



**METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON COUNTY**

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

May 26, 2015

To: Bonnie Crumby, Metro Public Works Department

Re: **Alley #922 & Blakemore Avenue Right-Of-Way Abandonment**
Planning Commission Mandatory Referral #2015M-012AB-001
Council District #17 – Sandra Moore, 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 with conditions* to the Metropolitan Council:

A request to abandon right-of-way from Blakemore Avenue to Alley #647 and a portion of Blakemore Avenue from Alley #922 eastward (easements and utilities to be abandoned) on properties located at 1610 21st Avenue S and 2024 Blakemore Avenue, requested by Littlejohn Engineering, applicant; First American Bank of Nashville, owner.

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:

Planning Department: This Ordinance is not to take effect until the realigned right-of-way for the new alley is dedicated, constructed, and Accepted for Maintenance by Public Works.

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,

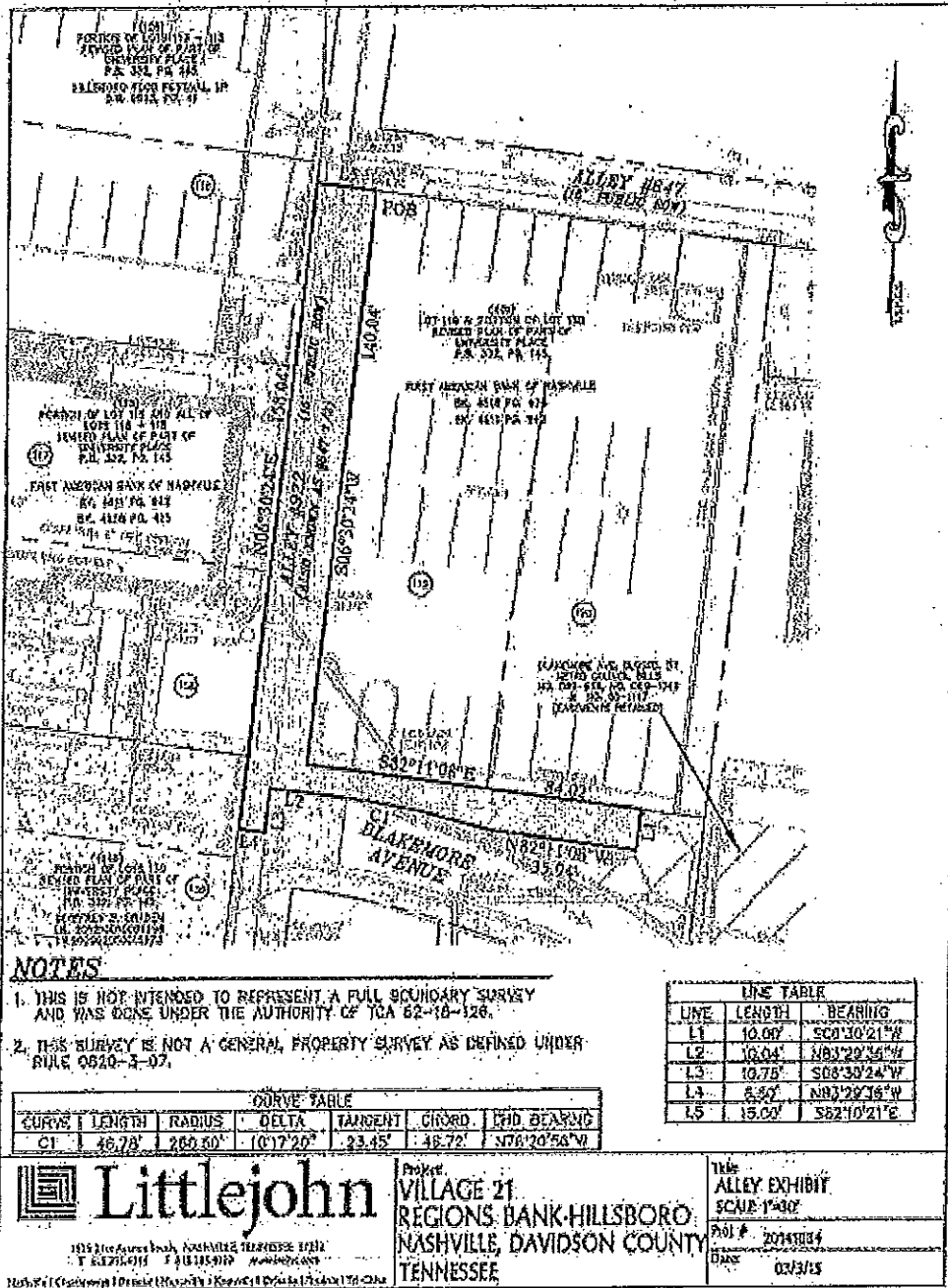
A handwritten signature in black ink, appearing to read 'Rick Bernhardt'.

