



SUBDIVISION REPORT - FINAL PLAT

▶ **FILE #:** 5-SB-26-F

AGENDA ITEM #: 5

AGENDA DATE: 5/14/2026

▶ **SUBDIVISION:** RESUBDIVISION OF DEAN HILL ADDITION PART OF LOT 18

▶ **APPLICANT/DEVELOPER:** GARY L ROTH JR

OWNER(S): Donald and Debra Sandercock

TAX IDENTIFICATION: 120 E G 027 (PARTIAL)

[View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 7157 CHESHIRE DR

▶ **LOCATION:** Northeast of the intersection of Cheshire Dr and Coleridge Dr

SECTOR PLAN: West City

GROWTH POLICY PLAN: N/A (Within City Limits)

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: Fourth Creek

▶ **APPROXIMATE ACREAGE:** 0.33 acres

▶ **NUMBER OF LOTS:** 1

▶ **ZONING:** RN-1 (Single-Family Residential Neighborhood)

SURVEYOR/ENGINEER: Gary L. Roth Jr. Roth Land Surveying

▶ **VARIANCES REQUIRED:** Allow the subdivision plat to be accepted without surveying the remainder of Lot 18 as created by the Dean Hill Addition subdivision plat.

STAFF RECOMMENDATION:

▶ **Allow the subdivision plat to be accepted without surveying the remainder of Lot 18 as created by the Dean Hill Addition subdivision plat, based on the following evidence of hardship.**

1.The adjacent property to the northwest (Parcel 120EG029), which contains a portion of Lot 18, is under separate ownership from the subject property of this plat. The northern portion of Lot 18 was added to Lot 19 by deed in 1987 (instrument # 198706160021427). This plat proposes to create a lot of record for the southern part of Lot 18. To include the adjacent parcel on the plat, the property owner would have to survey property that does not belong to them.

2.The current owner acquired the southern part of Lot 18 (Tract 1) and Tract 2 (Parcel 120EG027) in 2024 by deed (instrument # 202408020006579); however, the division of Lot 18 was never reflected on a recorded plat. Since Parcel 120EG029 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.Approval of this variance will not be detrimental to public safety, health, welfare, or injurious to other properties, as the new lot meets all criteria of the Subdivision Regulations, with the exception of surveying the entirety of Lot 18.

Approve the final plat to create a single lot in the RN-1 district.

COMMENTS:

BACKGROUND:

The lot being subdivided was platted in 1966 by the Dean Hill Addition subdivision plat (Instrument #196601110000001). Lot 18 was subdivided by deed in 1973 (instrument # 197309170013403 and 197309170013497), and the northern half of the lot was added to Lot 19 by deed in 1987 (Instrument # 198706160021427). The current owner acquired their property, which is comprised of the southern portion of Lot 18 (Tract 1) and Tract 2 in 2024 by deed (instrument # 202408020006579). The division of Lot 18 was never recorded on a plat and the southern portion of Lot 18, along with Tract 2, is under different ownership.

This final plat proposes to create one lot of record, which meet the dimensional standards of the RN-1 district, by dividing Lot 18. This requires approval by the Planning Commission since a variance is requested as part of the application.

