

**Department of Law - White Copy      Administration - Yellow Copy      Finance Department- Pink Copy**

# RESOLUTION NO. \_\_\_\_\_

A resolution to amend Ordinance No. BL2023-1796 to authorize The Metropolitan Government of Nashville and Davidson County to add acquisition of a portion of property, and to amend the portions of property previously approved to be acquired by negotiation, condemnation or fee simple take, for now three properties located at 1213, 1217 and 1221 Northgate Business Parkway, (MWS Project No. 21-SC-0226 and Proposal No. 2025M-011PR-001).

WHEREAS, Ordinance No. BL2023-1796, approved, May 8, 2023, authorized the acquisition of a portion of two properties through negotiation, condemnation or fee simple take, for properties located at 1213 and 1217 Northgate Business Parkway; and,

WHEREAS, the acquisition of a portion of an additional property and easements through negotiation, condemnation or fee simple take, for property located at 1221 Northgate Business Parkway, is now needed to construct the Dry Creek WRF Flood Mitigation System project number 21-SC-0226; and,

WHEREAS, the acquisition of additional portions of two properties and easements through negotiation, condemnation or fee simple take, for two properties located at 1213 and 1217 Northgate Business Parkway, is also needed to construct the Dry Creek WRF Flood Mitigation System project number 21-SC-0226; and,

WHEREAS, the Metropolitan Planning Commission approved mandatory referral No. 2025M-011PR-001 on September 29, 2025, for revisions to the original mandatory referral; and,

WHEREAS, Ordinance No. BL2023-1796 provides that amendments to the legislation shall be approved by resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1. That Ordinance No. BL2023-1796 is hereby amended by deleting Section 1 in its entirety and replacing it with the following:

The Metropolitan Government of Nashville and Davidson County is authorized to acquire a portion of three properties and easements through negotiation, condemnation or fee simple take, for three properties located at 1213, 1217 and 1221 Northgate Business Parkway for the construction of the Dry Creek WRF Flood Mitigation System, as shown below and on Exhibit 1, which is attached hereto and incorporated by reference.

Map & Parcel:	Address:
03411003300	1213 Northgate Business Pkwy
03411003400	1217 Northgate Business Pkwy
03411003500	1221 Northgate Business Pkwy

Section 2. The Directors of Water and Sewerage Services and Public Property Administration are authorized to execute such documents as may be necessary and appropriate to carry out the negotiations, condemnation or fee simple take authorized by this resolution.

Section 3. This resolution shall take effect upon passage, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

RECOMMENDED BY:

DocuSigned by:

*Scott Potter*

094E7D0AE02B458  
Scott A. Potter, Director  
Water and Sewerage Services

INTRODUCED BY:

DocuSigned by:

*Abraham Wescott*

10D2FEBB90E0445  
Abraham Wescott, Director  
Public Property Administration

Council Member(s)

APPROVED AS TO THE  
AVAILABILITY OF FUNDS:  
Capital Plan # 41, 42  
CIB # 09WS0019  
PIF # 22-150  
Fund No. 47410  
Amount \$500,000.00 (not to exceed)

Signed by:

*Jenneen Reed/mjw*

62377A2A8742468  
Jenneen Reed, Director  
Department of Finance

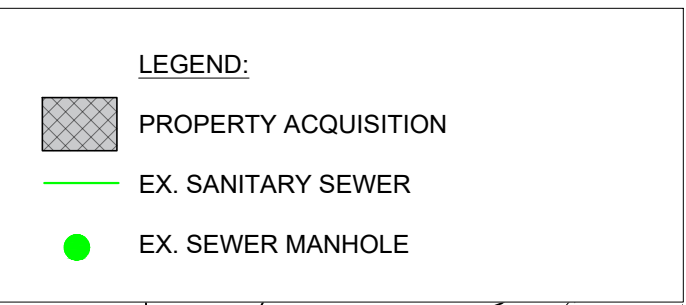
APPROVED AS TO FORM  
AND LEGALITY:

Signed by:

*Hannah Britlin*

D7D037A5DCA5413...  
Assistant Metropolitan Attorney





**BARGE**  
**DESIGN SOLUTIONS**

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NOT FOR  
CONSTRUCTION

DATA

DRY CREEK PROPERTY EXHIBIT

METRO WATER SERVICES

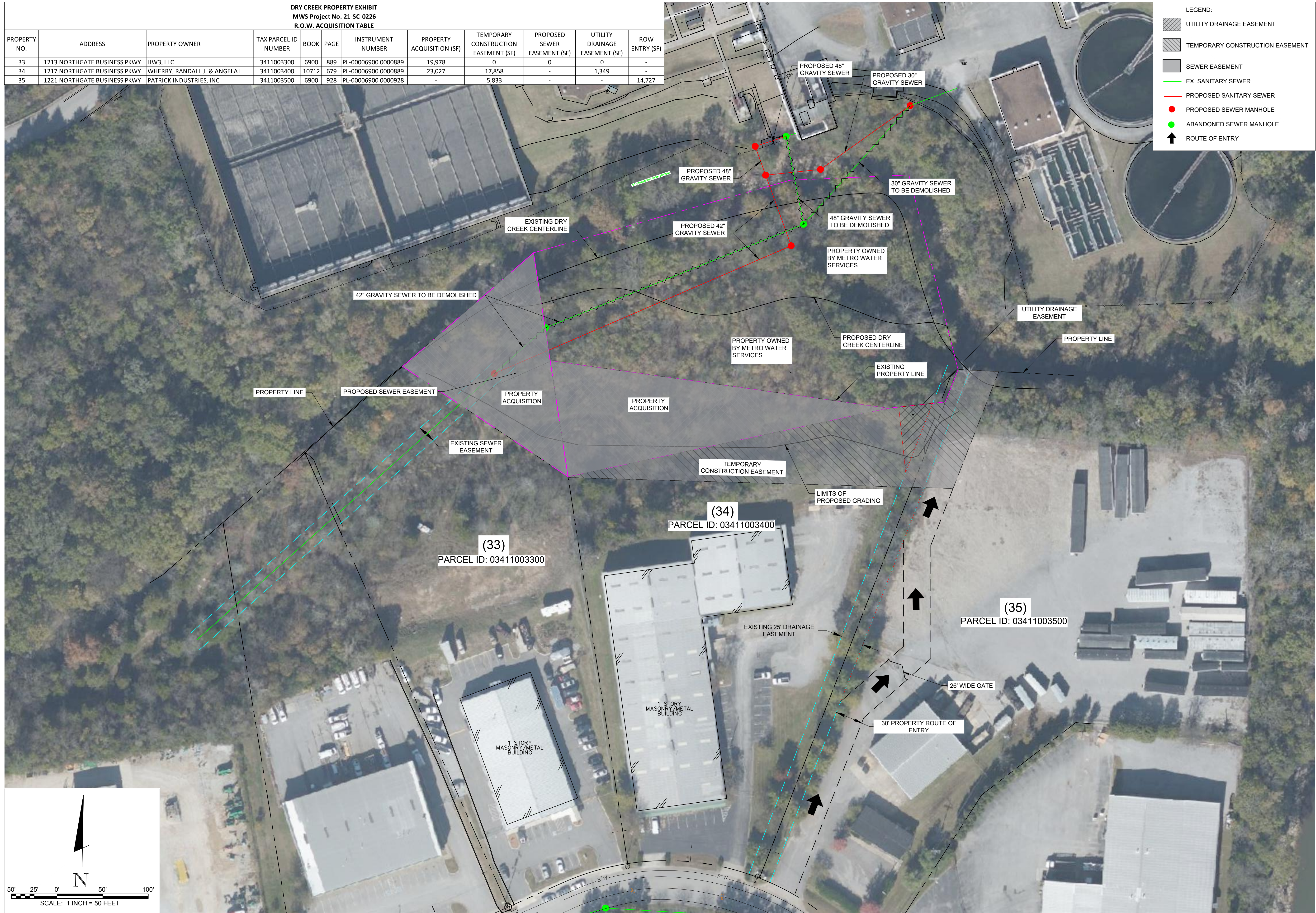
NASHVILLE, TENNESSEE

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







## EX. A3

FILE NO. 35055-19





**LEGEND:**

	UTILITY DRAINAGE EASEMENT
	TEMPORARY CONSTRUCTION EASEMENT
	SEWER EASEMENT
	EX. SANITARY SEWER
	PROPOSED SANITARY SEWER
	PROPOSED SEWER MANHOLE
	ABANDONED SEWER MANHOLE
	ROUTE OF ENTRY

**BARGE**  
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NOT FOR  
CONSTRUCTION

DATE \_\_\_\_\_

DRY CREEK PROPERTY EXHIBIT

METRO WATER SERVICES  
DRY CREEK WRF FLOOD MITIGATION SYSTEM  
NASHVILLE, TENNESSEE

[illegible]

## EX. B-1

FILE NO. 35055-19














<b>DRY CREEK PROPERTY EXHIBIT</b> <b>MWS Project No. 21-SC-0226</b> <b>R.O.W. ACQUISITION TABLE</b>											
PROPERTY NO.	ADDRESS	PROPERTY OWNER	TAX PARCEL ID NUMBER	BOOK	PAGE	INSTRUMENT NUMBER	PROPERTY ACQUISITION (SF)	TEMPORARY CONSTRUCTION EASEMENT A (SF)	TEMPORARY CONSTRUCTION EASEMENT B (SF)	PROPOSED SEWER EASEMENT (SF)	UTILITY DRAINAGE EASEMENT (SF)
33	1213 NORTHGATE BUSINESS PKWY	HENSLEY, DUSTIN A.	3411003300	6900	889	PL-00006900 0000889	19,978	0	0	0	0

[illegible]

## EX. B-2

FILE NO. 35055-19

LEGEND:

