



October 25, 2024

Mr. Mike Conger
Knoxville-Knox County Planning
400 Main Street, Suite 403
Knoxville, TN 37902

Re: Traffic Letter for Weigel's Store #118 on Bakertown Road

Dear Mr. Conger:

Weigel's is proposing a convenience store with a gas station and a car wash. The development is located at the northeast corner of the intersection of Schaad Road at Bakertown Road in Knox County, Tennessee. The Weigel's Store #118 will occupy 2.40 acres of the parcel, with the remaining area allocated to a future development by others. The property is currently zoned PC(k) (Planned Commercial).

The purpose of this traffic impact letter is to evaluate the proposed driveway access locations and the existing conditions of Bakertown Road.

Site Access

The preliminary site plan shows four proposed driveway connections and an internal connection to the future development in the parcel east of the Weigel's Store #118. Driveway #1 and Driveway #2 are both full access driveway connections to Bakertown Road. Driveway #1 has access in the rear of the property and the internal roadway connection and Driveway #2 has direct access to the vehicle fueling stations. Driveway #3 and Driveway #4 are both right-in/right-out driveway connections to Schaad Road.

Driveway # 1 is located approximately 155 feet north of Driveway #2. Driveway #2 is located approximately 150 feet north of Bakertown Road. Driveway #3 is located approximately 250 feet east of Bakertown Road and Driveway #4 is located approximately 170 feet east of Driveway #3.

There are no proposed median cuts to Schaad Road.

Existing Site Conditions

Schaad Road is a four-lane two-way road with a raised grass median. Knoxville-Knox County Planning classifies Schaad Road as a Minor Arterial with a right-of-way of 112 feet per the Major Road Plan. The posted speed limit on Schaad Road is 30 mph.

Bakertown Road is a two-lane two-way road between Ball Road and Schaad Road. Knoxville-Knox County Planning classifies Bakertown Road between Ball Road and Joe Hinton Road as a Major Collector with a 60 foot right-of-way per the Major Road Plan. The posted speed limit on Bakertown Road is 30 mph.

Ardurra measured the width of Bakertown Road between Ball Road and Schaad Road. The pavement width near the intersection of Bakertown Road at Ball Road is approximately 18 feet and tapers down to approximately 14 feet at the narrowest section of roadway. The newly installed pavement width on Bakertown Road varies between 18 feet and 22 feet prior to widening to accommodate the southbound turn lanes at the intersection of Bakertown Road at Schaad Road.

Photos of Bakertown Road and of the current condition of the intersection of Schaad Road at Bakertown Road are included in the attachments.

Pedestrian / Bicycle Network

The new Schaad Road Extension has existing sidewalks located on both eastbound and westbound Schaad Road and a proposed crosswalk at Bakertown Road. There are no existing or proposed sidewalks on Bakertown Road between Schaad Road and Ball Road.

Bakertown Road between Ball Camp Pike and Bakertown Road is labeled as a comfortable bike route per the "Knoxville Bicycle Map 2017."

Schaad Road Mixed-Use Development

Fulghum, MacIndoe & Associates completed a "Traffic Letter for Schaad Road Development" dated July 22, 2021. The Traffic Letter evaluated the proposed trip generation and trip distribution of the Schaad Road Mixed-Use Development in order to determine the need for a traffic signal at the intersection of Schaad Road at Bakertown Road.

Fulghum, MacIndoe & Associates assumed that the mixed-use commercial development would include the following land uses based on a preliminary concept plan for the Schaad Road Mixed Use Development; residential development with condominiums, a gas station, two fast food restaurants with drive-thru windows, a shopping plaza with a supermarket.

Conclusion and Recommendations

The preliminary site plan layout for the Weigel's Store #118 with a convenience store, gas station and car wash is consistent with the original concept plan assumptions for the Schaad Road Mixed-Use Development at the intersection of Schaad Road at Bakertown Road.

The minimum measured width of Bakertown Road between Ball Road and Schaad Road is 14 feet of width. The narrowest section is located north of the completed improvements on Bakertown Road.

The proposed Driveway #1 and Driveway #2 are full access driveways and are both located within the section of Bakertown Road that was widened as a part of the Schaad Road

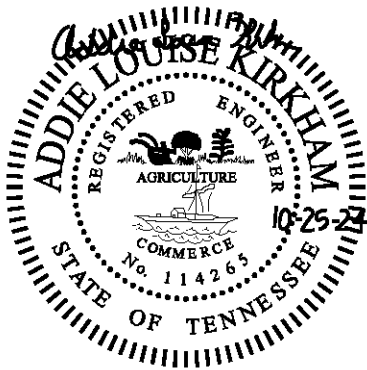
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Extension Project.

