

**Rezoning Request and Use on Review Request (MPC File No.3-ST-06-C and 3-P-06-UR)**

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**From:** <MPJohnson@absconsulting.com>  
**To:** <contact@knoxmpc.org>  
**Date:** 3/6/2006 3:16 PM  
**Subject:** Rezoning Request and Use on Review Request (MPC File No.3-ST-06-C and 3-P-06-UR)

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To MPC Commissioners,

I'd like to express my opinion on the request for rezoning and use on review for property off Hardin Valley road just east of Pellissippi Parkway. The request is for a commercial subdivision just across the Pellissippi Corporate Center. I recently attended the workshops for the Knoxville Beltway (route 475). As part of the information presented, planned upgrades to Pellissippi Parkway were also presented. Pellissippi Parkway will become a 6-lane limited access highway between Edgemoor Road and I-40, and the Hardin Valley interchange off Pellissippi Parkway will be upgraded significantly, including rerouting Schaeffer Road. Current depictions on TDOT's Knoxville Beltway web page show Schaeffer Road will be rerouted to pass directly behind the gas station and intersect Hardin Valley Road across from Charlevoix Road. The planned access roads for this planned commercial development have an access road across from Charlevoix Road and across from Cherahala Blvd. The concept plan for this development incorrectly assumes that Schaeffer Road will be rerouted to intersect Hardin Valley Road at Cherahala Blvd. To make the current concept plan work, Schaeffer Road must be rerouted to intersect Hardin Valley Road at Cherahala. Changing the routing of Schaeffer Road to pass behind this subdivision and intersect Hardin Valley Road at Cherahala Blvd. may require TDOT approval. Also, the traffic impact study prepared by Cannon & Cannon for this development may need to be revised to account for the planned changes to Hardin Valley interchange. Before this request is approved, the actual route of Schaeffer Road should be verified.

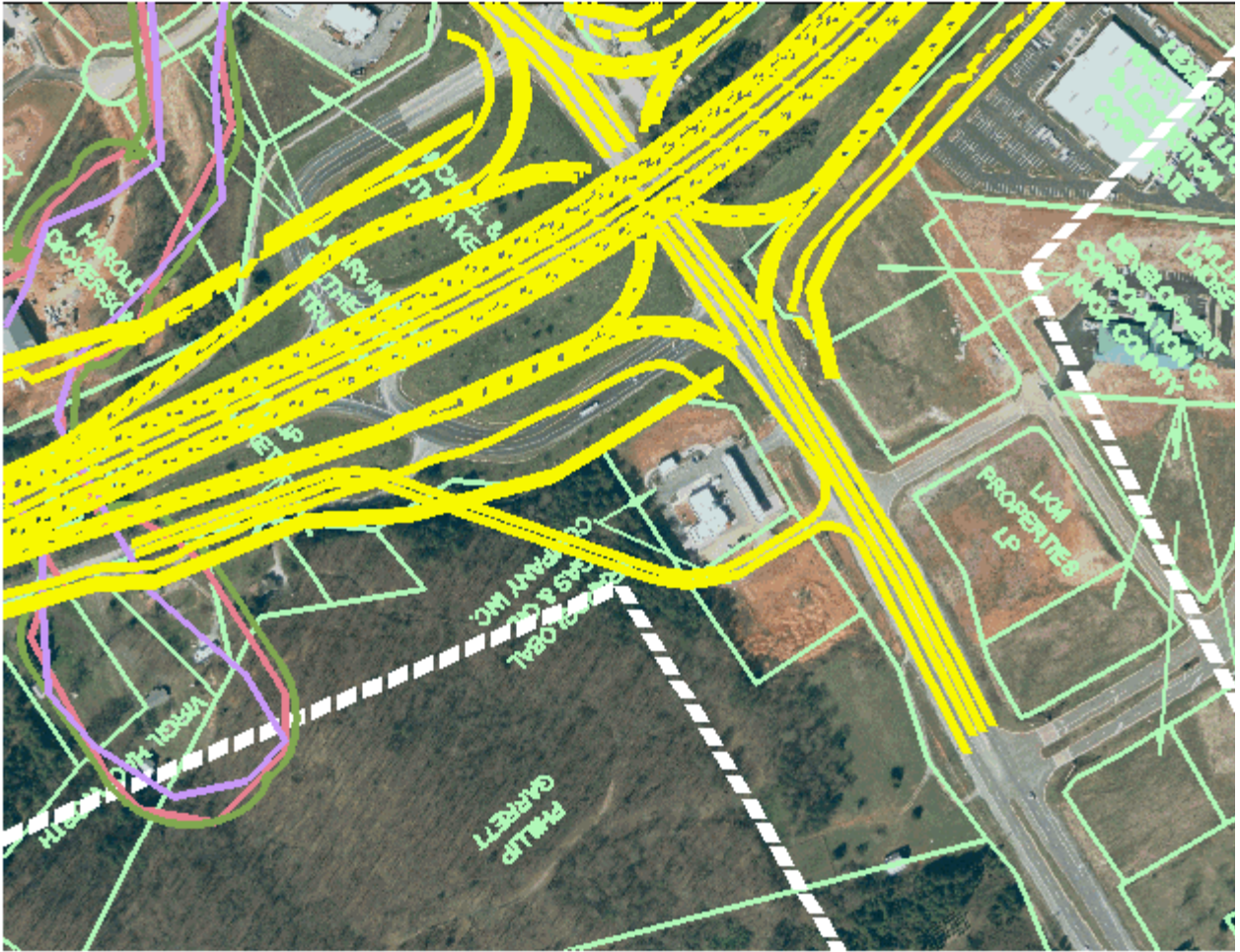
To see the proposed route for Route 475 and upgrades to the Hardin Valley interchange go to the webpage for the corridor maps and select section 4 on the "zoomable maps."

