



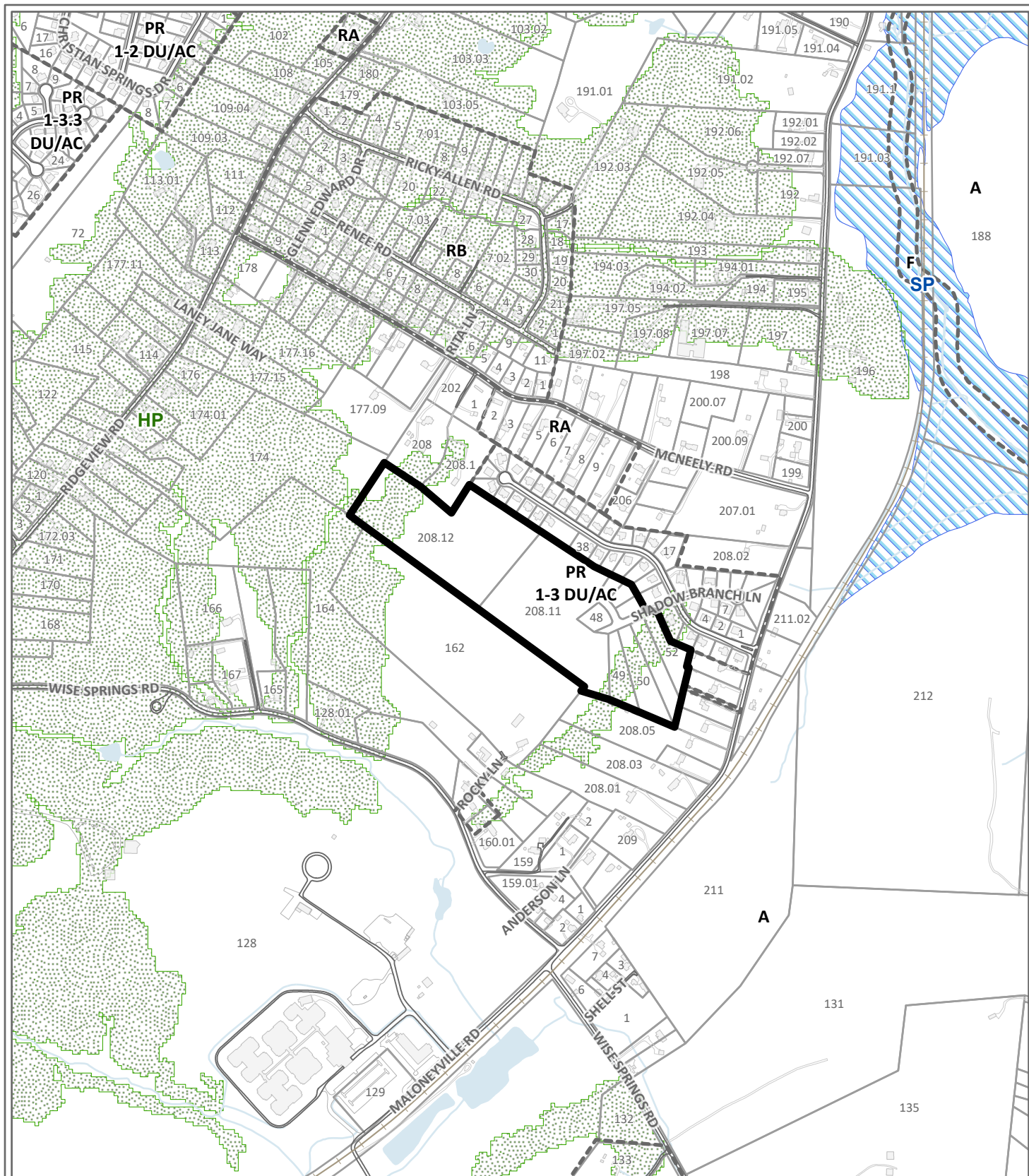
TO: Knoxville-Knox County Planning Commission
FROM: Frankie Ramos-Castillo, Sr. Planning & Subdivision Specialist
DATE: May 4, 2026
FILE #: 5-SD-26-F, Agenda # 18
SUBJECT: Final Plat of Whisper Ridge Subdivision - Unit 2

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 10/3/2024 as Planning Case File # 10-SC-24-C.

