



**CITY OF BELLE MEADE
MUNICIPAL PLANNING COMMISSION
REGULAR MEETING AGENDA PACKET
OCTOBER 21, 2025, 04:00 PM**



**AGENDA MUNICIPAL PLANNING COMMISSION
REGULAR MEETING
OCTOBER 21, 2025, 04:00 PM
BELLE MEADE CITY HALL, 4705 HARDING PIKE**

TO ALL MEMBERS OF THE MUNICIPAL PLANNING COMMISSION AND INTERESTED PARTIES:

This is to notify you of the regularly scheduled meeting of the Municipal Planning Commission (MPC), with public hearing and public comment on the agenda items. Public comment will also be heard on any matters related to the MPC. Items for consideration are listed below and are available on the city website, www.citybellemeadetn.org. The meeting will also be available through Live Stream on the city website.

I. Call to Order

II. Approval of Minutes

Consideration of the minutes of the Municipal Planning Commission held July 15, 2025.

Attachment: [MPC Minutes July 22 2025.pdf](#)

III. Unfinished Business - None.

IV. New Business

A. Election of a chairman.

B. The application of St. Georges Rectors, #A25-67, 105 Lynwood Boulevard for a three lot subdivision.

Attachment: [Application.pdf](#)

Attachment: [St. George s letter to Planning Commission 528427543.1 .pdf](#)

Attachment: [LS-1892 - 105 Lynwood Blvd. - Nashville_ TN - 10-8-25 - PLAT.pdf](#)

Attachment: [STAFF REPORT.pdf](#)

Attachment: [FARRIS LETTER.pdf](#)

Attachment: [phipps letter.pdf](#)

V. Public Comment

VI. Adjourn

VII. The next regularly scheduled meeting of the Municipal Planning Commission will be held November 18, 2025 at 4:00 p.m.



**MINUTES
MUNICIPAL PLANNING COMMISSION – REGULAR MEETING
JULY 22, 2025, 4:00 PM
BELLE MEADE CITY HALL, 4705 HARDING PIKE**

Call to Order

Vice Chairman Nina Davidson called the meeting to order at 4:02 p.m.

Commission Members Present

Vice Chairman Nina Davidson
Mayor Rusty Moore
Vice-Mayor Haley Dale
Larry Wieck
Ashley Levi
Mall Wall
Bunny Blackburn
Marshall Sanders

Commission Members Not Present

Charlie Thornburg
Jeannette Warner

Staff Present

Planning Director Mary Samaniego
City Recorder Rusty Terry
City Attorney Doug Berry

Approval of Minutes

Consideration of the minutes of the Municipal Planning Commission held August 20, 2024

Motion to approve: Moore Second: Dale Vote: All aye

New Business

Election of a chair

Without objection, the election of a new chairman was postponed until the next meeting.

The application of St George's Episcopal Church for a three lot subdivision at 105 Lynwood Boulevard.

Planning Director Mary Samaniego provided additional material regarding the presentation to the board members and to the representative of St. George's Episcopal Church.

Cam Sorenson, representing St. George's Episcopal reviewed the request for

the subdivision, also providing background on the needs of the church detailing their plans to sell two lots and construct a parking lot on a third lot.

A period of questions and discussion ensued; questions were answered by Sorenson, City Attorney Doug Berry, City Planning Director Mary Samaniego and Parrish Administrative Officer St. George's Episcopal Church Laura Zabask.

Public Comment Opened

Ellen Nelson, 103 Westhampton, spoke in opposition to the project

Gloria Sir, 101 Westhampton, stated she knew that the meeting was not about the parking lot be she wanted details on the parking lot. She also wanted to know when the house would be repaired. Sorenson, using the diagram on the screen, provided details to Sir.

Jack Fleischer, 112 Lynwood Boulevard, asked if they (the church) could expand (the parking lot) at a later date.

Dr. Ashish Shah, 106 Westhampton Place, spoke in opposition to the project.

Tom Starkey, 420-B Lynwood Boulevard, stated he was not speaking as a City Commissioner, but as the resident of 420-B Lynwood, spoke in opposition to the project.

Public Comment Closed

Motion to approve: Dale Second: Sanders

Planning Director Samaniego clarified setbacks that had been presented in the submitted materials.

A period of questions and discussion ensued. Questions were answered by Samaniego and Berry.