	UTILITY DRAINAGE EASEMENT
	TEMPORARY CONSTRUCTION EASEMENT
	EX. SANITARY SEWER TO BE DEMOLISHED
	EX. SANITARY SEWER
	PROPOSED SANITARY SEWER
	PROPOSED SEWER MANHOLE
	ABANDONED SEWER MANHOLE
	ROUTE OF ENTRY
	

PRELIMINARY  
NOT FOR  
CONSTRUCTION

# DRY CREEK PROPERTY EXHIBIT

METRO WATER SERVICES  
DRY CREEK WRF FLOOD MITIGATION SYSTEM  
NASHVILLE, TENNESSEE

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**DESIGN SOLUTIONS**

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<b>DRY CREEK PROPERTY EXHIBIT</b> <b>MWS Project No. 21-SC-0226</b> <b>R.O.W. ACQUISITION TABLE</b>									
PROPERTY NO.	ADDRESS	PROPERTY OWNER	TAX PARCEL ID NUMBER	BOOK	PAGE	INSTRUMENT NUMBER	PROPERTY ACQUISITION (SF)	TEMPORARY CONSTRUCTION EASEMENT (SF)	UTILITY DRAINAGE EASEMENT (SF)
34	1217 NORTHGATE BUSINESS PKWY	WHERRY, RANDALL J. & ANGELA L.	3411003400	10712	679	PL-00006900 0000889	23,027	17,858	1,349

[illegible]

EX. B-3

DRY CREEK PROPERTY EXHIBIT

**METRO WATER SERVICES**  
**DRY CREEK WRF FLOOD MITIGATION SYSTEM**  
NASHVILLE, TENNESSEE

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NASHVILLE, TENNESSEE

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LEGEND:

 TEMPORARY CONSTRUCTION EASEMENT

EX. SANITARY SEWER

— PROPOSED SANITARY SEWER

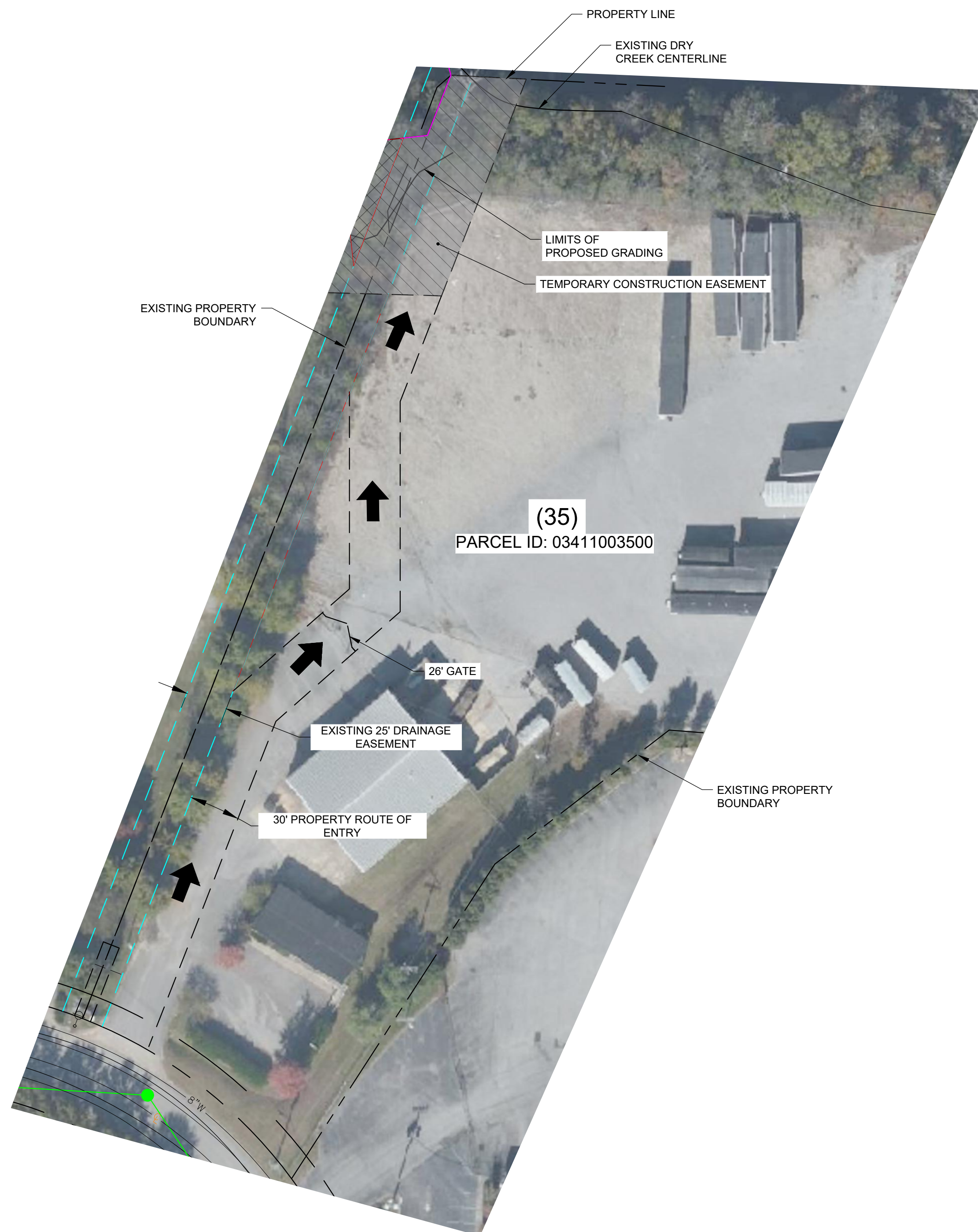
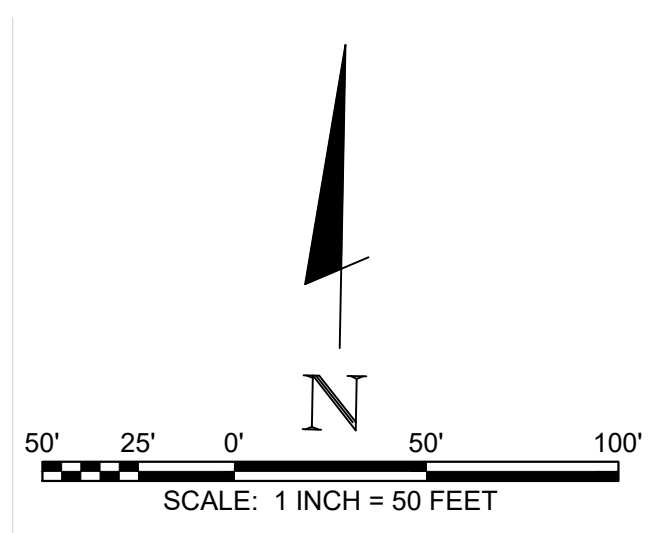
 PROPOSED SEWER MAIN  
 EX. SEWER MANHOLE

