



KENTUCKY TRANSPORTATION CABINET
Department of Highways
DIVISION OF RIGHT OF WAY & UTILITIES

TC 62-75
Rev. 12/2024
Page 1 of 14

PROJECT REPORT

SECTION 1: PROJECT INFORMATION

COUNTY	ITEM NO.		
Campbell	6-8105.07		
PROJECT NO.	FEDERAL NUMBER	PROJECT	
		I-275 / AA Highway Connector	
LENGTH OF PROJECT	# OF PARCELS	CROSS SECTIONS AVAILABLE AND USED?	
1.083 miles	27	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
COMPILED BY			DATE COMPILED
Brian Davis R/W Unit Leader			3/28/25

SECTION 2: PROJECT SUMMARY

# OF ENTIRE ACQUISITIONS	# OF PARTIAL ACQUISITIONS			RELOCATIONS		
		W/1 Remainder	23	Residential	7	
Vacant	0	Vacant	11	W/2 Remainder	5	
Improved	0	Improved	17	W/3 or more	0	
			W/LL Remainder	0	Personal Property	8
					Sign/Billboard	

OF PARCELS IN "MAJOR" CATEGORY 5

OF PARCELS IN "MINOR" CATEGORY 15

OF PARCELS IN MAR CATEGORY 7

SECTION 3: PROJECT DESCRIPTION *(overall complexity of project, special problems that may be encountered, estimated availability of data, recommended studies and analysis) Text limited for accurate printing. Use attachment if needed.*

Project Description: TRANSPORTATION IMPROVEMENTS TO AA I 275; CONSTRUCT A NEW CONNECTOR RD FROM THE KY 9 TO THE END OF NEW CONSTRUCTION JUST SOUTH OF JOHN'S HILL RD. (2020CCN) (2022CCR) (2024CCR) This project is to construct a new 1.083 mile connector road between the AA Highway and Johns Hill Road. Portions of Pooles Creek Road and Saint Johns Road are being realigned to tie into the new connector road. There appears to be ample amount of sale data. A severance damage study may be required to assess the damages incurred to parcels that are being left with more than 1 remainder.

PROJECT REPORT

SECTION 4: PARCEL INFORMATION

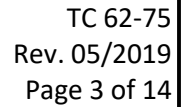
COUNTY	ITEM NO.	PROJECT NO.	FEDERAL NO.
Campbell	6-8105.07		

PROJECT NAME

I-275 / AA Highway Connector Road

INSTRUCTIONS: After entering information in the last available field below, click 'tab' to access additional fields.

Parcel No.	Type Property	No Tr	No Rem	V/I ¹	P/T ²	Size Tract AC/SF	R/W To be Acquired AC/SF	Type and Size of Easements SF	REMARKS <i>Number and type of improvements before acquisition, present use of property, current zoning, improvements acquired, physical changes such as grade, access, right of way proximity, physical effects of easements, SLI affected, etc.</i>	Complexity Rating ³	Recommended Format 62-20 Narrative	Appraisers Proposed Fee
1 McDonald's USA, LLC 1450 St. Johns Lane	Com	1	1	I	P	61,115	0	PE 0 TE 1,152	Property is located at the southwest corner of Pooles Creek Road and St. Johns Lane. The property currently has access to St. Johns Lane and is improved with a McDonald's Restaurant. There is a secondary entrance through the Waffle House property to AA Highway. The temporary easement is required to reconstruct the St. Johns Lane entrance due to the proposed re-alignment of St. Johns Lane away from the McDonald's property.	Minor	MAR	
2 Duren Family Trust 251 AA Hwy	Com	1	1	I	P	45,869	0	PE 0 TE 2,845	Property is located approximately 350 feet west of the existing intersection of Pooles Creek Road and St. Johns Lane and on the south side of St. Johns Lane. The property is improved with a Waffle House and has an entrance onto St. Johns Lane and AA Highway. The required temporary easement is for the reconstruction of the St. Johns Lane entrance and grading for the proposed alignment change of St. Johns Lane.	Minor	MAR	
3 ANDIS, LLC 1443 St Johns Lane	Mixed Use	2	3	I	P	827,945	183,780	PE 0 TE 6,317	Property is located on the northwest corner of the intersection of Pooles Creek Road and St. Johns Lane and the property is improved with a 2 story aluminum sided house with a basement. A small portion of the property is located on the east side of Pooles Creek Road. Proposed R/W is required along the entire frontage of St. Johns Lane for the proposed	BAV	62.20	



