
DESIGN PUBLIC MEETING

**ROBERTSON AND SUMNER
COUNTIES**

**INTERSTATE 65 INTERCHANGE AT
STATE ROUTE 109, INCLUDING THE
S.R. 109 EXTENSION**

**PROJECT NO. 74003-1160-44
83001-1140-44
FEDERAL NO. STP/HPP/NH-I-65-3(113)**

**JUNE 14, 2012
5:00 p.m. to 7:00 p.m.**

PORTLAND HIGH SCHOOL

PORTLAND, TENNESSEE

TENNESSEE DEPARTMENT OF TRANSPORTATION



STATE OF TENNESSEE
DEPARTMENT OF TRANSPORTATION
NASHVILLE, TENNESSEE 37243-0360

Thank you for attending the Public Meeting for the proposed improvement. Contained in this handout package is information about the project need and purpose; a description of the related design features; a summary of pertinent information about the subject project; and an explanation of the relocation assistance procedures and right-of-way study. Please take this opportunity to read this information and become better acquainted with the proposed improvement.

As you enter the room, you will notice displays of the proposed project. Representatives of the Department are located at the displays to discuss the project with you and to answer any questions that you may have concerning any phase of the project. These representatives can be identified by a nametag they are wearing. Please take the time to discuss the project with them.

A court reporter is available for those persons who desire to make a statement about the project and have that statement included in the official transcript of this meeting. If you wish to make a statement, please see the representative at the court reporter's table.

If you do not wish to make a statement at this time, or if you arrive home and think of something you wish you had told the reporter, you have twenty-one (21) days from the date of this hearing, to submit written comments to Project Comments, Tennessee Department of Transportation, Suite 700, James K. Polk Building, Nashville, Tennessee 37243-0332. Included in this package is a comment card for this purpose. You may want to complete a comment card here today. These may be deposited in the box by the door.

A copy of the complete transcript and all written comments received will be available for viewing at the office of Ms. Anita Price, Design Division, Suite 1200 James K. Polk Building, Nashville Tennessee, 37243-1402 (phone 615-741-2576) approximately thirty (30) days after the meeting.

Thank you for attending and participating in this meeting. Your comments are important to us and we will consider them when deciding on the design features.

