



TO: Knoxville-Knox County Planning Commission  
FROM: Frankie Ramos-Castillo, Sr. Planning & Subdivision Specialist  
DATE: March 30, 2026  
FILE #: 4-SA-26-F, Agenda # 23  
SUBJECT: Final Plat of Cardinal Landing

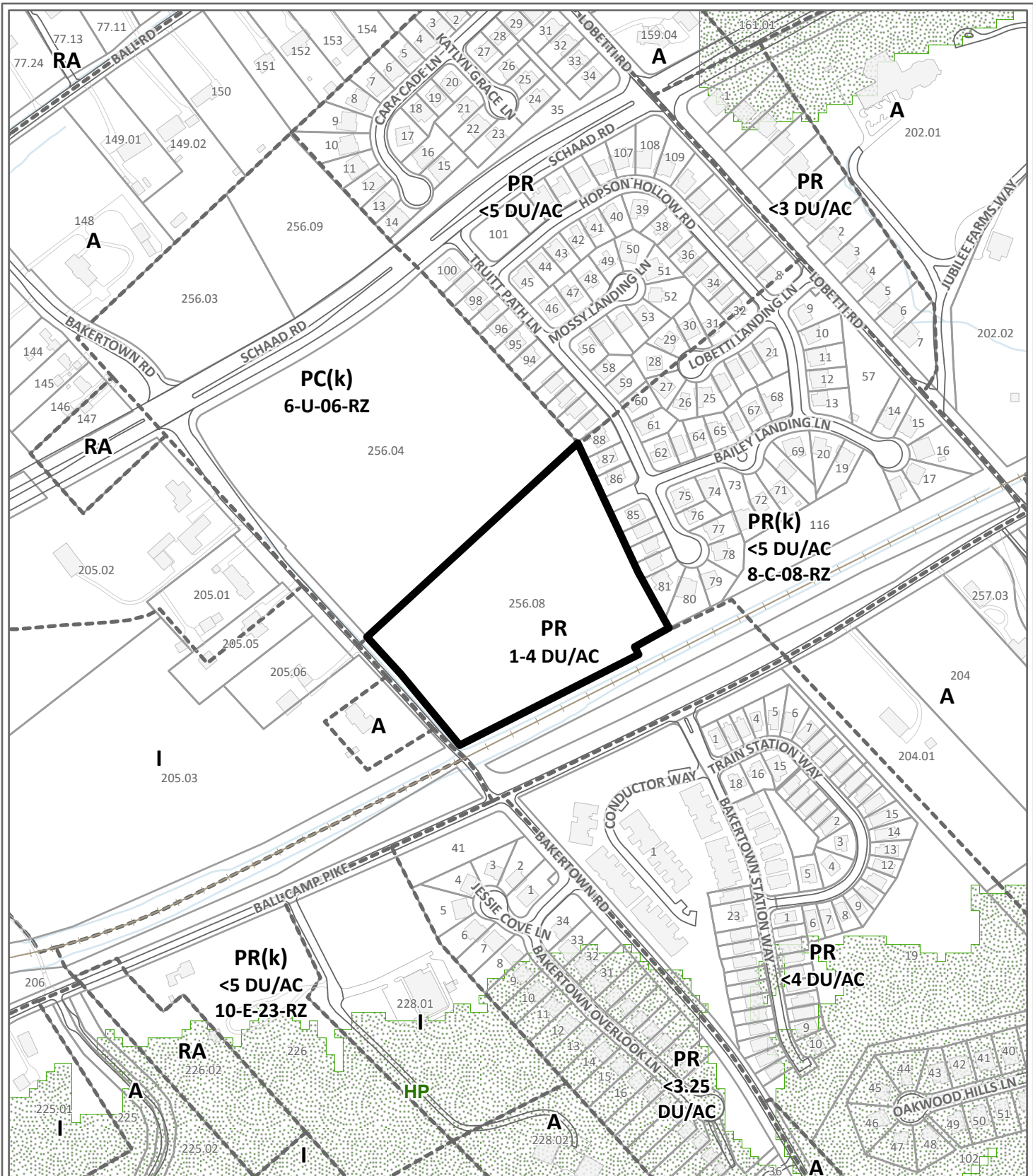
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**Recommendation**

Approve the final plat per Sections 2.08.A and 2.10.F of the Subdivision Regulations, which require the plat to be in substantial conformance with the concept plan. Planning staff affirms the plat conforms to the overall layout and design of the concept plan approved by the Planning Commission on 3/9/2023 as Planning Case 4-SA-24-C.

