

Appendix G:
Conceptual Stage Relocation
Plan (02/03/2023)



**STATE OF TENNESSEE
DEPARTMENT OF TRANSPORTATION**

RIGHT OF WAY DIVISION
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CONCEPTUAL STAGE RELOCATION PLAN

County Blount County
Route SR-162 (Pellissippi Parkway)
PIN 101423.00
State Project No. 05097-2233-14
Federal Project No. HPP-NH-162(7)

Termini: SR-162 (Pellissippi Parkway), From SR-33 to SR-73 (US-321)

PROJECT INFORMATION: To improve safety and greatly enhance traffic flow, the Tennessee Department of Transportation (**TDOT**) is proposing a new 4-lane extension of the current Pellissippi Parkway (SR-162). The 4.5-mile-long project will extend from SR-33 to SR-73 (US-321) in Blount County. Road base work will be completed in addition to grading and paving. Bridge construction, new drainage structures and retaining walls (16), as well as sign and signals will also be included in this project.

A map showing the location of the proposed project is provided on Page 4 of this report.

According to the submitted plans, typical sections will contain the following:

Four 12 ft. paved travel lanes, two 14 ft. inside shoulders (stabilized) with continuous concrete median barrier, 12 ft. outside shoulders (10 ft. stabilized) and guardrails as required

Right-of-way width will vary, depending on construction requirements.

For specific detail regarding typical sections and other project information, refer to the separately attached CSRP Marked Plans.

AREA INFORMATION: The subject area is in north-central Blount County. Current land use to the east of the project area is primarily agricultural with a sparse mix of residential and commercial use. West of the project area includes a more substantial number of residential neighborhoods as well as some agricultural land. Further to the southwest is the City of Maryville, which includes residential neighborhoods and a higher concentration of commercial and industrial activity. The project extends in a southeasterly direction from the intersection of SR-33 and SR-162 (Pellissippi Parkway) in Alcoa and traverses over primarily agricultural land for 4.5 miles ending at SR-73 (US-321) on the far east side of Maryville. The proposed extension of Pellissippi Parkway will provide a more complete thoroughfare, providing easier access throughout the region as well as with other cities to the northwest, such as Nashville and Cookeville. Additionally, points of interest in southeastern Tennessee will be more easily accessed from Knoxville to the north and other cities/towns in central Tennessee.

According to the U. S. Census Bureau, the population for Blount County was estimated at 137,605 in 2021. This reflects a 1.72 percent increase since the 2020 census and a 11.87 percent increase since the 2010 census.

DISPLACEMENTS:

ANTICIPATED RELOCATIONS	
Single-Family Relocations	17
Mobile Homes	4
Businesses	1
Multi-Family Units	0
Non-Profit Organizations	0
Farms	0

DISPLACEMENT EFFECTS AND ANALYSIS

Single-Family Construction of this project is expected to displace seventeen single-family homes. Three of these homes are not shown in the plans, including two that are currently under construction, and another that appears to be recently built. Based on observation, the three newer homes appear to be larger in size than the other displaced single-family homes. The remaining fourteen homes appear to be typical in size and age.

Mobile Homes This project is expected to displace four mobile homes. All four mobile homes are similar in size and are in poor condition.

Businesses Construction is expected to displace one business. The business has active on-site employees and appears to have been a gas station. The presence of underground storage tanks is unknown.

Other No multi-family units, non-profit organizations, or farms are expected to be displaced by this project.

Availability of Replacement Housing

An examination of the Blount County residential real estate market near the project area indicates a suitable amount of housing for sale. According to market research, there are currently 191 single-family homes available to purchase with prices ranging from \$145,000.00 to \$3,500,000. Rental properties are a bit scarcer and include 23 single-family homes with prices ranging from \$1,000.00 to \$3,900 as well as 22 apartments, condos, and/or town-homes available with prices ranging from \$900.00 to \$3,250.00. There are a limited number of mobile homes (3) for sale at this time and none available to rent. Available mobile homes range in price from \$235,000 to \$360,900. It is possible that some or all mobile home displacees may need to be relocated to single-family homes. There are currently no mobile homes available to rent.

The Blount County commercial real estate market near the project area was also surveyed to determine the availability of commercial real estate for sale. Based on the survey, the supply of available commercial property near the project area appears to be somewhat limited. However, the supply of available commercial property near the project area indicates an acceptable amount of commercial property to satisfy the relocation requirements of the one affected business.

ENVIRONMENTAL: Although the proposed improvement will potentially displace twenty-one families and one business, the immediate area should experience only minor impact due to the acquisition. When completed, no neighborhoods will be disrupted nor will access from areas north or south of the project experience a disproportionate impact.

ASSURANCES: The Tennessee Department of Transportation will make relocation assistance available to all eligible persons impacted by this project, including residences, businesses, farm operations, non-profit organizations, and those requiring special services or assistance. The Regional Relocation Staff will administer the relocation program under the rules, policies, and procedures set forth in the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 as amended, the Uniform Relocation Assistance Act of 1972, implementing federal regulations, TCA 13-11-101 through 119, The State of Tennessee Relocation Assistance Brochure and Chapter IX of the State of Tennessee Department of Transportation Right-of-Way Manual. TDOT's relocation program is practical and will allow for the efficient relocation of all eligible displaced persons in accordance with State and Federal Guidelines.

Prepared By:



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Approved By:



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Gale Wagner
Assistant Director
Right of Way Division

Project Location Map

(For Illustration Only)

