

LEGISLATIVE TRACKING FORM

Filing for Council Meeting Date: _____ ^{DS} PD _____ X Resolution _____ Ordinance

Contact/Prepared By: JHoneysucker/PDeaner

Date Prepared: 5/5/2025

Title (Caption): A resolution authorizing the Director of Public Property, or his designee, to exercise option agreements for the purchase of two flood-prone properties, located at 3900 Tucker Road and 3001 Hummingbird Drive, for Metro Water Services. (Proposal No. 2025M-002PR-001).

Submitted to Planning Commission? _____ N/A _____ Yes-Date: _____

Proposal No: ^{DS} _____

Proposing Department: Metro Water Services

Requested By: Scott Potter ^{DS} SP

Affected Department(s): _____ Affected Council District(s): 2

Legislative Category (check one):

<input type="checkbox"/> Bonds	<input type="checkbox"/> Contract Approval	<input type="checkbox"/> Intergovernmental Agreement
<input type="checkbox"/> Budget – Pay Plan	<input type="checkbox"/> Donation	<input type="checkbox"/> Lease
<input type="checkbox"/> Budget – 4%	<input type="checkbox"/> Easement Abandonment	<input type="checkbox"/> Maps
<input type="checkbox"/> Capital Improvements	<input type="checkbox"/> Easement Accept/Acquisition	<input type="checkbox"/> Master List A&E
<input type="checkbox"/> Capital Outlay Notes	<input type="checkbox"/> Grant	<input type="checkbox"/> Settlement of Claims/Lawsuits
<input type="checkbox"/> Code Amendment	<input type="checkbox"/> Grant Application	<input type="checkbox"/> Street/Highway Improvements
<input type="checkbox"/> Condemnation	<input type="checkbox"/> Improvement Acc.	<input checked="" type="checkbox"/> Other: Property Acquisition

FINANCE ^{Initial} Amount+/-: \$ 658,000.00

Funding Source: TV
PIF #24-052
Fund 47346

Capital Improvement Budget
Capital Outlay Notes
Departmental/Agency Budget
Funds to Metro
General Obligation Bonds
Grant
^{DS} Increased Revenue ^{DS} Sources

Match: \$ -0-

Judgment and Losses
Local Government Investment Project
Revenue Bonds
Self-Insured Liability
Solid Waste Reserve
Unappropriated Fund Balance
4% Fund
Other: _____

Approved by OMB: AC ^{DS} AP

Approved by Finance/Accounts: _____

Approved by Div Grants Coordination: _____

Date to Finance Director's Office: _____

APPROVED BY

FINANCE DIRECTOR'S OFFICE: _____

ADMINISTRATION

Council District Member Sponsors: _____

Council Committee Chair Sponsors: _____

Approved by Administration: _____ Date: _____

DEPARTMENT OF LAW

Date to Dept. of Law: _____ Approved by Department of Law: _____

Settlement Resolution/Memorandum Approved by: _____

Date to Council: _____ For Council Meeting: _____ E-mailed Clerk

All Dept. Signatures Copies Backing Legislative Summary Settlement Memo Clerk Letter Ready to File

Department of Law - White Copy

Administration - Yellow Copy

Finance Department - Pink Copy

RESOLUTION NO. _____

A resolution authorizing the Director of Public Property, or his designee, to exercise option agreements for the purchase of two flood-prone properties, located at 3900 Tucker Road and 3001 Hummingbird Drive, for Metro Water Services. (Proposal No. 2025M-002PR-001).

WHEREAS, it is in the public interest of The Metropolitan Government of Nashville & Davidson County to acquire certain flood-prone properties; and,

WHEREAS, the properties located at 3900 Tucker Road and 3001 Hummingbird Drive are flood-prone; and,

WHEREAS, Section 2.24.250(F) of the Metropolitan Code of Laws provides:

Where land in fee simple is being purchased for purposes other than for rights-of-way for highways, streets, roads, alleys and other places for vehicular traffic, the director of public property administration shall negotiate for the purchase of such property and seek to obtain from the owner an option to sell to the Metropolitan government at a fixed price, subject to the approval of the Metropolitan Council by resolution, and no purchase shall be consummated until it has been so approved by the Metropolitan Council; and,

WHEREAS, pursuant to the terms of the agreements attached hereto and incorporated herein as Exhibits 1 and 2, the Metropolitan Government holds an option to purchase those certain real properties as shown in Section 1 below; and,

WHEREAS, The Metropolitan Planning Commission approved mandatory referral No. 2025M-002PR-001 on April 18, 2025, for acquisition of the properties; and,

WHEREAS, it is in the best interest of the citizens of Nashville and Davidson County to approve the purchase of said property.