**Associated Case and Decision**

4-SA-24-C: Approved by the Planning Commission 3/9/2023  
4-A-24-DP: Approved by the Planning Commission 3/9/2023



**FINAL SUBDIVISION PLAT**

**4-SE-26-F**

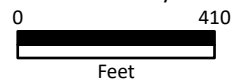
**Petitioner:** Ryan Lynch



Final Plat For: Final Plat of Cardinal Landing

**Map No:** 91

**Jurisdiction:** County



**Original Print Date:** 3/2/2026

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

# Exhibit A. Contextual Images



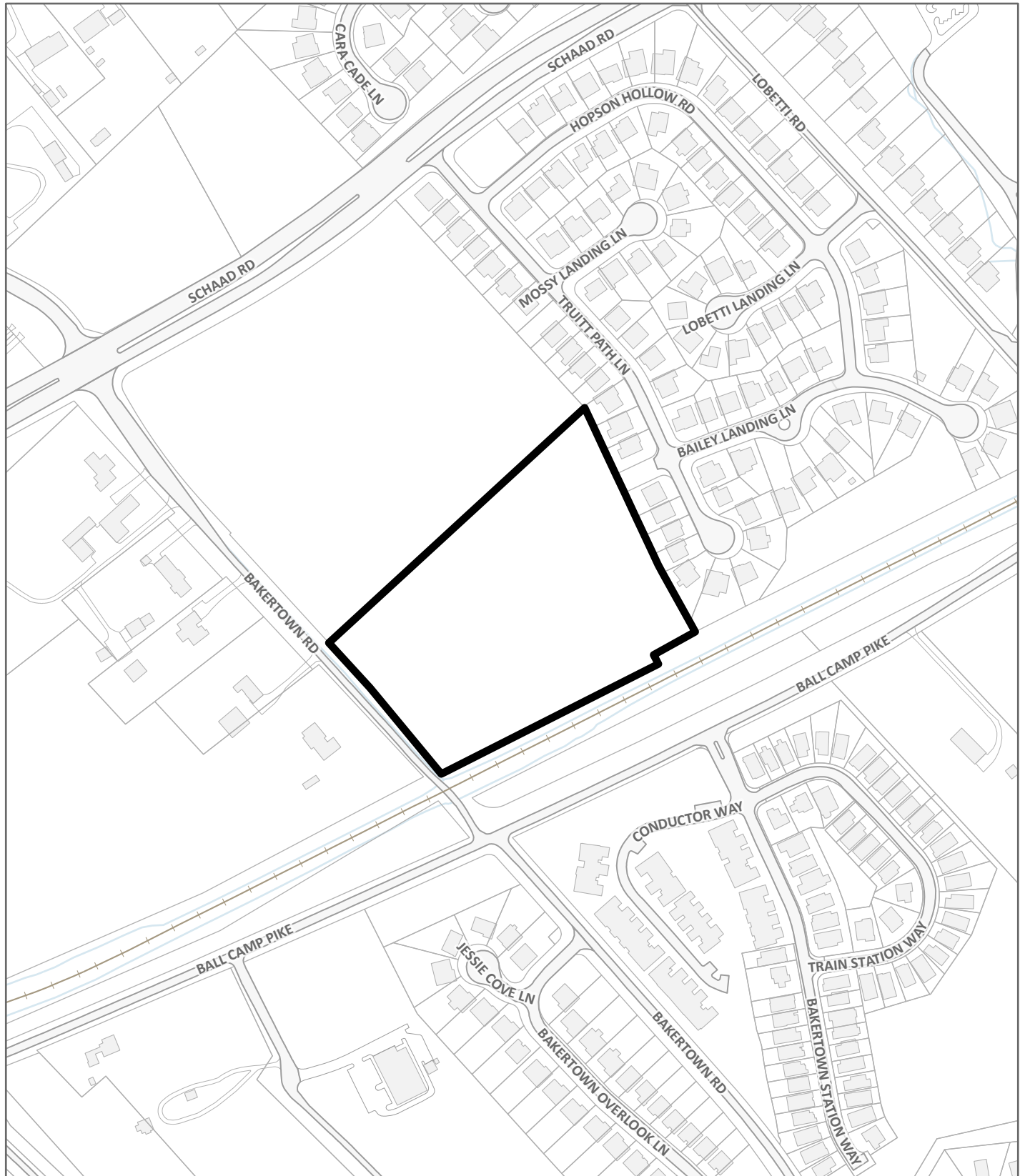
## AERIAL MAP



Case boundary



# Exhibit A. Contextual Images

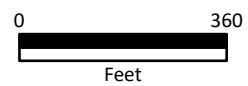


**LOCATION MAP**

**4-SE-26-F**



Case boundary



TOTAL AREA = 9.04 ACRES  
 393,911 sq. ft.  
 TOTAL LOTS=38  
 OPEN SPACE LOTS: 5

Property owners are responsible for maintenance of stormwater facilities. The consent for maintenance of stormwater facilities is recorded as instrument # \_\_\_\_\_

Planning Commission 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 in the minutes of the Knoxville-Knox County Planning Commission, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and that the record plat is hereby approved for recording in the office of the Knox County Register of Deeds, Pursuant to Section 15-3-402 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: \_\_\_\_\_

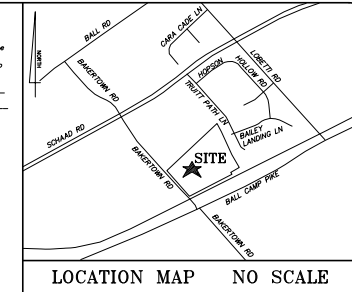
Certificate of Ownership and General Dedication

I, We, the undersigned owner(s) of the property shown herein, hereby adopt this as the final plat 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: \_\_\_\_\_



Zoning  
 Zoning Shown on Official Map:  
 Date: \_\_\_\_\_  
 By: \_\_\_\_\_

Certification of Approval of Public Sanitary Sewer System - Major Subdivisions