[http://www.knoxvilleparkway.com/corridor\\_maps.php](http://www.knoxvilleparkway.com/corridor_maps.php)

### Section 4

Recenter & Zoom In   Recenter   Recenter & Zoom Out

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Thank you for your consideration.

Michelle Johnson  
2200 Berrywood Drive  
Knoxville, TN 37932

3-SF-06-C / 3-P-06-UR

#19

**Traffic Impact Study  
Hardin Valley at Schaeffer Road Development  
Knox County, Tennessee**

CCI Project No. 00621-0001

February 16, 2006



Prepared for:  
RDP, Inc.

11803 Kingston Pike, Suite 185  
Farragut, Tennessee 37922  
(865) 567-0881



**Cannon & Cannon, Inc.**

Consulting Engineers • Field Surveyors  
9724 Kingston Pike, Suite 1100  
Knoxville, Tennessee 37922

## EXECUTIVE SUMMARY

This report provides a summary of the traffic impact study that was performed for a proposed commercial development, to be located off Hardin Valley Road at the intersection with Cherahala Boulevard in West Knox County. The project site is located on the south side of Hardin Valley Road just east of the Pellissippi Parkway / Hardin Valley Road interchange.

The proposed plan for this development includes a 43,400 square foot supermarket, a 4,000 square foot bank, and two 5,000 square foot high-turnover sit-down restaurants. There are two proposed entrances to the development with one entrance located at the intersection of Hardin Valley Road and Cherahala Boulevard and the other at the intersection of Hardin Valley Road and Charlevoix Road. An internal access road is included within the site and runs from the Cherahala Boulevard intersection to the west through the site.

The purpose of this study was the evaluation of the traffic operational and safety impact of the proposed development upon the area roadways. Of particular interest were the intersections of Hardin Valley Road with Cherahala Boulevard, Charlevoix Road, and the Pellissippi Parkway Northbound Ramps (Schaeffer Road).

The following is a listing and discussion of potential improvements that should be considered to minimize the anticipated traffic impact of the proposed development:

1. Install a two-phase actuated signal at the intersection of Hardin Valley Road and Cherahala Boulevard. In addition, signal coordination with the existing signal at Hardin Valley Road and Pellissippi Parkway / Schaeffer Road should be provided.
2. Provide the following lane configurations at Hardin Valley Road and Cherahala Boulevard:
  - Northbound Site Driveway: Provide one dedicated left-turn lane and one shared through-right lane exiting the proposed development.
  - Southbound Cherahala Boulevard: Re-stripe the existing southbound approach to this intersection to provide a three-lane approach accommodating dedicated right-turn, through, and left-turn lanes. Adequate pavement exists to accommodate this change with pavement marking modifications.
3. Provide a northbound shared through /left-lane and a dedicated right-turn lane at the intersection of Hardin Valley Road and Charlevoix Road intersection. In addition, the coordination of the signals on either side of this intersection, as recommended above, is needed to ensure adequate gaps to improve the LOS of this intersection.