

TRAFFIC ENGINEERING STAFF REPORT FOR THE TRAFFIC AND PARKING COMMISSION

APPEAL # 1

Appeal new driveway access onto Murfreesboro Pike west of Martway Drive and east of Edge-O-Lake Drive.

STAFF RECOMMENDATION

Deny appeal – based on need to minimize conflict points and improve overall safety.

DISCUSSION

The Edge-O-Lake/Dover Glen mixed use development is requesting a new driveway connection from the existing commercial site on the north east side of Murfreesboro Pike. The proposed access point will be less than 300 ft east of the Edge-O-Lake Drive intersection. Currently, this development has approved access points from the new Lake Villa Drive and from Edge-O-Lake, and from two approved driveways onto Murfreesboro Road, one opposite Martway Drive and the other between Martway Drive and Lake Villa Drive. It should be noted the distance between Edge-O-Lake Drive and Lake Villa Drive is approximately 1200 ft. Additional access into the site is available from Edge-O-Lake Drive. The proposed development consists of retail and residential components.



When the area was rezoned to allow this development, the rezoning language stated that all new access points would align with existing roadways. This is a typical requirement for Metro as intersection alignment aids in vehicle traffic control and motorist safety. Minimizing access points on arterials reduces the number of conflict points along a corridor. The approved access points for the development onto Murfreesboro Pike include a new roadway (Lake Villa Drive), opposite from the existing Dover Glen Drive, and two driveways between Edge-O-Lake Drive and Lake Villa Drive. Both Edge-O-Lake and Dover Glen Drive are controlled by traffic signals.

**TRAFFIC ENGINEERING STAFF REPORT FOR
THE TRAFFIC AND PARKING COMMISSION**

APPEAL # 2

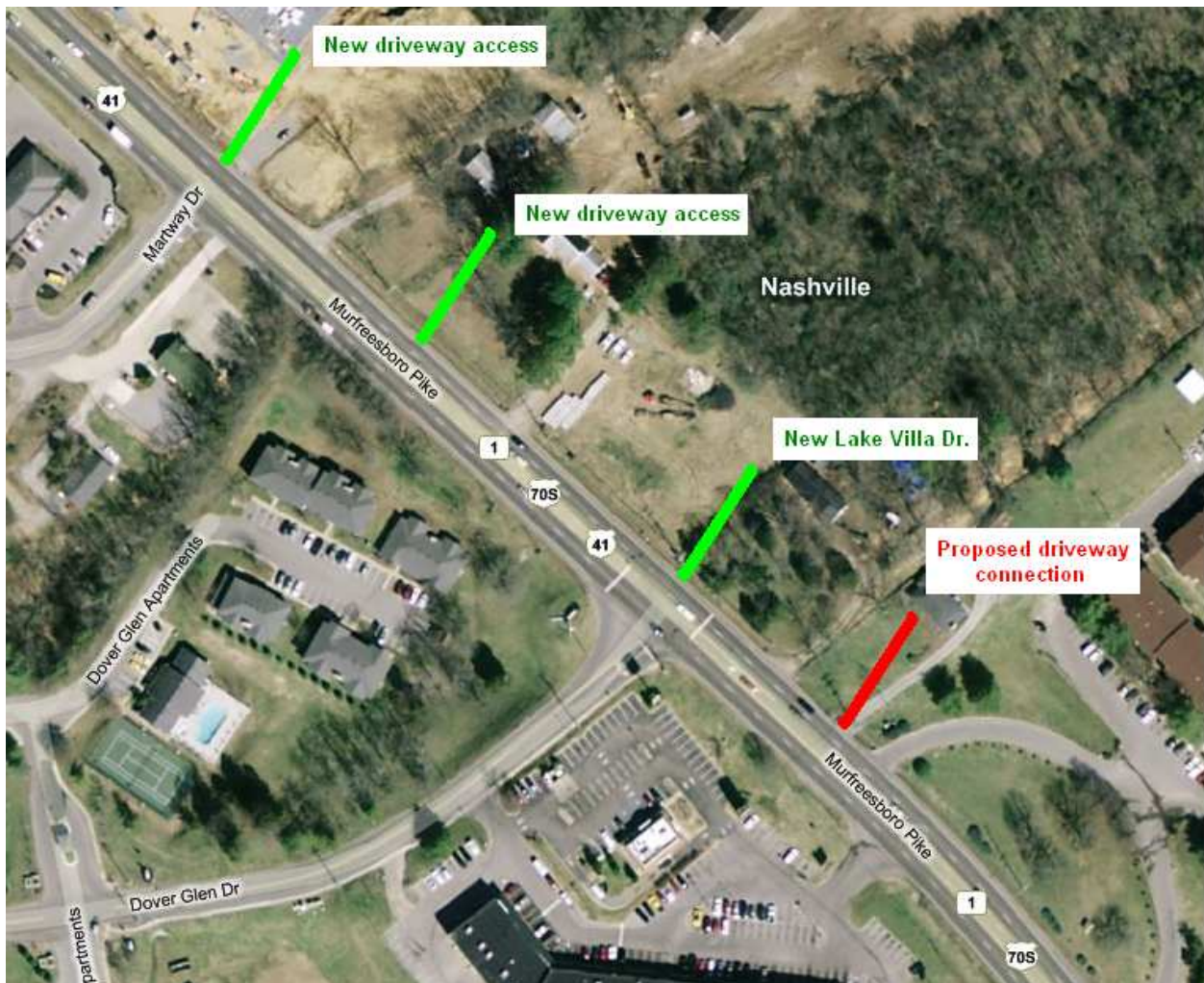
Appeal new driveway access onto Murfreesboro Pike east of Dover Glen Drive from a proposed convenience store with fuel pumps.

STAFF RECOMMENDATION

Deny appeal

DISCUSSION

The Edge-O-Lake/Dover Glen mixed use development is requesting a driveway connection from the proposed development site on the north east side of Murfreesboro Pike. This site will have two access points onto Lake Villa Drive. The overall development will have approved access points from the new Lake Villa Drive, a new driveway opposite of Martway Drive, a new driveway between Martway Drive and Lake Villa Drive, and from Edge-O-Lake Drive. The proposed development will consist of retail and residential components.



The proposed driveway that has been denied would be located approximately 170 ft from the intersection of Murfreesboro Road and Lake Villa Drive. The driveway would be located at the beginning of the WB right turn lane taper, and generates safety and operational concerns. If the driveway is moved outside of the taper, it will be less than 100 ft from the intersection. In addition, the driveway does not meet the minimum required separation from an intersection on an arterial.