I hereby certify that the utility provider was contacted by the developer or owner of the property to determine the status of the public sanitary sewer system and the public sanitary sewer system was installed, or will be installed, in accordance with State and local regulations.

Utility Provider: \_\_\_\_\_

Authorized Signature for Utility: \_\_\_\_\_

Date: \_\_\_\_\_

Certification of Approval of Public Water System - Major Subdivisions

I hereby certify that the utility provider was contacted by the developer or owner of the property to determine the status of the public water system and the public water system was installed, or will be installed, in accordance with State and local regulations.

Utility Provider: \_\_\_\_\_

Authorized Signature for Utility: \_\_\_\_\_

Date: \_\_\_\_\_

Guarantee of Completion of Streets and Related Improvements

I, the undersigned, hereby certify that a bond or other security has been posted with the appropriate agency to ensure completion of all streets and related improvements including indicated permanent reference markers and monuments, benchmarks and property monuments in this subdivision in accordance with required standards and specifications.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Dept: \_\_\_\_\_ Title: \_\_\_\_\_

Guarantee of Completion of Stormwater Facilities

I, the undersigned, hereby certify that a bond or other security has been posted with the appropriate agency to ensure completion and stabilization of all stormwater facilities as shown on the stormwater plans which were approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Dept: \_\_\_\_\_ Title: \_\_\_\_\_

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: \_\_\_\_\_

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.