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

Section 1. The Director of Public Property, or his designee, is hereby authorized to exercise the options to purchase the two properties as shown on Exhibits 1 and 2, which are attached hereto and incorporated by reference and to execute the necessary documents pertaining thereto.

Map & Parcel:

Address:

05913008200

3900 Tucker Road

05914000900

3001 Hummingbird Drive

Section 2. 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

Scott A. Potter, Director
Water and Sewerage Services

INTRODUCED BY:

DocuSigned by:

Abraham Wescott

Abraham Wescott, Director
Public Property Administration

Council Member(s)

APPROVED AS TO THE
AVAILABILITY OF FUNDS:
Fund No. 47346
Amount: \$658,000.00
PIF No. 24-052

Signed by:

Jenneen Reed/mjw

Jenneen Reed, Director
Department of Finance

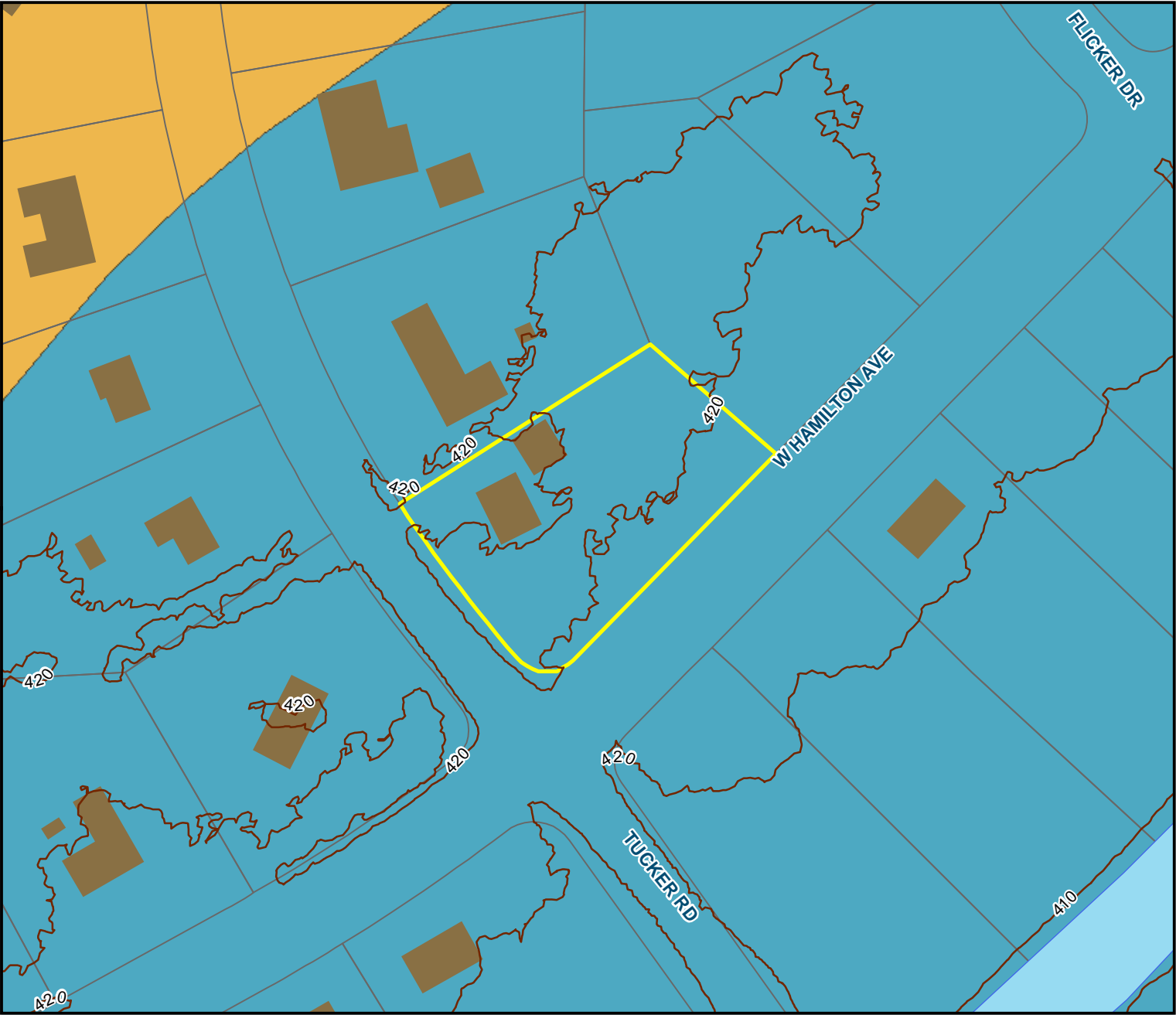
APPROVED AS TO FORM
AND LEGALITY:

Signed by:

Tara Ladd

Assistant Metropolitan Attorney

3900 TUCKER ROAD



10FT CONTOURS

BUILDING FOOTPRINTS

3900 TUCKER RD

WATER BODIES

PARCELS

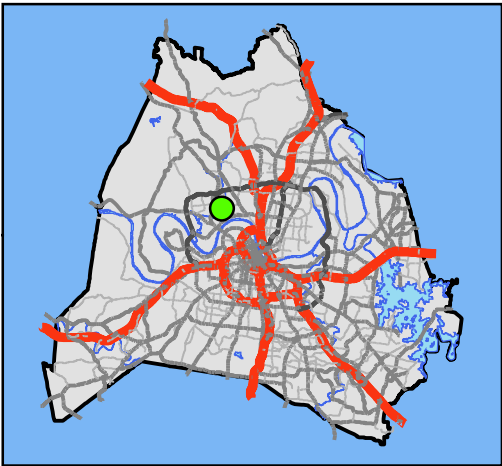
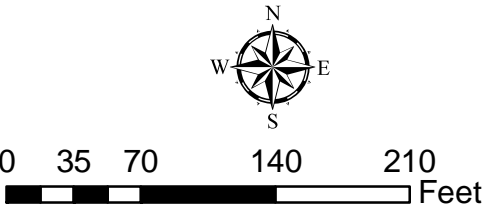
FLOODWAY

FLOODPLAIN

PARCEL NO: 05913008200

SCHEIBE, STEVEN D.

LATITUDE: -86.823391 LONGITUDE: 36.214777



FEE SIMPLE ACQUISITION OPTION

Project: Acquisition for Metropolitan Water Services

**Property Address: 3900 Tucker Road
Nashville, Tennessee**

**Map No. 059-13-0
Parcel Nos. 082.00**

KNOW ALL MEN BY THESE PRESENTS that, for and in consideration of the mutual benefits that will accrue by reason of the hereinafter described acquisition, we/I hereby grant and give to the Metropolitan Government of Nashville and Davidson County, Tennessee ("Metropolitan Government"), its agents or assigns, the right and option to purchase at any time within **90** days from the date hereof or within a reasonable period of time thereafter necessary to obtain the required documents to conclude the closing, upon the terms set forth, the fee simple interest in the herein described property located in Metropolitan Nashville and Davidson County, Tennessee:

Being Parcel 082.00, Davidson County Tax Map 059-13-0, containing 0.71 acres, more or less, and as more particularly described in Exhibit A attached hereto.

And Grantor(s) hereby agree(s) upon notice of the desire of the Metropolitan Government to exercise said right or option, within the time set out above (the Notice), to convey to said Metropolitan Government, its agents or assigns, by good and sufficient warranty deed, the stated interest in the described tract of land. In the event the Metropolitan Government does not give notice of exercise of this option within the time set out above, this instrument is to become null and void.

It is agreed that consideration paid to Grantor(s) by the Metropolitan Government will be applied consistent with applicable lien holders agreements, if applicable, unless waived by said lien holders. It is further agreed that when this option is executed, Grantor(s) shall give complete possession of above-described property by date of deed.