Vote: Levi No, Dale No, Wieck No, Davidson Yes, Moore Yes, Sanders No, Blackburn No, Wall Yes

Recommendation on Ordinance 2025-7 to Amend Title 14 of the Belle Meade Municipal Code to Restrict the Provisions for a Pickleball Conditional Use.

Planning Director Mary Samaniego provided background on the amendment.

A period of discussion and questions ensued; questions were answered by Samaniego and City Attorney Doug Berry.

Mayor Rusty Moore left the dais at 5:30 p.m.

Motion to approve: Levi Second: Wieck Vote: Levi Yes, Dale Yes, Wieck Yes, Davidson Yes, Sanders Yes, Blackburn Yes, Wall Yes

Public Comment- None

The meeting adjourned at 5:34 p.m.

Vice Chairman Nina Davidson

City Recorder Rusty Terry

Application

OWNER INFORMATION

Property Owner Email Address: Property Owner Phone: Is Owner Applicant? ☐ Yes ☒ No

PROPOSED ACTIVITY

Reason for Request:

SURVEYOR INFORMATION

Name Address City, State & ZIP Telephone

In Step 5 of the Application, please attach the below document(s):

1. Survey/Final Plat (signed and sealed by a registered surveyor) of proposed lots

- Show existing and proposed structures
- Area in square feet and Building Envelope highlighted for each proposed lot
- Show all topographic elevations, existing grade, finished grade, Finished Floor Elevations for properties in the FEMA floodplain

I certify under penalty of perjury that I am the owner or authorized agent of the above property and the information furnished by me is true and correct to the best of my knowledge. I certify that all applicable federal, state, county, and City of Belle Meade requirements for the work authorized by this permit shall be met.

Typed Signature of Applicant or Owner

Date

CLICK SAVE BEFORE CLICKING COMPLETE APPLICATION

Holland & Knight

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Holland & Knight LLP | www.hklaw.com

Jon Cooper
+1 615-850-8550
Jon.Cooper@hklaw.com

October 10, 2025

Belle Meade Planning Commission
4705 Harding Pike
Nashville, TN 37205

Re: St. George's Episcopal Church Property Subdivision

Dear Members of the Planning Commission:

This law firm represents St. George's Episcopal Church (the "Church") regarding the subdivision proposal that is on your October 21, 2025, agenda. As you will recall, the Belle Meade Planning Commission (the "Commission") disapproved a subdivision of this property into three lots on August 19, 2025. The Church subsequently submitted a revised final subdivision plan that is currently pending before you (the "Subdivision"). The purpose of this letter is to demonstrate how the Subdivision satisfies all requirements of the Belle Meade Subdivision Regulations and therefore, as a matter of law, must be approved by the Commission.

I. Legal Standards

Subdivision applications are entitled to approval provided they meet the requirements of the adopted regulations. "Denial of a [subdivision application] which meets all of the requirements of the ordinance when there is no valid ground for denial is arbitrary and unreasonable." *Harding Academy v. Metro Nashville*, 222 S.W. 3d 359, 363 (Tenn. 2007) (quoting *Merritt v. Wilson County Board of Zoning Appeals*, 656 S.W. 2d 846, 854 (Tenn. App. 1983)). A disapproval of a plan by a planning commission that meets all applicable standards is arbitrary, regardless of whether neighboring property owners raised concerns about potential adverse effects on property values. *Harrell v. Hamblen Cnty. Q. Ct.*, 526 S.W.2d 505, 509 (Tenn. Ct. App. 1975). Further, any conditions placed upon subdivisions are vigorously reviewed to ensure the conditions are both reasonable and necessary. *See Hemontolor v. Wilson Cnty. Bd. of Zoning Appeals*, 883 S.W.2d 613, 617 (Tenn. Ct. App. 1994).

Atlanta | Austin | Birmingham | Boston | Century City | Charlotte | Chattanooga | Chicago | Dallas | Denver | Fort Lauderdale
Fort Worth | Houston | Jacksonville | Los Angeles | Miami | Nashville | New York | Orange County | Orlando | Philadelphia
Portland | Richmond | San Francisco | Stamford | Tallahassee | Tampa | Tysons
Washington, D.C. | West Palm Beach

II. Subdivision Regulation Compliance

Section 1.03 of the Belle Meade Subdivision Regulations includes certain requirements that must be satisfied for the Commission to approve a final subdivision plat. As noted above, the Commission is only to review the Subdivision plat in the context of the Subdivision Regulations.

