



**STATE OF TENNESSEE
DEPARTMENT OF TRANSPORTATION**

REGION 1 TRAFFIC OFFICE
7238 REGION LANE
KNOXVILLE, TENNESSEE 37901
(865) 594-2456

WILL REID
COMMISSIONER

BILL LEE
GOVERNOR

April 14, 2026

Chris Sharp

Urban Engineering, INC.
10330 Hardin Valley RD. 201
Knoxville, TN. 37932

RE: Concept Approval Letter
Highway Entrance and Work on State ROW
State Route 33, Blount County
Parcel No (s): 078 065.00

To Whom It May Concern:

The Regional Traffic Office has reviewed the latest concept for roadway improvements and access for the proposed commercial development located off State Route 33 in Blount County. Based on our review, the concept would be approvable from a Department standpoint. This is to confirm that you will receive a highway entrance permit for access at the proposed development subject to certain conditions, including securing necessary local approvals.

The Department of Transportation does reserve the right to make final recommendations to satisfy the requirements of the highway entrance permit once final plans have been developed. All entrances and right of way improvements shall match an approved traffic impact study and locally approved and issued plans and/or permits.

Each new entrance and associated buffer areas shall be constructed to prevent water from flowing onto the roadway or shoulder and shall not impair drainage within the right-of-way. In addition, new entrances and buffer areas shall not materially alter the drainage characteristics of adjacent property. All culverts, catch basins, drainage channels, and other drainage structures required within the buffer area and under driveways as the result of the developed property shall be designed and installed per the Department's current standards.

Drainage discharged into the state highway drainage system shall not exceed the undeveloped flow rate, as determined in accordance with the Department's design policy. Applicants may be required to submit a drainage plan, as well as all appropriate hydrologic and hydraulic calculations, which show that the proposed system will adhere to the regulations set forth by the Department. The plan shall be subject to approval by the appropriate Department official.

The Department will require the applicant to submit a site plan showing the existing and proposed conditions. Applicants will also need to submit a grading plan and drainage plan showing the existing and proposed conditions, as well as how the drainage of stormwater will be handled at the newly developed site. The Department will review the preliminary plan set to determine if all of the Department's standards/requirements are satisfied. Comments and

recommendations for any insufficient detail(s) will be recorded and submitted to the property owner or elected representative.

If you have any questions or comments, please feel free to contact the Region One Traffic Engineering Office at 865-594-2456 or TDOT.R1.Traffic@tn.gov

Sincerely,



[Andrew Padgett \(Apr 14, 2026 14:50:25 EDT\)](#)

Andrew Padgett, P.E.
Regional Traffic Operations Manager

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Enclosure