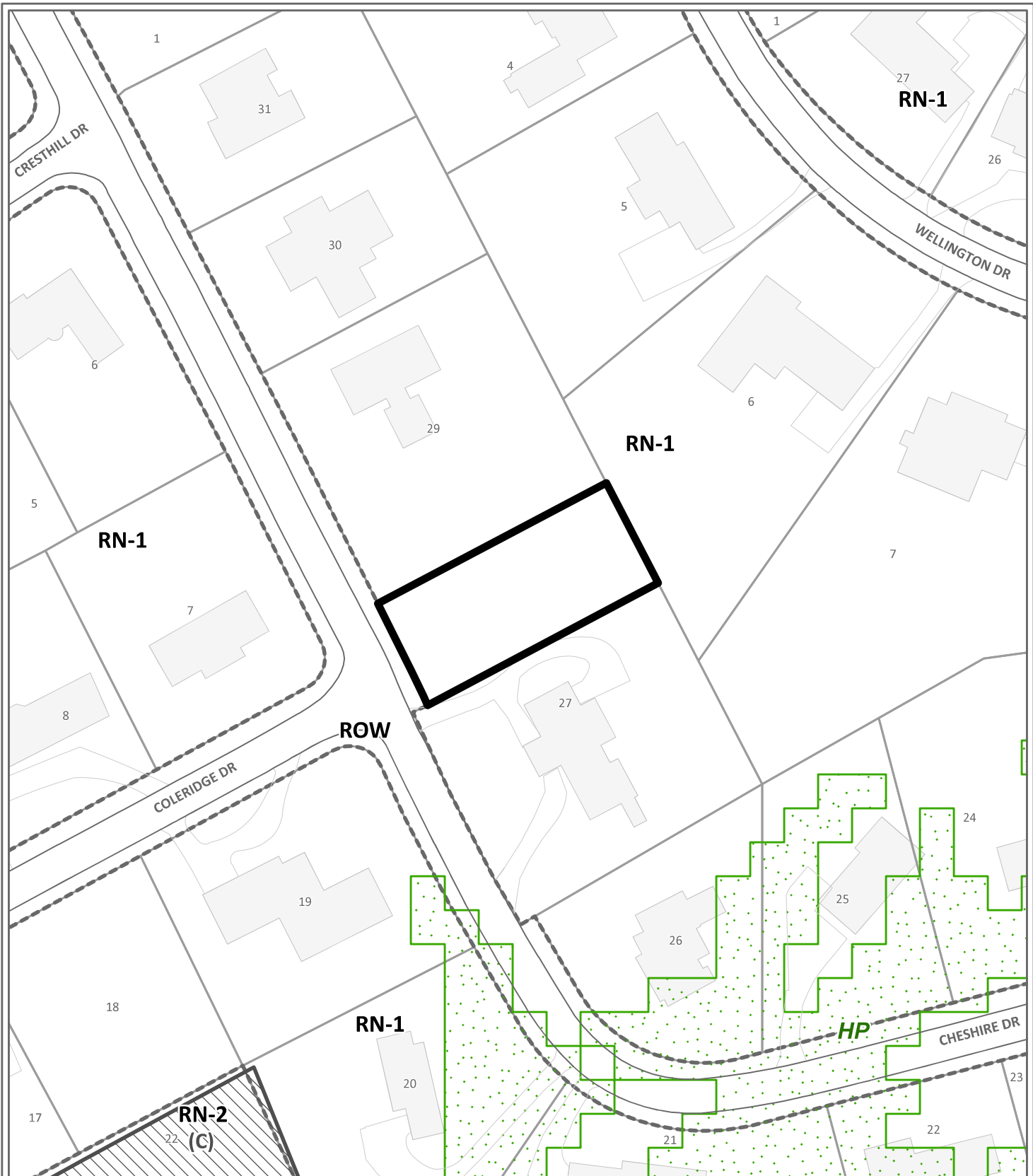
VARIANCE:

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 northern portion of Lot 18 is much less than 5 acres and the current parcel, which includes southern portion of Lot 18 was deeded in 1973 after the adoption date of the Knoxville-Knox County Minimum Subdivision Regulations. Therefore, a variance is required to approve the plat without surveying the northern portion of Lot 18.

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

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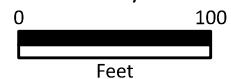
Petitioner: Gary L Roth Jr



