



Metropolitan Nashville and Davidson County, TN

Legislation Text

File #: BL2020-452, **Version:** 1

An ordinance approving a participation agreement between the Metropolitan Government and Nashville and Davidson County, through the Metropolitan Department of Water and Sewerage Services, and High View Flats, LLC, and authorizing the Director of Public Property, or her designee, to transfer to High View Flats, LLC, via quitclaim deed, a small portion of a certain parcel of property located at 700 E. Trinity Lane (Proposal No. 2020M-021AG-001).

WHEREAS, High View Flats, LLC (“HVF”) is constructing 75 single family cottages and two multi-family buildings, with 88 total units located at 0 East Trinity Lane and 841 Cherokee Avenue; Tax Map 72-5 Parcel 58 and Tax Map 72-5 Parcel 97, the (“Project”); and,

WHEREAS, the Metropolitan Department of Water and Sewerage Services (“Metro”) owns property directly adjacent to the Project used for storing and maintenance of three water reservoirs (“East Trinity Lane Reservoirs”) which is surrounded by fencing; and,

WHEREAS, HVF needs to cross Metro’s property in order to access the Project; and,

WHEREAS, pursuant to the participation agreement attached hereto as Exhibit A, Metro has agreed to transfer via quitclaim, attached hereto as Exhibit B and incorporated herein, approximately 1772 sq. feet of Metro’s parcel to HVF, and in exchange, HVF, at its own expense, shall provide to Metro approximately 80 feet of new fencing for Metro’s property and install four new security cameras to monitor Metro’s infrastructure; and,

WHEREAS, the approximate value of Metro’s property to be conveyed to HVF is \$19,386 and Metro will be receiving approximately \$39,388 of improvements in exchange for the transfer of property; and,

WHEREAS, it is in the best of Metro that this participation agreement be approved, and the small portion of Metro property be conveyed.

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

Section 1. That the participation agreement between the Metropolitan Government of Nashville and Davidson County, through the Metropolitan Department of Water and Sewerage Services, and High View Flats, LLC, attached hereto as Exhibit A, and incorporated herein, is hereby approved, and the Metropolitan Mayor is authorized to execute the same.

Section 2. That the Director of Public Property, or her designee, is authorized to transfer, via the quitclaim deed attached hereto and incorporated herein as Exhibit B, approximately 1772 square feet as identified in Exhibit B, of a certain parcel of property located at 700 East Trinity Lane, Parcel ID#07205005700, excluding the present right-of-way, for East Trinity

Lane as show on the Metro Property Maps.

Section 3. Amendments to this legislation may be approved by Resolution of the Metropolitan Council.

Section 4. This ordinance shall take effect from and after its final passage, the welfare of the Metropolitan Government of Nashville and Davidson County, Tennessee, requiring it.

This ordinance approves a participation agreement between Metro, through Metro Water Services, and High View Flats, LLC ("HVF"), and authorizes the transfer to HVF of a small portion of property located at 700 E. Trinity Lane. HVF is constructing 75 single family cottages and two multi-family buildings with 88 total units located at East Trinity Lane, unnumbered and 841 Cherokee Avenue. Metro owns property controlled by MWS directly adjacent to the project used for storing and maintenance of three water reservoirs, which is surrounded by fencing. HVF needs to cross Metro's property in order to access their development site.

Pursuant to the participation agreement attached to the ordinance, Metro has agreed to transfer approximately 1772 sq. feet of Metro's parcel to HVF, and in exchange, HVF, at its own expense, will provide Metro approximately 80 feet of new fencing for Metro's property and install four new security cameras to monitor the tank site. The approximate value of Metro's property to be conveyed to HVF is \$19,386 and Metro will be receiving approximately \$39,388 of improvements in exchange for the transfer of property. HVF must replace any MWS fence removed or damaged by the development of their property to accommodate the new property line. Any disturbed land must also be returned to its preconstruction condition through grading and over-seeding. HVF must complete these Metro property improvements prior to the issuance by Metro of use and occupancy permits related to the development project. Metro will be responsible for all ongoing operation and maintenance of the newly installed fence and security cameras.

Fiscal Note: Metro will receive improvements with an approximate value of \$39,388 for the conveyance of the small portion of the property at 700 E. Trinity Lane to High View Flats, LLC. The approximate value of property is \$19,386.