



**CITY OF BELLE MEADE
MUNICIPAL PLANNING COMMISSION
REGULAR MEETING AGENDA PACKET
DECEMBER 16, 2025, 04:00 PM**



**AGENDA MUNICIPAL PLANNING COMMISSION
REGULAR MEETING
DECEMBER 16, 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.citybellemeade.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 October 21, 2025.

Attachment: [MPC Minutes Oct 21 2025.pdf](#)

Attachment: [MPC Minutes Packet Oct 21 2025.pdf](#)

III. New Business

A. The application of the Eskind family, #A25-75, 104 Lynwood Boulevard for an internal lot line shift for a two lot subdivision.

Attachment: [APPLICATION.pdf](#)

Attachment: [POSTPONEMENT REQUEST.pdf](#)

Attachment: [French Sheet 1-11-3-25.pdf](#)

Attachment: [French Sheet 2-11-3-25.pdf](#)

Attachment: [HydroCAD Proposed Report.pdf](#)

Attachment: [Owens Estate Subdivision Drainage Report.pdf](#)

Attachment: [FIG1 Watershed Delineation Map.pdf](#)

Attachment: [HydroCAD Existing Report.pdf](#)

Attachment: [104 Lynwood Blvd - 1st Hydrologic Assessment Review.pdf](#)

Attachment: [104 Lynwood Blvd Staff Report.pdf](#)

B. The application of St. Georges Rectors, #A25-91, 105 Lynwood Boulevard for a three lot subdivision.

Attachment: [127 11-20-25-BMPC-105-Lynwood-Property---Cover-Letter.pdf](#)

Attachment: [127 November-Filing-Letter-to-Planning-w.-Exhibits.pdf](#)

Attachment: [127 Flood-Risk-Study 2654-07.pdf](#)

Attachment: [127 LS-1892---105-Lynwood-Blvd---Nashville-TN---9-10-25---PLAT.pdf](#)

Attachment: [127 Flood-Risk-Study 2654-07.pdf](#)

Attachment: [105 Lynwood Terrace - 1st Flood Risk Study Review.pdf](#)

Attachment: [105 Lynwood Blvd Staff Report.pdf](#)

Attachment: [Petition We OPPOSE the Proposed Parki...elle Meade United States Change.pdf](#)

Attachment: [phipps letter.pdf](#)

Attachment: [FARRIS LETTER 2 .pdf](#)

Attachment: [CAMPBELL COMMENT.pdf](#)

C.Revision to the Zoning Ordinance related to front yard setbacks.

Attachment: [Ordinance 25-13 Front Yard Setbacks.doc](#)

IV.Other Business: 2026 Meeting Schedule

Attachment: [2026 calendar.pdf](#)

V.Public Comment

VI.Adjourn

VII.The next regularly scheduled meeting of the Municipal Planning Commission will be held January 20, 2026 at 4:00 p.m.



**MINUTES
MUNICIPAL PLANNING COMMISSION – REGULAR MEETING
OCTOBER 21, 2025, 4:00 PM
BELLE MEADE CITY HALL, 4705 HARDING PIKE**

Call to Order

Mayor Moore, as acting Vice-Chairman, called the meeting to order at 4 p.m.

Mayor Moore led the Pledge to Allegiance

Board Members Present

Acting Vice-Chairman, Mayor Rusty Moore
Vice-Mayor Haley Dale
Ashley Levi
Marshall Sanders
Jeannette Warner
Mal Wall
Charley Thornburg
Bunny Blackburn

Nina Davidson joined the meeting at 3:01 p.m.

Board Members Not Present

Larry Wieck

City 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 July 15, 2025.

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

Unfinished Business - None

New Business

Election of a chairman.

Motion to nominate Jeannette Warner: Mayor Moore Second: Vice-Mayor Dale
Vote: All aye

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

Attorney John Cooper with Holland & Knight, representing St. George's Episcopal Church reviewed the proposed subdivision, noting that as a matter of law in Tennessee a subdivision must be approved by the Planning Commission if it meets all subdivision regulations. Cooper added that a letter had been submitted which is part of the record. (The letter is attached to the minutes packet)

Malone Gilliam, Rector of St. George's Episcopal Church, addressed the board regarding the proposed subdivision.

Will Newman, Senior Warden of St. George's Episcopal Church, addressed the board regarding the proposed subdivision.

Cam Sorenson, parishioner of St. George's Episcopal Church and resident of Belle Meade at 106 Bellevue Drive South, addressed the board regarding the proposed subdivision.

Dyer Rhodes, parishioner of St. George's Episcopal Church and resident of Belle Meade at 404 Ellendale Avenue, addressed the board regarding the proposed subdivision.

Public Comment

Public Comment Opened

Austin Pennington, 101 Ransom Avenue, grandson of Donald Cowan spoke against the proposed subdivision.

Casey Gillespie, Director of Interpretation at Belle Meade Historic Site and Winery, stated he was not speaking in favor or against the proposal, emphasized that the historic preservation of the property was most important.

Carter Dawson, 511 Park Hill Drive, spoke against the proposed subdivision noting that the corner is an entry point into the city.

Rebecca Shah, 106 Westhampton Place, spoke against the proposed subdivision.

Ashley Henry, 311 Lynwood Boulevard, spoke about her family connection to the property and personal conflict with the development as she was also a member of the church.

Planning Director Mary Samaniego stated there were two letters one from the Johnny Phipps family in support of the subdivision and a letter from Laurie Farris which included signatures from twelve residents of Belle Meade opposing the subdivision. (Both letters are part of the record and are attached to the minutes packet)

Public Comment Closed

Chairman Warner asked if any of the members of the commission would like to ask questions of Planning Director Mary Samaniego or City Attorney Doug Berry.

Questions asked of Samaniego and Berry were answered.

Motion to deny the application by citing section 2.09 of our subdivision regulations which apply to this commission's ability to make decisions on property that is affected by improper drainage or flooding: Vice Mayor Dale
Second: Vice-Chairman Davidson

A board discussion ensued

Vote: Levi Yes, Davidson Yes, Dale Yes, Moore No, Wall No, Sander Yes, Thornburg No, Blackburn Yes, Warner No

Chairman Warner stated that the denial of the application does pass with the request that the applicant supply a hydrology report before resubmitting the application.

The meeting adjourned at 4:55 p.m.

Chairman Jeannette Warner

City Recorder Rusty Terry



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



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Attachment: [Holland and Knight Letter.pdf](#)
Attachment: [phipps letter.pdf](#)
Attachment: [FARRIS LETTER.pdf](#)

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Chairman Jeannette Warner

City Recorder Rusty Terry

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General Attachment: Holland and Knight Letter.pdf

Holland & Knight

Nashville City Center | 511 Union Street, Suite 2700 | Nashville, TN 37219 | T 615.244.6380 | F 615.244.6804
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

