

RESOLUTION 21-194

**A RESOLUTION TO APPROVE APPRAISAL SERVICES FOR THREE PROPERTIES
LOCATED AT MAIN STREET AND BEEHCROFT ROAD**

WHEREAS, the future alignment by Tennessee Department of Transportation (“TDOT”) of Beechcroft Road at Main Street will transect properties that are currently for sale; and

WHEREAS, the City of Spring Hill has traditionally funded the acquisition of right-of-way and easements for TDOT projects completed within City limits; and

WHEREAS, the owners of the properties for sale have proposed the City of Spring Hill purchase easements for the future road prior to the sale of the properties and potential improvements; and

WHEREAS, the City’s Transportation Advisory Committee recommended on October 18, 2021 full appraisals be completed on the three properties, reflecting the easements and the value of compensation due; and

WHEREAS, the cost of an appraisal is estimated at \$4,000 per property for a total cost of \$12,000 and will be expensed from the Traffic Impact fund (124-43110-913).

NOW, THEREFORE BE IT RESOLVED, the City of Spring Hill Board of Mayor and Aldermen approve appraisal services for three properties located at Main Street and Beechcroft Road for the purpose of obtaining easements for future road improvements, as recommended by the Transportation Advisory Committee on October 18, 2021.

Passed and Adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee on the 20th day of December, 2021.



Jim Hagaman, Mayor

ATTEST:



April Goad, City Recorder

LEGAL FORM APPROVED:



Patrick Carter, City Attorney



REQUEST: *Approval of Resolution 21-194*

SUBMITTED BY: **Missy Stahl, CIP Manager**

DATE: **November 1, 2021**

RE: **To approve appraisal services for three properties located at
Main Street and Beechcroft Road**

ATTACHMENTS: **Site map**

PURPOSE:

The purpose of this resolution is to approve the City proceed with appraisal services for three properties that are currently for sale to obtain easements for future Beechcroft Road realignment.

BACKGROUND:

City staff met with the owner of the properties currently for sale located on the corner of Main Street and Beechcroft Road, Don Crichton, and his real estate agent, Steve Kroeger, on Monday, August 2nd. TDOT has plans to realign Beechcroft Road with the new alignment transecting Mr. Crichton's property. The meeting centered around the potential for the City to obtain right-of-way for the realignment now before the property is sold and developed to prevent the possibility of tenant-owned improvements being installed and subsequently having to be paid for removal and/or damages.

The property to the west of Mr. Crichton's tract that is currently owned by David Miller would be affected by this alignment too so ROW would also be acquired from him. This tract is currently zoned commercial. Since TDOT has requested that Old Military Road be closed and converted to a cul-de-sac, we discussed adding an entrance to Main Street crossing Mr. Crichton's tract for access. This would also be negotiated prior to the sale of the property.

See map attached as taken from the TDOT Final Technical Report for US 31/Main Street widening, dated July 13, 2021. The tracts noted at #1 and #2 are owned by Don Crichton; tract #3 is owned by David Miller. While the aerial is dated (it shows buildings that are no longer in place), the alignment is the final one as determined by TDOT.