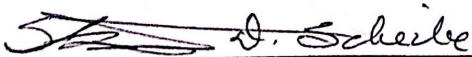
It is agreed should the Metropolitan Government exercise said right or option within the time set out above, that Grantor(s) will be paid the Fair Market Value of Three Hundred Thirty Thousand and No/100ths Dollars (\$330,000.00) upon execution of the aforesaid deed to the Metropolitan Government. Grantor(s) will pay taxes for the current year (pro-rated) and all back taxes, if any, assessed on above-described property.

It is agreed that within ten (**10**) days from this agreement, the Metropolitan Government will be granted access to the property at all times for the purpose of performing a Survey, Phase I Environmental Site Assessment, and any and all inspections deemed necessary.

The purchase of this property is contingent upon the approval of the Metropolitan Council.

IN WITNESS WHEREOF, we/I hereunto set our/my hand(s) and obligate ourselves/myself and our/my heirs, executors and assigns to faithfully perform this agreement, in its entirety, on this, the 26th day of March 2025.

Grantor(s) Signature(s) Required:



For the Metropolitan Government:

**Abraham Westcott, Director
Public Property Administration**

EXHIBIT A

Legal Description

Being a certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 195 on the Plan of Treppard Heights, Section I, of record in Book 2663, page 65, Register's Office for said county, described as follows:

Beginning at a point in the northwesterly margin of West Hamilton Avenue, the common corner of lots 195 and 196; thence with the line between said lots, northwestwardly 112 feet to a point, the southeast corner of lot 194; thence with the line between lots 195 and 194, southwestwardly 202.9 feet to a point in the northeasterly margin of Tucker Road; thence with the margin of the same, southeastwardly 129.24 feet to a point; the beginning of a curve; thence eastwardly around said curve with a radius of 24.02 feet, 38.68 feet to a point in the northwesterly margin of West Hamilton Avenue; thence with the margin of the same, northeastwardly 196.55 feet to the point of beginning.

Being part of the property conveyed to J. R. Coarsey, Trustee, by deed from John U. Wilson et al, of record in Book 2740, page 53, Register's Office for Davidson County, Tennessee.

This is improved property, known as 3900 Tucker Road, Nashville, TN 37218.

Parcel Map Attached

Davidson County, Tennessee
Assessor of Property

Unofficial Property Record Card

GENERAL PROPERTY INFORMATION

Map & Parcel: 059 13 0 082.00	Location: 3900 TUCKER RD NASHVILLE 37218
Current Owner: SCHEIBE, STEVEN D REVOCABLE TR	Land Area: 0.71 ACRES
Mailing Address: P. O. BOX 1024 FAIRVIEW TN 37062	Most Recent Sale Date: 9/15/2023
Jurisdiction: 4	Most Recent Sale Price: \$0
Neighborhood: 3534	Deed Reference: 20231016-0080850
	Tax District: USD

CURRENT PROPERTY APPRAISAL

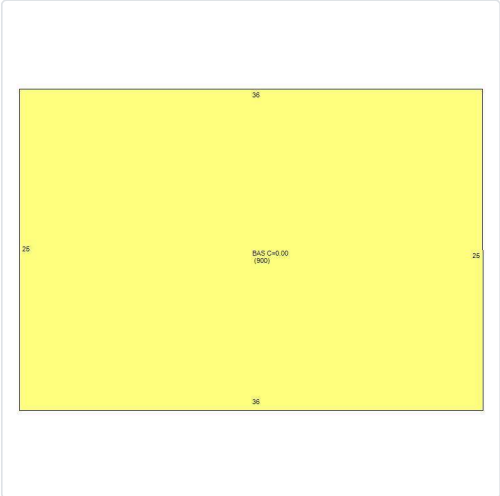
Assessment Year: 2024	Assessment Classification: RES
Land Value: \$50,800	Assessment Land: \$12,700
Improvement Value: \$95,400	Assessment Improvement: \$23,850
Total Appraisal Value: \$146,200	Assessment Total: \$36,550