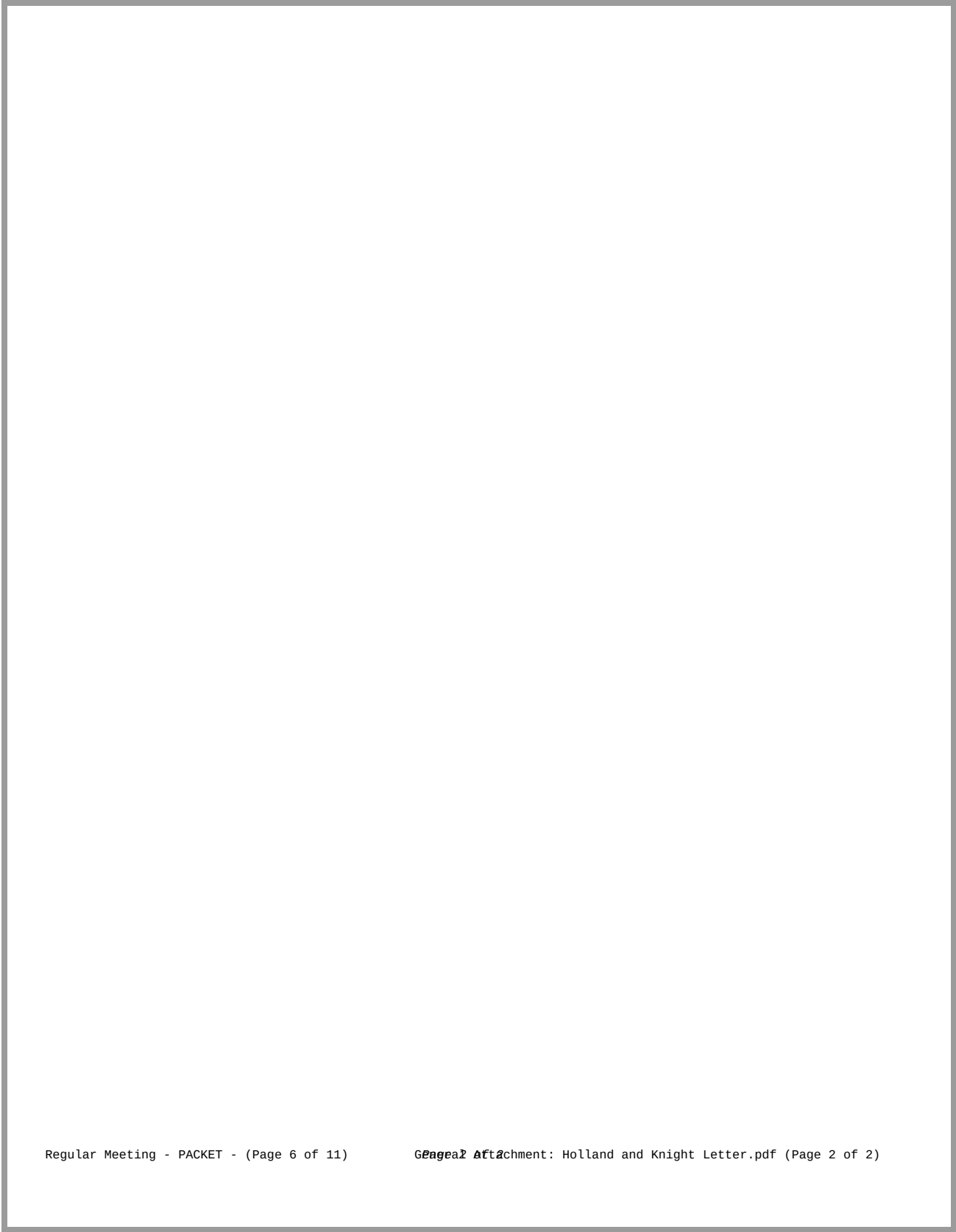
Dear Members of the Planning Commission:

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



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General Attachment: Holland and Knight Letter.pdf

The following attachment is not a PDF, so a link to the native file format is being provided instead:

[Holland and Knight Letter.pdf \(LINK\)](#)

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General Attachment: phipps letter.pdf

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

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General Attachment: FARRIS LETTER.pdf

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



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General Attachment: FARRIS LETTER.pdf

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[FARRIS LETTER.pdf \(LINK\)](#)

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

Mary Samaniego

From: Preston Richardson <preston@page-landscape.com>
Sent: Friday, October 31, 2025 10:36 AM
To: Mary Samaniego
Cc: Ben Page; Erica Bergstrom
Subject: RE: 104 Lynnwood Terrace

Categories: Red Category

Hi Mary,

I know you just discussed this with Ben, but please defer our submission to the planning commission to the next month (12/16/2025 meeting). We are working on getting a hydrology report and making the changes requested.

Thanks,
Preston Richardsdon

From: Preston Richardson
Sent: Monday, October 27, 2025 1:15 PM
To: Mary Samaniego <msamaniego@citybellemead.org>
Cc: Ben Page <ben@page-landscape.com>; Erica Bergstrom <ericab@donlonlandsurveying.com>
Subject: RE: 104 Lynnwood Terrace

Mary,

Connecting Erica in Donlon's office as I think it would be good for us all to meet. I am available at 1pm tomorrow, Erica does that work for you? Also, if you could please add the "Front Setback Detail" graphic from the 9/28 survey to the Plat plan.

Thanks,
Preston Richardson

From: Mary Samaniego <msamaniego@citybellemead.org>
Sent: Monday, October 27, 2025 12:38 PM
To: Preston Richardson <preston@page-landscape.com>
Cc: Ben Page <ben@page-landscape.com>
Subject: RE: 104 Lynnwood Terrace

Good Morning All – I do the adjoining property notice as well as the sign so you don't have to worry about that. Can you both come in to meet with me about his project tomorrow at 1 PM? The setbacks are still wrong (new lot front setback is the average of all properties within 1000' on that side of the street...remember talking about that during our meeting?) and there is some concern from Planning Commission members regarding potential flooding.

Thank you for your time and attention,

Mary Samaniego
Planning Director

City of Belle Meade
4705 Harding Pike, Nashville, TN 37205
Phone 615-297-2364



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"This message may contain confidential and/or proprietary information and is intended for the person/entity to which it was originally addressed. Any use by others is strictly prohibited."

From: Preston Richardson <preston@page-landscape.com>
Sent: Monday, October 27, 2025 12:31 PM
To: Mary Samaniego <msamaniego@citybellemead.org>
Cc: Ben Page <ben@page-landscape.com>
Subject: RE: 104 Lynnwood Terrace

Good Morning Mary,

I submitted the updated Plat from Donlon last week with the setbacks for both lots shown. I was wondering about the requirements for posting a sign and sending a letter to the neighbors. Is that information available online somewhere? Apologies if I missed that.

Thanks,
Preston Richardson

From: Preston Richardson
Sent: Friday, October 17, 2025 9:12 AM
To: 'Mary Samaniego' <msamaniego@citybellemead.org>
Cc: Ben Page <ben@page-landscape.com>
Subject: RE: 104 Lynnwood Terrace

Hi Mary,

We just submitted the Plat from Donlon on the online portal. Thanks again for your help thus far, please let me know if you have any more feedback once you are back in town.

Preston Richardson
Page-Landscape

From: Mary Samaniego <msamaniego@citybellemead.org>
Sent: Wednesday, October 15, 2025 1:56 PM
To: Preston Richardson <preston@page-landscape.com>

Cc: Ben Page <ben@page-landscape.com>

Subject: RE: 104 Lynnwood Terrace

Good Afternoon all -the data from the two exhibits you sent me need to be combined into a format like attached. A plat is a legal survey document that must contain specific information per out Subdivision Regulations including the seal and signature of a surveyor.

Thank you for your time and attention,

Mary Samaniego

Planning Director

City of Belle Meade

4705 Harding Pike, Nashville, TN 37205

Phone 615-297-2364



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"This message may contain confidential and/or proprietary information and is intended for the person/entity to which it was originally addressed. Any use by others is strictly prohibited."

From: Preston Richardson <preston@page-landscape.com>

Sent: Wednesday, October 15, 2025 1:29 PM

To: Mary Samaniego <msamaniego@citybellemeadetn.org>

Cc: Ben Page <ben@page-landscape.com>

Subject: 104 Lynnwood Terrace

Hi Mary,

Attached is our proposed site plan showing the relocated property line. For now, we have a "for review only" note but when we go to submit we will remove that and add Ben's Landscape architect stamp.