↑ ROUTE OF ENTRY

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




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SAVED:9/23/2025  
PLOTTED:9/23/2025



<b>DRY CREEK PROPERTY EXHIBIT</b> <b>MWS Project No. 21-SC-0226</b> <b>R.O.W. ACQUISITION TABLE</b>								
PROPERTY NO.	ADDRESS	PROPERTY OWNER	TAX PARCEL ID NUMBER	BOOK	PAGE	INSTRUMENT NUMBER	TEMPORARY CONSTRUCTION EASEMENT (SF)	ROW ENTRY (SF)
35	1221 NORTHGATE BUSINESS PKWY	PATRICK INDUSTRIES, INC	3411003500	6900	928	PL-00006900 0000928	5,833	14,727

**LEGEND:**

-  TEMPORARY CONSTRUCTION EASEMENT
-  EX. SANITARY SEWER
-  EX. SEWER MANHOLE
-  ROUTE OF ENTRY

**BARGE**  
**DESIGN SOLUTIONS**

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PHONE (615) 254-1550 / FAX (615) 255-6972

PRELIMINARY  
NOT FOR  
CONSTRUCTION

DRY CREEK PROPERTY EXHIBIT

**METRO WATER SERVICES**  
**DRY CREEK WRF FLOOD MITIGATION SYSTEM**  
NASHVILLE, TENNESSEE

[illegible]

EX. B-4

FILE NO. 35055-19



ORIGINAL

METROPOLITAN COUNTY COUNCIL

Resolution No. \_\_\_\_\_

A resolution to amend Ordinance No. BL2023-1796 to authorize The Metropolitan Government of Nashville and Davidson County to add acquisition of a portion of property, and to amend the portions of property previously approved to be acquired by negotiation, condemnation or fee simple take, for now three properties located at 1213, 1217 and 1221 Northgate Business Parkway, (MWS Project No. 21-SC-0226 and Proposal No. 2025M-011PR-001).

Introduced \_\_\_\_\_

Amended \_\_\_\_\_

Adopted \_\_\_\_\_

Approved \_\_\_\_\_

By \_\_\_\_\_  
Metropolitan Mayor





September 29, 2025

To: Peggy Deaner Metro Water Services

**Re: Dry Creek WRF Flood Mitigation Property Acquisition  
Planning Commission Mandatory Referral 2025M-011PR-001  
Council District # 09 Tonya Hancock, 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:

*A request to amend Council Ordinance BL2023-1796 and Proposal No. 2022M-120ES-001 for the acquisition of additional portions of property at 1213 and 1217 Northgate Business Parkway and the addition of the acquisition of a portion of property at 1221 Northgate Business Parkway and easements by negotiation, condemnation or fee simple take. MWS is working with Scott Hazzard at Piedmont and Michael Thorn at NES on this project. Please note there are no changes to the abandonment and acceptance of sanitary sewer infrastructure and easements reviewed as part of Proposal No. 2022M-120ES-001.*

The relevant Metro agencies (Metro Parks, Nashville Department of Transportation, Metro Water Services, Metro Emergency Communications, the Nashville Electric Service, General Services-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**