PROPOSED PROJECT DESIGN AND PURPOSE
INTERSTATE 65 INTERCHANGE AT STATE ROUTE 109,
INCLUDING THE S.R. 109 EXTENSION

Purpose of Project

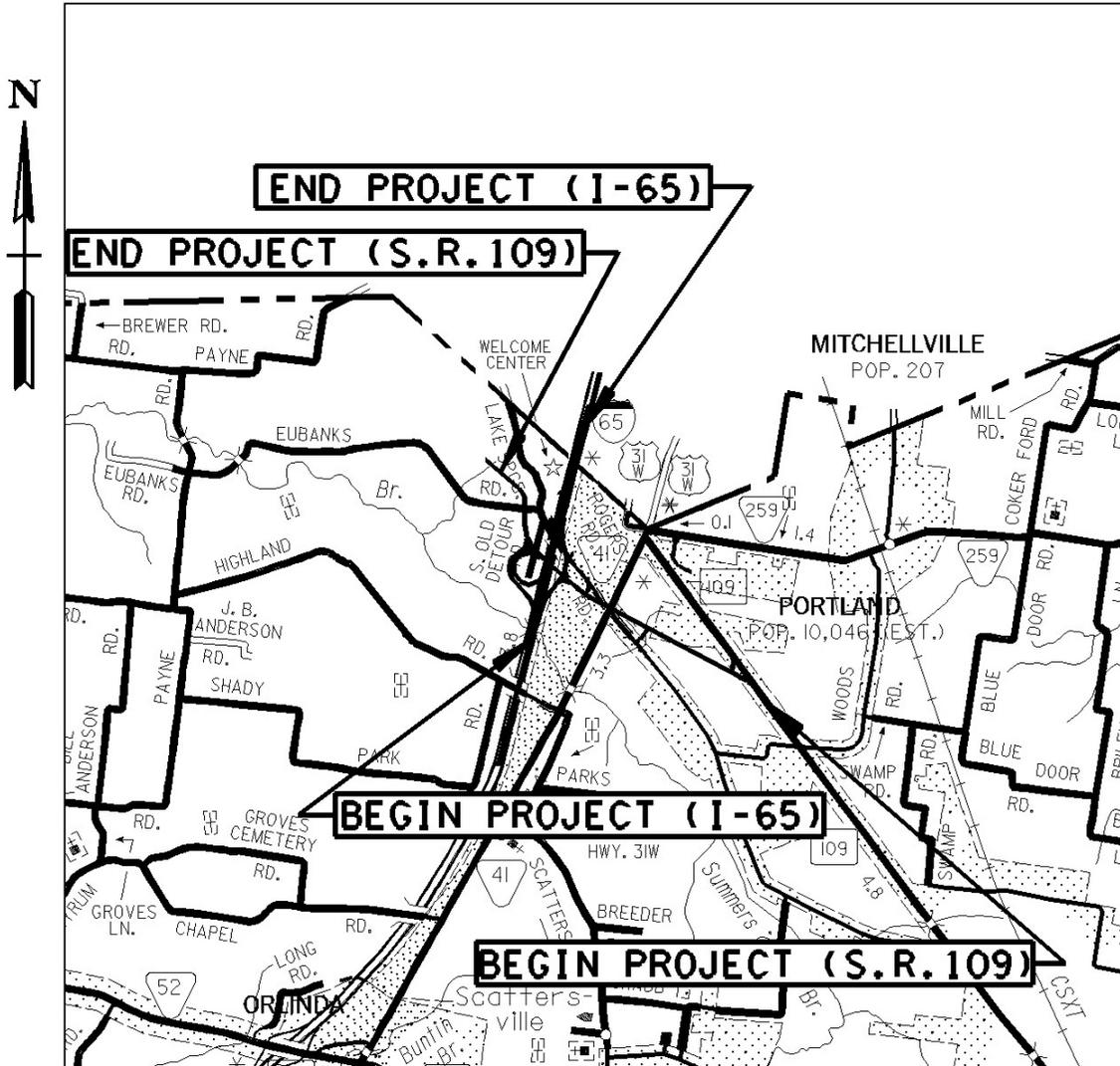
The primary purpose of the I-65 Interchange project is to provide improved interstate access in the area that is compatible with local and regional goals and objectives. The new interchange will provide safe and adequate transportation facilities for traffic projected to be generated by the existing and anticipated population and employment growth in the project vicinity, some of which is directly associated with industrial developments in the immediate area.

Proposed Improvements

This project proposes to construct a new interchange on I-65 near the existing Lake Springs Road crossing in Robertson and Sumner Counties, Tennessee (henceforth referred to as the I-65 Interchange). The project will include relocating State Route (SR) 109 from existing SR-109 east of I-65 to I-65 just south of the existing Lake Springs Road crossing. A new interchange will be constructed at I-65 and the Relocated SR-109 alignment. As part of the new interchange configuration, Vaughn Road (located west of I-65) will be extended eastward to connect to the Relocated SR-109 at the new I-65 terminus.

ROBERTSON-SUMNER COUNTIES

PROJ. NO. STP/HPP/NH-I-65-3(113)

