File #: RS2022-1400, **Version:** 1

A resolution approving an option agreement between the Metropolitan Government of Nashville and Davidson County and James and Edith McClendon authorizing the purchase of certain parcels of property owned by the McClendons at 0 Tusculum Road (Map and Parcel No. 16200030400), 0 Tusculum Road (Map and Parcel No. 16200030500) and 0 Bart Drive (Map and Parcel No. 16200030600) (Proposal No. 2022M-002PR-001).

WHEREAS, the Metropolitan Government of Nashville and Davidson County and James and Edith McClendon ("the McClendons") desire to enter into an Option Agreement, attached hereto and incorporated herein, pertaining to certain property owned by the McClendons located at 0 Tusculum Road (Map and Parcel No. 16200030400), 0 Tusculum Road (Map and Parcel No. 16200030500) and 0 Bart Drive (Map and Parcel No. 16200030600) for use as part of the public park system; 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, the Board of Parks and Recreation has approved the acquisition of these properties; and,

WHEREAS, approval of the Option Agreement and authorizing the Director of Public Property to purchase said properties from the McClendons is in the best interest of the citizens of Nashville and Davidson County.

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

Section 1. The Option Agreement attached hereto, between the Metropolitan Government of Nashville and Davidson County and James and Edith McClendon granting the Metropolitan Government an option to purchase the properties located at 0 Tusculum Road (Map and Parcel No. 16200030400), 0 Tusculum Road (Map and Parcel No. 16200030500) and 0 Bart Drive (Map and Parcel No. 16200030600), is hereby approved.

Section 2. The Director of Public Property, or his designee, is hereby authorized to execute and record such documents as may be necessary to carry out the purchase of said properties in substantially the form of the Option Agreement attached hereto.

Section 3. This resolution shall take effect upon passage, the welfare of the Metropolitan Government of Nashville and Davidson County requiring it.

Analysis

This resolution approves an option to purchase three properties located at 0 Tusculum Road, 0 Tusculum Road, and 0 Bart Drive for use as part of the public park system. These properties are currently owned by James and Edith McClendon and consist of a total of 9.55 acres.

The fair market value of this property has been determined to be $1,500,000. The acquisition of these properties has been approved by the Board of Parks and Recreation and the Planning Commission.

Fiscal Note: Metro Parks Department will pay James and Edith McClendon in the amount of $1,500,000, for the 9.55 acres on Tusculum Road and Bart Drive. According to the Property Appraiser's website, the appraised value for Parcel Number 16200030400 is $170,200, Parcel Number 16200030500 is $133,900 and Parcel Number 16200030600 is $122,300.