

TRAFFIC STUDY—CHATUGA COVES

COMMENTS and RECOMMENDATION

By: James Hawkey, PSAC member 2/26/2020

GENERAL COMMENTS FOR CONSIDERATION

- 1- The focus is just this one development east of W. Chatuga Dr. and north of Cheeyo Way
 - a. There is twice as much land just north of this proposed development that no doubt will be developed in the future
 - b. There is another tract of land west of W Chatuga Dr. just south of 5 star facilities that no doubt will be developed in the future.
- 2- This additional land (noted above) should be considered now as being developed when dealing with roads, water and sewer services not 1 at a time.
- 3- ACC will deal with all internal issues related to this development.
- 4- Water and Sewer issues will be addressed when the developer funded studies are submitted for review.
- 5- Confirm the existing traffic counts used in this traffic study.
 - a. The impact of only 34 smaller housing units on HY 444 probably will be small. (see item 1 above however)
- 6- Consider upgrading both W Chatuga Dr. and Cheeyo Way all the way to HY 444. The increased traffic will have a greater impact on TV roads than on HY 444.
- 7- The existing W Chatuga Dr. at Saloli Way (wide road connecting to “narrow” road) as it exists is dangerous and will only become worst as traffic increases. The lanes nor center line, line up.

RECOMMENDATIONS

- 1- Extend W. Chatuga Dr. to Cheeyo Way
 - a. Recommended by Fire Chief for emergency services as well
 - b. Reduces traffic at intersection of HY 444 and W. Chatuga Dr.
 - c. Easier access for Chutuga Dr, area residents to Commercial area at HY 444 and HY 72 and on to Vonore and Loudon.
 - d. Provides easier “looping” of water mains
 - e. Could provide easier sewer connection to the existing the sewer system.

2- Make sure Tellico Village owns the following roads: a) W. Chatuga Dr west of intersection with Saloli Lane to Cheeyo and all “internal” roads within the proposed development. Tellico Village is expected to maintain them.