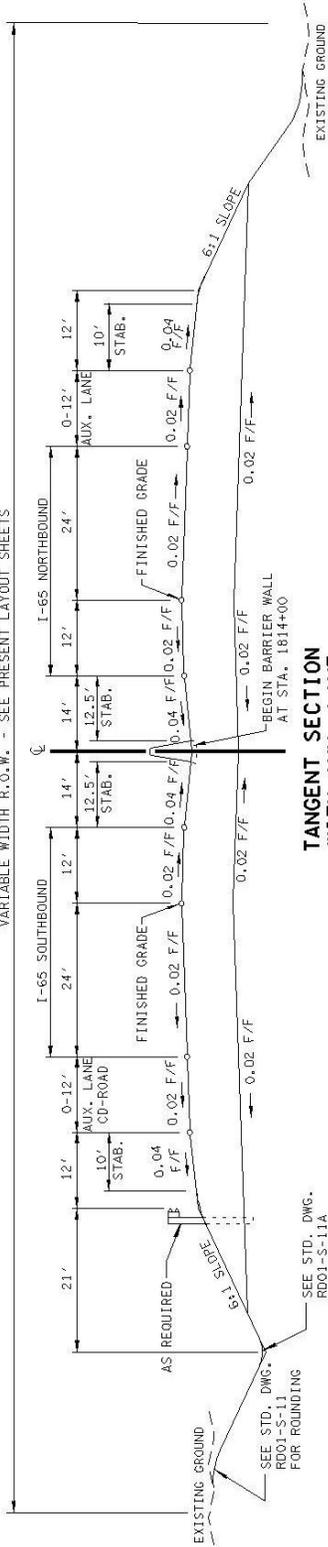


INTERSTATE 65 INTERCHANGE
@ STATE ROUTE 109 INCLUDING
I-65 WIDENING AND S.R. 109 EXTENSION

GENERAL LOCATION MAP

I-65 MAINLINE

VARIABLE WIDTH R.O.W. - SEE PRESENT LAYOUT SHEETS



TANGENT SECTION WITH AUX. LANE

(BASED ON STD. DWG. RD01-TS-5B)

SEE STD. DWG. RD01-S-11 FOR ROUNDING

SEE STD. DWG. RD01-S-11A FOR ROUNDING

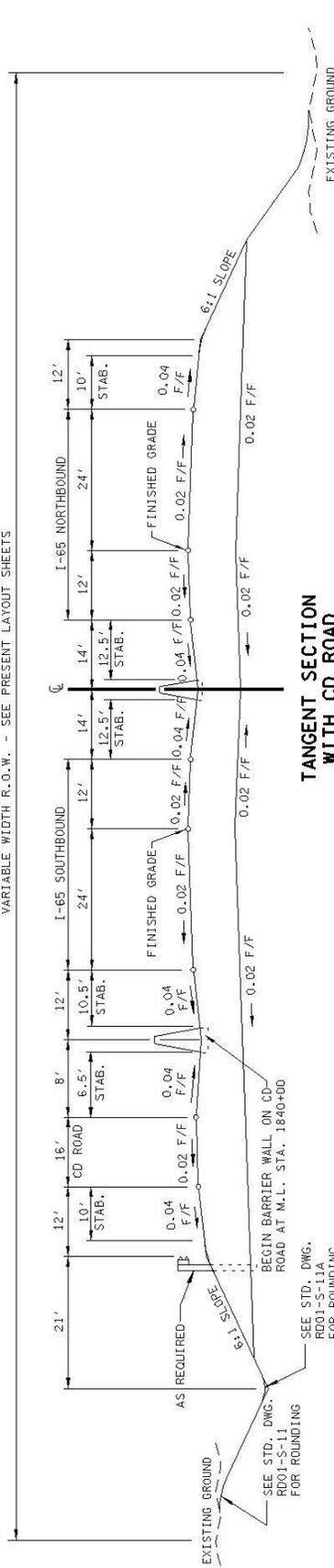
TANGENT SECTION WITH CD ROAD

(BASED ON STD. DWG. RD01-TS-5B)