Final Plat For: Resubdivision of Dean Hill Addition Part of Lot 18

Map No: 120

Jurisdiction: City



Original Print Date: 4/15/2026

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

Exhibit A. Contextual Images



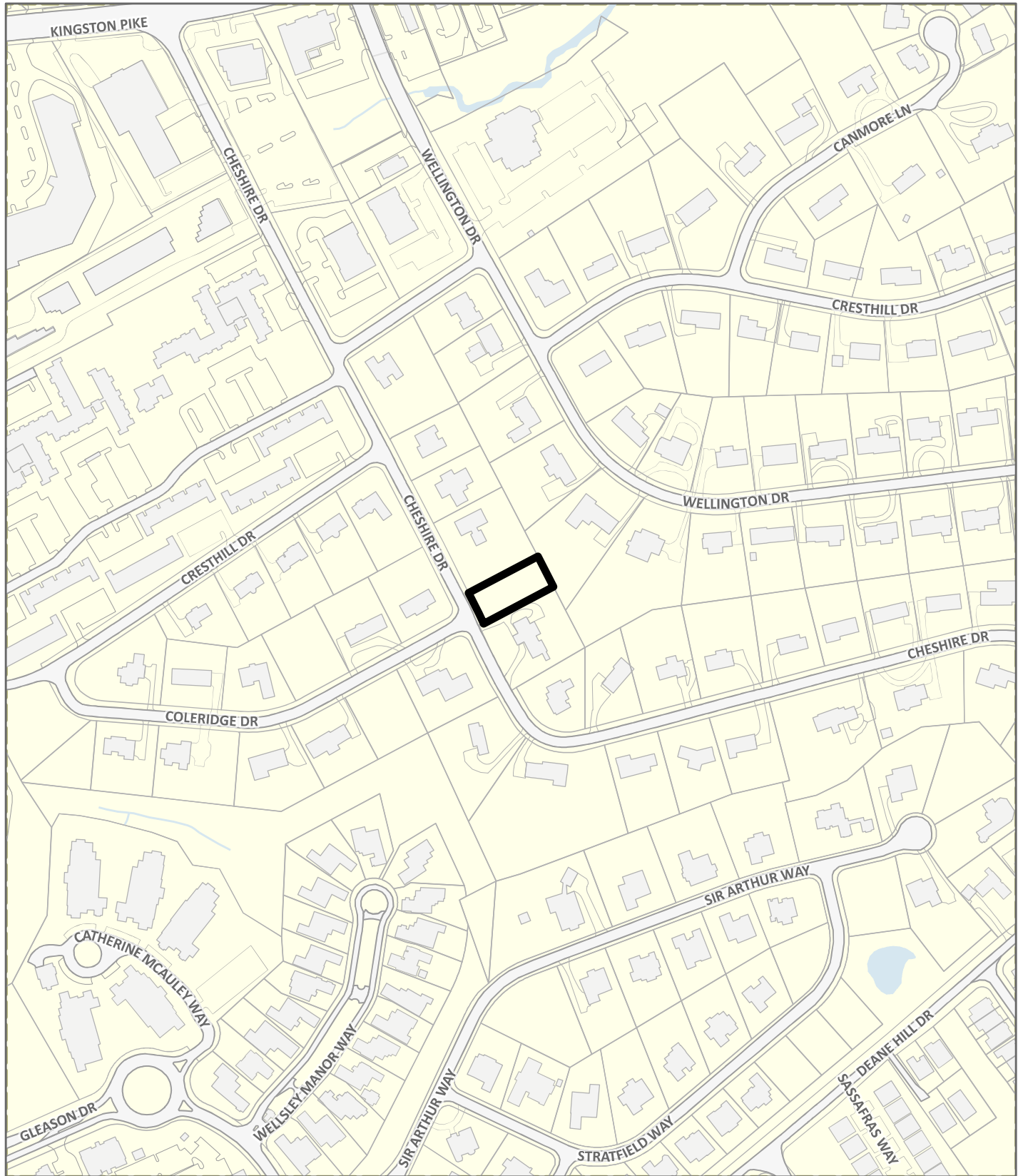
AERIAL MAP



Case boundary



Exhibit A. Contextual Images



LOCATION MAP

5-SB-26-F



Case boundary



Certificate of Ownership and General Dedication
 I, **RLS**, the undersigned owner(s) of the property shown herein, hereby adopt this as my, and joint, plan of subdivision and dedicate the streets as shown in the public use lanes and hereby certify that I (we, us and/or the owner(s)) in the shape of the property, and an property interest) have an unqualified right in certain right-of-way and/or grant easement as shown on this plat.

Owner(s) Printed Name: **RONALD M. SANDERCOCK, II**

Signature: _____
 Date: _____

Notary Public: _____
 County of _____, TN
 On this _____ day of _____, 2011

Witness my personal appearance of **RONALD M. SANDERCOCK, II** to me known to be the person described in, and who executed the foregoing instrument, and acknowledged that he executed the same on the day and date stated.