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									realignment of St. Johns Lane. Proposed R/W is required along the entire western frontage of Pooles Creek Road for the proposed realignment of Pooles Creek Road. The 1 1/2 story house will be acquired. Need to investigate the possibility of an uneconomic remainder on the remainder left next to parcel 7.			
5 1435 St. Johns Lane Frank L. Sr & Janet Rizzo	Res	1	1	I	P	19,689	3,885	PE 0 TE 7,864	Property is located approximately 350 feet west of the existing intersection of Pooles Creek Road and St. Johns Lane and on the north side of St. Johns Lane. The property is improved .with a 1 1/2 story vinyl siding house w/ basement. The proposed R/W extends the entire frontage of St. Johns Lane. The house and the septic system are located within temporary easement, House to be removed. Remainder to be landlocked.	BAV	62-20	
6 999-99-20-410.03 William C. & Luann Asbury	Com	1	1	V	P	34,063	1,926	PE 1,521 TE 0	Property is located at the southeast corner of Pooles Creek Road and AA Highway. This is a vacant lot. The required proposed right of way is to accommodate the proposed design of Pooles Creek Road and the permanent easement is for drainage. No improvements impacted.	Minor	MAR	

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7 298 Pooles Creek Road Steven L Graus	Res	1	1	I	P	227,601	121,924	PE 0 TE 0	Property is located approximately 540 feet north of the existing intersection of Pooles Creek Road and St. Johns Lane and on the west side of Pooles Creek Road. The property is improved with a 1 story brick residence with a block basement, 3 metal sided barns, 4 metal shed buildings and a pond. The proposed R/W severs the property and impacts 1 barn and 2 metal shed buildings and the pond. There is also a small acquisition on the east property line to accommodate the tie in of the existing Pooles Creek Road to the proposed Pooles Creek Road.	BAV	62,20	
8 294 Pooles Creek Road	Res	1	1	I	P	12,491	12,419	PE 0 TE 0	Property is located approximately 540 feet west of the existing intersection of Pooles Creek Road and St. Johns Lane and approximately 525 west of Pooles Creek Road along a gravel access road and on the north side of the access road. The property is improved with a single wide mobile home and above ground pool. The improvements are within the acquisition area. The utility of the remainder needs to be determined.	BAV	62.20	
9	Res	3	2	I	P	111,209	80,586	PE 0 TE 3,863	Property is located approximately 950 feet north of the existing intersection of Pooles Creek Road and St. Johns Lane and on the west side of Pooles Creek Road.	BAV	62-20	

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320 Pooles Creek Road									The property is improved with a 1 story brick residence with a basement, large metal barn, and an above ground swimming pool. The proposed right of way is affecting a majority of the 3 lots that make up this one parcel and all improvements will be impacted. The utility of the remainder will have to be determined.			
10 999-99- 18-507.02	Res	2	2	V	P	85,465	31,438	PE 0 TE 125	Property is located approximately 1,150 feet north of the existing intersection of Pooles Creek Road and St. Johns Lane and on the west side of Pooles Creek Road. The property is vacant land. The proposed right of way is affecting the front half of the 2 lots that make up this parcel. An proposed entrance is shown on the plans, but the utility of the remainder will have to be determined.	BAV	62-20	
11 366 Pooles Creek Road									Property purchased by KTYC on 6/14/2018. Property owner needs to be updated and parcel removed from project.			
12 380 Pooles	Res	1	1	I	P	33,541	1,753	PE 0 TE 2,707	Property is located approximately 1,620 feet north of the existing intersection of Pooles Creek Road and St. Johns Lane and on the west side of Pooles Creek Road.	BAV	62-20	

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Creek Road									The property is improved with a 1 story vinyl siding residence with a detached garage/barn, and 2 additional barns. The proposed right of way is affecting a small strip acquisition across the entire frontage and no improvements will be impacted. A temporary easement is required to reconstruct both entrances and grade the front yard to accommodate the road and drainage construction.			
13 388 Pooles Creek Road	Res	1	1	I	P	45,651	0	PE 0 TE 311	Property is located approximately 1,730 feet north of the existing intersection of Pooles Creek Road and St. Johns Lane and on the west side of Pooles Creek Road. The property is improved with a 1 story vinyl siding residence with a basement, small wood utility shed. The proposed temporary easement located at the southwest property corner is required to tie in the proposed alignment into the existing roadway.	Minor	MAR	
14 347 Pooles Creek Road	Res	1	1	I	P	123,144	0	PE 0 TE 440	Property is located approximately 1,250 feet north of the existing intersection of Pooles Creek Road and St. Johns Lane and on the east side of Pooles Creek Road. The property is improved with a 1 story brick residence with a basement, and a detached garage. The proposed temporary easement is required to tie in the	Minor	MAR	