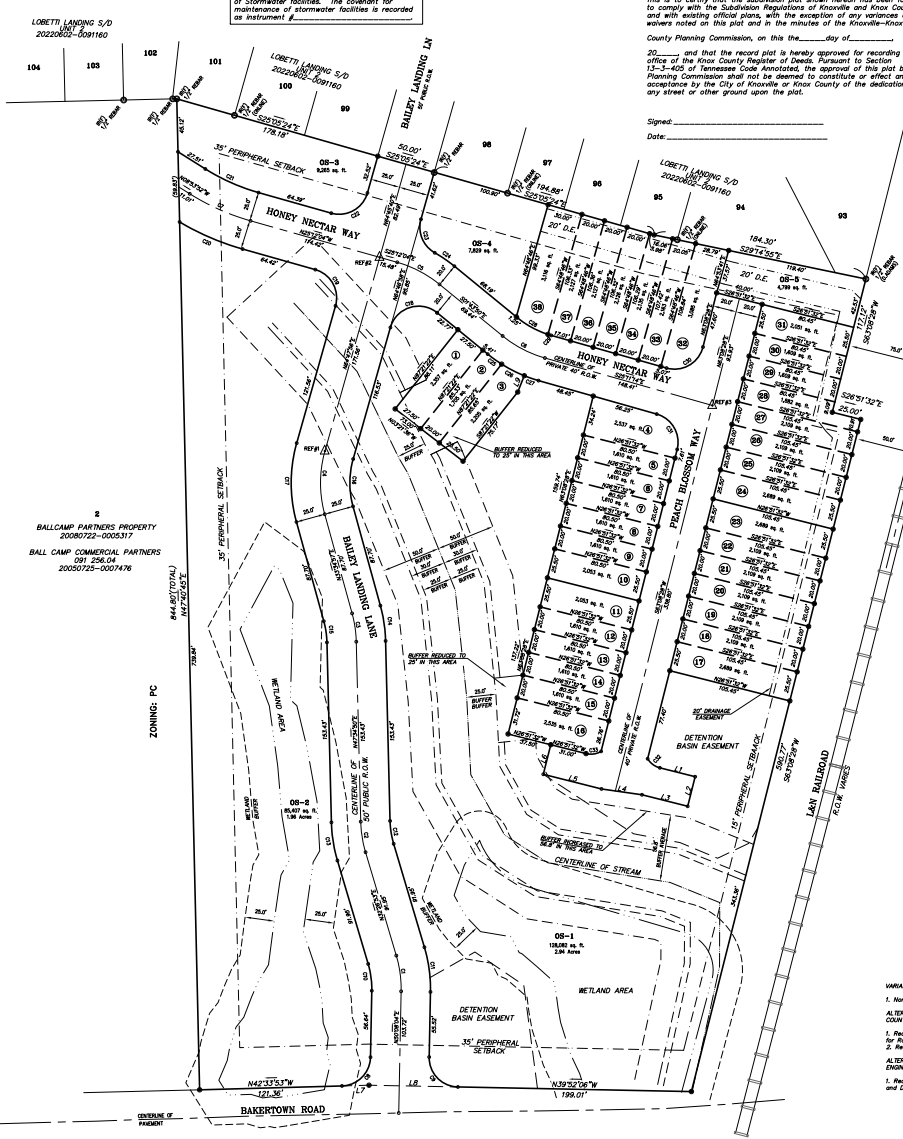
Signed: \_\_\_\_\_

Date: \_\_\_\_\_

Knox County Department of Engineering and Public Works

The Knox County Department of Engineering and Public Works hereby approves this plat on \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Engineering Director: \_\_\_\_\_



LINE LEGEND

---	DRAINAGE EASEMENT
---	DETENTION EASEMENT
---	CENTERLINE OF STREAM
---	PERIPHERAL SETBACK
---	LIMITS OF WETLANDS
---	WATER LINE EASEMENT
---	DRAINAGE EASEMENT
---	SANITARY SEWER EASEMENT
---	PERMANENT MONUMENT
---	PERMANENT UTILITY
---	UNMONUMENTED POINT
---	ZERO SETBACK LOT LINE

CURVE TABLE

CURVE	BEARING	CHORD	RADIUS	LENGTH
C1	N41°17'28" E	30.75	100.00	30.67
C2	S40°02'18" W	26.53	100.00	26.41
C3	N42°34'32" E	24.27	100.00	24.43
C4	S84°17'48" W	35.81	100.00	35.48
C5	N14°22'27" W	40.68	100.00	40.96
C6	S12°22'42" E	40.65	100.00	40.84
C7	S17°02'50" E	56.72	200.00	56.01
C8	S86°12'54" E	34.57	25.00	38.09
C9	S03°07'50" W	35.36	25.00	39.27
C10	N41°17'28" E	23.08	75.00	23.15
C11	N41°17'28" E	28.43	125.00	28.59
C12	S40°02'18" W	23.93	75.00	23.97
C13	S40°02'18" W	29.22	125.00	29.07
C14	N42°34'32" E	30.48	125.00	30.54
C15	N42°34'32" E	18.29	75.00	18.32
C16	S41°07'28" W	40.38	75.00	49.21
C17	N14°22'27" W	67.29	250.00	68.10
C18	S82°22'27" W	47.81	25.00	49.21
C19	N14°22'27" W	35.36	25.00	39.27
C20	S17°44'32" E	58.42	225.00	58.58
C21	S17°02'50" E	48.63	175.00	49.80
C22	S70°11'12" E	35.72	25.00	39.29
C23	S26°39'00" W	30.85	25.00	33.25
C24	N55°33'05" E	20.51	125.00	20.43
C25	S05°31'09" E	14.60	120.00	14.61
C26	S13°33'11" E	17.67	120.00	17.69
C27	S22°07'44" E	12.80	120.00	12.81
C28	S12°21'31" E	25.59	80.00	25.78
C29	S24°06'02" E	21.94	80.00	21.89
C30	S71°01'31" E	35.67	25.00	40.00
C31	N14°22'27" W	34.84	25.00	38.54
C32	S02°24'30" E	12.98	17.00	13.32
C33	S49°18'33" E	12.98	17.00	13.32