Associated Case and Decision

File # 10-SC-24-C: Approved by the Planning Commission 10/3/2024
File # 10-D-24-DP: Approved by the Planning Commission 10/3/2024



FINAL SUBDIVISION PLAT

5-SD-26-F

Petitioner: Ryan Lynch



Final Plat For: Final Plat of Whisper Ridge Subdivision Unit 2

Map No: 30

Jurisdiction: County

Original Print Date: 4/8/2026

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

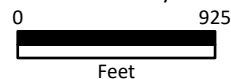
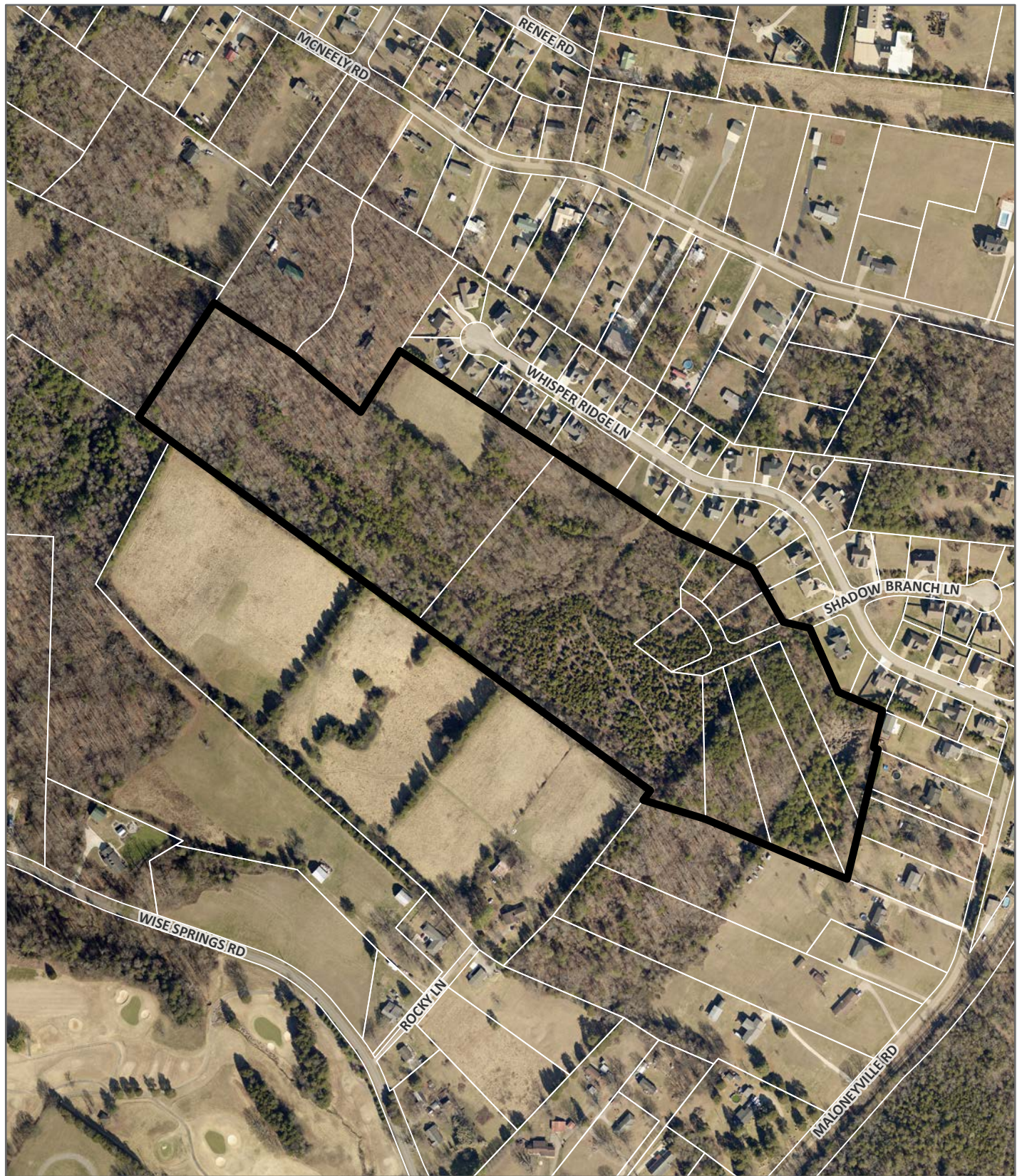


