

REPORT TO THE BOARD OF MAYOR & ALDERMEN

DATE: September 28, 2026

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

SUBJECT: Right-of-Way (ROW) and Easements Acquisition - State Route (SR) 175
(Shelby Drive) Widening Project from Jasper Park to Shelby Point - Tract 15

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 bike lanes and sidewalk. The contract established that 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 that 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 in order 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. Agreements have been made with ten of the property owners. To date the BMA has approved purchases of nine tracts as follows:

Property ID	Owner	BMA Approval Date
Tract 11	Woodlawn HOA	July 27, 2026
Tract 1	Collierville Farms Ph. IV HOA	August 24, 2026
Tract 3	Aspen, LLC	September 14, 2026
Tract 4	Gioli	September 14, 2026
Tract 6	Magnolia Preserve HOA	September 14, 2026
Tract 10	William and Gail Briggs	September 14, 2026
Tract 13	Collierville Road Partnership	September 14, 2026
Tract 14	Matthew D. Yokie	September 14, 2026
Tract 7	Matochiks and Tilmons	September 28, 2026 *

*Pending Approval

An agreement with the owners (Woodgrove Homeowners Association) of Tract 15 has been reached and is the subject of this agenda item.

DISCUSSION:

The Woodgrove Homeowners Association (HOA) owns the property at the southeast corner of SR 175 and Shelby Post, referred to as Tract 15 in the project ROW documents. The ROW to be acquired as part of the project is 361 sq-ft and outlined in yellow on Exhibit 3. The project also requires a Permanent Slope Easement totaling 72 sq-ft outlined in orange and a Temporary Construction Easement totaling 394 sq-ft outlined in green. Exhibit 4 is the legal descriptions of all of these areas.

The Town's appraiser, Mr. Doug Hall, appraised the property at \$6,921.00. 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, JMT, Inc., made the offer to the owners. Negotiations with the HOA resulted in a purchase price of \$7,700.00. The counteroffer is \$779.00 (~11.3%) over the appraised value. The Administrative Settlement Request (Exhibit 2) summarizes the negotiations. TDOT has an unwritten policy of accepting counteroffers within 10% or \$10,000 of appraised value. The counteroffer meets these criteria. TDOT reviewed and approved the Administrative Settlement Request 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 (Tract 15) 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	\$1,539,259.41	\$7,700.00	\$1,944,740.59	N/A

ATTACHMENTS:

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

[Exhibit 2 - Administrative Settlement Request.pdf](#)

[Exhibit 3 - Tract 15 - Plat.pdf](#)

[Exhibit 4 - Tract 15 - Legal.pdf](#)

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

PROPOSED MOTION:

To approve the purchase of real estate and easements (Tract 15) from the Woodgrove Homeowners Association in the amount of \$7,700.00 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						