SEE STD. DWG. RD01-S-11 FOR ROUNDING

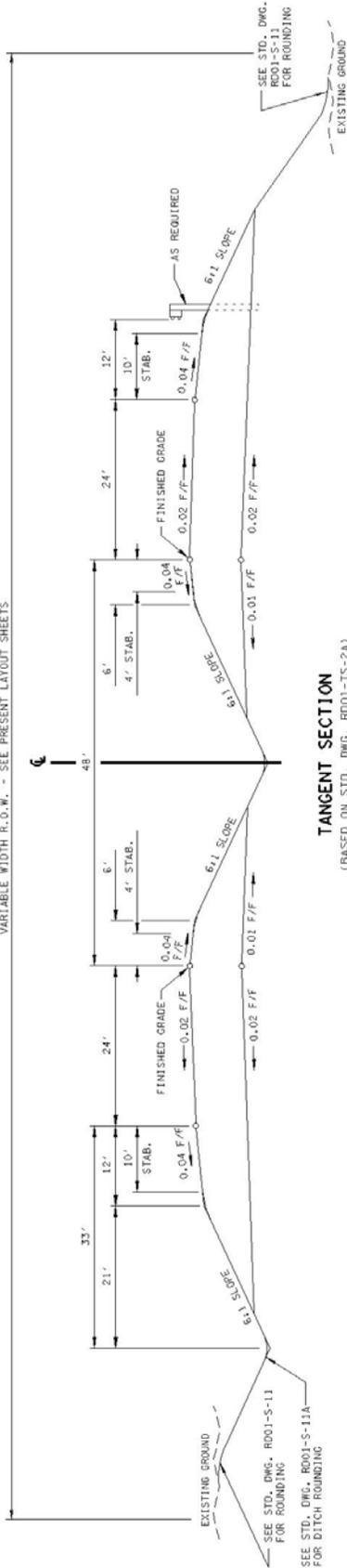
SEE STD. DWG. RD01-S-11A FOR ROUNDING

VARIABLE WIDTH R.O.W. - SEE PRESENT LAYOUT SHEETS



STATE ROUTE 109 - 4 LN DEPRESSED MEDIAN

VARIABLE WIDTH R.O.W. - SEE PRESENT LAYOUT SHEETS

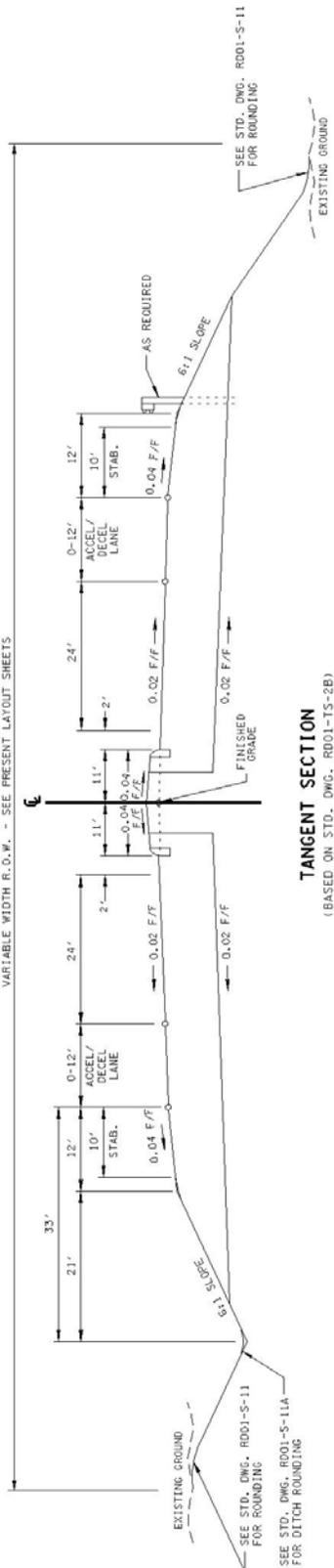


TANGENT SECTION

(BASED ON STD. DWG. R001-TS-2A)

STATE ROUTE 109 - 4 LN RAISED MEDIAN

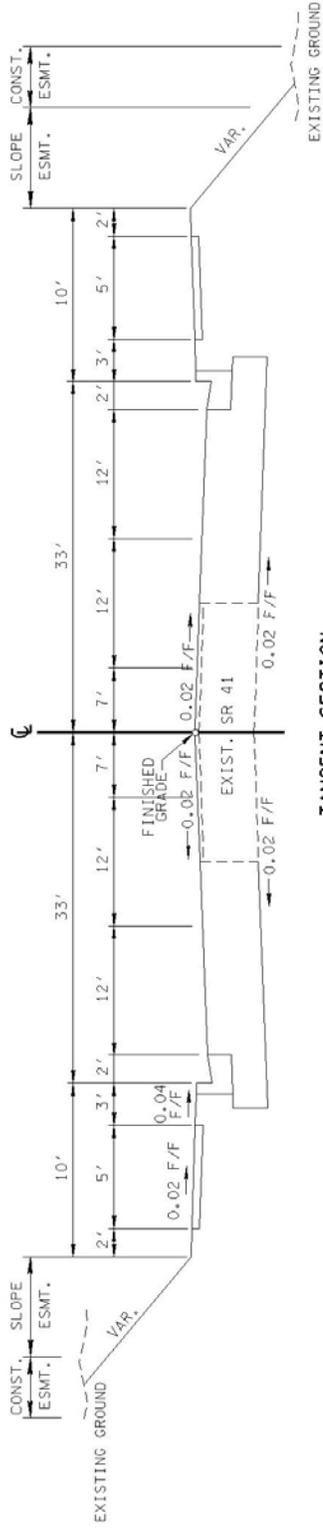
VARIABLE WIDTH R.O.W. - SEE PRESENT LAYOUT SHEETS



TANGENT SECTION

(BASED ON STD. DWG. R001-TS-2B)

