



July 18, 2008

Mr. Tim Dunaway  
 SCHAAD PROPERTIES  
 150 Major Reynolds Place  
 Knoxville, TN 37919

8-M-08-UR

RE: FRANKLIN CREEK, KNOX COUNTY, TN.

Dear Mr. Dunaway:

Wilbur Smith Associates has completed its review of the proposed use for an out-lot site located in the Franklin Creek development located on the north side of Oak Ridge Highway (S.R. 62) in the Karns Community of northwest Knox County. A traffic impact study was prepared by WSA in July of 2006 for the Franklin Creek development. At the time of preparing the traffic study, the subject out-lot was a proposed 4,050 square-foot bank. Current plans for this out-lot is for a 6,000 square-foot auto parts retailer. This review compared the trip generation of the two uses and determined whether the current proposed use is within conformance of the previously prepared traffic study.

Trips were generated for both the previously studied bank and the currently proposed auto parts sales using the publication, *Trip Generation, 7th Edition*. This reference is published by the Institute of Transportation Engineers (ITE) and represents national data collected for many different land uses including Industrial, residential and commercial uses. *Trip Generation* is an essential tool in calculating the traffic, which may be generated by a proposed development.

Studies conducted for pass-by traffic for banks have suggested an average rate of 47-percent. Pass-by trips are trips intercepted from the adjacent street traffic flow and are not new trips to the adjacent street. A study of pass-by rates for an auto parts sales use found a rate of 43-percent. For this auto parts sales use, a pass-by rate of 20-percent is assumed. The following table presents the trip generation of the two uses.

Land Use	LUC	Density	TRIP GENERATION						
			Daily	AM PEAK			PM PEAK		
				Enter	Exit	Total	Enter	Exit	Total
Drive-In Bank	912	4,050	995	26	22	50	93	93	186
Pass-by Trips 47%			488	13	10	24	44	44	87
Primary Trips			507	13	12	26	49	49	99
Auto Parts Sales	843	6,000	335	8	5	13	16	17	33
Pass-by Trips 20%			67	2	1	3	3	3	7
Primary Trips			268	6	4	10	14	14	26
Change in Primary Trips			268	7	5	10	14	14	26

Note: Trips generated using *Trip Generation, 7th Edition*, published by ITE.

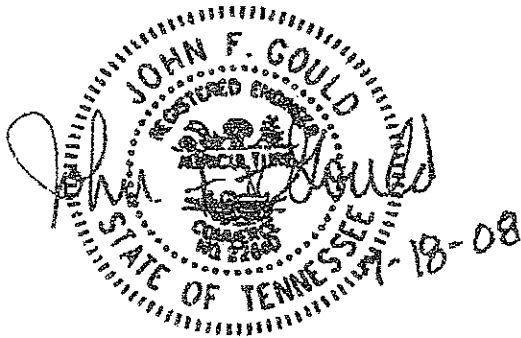
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From the trip generation of the two uses, the currently proposed use reflects a reduction in the trip generation and the resulting primary trips after an adjustment is applied for pass-by trips. Therefore, the proposed new use is within the trips generated for the site in the July 2006 study. Auto parts sales is a much lower generator than a bank and its use will not have any greater impact than that of a bank.

If WSA can be any further assistance, please call.

Sincerely,

WILBUR SMITH ASSOCIATES, INC.



John F. Gould, P.E.  
Senior Transportation Engineer