

SUBDIVISION REPORT - FINAL PLAT

► **FILE #:** 8-SE-26-F

AGENDA ITEM #: 9

AGENDA DATE: 8/13/2026

► **SUBDIVISION:** RESUBDIVISION OF PART OF LOT 1, HAMMOND AND OKAIN PROPERTY

► **APPLICANT/DEVELOPER:** CODY VITKUS

OWNER(S): EightGK Properties Inc & Joy Okain

TAX IDENTIFICATION: 78 132

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 6909 WEAVER RD

► **LOCATION:** West of Weaver Rd, north of Oak Ridge Hwy

GROWTH POLICY PLAN: Planned Growth Area

FIRE DISTRICT: Karns Fire Department

WATERSHED: Grassy Creek

► **APPROXIMATE ACREAGE:** 1.67 acres

► **NUMBER OF LOTS:** 2

► **ZONING:** A (Agricultural)

SURVEYOR/ENGINEER: Cody Vitkus Ridgeline Surveys LLC

► **VARIANCES REQUIRED:** Allow the subdivision plat to be accepted without surveying the remainder of Lot 1 the Final Plat of The Subdivision of the Hammond and Okain Property.

STAFF RECOMMENDATION:

► **Approve the variance for the subdivision plat to be accepted without surveying the remainder of Lot 1 of the Final Plat of The Subdivision of the Hammond and Okain Property based on the following evidence hardship.**

1. Lot 1 was created by plat from part of parcel 078 136.04 and all of parcel 078 132 in 2016 (Instrument # 201611290034352), but this combination was never captured on a warranty deed. Since parcel 078 136.04 is under separate ownership, the property owner would have to survey property that does not belong to them should the variance not be approved.

2. A warranty deed to combine part of parcel 078 136.04 and parcel 078 132, as reflected by Lot 1, was never recorded. Since the remainder of lot 1 (Part of Parcel 078 136.04) 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 this variance will not be detrimental to the public safety, health, or welfare or injurious to other property as two homes exist and the function of the property will remain the same.

Approve the final plat for 2 lots in the A (Agricultural) zone.

COMMENTS:

BACKGROUND:

In 2016, the property at 6909 Weaver Rd (Parcel 078 132) and part of 0 Oak Ridge Hwy (Parcel 078 136.04) were subdivided to create Lot 1 by the Final Plat of The Subdivision of the Hammond and Okain Property (Instrument # 201611290034352). A single warranty deed was never created to establish the single ownership of Lot 1 and the remainder of Lot 1 is under separate ownership.

