



October 16, 2024

To: Ronald Colter Metro Department of Finance

Re: **Piedmont Easement – 0 West Hamilton
Planning Commission Mandatory Referral 2024M-042AG-001
Council District #01 Joy Kimbrough, 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 authorizing the granting of permanent and temporary construction easements to Piedmont Natural Gas Co. on certain property owned by the Metropolitan Government located at 0 West Hamilton Avenue (Parcel No. 07000003600) (Proposal No. 2024M-042AG-001).

The relevant Metro agencies (Metro Parks, Nashville Department of Transportation, 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 that reads "Lisa Milligan".

Lisa Milligan
Assistant Director Land Development
Metro Planning Department
cc: *Metro Clerk*

**Re: Piedmont Easement – 0 West Hamilton
 Planning Commission Mandatory Referral 2024M-042AG-001
 Council District #01 Joy Kimbrough, Council Member**

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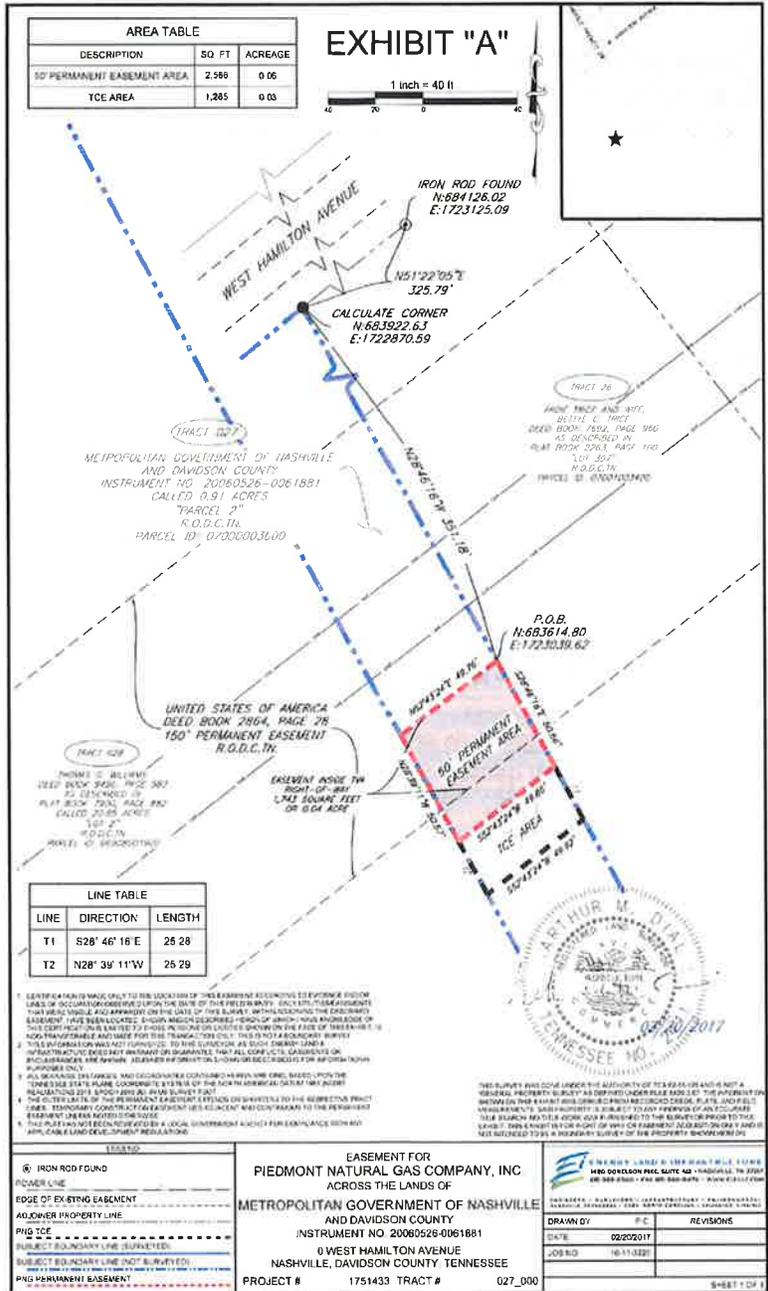
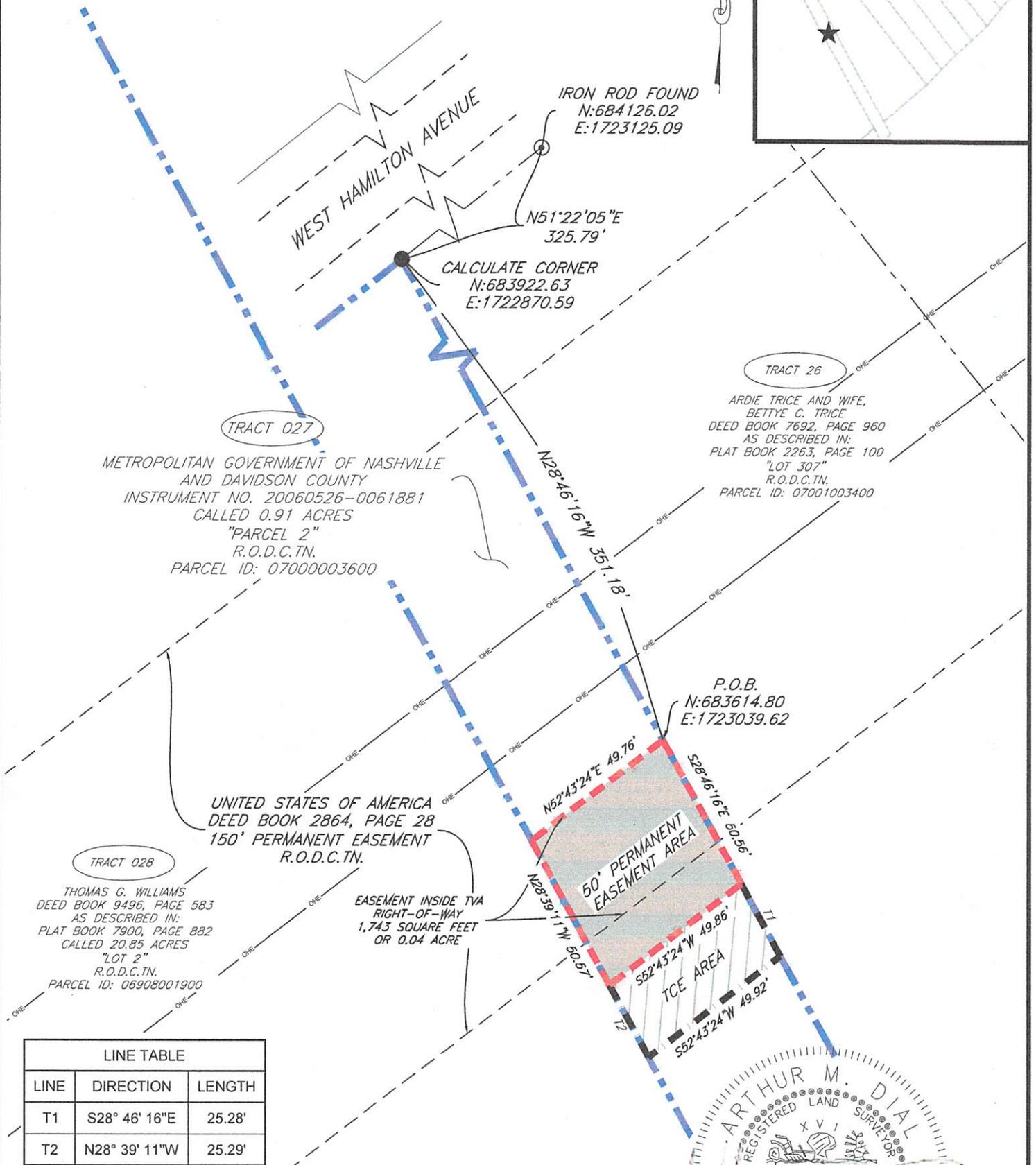
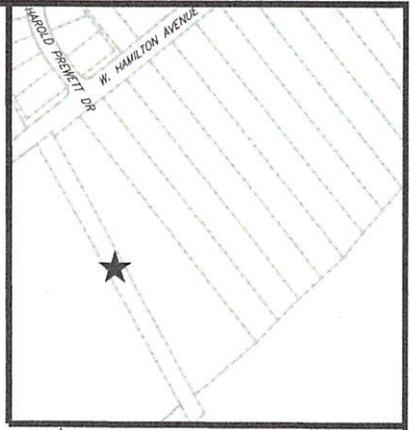
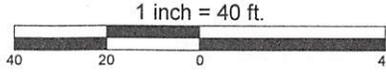


