



PO Box 30456, Knoxville, TN, 37930
865-622-6560 RACKLEYENGINEERING.COM

May 4, 2026

Steve Elliot
Knox County EPW
205 W Baxter Ave
Knoxville, TN 37917

Re: Planning staff request for sight distance verification for rezoning application.

Mr. Elliot,

At the request of planning staff, we performed a field survey of Kitts Rd to evaluate sight distance. Without the site being re-zoned and with no design/concept developed, we created a presumptive intersection location and elevation, two items required to measure sight distance. Kitts Rd is a 26' county road with center yellow stripes.

Based on the field survey by Lynch Surveying and my presumptive design, right-of-way improvements by the developer would be required to achieve the needed 300 ft of sight distance. This would primarily be grading back the steep bank just off the edge of asphalt to open the sight corridor. Alternatively, intersection spacing reduction to the existing private access to 244 Andrew Johnson Hwy off of Kitts Rd could be considered to achieve the required sight distance.

It should be noted, however, depending on zoning density and design yield a traffic impact study could be required which could warrant additional right-of-way improvements by a developer.

Please advise if additional information is needed at this time.

Sincerely,

Russell N. Rackley, P.E.
Consulting Engineer