The Subdivision plat complies with each of the following Subdivision Regulations, as applicable:

1. The boundary lines are shown with accurate distances and bearings, and the exact location of existing or recorded streets intersecting the boundaries of the tract. The drawing is oriented so that the North Point is directed to the top of the drawing
2. Magnetic bearings and distances to the nearest established street lines or official monuments are described on the plat.
3. The exact layout including: a. street name; b. the length of all arcs, radii, internal angles, points of curvature, length and bearing of tangents; c. all easements for rights-of-way provided for public services or utilities and any limitations of the easements; d. provision for the disposal of surface water; e. lot lines with accurate dimensions; and f. lots numbered in numerical order.
4. The accurate location with the identifying numbers, letters, or other symbols shown, including the material and size, of all monuments. *Not applicable for this plat*
5. Location of all trees in excess of four (4) inches in diameter.
6. The accurate outline of all property offered for dedication for public use with the purpose indicated thereon, and all property that may be reserved by deed covenant for the common use of the property owners in the subdivision, and all property that may be reserved for the purpose of bringing about an orderly lot pattern in the future development of the surrounding areas. *Not applicable for this plat*
7. Minimum front, side and rear building setback lines.
8. Subdivision name, which is identified as The Rector, Wardens and Vestrymen of St. George's Parish Subdivision.
9. Name and address of record owner identified as The Rector, Wardens and Vestrymen of St. George's Parish, 105 Lynwood Boulevard, Nashville, TN 37205
10. North point, scale, and date.
11. Certificate of adoption and dedication by the record owner.
12. Total acreage in the area being subdivided, identified as 9.08 acres.
13. Certification by a registered Civil Engineer or Surveyor recognized by the Commission to be proficient, to the effect that the plan represents a survey made by such engineer or surveyor and that the survey has an accuracy of 1:10,000 as computed from field measurements without balancing or adjustment.
14. An Owner's Certificate, which conforms to the requirements of the Subdivision Regulations.
15. Certificate of approval by the Commission.
16. An Owner's Certificate including a dedication to the public of all public ways and easements
17. All of the proposed lots within the subdivision are buildable lots in accordance with the City's Zoning Ordinance.

18. Flooding or improper drainage, objectionable earth and rock formations, or any other feature harmful to health and safety does not make the land unsuitable for subdivision. *Not applicable for this plat*
19. Any fill material used will not restrict the flow of water and unduly increase flood heights. *Noted and confirmed*

As is clearly noted on the plat, the purpose of the plat is to create three lots within the current zoning. The Church has not made any decisions at this time regarding future use. Any future use other than a single-family residence on any of the lots will require approval of the Board of Zoning Appeals as a conditional use. Further, there is no requirement in the Subdivision Regulations applicable to final plats that a specific use be listed. Thus, failure to designate a specific use on the pending plat is not a valid reason for denial.