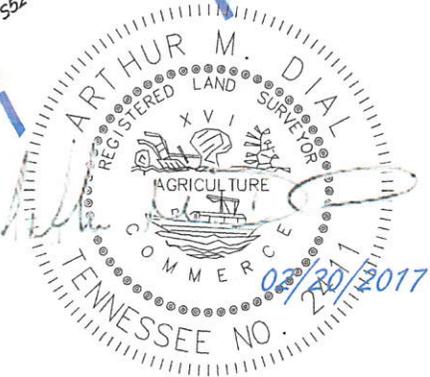
EXHIBIT "A"

AREA TABLE		
DESCRIPTION	SQ. FT.	ACREAGE
50' PERMANENT EASEMENT AREA	2,566	0.06
TCE AREA	1,285	0.03



LINE TABLE		
LINE	DIRECTION	LENGTH
T1	S28° 46' 16"E	25.28'
T2	N28° 39' 11"W	25.29'

- CERTIFICATION IS MADE ONLY TO THE LOCATION OF THIS EASEMENT ACCORDING TO EVIDENCE AND/OR LINES OF OCCUPATION OBSERVED UPON THE DATE OF THIS FIELD SURVEY. ONLY UTILITIES/EASEMENTS THAT WERE VISIBLE AND APPARENT ON THE DATE OF THIS SURVEY, WITHIN ADJOINING THE DESCRIBED EASEMENT, HAVE BEEN LOCATED, SHOWN AND/OR DESCRIBED HERON OF WHICH I HAVE KNOWLEDGE OF. THIS CERTIFICATION IS LIMITED TO THOSE PERSONS OR ENTITIES SHOWN ON THE FACE OF THIS EXHIBIT. IS NON-TRANSFERABLE AND MADE FOR THIS TRANSACTION ONLY. THIS IS NOT A BOUNDARY SURVEY.
- TITLE INFORMATION WAS NOT FURNISHED TO THIS SURVEYOR; AS SUCH, ENERGY LAND & INFRASTRUCTURE DOES NOT WARRANT OR GUARANTEE THAT ALL CONFLICTS, EASEMENTS OR ENCUMBRANCES ARE SHOWN. ADJOINER INFORMATION SHOWN OR DESCRIBED IS FOR INFORMATIONAL PURPOSES ONLY.
- ALL BEARINGS, DISTANCES, AND COORDINATES CONTAINED HEREIN ARE GRID, BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, OF THE NORTH AMERICAN DATUM 1983 (NAD83, REALIZATIONS 2011, EPOCH 2010.00), IN US SURVEY FOOT.
- THE OUTER LIMITS OF THE PERMANENT EASEMENT EXTENDS OR SHORTENS TO THE RESPECTIVE TRACT LINES. TEMPORARY CONSTRUCTION EASEMENT LIES ADJACENT AND CONTINUOUS TO THE PERMANENT EASEMENT UNLESS NOTED OTHERWISE
- THIS PLAT HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.