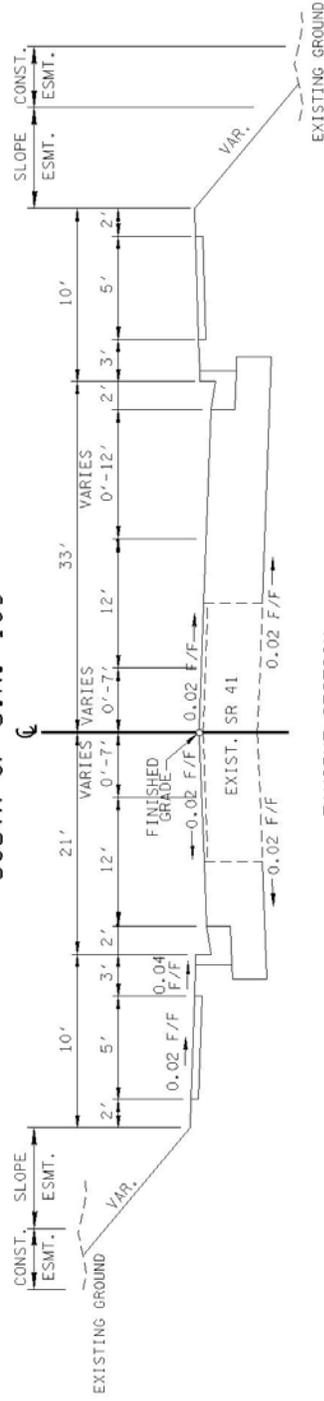
STATE ROUTE 41 - CURB & GUTTER
NORTH OF S.R. 109



TANGENT SECTION

(BASED ON STD. DWG. R001-TS-6A)

STATE ROUTE 41 - CURB & GUTTER
SOUTH OF S.R. 109



TANGENT SECTION

(BASED ON STD. DWG. R001-TS-6A)

SUMMARY OF ENVIRONMENTAL IMPACTS

A federal environmental document was prepared for this proposed project in accordance with the National Environmental Policy Act (NEPA) of 1969. The environmental document, a Finding of No Significant Impact (FONSI) was approved by the Federal Highway Administration on October 26, 2010. A copy of this document and the associated technical studies are available tonight for public review. Representatives from the Environmental Division are here tonight to answer any questions regarding the document.

For questions pertaining to environmental issues, please contact the Tennessee Department of Transportation's Director of the Environmental Division, Ms. Suzanne Herron, at 615-741-2612 or by email at Suzanne.Herron@tn.gov.

RIGHT-OF-WAY ACQUISITION AND RELOCATION

The Tennessee Department of Transportation provides advance notification of impending right-of-way acquisition. The Right-of-Way Office has the responsibility, once a project is approved, of appraising, purchasing and, if required, assisting individuals, families or businesses in relocating.

Before acquiring property, all properties are appraised on the basis of comparable sales and land use values in the area. In some instances, of \$2,500 or less, this process might not be done. The value will be established by using real estate appraisers who will prepare, for the department's use, written appraisals using actual sales data in the surrounding community.

When an appraisal is necessary, the appraiser will contact each property owner and offer the owner the opportunity to accompany him on an inspection of the property. After the appraisal is complete, our Right-of-Way Appraisal staff will review and field check his findings for accuracy to insure that everything relating to value has been considered in establishing the amount to be offered.

Owners of property will be offered fair market value for their property rights as it is our desire to pay fair market value for the necessary property.

In order to minimize unavoidable effects of right-of-way acquisition and the displacements of people, the Tennessee Department of Transportation will carry out a right-of-way relocation program in accordance with Tennessee's Uniform Relocation Assistance Act of 1972, and the Federal Uniform Relocation Assistance and Real Property Acquisition Act of 1970 (P.L. 91646).

An information pamphlet "Relocation Assistance Program" is available and outlines the services offered and any payments for which you may be eligible, such as moving expenses and

replacement housing benefits for owners and tenants. The brochure also outlines the eligibility requirements for receiving these payments.

A relocation study usually is made to estimate the number and characteristics of persons who may be dislocated by the project. This data has been correlated with an inventory of available rental and sales housing locations. Based on the number of housing units currently available in the area, and the number of such resources likely to become available over a one-year period, the department foresees no difficulty in satisfactorily relocating all persons likely to be displaced. The relocation study is on file at the Tennessee Department of Transportation headquarters.

Both minorities and non-minorities will benefit in an equal manner by the proposed project with improved access to schools, churches, shopping areas, emergency services, and employment centers. The impacts described in this assessment apply to the minority, as well as the non-minority, within the project area.