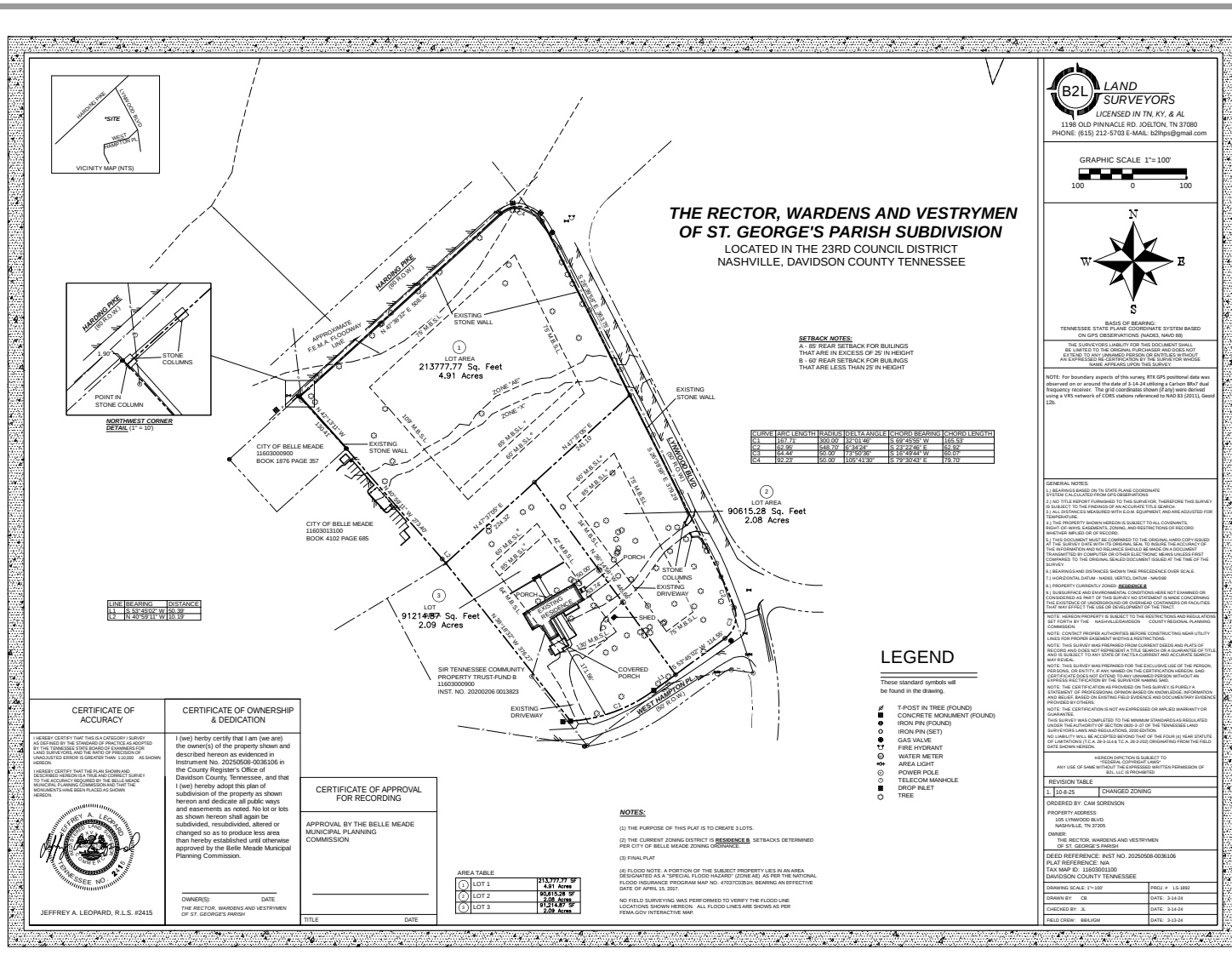
III. Conclusion

Since the Subdivision proposal submitted by the Church complies with all applicable Subdivision Regulations, it is entitled to approval by the Commission as a matter of law.

Sincerely,



Jon Cooper



Staff Report

Agenda No.: IV.A.
Case No.: A25-67
Staff: Mary Samaniego, Planning Director
Applicant: St. George's Parish
Request: Three-lot subdivision Final Plat
Location: 105 Lynwood Boulevard

Summary:

The applicant/property owner is requesting a three-lot subdivision approval for the property at 105 Lynwood Boulevard. A similar plat application was heard and denied by the Board of Zoning Appeals at the July 2025 meeting. The current proposal has moved the interior lot line between Lot 1 and Lots 2 and 3 to the southeast by 10 feet.

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 9.08 acres (395,525 square feet - SF).
2. The existing lot is rectangular in shape with frontage on Harding Pike (508.56 linear feet), Lynwood Boulevard (743.04 linear feet), and Westhampton Place (332.65 linear feet).
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 213,778 square feet, Lot 2 is 91,215 square feet, and Lot 3 is 90,615 square feet.
4. Lot 3 will include the existing historic residence (Lynmeade) constructed in 1913. The residence was designed by J.D.R. Carpenter in the French Chateau style. The formal front of the residence faces Harding Pike while there are driveway connection to Westhampton Place. The existing access to proposed Lot 3 from Lynwood Boulevard is in the process of being removed and therefore the only access to the lot will be from Westhampton Place. The proposed building envelope is approximately 26,000 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 are no accessory structures 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 or Westhampton place to put a new driveway on either street for the new residence. The proposed building envelope is approximately 28,000 square feet.

6. Lot 1 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. The proposed building envelope is 92,000 square feet.
7. Because the subdivision is to create only three lots each with significant road frontage, no major public utility or road expansions are proposed.
8. The property has regulated FEMA floodplain for Richland Creek across the frontage along Harding Pike. Approximately 151,750 square feet of Lot 1 is the FEMA floodplain. 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 1 will be reviewed for compliance with the City of Belle Meade stormwater ordinance and floodplain management ordinance.
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 2 and 3 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 three-lot subdivision.