THIS SURVEY WAS DONE UNDER THE AUTHORITY OF TCA 62-18-126 AND IS NOT A "GENERAL PROPERTY SURVEY" AS DEFINED UNDER RULE 0820-3-07. THE INFORMATION SHOWN ON THIS EXHIBIT WAS DERIVED FROM RECORDED DEEDS, PLATS, AND FIELD MEASUREMENTS. SAID PROPERTY IS SUBJECT TO ANY FINDINGS OF AN ACCURATE TITLE SEARCH. NO TITLE WORK WAS FURNISHED TO THE SURVEYOR PRIOR TO THIS EXHIBIT. THIS EXHIBIT IS FOR RIGHT-OF-WAY OR EASEMENT ACQUISITION ONLY AND IS NOT INTENDED TO BE A BOUNDARY SURVEY OF THE PROPERTY SHOWN HEREON.

LEGEND	
●	IRON ROD FOUND
---	POWER LINE
---	EDGE OF EXISTING EASEMENT
---	ADJOINER PROPERTY LINE
---	PNG TCE
---	SUBJECT BOUNDARY LINE (SURVEYED)
---	SUBJECT BOUNDARY LINE (NOT SURVEYED)
---	PNG PERMANENT EASEMENT

EASEMENT FOR
PIEDMONT NATURAL GAS COMPANY, INC.
 ACROSS THE LANDS OF
METROPOLITAN GOVERNMENT OF NASHVILLE
 AND DAVIDSON COUNTY
 INSTRUMENT NO. 20060526-0061881
 0 WEST HAMILTON AVENUE
 NASHVILLE, DAVIDSON COUNTY, TENNESSEE
 PROJECT # 1751433 TRACT # 027_000

EI ENERGY LAND & INFRASTRUCTURE
 1420 DONELSON PIKE, SUITE A12 • NASHVILLE, TN 37217
 615-393-6300 • FAX 615-360-8476 • WWW.ELI-LLC.COM

ENGINEERS • SURVEYORS • INFRASTRUCTURE • ENVIRONMENTAL
 NASHVILLE, TENNESSEE • CARY, NORTH CAROLINA • ARLINGTON, VIRGINIA

DRAWN BY:	P.C.	REVISIONS
DATE:	02/20/2017	
JOB NO.	16-11-3220	

SHEET 1 OF 1

	PNG Line 431	
	PROJECT NUMBER	IR#1751433

TOTAL COMPENSATION WORKSHEET

Permanent Easement, Temporary Construction Easement, and Damages

PARCEL INFO	
PNG Tract #:	27
Tax Map and Parcel #:	070-00-0-036.00
County:	Davidson
Exhibit Date:	2/20/2017

OWNER INFO	
Name:	Metropolitan Government of Nashville and Davidson County
Address:	0 West Hamilton Avenue Nashville, TN 37218
Phone:	Phone:

COMPENSATION	
Permanent Easement Inside TVA:	\$435.00
Permanent Easement Outside TVA:	\$435.00
Temporary Construction Easement:	\$135.00
Easement Area Subtotal: <i>(To be shown on recorded easement)</i>	\$1,005.00
Anticipated Damages: <i>(List type, e.g. - Timber, Crops, Landscaping, etc.)</i>	
a) In Permanent Easement Area _____	
b) In Temporary Construction Easement _____	
Damages Subtotal:	\$0.00
TOTAL COMPENSATION	\$1,005.00

Landowner Signature

Date:

Abraham Wescott

Landowner Signature

Date:

Dianna A. Khosa

Land Agent Signature

October 17, 2024

Date:

PERMISSIVE USE AND RIGHT OF ENTRY AGREEMENT

THIS AGREEMENT is made and entered into by and between THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, by and through METROPOLITAN PARKS AND RECREATION, hereinafter referred to as "GRANTOR" and Piedmont Natural Gas Company, hereinafter referred to as "GRANTEE".