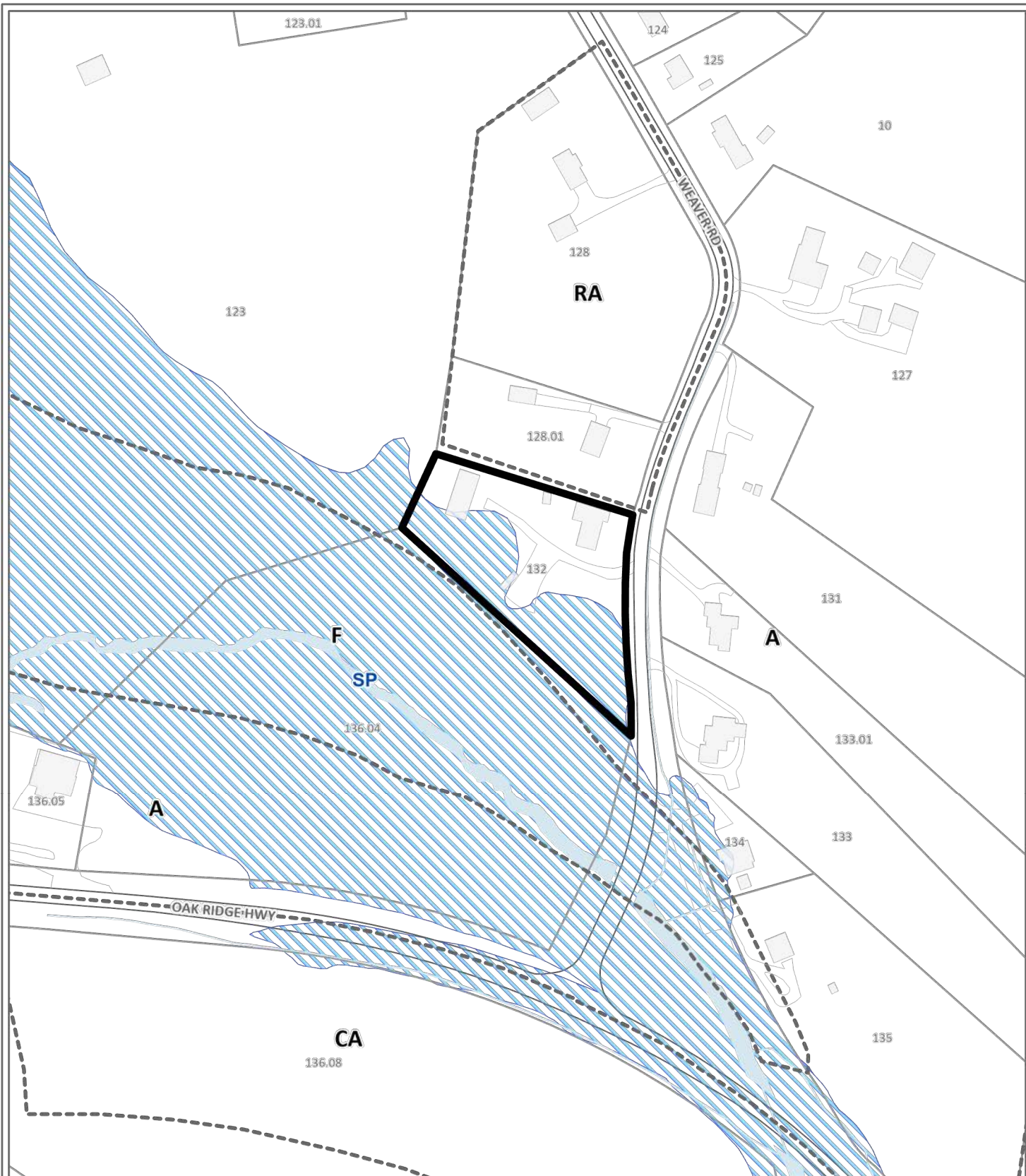
VARIANCE:

The purpose of the final plat is to create two lots of record by dividing Lot 1 into two lots that meet the dimensional standards of the A district. This requires approval by the Planning commission since a variance is requested as part of the application. Section 2.13 of the Subdivision Regulations (Area to be Surveyed) states that 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 remaining portion of the Lot 1 (Part of Parcel 078 136.04) is less than five acres and was created after the adoption date of the Knoxville-Knox County Minimum Subdivision Regulations. Therefore, a variance is required to accept the plat without surveying the remaining portions.

