



**METROPOLITAN GOVERNMENT OF NASHVILLE  
AND DAVIDSON COUNTY**

Metro Office Building  
800 President Ronald Reagan Way  
P.O. Box 196300  
Nashville, TN 37219-6300

October 4, 2022

To: Ronald Colter Metro Public Property Administration

**Re: MERITAGE HOMES - SCHOOL DONATION SITE**  
**Planning Commission Mandatory Referral #2022M-037AG-001**  
**Council District #12 Erin Evans, 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 and authorizing the Director of Public Property Administration, to accept a donation of real property consisting of approximately 9.53 acres located at 1209 Tulip Grove Road (Parcel No. 08600034800), 1213 Tulip Grove Road (Parcel No. 08600032700), and 0 Tulip Grove Road (Parcel No. 08600011300) for use as a proposed school site (Proposal No. 2022M-037AG-001).*

The relevant Metro agencies (Metro Parks, Metro Public Works, 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](mailto:delilah.rhodes@nashville.gov) or 615-862-7208.

Sincerely,

A handwritten signature in blue ink, appearing to read "Lisa Milligan".

Lisa Milligan  
Land Development Manager  
Metro Planning Department  
cc: Metro Clerk





David Proffitt, AIA Architect  
Executive Director Facilities,  
Maintenance & Construction

August 15, 2022

Mr. Abraham Wescott  
Director, Metro Nashville Properties.  
700 Second Avenue South  
Nashville, TN 37207

RE: Evans Hill Property

Dear Mr. Wescott,

At the regular meeting of the Metropolitan Nashville Public Schools Board of Education, August 8, 2022, the Board accepted the property in the Evans Hill Development per the Metro Planning Commission Project 2007SP150G-014. This property was part of a land set aside for that development. It consists of approximately 9.53 acres.

Should you have additional questions please contact our office.

Sincerely,

A handwritten signature in black ink, appearing to read "David Proffitt".

David Proffitt  
Executive Director  
Facilities, Maintenance & Construction

Cc: Maura Sullivan, COO, MNPS  
Ron Colter, Metro Properties

LAND IN DAVIDSON COUNTY, TENNESSEE, COMMENCING AT AN IRON PIN FOUND WITH A TN STATE PLANE COORDINATE OF NORTH 671,608.4387, EAST 1,793,083.9010, SAID IRON PIN BEING ON THE EASTERLY RIGHT OF WAY OF TULIP GROVE ROAD, SAID IRON PIN ALSO BEING THE SOUTHWEST CORNER OF MYRA RUTH ROBERTSON AS OF RECORD INSTRUMENT NO. 20030103-001112, REGISTER'S OFFICE OF DAVIDSON COUNTY, (R.O.D.C.);

THENCE, LEAVING TULIP GROVE ROAD, N 84°31'28" E, FOR A DISTANCE OF 17.00 FEET TO AN IRON PIN SET, BEING THE POINT OF BEGINNING OF THE PROPERTY DESCRIBED HERE-ON;

THENCE, N 84°31'28" E, FOR A DISTANCE OF 87.83 FEET TO AN IRON PIN FOUND;

THENCE, N 10°54'04" W, FOR A DISTANCE OF 242.31 FEET TO AN IRON PIN FOUND;

THENCE, N 14°46'49" E, FOR A DISTANCE OF 131.90 FEET TO A FENCE POST, SAID FENCE POST BEING ON THE SOUTHERN BOUNDARY OF DEWEY T. AND ZELANDER HOCKETT AS OF RECORD IN INSTRUMENT NO. 201700512-0047334, R.O.D.C.;

THENCE, S 72°42'04" E, FOR A DISTANCE OF 177.90 FEET TO A FENCE POST AT THE SOUTHEAST CORNER OF DEWEY T. AND ZELANDER HOCKETT;