There are no proposed additional improvements to the intersection of Bakertown Road at Schaad Road and no proposed median cuts to Schaad Road as a part of the Weigel's Convenience Market, Gas Station and Car Wash.

I hope that this is helpful. Please contact me if you have any questions.

Thank you,

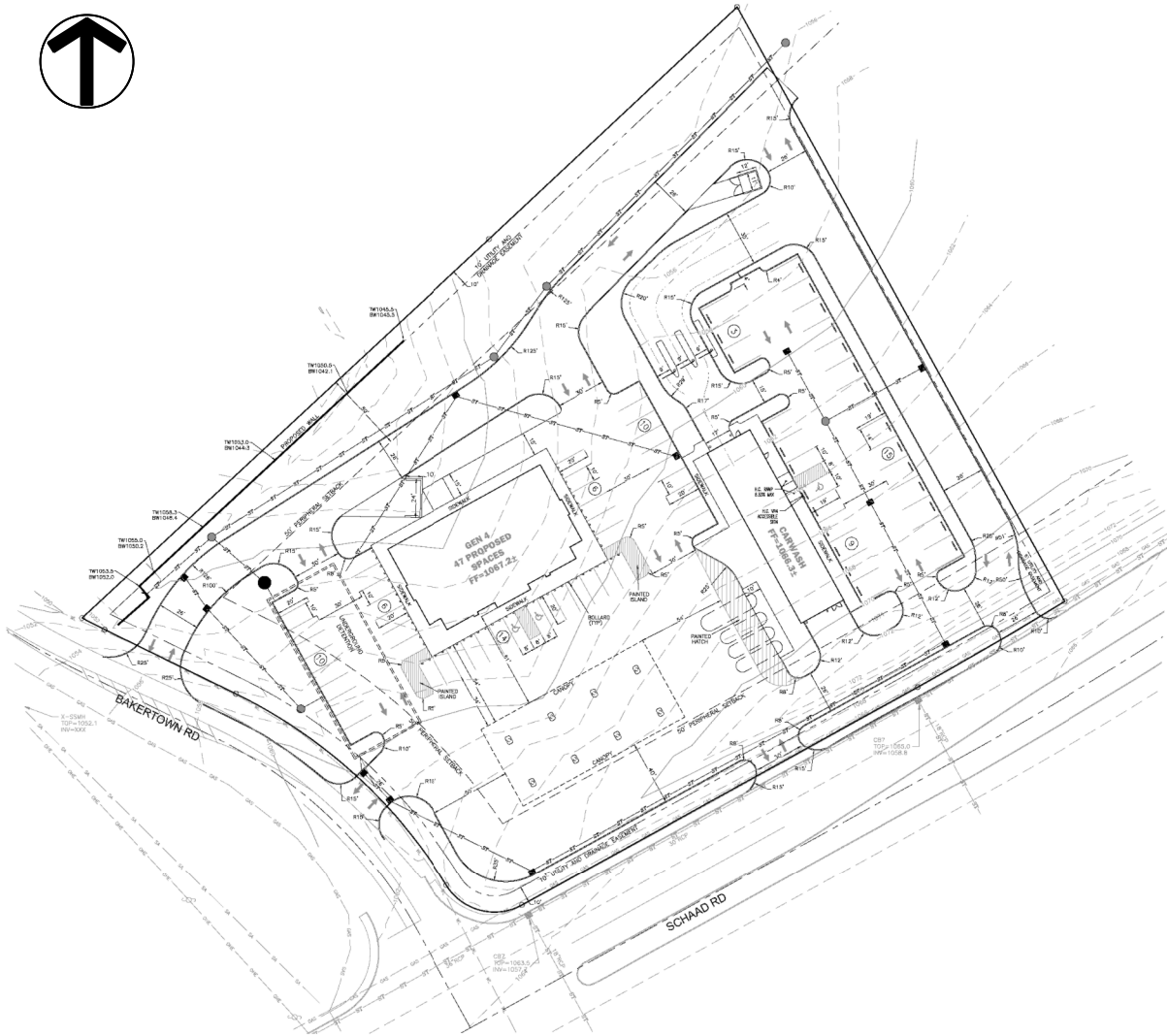


Addie Kirkham, P.E.

Enclosure: Attachments

Attachments

Weigel's Store #118 Bakertown
Traffic Letter
October 25, 2024



Preliminary Site Plan





