



**METROPOLITAN GOVERNMENT OF NASHVILLE
AND DAVIDSON COUNTY**

Metro Office Building
800 President Ronald Reagan Way
P.O. Box 196300
Nashville, TN 37219-6300

October 4, 2022

To: Ronald Colter Metro Public Property Administration

**Re: MERITAGE HOMES - SCHOOL DONATION SITE
Planning Commission Mandatory Referral #2022M-037AG-001
Council District #12 Erin Evans, Council Member**

On behalf of the Metropolitan Planning Commission, the following item, referred to the Commission as required by the Metro Charter, has been recommended for *approval* to the Metropolitan Council:

An ordinance approving and authorizing the Director of Public Property Administration, to accept a donation of real property consisting of approximately 9.53 acres located at 1209 Tulip Grove Road (Parcel No. 08600034800), 1213 Tulip Grove Road (Parcel No. 08600032700), and 0 Tulip Grove Road (Parcel No. 08600011300) for use as a proposed school site (Proposal No. 2022M-037AG-001).

The relevant Metro agencies (Metro Parks, Metro Public Works, Metro Water Services, Metro Emergency Communications, the Nashville Electric Service, Metro Finance – Public Property and the Metro Historical Commission) have reviewed the proposal and concur in the recommendation for approval. This request must be approved by the Metro Council to become effective. A sketch showing the location of the request is attached to this letter.

Conditions that apply to this approval: none

This recommendation for approval is given as set forth in the Metropolitan Planning Commission Rules and Procedures. If you have any questions about this matter, please contact Delilah Rhodes at delilah.rhodes@nashville.gov or 615-862-7208.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Lisa Milligan', written over a circular stamp.

Lisa Milligan
Land Development Manager
Metro Planning Department
cc: Metro Clerk



David Proffitt, AIA Architect
Executive Director Facilities,
Maintenance & Construction

August 15, 2022

Mr. Abraham Wescott
Director, Metro Nashville Properties.
700 Second Avenue South
Nashville, TN 37207

RE: Evans Hill Property

Dear Mr. Wescott,

At the regular meeting of the Metropolitan Nashville Public Schools Board of Education, August 8, 2022, the Board accepted the property in the Evans Hill Development per the Metro Planning Commission Project 2007SP150G-014. This property was part of a land set aside for that development. It consists of approximately 9.53 acres.

Should you have additional questions please contact our office.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Proffitt", with a long horizontal stroke extending to the right.