WHEREAS, GRANTOR is the owner of real property located at 0 West Hamilton Ave., identified as Davidson County Tax Map 070-00-0 Parcels 36.00 (PNG Project Tract 027), in Davidson County Tennessee, and as approximately shown on Exhibit A; and

WHEREAS, Piedmont Natural Gas Company ("GRANTEE") is seeking to acquire a 50' permanent easement area on GRANTOR'S property for the purpose of installing and maintaining a permanent gas line; and

WHEREAS, GRANTOR, acting through its Director of Public Property has negotiated for fair market compensation for the granting of said easements; and

WHEREAS, the work being performed by GRANTEE and its agents shall be confined to the area as shown on the attached Exhibit A;

NOW, THEREFORE, in consideration of One Dollar (\$1.00) cash in hand paid each to the other, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree and contract as follows:

1. For the term of this agreement, GRANTOR grants to GRANTEE and its agents permission to use and enter upon GRANTOR's property only for the purposes outlined above.
2. GRANTEE agrees that all excavation on the site near utility lines shall be coordinated with the appropriate Metro employees and/or its agents. Open cut ditch.
3. In consideration for the use of the Premises, GRANTOR does not waive any claim for damage of any kind resulting from the negligence, recklessness, or any wrongdoing of any agent, representative or contractor for GRANTEE. GRANTEE'S Certificate of Liability Insurance attached as Exhibit B.
4. GRANTOR and GRANTEE agree work shall not begin prior to Park Board approval.
5. Either party may cancel this agreement upon thirty (30) days' written notice to the other party.

GRANTOR address: Metropolitan Board of Parks and Recreation, P.O. Box 196340, Nashville, TN 37219-6340, Attn: Director of Parks

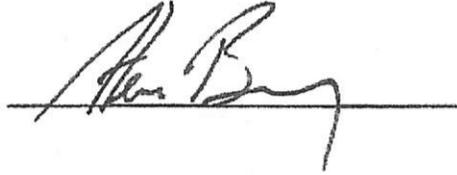
GRANTEE address: Piedmont Natural Gas Co.,
83 Century Blvd., Nashville, TN 37214
Attn: Real Estate

6. The term of this agreement shall commence from the latter date of execution on this document. Upon either passage of an Ordinance granting said easements that are being filed with Metro Council being passed and filed with the Metro Clerk or completion of the improvements, whichever occurs sooner, this agreement shall automatically terminate. In no case shall this agreement continue beyond January 31st, 2019.
7. GRANTEE agrees at completion of WORK property will be restored to its original condition, including seeding and straw-ing where appropriate.
8. GRANTOR and GRANTEE acknowledge the GRANTOR's intent to construct a greenway trail (running between West Hamilton and the Whites Creek Greenway at Hartman Park) in the future. GRANTEE will work in good faith to permit construction of said trail.
9. GRANTEE will notify LOCAL AGENCY at least 1 week prior to commencing use of the property and will notify LOCAL AGENCY when work is complete, via email

to Monique Odom at monique.odom@nashville.gov and Cindy Harrison at cindy.harrison@nashville.gov

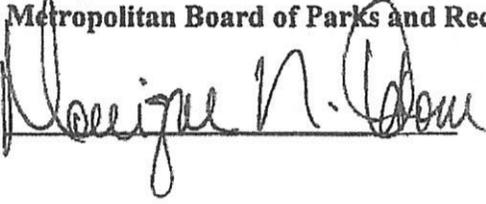
EXECUTED in duplicate, each executed instrument to be considered an original for all purposes.

GRANTOR:
Steve Berry, Director
Public Property Administration



Executed this 10th day of July, 2018.

Monique Odom, Director
Metropolitan Board of Parks and Recreation



Executed this 31 day of July, 2018.

GRANTEE: Piedmont Natural Gas Co.



Adam C Song
Title: Manager - Land Services

Executed this 24 day of August, 2018



4711 Trousdale Drive, Suite 121

Nashville, TN 37220

615-678-5674

April 9, 2019

Metro Government Easement Offer Data: Line 431, Tract 27

OFFER: Fee---\$43,500.00 Ac.

