

REPORT TO THE BOARD OF MAYOR & ALDERMEN

DATE: July 27, 2026

FROM: Tim Gwaltney, P.E., Deputy Town Engineer

SUBJECT: Right-of-Way (ROW) and Easements Acquisition for State Route (SR) 175 (Shelby Drive) Widening Project - Jasper Park to Shelby Point

INTRODUCTION:

The purpose of this agenda item is to request Board of Mayor and Aldermen (BMA) approval to purchase real estate and easements related to the widening of SR 175 (Shelby Drive) from Jasper Park to Shelby Point.

BACKGROUND:

The Town entered into a Local Programs Contract with the Tennessee Department of Transportation (TDOT) for this project in December 2017. Please see Exhibit 1, Vicinity Map. The project involves widening the existing two-lane rural cross section roadway to a 4-lane median divided urban cross section with curb and gutter, sidewalk, bike lanes and decorative Beale Street street lighting. The contract established the Town would be reimbursed 80% of all expenditures for all phases of the project; environmental (NEPA), design, ROW acquisition and construction. In January of 2023, the Town requested TDOT to cover the Town's 20% responsibility since this segment of Shelby Drive is a state route. TDOT agreed by amending the contract in March of 2023 stating TDOT would cover the 20% local match requirement for the ROW and construction phases. The NEPA and design phases are complete. The project is currently in the ROW acquisition phase, and the Town is being reimbursed at 100%.

Portions of fifteen (15) properties along the project length need to be acquired to accommodate the roadway improvements. These properties are being acquired via appraisals and negotiations. To date, appraisals of each of the tracts have been completed and TDOT has approved to make offers. Offers have been made on each of the properties and negotiations are underway. To date we have come to an agreement with one of the property owners, the subject of this agenda item.

DISCUSSION:

The Woodlawn Planned Development Homeowners Association (PDHOA) owns the property at the northeast and northwest corners of SR 175 and East Woodlawn Circle, referred to as Tract 11 in the project ROW documents. The ROW to be acquired as part of the project is 4,093 sq-ft and highlighted in yellow on Exhibit 3. The project also requires a Permanent Drainage Easement totaling 506 sq-ft highlighted blue, a Permanent Slope Easement totaling 619 sq-ft highlighted in orange and a Temporary Construction Easement totaling 1,160 sq-ft highlighted green. Exhibit 4 is the legal descriptions of all of these areas.

The Town's appraiser, Mr. Doug Hall, appraised the property at \$85,207.00. Town staff and the Town's appraisal reviewer, Mr. Eric Trotz, reviewed and agreed with the appraisal. The appraisal was then sent to TDOT for review and approval prior to the offer being made. TDOT provided their approval, then the Town's negotiator/closer, Johnson, Mirmiran & Thompson (JMT), Inc., made the offer (Exhibit 2) to

the Woodlawn PDHOA and it was accepted (Exhibit 5). TDOT reviewed and approved the offer/acceptance documentation and recommended to Town staff to proceed with closing. After BMA approval, the Town's closing firm, JMT, Inc., will prepare a Warranty Deed and Grant of Easements document that will be recorded after closing to complete the transaction.

STAFF RECOMMENDATION:

Staff recommends approval of the purchase of real estate and easements to accommodate the roadway improvements.

BUDGET IMPACT:

CIP

Fund	Dept.	Obj. Code	Description	Approved Line Item Budget	Previous Expenses	Proposed Expense	Balance	Budget Impact
131	43120	931-201802	SR 175 Widening - Jasper Park to Shelby Post	\$3,491,700.00	\$1,125,833.41	\$85,207.00	\$2,280,659.59	N/A

ATTACHMENTS:

[Exhibit 1 - Vicinity Map.pdf](#)

[Exhibit 2 - Offer.pdf](#)

[Exhibit 3 - Plat.pdf](#)

[Exhibit 4 - Legal Descriptions.pdf](#)

[Exhibit 5 - Sellers Acknowledgement.pdf](#)

PROPOSED MOTION:

To approve the purchase of real estate and easements from the Woodlawn Planned Development Homeowner's Association related to the project to widen SR 175 (Shelby Drive) from Jasper Park to Shelby Post.

Board Action: Motion By _____ Seconded By _____

Vote Total	Hall	Jordan	Robbins	Marshall	Stamps	Fraser
Yes						
No						
Abstain						