Witness my hand and sealed seal, this the day and year above.

Written: _____ History
 by Commission Expires: "Last"

Certificate of Ownership and General Dedication
 I, **RLS**, the undersigned owner(s) of the property shown herein, hereby adopt this as my, and joint, plan of subdivision and dedicate the streets as shown in the public use lanes and hereby certify that I (we, us and/or the owner(s)) in the shape of the property, and an property interest) have an unqualified right in certain right-of-way and/or grant easement as shown on this plat.

Owner(s) Printed Name: **DEBRA J. SANDERCOCK**

Signature: _____
 Date: _____

Notary Public: _____
 County of _____, TN
 On this _____ day of _____, 2011

Witness my personal appearance of **DEBRA J. SANDERCOCK** to me known to be the person described in, and who executed the foregoing instrument, and acknowledged that he executed the same on the day and date stated.

Witness my hand and sealed seal, this the day and year above.

Written: _____ History
 by Commission Expires: "Last"

Certificate of Final Plat - All Indicated Metes, Measurements and Bearings Set
 hereby certify that I am a registered land surveyor licensed under the laws of the State of Tennessee. I further certify that this plat and accompanying dedication, easements, and dedications comply with the provisions of all applicable provisions of the Tennessee/Deer County Subdivision Regulations except as has been amended, corrected and modified to report filed with the Planning Commission, or for corrections and errors which have been reported as identified on this final plat. The indicated permanent reference markers and monuments, landmarks and property measurements were in place on the 28th day of January, 2011.

Registered Land Surveyor
 Tennessee License No. 2001

Signature: _____
 Date: _____

Certificate of Collect and Assurance of Status
 I, the undersigned, hereby certify that this is a Corrected Survey, and the name of provision of the Tennessee/Deer County Subdivision Regulations that this plat and survey were prepared in accordance with the correct edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice.

Registered Land Surveyor
 Tennessee License No. 2001

Signature: _____
 Date: _____

Notes
 Being deleted) in which the land being subdivided is located shall be indicated as shown on the zoning map by the Planning Commission as follows:
 Being shown on Official Map: _____
 Date: _____
 by: _____

Addressing Department Certificates
 I, the undersigned, hereby certify that the addresses shown and all other names conform to the Addressing or Deer County Street Naming and Addressing Ordinance, the Addressing Ordinance and Procedures, and these regulations.

Signature: _____
 Date: _____

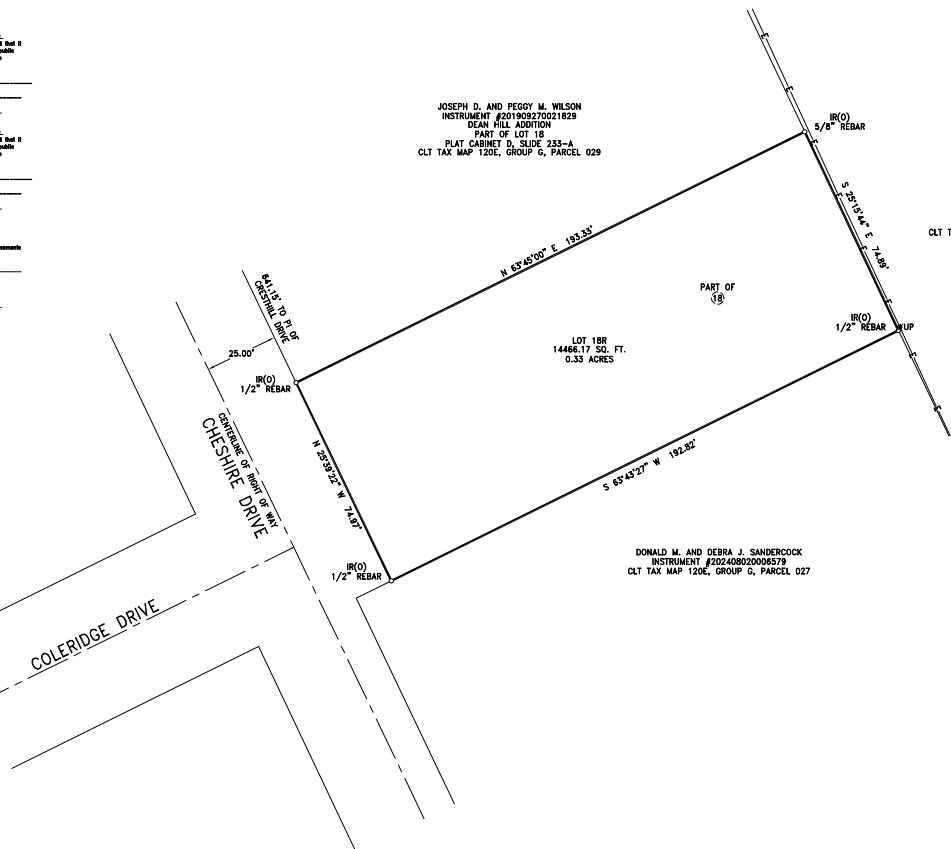
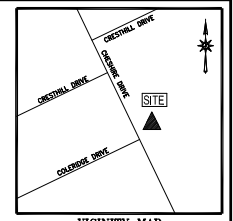
Taxes and Assessments
 This is to certify that all property taxes and assessments due on this property have been paid.