SYMBOL LEGEND

○	FOUND MONUMENTATION
○	W/SCALE & TYPE
●	IRON ROD SET
○	SEE NOTE 1
○	WATER LINE EASEMENT
○	DRAINAGE EASEMENT
○	SANITARY SEWER EASEMENT
○	MONUMENT FOUND
○	PERMANENT MONUMENT
○	PERMANENT UTILITY (SEE DR. OR SR. SHEET)
○	UNMONUMENTED POINT

PERMANENT REFERENCE MONUMENTS

△	REF# N 601079.78	E 25.9655.40
△	REF# N 601155.92	E 25.9660.63
△	REF# N 600806.02	E 25.9675.41

LINE TABLE

LINE	BEARING	DISTANCE
L1	S26°39'00" W	31.00
L2	S26°39'00" W	26.00
L3	N26°31'32" W	42.16
L4	N55°33'05" W	14.67
L5	N26°31'32" W	51.16
L6	N05°08'26" E	26.00
L7	S24°06'02" E	21.94
L8	S22°06'02" E	25.80
L9	S20°06'02" W	15.00

ROAD C = HONEY NECTAR WAY  
 ROAD D = PEACH BLOSSOM WAY

- VARNCES:
- Name
  - ALTERNATE DESIGN STANDARDS REGARDING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL.
  - Reduce the easement width from 20 ft to 22 ft on a private right-of-way for Roads C and D.
  - Reduce the minimum street setbacks from 25 ft to 20 ft.
  - ALTERNATE DESIGN STANDARDS REGARDING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL.
  - Reduce the private right-of-way width from 50 ft to 40 ft on Roads C and D.

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: NETWORK ADJUSTED REAL TIME KINEMATIC BASED ON TROT ONE'S NETWORK (NAD83/KNX2007) VERTICAL DATUM IS NAVD83. GEODESIC PRECISION OF THE GPS WORK W/PA 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.

Certification of Final Plat - All Indicated Markers, Measurements and Benchmarks to be Shown on the Plat

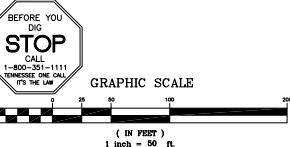
I hereby certify that I am a registered land surveyor licensed to practice surveying under the laws of the State of Tennessee. I further certify that this plat and accompanying drawings, documents, and statements conform, to the best of my knowledge, to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been limited, 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 bond or other security that is posted to guarantee the completion of streets and related improvements shall also guarantee the installation of the indicated permanent reference markers and monuments, and benchmarks and property monuments upon completion of the subdivision.

Registered Land Surveyor: \_\_\_\_\_  
 Tennessee License No.: \_\_\_\_\_  
 Date: \_\_\_\_\_

Certification of Class and Accuracy of Survey

I HEREBY CERTIFY THAT THIS IS A CATEGORY "TY" 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 Tennessee State Board of Examiners for Land Surveyors - Standards of Practice.  
 Registered Land Surveyor: \_\_\_\_\_  
 Tennessee License No.: \_\_\_\_\_  
 Date: \_\_\_\_\_



**LYNCH SURVEYS LLC**  
 SUBDIVISIONS | AS-BUILTS | SITE DESIGN  
 4405 COSTER RD. KNOXVILLE, TENN. 37912  
 865-584-2630 FAX: 865-584-2801 WWW.LYNCHSURVEY.COM

4-SE-26-F

DRAWN BY:	REVISIONS
M. STRANGE	1 03/06/2026 PS COMMENTS
R. LYNCH	2 03/27/2026 ps comments
R.S.L.	3 03/30/2026 PS COMMENTS
SCALE: 1"=50'	4
DATE: 02/18/2026	5
	6

SURVEY FOR/OWNER:  
**Turner Homes, LLC**  
 11543 Kingston Pike  
 Knoxville, Tennessee 37934  
 Phone: (865) 777-1700

FINAL PLAT OF:  
**Bardal Landing**  
 Baktown Road  
 Knoxville, Tennessee  
 District 6, Knox County, Tennessee

PROJECT NO.  
**4534**