

BILL NO. BL2018-1064 (O'CONNELL, VERCHER, & OTHERS) – This ordinance would authorize two agreements between Metro and Uptown Property Holdings (UPH) for the development of the proposed multi-building “Nashville Yards” project.

UPH would convey its interest in a parcel of real property underlying 10th Avenue North between Commerce Street and Church Street. This parcel is approximately 27,655 square feet (0.63 acre). Exhibit 1 of the ordinance is the proposed quitclaim deed whereby UPH would convey any interest it may have in this property to Metro for a nominal payment of one dollar (\$1).

Exhibit 2 of the ordinance is a proposed easement agreement. Metro would convey an easement to UPH to permit construction of improvements above and in the margin of the Tenth Avenue North right-of-way for development.

This particular development would consist of a private roadway and pedestrian bridge spanning Tenth Avenue and the Tenth Avenue improvements. These improvements would include all necessary related lateral, subjacent and above-ground support and suspension, independent seismic support, stairs, elevator, landscaping, and utilities. UPH also intends to construct vehicular turnaround and related improvements to allow vehicles to drop off passengers and to turn around to facilitate access to and from these improvements to Church Street and other public roadways.

Further development by UPH may include residential, office, hospitality, entertainment, and commercial uses, together with surface and sub-surface parking.

The easement agreement with Metro would approve three related easements in favor of UPH. The first would be a temporary, non-exclusive construction easement in the area of certain portions of Metro's property. The second would be a permanent, exclusive, irrevocable right-of-way and easement for the purpose of placement, ownership, use, and maintenance of the improvements and all related facilities. The third would be a permanent, exclusive, irrevocable easement for the purpose of placement of the turnaround improvements providing vehicular ingress, egress, and access to and from Church Street.

This has not yet been approved by the Planning Commission.