

Staff Report

Agenda No.: III.A.
Case No.: A25-75
Staff: Mary Samaniego, Planning Director
Applicant: Eskind family
Request: Two-lot subdivision Final Plat
Location: 104 Lynwood Boulevard

Summary:

The applicant/property owner is requesting a two-lot subdivision/interior lot line shift approval for the property at 104 Lynwood Boulevard. Specifically, there are two adjoining lots that would shift their interior lot line. The proposed is located close to the confluence of Richland Creek and Sugar Tree Creek. The applicant has applied for this current request for a subdivision with an accompanying hydrology report for Lot 2.

Planning Considerations:

The following general factors, planning concepts, and other facts should be considered in the review of this application:

1. The subject property is 12.78 acres (556,715 square feet - SF).
2. Existing Lot 1 is 11.15 acres with an existing residence and existing Lot 2 is 1.63 acres and undeveloped/vacant.
3. The property is located in the Residence B zoning district. This zoning district has a minimum lot size of 40,000 square feet. Proposed Lot 1 is 382,354 square feet and Lot 2 is 174,361 square feet.
4. Lot 1 will include the existing historic residence (Brookhill) constructed in 1927. The residence was designed by Bryant Fleming for Edwin Warner. The formal front of the residence faces Harding Pike while there is a driveway connection to Lynwood Boulevard. The proposed building envelope is approximately 39,264 square feet. This new lot with the existing residence is in compliance with all applicable footprint maximums, gross floor area maximums, hardscape maximums, and parking maximums. There is one accessory structure (gazebo) on this proposed lot.
5. Lot 2 will be a new buildable lot in compliance with the Residence B zoning standards. It has enough road frontage along Lynwood Boulevard to put a new driveway for the new residence. The proposed building envelope is approximately 59,519 square feet. The area of proposed building envelope that is outside the regulatory floodplain is 16,750 square feet.
6. Because the subdivision is to reconfigure two existing lots each with significant road frontage, no major public utility or road expansions are proposed.

7. The property has regulated FEMA floodplain for Richland Creek across the frontage along Harding Pike as well as along the north boundary for Sugar Tree Creek. Approximately 210,385 square feet of Lot 1 is the FEMA floodplain (55% of lot). Approximately 118,645 square feet of Lot 2 is the FEMA floodplain (68% of lot). There are no Zoning Code, Floodplain Code, or Subdivision Regulations that limit the amount of FEMA floodplain within a subdivision lot. Any development on Lot 2 will be reviewed for compliance with the City of Belle Meade stormwater ordinance and floodplain management ordinance.
8. The applicant has submitted a hydrology report indicating that Lot 2 is a buildable during documented/historical storm events. More detailed study and flood prevention measures will be required at the time of permitting. The accuracy and analysis of the hydrology study was completed by the city stormwater engineer (CEC) and is included in the meeting packet. A CEC engineer will be present at the Municipal Planning Commission meeting to answer any questions.
9. The surrounding area (calculated as approximately 1200 feet in all directions within the Belle Meade jurisdiction) includes all single-family residential lots. The lot sizes range from 11.15 acres (104 Lynwood Boulevard) to 0.79 acres (200 Lynwood Terrace). Of the 34 residential properties in the surrounding area, the average lot size is 1.74 acres. Proposed Lot 1 and 2 exceed that lot size average. It is staff's professional opinion that the proposed lot sizes and dimensions are compatible with the surrounding area.

Planning Commission review criteria

The following are some of the applicable General Review Requirement found in Article II of the City of Belle Meade Subdivision Regulations:

2.01 No plan of subdivision will be approved which includes any lot for which a building permit could not be issued as a matter of right under any ordinance of the City, which is current and in force at the time such plan is approved, or which has been pending before the City Commission for a period of not more than ninety days, after passage on first reading. In making such determination, no part of the area of any dedicated street or road right-of-way, or of any common area held with others, shall be considered a part of the lot.

2.03 The Commission may impose other reasonable conditions suggested by the facts in a particular case, including but not limited to a requirement for traffic, drainage, or other studies – all to be made at the expense of the Developer - so that the public health, safety, welfare, morals and prosperity may be secured and preserved, in harmony with other developments heretofore located in the vicinity of such parcel or parcels.

2.04 The Planning Commission may also require the dedication of easements, not exceeding twelve (12) feet in width, for conduits, storm and sanitary sewers, gas, water mains and electric or other utility lines along all rear lot lines, and along side lot lines if necessary, or if advisable in its opinion. Easements of the same or greater width may be required along the lines of or across lots, where necessary for the extension of existing or planned utility lines. Whenever any stream or important surface drainage course is located in any area, which is being subdivided, the

developer shall provide an adequate easement along each side of the stream for the purpose of widening, deepening, sloping, improving, or protecting the same.

2.09 No land shall be subdivided for residential use if such land is considered by the Commission to be unsuitable for such use by reason of flooding or improper drainage, objectionable earth and rock formation or any other feature harmful to the health and safety of possible residents of the area and the community as a whole. In its determination of unsuitability by reasons of flooding, the Commission may rely on standards of (i) the Stormwater Management Ordinance of the Metropolitan Government of Davidson County, (ii) the City's Water Management Program developed pursuant to Phase II of the EPA's Municipal Storm Sewer and Water Management Program and (iii) all applicable statutes or regulations of the State of Tennessee and the Federal Government, and may require the subdivider to provide hydrology reports to assist in this determination.

(a) Land subject to flooding and land deemed to be topographically unsuitable shall not be platted for residential occupancy, or for any other uses which may increase the hazard of flooding, endanger health, life or property, or aggravate erosion, unless any plat including such land shall contain a notation requiring the owner of any lot shown thereon, as a condition to the construction of a structure, to first comply with such conditions and standards as may be prescribed by the City Building Official pursuant to Belle Meade Code §12-103. Any expense incurred by the City Building Official in the development of such conditions and standards shall be paid by the developer of the land being subdivided. Any other land within said plat, which does not comply with such conditions and standards, shall be set aside for such uses as shall not be endangered by periodic or occasional inundation or produce satisfactory or unsafe living conditions.

(b) Fill shall not be used to raise land in areas subject to flood unless the fill proposed does not restrict the flow of water and unduly increase flood heights.

2.10 In all subdivisions, due regard shall be shown for all natural features such as grade, topography, trees and water courses, and for historical spots and similar community assets which, if preserved, will add attractiveness and value to the property. Preservation of such features may be required as a condition of approval of a subdivision plat.

2.12 The Planning Commission may require such conditions, in addition to those elsewhere set out herein, as will, in its judgment, promote the health, safety and welfare of the community at large and secure substantially the objectives of these regulations.

Staff recommends approval of the two-lot subdivision.

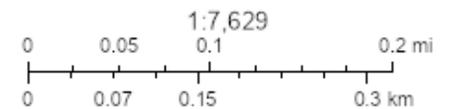
Attachment:

1. Location Map

Nashville Parcel Viewer Map 104 LYNWOOD BOULEVARD



12/2/2025, 8:38:53 AM



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