

R/W CLOSURE CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	34.59'	549.00'	3°36'36"	S 60°14'00" E	34.58'
C2	141.77'	547.82'	14°49'39"	S 45°20'08" E	141.37'
C3	59.47'	637.00'	8°20'42"	S 39°34'30" E	59.44'
PARKSIDE DRIVE R/W CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C4	237.72'	549.00'	24°48'33"	N 48°54'51" W	235.87'
SIGHT DISTANCE CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C10	212.73'	549.00'	22°12'06"	N 47°36'37" W	211.40'

W.Q.F.E. #1A&B LINE TABLE			W.Q.F.E. #2A&B LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 85°06'13" W	88.00'	L1	S 14°43'09" W	51.99'
L2	N 04°53'47" W	20.00'	L2	S 04°53'04" E	9.00'
L3	N 85°06'13" E	88.00'	L3	N 04°53'43" W	81.00'
L4	S 04°53'47" E	20.00'	L4	N 85°06'13" W	20.00'
L5	N 04°53'47" W	20.00'	L5	S 04°53'43" E	81.00'
L6	N 85°06'13" E	88.00'	L6	S 85°06'13" W	20.00'
L7	S 10°03'31" W	20.70'	L7	S 04°53'43" E	90.00'
L8	S 85°06'09" W	89.40'	L8	S 85°06'13" W	20.00'
L9	N 10°25'54" E	25.86'	L9	N 04°53'43" W	90.00'
L10	S 89°42'07" E	11.05'	L10	N 85°06'13" E	20.00'

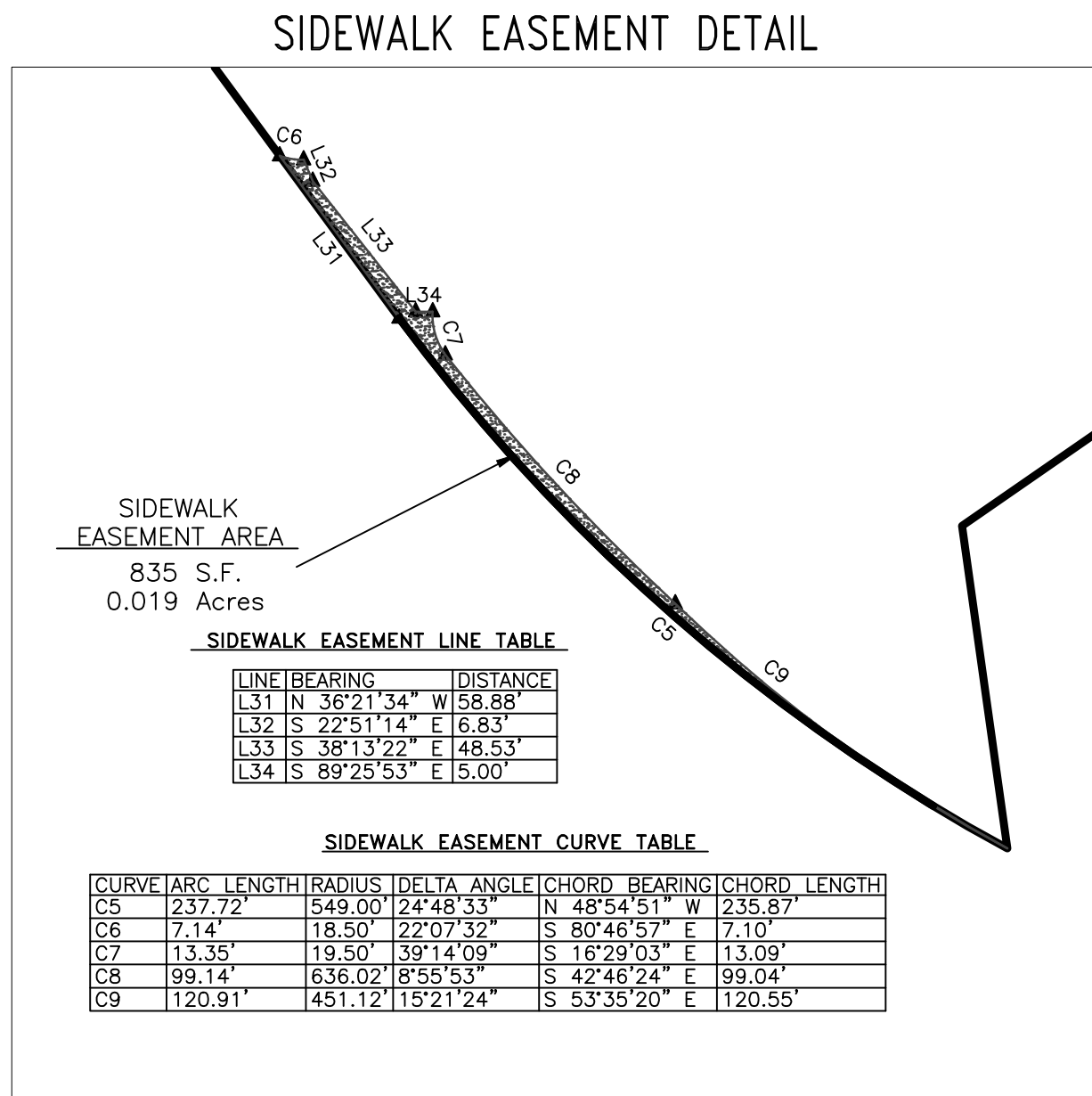
W.Q.F.E. #3A-C LINE TABLE			W.Q.E. #1 LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 85°06'13" W	6.76'	L1	S 85°06'13" W	20.00'
L2	S 04°53'47" E	12.03'	L2	N 04°53'47" W	20.00'
L3	S 85°06'13" W	20.00'	L3	N 85°06'13" E	20.00'
L4	N 04°53'47" E	12.03'	L4	S 04°53'47" E	20.00'
L5	S 85°06'13" W	63.24'	L5	S 43°05'23" W	42.07'
L6	N 04°53'47" E	20.00'			
L7	N 85°06'13" E	90.00'			
L8	S 04°53'47" E	20.00'			
L9	S 85°06'13" W	117.00'			
L10	N 04°53'47" W	20.00'			
L11	N 85°06'13" E	117.00'			
L12	N 04°53'47" E	20.00'			
L13	S 85°06'13" W	117.00'			
L14	N 04°53'47" W	20.00'			
L15	N 85°06'13" E	117.00'			
L16	S 04°53'47" E	20.00'			
L17	S 81°19'25" W	36.33'			
L18	S 85°12'26" W	9.00'			
L19	S 85°07'09" W	9.00'			