Rick Bernhardt, FAICP, CNU-A
Executive Director
Metro Planning Department

cc: Metro Clerk, Shannon Hall

**Re: Alley #922 & Blakemore Avenue Right-Of-Way Abandonment
 Planning Commission Mandatory Referral #2015M-012AB-001
 Council District #17 – Sandra Moore, Council Member**

A request to abandon right-of-way from Blakemore Avenue to Alley #647 and a portion of Blakemore Avenue from Alley #922 eastward (easements and utilities to be abandoned) on properties located at 1610 21st Avenue S and 2024 Blakemore Avenue, requested by Littlejohn Engineering, applicant; First American Bank of Nashville, owner.



NOTES

1. THIS IS NOT INTENDED TO REPRESENT A FULL SECONDARY SURVEY AND WAS DONE UNDER THE AUTHORITY OF TCA 82-18-126.
2. THIS SURVEY IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-2-07.

LINE TABLE		
LINE	LENGTH	BEARING
L1	10.00'	S00°30'21"W
L2	10.04'	N83°28'34"W
L3	10.75'	S68°33'24"W
L4	8.50'	N83°28'34"W
L5	15.00'	S82°10'21"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHD BEARING
C1	45.78'	289.50'	(C)17°20'	23.45'	48.72'	S76°20'58"W

<p>Littlejohn <small>105 The Greenbank, Nashville, Tennessee 37211 T 615-251-0111 F 615-251-0112 www.littlejohn.com</small></p>	<p>Project: VILLAGE 21 REGIONS BANK-HILLSBORO NASHVILLE, DAVIDSON COUNTY TENNESSEE</p>	<p>Title: ALLEY EXHIBIT SCALE: 1"=30'</p> <p>Plot # 20150004 Date: 02/23/15</p>
	<p>North Arrow</p>	

ALLEY #847
(16' PUBLIC ROW)

(182)
PORTION OF LOT 119
AND ALL OF LOTS
117 - 118
REVISED PLAN OF
PART OF
UNIVERSITY PLACE
P.B. 312, P.G. 143

FIRST AMERICAN
BANK OF NASHVILLE
O.K. 4513 P.G. 442
O.K. 4256 P.G. 423

(160)
LOT 118 & PORTION OF LOT 120.
REVISED PLAN OF PART OF
UNIVERSITY PLACE
P.B. 312, P.G. 143

FIRST AMERICAN BANK OF NASHVILLE
O.K. 4513 P.G. 442
O.K. 4256 P.G. 423

ALLEY #8222 THE PUBLIC ROW
(ALSO KNOWN AS #847 1/2)

LINE TABLE		
LINE	LENGTH	BEARING
L1	10.00'	N89°20'30"W
L2	10.75'	S26°47'22"W
L3	0.80'	S01°17'10"W
L4	17.85'	N85°50'15"E
L5	16.00'	N82°42'10"W
L6	15.00'	S02°14'10"W

FOR
(ALLEY ABANDONMENT)

15
88°41'08"E 83.30'

BLAKEMORE
AVENUE

FOR
(BLAKEMORE
ABANDONMENT)

(119)
PORTION OF LOTS 124
REVISED PLAN OF
PART OF
UNIVERSITY PLACE
P.B. 312, P.G. 143

STRETT & BLADES
L.L. 2012101000078
L.N. 2012101000073

(119)
PORTION OF LOTS 137 & 139
REVISED PLAN OF PART OF
UNIVERSITY PLACE
P.B. 312, P.G. 143

METRO GOVERNMENT PARKS
O.B. 3220, P.G. 201

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	14.24'	12.00'	105°21'	10.14'	18.30'	S47°58'42"W
C2	48.78'	334.50'	167°32'	33.43'	44.72'	N71°05'52"W



Littlejohn
 1000 Lakeside Drive, Suite 100
 Nashville, TN 37203
 (615) 251-0000

Village 21
Davidson County, TN

FILE
ROW ABANDONMENT
EXHIBIT
PW# 2012004
DATE 08/20/15



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: May 8, 2015

REF: Alley #922 & Blakemore Ave proposed r/w and easement abandonment
Map 104-8 / District 17

Enclosed is a Mandatory Referral Application for the proposed abandonment of the Alley #922 and a portion of Blakemore Ave right-of-way and easements requested by Littlejohn Engineering for their Village 21 project.

