, KNOX COUNTY HEALTH DEPARTMENT.
 DATE: _____

SINKHOLE NOTE:
 All structures will have to be located outside of the 50 foot sinkhole buffer setback area unless a geotechnical study prepared by a registered engineer stating that the building within the 50' sinkhole/closed contour area or setback is acceptable and the study is approved by the Knox County Department of Engineering and Public Works. The geotechnical study must be reviewed and approved prior to approval of a plat for any proposed lots that do not have an adequate building area outside of the 50' setback area. Building construction is not permitted within the sinkhole/closed contour area or within any required drainage easement for the sinkhole/closed contour area. [SR Section 3.06.B1]

Certification of Approval of Public Water System -- Minor Subdivisions
 This is to certify that the subdivision shown hereon is approved subject to the installation of a public water system, and that such installation shall be in accordance with State and local regulations.
 It is the responsibility of the property owner to verify with the Utility Provider the availability of water system in the vicinity of the Lot(s) and to pay for the installation of the required connections.
 Utility Provider: _____
 Authorized Signature for Utility/Date: _____

OWNER CERTIFICATION FOR PUBLIC SEWER AND WATER SERVICE--MINOR SUBDIVISIONS
 (I, We) the undersigned owner(s) of the property shown herein understand that it is our responsibility to verify with the Utility Provider the availability of public sewer and water systems in the vicinity of the lot(s) and to pay for the installation of the required connections.
 Owners Printed Name(s): _____
 Signature(s): _____
 Date: _____

PLANNING COMMISSION CERTIFICATION OF APPROVAL FOR RECORDING--FINAL PLAT
 THIS IS TO CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF KNOXVILLE AND KNOX COUNTY AND WITH EXISTING OFFICIAL PLANS, WITH THE EXCEPTIONS OF ANY VARIANCES AND WAIVERS NOTED ON THIS PLAT AND IN THE MINUTES OF THE KNOXVILLE-KNOX COUNTY METROPOLITAN PLANNING COMMISSION, ON THIS _____ DAY OF _____, 20____, AND THAT THE RECORDED PLAT IS HEREBY APPROVED FOR RECORDING IN THE OFFICE OF THE KNOX COUNTY REGISTER OF DEEDS.
 SIGNED: _____
 DATE: _____

CERTIFICATION OF FINAL PLAT -- ALL INDICATED MARKERS, MONUMENTS AND BENCHMARKS SET.
 I hereby certify that I am a registered land surveyor licensed to practice surveying under the laws of the State of Tennessee. I further certify that this plat 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 has been itemized, described and justified in a report filed with the Planning Commission, or for variances and waivers which have been approved as identified on the final plat. The indicated permanent reference markers and monuments, benchmarks and property monuments are in place on the _____ day of _____, 20____.
 Registered Land Surveyor: EDDY R. GARRETT
 Tennessee License No. 1544
 Date: 6/24/2025

MEETING ITEM
 SIGNED: _____
 DATE: _____

KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS.
 KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS HEREBY APPROVES THIS PLAT ON THIS THE DAY OF _____ 20____
 ENGINEERING DIRECTOR

ENGINEERING AND PUBLIC WORKS
 KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS HEREBY APPROVES THIS PLAT ON THIS THE DAY OF _____ 20____
 ENGINEERING DIRECTOR

OWNER CERTIFICATION ON RELEASE OF EASEMENT
 (I, We) the undersigned owner(s) of the property shown herein understand that easement rights for any existing facilities are not being released and it is our responsibility to verify with the above parties if there are any existing facilities along the lot lines being eliminated by this plat before digging or constructing any building or structure.
 Owner(s) Printed Name: _____
 Signature(s): _____
 Date: _____

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 Owner(s) Printed Name: _____
 Signature(s): _____
 Date: _____

LEGEND
 ● IRON PIN
 (F) EXISTING MONUMENTATION FOUND
 (S) MONUMENTATION 1/2" IRON PIN SET NEW
 CP CALCULATED POINT
 WM WATER METER
 PP ELECTRIC POLE
 SP ELECTRIC SERVICE POLE
 LOT NEW LOT NUMBER
 LOT ORIGINAL LOT NUMBER PRIOR TO RESUB.
 OVERHEAD UTILITIES