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

8-SE-26-F

Petitioner: Cody Vitkus



Final Plat For: Resubdivision of Lot 1, Hammond and Okain Property

Map No: 78

Jurisdiction: County



Original Print Date: 7/10/2026

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

Exhibit A. Contextual Images



AERIAL MAP



Case boundary

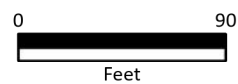
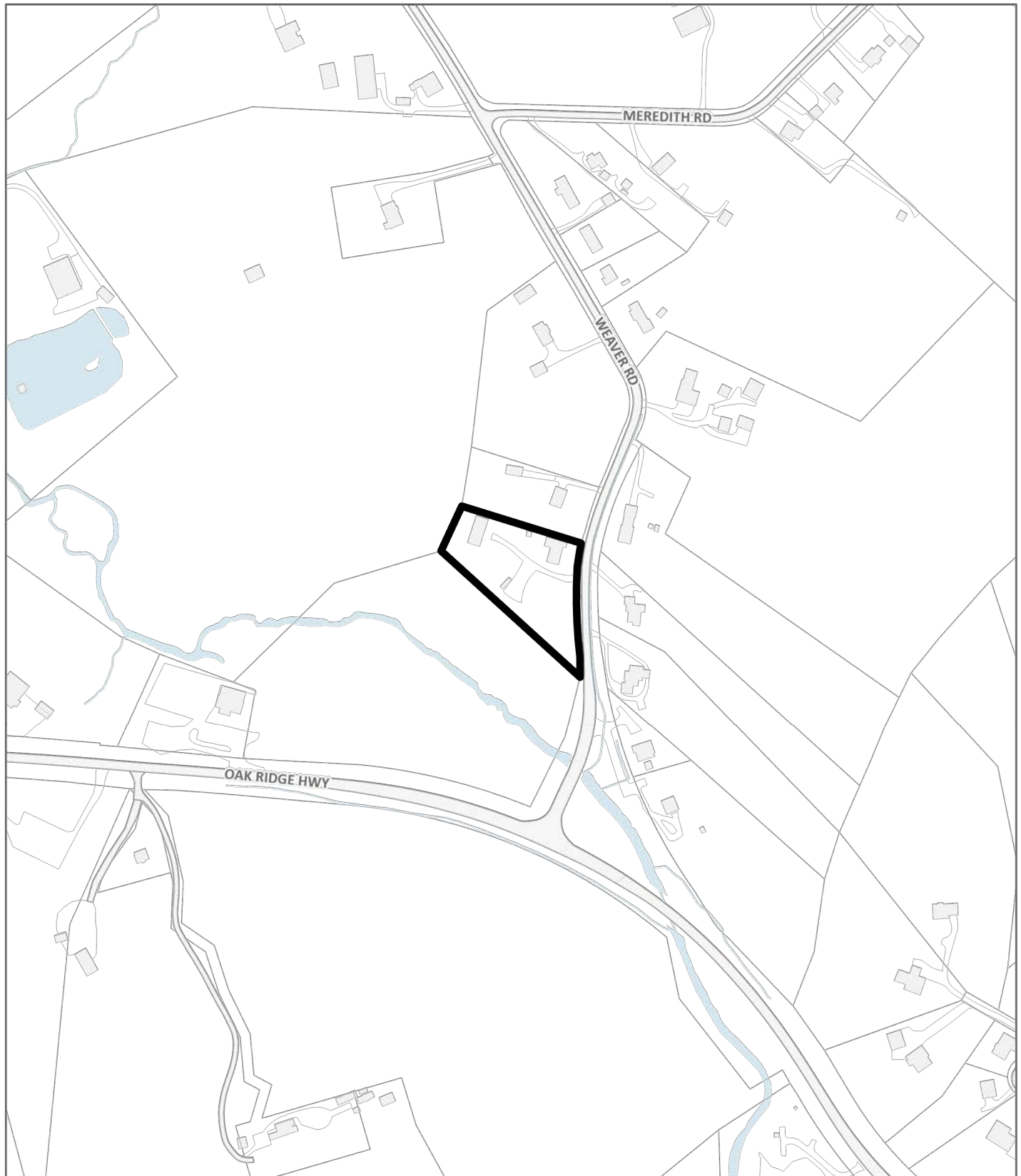


Exhibit A. Contextual Images



LOCATION MAP

8-SE-26-F



Case boundary



NORTH

TOTAL AREA = 1.67 ACRES

TOTAL LOTS = 2

Taxes and Assessments

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

City Tax Clerk: Signed: _____

Date: _____

Knox County Trustee: Signed: _____

Date: _____

Knox County Department of Engineering and Public Works

The Knox County Department of Engineering and Public Works hereby approves this plat on

this the _____ day of _____, 20____

Engineering Director _____

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 fee simple 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 plat

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

Date: _____

Knox County Department of Engineering and Public Works

The Knox County Department of Engineering and Public Works hereby approves this plat on

this the _____ day of _____, 20____

Engineering Director _____

County - Release of Easements

Except as noted or shown on this plat, the following parties hereby consent to the release of all rights that may have accrued for their use and benefit in the utility and drainage easements along the original lot lines eliminated by this plat.

The following parties do not release any rights that may have accrued for their use and benefit where there are existing facilities within the previously established easement, whether or not shown on this plat. Any relocation of existing facilities will be made at the property owner's expense. If the facilities are relocated, the easement rights will be released.

Knox County Department of Engineering and Public Works

Signed: _____ Date: _____

Water: (WKUD)

Signed: _____ Date: _____

Sewer: (WKUD)

Signed: _____ Date: _____

Electric: (KUB)

Signed: _____ Date: _____

Gas: (KUB)

Signed: _____ Date: _____

Telephone: (AT&T)

Signed: _____ Date: _____

Cable Television: (COMCAST)

Signed: _____ Date: _____

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 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 were in place on the _____ day of _____, 20____.

Registered Land Surveyor: _____

Tennessee License No. 3124

Date: _____

GPS SURVEY NOTE:
ALL BOUNDARY MONUMENTS AND SURVEY CONTROL WAS PERFORMED USING GPS RECEIVER: TOPCON VR NETWORK ROVER, DUAL FREQUENCY WAS USED (L1/L2) GPS SURVEY PERFORMED WAS NETWORK ADJUSTED REAL TIME KINEMATICS BASED ON TDO GNSS NETWORK NAD83(2011) VERTICAL DATUM IS NAVD83, GEODID, PRECISION OF THE GPS WORK RPA: 4 CM PLUS 50 PARTS PER MILLION (BASED ON THE DIRECT DISTANCE BETWEEN THE TWO CORNERS BEING TESTED). DISTANCES HAVE NOT BEEN REDUCED TO GRID.

