

KARL F. DEAN
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

DEPARTMENT OF PUBLIC WORKS
750 SOUTH FIFTH STREET
NASHVILLE, TENNESSEE 37206

Memorandum

To: Bob Leeman, Planning Department

From: Bonnie Crumby, Public Works *BC*

Date: June 4, 2015

REF: 7th Ave S & Alley #114 proposed r/w and easement abandonment
Map 93-10 / District 16

Enclosed is a Mandatory Referral Application for the proposed abandonment of 7th Ave N & Alley #114 right-of-way and easement requested by Mike L. Large as shown on the attached portion of Property Map 93-10 & survey sketches.

Portion proposed to be abandoned:

7th Ave S right-of-way in front of parcel 178 on Map 93-10.
Alley #114 from Lafayette St approximately 94' northward .

Please process this application. Let me know if you have any questions regarding the proposed right-of-way and easement abandonment.

Metropolitan Government Department of Public Works

750 South 5th Street ♦ Nashville, TN 37206 ♦ (615) 862-8750 ♦ www.nashville.gov/pw

Mandatory Referral Application: *Street / Alley Closure*

*** Before filing this application, please review checklist on the back of this application. ***

Mandatory Referral Project No. _____
(MPW staff assigns project #)

Date Submitted: 5-29-15

Closure Type:

- Street
 Alley

Easements:

- Retain utilities
 Abandon utilities & relocate at applicant's expense

Street/Alley Location:

7th Avenue South & Alley #114
Street Name(s) / Alley Number(s)

Lafayette Street and Korean Veterans Blvd.
Street / Alley Located Between?

Reason for Closure:

7th Avenue South is currently a dead end stub street, and Alley #114 was abandoned with the KVB construction. We would like to consolidate these lots and the R.O.W. for development.

Applicant: All correspondence will be mailed to the applicant.

Architect Engineer Property Owner Other: Owner/Developer

Name: Michael L. Large

Business: Mainland Acquisitions, LLC

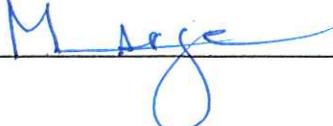
Address: 118 16th Ave S, Ste 230

City: Nashville State: TN Zip: 37203

Phone: 615-457-3005 615-417-1565
business home business mobile

Fax: _____
business home business mobile

E-mail: mlarge@mainlandcompanies.com

Applicant's Signature: 

Filing Fee (All application fees are non-refundable)