LOT 1R-3R4RBA  
TURKEY CREEK PHASE I RESUB.  
OF LOT 1R-3R4RBA S/D

COK MON 077  
N: 576,094.223 usft  
E: 2,517,566.732 usft

S 41°23'30" E 114.21'  
COK MON. TIE LINE

- NOTES:
- PURPOSE OF THIS PLAT IS TO REQUEST VARIANCES OF UTILITY AND DRAINAGE EASEMENTS UNDER PROPOSED RETAINING WALLS AND DUMPSTER ENCLOSURES.
  - IRON PINS AT ALL CORNERS, UNLESS OTHERWISE NOTED.
  - TOTAL NUMBER OF 1 LOTS, TOTAL ACREAGE 6.828 ACRES.
  - REQUIRED UTILITY AND DRAINAGE EASEMENTS SHALL BE TEN (10') IN WIDTH INSIDE ALL EXISTING LOT LINES ADDING STREETS AND PRIVATE RIGHTS-OF-WAY INCLUDING JOINT PERMANENT EASEMENTS; UTILITY AND DRAINAGE EASEMENTS OF FIVE (5') IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES. SUCH DEDICATION SHALL BE NOTED ON THE FINAL PLAT OF THE SUBDIVISION. THESE EASEMENTS ARE NOT REQUIRED ALONG SPECIFIC LOT LINES FOR PROPERTY THAT IS ZONED TO ALLOW LESS THAN A FIVE (5') BUILDING SETBACK AND SHALL BE CLEARLY NOTED ON THE FINAL PLAT.
  - PROPERTY IS ZONED C-R-1. SEE CITY OF KNOXVILLE FOR SETBACKS AND USE.
  - THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FEMA SPECIAL FLOOD HAZARD RATE MAP 1709202400 AND FOUND THAT A PORTION OF PROPERTY SHOWN HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA(S) A, AE & X. EFFECTIVE DATE AUGUST 5TH, 2015.
  - A TWENTY (20') EASEMENT EXISTS ON WATER LINES. TEN (10') EACH SIDE AS CONSTRUCTED.
  - GREENWAY EASEMENT RECORDED AS INSTRUMENT NUMBER 200712100045624, DATED DECEMBER 10TH, 2007, AS SHOWN ON FILE IN THE REGISTER'S OFFICE OF KNOX COUNTY, TENNESSEE.
  - SANITARY SEWER EASEMENTS AS SHOWN PER PLAT INSTRUMENT NUMBER 200210170033414 AS SHOWN ON FILE IN THE REGISTER'S OFFICE OF KNOX COUNTY, TENNESSEE.
  - MEDIAN CUTS ON PARKSIDE DRIVE SHALL HAVE A MINIMUM SEPARATION OF 500'. ALL FUTURE DRIVEWAY CUTS ON PARKSIDE DRIVE SHALL BE PERMITTED ONLY THROUGH APPROVAL OF A REVISED CONCEPT PLAN BY MPC.
  - ACCESS TO PARKSIDE DRIVE IS ONLY APPROVED FOR THOSE LOCATIONS SHOWN ON THE PLAT.



