

ORDINANCE NO. BL2019-1798

A ordinance authorizing The Metropolitan Government of Nashville and Davidson County to acquire through negotiations, condemnation, or fee simple purchase, a parcel of real property known as 1012 Apex Street for the Apex Storm Screening Facility Improvements Project (Project No. 19-SC-0025 and Proposal No. 2019M-015PR-001).

WHEREAS, the acquisition of a parcel of real property known as 1012 Apex Street through negotiations, condemnation, or fee simple purchase is needed to construct MWS Project No. 19-SC-0025; and,

WHEREAS, The Metropolitan Planning Commission approved mandatory referral No. 2019M-015PR-001 on June 4, 2019, to acquire said property through negotiations, condemnation, or fee simple purchase.

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

Section 1. The Metropolitan Government of Nashville and Davidson County is authorized to acquire through negotiations, condemnation or fee simple purchase real property located at 1012 Apex Street, as shown and described on Exhibit 1, which is attached hereto and incorporated by reference.

Map & Parcel:

Address:

08204026800

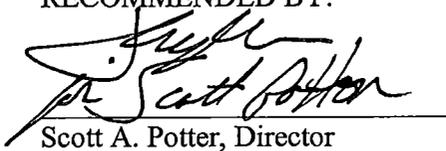
1012 Apex Street

Section 2. The Directors of Water and Sewerage Services and Public Property Administration are authorized to execute such documents as may be necessary and appropriate to carry out the negotiations, condemnation, or fee simple purchase authorized by this ordinance.

Section 3. Amendments to this legislation shall be approved by resolution.

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

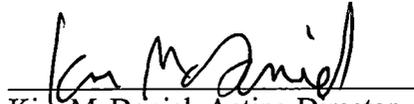
RECOMMENDED BY:



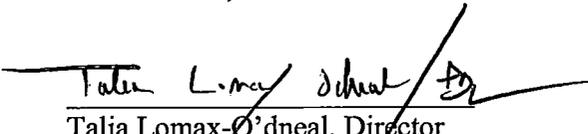
Scott A. Potter, Director
Water and Sewerage Services

INTRODUCED BY:

Council Member(s)


Kim McDoniel, Acting Director
Public Property Administration

APPROVED AS TO THE
AVAILABILITY OF FUNDS:
PIF# 12-157
Amount: \$74,300.00


Talia Lomax-O'dneal, Director
Department of Finance

APPROVED AS TO FORM
AND LEGALITY:


Assistant Metropolitan Attorney

Electronic Signature Page

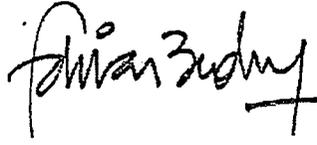
(Attach to Legislation Pursuant to Rule 8 of the Council Rules of Procedure)

A handwritten signature in black ink, appearing to read "Scott Davis", written in a cursive style.

Scott Davis
Councilmember, District 5

Electronic Signature Page

(Attach to Legislation Pursuant to Rule 8 of the Council Rules of Procedure)

A handwritten signature in black ink, appearing to read "Fabian Bedne". The signature is written in a cursive style with a horizontal line at the end.

Fabian Bedne
Councilman, District 31

Electronic Signature Page

(Attach to Legislation Pursuant to Rule 8 of the Council Rules of Procedure)

A handwritten signature in cursive script, appearing to read "Freddie O'Connell".

Freddie O'Connell
Councilmember, District 19



Parcel 08204026800

1012 Apex St

Granada Ave

Parcel - 264.00
860 GRANADA AVE

Parcel - 265.00
880 GRANADA AVE

Parcel - 266.00
884 GRANADA AVE

Parcel - 267.00
1014 APEX ST

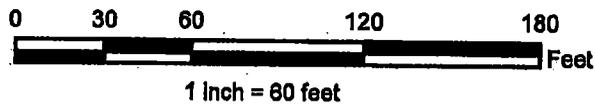
Parcel - 268.00
1012 APEX ST

MWS Apex Screening Facility

Parcel - 272.00
1006 APEX ST

Ellington Pkwy

Parcel - 308.00
805 PETWAY AVE



Date: 3/6/2019



NEIMAN-ROSS

EXECUTIVE SUMMARY

CATEGORIES	DESCRIPTION/COMMENTS
PROPERTY INFORMATION	<i>Vacant Residential Land</i>
<i>Address:</i>	1012 Apex St Nashville, TN 37206
<i>Map/ Group/Parcel(s):</i>	082-04-0-268.00
<i>Deed Reference(s):</i>	00009373-000975
<i>Owner(s) of Record:</i>	James A. Patterson
SITE CHARACTERISTICS	
<i>Land Area:</i>	4,687 Square Feet (SF) or 0.11 acres +/-
<i>Zoning:</i>	Rs-5 (Single Family, 5,000 SF lot)
<i>Flood Zone Information:</i>	Minimal-Zone X- FEMA Map 47037C0234H-April 5, 2017
<i>Corner/Interior:</i>	Interior
<i>View:</i>	Commercial/Residential mix
HIGHEST & BEST USE	
As Vacant:	Residential Development
As Improved:	n/a
HYPOTHETICAL CONDITIONS	None
EXTRAORDINARY ASSUMPTIONS	None
APPRAISAL SUMMARY	
Report Type	Appraisal
Client	Metropolitan Governemtnof Nashville and Davidson County
Purpose	Estimate Market Value
Intended Use	Determine Market Value for acquisition purposes
Intender User(s)	Mike Atchison, Metro Water Services, and their assigns
Interest Appraised	Fee Simple
<i>Date of Inspection</i>	4/23/2019
<i>Effective Date of Value</i>	4/23/2019
<i>Date of Report</i>	4/26/2019
VALUE SUMMARY	
<i>Sales Comparison Approach</i>	\$74,300
<i>Income Approach</i>	Not applicable
<i>Cost Approach</i>	Not applicable
FINAL VALUE OPINION	\$74,300
MARKETING EXPOSURE TIME	Not applicable



Nashville Planning Department

800 2nd Ave S

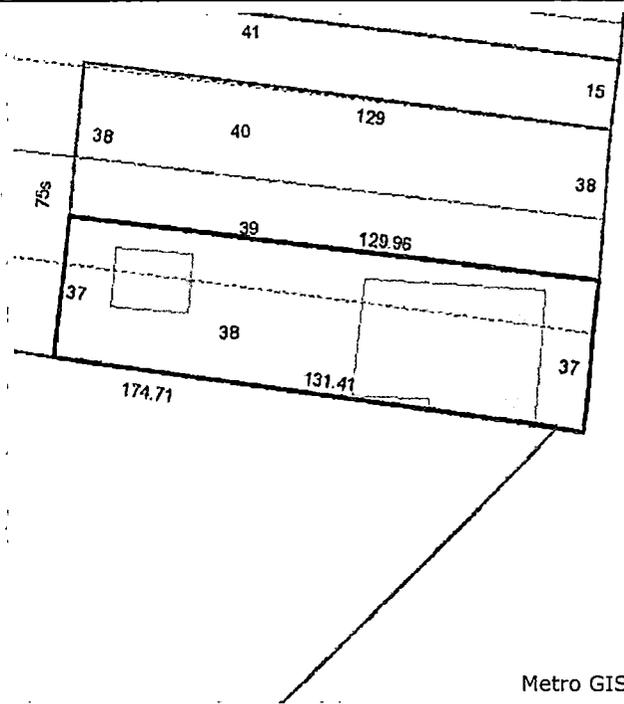
P.O. Box 196300

Nashville, TN 37219-6300

maps.nashville.gov

Parcel Details

Parcel ID: 08204026800
Parcel Address: 1012 APEX ST
 NASHVILLE, TN 37206
Owner: PATTERSON, JAMES A.
Acquired Date: 5/23/1994
Sale Price: \$ 12,000.00
Sale Instrument: DB-00009373 0000975
Mailing Address: P O BOX 68012
 NASHVILLE, TN 37206
Legal Description: PT LOTS 38 39 ALEXANDER PETWAY
Acreage: 0.11
Frontage Dimension: 37
Side Dimension: 131
Parcel Instrument: DB-00002105 0000239
Parcel Instrument Date: 1/2/1953
Census Tract: 37011700
Tax District: USD
Council District: 05
Land Use Description: VACANT RESIDENTIAL LAND