Street / Alley Closure \$300.00

Amount paid: \$ 300⁰⁰

Accepted by: BC

Date: 6-4-15

6TH AVE S

483

014

CLARK PL

KOREAN VETERANS BLVD

8TH AVE S

032

193

190

178

182

7TH AVE S RW PROPOSED TO BE ABANDONED

ALLEY #114 10' RW PROPOSED TO BE ABANDONED

025

093

073

183

187

#115 ALY

072

184

7TH AVE S

PEABODY ST

034

#115 ALY

024

LAFAYETTE ST

071

209

9TH AVE S

021

070

#114 ALY

067

066

065

LEAVE

044

043

040

#115 ALY

042

041

060

#142 ALY

061

064

7TH AVE S

294

038

PALMER PL

058

#130 ALY

051

054

055

056

057

203

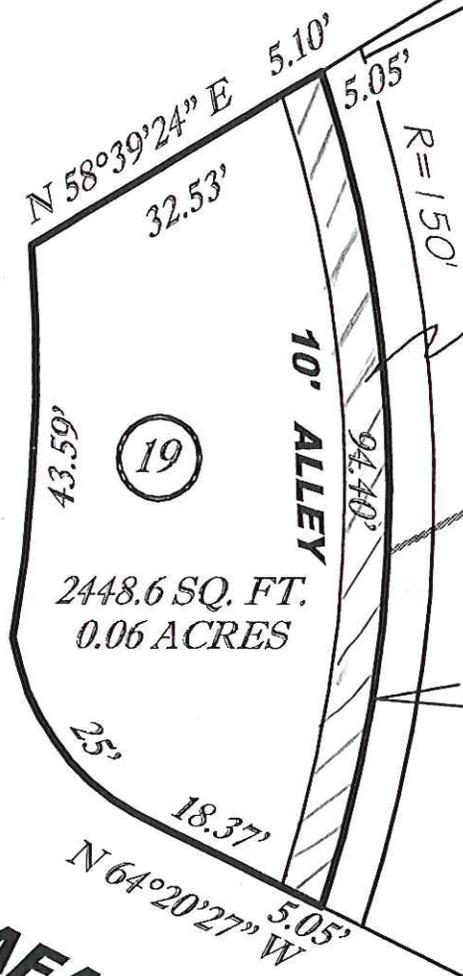
#86 ALY

204

ALLEY #114 - A



KOREAN VETERANS
BOULEVARD



PART OF 10' ALLEY
459 SQ. FT.
0.01 ACRES

Delta: $14^{\circ}7'31''$
Radius: $176.79'$
Length: $43.59'$
Chord Bearing: $S 1^{\circ}41'5'' W$
Chord: $43.48'$

Delta: $52^{\circ}14'3''$
Radius: $27.42'$
Length: $25'$
Chord Bearing: $N 35^{\circ}55'56'' W$
Chord: $24.14'$

Delta: $37^{\circ}18'1''$
Radius: $145'$
Length: $94.40'$
Chord Bearing: $S 1^{\circ}8'49'' E$
Chord: $92.74'$
(72)

LAFAYETTE
STREET



ALLEY #114-B

KOREAN VETERANS
BOULEVARD

36

TRACT 36

S 62°05'56" W 171.11'

(73)

PART OF 10' ALLEY
211.3 SQ. FT.

JOHN B. & HELEN H. KOHL, TRUS
INS. NO. 20120302-0018655
R.O.D.C.

26738 SQ. FT.
0.61 ACRES

Delta: 15°47'17"
Radius: 145'
Length: 39.96'
Chord Bearing: S 9°36'32" W
Chord: 39.83'

(72)

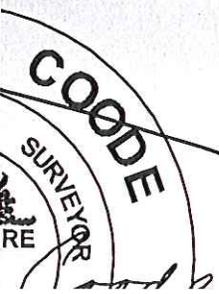
CERTIFICATE

THIS SURVEY HAS BEEN MADE USING THE
INSTRUMENT NO. 20120302-0018655,
DAVIDSON COUNTY, TENNESSEE; AND
TO THE BEST OF OUR KNOWLEDGE, INFORMATION,
AND PROFESSIONAL OPINION.

COODE AND COMPANY, LLC

N 64°20'27" W 201.03'

LAFAYETTE
STREET



NOT CHECKED.

ALLEY # 111 - C

SIGNED: PATRICK COODE AND COMPANY, LLC

BY:

, LLC

2-062

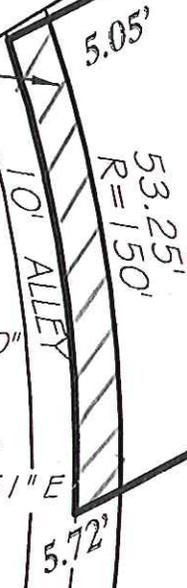


N 62°43'46" E

PART OF 10' ALLEY
 267 SQ. FT.
 0.01 ACRES

(ROUND-ABOUT)

Delta: 21°9'30"
 Radius: 145'
 Length: 53.55'
 Chord: 53.24'
 Chord Bearing: S 8°51'51" E



SURVEYORS LIABILITY
 TO THE ORIGINAL
 UNNAMED PERSONS
 BY THE SURVEYOR



ER
ALVE
E
ET

60

NY, LLC

84
IET

7TH AVES - B

N 58°39'24" E 159.17'

KOREAN VETERANS
BOULEVARD

7TH AVENUE SOUTH
(TO BE CLOSED)

15

36

24.87'

S 26°46'37" E

1204 SQ. FT.
0.03 ACRES
(CLOSED R/W)

S 26°46'05" E 48.30'

48.57'

F.H.

24.86'

N 26°55'31" W 92.13'

(182)

IRON PIN

SIDEWALK

(182)

CT 36
SQ. FT.
ACRES

W 171.11'

JOHN B. & HELEN H. KOHL, TRUSTEES
INS. NO. 20120302-0018655
R.O.D.C.