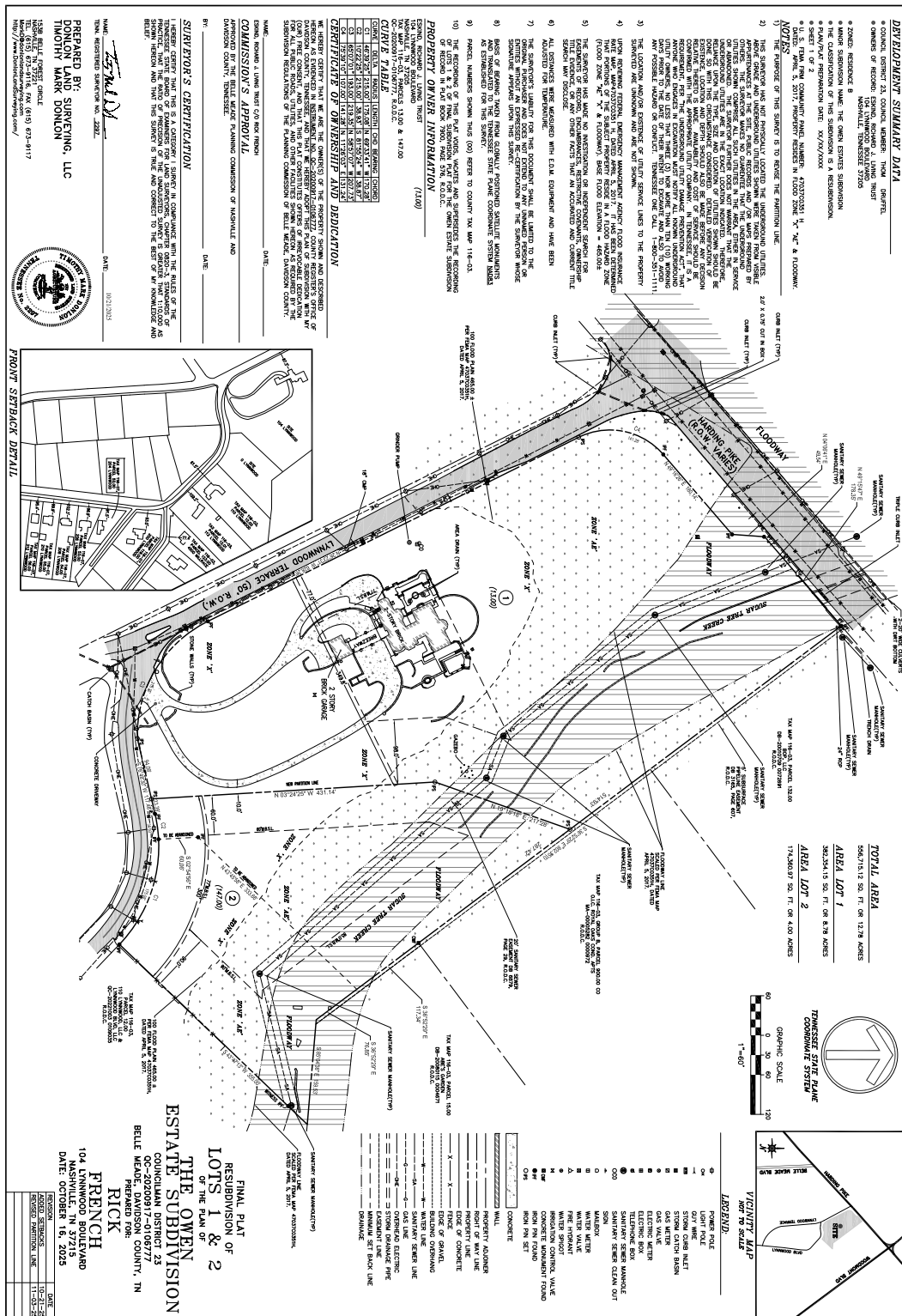
Also attached is Donlon's survey. It sounds like from our conversation we will need to have Donlon stamp a proposed Plat with the new locations of the property lines from our plan, correct?

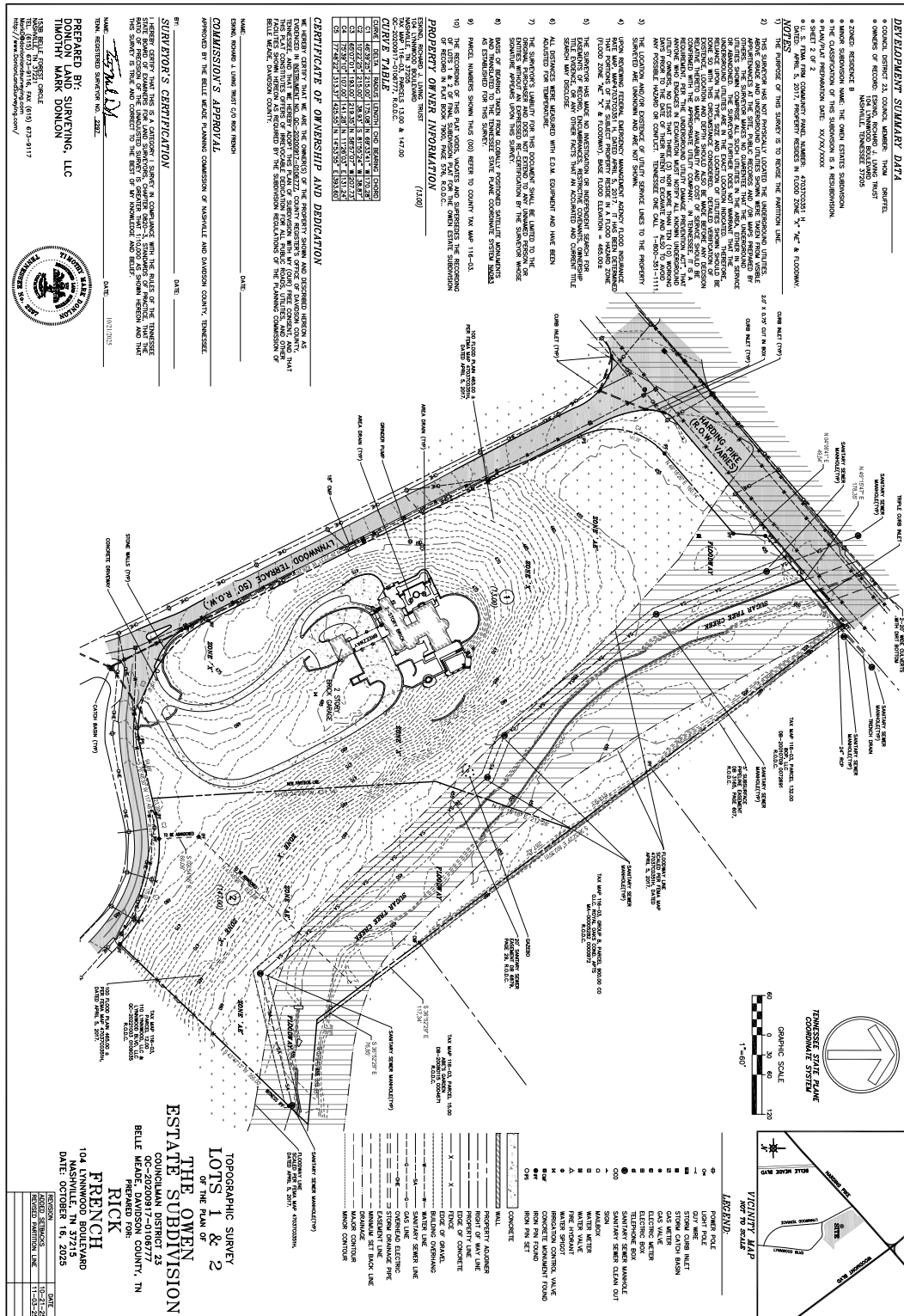
If you could please send that recently approved subdivision that would be much appreciated.