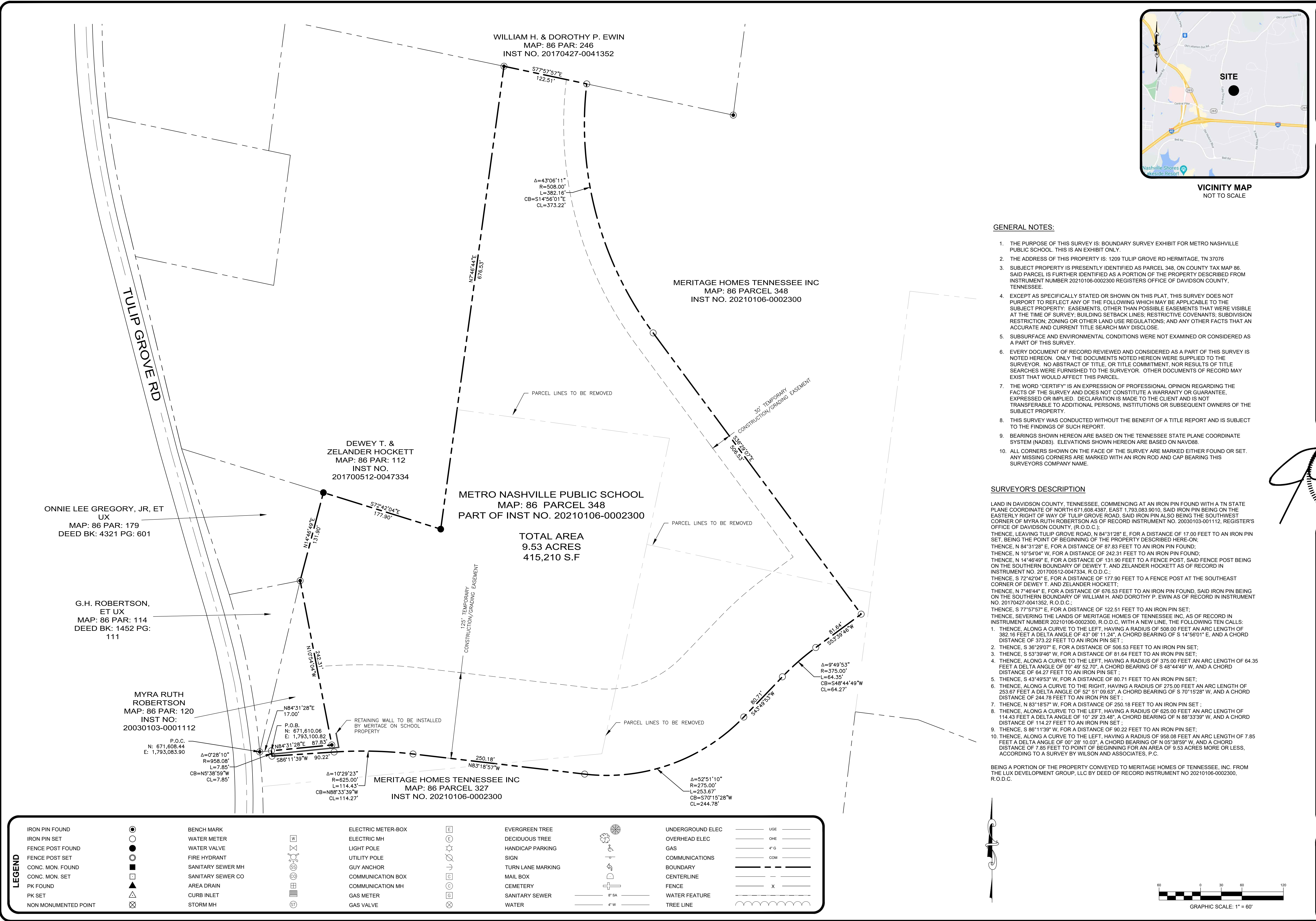
THENCE, N 7°46'44" E, FOR A DISTANCE OF 676.53 FEET TO AN IRON PIN FOUND, SAID IRON PIN BEING ON THE SOUTHERN BOUNDARY OF WILLIAM H. AND DOROTHY P. EWIN AS OF RECORD IN INSTRUMENT NO. 20170427-0041352, R.O.D.C.;