City Tax Clerk: _____
 Deer County Treasurer: _____

Certificate of Approval for Recording - Final Plat
 This is to certify that the subdivision plat shown herein has been found to comply with the Subdivision Regulations of Tennessee and Deer County and with existing related laws, with the exception of any easements and interests noted on this plat and in the minutes of the Tennessee/Deer County Planning Commission, as filed with the State of Tennessee, and that I, the undersigned, do hereby certify that the recorded plat is hereby approved for recording in the office of the State County Register of Deeds, Planning Commission and the office of the State County Register of Deeds, Planning Commission and not be deemed to constitute or be subject to any other approval by the City of Knoxville or Deer County of the subdivision of any lot or other ground upon the plat.

Signature: _____
 Date: _____

PLANNING COMMISSION VARIANCE APPROVED ON:
 MAY 14, 2008 TO ALLOW THE SUBDIVISION PLAT
 TO BE ACCEPTED WITHOUT SURVEYING THE
 REMAINDER OF LOT 18, AS CREATED BY RESUBDIVISION
 OF: DEAN HILL ADDITION PART OF LOT 18

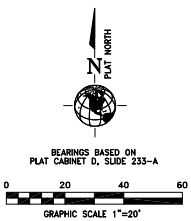


JOSEPH D. AND PEGGY M. WILSON
 INSTRUMENT #201909270021829
 DEAN HILL ADDITION
 PART OF LOT 18
 PLAT CABINET D, SLIDE 233-A
 CLT TAX MAP 1206, GROUP G, PARCEL 029

THE WILLIAM S. TRIMBLE, JR.
 RELOCABLE TRUST
 INSTRUMENT #201612200039237
 WEST HILLS SUBDIVISION
 DEAN HILL SECTION
 LOT 3
 BLOCK C
 MAP BOOK 22, PAGE 131
 CLT TAX MAP 1206, GROUP G, PARCEL 008