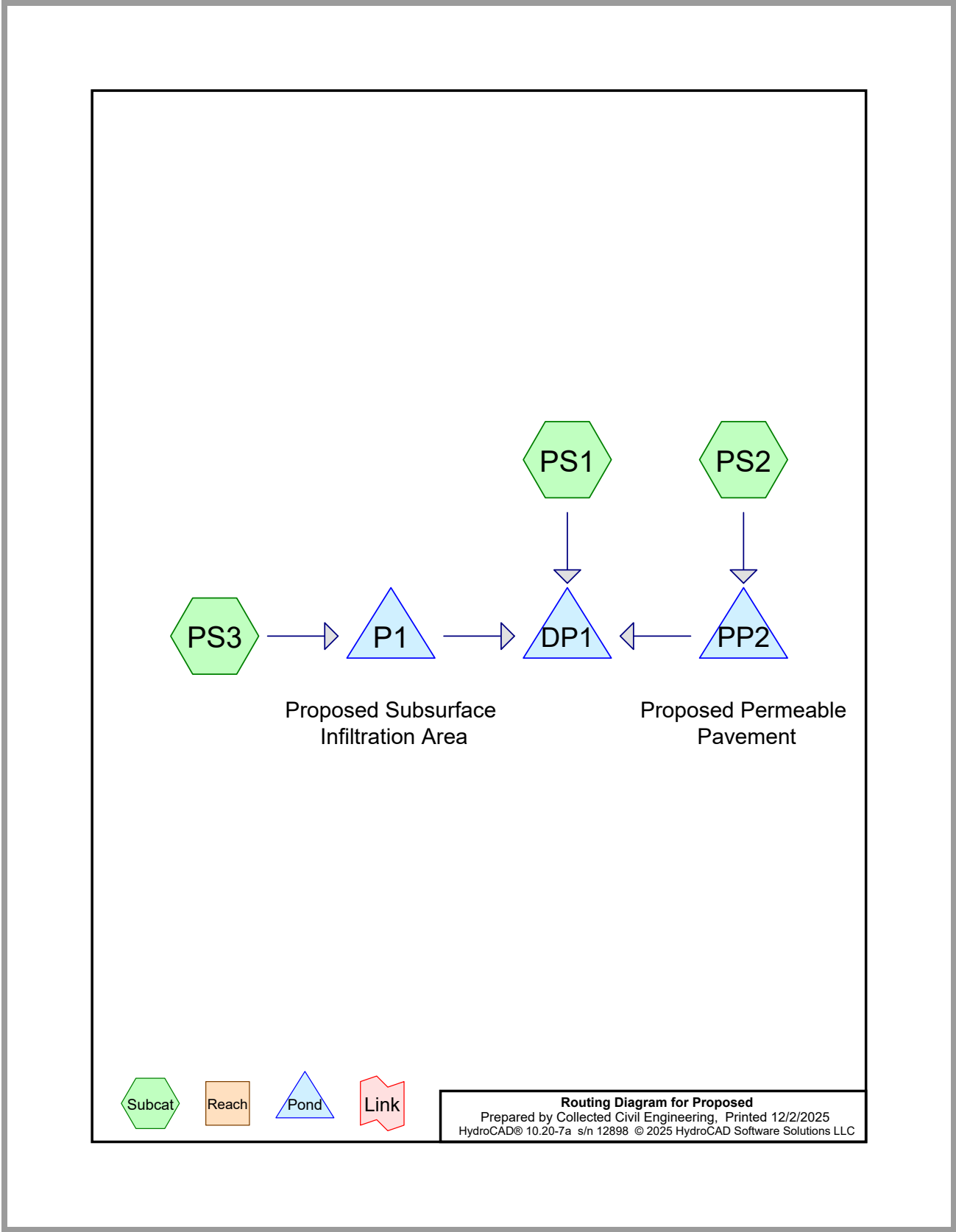
Feel free to call with any comments, thanks.

Preston Richardson

Page-Landscape







Proposed

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Page 2

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
3.248	74	>75% Grass cover, Good, HSG C (PS1)
0.067	98	Proposed Captured Roof Area (PS3)
0.105	98	Proposed Impervious (PS1)
0.110	98	Proposed Permeable Pavement (PS2)
0.011	98	Roof Leader Run On (PS2)
0.459	98	Sugar Tree Creek (PS1)
4.000	79	TOTAL AREA

Proposed

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Page 3

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
3.248	HSG C	PS1
0.000	HSG D	
0.752	Other	PS1, PS2, PS3
4.000		TOTAL AREA

Proposed

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 Page 4

Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	3.248	0.000	0.000	3.248	>75% Grass cover, Good	P S 1
0.000	0.000	0.000	0.000	0.067	0.067	Proposed Captured Roof Area	P S 3
0.000	0.000	0.000	0.000	0.105	0.105	Proposed Impervious	P S 1
0.000	0.000	0.000	0.000	0.110	0.110	Proposed Permeable Pavement	P S 2
0.000	0.000	0.000	0.000	0.011	0.011	Roof Leader Run On	P S 2
0.000	0.000	0.000	0.000	0.459	0.459	Sugar Tree Creek	P S 1
0.000	0.000	3.248	0.000	0.752	4.000	TOTAL AREA	

Proposed*Type II 24-hr 100-Year Rainfall=7.53"*

Prepared by Collected Civil Engineering

Printed 12/2/2025

HydroCAD® 10.20-7a s/n 12898 © 2025 HydroCAD Software Solutions LLC

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Time span=0.00-72.00 hrs, dt=0.03 hrs, 2401 points x 2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

SubcatchmentPS1: Runoff Area=166,032 sf 14.79% Impervious Runoff Depth=4.96"
Tc=5.0 min CN=78 Runoff=33.7 cfs 1.575 af

SubcatchmentPS2: Runoff Area=5,277 sf 100.00% Impervious Runoff Depth=7.29"
Tc=5.0 min CN=98 Runoff=1.3 cfs 0.074 af

SubcatchmentPS3: Runoff Area=2,931 sf 100.00% Impervious Runoff Depth=7.29"
Tc=5.0 min CN=98 Runoff=0.7 cfs 0.041 af

Pond DP1: Inflow=33.7 cfs 1.575 af
Primary=33.7 cfs 1.575 af

Pond P1: Proposed Subsurface Infiltration Area Peak Elev=5.27' Storage=1,761 cf Inflow=0.7 cfs 0.041 af
Outflow=0.0 cfs 0.000 af

Pond PP2: Proposed Permeable Pavement Peak Elev=2.67' Storage=3,206 cf Inflow=1.3 cfs 0.074 af
Outflow=0.0 cfs 0.000 af

Total Runoff Area = 4.000 ac Runoff Volume = 1.689 af Average Runoff Depth = 5.07"
81.20% Pervious = 3.248 ac 18.80% Impervious = 0.752 ac

Proposed

Prepared by Collected Civil Engineering
HydroCAD® 10.20-7a s/n 12898 © 2025 HydroCAD Software Solutions LLC

Type II 24-hr 100-Year Rainfall=7.53"

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Summary for Subcatchment PS1:

Runoff = 33.7 cfs @ 11.96 hrs, Volume= 1.575 af, Depth= 4.96"
Routed to Pond DP1 :

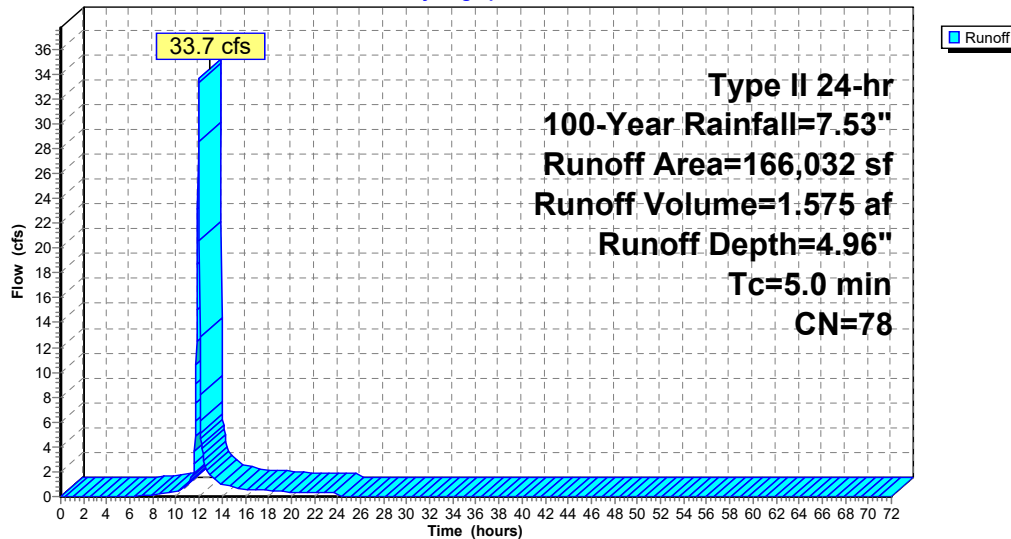
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 100-Year Rainfall=7.53"

	Area (sf)	CN	Description
	141,477	74	>75% Grass cover, Good, HSG C
*	19,989	98	Sugar Tree Creek
*	4,566	98	Proposed Impervious
	166,032	78	Weighted Average
	141,477		85.21% Pervious Area
	24,555		14.79% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct Entry

Subcatchment PS1:

Hydrograph



Proposed

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Type II 24-hr 100-Year Rainfall=7.53"

Printed 12/2/2025

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Summary for Subcatchment PS2:

Runoff = 1.3 cfs @ 11.96 hrs, Volume= 0.074 af, Depth= 7.29"
Routed to Pond PP2 : Proposed Permeable Pavement