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.

Owner(s) Printed Name: _____

Signature(s): _____

Date: _____

OWNER:
EIGHTGK PROPERTIES INC
6906 WEAVER ROAD
KNOXVILLE, TENNESSEE 37931

LOCATION MAP

NO SCALE

SURVEYOR'S NOTES:

- IRON PINS SET AT ALL CORNERS, BY THIS SURVEY, UNLESS OTHERWISE NOTED. ALL NEW PROPERTY MONUMENTS ARE 1/2" x 18" REBAR IRON PINS WITH PLASTIC CAP STAMPED "RLS 3124".
- CLT TAX MAP 078 PARCELS 132
- DEED REFERENCES -- 202307280004576 PLAT REFERENCES -- 201611290034352
- THIS PROPERTY IS ZONED A
- THIS PROPERTY DOES NOT LIE WITHIN A 100/500 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBER: 470030026P EFFECTIVE DATE: MAY 2, 2007
- ALL UNDERGROUND UTILITIES ARE REFERENCED TO WHAT IS VISIBLE AND APPARENT IN THE FIELD AND ARE TO BE CONSIDERED APPROXIMATE.
- NORTH ROTATION: NAD83(2011)
- PROPERTY SUBJECT TO EASEMENTS RECORDED IN INSTRUMENT 200803180069704 & 202108250016167.
- 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 PREVIOUSLY APPROVED JOINT PERMANENT EASEMENTS/PEAK 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. THESE EASEMENTS ARE NOT REQUIRED ALONG SPECIFIC LOT LINES FOR PROPERTY THAT IS ZONED TO ALLOW LESS THAN A FIVE (5) FOOT BUILDING SETBACK AND SHALL BE CLEARLY NOTED ON THE FINAL PLAT.
- THE PURPOSE OF THIS PLAT IS TO CREATE TWO LOTS WITH AN ACCESS EASEMENT AND REMOVE PREVIOUSLY PLATTED LOT LINES AS SHOWN.
- VARIANCE APPROVED BY KNOX COUNTY BOARD OF ZONING AND APPEALS ON JUNE 24, 2026 FOR A WAIVER OF LOT INTENSITY FROM 1 ACRE TO 0.5 ACRES. (REQUEST 4C) (APPLICATION REFERENCE #26-20006)
- THE BOUNDARY LINE ALONG THE WEAVER ROAD FRONTAGE DIFFERS FROM THE PREVIOUSLY RECORDED PLAT (201611290034352) BECAUSE THE MOST RECENT DEED (202307280004576) ALONG WITH PREVIOUS DEEDS OF RECORD FOLLOW THE "CENTERLINE OF WEAVER ROAD".
- TOTAL AREA FOR LOT 1R = 0.60 ACRES OR 26,139 SQUARE FEET
AREA FOR LOT 1R EXCLUDING ACCESS EASEMENT = 0.50 ACRES OR 21,792 SQUARE FEET
- PLANNING COMMISSION VARIANCE APPROVED ON AUGUST 13, 2026, TO PERMIT THE REMAINDER OF LOT 1 OF THE HAMMOND AND OKAIN PROPERTY TO BE LEFT WITHOUT THE BENEFIT OF A SURVEY.

8-SE-26-F

Planning Staff Certification 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 Knoxville and Knox County and with existing official plans, with the exception of any variances and waivers noted on this plat, and that the record plat is hereby approved for recording in the office of the Knox County Register of Deeds. Pursuant to Section 13-3-405 of Tennessee Code Annotated the approval of this plat by the Planning Commission shall not be deemed to constitute or effect an acceptance by the City of Knoxville or Knox County of the dedication of any street or other ground upon the plat.

Signed: _____

Date: _____

Certification of Approval of Subsurface Sewage Disposal Systems

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 thereto.

