



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

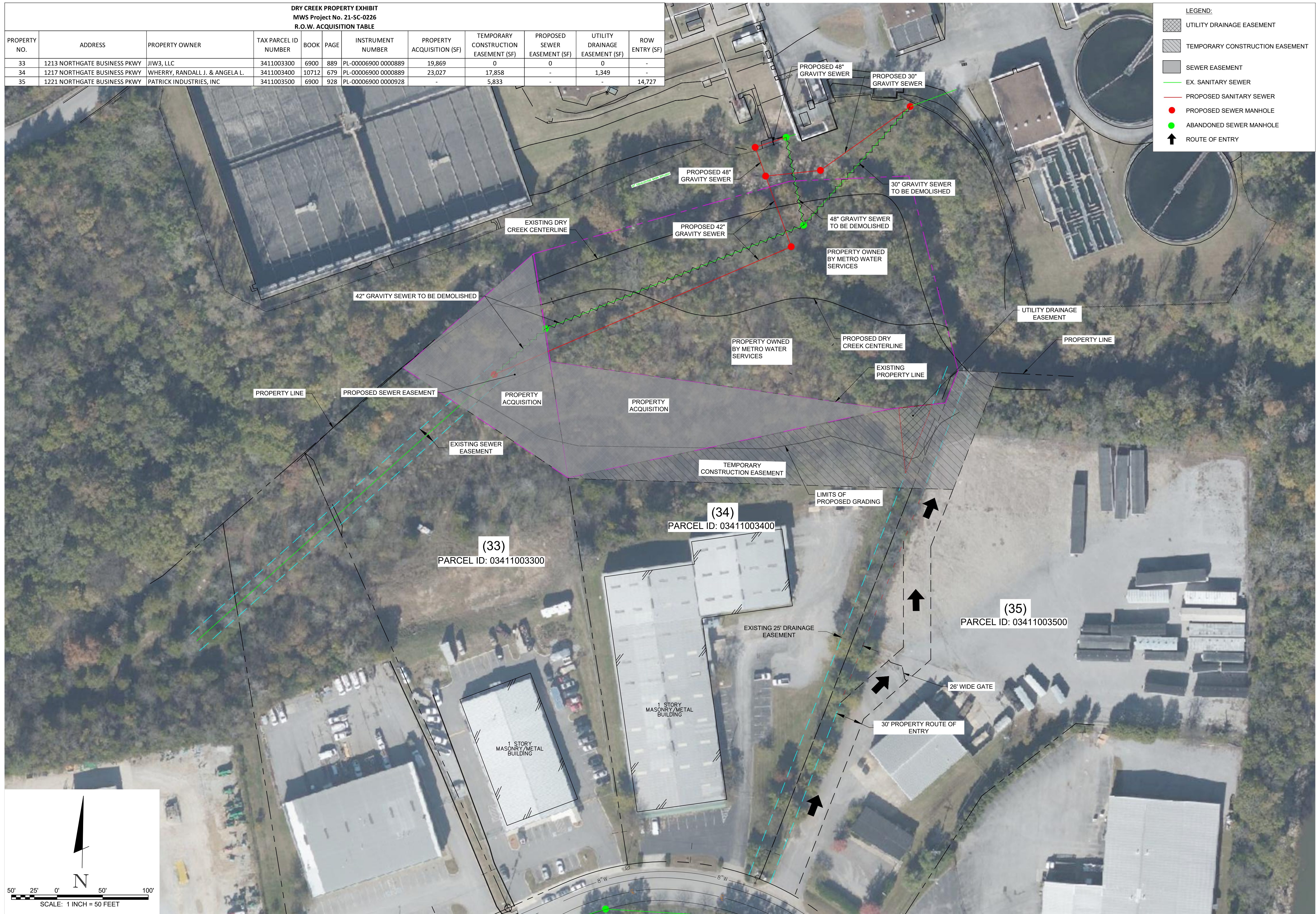
This recommendation for approval is given as set forth in the Metropolitan Planning Commission Rules and Procedures. If you have any questions about this matter, please contact Delilah Rhodes at Delilah.Rhodes@nashville.gov or 615-862-7208

Sincerely,









A handwritten signature in blue ink that reads "Robert Leeman".

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

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 (\$F)	TEMPORARY CONSTRUCTION EASEMENT (\$F)	PROPOSED SEWER EASEMENT (\$F)	UTILITY DRAINAGE EASEMENT (\$F)	ROW ENTRY (\$F)
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

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DESIGN SOLUTIONS

615 3rd Avenue South // Suite 700 // Nashville, Tennessee 37210
PHONE (615) 254-1500 // FAX (615) 255-6572

PRELIMINARY
NOT FOR
CONSTRUCTION

DRY CREEK PROPERTY EXHIBIT

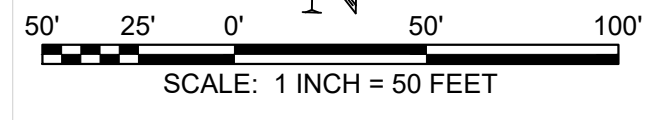
METRO WATER SERVICES
DRY CREEK WRF FLOOD MITIGATION SYSTEM
NASHVILLE, TENNESSEE

[illegible]

EX. B-1

FILE NO. 35055-19

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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 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	19,869	0	0	0	0

[illegible]

DRY CREEK PROPERTY EXHIBIT

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

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LEGEND:

 UTILITY DRAINAGE EASEMENT TEMPORARY CONSTRUCTION EASEMENT

— — — EX. SANITARY SEWER TO BE DEMOLISHE

EX. SANITARY SEWER

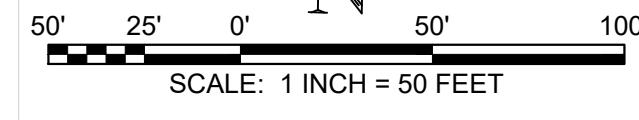
— PROPOSED SANITARY SEWER

— PROPOSED SEWER MANHOLE

 ABANDONED SEWER MANHOLE

● ROUTE OF ENTRY



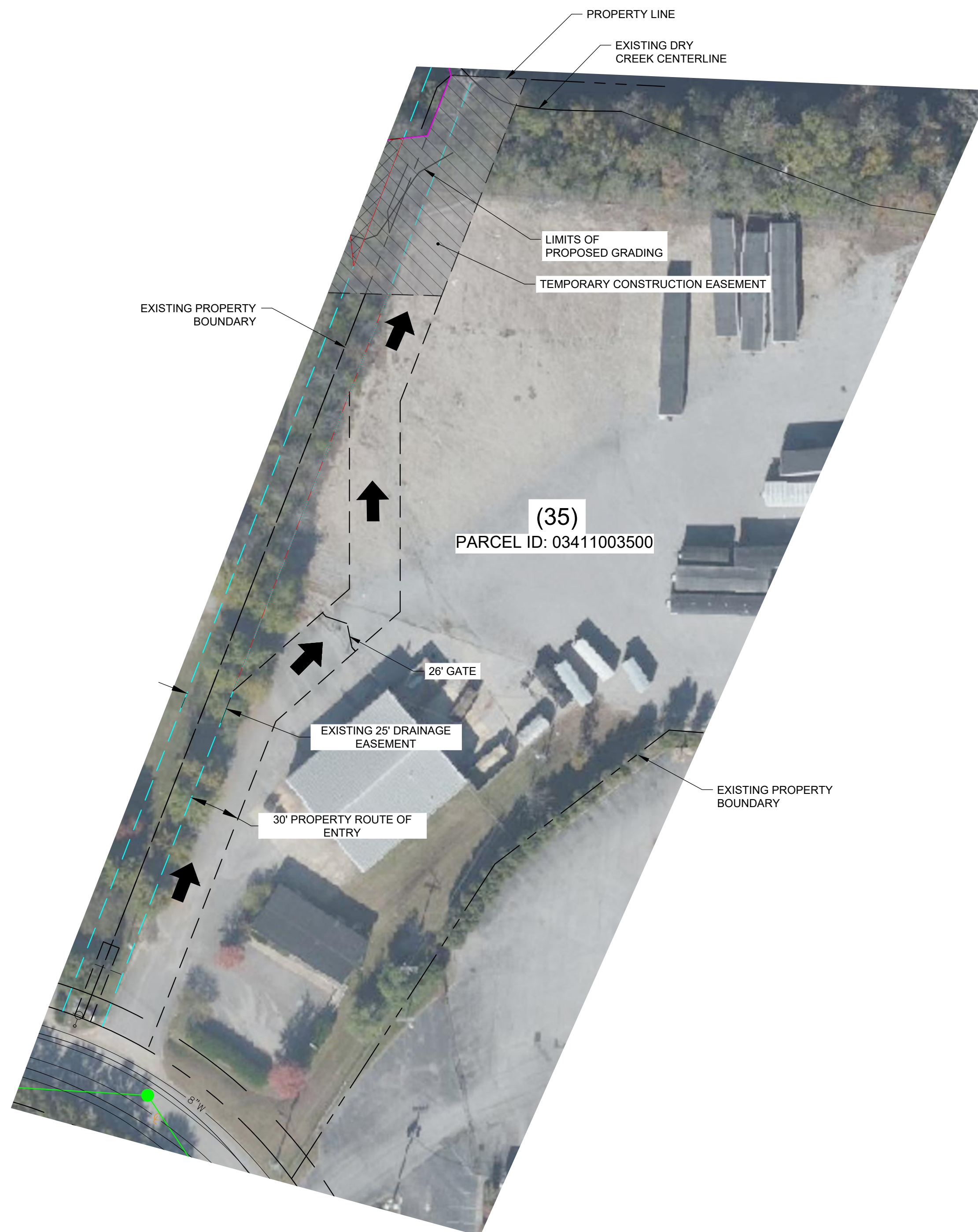
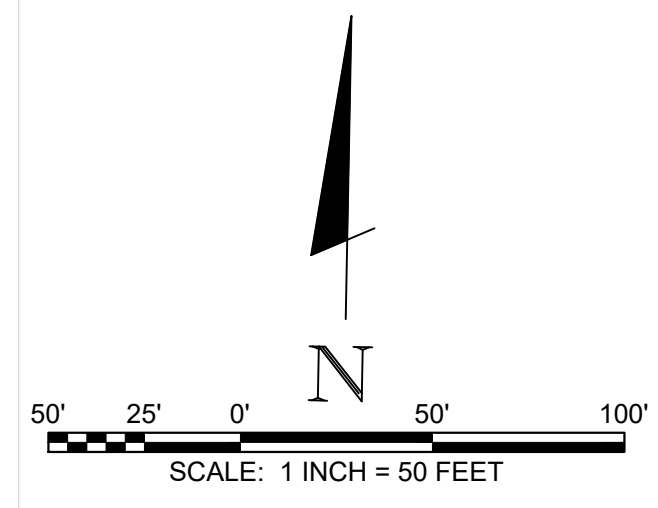


DRY CREEK PROPERTY EXHIBIT MWS Project No. 21-SC-0226 R.O.W. ACQUISITION TABLE									
PROPERTY NO.	ADDRESS	PROPERTY OWNER	TAX PARCEL ID NUMBER	BOOK	PAGE	INSTRUMENT NUMBER	PROPERTY ACQUISITION (SF)	TEMPORARY CONSTRUCTION EASEMENT (SF)	UTILITY DRAINAGE EASEMENT (SF)
34	1217 NORTHGATE BUSINESS PKWY	WHERRY,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

[illegible]

EX. B-3

FILE NO. 35055-19



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	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

[illegible]

DRY CREEK PROPERTY EXHIBIT

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

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LEGEND:

 TEMPORARY CONSTRUCTION EASEMENT

EX. SANITARY SEWER

● EX. SEWER MANHOLE

↑ ROUTE OF ENTRY