THENCE, S 77°57'57" E, FOR A DISTANCE OF 122.51 FEET TO AN IRON PIN SET;

THENCE, SEVERING THE LANDS OF MERITAGE HOMES OF TENNESSEE INC, AS OF RECORD IN INSTRUMENT NUMBER 20210106-0002300, R.O.D.C, WITH A NEW LINE, THE FOLLOWING TEN CALLS:

1. THENCE, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 508.00 FEET, AN ARC LENGTH OF 382.16 FEET, A DELTA ANGLE OF 43° 06' 11.24", A CHORD BEARING OF S 14°56'01" E, AND A CHORD DISTANCE OF 373.22 FEET TO AN IRON PIN SET ;
2. THENCE, S 36°29'07" E, FOR A DISTANCE OF 506.53 FEET TO AN IRON PIN SET;
3. THENCE, S 53°39'46" W, FOR A DISTANCE OF 81.64 FEET TO AN IRON PIN SET;
4. THENCE, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 375.00 FEET AN ARC LENGTH OF 64.35 FEET A DELTA ANGLE OF 09° 49' 52.70", A CHORD BEARING OF S 48°44'49" W, AND A CHORD DISTANCE OF 64.27 FEET TO AN IRON PIN SET ;
5. THENCE, S 43°49'53" W, FOR A DISTANCE OF 80.71 FEET TO AN IRON PIN SET;
6. THENCE, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 275.00 FEET, AN ARC LENGTH OF 253.67 FEET, A DELTA ANGLE OF 52° 51' 09.63", A CHORD BEARING OF S 70°15'28" W, AND A CHORD DISTANCE OF 244.78 FEET TO AN IRON PIN SET ;
7. THENCE, N 83°18'57" W, FOR A DISTANCE OF 250.18 FEET TO AN IRON PIN SET ;
8. THENCE, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 625.00 FEET, AN ARC LENGTH OF 114.43 FEET, A DELTA ANGLE OF 10° 29' 23.48", A CHORD BEARING OF N 88°33'39" W, AND A CHORD DISTANCE OF 114.27 FEET TO AN IRON PIN SET ;
9. THENCE, S 86°11'39" W, FOR A DISTANCE OF 90.22 FEET TO AN IRON PIN SET;
10. THENCE, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 958.08 FEET, AN ARC LENGTH OF 7.85 FEET, A DELTA ANGLE OF 00° 28' 10.03", A CHORD BEARING OF N 05°38'59" W, AND A CHORD DISTANCE OF 7.85 FEET TO POINT OF BEGINNING FOR AN AREA OF 9.53 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY WILSON AND ASSOCIATES, P.C.

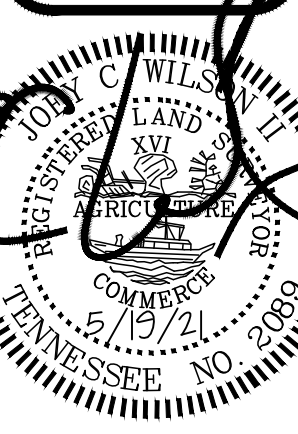
BEING A PORTION OF THE PROPERTY CONVEYED TO MERITAGE HOMES OF TENNESSEE, INC. FROM THE LUX DEVELOPMENT GROUP, LLC BY DEED OF RECORD INSTRUMENT NO 20210106-0002300, R.O.D.C.



NO.	DATE	COMMENT

108 Beasley Drive  
Franklin, TN  
37064  
615.794.2275

**WA WILSON & ASSOCIATES, P.C.**  
Engineering/Surveying/Environmental



**SCHOOL SITE EXHIBIT**  
MAP 86, PARCEL 348  
TULIP GROVE ROAD - HERMITAGE  
DAVIDSON CO., TN  
FOR: MERITAGE HOMES

DRAWN BY: JNG
APPVD. BY: JCW II
DATE 5/19/2021
PROJ. No. 18-1037
SCALE: 1" = 60'
SHEET No.
1 OF 1