



Metropolitan Nashville and Davidson County, TN

Legislation Text

File #: RS2021-735, **Version:** 1

A resolution declaring surplus and approving the disposition of certain parcels of real property in accordance with section 2.24.250(G) of the Metropolitan Code of Laws. (Proposal No. 2020M-014PR-001)

WHEREAS, the Metropolitan Government owns certain parcels of property identified as shown in Section 1 below; and,

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

When the director of public property administration determines that no department or agency of the metropolitan government has a need for a parcel of property acquired through the delinquent tax-sale process established in Tennessee Code Annotated Section 67-5-2501 et seq., and upon which, as determined by the director of codes administration, the Metropolitan Code prohibits the construction of improvements requiring a building permit on account of small lot size or other lot characteristics, the director may, subject to the prior approval of the metropolitan council by resolution, execute an agreement to sell the parcel to the owner of any adjacent tract for a price not less than the most current appraised value ("appraised value") listed in the records of the metropolitan tax assessor, or to the adjacent tract owner offering the highest price if no adjacent owner is willing to pay the appraised value. The metropolitan council may authorize the disposition of more than one such property as part of the same resolution. The form of any agreement used pursuant to this section shall be approved by the director of law; and,

WHEREAS, the Metropolitan Government has determined that these certain parcels of property are no longer needed for governmental purposes.

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

Section 1. The Metropolitan Council declares the following parcels of land, owned in fee simple by the Metropolitan Government, and described hereto and incorporated herein, to be surplus.

Map - Parcel No.	Address - Location	Council District
07008008100	0 McKinley Street	2
07008008200	0 McKinley Street	2
07008008300	0 McKinley Street	2
04306008400	332 May Drive	9
03409013300	218 Shakespeare Avenue	10
03409013200	216 Shakespeare Avenue	10
03409013000	212 Shakespeare Avenue	10

10616006200	720 Mill Creek Road	13
10616007700	306 Philfre Court	13
09106009300	5930 Carl Place	20
09206031700	737 29 th Avenue North	21
08112008000	1618 11 th Avenue North	21
09108027500	901 42 nd Avenue North	21

Section 2. The Director of Public Property is hereby authorized and directed to dispose of said property listed above in accordance with Section 2.24.250(G) of the Metropolitan Code of Laws and the Standard Rules and Regulations for the disposition of surplus property.

Section 3. The proceeds from the sale of said parcel(s) of property shall be credited to the General Fund of the district from whose operating budget the last department, commission, board or agency using the real property is financed.

Section 4. This resolution shall take effect from and after its adoption, the welfare of the Metropolitan Government of Nashville and Davidson County requiring it.

Analysis

This resolution declares 13 properties to be surplus and authorizes the Director of Public Property Administration to sell the properties in accordance with the standard procedures for the disposition of surplus property. The proceeds of the sale will be credited to the general fund. Section 2.24.250(G) of the Metro Code provides that surplus properties for which no building permit could be obtained due to the size or physical characteristics of the property may be sold to an adjacent property owner for the current appraised value listed in the records of the Assessor of Property, or to the adjacent property owner offering the highest price if no adjacent owner is willing to pay the appraised value.

These 13 properties to be sold are as follows:

Map - Parcel No.	Address - Location	Council District	Acreage	Assessor Appraised Value
07008008100	0 McKinley Street	2	0.08	\$7,500
07008008200	0 McKinley Street	2	0.06	\$7,500
07008008300	0 McKinley Street	2	0.06	\$7,500
04306008400	332 May Drive	9	0.26	\$36,300
03409013300	218 Shakespeare Avenue	10	0.06	\$11,000
03409013200	216 Shakespeare Avenue	10	0.06	\$11,000
03409013000	212 Shakespeare Avenue	10	0.06	\$11,000
10616006200	720 Mill Creek Road	13	0.39	\$12,700
10616007700	306 Philfre Court	13	4.15	\$135,600

09106009300	5930 Carl Place	20	0.18	\$92,400
09206031700	737 29 th Avenue North	21	0.05	\$31,300
08112008000	1618 11 th Avenue North	21	0.07	\$39,100
09108027500	901 42 nd Avenue North	21	0.25	\$52,000

The Planning Commission has approved this surplus property declaration.