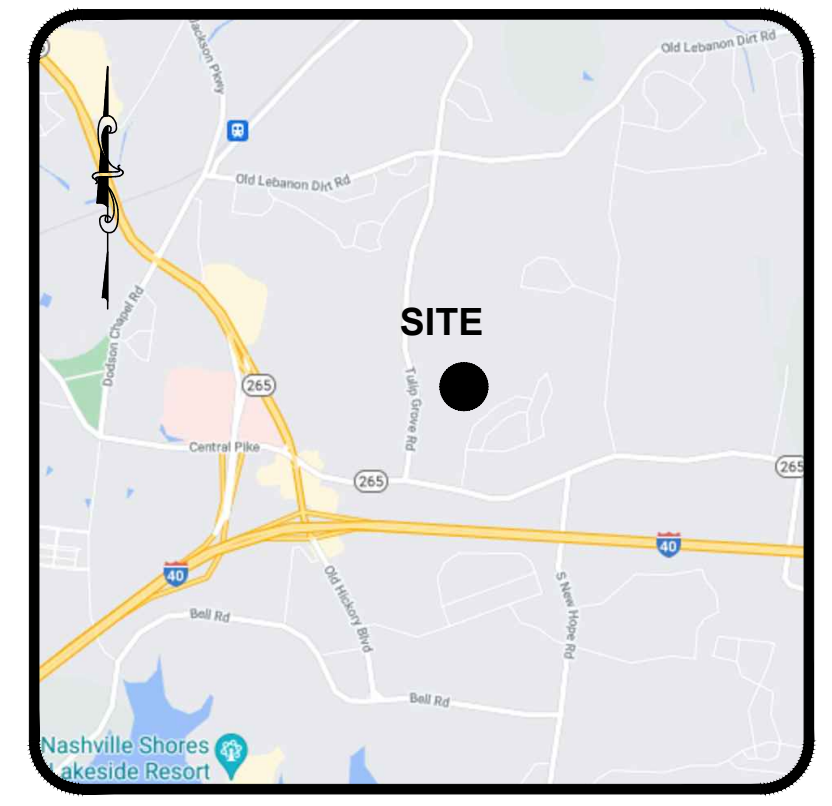
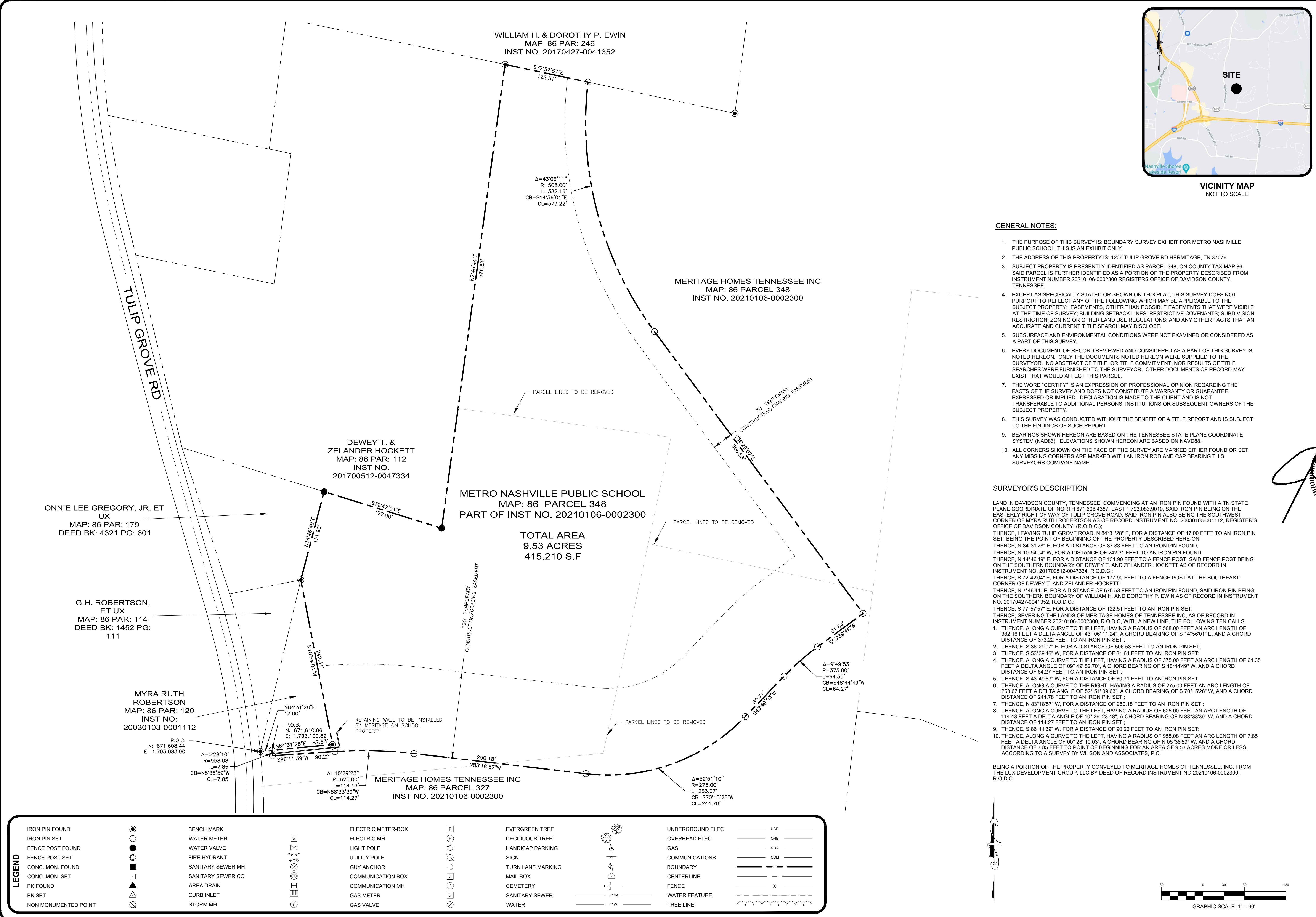
David Proffitt
Executive Director
Facilities, Maintenance & Construction