DONALD M. AND DEBRA J. SANDERCOCK
 INSTRUMENT #202408020008579
 CLT TAX MAP 1206, GROUP G, PARCEL 027

- NOTES:
- IRON RODS WITH CAPS SET AT ALL CORNERS NOT RECOVERED UNLESS OTHER INFORMATION IS NOTED ON DRAWING.
 - CLT TAX MAP 1206, GROUP G, PARCEL 029.
 - FIELD REFERENCE INSTRUMENT #20080800079.
 - PLAT REFERENCE: PLAT CABINET D, SLIDE 233-A.
 - PROPERTY SUBJECT TO EASEMENTS, RIGHTS OF WAY OR CLAIMS OF EASEMENTS OR RIGHTS OF WAY SHOWN/NOT SHOWN BY THE PUBLIC RECORDS.
 - PROPERTY SUBJECT TO ANY PROVISIONS OF AN ACCURATE TITLE SEARCH, NO TITLE REPORT WAS FURNISHED TO SURVEYOR PRIOR TO SURVEY.
 - NO TITLE OPINION IS EXPRESSED OR IMPLIED.
 - THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FEDERAL ENGINEERING MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP AND FOUND THE DESCRIBED NOT TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA.
 - BUILDING SETBACK LINES AND EASEMENTS SHALL CONFORM TO ANY AND ALL CURRENT ORDINANCE/CITY OF KNOXVILLE ZONING STANDARDS.
 - IT IS THE OWNER'S/CONTRACTOR'S RESPONSIBILITY TO VERIFY THE EXACT SIZE, DEPTH, LOCATION AND INVERT ELEVATION OF ALL UTILITIES BEFORE ANY WORK BEGINS. PLANNING OR FIELD CONSTRUCTION IS STARTED.
 - THE REQUIRED UTILITY AND DRAINAGE EASEMENTS SHALL BE TEN (10) FEET IN WIDTH UNLESS ALL EXISTING LOT LINES ADJOINING STREETS AND PRIVATE DRIVEWAYS (INCLUDING JOHN PERMANENT EASEMENTS), EASEMENTS OF FIVE (5) FEET IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ONE-TWENTY (20) FEET ALONG EXTERIOR LOT LINES EXCEPT AS MODIFIED BY THE SUBDIVISION VARIANCE OR WAIVER (IF).
 - TOTAL NUMBER OF LOTS = 1, TOTAL ACREAGE = 0.33 ACRES (14468.17 SQ. FT.).
 - SUBJECT PROPERTY IS ZONED "RM-1".



LEGEND	
IR(O)	IRON ROD OLD
IR(N)	IRON ROD NEW
IR(P)	IRON PIPE OLD
IR(UP)	IRON PIPE NEW
U	UTILITY POLE
—	PROPERTY LINE
—	OVERHEAD UTILITY

Surveyors Certification:
 I, the undersigned, hereby certify that this is a Category 1 Survey and the ratio of precision is 1:10,000 as shown on this plat. This survey was prepared in accordance with the standards of practice of land surveys in the State of Tennessee.

Gary L. Roth, Jr. TN L.S. 2281

FILE NO. 5-SB-26-F

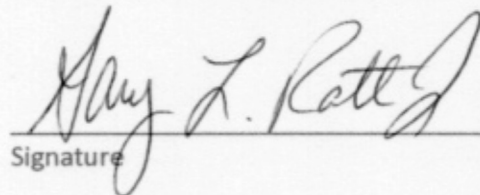
PROJECT NO. 26-009	RESUBDIVISION OF DEAN HILL ADDITION PART OF LOT 18 CITY BLOCK NO. 4790	ROTH LAND SURVEYING Gary L. Roth, Jr. RLS 6718 Kern Road Knoxville, TN, 37918 PH: (865) 689-8186 FAX: (865) 687-3231
FILENAME: 26-009.DWG SHEET NO. 1 OF 1	DRAWN BY: CLR	
DATE OF FIELD SURVEY: 1/28/24	5TH CIVIL DISTRICT OF KNOX COUNTY, TENNESSEE WITHIN THE 47TH WARD OF THE CITY OF KNOXVILLE	
SCALE: 1" = 20'	OWNER: DONALD M. AND DEBRA J. SANDERCOCK 713 P. O. BOX 2000 KNOXVILLE, TN 37919 217-236-2000	
DATE: 2/4/26		

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.



Gary L. Roth, Jr.

03/09/26

Signature

Printed Name

Date

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:

To leave the remaining portion of Lot 18 without being surveyed and shown on plat.

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 hardship would revolve around having to survey someone else's property for the subdivision which we have not received permission to do. The surroundings and general condition of the lot meet the parameters for subdividing.

- 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.

The unique condition is that the lot was subdivided by deeds in 1973 and each part of the lot has been conveyed to multiple different owners since then.

- 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.

Granting a variance will not be detrimental to public safety, health or welfare to others since all other criteria to subdivide have been met, other than surveying the adjoiner's property which is owned by someone else.

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: N/A