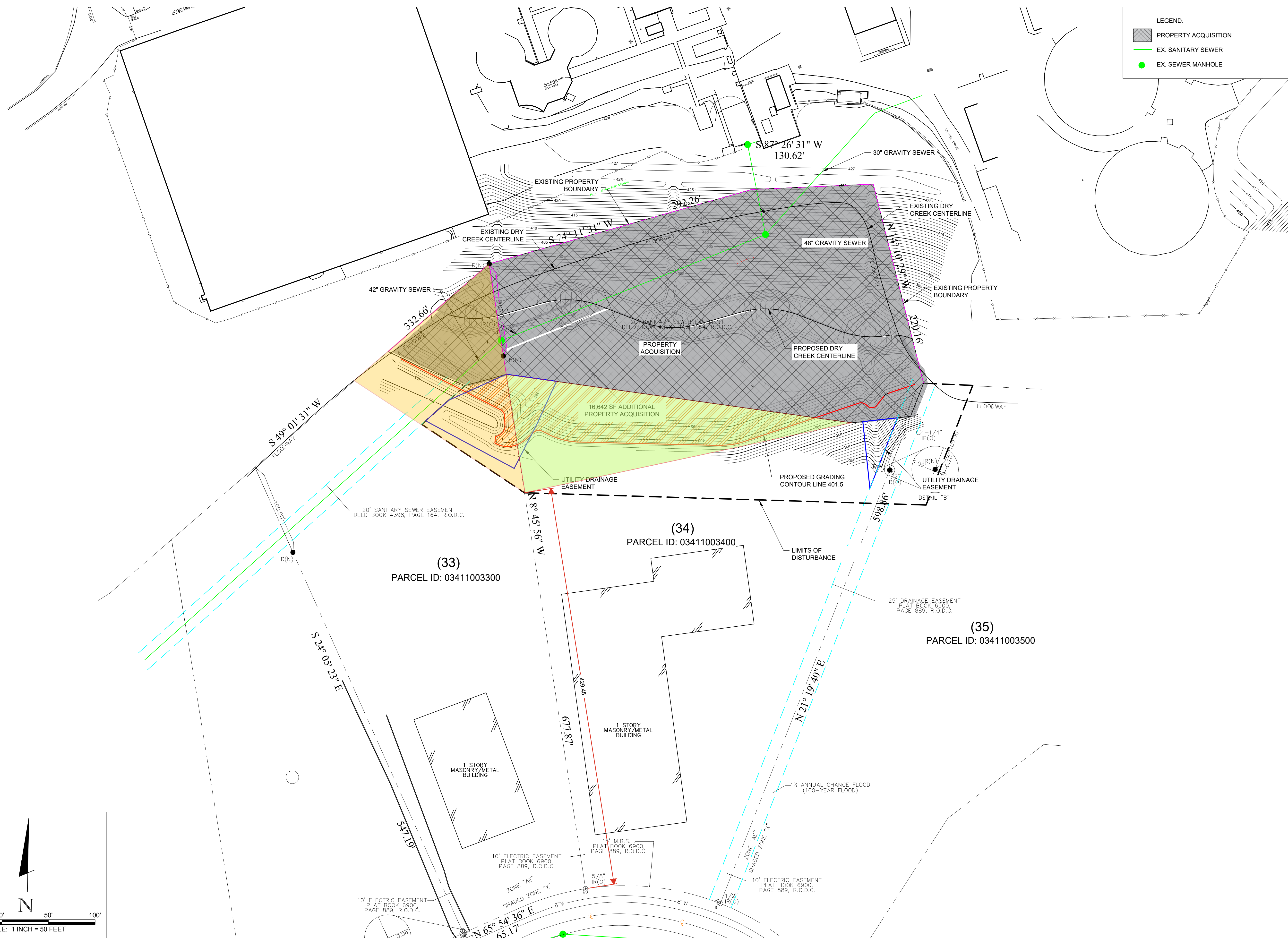
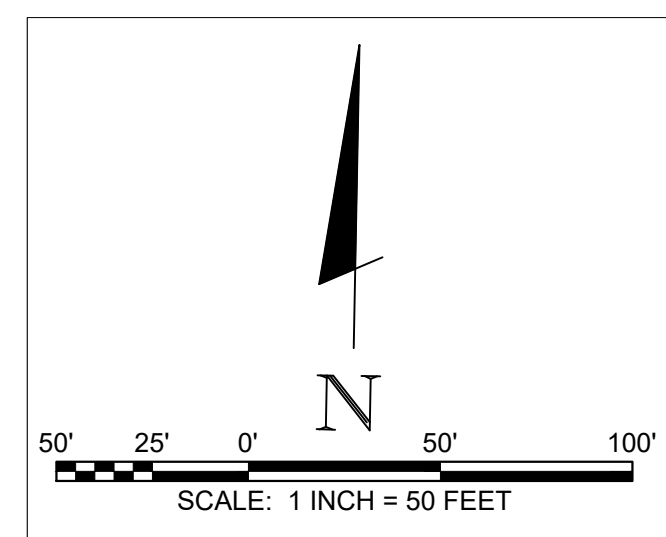
This recommendation for approval is given as set forth in the Metropolitan Planning Commission Rules and Procedures. If you have any questions about this matter, please contact Delilah Rhodes at [Delilah.Rhodes@nashville.gov](mailto:Delilah.Rhodes@nashville.gov) or 615-862-7208

Sincerely,

A handwritten signature in blue ink, appearing to read "Robert Leeman".