Cc: Maura Sullivan, COO, MNPS
Ron Colter, Metro Properties

LAND IN DAVIDSON COUNTY, TENNESSEE, COMMENCING AT AN IRON PIN FOUND WITH A TN STATE PLANE COORDINATE OF NORTH 671,608.4387, EAST 1,793,083.9010, SAID IRON PIN BEING ON THE EASTERLY RIGHT OF WAY OF TULIP GROVE ROAD, SAID IRON PIN ALSO BEING THE SOUTHWEST CORNER OF MYRA RUTH ROBERTSON AS OF RECORD INSTRUMENT NO. 20030103-001112, REGISTER'S OFFICE OF DAVIDSON COUNTY, (R.O.D.C.);
THENCE, LEAVING TULIP GROVE ROAD, N 84°31'28" E, FOR A DISTANCE OF 17.00 FEET TO AN IRON PIN SET, BEING THE POINT OF BEGINNING OF THE PROPERTY DESCRIBED HERE-ON;
THENCE, N 84°31'28" E, FOR A DISTANCE OF 87.83 FEET TO AN IRON PIN FOUND;
THENCE, N 10°54'04" W, FOR A DISTANCE OF 242.31 FEET TO AN IRON PIN FOUND;
THENCE, N 14°46'49" E, FOR A DISTANCE OF 131.90 FEET TO A FENCE POST, SAID FENCE POST BEING ON THE SOUTHERN BOUNDARY OF DEWEY T. AND ZELANDER HOCKETT AS OF RECORD IN INSTRUMENT NO. 201700512-0047334, R.O.D.C.;
THENCE, S 72°42'04" E, FOR A DISTANCE OF 177.90 FEET TO A FENCE POST AT THE SOUTHEAST CORNER OF DEWEY T. AND ZELANDER HOCKETT;
THENCE, N 7°46'44" E, FOR A DISTANCE OF 676.53 FEET TO AN IRON PIN FOUND, SAID IRON PIN BEING ON THE SOUTHERN BOUNDARY OF WILLIAM H. AND DOROTHY P. EWING AS OF RECORD IN INSTRUMENT NO. 20170427-0041352, R.O.D.C.;
THENCE, S 77°57'57" E, FOR A DISTANCE OF 122.51 FEET TO AN IRON PIN SET;
THENCE, SEVERING THE LANDS OF MERITAGE HOMES OF TENNESSEE INC, AS OF RECORD IN INSTRUMENT NUMBER 20210106-0002300, R.O.D.C, WITH A NEW LINE, THE FOLLOWING TEN CALLS:

1. THENCE, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 508.00 FEET, AN ARC LENGTH OF 382.16 FEET, A DELTA ANGLE OF 43° 06' 11.24", A CHORD BEARING OF S 14°56'01" E, AND A CHORD DISTANCE OF 373.22 FEET TO AN IRON PIN SET ;
2. THENCE, S 36°29'07" E, FOR A DISTANCE OF 506.53 FEET TO AN IRON PIN SET;
3. THENCE, S 53°39'46" W, FOR A DISTANCE OF 81.64 FEET TO AN IRON PIN SET;
4. THENCE, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 375.00 FEET AN ARC LENGTH OF 64.35 FEET A DELTA ANGLE OF 09° 49' 52.70", A CHORD BEARING OF S 48°44'49" W, AND A CHORD DISTANCE OF 64.27 FEET TO AN IRON PIN SET ;
5. THENCE, S 43°49'53" W, FOR A DISTANCE OF 80.71 FEET TO AN IRON PIN SET;
6. THENCE, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 275.00 FEET, AN ARC LENGTH OF 253.67 FEET, A DELTA ANGLE OF 52° 51' 09.63", A CHORD BEARING OF S 70°15'28" W, AND A CHORD DISTANCE OF 244.78 FEET TO AN IRON PIN SET ;
7. THENCE, N 83°18'57" W, FOR A DISTANCE OF 250.18 FEET TO AN IRON PIN SET ;
8. THENCE, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 625.00 FEET, AN ARC LENGTH OF 114.43 FEET, A DELTA ANGLE OF 10° 29' 23.48", A CHORD BEARING OF N 88°33'39" W, AND A CHORD DISTANCE OF 114.27 FEET TO AN IRON PIN SET ;
9. THENCE, S 86°11'39" W, FOR A DISTANCE OF 90.22 FEET TO AN IRON PIN SET;
10. THENCE, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 958.08 FEET, AN ARC LENGTH OF 7.85 FEET, A DELTA ANGLE OF 00° 28' 10.03", A CHORD BEARING OF N 05°38'59" W, AND A CHORD DISTANCE OF 7.85 FEET TO POINT OF BEGINNING FOR AN AREA OF 9.53 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY WILSON AND ASSOCIATES, P.C.

BEING A PORTION OF THE PROPERTY CONVEYED TO MERITAGE HOMES OF TENNESSEE, INC. FROM THE LUX DEVELOPMENT GROUP, LLC BY DEED OF RECORD INSTRUMENT NO 20210106-0002300, R.O.D.C.