Exhibit A. Contextual Images



AERIAL MAP



Case boundary

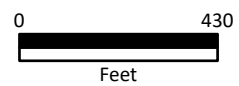
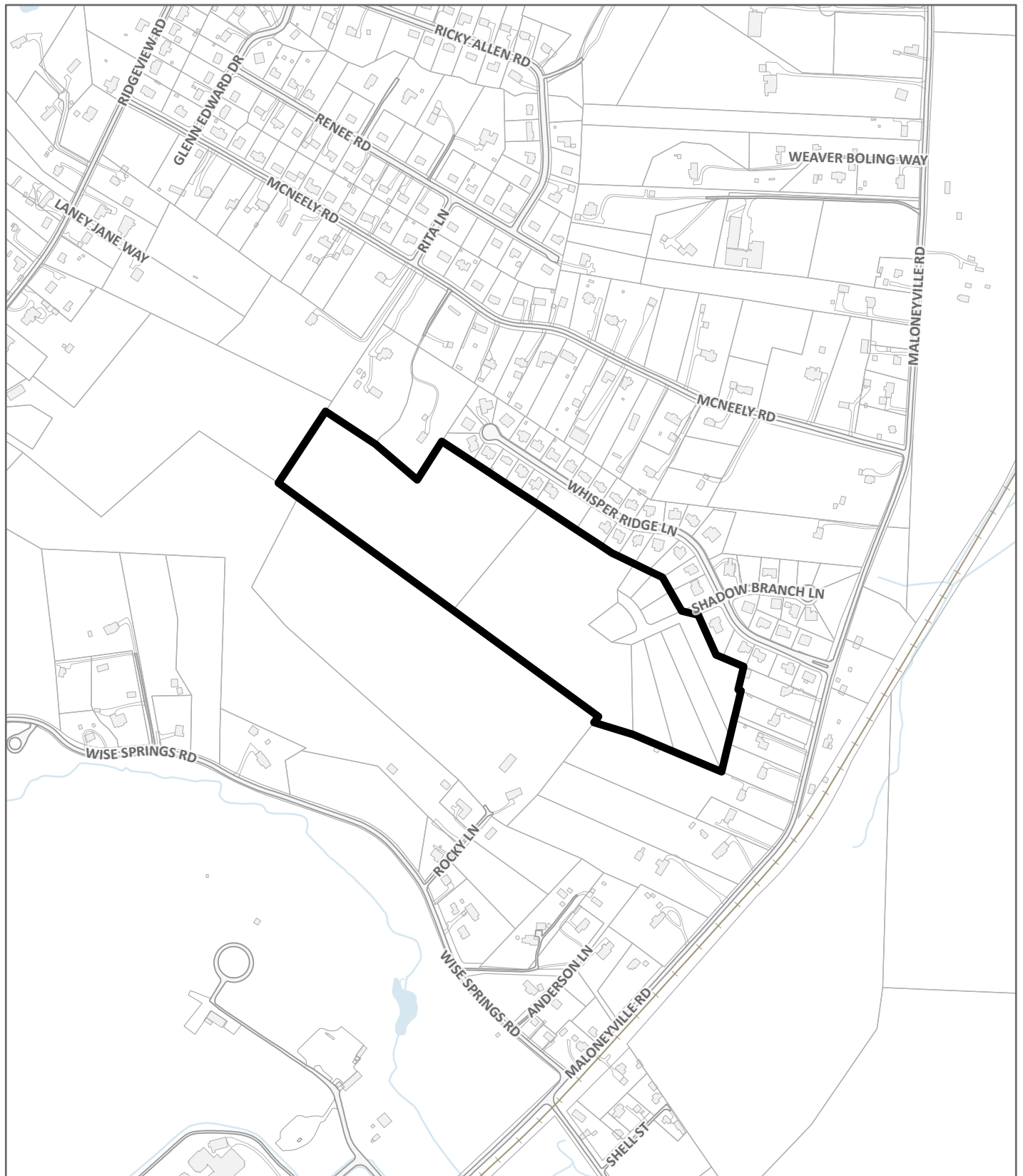


Exhibit A. Contextual Images



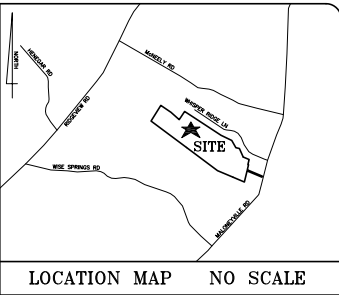
LOCATION MAP

5-SD-26-F



Case boundary





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 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 13-1-405 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: _____

JEFFREY T & STEPHANIE M HUKENZIE
 030 182
 20200224-0059975

SEE SHEET 1 OF 3 FOR PLAT NOTES AND CERTIFICATIONS.