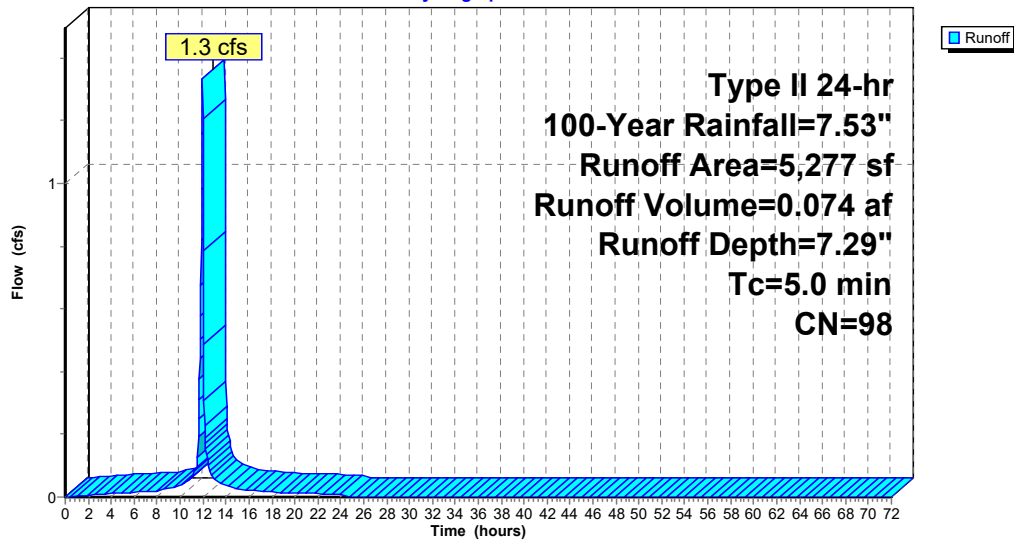
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 100-Year Rainfall=7.53"

	Area (sf)	CN	Description
*	4,789	98	Proposed Permeable Pavement
*	488	98	Roof Leader Run On
	5,277	98	Weighted Average
	5,277		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct Entry

Subcatchment PS2:

Hydrograph



Proposed

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Type II 24-hr 100-Year Rainfall=7.53"

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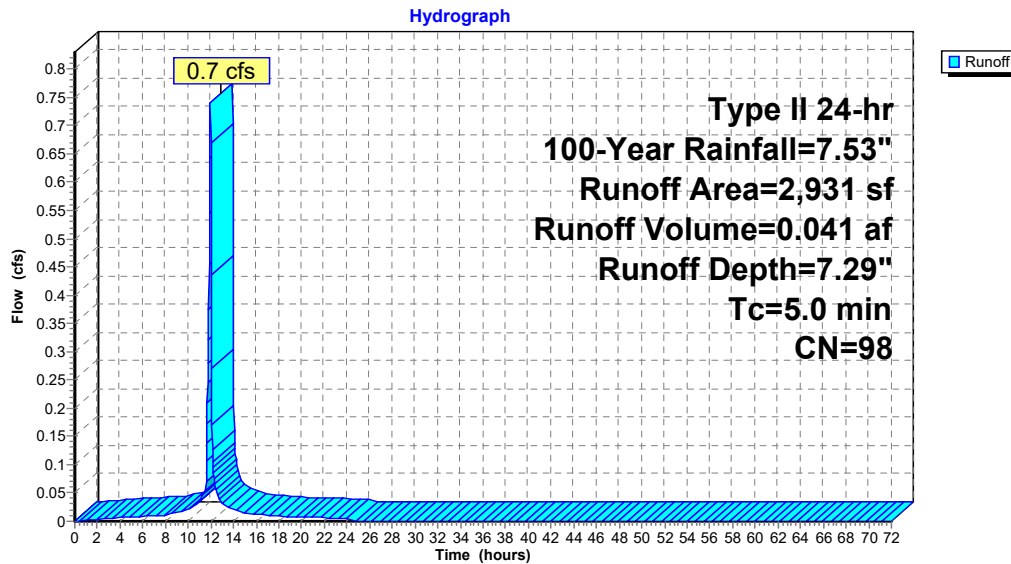
Summary for Subcatchment PS3:

Runoff = 0.7 cfs @ 11.96 hrs, Volume= 0.041 af, Depth= 7.29"
Routed to Pond P1 : Proposed Subsurface Infiltration Area

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 100-Year Rainfall=7.53"

Area (sf)	CN	Description
* 2,931	98	Proposed Captured Roof Area
2,931		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct Entry

Subcatchment PS3:

Proposed

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Type II 24-hr 100-Year Rainfall=7.53"

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Summary for Pond DP1:

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 4.000 ac, 18.80% Impervious, Inflow Depth = 4.73" for 100-Year event

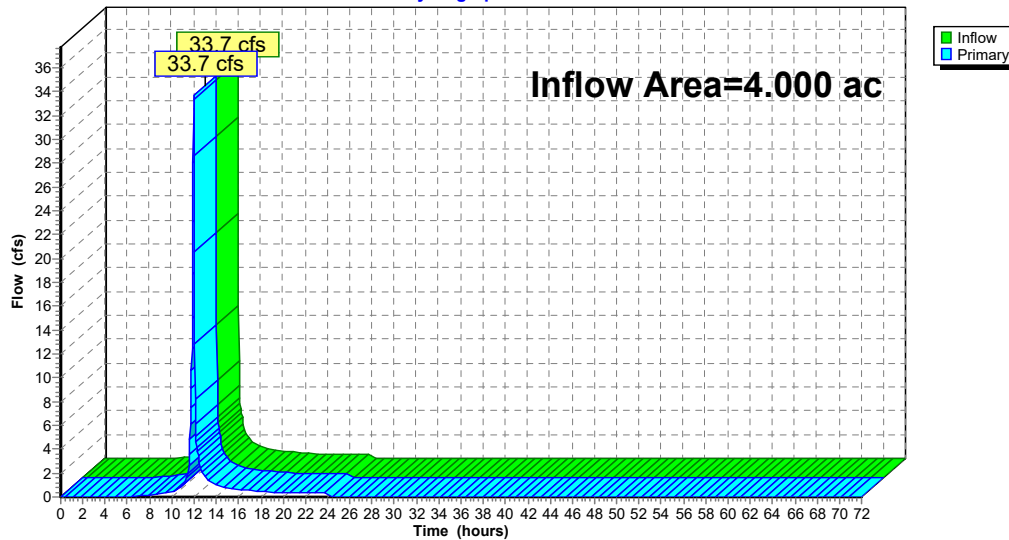
Inflow = 33.7 cfs @ 11.96 hrs, Volume= 1.575 af

Primary = 33.7 cfs @ 11.96 hrs, Volume= 1.575 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs / 2

Pond DP1:

Hydrograph



Proposed

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Type II 24-hr 100-Year Rainfall=7.53"

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Summary for Pond P1: Proposed Subsurface Infiltration Area

[93] Warning: Storage range exceeded by 0.01'

[87] Warning: Oscillations may require smaller dt or Finer Routing (severity=15)

Inflow Area = 0.067 ac, 100.00% Impervious, Inflow Depth = 7.29" for 100-Year event
 Inflow = 0.7 cfs @ 11.96 hrs, Volume = 0.041 af
 Outflow = 0.0 cfs @ 23.16 hrs, Volume = 0.000 af, Atten = 99%, Lag = 672.3 min
 Primary = 0.0 cfs @ 23.16 hrs, Volume = 0.000 af
 Routed to Pond DP1 :

Routing by Dyn-Stor-Ind method, Time Span = 0.00-72.00 hrs, dt = 0.03 hrs / 2
 Peak Elev = 5.27' @ 23.16 hrs Storage = 1,761 cf

Plug-Flow detention time = 1,302.8 min calculated for 0.000 af (1% of inflow)
 Center-of-Mass det. time = 679.2 min (1,416.0 - 736.8)

Volume	Invert	Avail.Storage	Storage Description
#1	1.00'	1,761 cf	Proposed 4.0' Subsurface Infiltration Area (Prismatid) listed below (Recalc) 4,403 cf Overall x 40.0% Voids

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
1.00	1,066	0	0
5.00	1,066	4,264	4,264
5.26	0	139	4,403

Device	Routing	Invert	Outlet Devices
#1	Primary	5.25'	1.0' long x 1.0' breadth Pop-Up Drain Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 Coef. (English) 2.69 2.72 2.75 2.85 2.98 3.08 3.20 3.28 3.31 3.30 3.31 3.32