A notice given on or after the initiation of negotiations will advise that no person lawfully occupying real property will be required to move without at least 90 days notice of intended vacating date and no occupant of a residential property will be required to move until decent, safe and sanitary replacement housing is available. "Made Available" means that the affected person has either by himself obtained and has the right of possession of replacement housing or that the Tennessee Department of Transportation has made the relocatee aware of decent, safe and sanitary housing which is within his financial means and available for immediate occupancy.

At least one relocation agent is assigned to each highway project to carry out the relocation assistance and payment program. A relocation agent will contact each person to be relocated to determine individual needs and desires and to provide information, answer questions and give help in finding replacement property. Relocation services and payments are provided without regard to race, color, religion, sex or national origin.

All tenants and owner-occupied displacees will receive an explanation regarding all options available to them, such as (1) varying methods of claiming reimbursements for moving

expenses, (2) rental of replacement housing, either private or public subsidized (3) purchase of replacement housing, or (4) moving owner occupied housing to another location.

Financial assistance is available to the eligible owner relocation to: (a) compensate the relocatee for the cost of moving from homes acquired for a highway project, (b) make up the difference, if any, between the amount paid for the State acquired dwelling and the cost of an available dwelling on the private market, (c) provide reimbursements of expenses such as legal fees and other closing costs incurred in buying a replacement dwelling or in selling the relocatee's property to the Tennessee Department of Transportation, (d) make payment for any increased interest costs resulting from having to get another mortgage at a higher rate. Replacement housing payments, increased interest payments and closing costs are limited to \$22,500 combined total. These payments are in addition to the fair market price paid to owners for their properties.

A displacement tenant may be eligible to receive a payment, not to exceed \$5,250, to rent a replacement dwelling or room, or to use as a down payment (including closing cost) on the purchase of a replacement dwelling.

This material has been reviewed and found acceptable by the Tennessee Department of Transportation's Civil Rights staff in accordance with the Title VI regulations.

Displacement of Businesses

In order to minimize the unavoidable effects of right-of-way acquisition on businesses, the Tennessee Department of Transportation will carry out the right-of-way and relocation programs in accordance with Tennessee's Uniform Relocation Assistance Act of 1972 and the Federal Uniform Relocation Assistance and Real Property Acquisition Act of 1970 (P.L. 91-646).

The owner of a displaced business is entitled to reimbursement for moving expenses of the following two methods: (1) Actual moving expense may include actual moving expense in

moving personal property, actual direct loss of tangible personal property in moving or discontinuing his business and actual reasonable expenses in searching for a replacement business. A certified inventory of the personal property to be moved is required. (2) At the option of the displaced owner, a payment in lieu of actual reasonable moving expenses may be selected if he meets the necessary requirements. The owner of a relocated or discontinued business is eligible to receive an in lieu of payment equal to the average annual net earning of the business except that the payment shall not be less than \$1,000 or more than \$20,000. The following are a few of the requirements to qualify for an in lieu of payment .

1. The acquiring must be satisfied that the business cannot be relocated without a substantial loss of its existing patronage and the business is not part of a commercial enterprise having at least one other establishment which is not being acquired by the State and which is engaged in the same or similar business.
2. The term “average annual net earnings” means one-half of any net earning of the business before Federal, State and local taxes during the two taxable years immediately preceding the year the business is relocated. To be eligible for the payment using the method, the business must make its financial statement and accounting records available for confidential use to determine this payment.
3. The business contributes materially to the income of this displaced owner. A part-time individual or family occupation in the home or on the property, which does not contribute materially to the income of the displaced family, is not eligible for this payment.

Reestablishment Expenses – Non- Residential

A small business, farm or non-profit organization may be eligible to receive a reestablishment payment, not to exceed \$10,000 for expenses actually incurred in relocating and reestablishing such small business, farm or non-profit organization at a replacement. site. Those organizations who have selected the "in lieu of" moving benefit are not eligible for the reestablishment payment.

RIGHT-OF-WAY SUMMARY

It is important to remember that the department is committed to the fact that no one will be required to relocate until housing is available, or if there is not housing available, until provisions have been made by the department to provide sufficient advance notice of the department's intention to purchase any property in order to allow sufficient time in which to relocate.

The Department of Transportation's Region 3 Right-of-Way Office, located at 6601 Centennial Boulevard, Nashville, Tennessee 37243 (ph. 615-350-4200), will be in charge of all right-of-way related activities.