Robert Leeman, AICP  
Assistant Director Land Development  
Metro Planning Department  
cc: Metro Clerk



[illegible]



DRY CREEK PROPERTY EXHIBIT MWS Project No. 21-SC-0226 R.O.W. ACQUISITION TABLE											
PROPERTY NO.	ADDRESS	PROPERTY OWNER	TAX PARCEL ID NUMBER	BOOK	PAGE	INSTRUMENT NUMBER	PROPERTY ACQUISITION (SF)	TEMPORARY CONSTRUCTION EASEMENT (SF)	PROPOSED SEWER EASEMENT (SF)	UTILITY DRAINAGE EASEMENT (SF)	ROW ENTRY (SF)
33	1213 NORTHGATE BUSINESS PKWY	JIW3, LLC	3411003300	6900	889	PL-00006900 0000889	19,869	0	0	0	-
34	1217 NORTHGATE BUSINESS PKWY	WHERRY, RANDALL J. & ANGELA L.	3411003400	10712	679	PL-00006900 0000889	23,027	17,858	-	1,349	-
35	1221 NORTHGATE BUSINESS PKWY	PATRICK INDUSTRIES, INC	3411003500	6900	928	PL-00006900 0000928	-	5,833	-	-	14,727

LEGEND:

- UTILITY DRAINAGE EASEMENT
- TEMPORARY CONSTRUCTION EASEMENT
- SEWER EASEMENT
- EX. SANITARY SEWER
- PROPOSED SANITARY SEWER
- PROPOSED SEWER MANHOLE
- ABANDONED SEWER MANHOLE
- ROUTE OF ENTRY

PROPOSED 48" GRAVITY SEWER

PROPOSED 30" GRAVITY SEWER

EXISTING DRY CREEK CENTERLINE

PROPOSED 48" GRAVITY SEWER

PROPOSED 42" GRAVITY SEWER

30" GRAVITY SEWER TO BE DEMOLISHED

48" GRAVITY SEWER TO BE DEMOLISHED

PROPERTY OWNED BY METRO WATER SERVICES

42" GRAVITY SEWER TO BE DEMOLISHED

PROPERTY OWNED BY METRO WATER SERVICES

PROPOSED DRY CREEK CENTERLINE

EXISTING PROPERTY LINE

PROPERTY LINE

PROPOSED SEWER EASEMENT

PROPERTY ACQUISITION

EXISTING SEWER EASEMENT

TEMPORARY CONSTRUCTION EASEMENT

LIMITS OF PROPOSED GRADING

(34)  
PARCEL ID: 03411003400

(33)  
PARCEL ID: 03411003300

EXISTING 25' DRAINAGE EASEMENT

1 STORY MASONRY/METAL BUILDING

(35)  
PARCEL ID: 03411003500

26' WIDE GATE

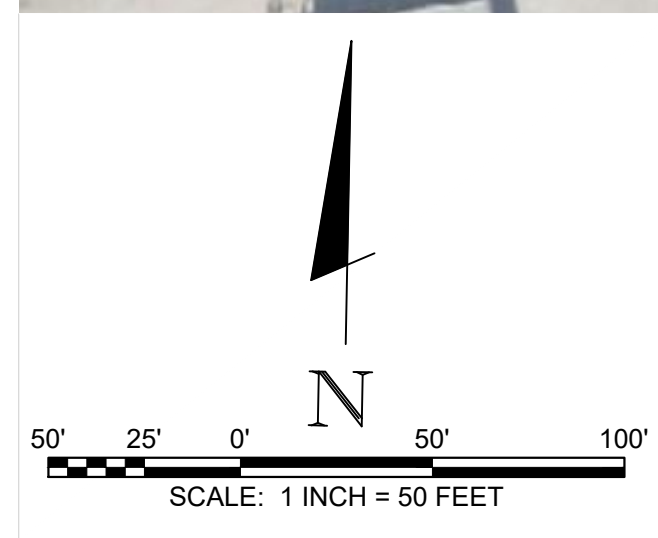
30' PROPERTY ROUTE OF ENTRY

UTILITY DRAINAGE EASEMENT









PROPERTY LINE

50' 25' 0' 50' 100'

SCALE: 1 INCH = 50 FEET



**LEGEND:**

	UTILITY DRAINAGE EASEMENT
	TEMPORARY CONSTRUCTION EASEMENT
	SEWER EASEMENT
	EX. SANITARY SEWER
	PROPOSED SANITARY SEWER
	PROPOSED SEWER MANHOLE
	ABANDONED SEWER MANHOLE
	ROUTE OF ENTRY