Primary OutFlow Max=0.0 cfs @ 23.16 hrs HW=5.27' TW=0.00' (Dynamic Tailwater)
1=Pop-Up Drain (Weir Controls 0.0 cfs @ 0.41 fps)

Proposed

Prepared by Collected Civil Engineering

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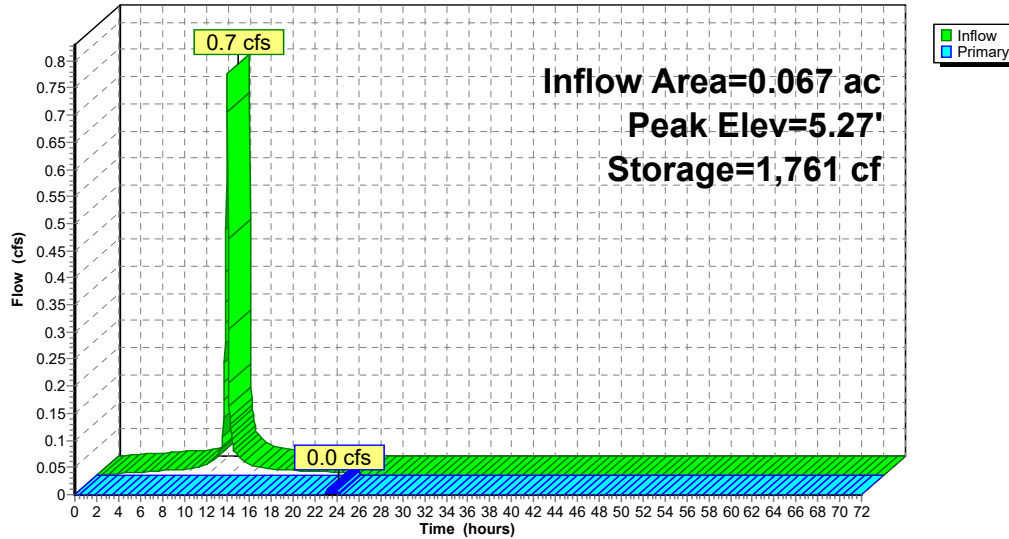
Type II 24-hr 100-Year Rainfall=7.53"

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Pond P1: Proposed Subsurface Infiltration Area

Hydrograph



Proposed

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Type II 24-hr 100-Year Rainfall=7.53"

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Summary for Pond PP2: Proposed Permeable Pavement

Inflow Area = 0.121 ac, 100.00% Impervious, Inflow Depth = 7.29" for 100-Year event
 Inflow = 1.3 cfs @ 11.96 hrs, Volume= 0.074 af
 Outflow = 0.0 cfs @ 0.00 hrs, Volume= 0.000 af, Atten= 100%, Lag= 0.0 min
 Primary = 0.0 cfs @ 0.00 hrs, Volume= 0.000 af
 Routed to Pond DP1 :

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs / 2
 Peak Elev= 2.67' @ 24.30 hrs Surf.Area= 4,789 sf Storage= 3,206 cf

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)
 Center-of-Mass det. time= (not calculated: no outflow)

Volume	Invert	Avail.Storage	Storage Description
#1	1.00'	4,080 cf	Permeable Pavement - 2.0' Reservoir (Prismatic) listed below (Recalc) 10,201 cf Overall x 40.0% Voids

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
1.00	4,789	0	0
3.00	4,789	9,578	9,578
3.26	0	623	10,201

Device	Routing	Invert	Outlet Devices
#1	Primary	3.25'	50.0' long x 0.5' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 Coef. (English) 2.80 2.92 3.08 3.30 3.32

Primary OutFlow Max=0.0 cfs @ 0.00 hrs HW=1.00' TW=0.00' (Dynamic Tailwater)
 ← **1=Broad-Crested Rectangular Weir** (Controls 0.0 cfs)

Proposed

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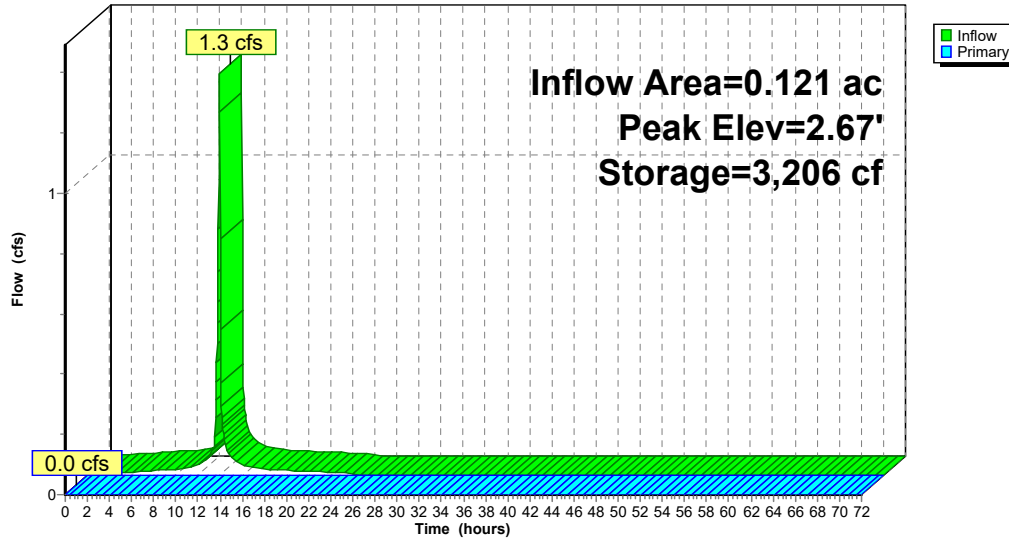
Type II 24-hr 100-Year Rainfall=7.53"

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Pond PP2: Proposed Permeable Pavement

Hydrograph





921 B Woodland Street
Nashville TN 37206

Mary Samaniego
Planning Director
City of Belle Meade
4705 Harding Road
Nashville, TN 37205

RE: Subdivision Plat - Conceptual Hydrologic Assessment
The Owen Estate Subdivision
104 Lynnwood Boulevard, Nashville, TN 37215
CCE Job Number #25085

Collected Civil Engineering (CCE) is pleased to submit the following documents in support of the Subdivision Plat of Lots 1 & 2 of The Owen Estate Subdivision located at 104 Lynnwood Boulevard, City of Belle Meade, Davidson County, Tennessee (hereinafter referred to as the "project site").

CCE has completed a hydrologic assessment of the proposed property in support of the replat of the internal property boundary between Lot 1 & Lot 2. CCE's intent was to assess the stormwater impact associated with a potential single-family development of Lot 2. The proposed site plan assumed for this exercise is a conceptual layout intended to demonstrate a hypothetical building envelope, pool terrace, driveway, and hardscape that is appropriate to the lot and applicable zoning bulk regulations. This report is intended solely for support of the subdivision entitlement process and is not intended to be a detailed stormwater assessment required for a land disturbance permit.

The proposed conceptual layout assumes an increase of 12,773 square feet of impervious cover and land disturbance of under one acre. Therefore, the new development would be required to comply with the City of Belle Meade permanent stormwater management design requirements, including one non-structural water quality improvement and control of the post-development runoff volume and peak flow rates to pre-development levels.

The conceptual stormwater management design submitted for consideration utilizes disconnected roof drains and permeable pavement to meet the required stormwater quality and quantity requirements. The permeable paver section is located within the limits of the vehicular driveway, and there is no additional runoff assumed. The conceptual system assumes no underdrain, so any surcharge overflow will pond up and sheet flow across the paver surface. The feasibility of this system relies on a sufficient in-situ soil infiltration rate (greater than 0.5 inches per hour) and no presence of bedrock or groundwater up to two feet below the system, which must be confirmed in the field prior to design of any subsurface system. In addition to the stormwater quality treatment from permeable pavement, CCE's assessment assumes that building roof drains will be disconnected where suitable for positive drainage away from the building. In any cases where downspouts or impervious surface flow is piped, runoff shall be conveyed and discharged in a safe and non-erosive manner towards Sugartree Creek.

