



Traffic Signal Proposal Hwy. 64 Oakland, TN

- Presented to: Oakland, TN Public Officials
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Location Overview

- We are real estate developers who primarily do single-tenant build to suit projects for national and regional retailers, restaurants and service-oriented companies.
- We are working on a 4-acre site on Hwy. 64 where we have a national grocery store and a regional fitness center who are interested in locating. The 2 users will combine for approximately 4,000 trips to the development every day. Because of this increased traffic, we are proposing to install a traffic signal at the entrance to our development.
- Our proposed traffic signal will be over 950' east of the one at Hwy. 64 and Chickasaw Ridge Dr. and over 1,500' west of the one at Hwy. 64 and Hwy. 194. These distances are in line with, if not further than, the two recently approved traffic signals at Hwy. 64 and Oakcliff Dr. and the one at Hwy. 64 and Clay St.
- While the need for traffic signals may inhibit an unrestricted flow of traffic that the traveling public may be used to, they are a necessary component of traffic safety and reflect the amenities to the community that come with growth. Because of the anticipated volume of visitors to our proposed development, egress out of our development, especially turning left, will create an unsafe situation without the safety that a traffic signal will provide.

Area Map



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Site Aerial View



Preliminary Site Plan