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1. THE PURPOSE OF THIS SURVEY IS: BOUNDARY SURVEY EXHIBIT FOR METRO NASHVILLE PUBLIC SCHOOL. THIS IS AN EXHIBIT ONLY.
2. THE ADDRESS OF THIS PROPERTY IS: 1209 TULIP GROVE RD HERMITAGE, TN 37076
3. SUBJECT PROPERTY IS PRESENTLY IDENTIFIED AS PARCEL 348, ON COUNTY TAX MAP 86. SAID PARCEL IS FURTHER IDENTIFIED AS A PORTION OF THE PROPERTY DESCRIBED FROM INSTRUMENT NUMBER 20210106-0002300 REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE.
4. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTION; ZONING OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
5. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.
6. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THE SURVEYOR. NO ABSTRACT OF TITLE, OR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED TO THE SURVEYOR. OTHER DOCUMENTS OF RECORD MAY EXIST THAT WOULD AFFECT THIS PARCEL.
7. THE WORD "CERTIFY" IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. DECLARATION IS MADE TO THE CLIENT AND IS NOT TRANSFERABLE TO ADDITIONAL PERSONS, INSTITUTIONS OR SUBSEQUENT OWNERS OF THE SUBJECT PROPERTY.
8. THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE FINDINGS OF SUCH REPORT.
9. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83). ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88.
10. ALL CORNERS SHOWN ON THE FACE OF THE SURVEY ARE MARKED EITHER FOUND OR SET. ANY MISSING CORNERS ARE MARKED WITH AN IRON ROD AND CAP BEARING THIS SURVEYORS COMPANY NAME.

SURVEYOR'S DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, COMMENCING AT AN IRON PIN FOUND WITH A TN STATE PLANE COORDINATE OF NORTH 671,608.44; EAST 1,793,083.90; SAID IRON PIN BEING ON THE EASTERLY RIGHT OF WAY OF TULIP GROVE ROAD, SAID IRON PIN ALSO BEING THE SOUTHWEST CORNER OF MYRA RUTH ROBERTSON AS OF RECORD INSTRUMENT NO. 20030103-001112, REGISTER'S OFFICE OF DAVIDSON COUNTY, (R.O.D.C.);

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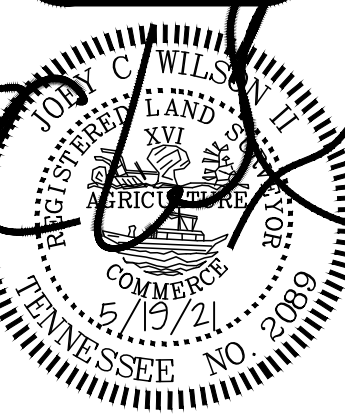
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NO.	DATE	COMMENT

108 Beasley Drive
Franklin, TN
37064
615.794.2275



SCHOOL SITE EXHIBIT
MAP 86, PARCEL 348
TULIP GROVE ROAD - HERMITAGE
DAVIDSON CO., TN
FOR: MERITAGE HOMES

DRAWN BY: JNG
APPVD BY: JCW II
DATE 5/19/2021
PROJ. No. 18-1037
SCALE: 1" = 60'
SHEET No.
1 OF 1

LEGEND		LEGEND		LEGEND		LEGEND		LEGEND	
IRON PIN FOUND	●	BENCH MARK	⊕	ELECTRIC METER-BOX	⊞	EVERGREEN TREE	🌲	UNDERGROUND ELEC	---
IRON PIN SET	○	WATER METER	⊕	ELECTRIC MH	⊞	DECIDUOUS TREE	🌳	OVERHEAD ELEC	---
FENCE POST FOUND	●	WATER VALVE	⊕	LIGHT POLE	⊞	HANDICAP PARKING	♿	GAS	---
FENCE POST SET	○	FIRE HYDRANT	⊕	UTILITY POLE	⊞	SIGN	♿	COMMUNICATIONS	---
CONC. MON. FOUND	■	SANITARY SEWER MH	⊕	GUY ANCHOR	⊞	TURN LANE MARKING	♿	BOUNDARY	---
CONC. MON. SET	□	SANITARY SEWER CO	⊕	COMMUNICATION BOX	⊞	MAIL BOX	♿	CENTERLINE	---
PK FOUND	▲	AREA DRAIN	⊕	COMMUNICATION MH	⊞	CEMETERY	♿	FENCE	---
PK SET	△	CURB INLET	⊕	GAS METER	⊞	SANITARY SEWER	♿	WATER FEATURE	---
NON MONUMENTED POINT	⊗	STORM MH	⊕	GAS VALVE	⊞	WATER	♿	TREE LINE	---