**BARGE**  
**DESIGN SOLUTIONS**

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PRELIMINARY  
NOT FOR  
CONSTRUCTION

2516

DRY CREEK PROPERTY EXHIBIT

METRO WATER SERVICES

# DRY CREEK WRF FLOOD MITIGATION SYSTEM

NASHVILLE, TENNESSEE

[illegible]

EX. B-1

FILE NO. 35055-19





<b>DRY CREEK PROPERTY EXHIBIT</b> <b>MWS Project No. 21-SC-0226</b> <b>R.O.W. ACQUISITION TABLE</b>											
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33	1213 NORTHGATE BUSINESS PKWY	HENSLEY, DUSTIN A.	3411003300	6900	889	PL-00006900 0000889	19,869	0	0	0	0

[illegible]

## EX. B-2

# DRY CREEK PROPERTY EXHIBIT

METRO WATER SERVICES  
DRY CREEK WRF FLOOD MITIGATION SYSTEM  
NASHVILLE, TENNESSEE

PRELIMINARY  
NOT FOR  
CONSTRUCTION

DATE \_\_\_\_\_

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LEGEND:

 UTILITY DRAINAGE EASEMENT TEMPORARY CONSTRUCTION EASEMENT

— — — EX. SANITARY SEWER TO BE DEMOLISHED

EX. SANITARY SEWER

— PROPOSED SANITARY SEWER

— PROPOSED SEWER MANHOLE

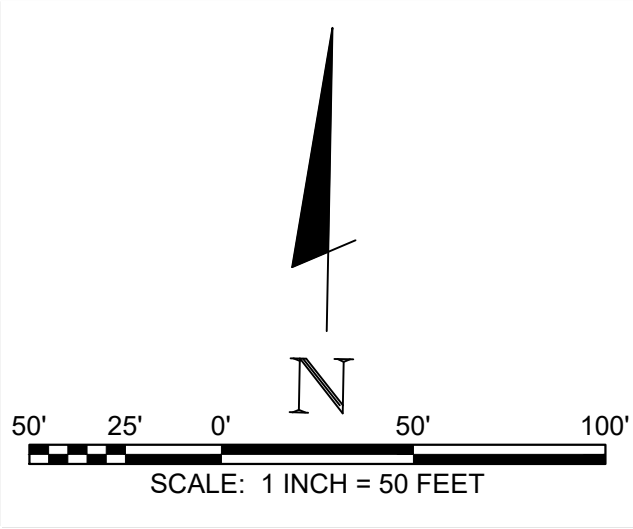
● ABANDONED SEWER MANHOLE

● ROUTE OF ENTRY





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SAVED:9/10/2025  
PLOTTED:9/10/2025



DRY CREEK PROPERTY EXHIBIT MWS Project No. 21-SC-0226 R.O.W. ACQUISITION TABLE									
PROPERTY NO.	ADDRESS	PROPERTY OWNER	TAX PARCEL ID NUMBER	BOOK	PAGE	INSTRUMENT NUMBER	PROPERTY ACQUISITION (SF)	TEMPORARY CONSTRUCTION EASEMENT (SF)	UTILITY DRAINAGE EASEMENT (SF)
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- LEGEND:
- TEMPORARY CONSTRUCTION EASEMENT
  - EX. SANITARY SEWER
  - PROPOSED SANITARY SEWER
  - PROPOSED SEWER MANHOLE
  - EX. SEWER MANHOLE
  - ROUTE OF ENTRY

