

Exhibit A

SCHAEFFER ROAD APARTMENTS
KNOX COUNTY, TENNESSEE

TRAFFIC IMPACT STUDY

SCHAEFFER ROAD
KNOX COUNTY, TENNESSEE

CCI PROJECT NO. 01681-0000.001

PREPARED FOR:

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CONCLUSIONS & RECOMMENDATIONS

The primary conclusion of this study is that the traffic generated from the proposed development will have minimal impacts at the study intersections. Major congestion issues during peak hours do currently exist at the intersection of Hardin Valley at Solway Road / Pellissippi Parkway Southbound Ramps, but the additional development impacts to this intersection would be marginal. The largest operational impacts would occur at the intersection of Hardin Valley Road at Schaeffer Road / Cherahala Boulevard. Sufficient capacity exists at this intersection to easily handle the additional traffic from the proposed development, but moderate increases queue lengths for certain movements are likely. These queue lengths can be mitigated by updated signal timing, and extension of some turn lane storages would also provide a benefit.

Based on the above conclusions and other discussions throughout the report, the following is a list of recommendations developed with this traffic impact study:

- 1) Upon full buildout of the development, update the traffic signal timing at the intersections within the coordinated signal system adjacent to the development. Currently, this system consists of the three study intersections presented in this report.
- 2) Extend the westbound left turn lane storage length at the intersection of Hardin Valley Road at Schaeffer Road / Cherahala Boulevard. The storage should be extended by 100 feet and should include a bay taper with a length of 160 feet.
- 3) Ensure that grading, landscaping, signing, and other site features do not restrict lines of sight exiting the development along Schaeffer Road.