

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

FINAL PLAT



File Number: 1-SE-26-F Related File Number:
Application Filed: 12/11/2025 Date of Revision:
Applicant: ELFRIDE DEFOE

PROPERTY INFORMATION

General Location: North side of Wooddale Church Rd, west side of McCubbins Rd
Other Parcel Info.:
Tax ID Number: 73 13604 Jurisdiction: County
Size of Tract: 3.01 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Rural Residential
Surrounding Land Use:
Proposed Use: Density:
Planning Sector: East County Plan Designation: SR (Suburban Residential), HP (Hillside Ridgetop Protectio
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 1122 WOODDALE CHURCH RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Re-Subdivision of Lot 10 and P/O Lot 9 of Sun-Ott Estates
No. of Lots Proposed: 2 **No. of Lots Approved:** 2
Variances Requested: Allow the remainder of Lot 9 to be left without benefit of a survey.
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Spencer Schmutde

Staff Recomm. (Abbr.): 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.

Staff Recomm. (Full):

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.

Action: Approved

Meeting Date: 2/12/2026

Details of Action:

Summary of Action:

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.

Date of Approval: 2/12/2026 **Date of Denial:** **Postponements:** 1/8/2026
Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Court of Competent Jurisdiction

Date of Legislative Action: **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**