DRY CREEK PROPERTY EXHIBIT

METRO WATER SERVICES  
DRY CREEK WRF FLOOD MITIGATION SYSTEM  
NASHVILLE, TENNESSEE

REVISION INFORMATION													
REV.	DR.	CHK.	DATE	DESCRIPTION									
0		RCF	09-09-2025	ISSUED FOR REVIEW									

EX. B-3  
FILE NO. 35055-19

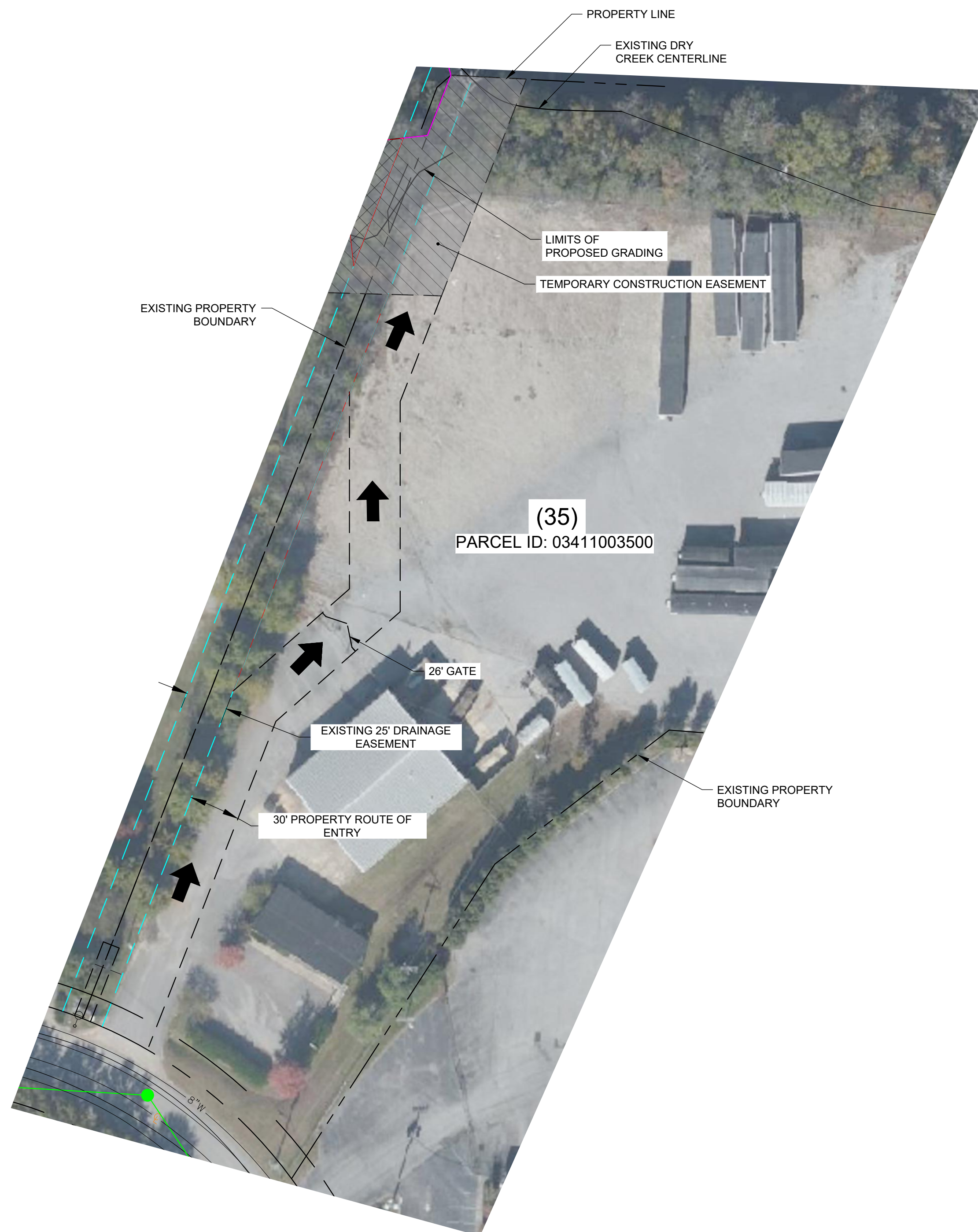
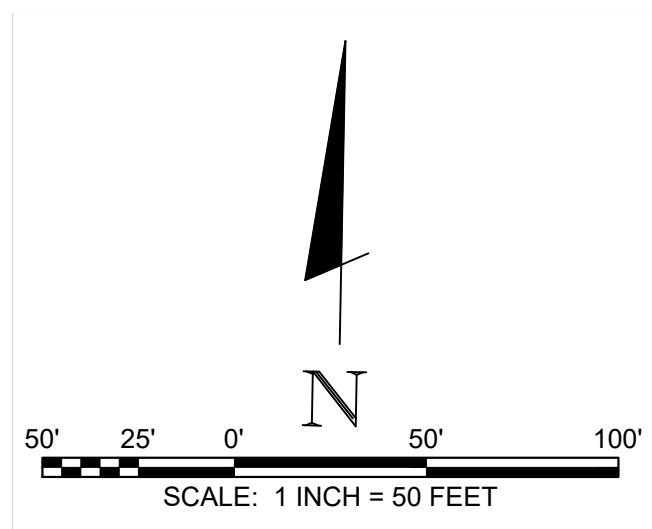
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




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SAVED 9/10/2025  
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<b>DRY CREEK PROPERTY EXHIBIT</b> <b>MWS Project No. 21-SC-0226</b> <b>R.O.W. ACQUISITION TABLE</b>								
PROPERTY NO.	ADDRESS	PROPERTY OWNER	TAX PARCEL ID NUMBER	BOOK	PAGE	INSTRUMENT NUMBER	TEMPORARY CONSTRUCTION EASEMENT (SF)	ROW ENTRY (SF)
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**LEGEND:**

-  TEMPORARY CONSTRUCTION EASEMENT
-  EX. SANITARY SEWER
-  EX. SEWER MANHOLE
-  ROUTE OF ENTRY

PRELIMINARY  
NOT FOR  
CONSTRUCTION

DRY CREEK PROPERTY EXHIBIT

METRO WATER SERVICES  
DRY CREEK WRF FLOOD MITIGATION SYSTEM  
NASHVILLE, TENNESSEE

[illegible]

EX. B-4

FILE NO. 35055-19