LEGAL DESCRIPTION

LOT 195 SEC 1 TREPPARD HGTS

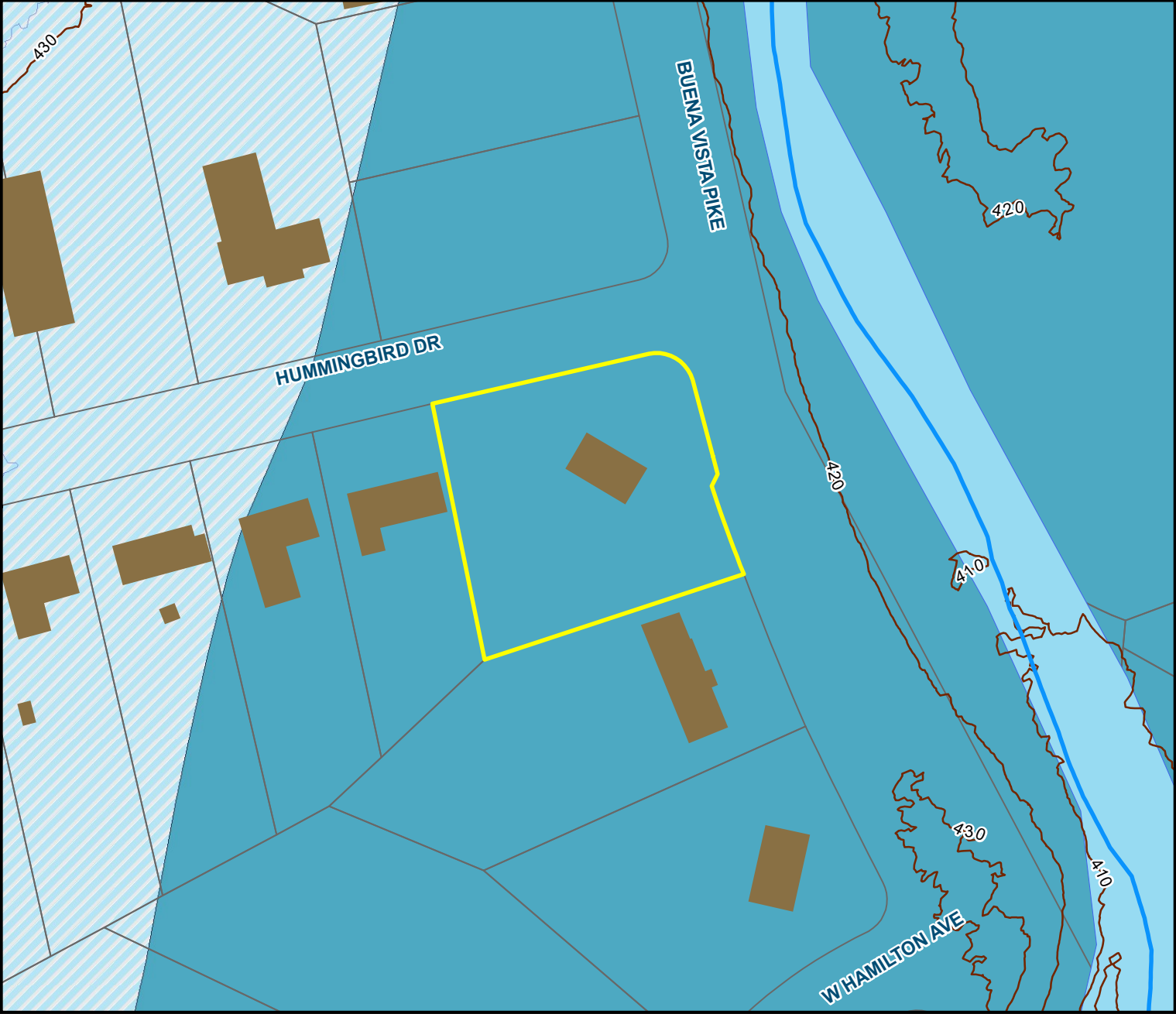
IMPROVEMENT ATTRIBUTES - CARD 1

Building Type: SINGLE FAM	Rooms: 5	Exterior Wall: BRICK
Year Built: 1959	Beds: 3	Frame Type: RESD FRAME
Square Footage: 900	Baths:	Story Height: ONE STY
Number of Living Units: 1	Half Bath: 0	Foundation Type: CRAWL
Building Grade: C - C GRADE	Fixtures: 5	Roof Cover: 01 - ASPHALT
Building Condition: Average		



*This classification is for assessment purposes only and is not a zoning designation, nor does it speak to the legality of the current use of the subject property.