(73)

IRON PIN

PIP

SIDEWALK

WIM



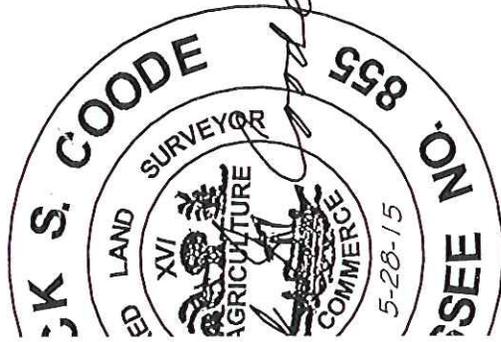
YOUR'S CERTIFICATE

WE STATE THAT THIS SURVEY HAS BEEN MADE USING THE BEST METHODS OF RECORD,

AND OUR OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND WE GUARANTEE TO THE BEST OF OUR KNOWLEDGE, INFORMATION, AND OUR PROFESSIONAL OPINION.

PREPARED BY: PATRICK COODE AND COMPANY, LLC

DATE:



PART OF TRACT 15
1052 SQ. FT.
0.02 ACRES

N 58°39'24" E 155.72'

S 62°43'46" W 155.38'

(15)

(36)

7TH AVENUE SOUTH
(TO BE CLOSED)

N 26°46'05" W 60.16'

S 26°46'37" E 12.31'

N 58°39'24" E 24.87'

328.1 SQ. FT.
0.01 ACRES
(CLOSED R/W)

KOREAN VETERANS BOULEVARD

7TH AVES. - C

Chord Bearing: N 19°56'47" W

Delta: 0°28'53"

Chord: 1.26

Length: 1.26

Radius: 150.00

R = 150'

5' 10" ALLEY

5' 10" ALLEY

10' FT. ALLEY

1 ACRES



SIGNATURE(S)

(copy this sheet if needed for additional signatures)

As the owner(s) of property, I/we agree to the submission of this mandatory referral application to the Metropolitan Government Department of Public Works for a street and/or alley closure. We live adjacent to this street/alley and/or we consider ourselves an affected property owner.

<u>Printed Name & Signature (required)</u>	Address	Phone #	Map	Parcel
John B. Kohl & Helen H., Trustees <i>[Signature]</i> B Kohl, TTE <i>[Signature]</i>	6408 Harding Road Nashville, TN 37205		93-10	72,73&78 <i>113</i>
John B Kohl Living Trust <i>[Signature]</i> B Kohl, TTE <i>[Signature]</i>	6408 Harding Road Nashville, TN 37205		93-10	183&84
State of Tennessee (see note 1)	<i>SEE 2ND SIGNATURE PAGE</i>			Excess KVB right of way at northwest end of 7th <i>W OF ALLEY # 114</i>
<p>Note 1. This property was taken as part of the KVB project. Metro owns the title to the property. Frank Ghertner is in the process of purchasing the property as the previous property owner, and Mainland Acquisitions, LLC has a contract to purchase the property from Mr. Ghertner, once he re-acquires the title.</p>				
<i>[Signature]</i>	Mainland Acquisitions, LLC 118 16th Ave S., Ste 230 Nashville, TN 37203	615-457-3005		

SIGNATURE(S)

(copy this sheet if needed for additional signatures)

As the owner(s) of property, I/we agree to the submission of this mandatory referral application to the Metropolitan Government Department of Public Works for a street and/or alley closure. We live adjacent to this street/alley and/or we consider ourselves an affected property owner.

Printed Name & Signature (required)	Address	Phone #	Map	Parcel
John B. Kohl & Helen H., Trustees <i>[Signature]</i> John B Kohl, TTE Helen H Kohl	6408 Harding Road Nashville, TN 37205		93-100	72, 73 & 78' 178?
John B Kohl Living Trust <i>[Signature]</i> John B Kohl, TTE Helen H Kohl	6408 Harding Road Nashville, TN 37205		93-100	83 & 84
State of Tennessee (see note 1) <i>[Signature]</i> JEFF HOGE			Excess KVB right of way west of Alley # 114	
<p>Note 1. This property was taken as part of the KVB project. Metro owns the title to the property. Frank Ghertner is in the process of purchasing the property as the previous property owner, and Mainland Acquisitions, LLC has a contract to purchase the property from Mr. Ghertner, once he re-acquires the title.</p>				
<i>[Signature]</i>	Mainland Acquisitions, LLC 118 16th Ave S., Ste 230 Nashville, TN 37203	615-457-3005		



**METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON COUNTY**

Planning Department
Metro Office Building
800 Second Avenue South
Nashville, Tennessee 37201

AMENDED

June 16, 2015

To: Bonnie Crumby, Metro Public Works Department

Re: **7th Ave S & Alley #114 Abandonment**
Planning Commission Mandatory Referral #2015M-015AB-001
Council District #19 – Erica Gilmore, 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:

A request to abandon a portion of right-of-way of Alley #114 from Lafayette Street northward and a portion of right-of-way on 7th Ave S (easements and utilities to be abandoned) on properties located at Lafayette Street (unnumbered) and 400, 417, 422, and 424 7th Avenue S, requested by Mainland Acquisitions, LLC, applicant; John and Helen Kohl, owners.

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. There is a sketch showing the location of this request attached to this letter.

Comments 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 Peggy Deaner at peggy.deaner@nashville.gov or 862-7148.

Sincerely,

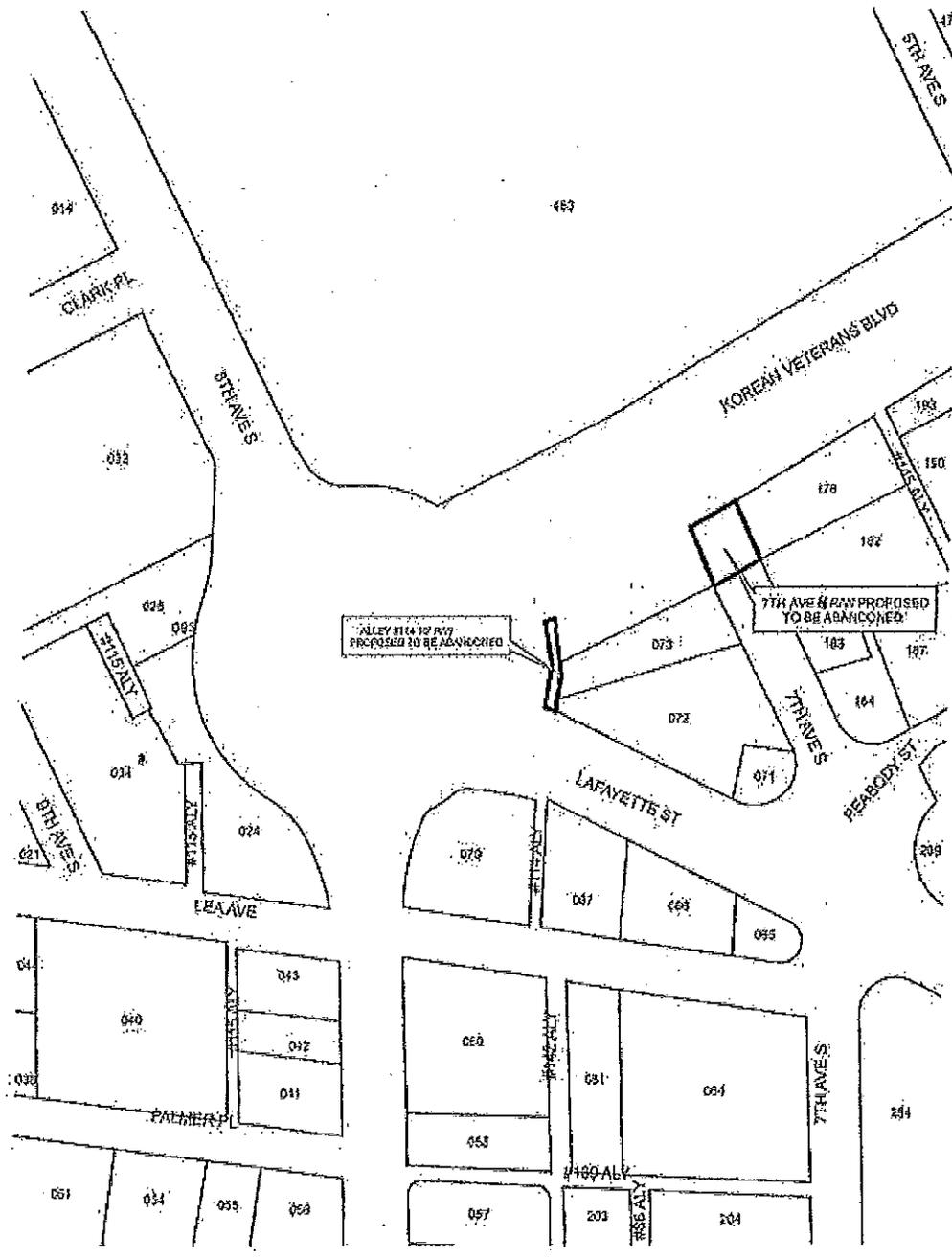
A handwritten signature in black ink, appearing to read 'Doug Sloan', written over a white background.