921 B Woodland Street | Nashville TN 37206



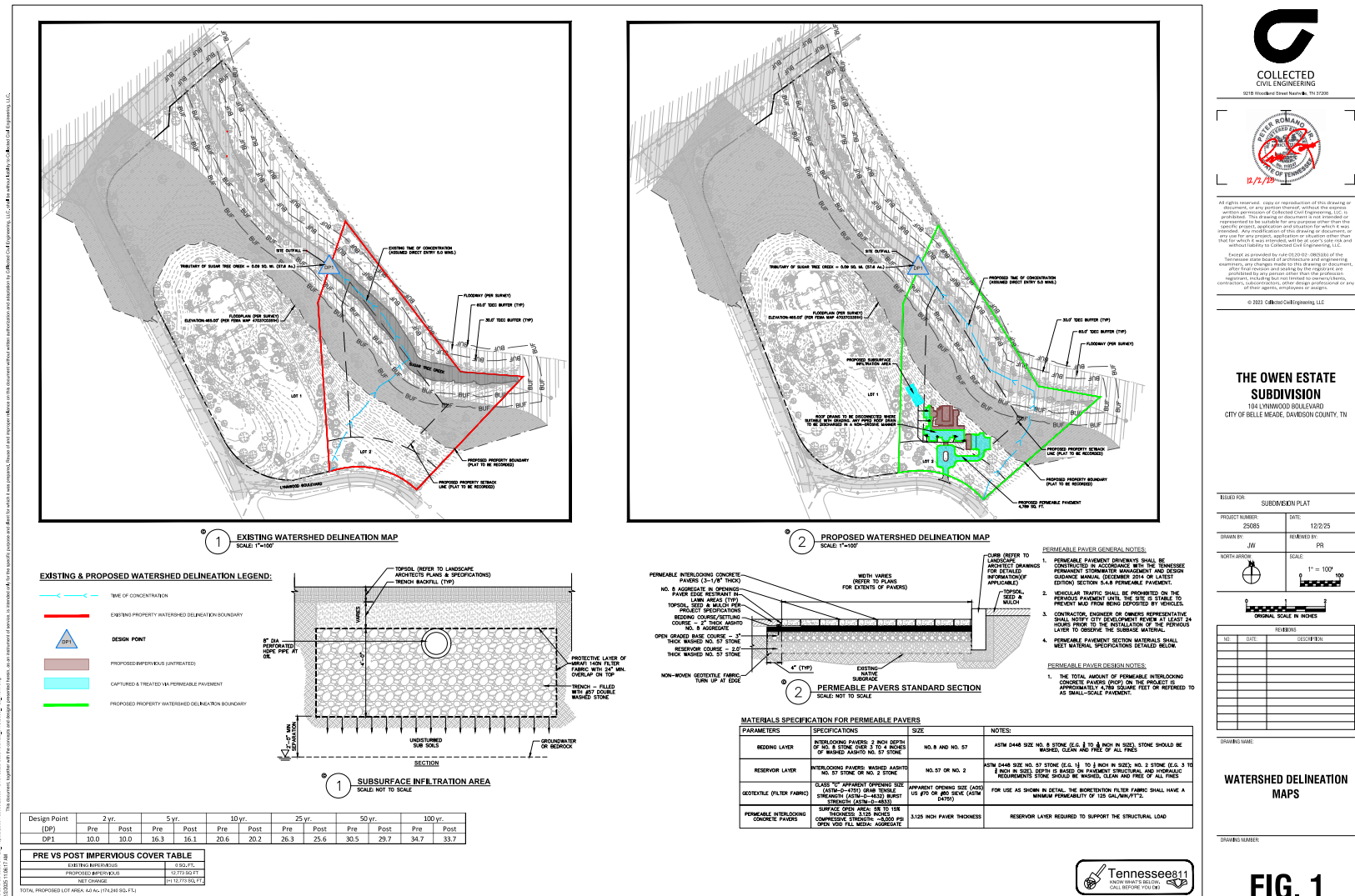
A watershed delineation figure, conceptual site plan, and HydroCAD modeling results are included in this report to demonstrate the findings as well as the conceptual stormwater management measures. This report and the following documents are intended to support the subdivision entitlement process. If you have any questions and/or comments throughout the review, please do not hesitate to contact me.

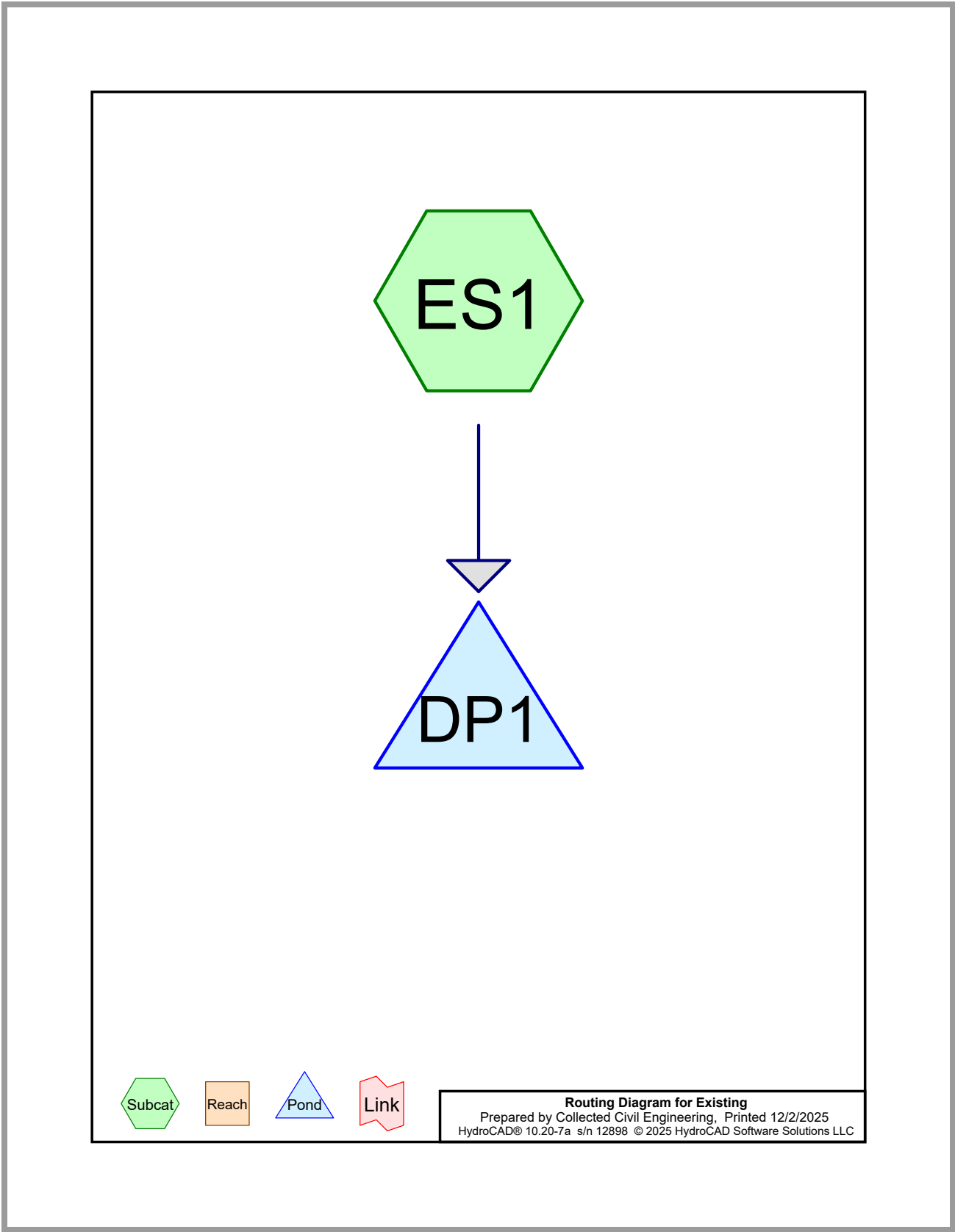
Sincerely,

Collected Civil Engineering

Peter Romano, PE
Principal/Senior Engineer







Existing

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Page 2

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
3.541	74	>75% Grass cover, Good, HSG C (ES1)
0.459	98	Sugar Tree Creek (ES1)
4.000	77	TOTAL AREA

Existing

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Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
3.541	HSG C	ES1
0.000	HSG D	
0.459	Other	ES1
4.000		TOTAL AREA