3001 HUMMINGBIRD DRIVE



10FT CONTOURS

3001 HUMMINGBIRD DRIVE

BUILDING FOOTPRINTS

WATER BODIES

PARCELS

FLOODWAY

FLOODPLAIN

PARCEL NO:

05914000900

SCHEIBE, STEVEN D.

LATITUDE:

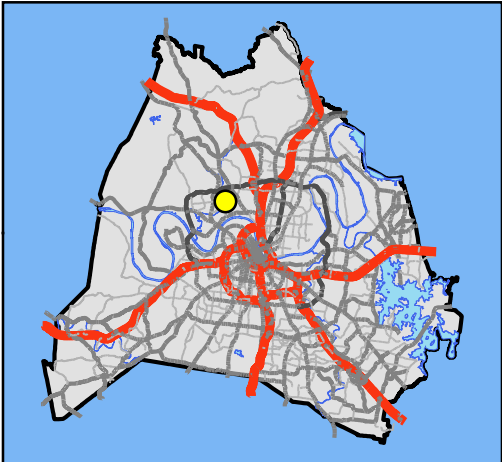
36.218824

LONGITUDE:

-86.821256

03570140210

Feet



FEE SIMPLE ACQUISITION OPTION

Project: Acquisition for Metropolitan Water Services

**Property Address: 3001 Hummingbird Dr
Nashville, Tennessee**

**Map No. 059-14-0
Parcel Nos. 009.00**

KNOW ALL MEN BY THESE PRESENTS that, for and in consideration of the mutual benefits that will accrue by reason of the hereinafter described acquisition, we/I hereby grant and give to the Metropolitan Government of Nashville and Davidson County, Tennessee ("Metropolitan Government"), its agents or assigns, the right and option to purchase at any time within 90 days from the date hereof or within a reasonable period of time thereafter necessary to obtain the required documents to conclude the closing, upon the terms set forth, the fee simple interest in the herein described property located in Metropolitan Nashville and Davidson County, Tennessee:

Being Parcel 009.00, Davidson County Tax Map 059-14-0, containing 0.71 acres, more or less, and as more particularly described in Exhibit A attached hereto.

And Grantor(s) hereby agree(s) upon notice of the desire of the Metropolitan Government to exercise said right or option, within the time set out above (the Notice), to convey to said Metropolitan Government, its agents or assigns, by good and sufficient warranty deed, the stated interest in the described tract of land. In the event the Metropolitan Government does not give notice of exercise of this option within the time set out above, this instrument is to become null and void.

It is agreed that consideration paid to Grantor(s) by the Metropolitan Government will be applied consistent with applicable lien holders agreements, if applicable, unless waived by said lien holders. It is further agreed that when this option is executed, Grantor(s) shall give complete possession of above-described property by date of deed.

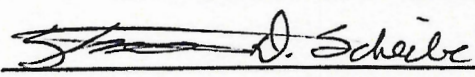
It is agreed should the Metropolitan Government exercise said right or option within the time set out above, that Grantor(s) will be paid the Fair Market Value of Three Hundred Twenty-Eight Thousand and No/100ths Dollars (\$328,000) upon execution of the aforesaid deed to the Metropolitan Government. Grantor(s) will pay taxes for the current year (pro-rated) and all back taxes, if any, assessed on above-described property.

It is agreed that within ten (10) days from this agreement, the Metropolitan Government will be granted access to the property at all times for the purpose of performing a Survey, Phase I Environmental Site Assessment, and any and all inspections deemed necessary.

The purchase of this property is contingent upon the approval of the Metropolitan Council.

IN WITNESS WHEREOF, we/I hereunto set our/my hand(s) and obligate ourselves/myself and our/my heirs, executors and assigns to faithfully perform this agreement, in its entirety, on this, the 26th day of March 2025.

Grantor(s) Signature(s) Required:



For the Metropolitan Government:

**Abraham Westcott, Director
Public Property Administration**

EXHIBIT A

Legal Description

Being a certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 224 on the Plan of Treppard Heights, as of record in Book 2663, pages 64 and 65, Register's Office for said County, and described as follows: BEGINNING at a point in the south margin of Hummingbird Drive, at the corner of Lots 223 and 224; thence with the line between said lots, southerly 177 feet to a corner of Lot 225; thence with the line between Lots 224 and 225, northeasterly 183 feet to the west margin of Buena Vista Pike; thence with the margin of the same, as follows: northwesterly 65.84 feet; northeasterly 5 feet; northwesterly 65 feet to the beginning of a curve ; thence around said curve, northwesterly 39.74 feet to the south margin of Hummingbird Drive; thence with the margin of the same, westerly 149.9 feet to the point of beginning.