Doug Sloan
Deputy Director
Metro Planning Department

cc: Metro Clerk, Shannon Hall

Re: 7th Ave S & Alley #114 Abandonment
Planning Commission Mandatory Referral #2015M-015AB-001
Council District #19 – Erica Gilmore, Council Member

A request to abandon a portion of right-of-way of Alley #114 from Lafayette Street northward and a portion of right-of-way on 7th Ave S (easements and utilities to be abandoned) on properties located at Lafayette Street (unnumbered) and 400, 417, 422, and 424 7th Avenue S, requested by Mainland Acquisitions, LLC, applicant; John and Helen Kohl, owners.



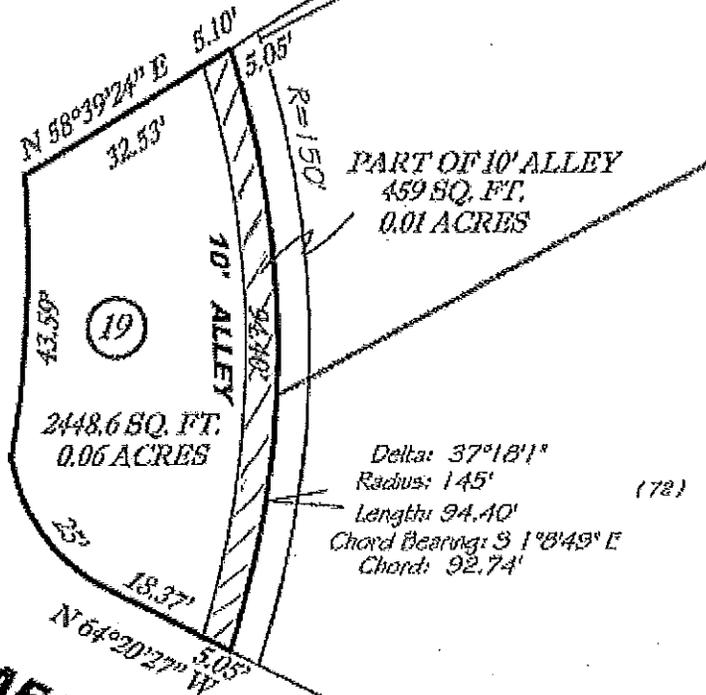
ALLEY #114 - A



KOREAN VETERANS
BOULEVARD

Delta: $14^{\circ}7'31''$
Radius: $176.79'$
Length: $43.59'$
Chord Bearing: $S 1^{\circ}41'5'' W$
Chord: $43.48'$

Delta: $52^{\circ}14'3''$
Radius: $27.42'$
Length: $25'$
Chord Bearing: $N 35^{\circ}55'56'' W$
Chord: $24.14'$



PART OF 10' ALLEY
459 SQ. FT.
0.01 ACRES

Delta: $37^{\circ}18'1''$
Radius: $145'$
Length: $94.40'$ (72)
Chord Bearing: $S 1^{\circ}8'49'' E$
Chord: $92.74'$

LAFAYETTE
STREET

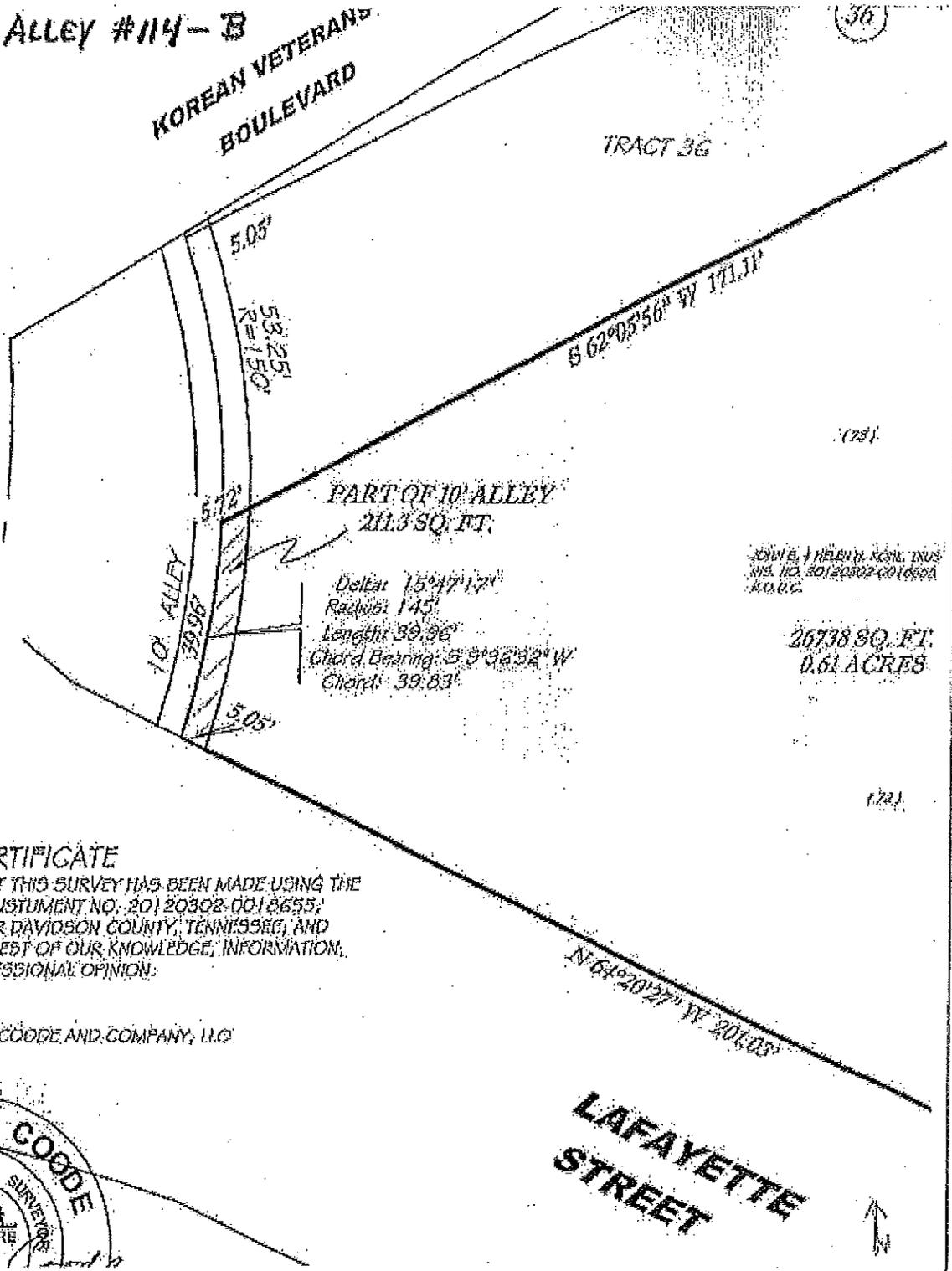


ALLEY #114-B

KOREAN VETERANS
BOULEVARD

36

TRACT 36

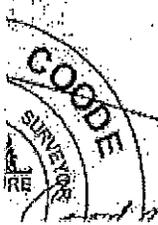


DAVIDSON COUNTY, TENNESSEE
PLAT NO. 20120302-001000A
K.O.R.C.

CERTIFICATE

THIS SURVEY HAS BEEN MADE USING THE
INSTRUMENT NO. 20120302-001000A,
DAVIDSON COUNTY, TENNESSEE, AND
TO THE BEST OF OUR KNOWLEDGE, INFORMATION,
AND PROFESSIONAL OPINION.

CODE AND COMPANY, LLC



NOT CHECKED

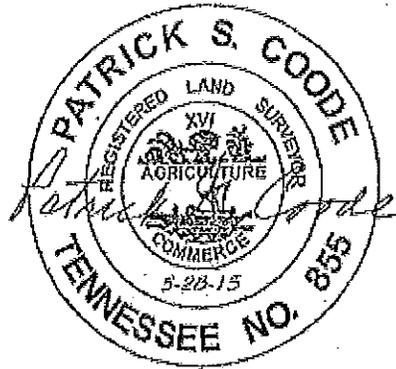
ALLEY # 114 - C

SIGNED: PATRICK GOODE AND COMPANY, LLC

BY:

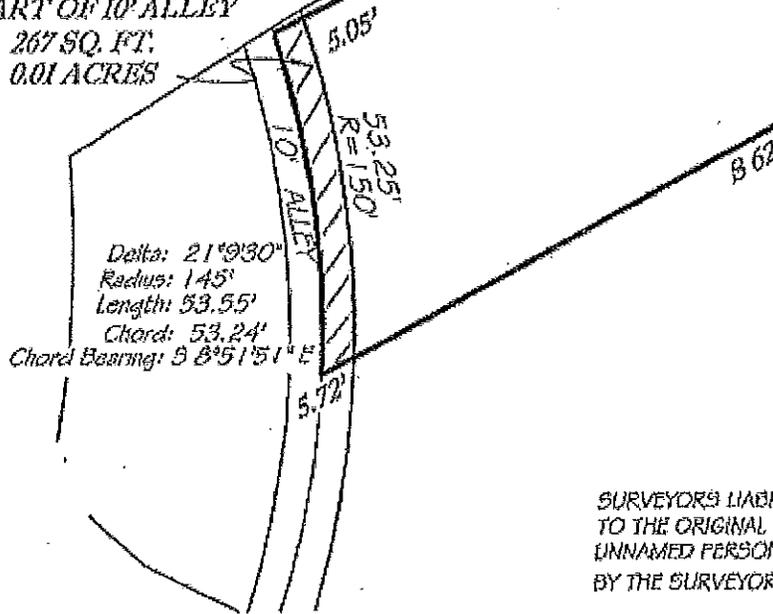
LLC

2-062



PART OF 10' ALLEY
 267 SQ. FT.
 0.01 ACRES

(ROUND-ABOUT)



FR
WVE
E
ET

60
37721

Y, LLC

'84
IET

SURVEYORS LIABILITY
 TO THE ORIGINAL
 UNNAMED PERSON
 BY THE SURVEYOR



7TH AVENUE S - B

N 58°59'24" E 159.17'

KOREAN VETERANS
BOULEVARD

7TH AVENUE SOUTH

(15)

(36)

CT 30
10 FT
CRS

W 171.11'

JOHN B. & HELEN H. KORN, TRUSTEES
D.B. NO. 20120302-0010556
K.O.V.C.

(79)

24.87'

S 26°45'37" E
120.50 FT
0.03 ACRES
(CLOSED R/W)

S 26°45'37" E
120.50 FT
0.03 ACRES
(CLOSED R/W)

23.86'

W 205.17' 2013

(122)

IRON
PILL

SEWER
DRAIN

(122)

IRON
PILL

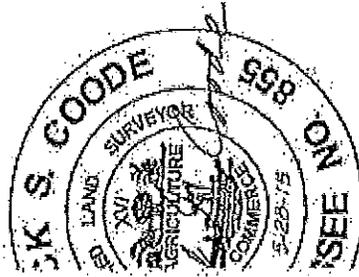
(122)