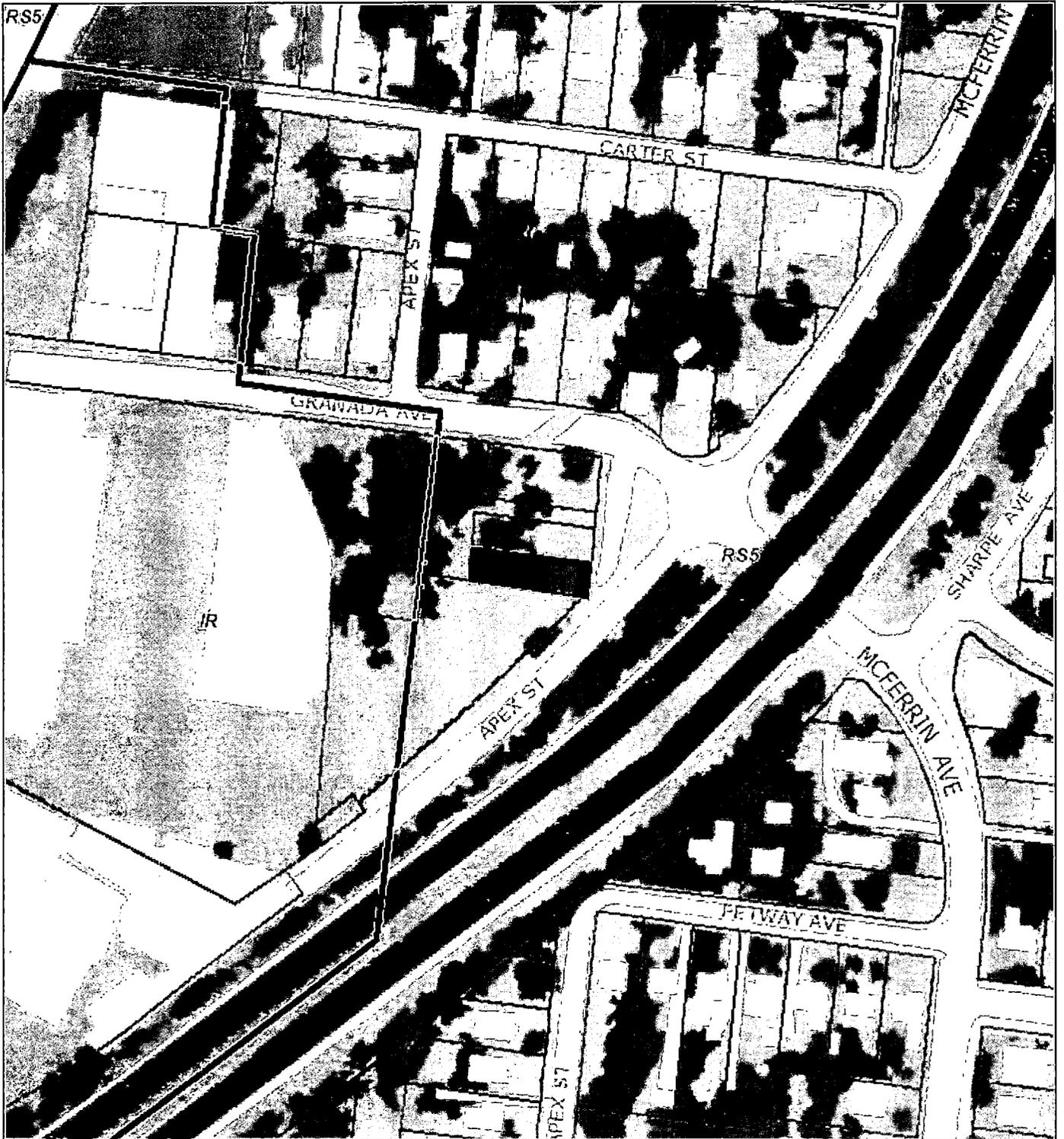


Zoning

Hide

Zone Code: OV-UZO
Zone Description:
Effective Date: 7/25/2007
Ordinance: BL2007-142
Case Number: 2007Z-060U-05
Zone Code: RSS
Zone Description: Medium density residential, requiring a minimum 5,000 square foot lot and intended for single-family dwellings at a density of 7.41 dwelling units per acre.
Effective Date: 1/1/1998
Ordinance: O96-555
Case Number:
Zone Code: OV-UZO
Zone Description:
Effective Date: 12/2/2000
Ordinance: BL2000-47
Case Number: 2000Z-094U-00
Zone Code: R6
Zone Description: MEDIUM DENSITY RESIDENTIAL, REQUIRING A MINIMUM 6,000 SQUARE FOOT LOT AND INTENDED FOR SINGLE AND TWO-FAMILY DWELLINGS AT A DENSITY OF 7.71 DWELLING UNITS PER ACRE.

Nashville / Davidson County Parcel Viewer

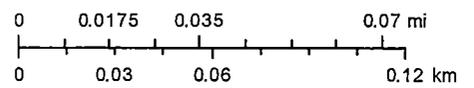


March 4, 2019

polygonLayer

- Override 1
- Ownership Parcels
- Planned Unit Development
- Zoning

1:2,257



Nashville Planning Department, MetroGIS
MetroGIS

Davidson County, TN
Assessor of Property

Unofficial Property Record Card

GENERAL PROPERTY INFORMATION

Map & Parcel: 082 04 0 268.00
Current Owner: PATTERSON, JAMES A.
Mailing Address: P O BOX 68012 NASHVILLE,
TN 37206
Zone: 6
Neighborhood: 3628

Location: 1012 APEX ST
Land Area: 0.11 Acres
Most Recent Sale Date: 05/24/1994
Most Recent Sale Price: \$12,000
Deed Reference: 00009373-0000975
Tax District: USD

CURRENT PROPERTY APPRASIAL

Assessment Year: 2018
Land Value: \$36,100
Improvement Value: \$0
Total Appraisal Value: \$36,100

Assessment Classification*: RES
Assessment Land: \$9,025
Assessment Improvement: \$0
Assessment Total: \$9,025

LEGAL DESCRIPTION

PT LOTS 38 39 ALEXANDER PETWAY

IMPROVEMENT ATTRIBUTES - Card 1 of 1

Building Type:
Year Built:
Square Footage: 0
Number of Living Units:
Building Grade:
Building Condition:

Rooms:
Beds:
Baths:
Half Bath:
Fixtures:

Exterior Wall:
Frame Type:
Story Height:
Foundation Type:
Roof Cover:



No Sketch
Available

*This classification is for assessment purposes only and is not a zoning designation, nor does it speak to the legality of the current use of the subject property.



1012 APEX ST

(C) is for separate City Tax, (C/A) for City Tax Addon
 (ADD) is for County Tax Addon
 (BK) for Bankruptcy
 (CM) for Clerk&Master
 (AP) for Under Appeal

DS MapNum GP CtrlMap Parcel I S-I
 00 82 4 268.00 R 000

Owner Information

Owner: PATTERSON, JAMES A.
 Address: P O BOX 68012
 NASHVILLE, TN 37206

Land Value: \$36,100.00
 Improve Value: \$56,000.00
 Total Value: \$92,100.00
 Assessment: 25% * \$92,100.00 = \$12,525.00

Parcel Details

Deed Information	Plat Information	Property Information
Book: Page: Date: --- --- ---	--- --- ---	Property Address: 1012 APEX ST Subdivision: PT LOTS 38 39 ALEXANDER PETWAY Dimensions: Fr:37, S1:131, SF:37 Calculated Acres: 0.1 Deeded Acres: 0.11

Parcel History

Year	Bill#	Name	Date	Base Tax	Total Paid	Balance Due	Method	Details	Payee
2018	92883	PATTERSON, JAMES A.	2018-12-20	395.16	395.16	0.00	CASH	N/A	PATTERSON, JAMES
2017	92858	PATTERSON, JAMES A.	2018-02-06	726.43	726.43	0.00	CASH	N/A	PATTERSON, JAMES A.
2016	93323	PATTERSON, JAMES A.	2017-01-20	441.44	441.44	0.00	CASH	N/A	PATTERSON, JAMES A.
2015	97273	PATTERSON, JAMES A.	2015-12-04	441.44	441.44	0.00	CASH	N/A	BUTTS, ARNETTE E.(LE) & PATTERSON
2014	122433	PATTERSON, JAMES A.		441.44	441.44	0.00	N/A	N/A	N/A
2013	73928	PATTERSON, JAMES A.		441.44	441.44	0.00	N/A	N/A	N/A
2012	19281	PATTERSON, JAMES A.		442.70	442.70	0.00	N/A	N/A	N/A
2011	72349	PATTERSON, JAMES A.		392.35	392.35	0.00	N/A	N/A	N/A
2010	72507	PATTERSON, JAMES A.		392.35	392.35	0.00	N/A	N/A	N/A
2009	108713	PATTERSON, JAMES A.		392.35	392.35	0.00	N/A	N/A	N/A
2008	182772	PATTERSON, JAMES A.		351.75	378.15	0.00	N/A	N/A	N/A