R2B STREAM BUFFER TABLE		
LINE	BEARING	DISTANCE
L2	S 65°36'39" E	20.19'
L3	S 65°36'39" E	69.08'
L4	S 03°36'59" E	9.69'
L5	S 86°23'01" W	84.54'
L6	N 07°15'44" W	5.75'
L7	S 78°17'22" W	55.48'
L8	S 83°40'34" W	140.42'
L9	S 85°06'13" W	41.62'
L10	N 89°36'44" W	17.91'
L11	S 52°05'48" W	132.25'
L12	N 67°19'15" W	60.00'
L13	N 22°40'45" E	37.45'
L14	N 40°32'15" E	68.47'
L15	N 70°49'37" E	98.72'
L16	S 84°53'53" E	22.50'
L17	N 85°26'28" E	38.76'
L18	S 83°12'07" E	136.77'
L19	N 78°24'54" E	48.92'
L20	N 73°15'15" E	0.85'
L21	S 56°59'09" E	21.90'

TURKEY CREEK LAND PARTNERS LLC  
TAX ID MAP 131D 001.00  
DB 2168, PG 795  
PLAT INST.# 202112130047206

LOT 1R-3R4RBA  
TURKEY CREEK PHASE I RESUB.  
OF LOT 1R-3R4RBA S/D

COK MON 077  
N: 576,094.223 usft  
E: 2,517,566.732 usft

S 41°23'30" E 114.21'  
COK MON. TIE LINE

S 50°10' E PARKSIDE DR &  
PI OF SNOW GOOSE RD

N 46°48'46" E  
160.10'

8"IR(S)  
P.O.B.

APPROX. JUNCTION BOX  
LOCATION

8"IR(F)

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APPROVED VARIANCES:

VARIANCES APPROVED BY MPC ON APRIL 10, 1997

1.) REDUCE THE RIGHT-OF-WAY OF PARKSIDE DR FROM 152' TO 100'.

VARIANCES APPROVED BY MPC ON MARCH 11, 2004

1.) REDUCE THE UTILITY AND DRAINAGE EASEMENTS ON LOT 1R-3R4RBA ALONG THE COMMON LINES OF LOTS 1R-3R4RBA & 1R-3R5B FROM 5' TO 0'.

BY EXECUTING THIS PLAT, THE CITY OF KNOXVILLE ENGINEERING DEPARTMENT APPROVES THE FOLLOWING WAIVER(S):

WAIVER(S) APPROVED BY CITY OF KNOXVILLE ON NOVEMBER 11TH, 2021

1.) reduce the standard drainage and utility easements in the water quality facility easements from 5' to 0' as shown on Lot 1R-3R5B.

2.) reduce the standard drainage and utility easements in the existing detention basin easement, on Lots 1R-3R4RBA & 1R-3R5B as shown, from 5' to 0'.

VARIANCES APPROVED BY PLANNING COMMISSION ON JANUARY 13, 2022

1.) REDUCE THE UTILITY AND DRAINAGE EASEMENTS ON LOT UNDER PROPOSED RETAINING WALLS AND DUMPSTER PAD(S) FROM 10' TO 0'.

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