Knox County Health Department _____

Date: _____

Certification of Approval of Public Water System - Minor Subdivisions

This is to certify that the subdivision shown herein 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 _____

Zoning

Zoning Shown on Official Map _____

Date: _____

By: _____

MUNICIPALITY NOTES:

1. THE APPROVAL OF THIS PLAT DOES NOT INCREASE ANY ZONING NON-CONFORMITIES FOR THE EXISTING STRUCTURES ON THE PROPERTY NOR DOES IT CHANGE THE NON-CONFORMING STATUS OF THE EXISTING STRUCTURES. DOCUMENTATION AS TO THE LEGAL STATUS OF THE STRUCTURES OR VARIANCES FROM THE BOARD OF ZONING APPEALS MAY BE REQUIRED AT SOME TIME LATER FOR PERMIT APPLICATIONS OR OTHER DEVELOPMENT APPROVALS.

2. FUTURE WEAVER RD DRIVEWAY CONNECTION FOR LOT 1R-1 WILL BE REQUIRED TO MEET 300 FT OF SIGHT DISTANCE AND APPLY FOR KNOX COUNTY DRIVEWAY PERMIT.

NOTE:
NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR AND OTHER EASEMENTS AND/OR EXCEPTIONS NOT APPEARING IN THE FIELD MAY OR MAY NOT EXIST AND MAY BE REVEALED BY A TITLE SEARCH BY A TITLE ATTORNEY.

Certification of Class and Accuracy of Survey

I HEREBY CERTIFY THAT THIS IS A CATEGORY "IV" SURVEY IN ACCORDANCE WITH THE TENNESSEE STANDARDS OF PRACTICE.

Certification of the Accuracy of Survey

Survey accuracy shall meet the requirements of the current edition of the Rules of the Tennessee State Board of Examiners for Land Surveyors -- Standards of Practice.

I hereby certify that this survey was prepared in compliance with the current edition of the Rules of the Tennessee State Board of Examiners for Land Surveyors -- Standards of Practice.

Registered Land Surveyor: _____

Tennessee License No. 3124

Date: _____



UTILITY & DRAINAGE EASEMENT WAIVER
TO REDUCE THE UTILITY & DRAINAGE
EASEMENT FROM 10' TO 3.1' UNDER THE
EXISTING SHED AS SHOWN.

CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	31.63	1558.77	S033°05'44"W	31.63
C2	25.00	1558.77	S02°28'27"W	25.00
C3	53.45	1558.77	S01°01'57"W	53.44

SYMBOL LEGEND	
	IRON ROD (SIZE&TYPE)
	FENCE POST
	IRON ROD SET
	GUY WIRE
	GAS VALVE
	POWER/TELE. POLE
	SERVICE POLE
	WATER METER
	UNMONUMENTED POINT
LINE LEGEND	
	FENCE
	GAS LINE
	WATER LINE
	SEWER LINE
	STORM SEWER LINE
	POWER/TELE. LINE

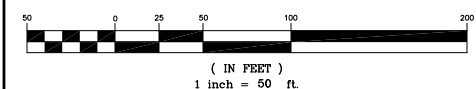
RESUBDIVISION OF:

Part of Lot 1
Hammond and Okain Property
Weaver Road
District 6, Knox County, Tennessee

DRAWN BY: CJV
CHECKED BY: C.J.V.
APPROVED BY: C.J.V.
SCALE: 1"=50'
DATE: 01/11/2026
REVISION:

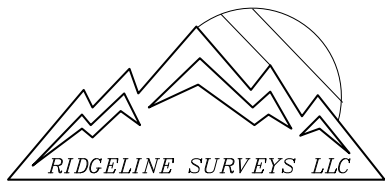
SURVEY FOR:
SHAWN LEBARON
6906 WEAVER ROAD
KNOXVILLE, TENNESSEE 37931
PHONE: 865-223-9316

GRAPHIC SCALE



PROJECT NO.

26-1



5607 TENNYSON DRIVE
KNOXVILLE, TENNESSEE 37909
865.771.7917
OFFICE@RIDGELINESURVEYS.COM

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

Cody J. Vitkus
Printed Name

7/7/2026
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:

Allow the remainder of Lot 1 (southwest adjoiner) to be left without the 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:

Part of the adjacent property to the Southwest was platted to create Lot 1, Hammond and Okain property, however the land was never transferred by deed, thereby remaining with the adjoining owner.

- 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 former owners never took the steps required to complete the property transfer. There are two homes on the property currently. The purpose of this is to subdivide so each home can stand on its own lot. The owner of the remainder of Lot 1 has stated he wants no part in the previously attempted resolution.

- 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 detriment to public safety, health, or welfare will be created nor will this be injurious to other property or improvements as the function of the property will remain the same as it is currently (same number of dwelling units and point(s) of access).

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: