



December 8, 2025

To: Edward Jenkins Metro General Services

**Re: Heritage Creek Greenway Easement
Planning Commission Mandatory Referral 2025M-059AG-001
Council District # 03 Jennifer Gamble, 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 a greenway conservation easement between the Metropolitan Government of Nashville and Davidson County, through the Metropolitan Board of Parks and Recreation, and Domain Timberlake Multistate 2, LLC; C/O Clayton Properties Group, Inc., for greenway improvements at 1032 Bear Run, 409 Misty Creek Court, and 0 Nature Trail Way (Parcel Nos. 032160B90500CO, 032160B90600CO, and 032160B90700CO) (Proposal No. 2025M-059AG-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



0 200 400

MAP 032, PARCEL
206.00
CLAYTON
PROPERTIES
GROUP, INC
INSTRUMENT NUMBER:
202001030-0126564,
R.O.D.C.T

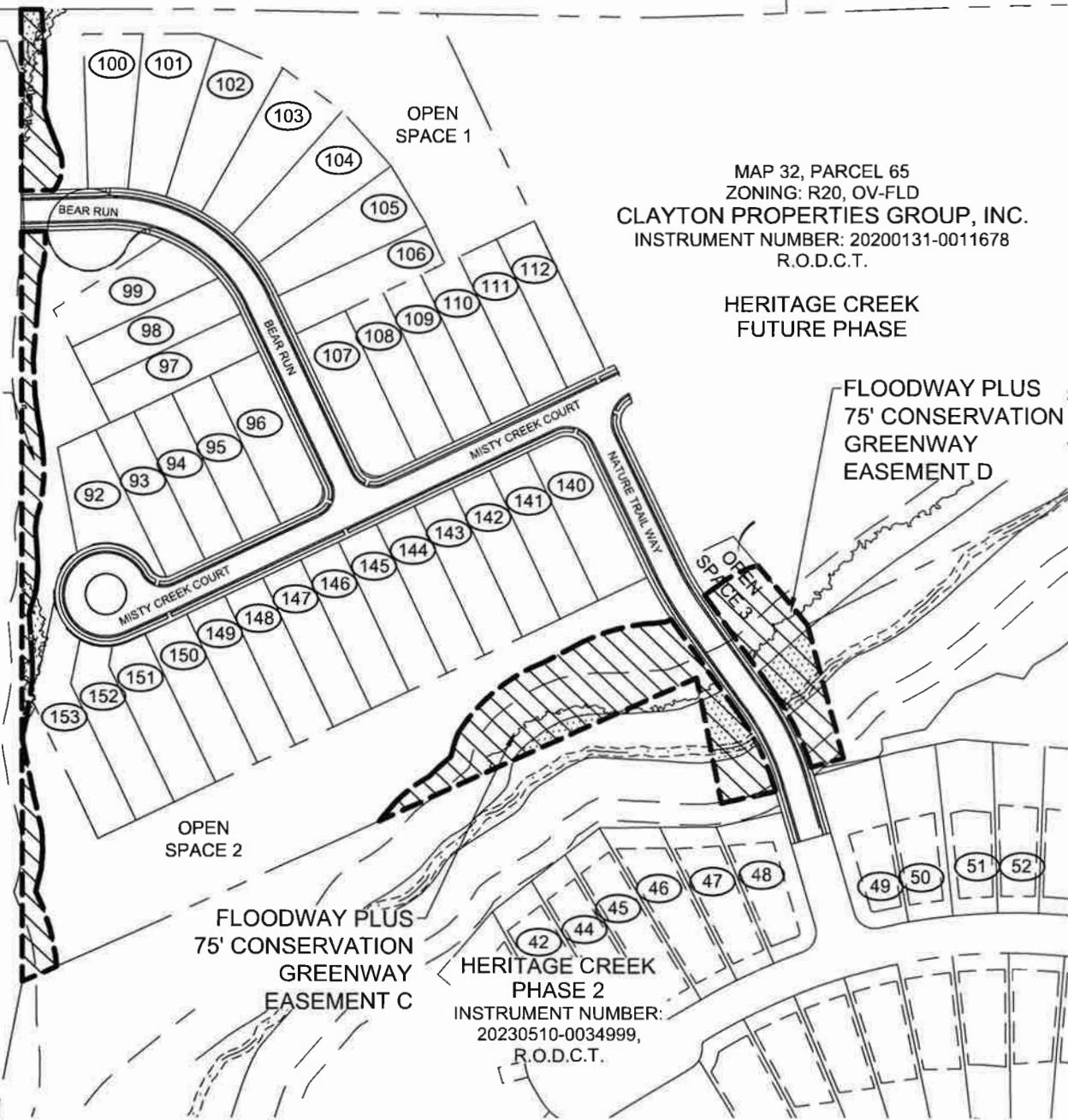
MAP 032, PARCEL 210.00
RONALD & BRANDY WADE
INSTRUMENT NUMBER: 20211007-0134647,
R.O.D.C.T

MAP 032, PARCEL 209.00
ALLISON YVETTE
& WILLIAM
PATTON
INSTRUMENT NUMBER:
20211013-0137415,
R.O.D.C.T

TRACT 2

FLOODWAY PLUS
75' CONSERVATION
GREENWAY
EASEMENT A

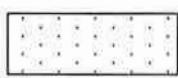
FLOODWAY PLUS
75' CONSERVATION
GREENWAY
EASEMENT B



LEGEND



FLOODWAY PLUS
75' CONSERVATION
GREENWAY EASEMENT



FLOODWAY

Scale: SCALE = 1" = 200'

Date: July 28, 2025

Approved By: T.J.S.

Drawn by: L.A.P.

EXHIBIT B-1

CONSERVATION GREENWAY EASEMENT DEDICATION HERITAGE CREEK - PHASE 5

NATURE TRAIL WAY, THIRD COUNCIL DISTRICT,
METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE

MAP 032, PARCEL
206.00
CLAYTON
PROPERTIES
GROUP, INC
INSTRUMENT
NUMBER:
202001030-0126564,
R.O.D.C.T

MAP 032, PARCEL 210.00
RONALD & BRANDY WADE
INSTRUMENT NUMBER: 202111007-0134647,
R.O.D.C.T



TRACT 2

0 50 100

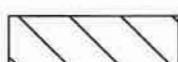
POINT OF BEGINNING
FLOODWAY PLUS
75' CONSERVATION
GREENWAY EASEMENT A
N:711,795.9
E:1,742,801.9

50' METRO STREAM
BUFFER ZONE 1

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S81°46'13"E	25.04'
L2	S04°49'03"W	64.40'
L3	S07°56'47"W	28.34'
L4	S10°48'43"W	27.18'
L5	S08°02'02"E	19.60'
L6	S13°22'27"E	34.66'
L7	N83°27'46"W	39.35'

FLOODWAY PLUS
75' CONSERVATION
GREENWAY
EASEMENT B

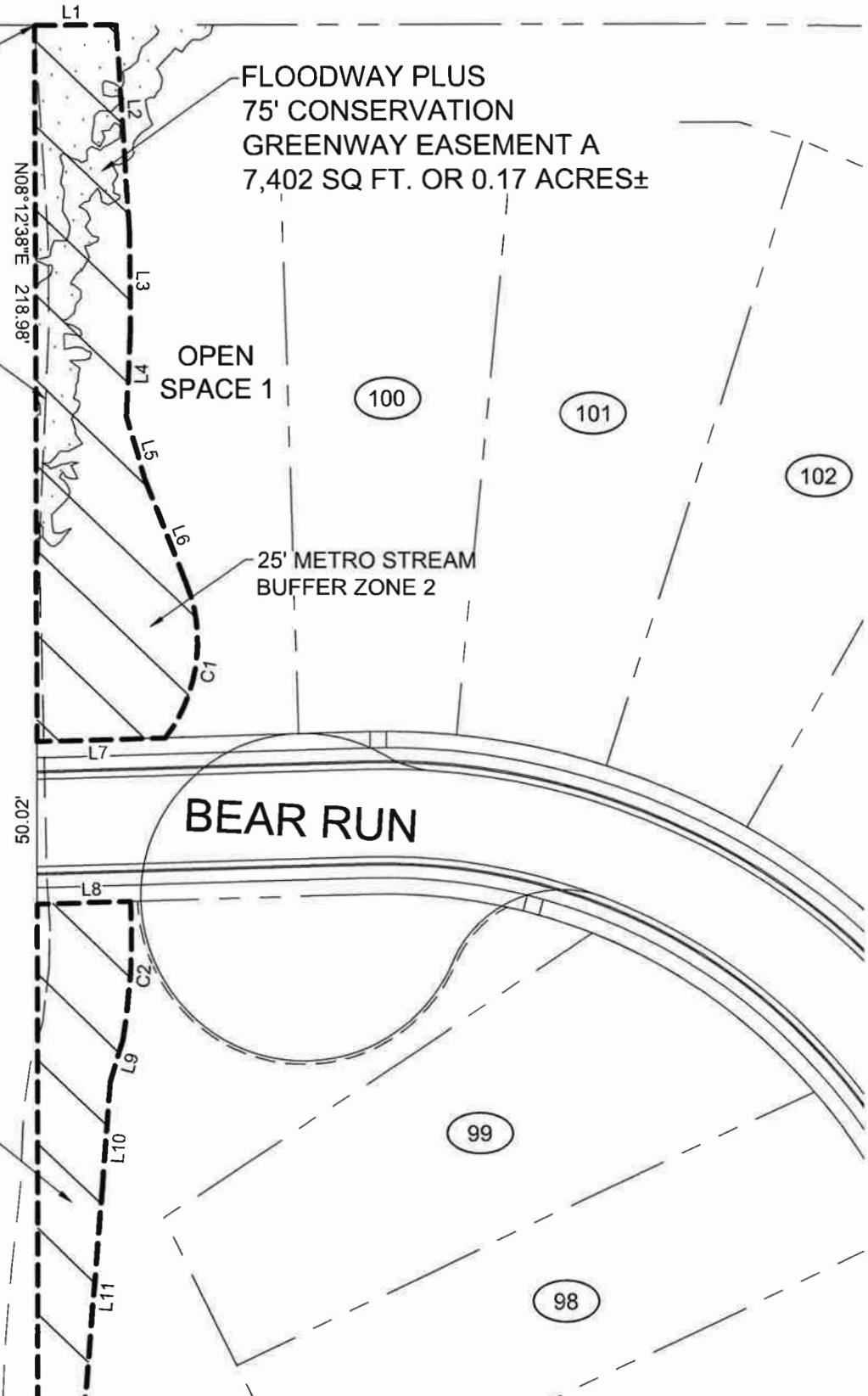
LEGEND



FLOODWAY PLUS
75' CONSERVATION
GREENWAY EASEMENT



FLOODWAY



Scale: SCALE = 1" = 50'

Date: July 28, 2025

Approved By: T.J.S.

Drawn by: L.A.P.

EXHIBIT B-2

CONSERVATION GREENWAY
EASEMENT "A" DEDICATION
HERITAGE CREEK - PHASE 5

NATURE TRAIL WAY, THIRD COUNCIL DISTRICT,
METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE



0 100 200



LINE TABLE

LINE	BEARING	DISTANCE
L8	S83°27'46"E	28.58'
L9	S24°34'48"W	13.93'
L10	S12°25'22"W	33.19'
L11	S12°58'23"W	67.52'
L12	S06°02'42"W	44.81'
L13	S00°37'48"W	27.86'
L14	S02°09'43"E	20.95'
L15	S02°39'51"W	19.57'
L16	S14°07'09"W	16.21'
L17	S03°34'38"W	25.97'
L18	S05°56'42"W	23.44'
L19	S13°46'26"W	25.38'
L20	S25°22'16"W	27.63'
L21	S04°32'10"W	59.44'
L22	S07°49'03"W	21.20'
L23	S16°51'31"W	46.31'
L24	S20°35'58"W	22.16'
L25	S08°19'04"W	8.18'
L26	S02°54'44"E	67.10'
L27	S04°52'14"E	43.40'
L28	S05°11'40"W	23.03'
L29	S12°31'49"W	22.75'
L30	S21°46'28"W	28.45'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BRG
C2	178.26'	41.97'	13°29'27"	21.08'	41.88'	S11°32'37"W
C3	192.24'	80.45'	23°58'42"	40.82'	79.86'	S13°22'40"W
C4	253.15'	94.85'	21°28'08"	47.99'	94.30'	S07°06'09"E

LEGEND



**FLOODWAY PLUS
75' CONSERVATION
GREENWAY EASEMENT**



FLOODWAY

Scale: SCALE = 1" = 100'

Date: July 28, 2025

Approved By: T.J.S.

Drawn by: L.A.P.

POINT OF BEGINNING
FLOODWAY PLUS
75' CONSERVATION
GREENWAY EASEMENT B
N:711,529.7
E:1,742,763.5

MAP 32, PARCEL 65
ZONING: R20, OV-FLD
CLAYTON PROPERTIES GROUP, INC.
INSTRUMENT NUMBER: 20200131-0011678
R.O.D.C.T.

HERITAGE CREEK FUTURE PHASE

50' METRO STREAM
BUFFER ZONE 1

FLOODWAY PLUS
75' CONSERVATION
GREENWAY
EASEMENT B
16,957 SQ. FT. OR
0.39 ACRES±

Map showing property boundaries, roads, and buffer zones. Key features include:

- BEAR RUN** (labeled in the upper left)
- MISTY CREEK COURT** (labeled in the center)
- OPEN SPACE 2** (labeled in the lower right)
- HERITAGE CREEK PHASE 2** (labeled in the bottom right)
- 25' METRO STREAM BUFFER ZONE 2** (labeled in the center)
- 50' METRO STREAM BUFFER ZONE 1** (labeled in the bottom center)
- COORDINATES**: N08°12'38"E, 911.04'
- INSTRUMENT NUMBER**: 20230510-0034999, R.O.D.C.T.
- LOT NUMBERS**: 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153.

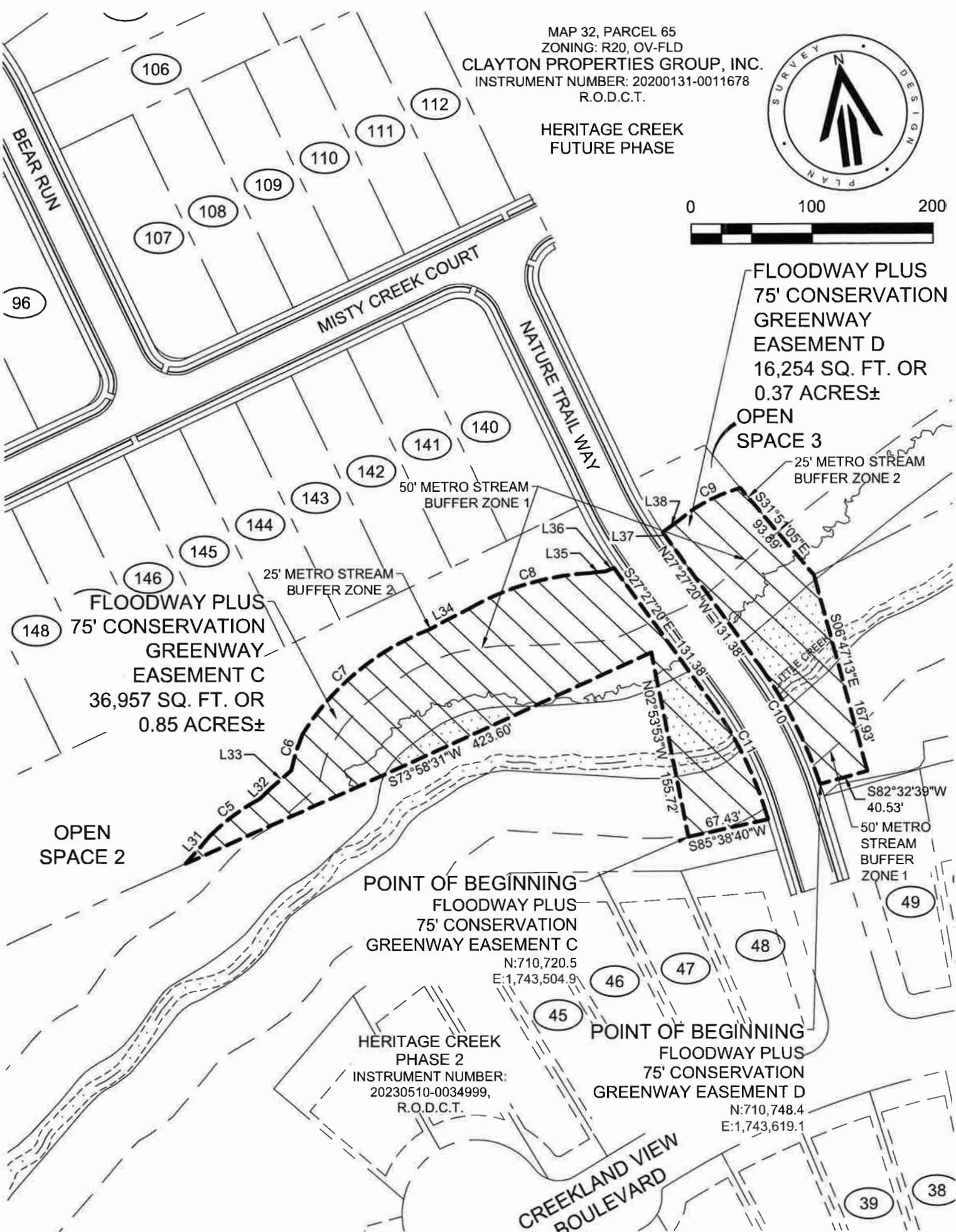
EXHIBIT B-3

CONSERVATION GREENWAY
EASEMENT "B" DEDICATION
HERITAGE CREEK - PHASE 5

NATURE TRAIL WAY, THIRD COUNCIL DISTRICT,
METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE



RaganSmith
a Pape-Dawson company
ashville - Murfreesboro - Chattanooga
ragsmith.com
Ted J. Stevenson II
tslevenson@ragsmith.com



LEGEND

FLOODWAY PLUS
75' CONSERVATION
GREENWAY EASEMENT

FLOODWAY

Scale: SCALE= 1" = 100'

Date: July 28, 2025

Approved By: T.J.S.

Drawn by: L.A.P.

EXHIBIT B-4

CONSERVATION GREENWAY
EASEMENT "C" & "D" DEDICATION
HERITAGE CREEK - PHASE 5NATURE TRAIL WAY, THIRD COUNCIL DISTRICT,
METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE

**EASEMENT DEDICATION "C" & "D"
CURVE AND LINE TABLES**

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BRG
C5	166.87'	52.76'	18°06'54"	26.60'	52.54'	N61°07'18"E
C6	179.33'	31.52'	10°04'12"	15.80'	31.48'	N25°41'06"E
C7	216.58'	137.74'	36°26'23"	71.29'	135.43'	N58°58'36"E
C8	229.92'	107.16'	26°42'15"	54.57'	106.20'	N82°05'30"E
C9	135.17'	58.09'	24°37'17"	29.50'	57.64'	N70°31'28"E
C10	350.61'	109.41'	17°52'44"	55.15'	108.96'	N18°36'30"W
C11	308.00'	103.28'	19°12'46"	52.13'	102.80'	S17°50'57"E

LINE TABLE		
LINE	BEARING	DISTANCE
L31	N49°06'13"E	29.54'
L32	N53°44'27"E	12.78'
L33	N57°01'16"E	22.24'
L34	N70°30'48"E	37.84'
L35	S87°25'03"E	11.92'
L36	N75°11'03"E	7.35'
L37	N26°55'04"W	5.78'
L38	N62°23'21"E	16.26'

Scale: N T S
 Date: July 28, 2025
 Approved By: T.J.S.
 Drawn by: L.A.P.

EXHIBIT B-5

**CONSERVATION GREENWAY
EASEMENT "C" & "D" DEDICATION
HERITAGE CREEK - PHASE 5**

NATURE TRAIL WAY, THIRD COUNCIL DISTRICT,
METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE