



**STATE OF TENNESSEE  
DEPARTMENT OF TRANSPORTATION**

**REGION 1 TRAFFIC OFFICE**  
P. O. BOX 58  
7238 REGION LANE  
KNOXVILLE, TENNESSEE 37901  
(865) 594-2456

**BUTCH ELEY**  
DEPUTY GOVERNOR &  
COMMISSIONER OF TRANSPORTATION

**BILL LEE**  
GOVERNOR

**February 6, 2025**

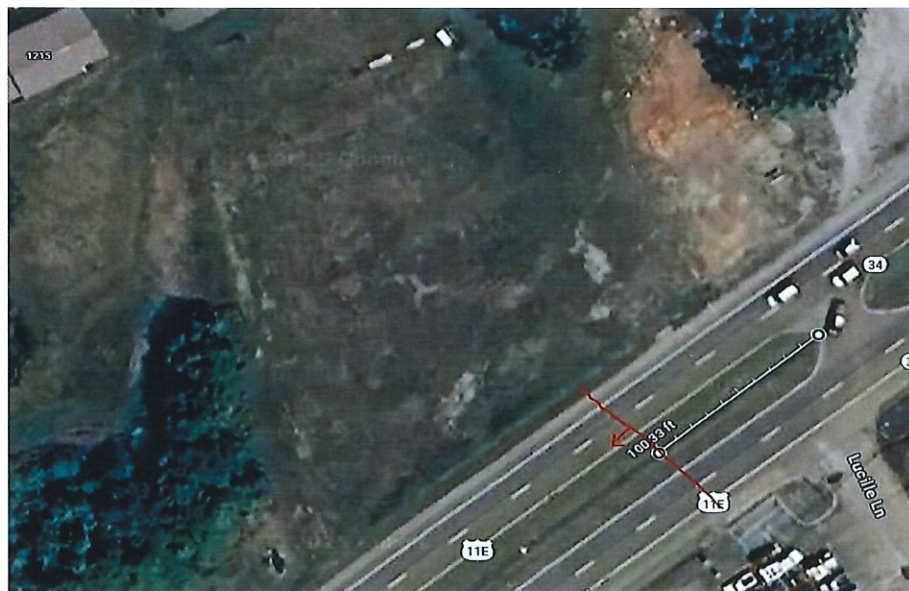
Justin Cameron

**RE: Concept Approval Letter  
Highway Entrance and Work on State ROW  
State Route 34  
Parcel No: 008I F 004.02**

Dear Mr. Cameron,

The Regional Traffic Office has reviewed the access point for the proposed commercial development located off State Route 34. This is to confirm that you will receive a highway entrance permit for access at the proposed development subject to certain conditions.

Any new access points to the property must be at least 100FT away from the existing median opening at Lucille Ln (as roughly shown in aerial). Other field entrances that are currently in place would need to be removed as part of commercial entrance permitting.



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. Based upon the site plan and traffic impact study provided, the development shall, at a minimum, adhere to all recommendations set forth in the traffic impact study. During each phase of development, new permits must be obtained for the work on state right of way relating to that phase.

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.

To apply for a Commercial Highway Entrance Permit, please visit [TDOT Highway Driveway](#), TDOT's Commercial Permit Application System.

For commercial permitting information, please click below:

<https://www.tn.gov/tdot/traffic-operations-division/traffic-engineering-office/highway-entrance-permits/commercial-entrance-permit.html>

To create your account, please click below.

<https://aca-prod.accela.com/TDOT/Default.aspx>

If you have any issues creating an account or any further questions or comments, please feel free to contact the Region One Traffic Engineering Office at 865-594-2456 or [TDOT.R1.Traffic@tn.gov](mailto:TDOT.R1.Traffic@tn.gov)

Sincerely,

Andrew Padgett, P.E.  
Regional Traffic Engineer  
AP/nb

c.  
Jeff Houston, City of Jefferson City Codes  
file