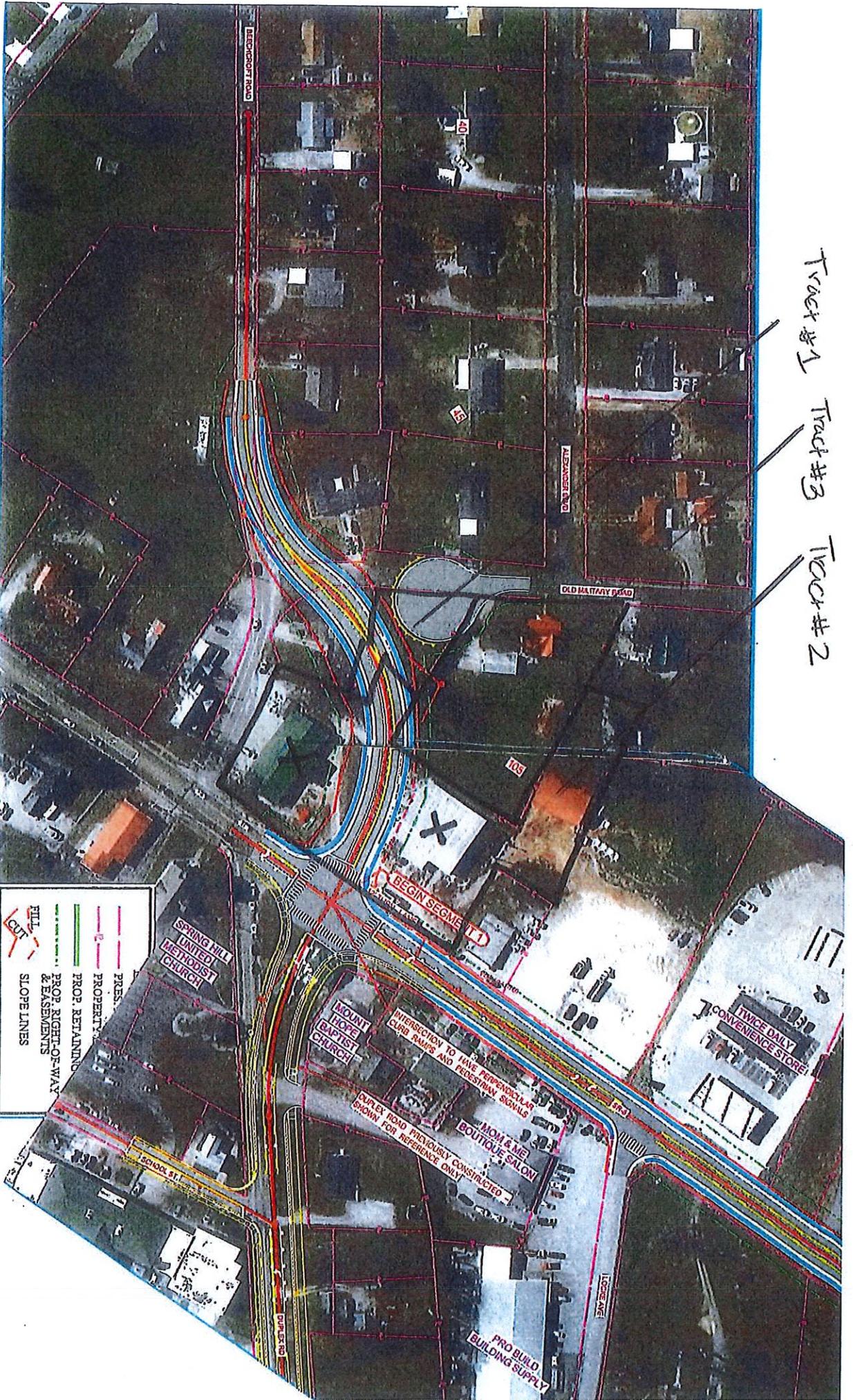


FINANCIAL IMPACT:

There cost of the appraisals is estimated to be \$4,000 per tract for a total cost of \$12,000 and will be expensed from the Impact Fees fund (124-43110-913) with a FY 21/22 budget of \$125,000.

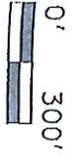
STAFF RECOMMENDATION:

Staff recommends approval of Resolution 21-194 to approve appraisal services for three properties located at Main Street and Beechcroft Road, as recommended by the TAC committee on October 18, 2021.



Tract #1 Tract #3 Tract #2

TECHNICAL REPORT
 SR-6 (US-31, COLUMBIA PIKE)
 FROM DUPLEX ROAD IN SPRING HILL TO NEAR TOLLGATE BLVD IN THOMPSON'S STATION
 MAURY-WILLIAMSON COUNTIES



	CUT
	HILL SLOPE LINES
	PROP. RETAINING WALL
	PROP. RIGHT-OF-WAY & EASEMENTS
	PROP. PROPERTY LINES
	PRESENT PROPERTY LINES

STATE OF TENNESSEE
 DEPARTMENT OF TRANSPORTATION
 DIVISION OF HIGHWAYS
 CONCEPTUAL LAYOUT
 STA. BEGIN TO STA. 48+00
 STA. 48+00