Being the same property vested in George W, Strovinskas, as the only heir at law of Helen Smothers, deceased.

This is improved property, known as 3001 Hummingbird Dr, Nashville, TN 37218.

Parcel Map Attached

Davidson County, Tennessee
Assessor of Property

Unofficial Property Record Card

GENERAL PROPERTY INFORMATION

Map & Parcel: 059 14 0 009.00	Location: 3001 HUMMINGBIRD DR NASHVILLE 37218
Current Owner: SCHEIBE, STEVEN D REVOCABLE TR	Land Area: 0.71 ACRES
Mailing Address: P. O. BOX 1024 FAIRVIEW TN 37062	Most Recent Sale Date: 9/15/2023
Jurisdiction: 4	Most Recent Sale Price: \$0
Neighborhood: 3534	Deed Reference: 20231016-0080850
	Tax District: USD

CURRENT PROPERTY APPRAISAL

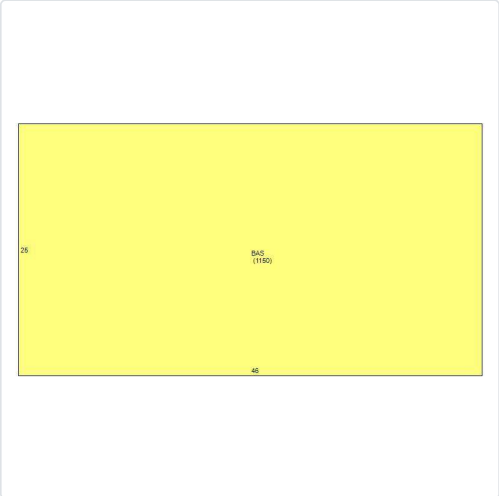
Assessment Year: 2024	Assessment Classification: RES
Land Value: \$50,800	Assessment Land: \$12,700
Improvement Value: \$108,900	Assessment Improvement: \$27,225
Total Appraisal Value: \$159,700	Assessment Total: \$39,925

LEGAL DESCRIPTION

LOT 224 SEC 1 TREPPARD HGTS

IMPROVEMENT ATTRIBUTES - CARD 1

Building Type: SINGLE FAM	Rooms: 6	Exterior Wall: BRICK
Year Built: 1958	Beds: 2	Frame Type: RESD FRAME
Square Footage: 1,150	Baths:	Story Height: ONE STY
Number of Living Units: 1	Half Bath: 0	Foundation Type: CRAWL
Building Grade: C - C GRADE	Fixtures: 5	Roof Cover: 01 - ASPHALT
Building Condition: Average		



*This classification is for assessment purposes only and is not a zoning designation, nor does it speak to the legality of the current use of the subject property.

ORIGINAL

METROPOLITAN COUNTY COUNCIL

Resolution No.

A resolution authorizing the Director of Public Property, or his designee, to exercise option agreements for the purchase of two flood-prone properties, located at 3900 Tucker Road and 3001 Hummingbird Drive, for Metro Water Services. (Proposal No. 2025M-002PR-001).

Introduced

Amended

Adopted

Approved

By Metropolitan Mayor



April 18, 2025

To: Peggy Deaner Metro Water Services

**Re: Metro Funded Stormwater Home Buyouts
Planning Commission Mandatory Referral 2025M-002PR-001
Council District # 02 Kyonzté Toombs, 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 for approval to authorize the Director of Public Property, or his designee, to negotiate and acquire, by fee simple purchase, 3900 Tucker Road and 3001 Hummingbird Drive for Metro Water Services.

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 "Lisa Milligan".

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

Re: Metro Funded Stormwater Home Buyouts
Planning Commission Mandatory Referral 2025M-002PR-001
Council District # 02 Kyonzté Toombs, Council Member

A request for approval to authorize the Director of Public Property, or his designee, to negotiate and acquire, by fee simple purchase, 3900 Tucker Road and 3001 Hummingbird Drive for Metro Water Services.