R

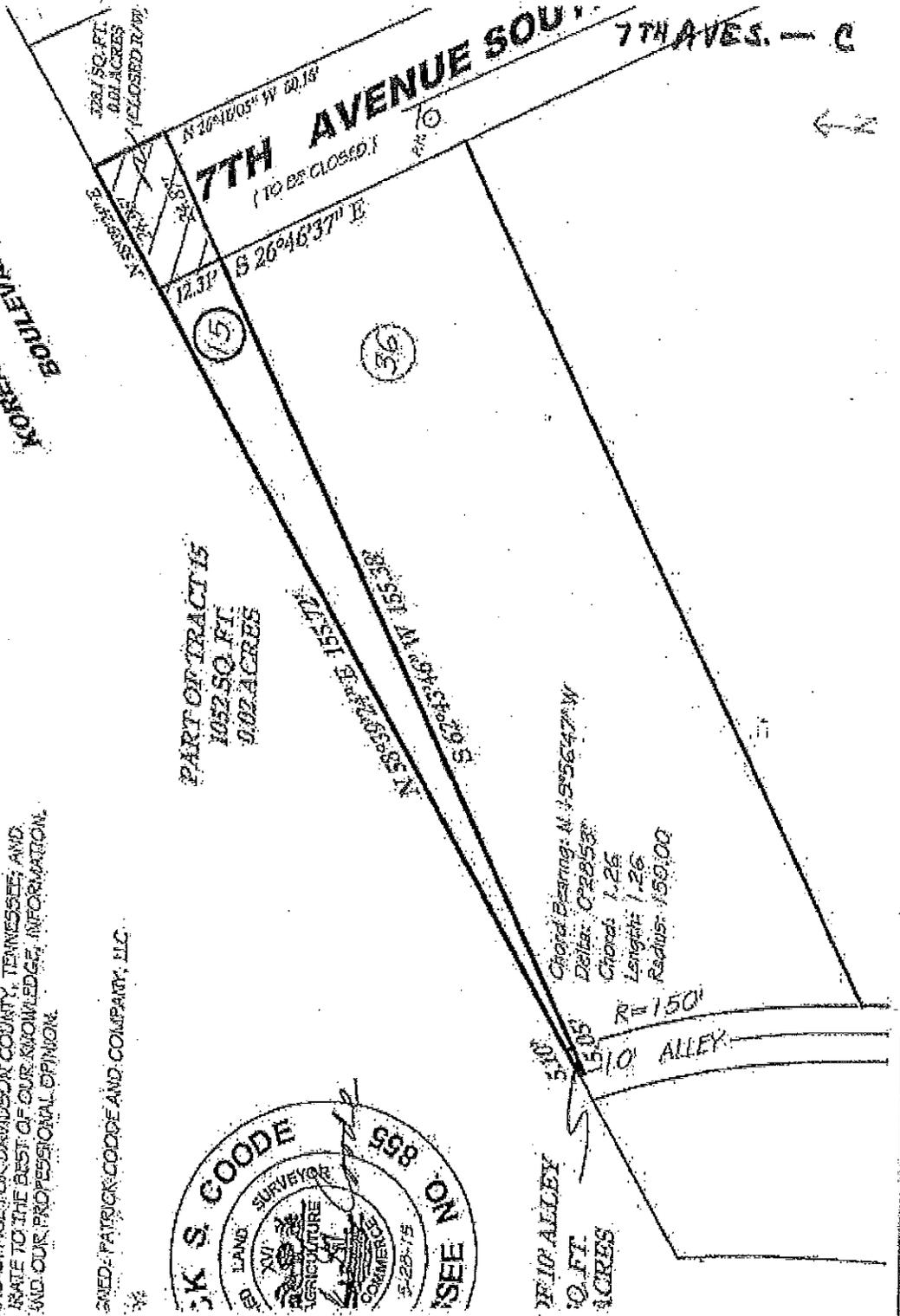
YUKS CERTIFICATE

WE HEREBY STATE THAT THIS SURVEY HAS BEEN MADE USING THE BEST OF RECORDS, AND THAT THIS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND WE MAKE STATE TO THE BEST OF OUR KNOWLEDGE, INFORMATION, AND OUR PROFESSIONAL OPINION.

PREPARED BY: PATRICK COODE AND COMPANY, LLC



KOREAN VETERAN BOUTEVARD



PART OF TRACT 15
1022.50 SQ. FT.
0.022 ACRES

PART OF TRACT 16
1551.51 SQ. FT.
0.035 ACRES

10 FT. ALLEY
10 FT. ALLEY
R = 150'

Chord Bearing: N 19°56'47" W
Delta: 0°29'53"
Chords: 1.26
Length: 1.26
Radius: 150.00

228.150 FT.
0.011 ACRES
(CLOSED TO)
N 20°18'05" W 60.18'

7TH AVENUE SOUTH
(TO BE CLOSED)

7TH AVENUE NORTH — C