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									existing driveway to the proposed Pooles Creek Road. No improvements affected.						
15 286 Pooles Creek Road	Res	1	1	I	P	43,241	33,633	PE 0 TE 914	Property is located approximately 540 feet west of the existing intersection of Pooles Creek Road and St. Johns Lane and approximately 730 west of Pooles Creek Road along a gravel access road and on the north side of the access road. The property is improved with a double wide mobile home, a metal garage, and a small wood shed. The proposed right of way encompasses 3/4 of the property and all improvements will be impacted. The utility of the remainder needs to be determined.	BAV	62-20				
16 320 Pooles Creek Road	Res	1	1	V	P	843,610	32,370	PE 0 TE 0	Property is located approximately 540 feet west of the existing intersection of Pooles Creek Road and St. Johns Lane and approximately 1,150 west of Pooles Creek Road along a gravel access road and on the north side of the access road. The property has no improvements. The proposed right of way impacts a portion of the southeast property corner and a portion of the southwest property corner.	BAV	62-20				
17	Res	1	2	I	P	701,752	181,340	PE 0 TE 58,320	Property is located approximately 540 feet west of the existing intersection of Pooles Creek Road and St.	BAV	62-20				

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278 Pooles Creek Road									Johns Lane and approximately 1,700 feet west of Pooles Creek Road along a gravel access road and on the south side of the access road. The property is improved with a 1 story vinyl siding home with a basement and a vinyl siding detached garage. The proposed right of way severs the property and leaves 2 remainders. The appraiser needs to investigate possible proximity damages to remainder. A large temporary easement is required to create a new entrance to the residence. No improvements are affected. Remainder is landlocked.			
18 288 Pooles Creek Road	Res	1	1	I	P	98,054	17,762	PE 0 TE 0	Property is located approximately 540 feet west of the existing intersection of Pooles Creek Road and St. Johns Lane and approximately 2,000 feet west of Pooles Creek Road along a gravel access road and on the west side of the access road. The property is improved with a vinyl siding mobile home with a detached carport and 2 sheds. The proposed right of way will be within 10ft of the front of the mobile home. The appraiser needs to determine the possibility of proximity damages to the remainder which is landlocked.	BAV	62-20	

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19 282 Pooles Creek Road	Res	1	1	I	P	43,186	30,874	PE 0 TE 12,312	Property is located approximately 540 feet west of the existing intersection of Pooles Creek Road and St. Johns Lane and approximately 2,000 feet west of Pooles Creek Road along a gravel access road and on the east side of the access road. The property is improved with a vinyl siding 1/2 of a double wide mobile home with a partial addition on the back, above ground pool and shed. All of the improvements are located within the proposed right of way. The remainder is labeled as landlocked.	BAV	62-20	
20 999-99- 17-898.00	Res	1	2	V	P	55,626	33,210	PE 0 TE 600	Property is located approximately 540 feet west of the existing intersection of Pooles Creek Road and St. Johns Lane and approximately 2,500 feet west of Pooles Creek Road along a gravel access road and on the west side of the access road. The property is vacant. The proposed right of way is a strip acquisition across the front of the property. The utility of both remainders need to be determined.	BAV	62-20	
21 290 Pooles Creek Road	Res	2	3	I	P	547,026	81,022	PE 0 TE 10,347	Property is located approximately 540 feet west of the existing intersection of Pooles Creek Road and St. Johns Lane and approximately 2,500 feet west of Pooles Creek Road along a gravel access road and on the both sides of the access road. The property is	BAV	62-20	

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									improved with a 2-story vinyl siding residence with 3 small sheds. All improvements are located within the proposed right of way. The proposed right of way severs the property leaving 3 remainders. One remainder is labeled landlocked and the utility of the other 2 remainders need to be determined.			
22 284 Pooles Creek Road	Res	2	2	V	P	132,858	26,744	PE 0 TE 106,091	Property is located approximately 540 feet west of the existing intersection of Pooles Creek Road and St. Johns Lane and approximately 2,500 feet west of Pooles Creek Road along a gravel access road and on the east side of the access road. The property is vacant and appears to be landlocked. The proposed right of way severs the northern section of the parcel from the remainder. The remainder of the property is located within the proposed temporary easement and being designated as a project waste area.	BAV	62-20	
23 524 JOHNS HILL	Res	2	2	V	P	1,024,662	162,217	PE 0 TE 56,929	Property is located approximately 540 feet west of the existing intersection of Pooles Creek Road and St. Johns Lane and approximately 2,600 feet west of Pooles Creek Road along a gravel access road and on both sides of the access road. The property is vacant. The Proposed right of way severs the parcels and they	BAV	62-20	