Permanent Easements:

A. --- Inside TVA Easement----.04 Ac. x \$43,500 x 25% = \$435.00

B. --- Outside TVA Easement--.02Ac. x \$43,500 x 50% = \$435.00

Temporary Workspace:

A. --- .03 Ac. x.\$43,500.00 x 10% = \$135.00

GRAND TOTAL ----- \$1005.00

Sales Data for this Metro Easement:

1. 3434 W.Hamilton Av--.72Ac., sold 2/16 for \$22,000.00 or \$30,550[®]Ac
2. 1710 Windover Dr---1.23 Ac., sold 9/15 for \$32,500.00 or \$26,425[®]Ac
3. 3219 Alpine Av -----1.01 Ac., sold 12/15 for \$45,000.00 or \$44,550 Ac.

The subject tract is approximately 1.0 acre in size, zoned R-10, and is valued by the assessor at \$21,000.00. For the purpose of this offer considering the size of the lot and zoning, a residential lot value was placed on the subject.

Certificate Of Completion

Envelope Id: 07B87605667E48F6BB819D36908561A8	Status: Completed
Subject: Complete with DocuSign: Legislative Tracking Form -Piedmont Easement 0 West Hamilton (N0643631x...	
Source Envelope:	
Document Pages: 9	Signatures: 4
Certificate Pages: 15	Initials: 0
AutoNav: Enabled	Envelope Originator:
Envelope Stamping: Enabled	Ronald Colter
Time Zone: (UTC-06:00) Central Time (US & Canada)	730 2nd Ave. South 1st Floor
	Nashville, TN 37219
	Ronald.colter@nashville.gov
	IP Address: 170.190.198.185

Record Tracking

Status: Original	Holder: Ronald Colter	Location: DocuSign
10/18/2024 7:58:51 AM	Ronald.colter@nashville.gov	
Security Appliance Status: Connected	Pool: StateLocal	
Storage Appliance Status: Connected	Pool: Metropolitan Government of Nashville and Davidson County	Location: DocuSign

Signer Events

Signer Events	Signature	Timestamp
Abraham Wescott abraham.wescott@nashville.gov Public Property Director Security Level: Email, Account Authentication (None)	 Signature Adoption: Pre-selected Style Using IP Address: 170.190.198.190	Sent: 10/18/2024 8:05:00 AM Viewed: 10/18/2024 9:26:24 AM Signed: 10/18/2024 9:27:16 AM

Electronic Record and Signature Disclosure:
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ID: 83d875a5-ab0d-4c64-9d6b-b872844db40f

kevin crumbo/mjw MaryJo.Wiggins@nashville.gov Security Level: Email, Account Authentication (None)	 Signature Adoption: Pre-selected Style Using IP Address: 170.190.198.185	Sent: 10/18/2024 9:27:18 AM Viewed: 10/18/2024 10:01:41 AM Signed: 10/18/2024 10:02:12 AM
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Electronic Record and Signature Disclosure:
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ID: fdf4854a-6574-4f8f-9841-cc6480d5b4b7

Macy Amos macy.amos@nashville.gov Security Level: Email, Account Authentication (None)	 Signature Adoption: Pre-selected Style Using IP Address: 172.58.144.26 Signed using mobile	Sent: 10/18/2024 10:02:14 AM Viewed: 10/18/2024 10:24:36 AM Signed: 10/18/2024 10:25:09 AM
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Electronic Record and Signature Disclosure:
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ID: 1a119225-3042-4245-a549-842bc8826f48

In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp
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Certified Delivery Events	Status	Timestamp
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Carbon Copy Events	Status	Timestamp
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Witness Events	Signature	Timestamp
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Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
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Certified Delivered	Security Checked	10/18/2024 10:24:36 AM
Signing Complete	Security Checked	10/18/2024 10:25:09 AM
Completed	Security Checked	10/18/2024 10:25:09 AM

Payment Events	Status	Timestamps
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Electronic Record and Signature Disclosure