The following right-of-way has been requested to be abandoned.

Alley #922: From Blakemore Ave to Alley #647
Blakemore Ave: A portion from Alley #922 eastward approximately 84 ft

Enclosed is the Mandatory Referral Application with Legal Descriptions and sketches of the area for the proposed abandonment of right-of-way and the signatures of the adjacent parcel owners.

There is a proposed new alley right-of-way that will be located on the east side of parcel 10408040100 connecting Alley #647 to Blakemore Ave and that proposed plat is also enclosed. The proposed abandonments of Alley #922 & Blakemore Ave will not take effect until the new alley right-of-way dedication is recorded, constructed and accepted for maintenance to maintain connectivity in the area.

Please process this application. Let me know if you have any questions regarding the proposed 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: 5-8-15
2/20/2015

Closure Type:

- Street
 Alley

Easements:

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

Street/Alley Location:

ALLEY # 922 (PARTIAL ABANDONMENT); BLAKEMORE AVE. (PARTIAL ABANDONMENT)

Street Name(s) / Alley Number(s)

BETWEEN ALLEY # 647 AND BLAKEMORE AVE.

Street / Alley Located Between?

Reason for Closure:

THE LOTS WHICH THE ALLEY AND BLAKEMORE AVE. INTERSECT ARE PROPOSED FOR CONSOLIDATION AND REDEVELOPMENT, CURRENTLY UNDER UDO AMENDMENT CONSIDERATION AS CASE NO. 2005UD-009-001. THE ALLEY WILL BE RELOCATED TO THE EAST BY R.O.V. DEDICATION AS PART OF THE REDEVELOPMENT.

Applicant: All correspondence will be mailed to the applicant.

Architect Engineer Property Owner Other: _____

Name: TRAVIS TODD, PE

Business: LITTLEJOHN

Address: 1735 21ST AVE. SOUTH

City: NASHVILLE State: TN Zip: 37212

Phone: 615.785.4144

Fax: 615.785.4020

business home business mobile

E-mail: TTODD@LEARNL.COM

Applicant's Signature: _____

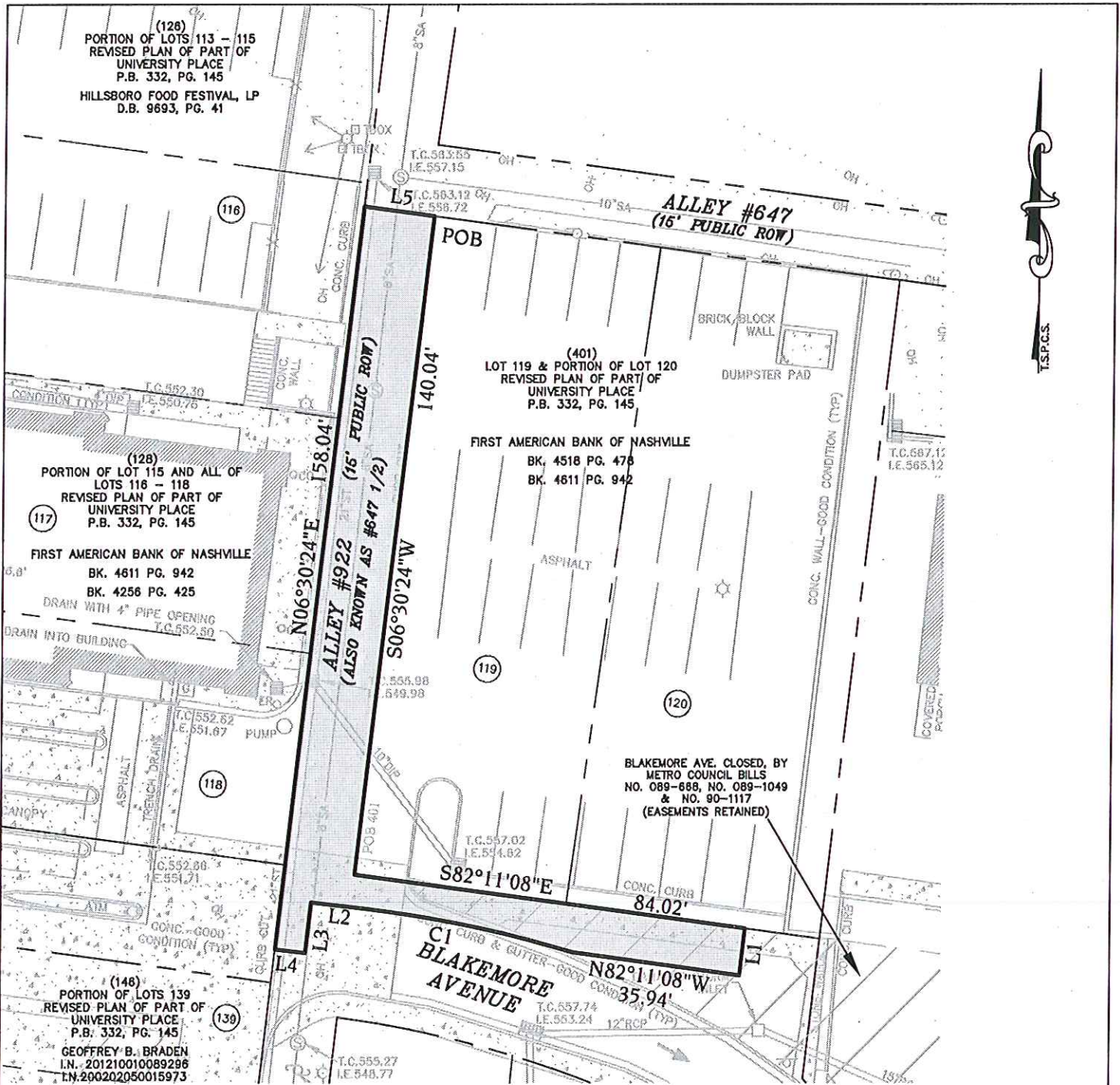
Filing Fee (All application fees are non-refundable)