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									will no longer be contiguous. An entrance is proposed on both sides of the proposed roadway for access.			
24 524A JOHNS HILL RD	Special Use	1	1	I	P	76.294 AC	8.623 AC	PE 803 TE 718,499	Property is owned by NKU and has a small improvement assumed to be a utility building. The acquisition is land only. The parcel is being severed therefore possible severance damages.	BAV	62-20	
29 999-99- 17-663.00	Agr / Res	1	1	V	P	1,154, 776	0	PE 0 TE 3,088	Property is located on the southeast side of the intersection of I-275 and AA Highway and has access provided by a private drive named Tower Road. No improvements affected by the project. The proposed temporary easement is required to reconstruct a portion of Tower Road and tie it into the proposed connector road.	Minor	MAR	
30 284 Pooles Creek Road	Res	2	2	V	P	1,079, 243	85,290	PE 0 TE 116,178	Property is located approximately at the following coordinates 39d 01' 20" N - 84d 28' 6" W The property is improved with a 1 story log cabin and 3 barns. The proposed right of way is to be acquired from the southern property line of the property. The temporary easement is to be used to create an access road to the proposed connector road and to be used as part of the waste area for the project. All improvements affected by the project.	BAV	62-20	

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31 375 POOLES CREEK RD	Res	1	1	I	P	114,781 SF	0	PE 0 TE 463	Property is located approximately 1,570 feet north of the existing intersection of Pooles Creek Road and St. Johns Lane and on the east side of Pooles Creek Road. The property is improved with a residential house. The proposed temporary easement is required to tie the existing driveway to the proposed Pooles Creek Road. No improvements affected.	Minor	MAR				
32 999-99-19-792.05	R-1D Residential	1	1	V	P	569,416 SF	0	PE 0 TE 21,606	Property is located approximately at the following coordinates 39d 01' 30" N - 84d 28' 6" W. The property is vacant. The proposed temporary easement is to be used as a waste area for the project.	BAV	62-20				
33 999-99-19-797.00	Res	1	1	V	P	7.970/AC	0	PE 0 TE 212,152	Property is located approximately 540 feet west of the existing intersection of Pooles Creek Road and St. Johns Lane and approximately 2,150 feet west of the Pooles Creek Road along a gravel access road and on the west side of the access road. The property is vacant and has driveway access to the access road. According to the plans no access is being provided by the project, thus creating a landlocked parcel.	BAV	62-20				

¹V=Vacant I=Improved ²P=Partial T=Total ³BV=Before Value BAV=Before & After Value MAR=Minor Acquisition Rev.

SECTION 5: RELOCATION INFORMATION

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Parcel No.	Relo Type ⁴	REMARKS	
		DETAILED SUMMARY: (Text is unlimited. Additional space will be added as needed.) <i>Type of Relocation, Type of improvements acquired, present use of property, type of move, anticipated problems, etc.</i>	
3 ANDIS, LLC 1443 St Johns Lane	RHP	Residential, property is improved with a 2-story aluminum sided house with a basement, SFR. The parcel last transferred on 1/10/25 for \$330,000. Replacement Housing Move	
5 1435 St. Johns Lane Frank L. Sr & Janet Rizzo	RHP	Residential, property is improved with a 1.5 story vinyl sided house with a basement, Replacement Housing Move, none	
7 298 Pooles Creek Road Steven L Graus	P	Single Family Residential, property has several improvements. The plans show a special use structure being acquired. The assumption is a storage shed or storage barn. Type of move is miscellaneous	

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8 294 Pooles Creek Road	RHP/P	Residential, property is improved with a 1 story brick sided house with a basement, SFR. The move is Replacement Housing Move plus personal property assumed to be an above ground swimming pool. It appears the pool is no longer at property.
9 320 Pooles Creek Road	RHP/P	The property is improved with a 1 story brick sided house with a basement, SFR. The move is Replacement Housing Move plus personal property shed.
15 286 Pooles Creek Road	RHP/P	Single Family Residential property converted to real estate from manufactured home. Has two outbuildings one garage and one shed. The move is for Replacement Housing and personal property.
19 282 Pooles Creek Road	RHP/P	Manufactured Home with two outbuildings one garage and one shed. The move is for Replacement Housing and personal property. Complexities if manufactured home is personal property.
21 290 Pooles Creek Road	RHP	Residential, property is improved with a 1.5 story vinyl sided house with a basement, Replacement Housing Move

⁴**RHP**=Replacement Housing Payment **B**=Business **P**=Personal Property Move **S**=Sign/Billboard