ALL REQUIRED CERTIFICATIONS AND APPLICABLE NOTES FOR THIS PLAT ARE PROVIDED ON PAGE # 1.

NOTE: TITLE INSURANCE IS FURNISHED TO THE SUBDIVISION AND THESE CERTIFICATES AND/OR COPIES DO NOT APPLY TO THE PLAT RECORDED BY A TITLE COMPANY BY A TITLE OFFICER.

5-SD-26-F

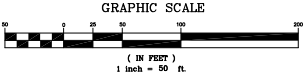


Certification of Final Plat - All Indicated Markers, Monuments and Benchmarks to be set When Construction is Completed
 I hereby certify that I am a registered land surveyor licensed to practice surveying under the laws of the State of Tennessee. I further certify that this plat and accompanying drawings, 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 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 "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 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 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



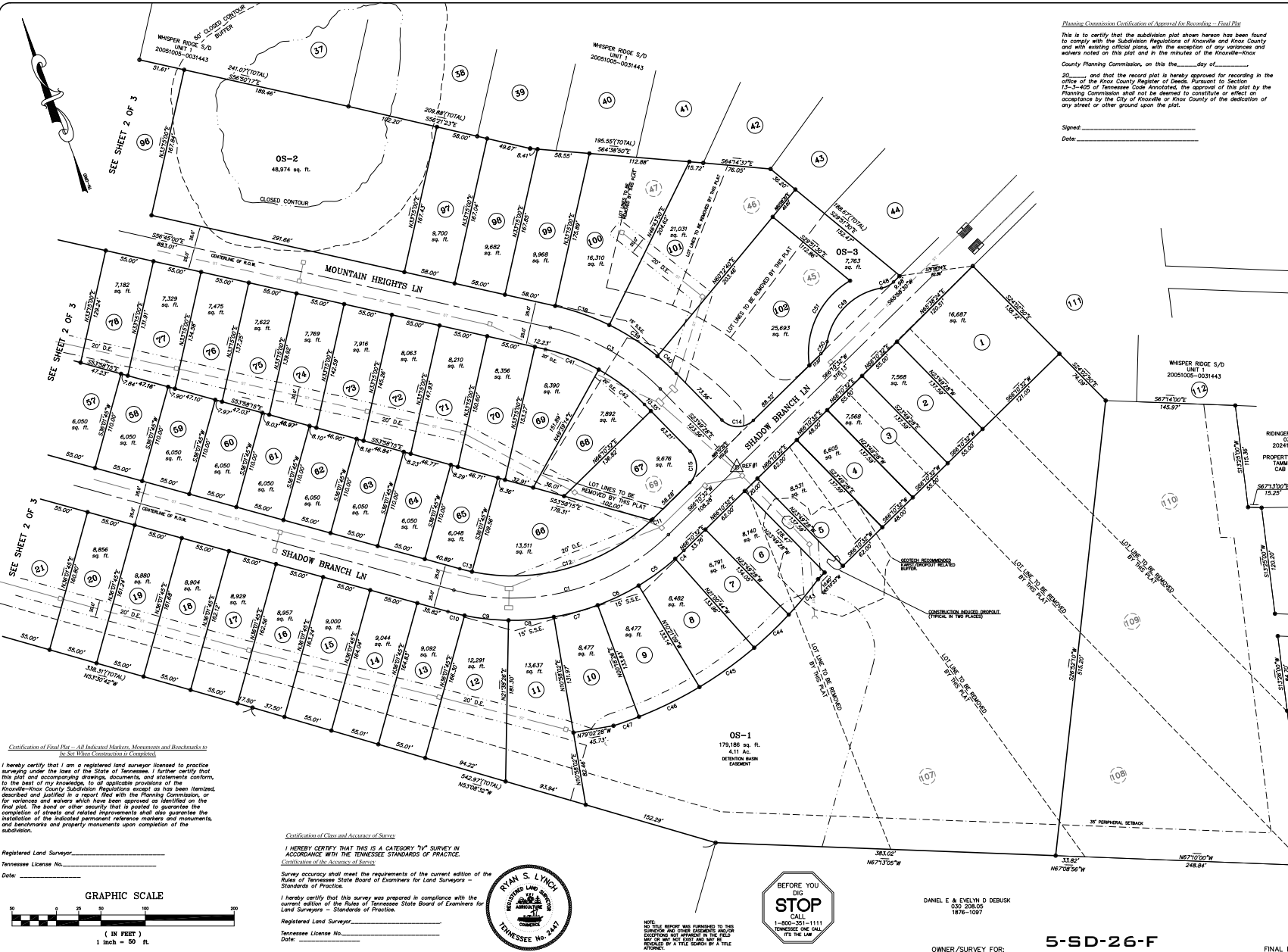
REVISIONS	
DRAWN BY: M. STRANGE	1 04/28/2026 PS COMMENTS
CHECKED BY: R. LYNCH	2
APPROVED BY: R.S.L.	3
SCALE: 1"=50'	4
DATE: 03/13/2026	5
	6