Attachments:

1. Location Map

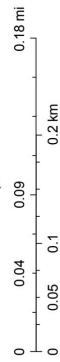
Nashville / Davidson County Parcel Viewer 105 LYNWOOD BLVD



June 4, 2024

graphicsLayer2

1:4,514



Metro GIS

Made by: Metro GIS

October 20, 2025

City of Belle Meade
Belle Meade City Hall
4705 Harding Pike
Nashville TN 37205

RE: Pending Subdivision of 105 Lynwood Blvd.

Attn: Planning Commissioners:

We the undersigned residents of Westhampton Place, would like to express our opposition to the subdivision of 105 Lynwood Blvd., into three lots.

- The approximate 9.08 acre tract located at 105 Lynwood Blvd is a historical property, originally part of an 87 acre tract deeded by John Harding (Belle Meade Plantation) to his granddaughter Susan McGavok Smith and her husband (William Henry Smith) in 1850. The last subdivision of this land occurred in the late 1950's. The current 9.08 acre tract has remained intact under Mr. Cowan's ownership from 1966 until 2025. The original home burned, and the home that currently stands today was built in 1913. (History through Homes, Jay Brothers)
- The Lynwood entrance to the City of Belle Meade should be preserved as green space as originally designed, with the estate home(s) facing Harding Rd and overlooking the expansive property below. The property fronting Harding Rd. is well suited for this as it is in the flood zone. There are a number of historic homes/estates that overlook Harding Road within Belle Meade. The hand-built stone wall that lines Harding Road terminates at the subject property. This represents the cultural history of Belle Meade and is part of what makes the area desirable.
- The pending application seeks approval for three residential lots, while exact future plans are undecided. Over 70% of Lot 1 is located in the FEMA Flood Zone, the majority of which is High Risk Zone AE and is prone to flooding and has standing water for many days after a heavy rainfall. (See photos.) Have sufficient studies been completed to determine if Lot 1 is buildable and suitable for a Residence (as zoned), and to demonstrate compliance with all applicable flood and drainage requirements at the Federal, State, and City level? City of Belle Meade Regulation Article II, Section 209 states "no land shall be subdivided if such land is considered by the Commission to be unsuitable for such use by reasons of flooding or improper drainage..."
- There was an application for lot subdivision from an applicant/owner on Jackson Blvd. (near Truxton and Gerald Place) that met the definition of a lot under the applicable ordinance. It

was denied by the Planning Commission twice, due to neighborhood opposition, and in the interest of "harmony of the neighborhood." This particular lot was not in the floodplain and had no known flooding concerns. **Consideration should be given to that prior decision as a case precedence.**

Regarding the applicant's letter:

#17. "All lots within the proposed subdivision are **buildable lots** within the City's Zoning Ordinance."

#18. "Flooding or improper drainage.....**does not make this land unsuitable** for subdivision."

Have enough professional studies been undertaken so that the Planning Commission (or the applicant) can make an informed determination of suitability of Lot 1 for building and improvement and will not increase flood risk of the area and road ways?

In summary, as long-term nearby residents, we have concerns over flooding in this area, including flooding of nearby roadways, and loss of cultural heritage and history of the front lawn of 105 Lynwood Blvd., and the entrance to our City. Based upon the above, we are asking for the Commissioners to vote NO on the proposed three lot subdivision.

Thank you

Lynne Farris 107 Westhampton Pl.
Rebecca Shah 106 Westhampton Place
MSP 106 Westhampton Pl.
Staff: 115 Westhampton Pl.
Carol M. Nelson 103 Westhampton Pl.
Allen Nelson 103 Westhampton Pl.
Gloria Liu 101 Westhampton Pl.
JD 113 Westhampton
Kenneth 113 Westhampton Pl.
Jack Wallace 110 Westhampton Pl.
Elizabeth Wallace 110 Westhampton Pl.
Ann Gill 115 Westhampton Pl.



105 Lynwood Blvd. April 3, 2025
8:44am



Lynwood Blvd at Harding Rd.
April 3, 2025 8:44am

JOHN & MARTHA PHIPPS
4406 FORSYTHE PL.
NASHVILLE, TN 37205

October 16, 2025

Belle Meade Planning Commission
4705 Harding Place
Nashville, TN 37205

Re: 105 Lynwood Blvd.
A25-67

All,

As long time residents of Belle Meade, we are in favor of the subdivision of Lot 105
Lynwood Blvd, according to the submitted plat.

This subdivision appears to meet all Lot size and setback requirements per Belle Meade
zoning and should be approved as submitted.

Thank you -

 
John & Martha Phipps