Street / Alley Closure \$300.00

Amount paid: \$ 300.00

Accepted by: TC

Date: 5-8-15



NOTES

1. THIS IS NOT INTENDED TO REPRESENT A FULL BOUNDARY SURVEY AND WAS DONE UNDER THE AUTHORITY OF TCA 62-18-126.
2. THIS SURVEY IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-3-07.

LINE TABLE		
LINE	LENGTH	BEARING
L1	10.00'	S06°30'21"W
L2	10.04'	N83°29'36"W
L3	10.75'	S06°30'24"W
L4	6.50'	N83°29'36"W
L5	15.00'	S82°10'21"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHD BEARING
C1	46.78'	260.50'	10°17'20"	23.45'	46.72'	N78°20'56"W

1935 21st Avenue South, NASHVILLE, TENNESSEE 37212
 T 615.385.4144 F 615.385.4020 www.leajnc.com

Nashville | Chattanooga | Decatur | Huntsville | Knoxville | Orlando | Phoenix | Tri-Cities

Project:
VILLAGE 21
REGIONS BANK-HILLSBORO
NASHVILLE, DAVIDSON COUNTY
TENNESSEE

Title:
ALLEY EXHIBIT
 SCALE 1"=30'

Proj. # 20141084

Date: 03/3/15

Blakemore Abandonment Description

A tract of land in the 17th District, Davidson County, Tennessee. Tract being a portion of Blakemore Avenue Right of Way (ROW). Being bounded on the north by Lot 119 and a portion of Lot 120 of Revised Plan of Part of University Place as recorded in Plat Book 332, Page 145, Register's Office, Davidson County (RODC), on the east and south by the remainder of ROW of Blakemore Avenue, and on the west by a portion of Lot 115 and all of Lots 116-118 of said Revised Plan of Part of University Place. Tract being described as follows:

POINT OF COMMENCEMENT lying on the northern ROW of said Blakemore Avenue and being the southeast corner of said Lot 120 of Revised Plan of Part of University Place; thence along said Blakemore Ave North $82^{\circ}11'08''$ West 17.72 feet to the true POINT OF BEGINNING; thence along a curve to the right having a length of 16.84 feet, a radius of 12.00 feet, a central angle of $80^{\circ}24'21''$, a tangent of 10.14 feet and a chord bearing and distance of South $57^{\circ}36'42''$ West 15.49 feet to a point; thence North $82^{\circ}11'08''$ West 22.16 feet to a point; thence along a curve to the left having a length of 46.78 feet, a radius of 260.50 feet, a central angle of $10^{\circ}17'20''$, a tangent of 23.45 feet and a chord bearing and distance of North $78^{\circ}20'56''$ West 46.72 feet to a point; thence North $83^{\circ}29'36''$ West 10.04 feet to a point; thence South $06^{\circ}30'24''$ West 10.75 feet to a point; thence North $83^{\circ}29'36''$ West 6.50 feet to a point; thence North $06^{\circ}30'24''$ East 17.66 feet to a point; thence South $83^{\circ}29'36''$ East 15.00 feet to a point; thence South $82^{\circ}11'08''$ East 82.30 feet to the point of beginning.

Tract contains 856 square feet or 0.02 acres.

Bearings based on Tennessee State Plane Coordinate System.

Alley # 922 Description

A tract of land in the 17th District, Davidson County, Tennessee. Tract being 15' Right of Way (ROW) Alley Number 922, being bounded on the north by the southern ROW Alley Number 647, on the east by Lot 119 and a portion of Lot 120 of Revised Plan of Part of University Place as recorded in Plat Book 332, Page 145, Register's Office, Davidson County (RODC), on the south by the northern ROW of Blakemore Avenue, on the west by a portion of Lot 115 and all of Lots 116-118 of said Revised Plan of Part of University Place. Tract being described as follows:

POINT OF BEGINNING being an iron rod new at the southwestern intersection of ROW of said Alley Number 922 and Blakemore Ave; thence along said Blakemore Ave ROW North $83^{\circ}29'36''$ West 15.00 feet to a point; thence leaving said Blakemore Ave with the western ROW of said Alley Number 922 North $06^{\circ}30'24''$ East 140.38 feet to a point on the southern ROW of said Alley Number 647; thence with said ROW of Alley Number 647 South $82^{\circ}10'21''$ East 15.00 feet to a point; thence leaving said ROW South $06^{\circ}30'24''$ West 140.04 feet to the point of beginning

Tract contains 2,103 square feet or 0.05 acres.

Bearings based on Tennessee State Plane Coordinate System.

ALLEY #647
(15' PUBLIC ROW)

L6

(128)
PORTION OF LOT 115
AND ALL OF LOTS
116 - 118
REVISED PLAN OF
PART OF
UNIVERSITY PLACE
P.B. 332, PG. 145

FIRST AMERICAN
BANK OF NASHVILLE
BK. 4611 PG. 942
BK. 4256 PG. 425

140.38'

N06°30'24"E

ALLEY #922 (15' PUBLIC ROW)
(ALSO KNOWN AS #647 1/2)

140.04'

S06°30'24"W

(401)
LOT 119 & PORTION OF LOT 120
REVISED PLAN OF PART OF
UNIVERSITY PLACE
P.B. 332, PG. 145

FIRST AMERICAN BANK OF NASHVILLE
BK. 4518 PG. 478
BK. 4611 PG. 942



LINE TABLE		
LINE	LENGTH	BEARING
L1	10.04'	N83°29'36"W
L2	10.75'	S06°30'24"W
L3	6.50'	N83°29'36"W
L4	17.66'	N06°30'24"E
L5	15.00'	N83°29'36"W
L6	15.00'	S82°10'21"E

POB
(ALLEY ABANDONMENT)

POC

L5 S82°11'08"E 82.30'

L4

L1
L2
L3

N82°11'08"W
22.16'

17.72'

BLAKEMORE AVENUE

POB
(BLAKEMORE ABANDONMENT)

(146)
PORTION OF LOTS 139
REVISED PLAN OF
PART OF
UNIVERSITY PLACE
P.B. 332, PG. 145
GEOFFREY B. BRADEN
I.N. 201210010089296
I.N.200202050015973

(140)
PORTION OF LOTS 137 & 138
REVISED PLAN OF PART OF
UNIVERSITY PLACE
P.B. 332, PG. 145
METRO GOVERNMENT PARKS
D.B. 5250, PG. 881

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHD BEARING
C1	16.84'	12.00'	80°24'21"	10.14'	15.49'	S57°36'42"W
C2	46.78'	260.50'	10°17'20"	23.45'	46.72'	N78°20'56"W



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Nashville | Chattanooga | Decatur | Huntsville | Knoxville | Orlando | Phoenix | Tri-Cities

Project:

Village 21
Davidson County, TN

Title:

ROW ABANDONMENT
EXHIBIT

Proj. #

20141084

Date:

5/8/2015