Ball Homes, LLC
 3609 Walden Drive
 Lexington, KY 40517
 Phone: (859) 268-1191

Whisper Ridge Subdivision - Unit 2
 Shadow Branch Lane
 Corryton, Tennessee
 District 8, Knox County, Tennessee

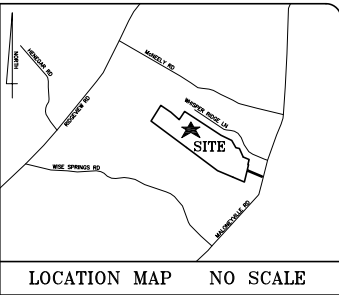
PROJECT NO.
5035
 SHEET NO.
2 of 3

FINAL PLAT OF:



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 exception of any variances and waivers noted on this plat and in the minutes of the Knoxville-Knox County Planning Commission, on this the ____ 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 15-3-405 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: _____



SCOTT & RENAE BOYLE
 030 208.08
 20170503-006893
 LOT 1
 PROPERTY OF JOHNNY MICHAEL
 & ROBERTA LOUISE MURK.
 CAB N SLIDE 239A

SUE ANN & MICHAEL D DOBBYN
 030 208.06
 20170503-006893

RINGER FAMILY TRUST
 030 208.09
 20241004-001889
 LOT 1
 PROPERTY OF BENNY R &
 TAMMY S RINGER
 CAB N SLIDE 390

SCOTT & RENAE BOYLE
 030 208.08
 20170503-006893
 LOT 1
 PROPERTY OF JOHNNY MICHAEL
 & ROBERTA LOUISE MURK.
 CAB N SLIDE 239A

SUE ANN & MICHAEL D DOBBYN
 030 208.06
 20170503-006893

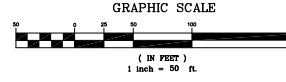
DWIGHT & JENNIFER SHPMAN
 030 208.07
 20021206-0059132

SEE SHEET 1 OF 3 FOR PLAT NOTES AND CERTIFICATIONS.

ALL REQUIRED CERTIFICATIONS AND APPLICABLE NOTES FOR THIS PLAT ARE PROVIDED ON PAGE # 1.

Certification of Final Plat - All Individual Markers, Measurements and Benchmarks in Place
 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 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 "TV" SURVEY IN ACCORDANCE WITH THE TENNESSEE STANDARDS OF PRACTICE.

Conditions 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.

I hereby certify that this survey was prepared in compliance with 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: _____



NOTE: TITLE HEREON HAS BEEN FILED TO THE SURVEYOR AND THESE CERTIFICATES AND/OR LOCATIONS NOT APPLICABLE TO THIS PLAT. THIS PLAT MAY BE RECORDED BY A TITLE COMPANY BY A TITLE OFFICER.



DANIEL E & EVELYN D DEBUSK
 030 208.09
 1976-1097

OWNER/SURVEY FOR:

5-SD-26-F

FINAL PLAT OF:

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



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DRAWN BY: M. STRANGE	1 04/27/2026 UPDATED
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