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 Owner(s) Printed Name: _____
 Signature(s): _____
 Date: _____



LINE	BEARING	DISTANCE
L10	S88°20'02"E	25.47'
L11	S09°18'03"E	109.12'
L12	S13°57'02"E	161.05'
L13	S32°24'02"E	80.31'
L14	N88°17'02"E	179.50'
L15	N88°17'02"E	223.43'
L16	S88°17'02"W	223.75'
L17	S13°57'02"W	179.67'
L18	N09°50'31"W	10.60'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	604.46'	1.70'	1.80'	S52°13'20"W	170°45'36"	15.67'
C2	604.46'	18.88'	18.88'	S74°12'20"W	174°06'49"	18.43'
C3	265.57'	9.54'	9.53'	S38°56'21"W	203°25'21"	4.77'
C4	265.57'	25.01'	25.00'	S42°12'56"W	192°44'34"	12.31'

A standard utility and drainage easement allotted along lot lines in a subdivision, shall be dedicated to the public and to the appropriate Utility Agencies as follows:
 1. The required utility and drainage easement shall be ten (10) feet in width inside all exterior lot lines adjoining streets and private rights-of-way (including Joint Permanent Easements). Easements of five (5) feet in width shall be provided along both sides of all interior lot lines and on the inside of all other exterior lot lines.

NOTES:
 NEW 1/2" IRON PIN SET AT ALL CORNERS, AT TIME OF SURVEY, UNLESS OTHERWISE NOTED.
 PROPERTY IS ZONED A. BUILDING SETBACKS ARE PER ZONING.
 MAKING A TWO LOT SUBDIVISION.
 PROPERTY CONSISTS OF TWO LOTS WITH A TOTAL AREA OF 3.01 ACRES.
 OWNERS: THE DEFOE FAMILY REVOCABLE TRUST ALLEN R. DEFOE AND ELFRIDA E. DEFOE
 1122 WOODDALE CHURCH RD.
 STRAWBERRY PLAINS, TN. 37871
 CLIENT: FRED DEFOE
 865-607-7355

A variance to allow the remainder of Lot 9 to be left without the benefit of a survey was approved by the Knoxville-Knox County Planning Commission on February 19th, 2025.

1-SE-26-F
 RE-SUBDIVISION PLAT:
RE-SUBDIVISION OF LOT 10 AND P/O LOT 9 OF SUN-OTT ESTATES
 Located within the 8th district of KNOX county, Tennessee

SUBDIVISION: LOT 10 & P/O 9 SUN-OTT ESTATES (INLMP# 200601180060916)
 Tax Map/Group/Parcel# 073-1-136.04 Deed Ref. Blk/Pg: 202506230067620
 Bearing Base: Tn. State Grid

GARRETT & ASSOCIATES
EDDY R. GARRETT, RLS#1544
 4839 SHADY RD., STRAWBERRY PLAINS, TN 37871
 PHONE: (865)-933-5622 FAX: (865)-933-1277 3670134.318"
 EMAIL: GARRETT1544@GLOUSOUTH.NET -8339.21.028"

LAND SURVEYORS
 DATE 6/24/2025 SCALE 1"=60'
 REVISIONS _____
 DRAWN BY TJD

DRAWING NO. 25-142

FLOOD CERTIFICATION
 This is to certify that I have examined the federal insurance administration flood hazard map and found the described property IS NOT located within a special flood hazard area.
CERTIFICATE OF ACCURACY AND PRECISION
 I hereby certify that this is a category IV survey and the ratio of precision of the unadjusted survey is 1:15,000 or greater as shown hereon and that this survey was performed in compliance with current Tennessee Minimum Standards of Practice.
 Part of all of this survey was performed using a CARSON BR70 MULTIPLE FREQUENCY RECEIVER.
 Horizontal accuracy: 10mm+1ppm horizontal, 15mm+1ppm vertical.
 Type of GPS field procedure: Real Time Kinematic Network
 Datum/Epic: International-NAD 83, Vertical-NAD 83
 Published/Field-control used: TDD OASIS Reference Network
 Soid: Model: 2025
 Combined post-process: none applied
 EDDY R. GARRETT, TENNESSEE CERTIFICATE NO. 1544