



Metropolitan Nashville and Davidson County, TN

Legislation Text

File #: BL2021-741, **Version:** 1

An ordinance approving the sale of approximately 536 square feet of remnant property adjacent to 11th Avenue North. (Proposal No. 2021M-008PR-001)

WHEREAS, the Metropolitan Government is the owner in fee of certain property comprising the right of way of 11th Avenue North; and,

WHEREAS, reconfiguration of the right-of-way in connection with development of the parcel at 1101 Church Street (the "Adjacent Tract") has rendered an approximately 536-square-foot remnant (the "Remnant") of that right-of-way no longer necessary for any public purpose; and,

WHEREAS, because of its small size, the Remnant has no commercial value and if retained could burden the Metropolitan Government with maintenance obligations; and,

WHEREAS, pursuant to the letter attached and incorporated into this ordinance as Exhibit 1, the owner of the Adjacent Tract, Highwoods Realty Limited Partnership ("Highwoods"), proposes to purchase the Remnant for the sum of \$25,000; and,

WHEREAS, conveyance of the Remnant to the owner of the Adjacent Tract by quitclaim deed for the sum of \$25,000 is in the best interest of the Metropolitan Government.

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

Section 1. Conveyance of the Remnant to Highwoods for \$25,000 is approved, and the Director of Public Property or his designee is authorized to execute a quitclaim deed substantially in the form attached as Exhibit 2 and such other documents as may be necessary to carry out the conveyance.

Section 2. This Ordinance shall take effect from and after its passage, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

Analysis

This ordinance approves the sale of a 536 square-foot remnant of property to Highwoods Realty Limited Partnership for the amount of \$25,000. This is a small portion of 11th Avenue North right-of-way that is no longer needed by Metro due to the reconfiguration of the right-of-way in connection with development of the parcel at 1101 Church Street. It has been determined that there is no real commercial value of this property to Metro.

The proceeds of the sale will be credited to the Metro General Fund.

This ordinance has been approved by the Planning Commission.