

ORDINANCE 2025-6

AN ORDINANCE TO AMEND TITLE 16 (“STREETS AND SIDEWALKS”) OF THE BELLE MEADE MUNICIPAL CODE TO ADD A NEW CHAPTER 4 GOVERNING THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF IMPROVEMENTS TO BELLE MEADE BOULEVARD.

WHEREAS, Belle Meade Boulevard stands today as a living testament to the vision of Luke Lea, whose dream was to weave a gracious and enduring pathway between the natural beauty of the countryside and the dignity of residential life; and

WHEREAS, Belle Meade Boulevard was conceived not merely as a means of travel, but as a civic and artistic statement—a broad, tree-lined promenade reflecting the pastoral elegance and proud independence that are the hallmarks of Belle Meade's history; and

WHEREAS, for more than a century Belle Meade Boulevard has remained a place where green space is preserved, where homes are set graciously back from the roadway, and where the absence of intrusive concrete paths has preserved the delicate harmony between nature and neighborhood; and

WHEREAS, Belle Meade Boulevard is not merely a street, but an enduring monument to the spirit of careful planning, community pride, and stewardship of beauty entrusted to all citizens of Belle Meade;

WHEREAS, it is the solemn duty and joyful commitment of the City of Belle Meade to enshrine Belle Meade Boulevard under special protection, that future generations may travel its length—not on paved sidewalks, but along the same median greenspace and under the same arching canopies envisioned at its birth—and know that they are a part of a living history.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF BELLE MEADE AS FOLLOWS:

SECTION 1. Title 16 of the Belle Meade Municipal Code is hereby amended to add a new Chapter 4, which shall read as follows:

Section 16-401: Purpose and Scope

The purpose of this Ordinance is to define the standards for the maintenance, design, and permissible modifications to Belle Meade Boulevard that are consistent with preservation of its historic and pastoral character, and to protect its original design. These standards shall be in addition to those contained elsewhere in this Section and interpreted consistently therewith.

This Ordinance applies to the entire length of Belle Meade Boulevard, including its roadways, median greenspace, shoulders, and adjacent landscape areas.

Section 16-402: Maintenance Responsibilities

The City of Belle Meade shall be responsible for the general maintenance of Belle Meade Boulevard, including but not limited to:

- a) Mowing, fertilizing, and irrigation of the median greenspace.
- b) Pruning and care of all trees and landscaping within the median greenspace and along the road shoulders.
- c) Maintenance of the roadway surface in a manner consistent with historic character, using asphalt or materials that maintain the traditional visual appearance.
- d) Management of stormwater drainage in a way that preserves the natural landscape without installing intrusive curb systems.

Section 16-403: Design Guidelines for Future Improvements

All future improvements, restorations, or repairs to Belle Meade Boulevard shall adhere to the following design principles:

a) Preserve and Enhance Median Greenspace:

Every precaution shall be taken to limit the reduction of the median greenspace. No portion of the median greenspace shall be removed or reduced unless necessary for critical stormwater mitigation or essential public works maintenance, or to provide consistency in lane width as was the intention of the boulevard's design.

b) Unified Landscape Vision:

Landscaping improvements are encouraged where they contribute to the enhancement of the Boulevard's historic pastoral character. Efforts should be made to unite individual median sections into a cohesive, harmonious design that reflects a continuous and naturalistic greenway and makes every effort to ensure safety and visibility for both pedestrians and vehicles.

c) Use of Historic Materials:

Roadway repairs must utilize asphalt or historically appropriate materials that blend naturally with the environment; no artificial paving, or decorative surfaces inconsistent with the historic aesthetic shall be introduced.

Section 16-404: Pedestrian Access Restrictions

a) Prohibition of Sidewalks and Paths:

No sidewalks, paved paths, gravel paths, or multi-use trails shall be constructed within the right-of-way of Belle Meade Boulevard.

b) Permitted Pedestrian Use:

Pedestrian movement shall be limited to walking or running along the inner shoulder adjacent to the median greenspace, preserving the historic experience of moving freely across open, park-like terrain.

c) Temporary Measures:

Temporary measures for public events (e.g., cones, signs) must be entirely removable and must not result in permanent alterations.

Section 16-405: Review and Approval of Changes

a) Any proposed change to Belle Meade Boulevard, including landscape alterations, or repairs exceeding routine maintenance, shall be reviewed by the Board of Commissioners pursuant to the following process.

b) The Board of Commissioners shall evaluate all proposals using the criteria outlined below:

- 1) Historic integrity;
- 2) Consistency with Luke Lea's vision;
- 3) Visual harmony with the existing landscape;
- 4) Minimization of permanent physical intrusion.

c) In the event that major infrastructure improvements are proposed, the following additional requirements shall apply:

- 1) At least two (2) public meetings shall be held to present the proposed changes to the public.
- 2) Each public meeting shall allow any resident to offer comments.
- 3) Notice of each public meeting shall be provided to all residents living on Belle Meade Boulevard at least fourteen (14) days in advance through three (3) forms of communication:
 - a. Mailed notification to each resident's address.
 - b. Email notification to each resident's known email address.
 - c. Signage in at least three (3) visible locations on or along the Boulevard.

SECTION 2. This ordinance shall take effect immediately from and after its passage on second and final reading, the public health, safety, and welfare requiring it.

IT IS SO ORDERED.

Passed on First Reading:

Passed on Second Reading:

Rusty Moore, Mayor

Rusty Terry, City Recorder