Existing

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Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	3.541	0.000	0.000	3.541	>75% Grass cover, Good	ES1
0.000	0.000	0.000	0.000	0.459	0.459	Sugar Tree Creek	ES1
0.000	0.000	3.541	0.000	0.459	4.000	TOTAL AREA	

Existing*Type II 24-hr 2-Year Rainfall=3.39"*

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Page 5

Time span=0.00-72.00 hrs, dt=0.03 hrs, 2401 points x 2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

SubcatchmentES1:

Runoff Area=174,240 sf 11.47% Impervious Runoff Depth=1.35"

Tc=5.0 min CN=77 Runoff=10.0 cfs 0.450 af

Pond DP1:

Inflow=10.0 cfs 0.450 af

Primary=10.0 cfs 0.450 af

Total Runoff Area = 4.000 ac Runoff Volume = 0.450 af Average Runoff Depth = 1.35"
88.53% Pervious = 3.541 ac 11.47% Impervious = 0.459 ac

Existing

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Type II 24-hr 2-Year Rainfall=3.39"

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Summary for Subcatchment ES1:

Runoff = 10.0 cfs @ 11.97 hrs, Volume= 0.450 af, Depth= 1.35"
Routed to Pond DP1 :

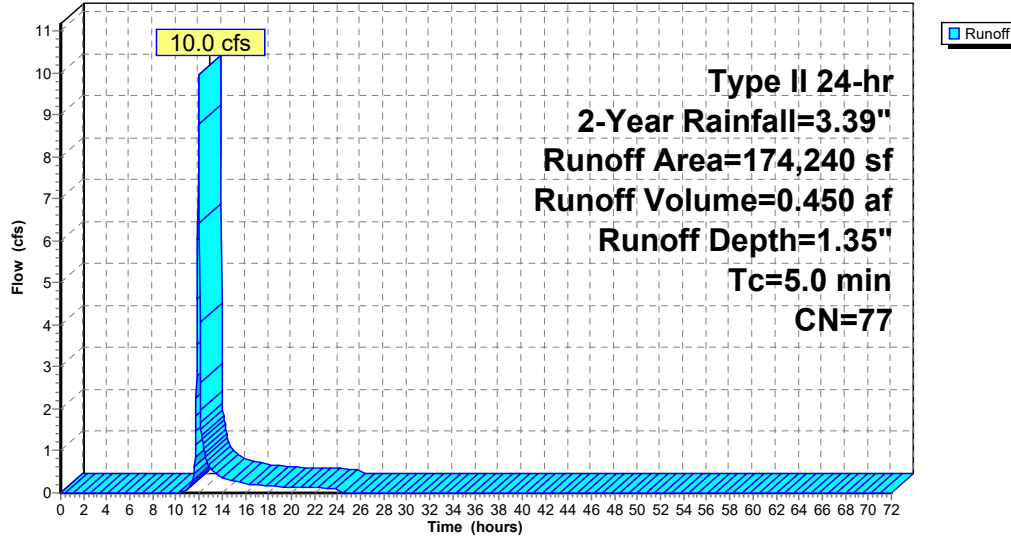
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs
Type II 24-hr 2-Year Rainfall=3.39"

Area (sf)	CN	Description
154,251	74	>75% Grass cover, Good, HSG C
* 19,989	98	Sugar Tree Creek
174,240	77	Weighted Average
154,251		88.53% Pervious Area
19,989		11.47% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct Entry

Subcatchment ES1:

Hydrograph



Existing

Prepared by Collected Civil Engineering

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Type II 24-hr 2-Year Rainfall=3.39"

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Summary for Pond DP1:

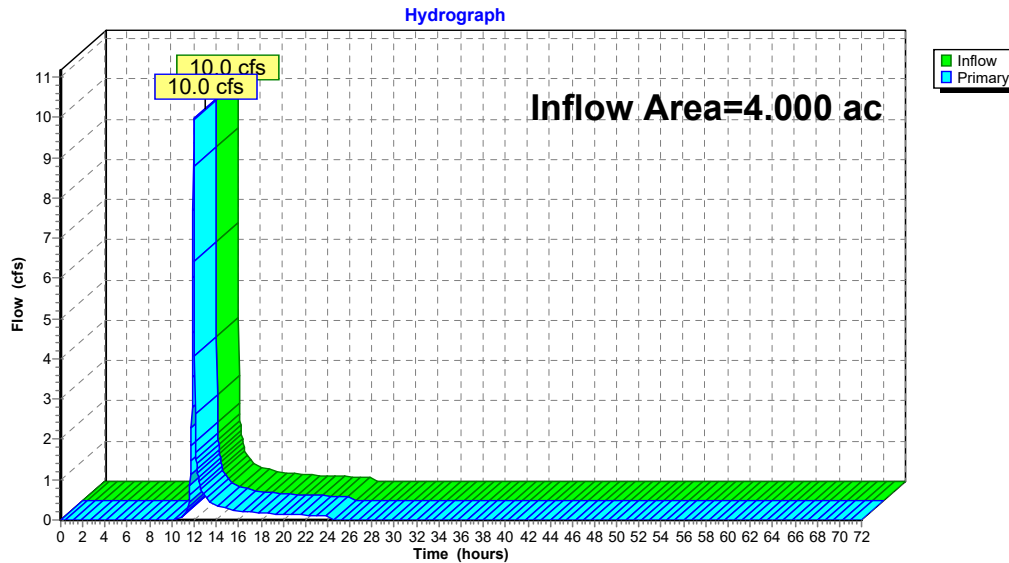
[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 4.000 ac, 11.47% Impervious, Inflow Depth = 1.35" for 2-Year event

Inflow = 10.0 cfs @ 11.97 hrs, Volume= 0.450 af

Primary = 10.0 cfs @ 11.97 hrs, Volume= 0.450 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.03 hrs / 2

Pond DP1:



Civil & Environmental Consultants, Inc.

December 4, 2025

Ms. Mary Samaniego
Planning Director
City of Belle Meade
4705 Harding Road
Nashville, Tennessee 37205

Dear Ms. Samaniego:

Subject: 104 Lynnwood Blvd – Conceptual Hydrologic Assessment
First Review
CEC Project 040-655.0004

Civil & Environmental Consultants, Inc. (CEC) completed the first review of the conceptual hydrologic assessment for the property located at 104 Lynnwood Terrace by Peter Romano, P.E. of Collected Civil Engineering, as requested. The submittal was received by CEC on December 2, 2025, via email and consisted of the following:

- Owens Estate Subdivision Drainage Report; signed and sealed by Peter Romano, P.E.
- Figure 1 – Watershed Delineation Map; signed and sealed by Peter Romano, P.E. on December 2, 2025
- HydroCAD – Existing Report
- HydroCAD – Proposed Report

CEC recommends the City accept the conceptual hydrologic assessment as preliminary evidence that the lot, as presented, can support limited residential development considering the site constraints. A more in-depth review will be required when detailed proposed plans are submitted to the City. Please note the following:

1. Please ensure the floodplain is shown according to the effective linework and not just along the contour. If the floodplain is disturbed, the Municipal Floodplain Zoning Ordinance requirements must be met (e.g. cut/fill compensation for development in the floodplain such as stormwater management infrastructure).
2. Please clarify what “tributary to Sugar Tree Creek” is referring to. In the delineation map, it is pointing to Sugar Tree Creek.

117 Seaboard Lane, Suite E100 | Franklin, TN 37067 | 615-333-7797 | www.cecinc.com

Ms. Samaniego – City of Belle Meade
CEC Project 040-655.0004
Page 2
December 4, 2025

3. The areas specified for the infiltration area and permeable pavers are on slopes of 15-20%. Please consider constructability immediately adjacent to the floodplain.
4. Please note that due to the proximity of the property to Sugar Tree Creek, EPSC efforts will be critical at this site during construction and erosion control should also be considered in the permanent condition.
5. It appears the site could exceed one acre of disturbance which would require CGP coverage and additional water quality measures detailed in the City's stormwater ordinance.

Please contact us at (615) 333-7797 with any questions you may have regarding this review. Thank you for the continued opportunity to provide engineering review services to the City.

Sincerely,

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.



JJ Thornton, P.E.
Project Manager



Steven E. Casey, P.E., CPESC
Vice President

Civil & Environmental Consultants, Inc.

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.

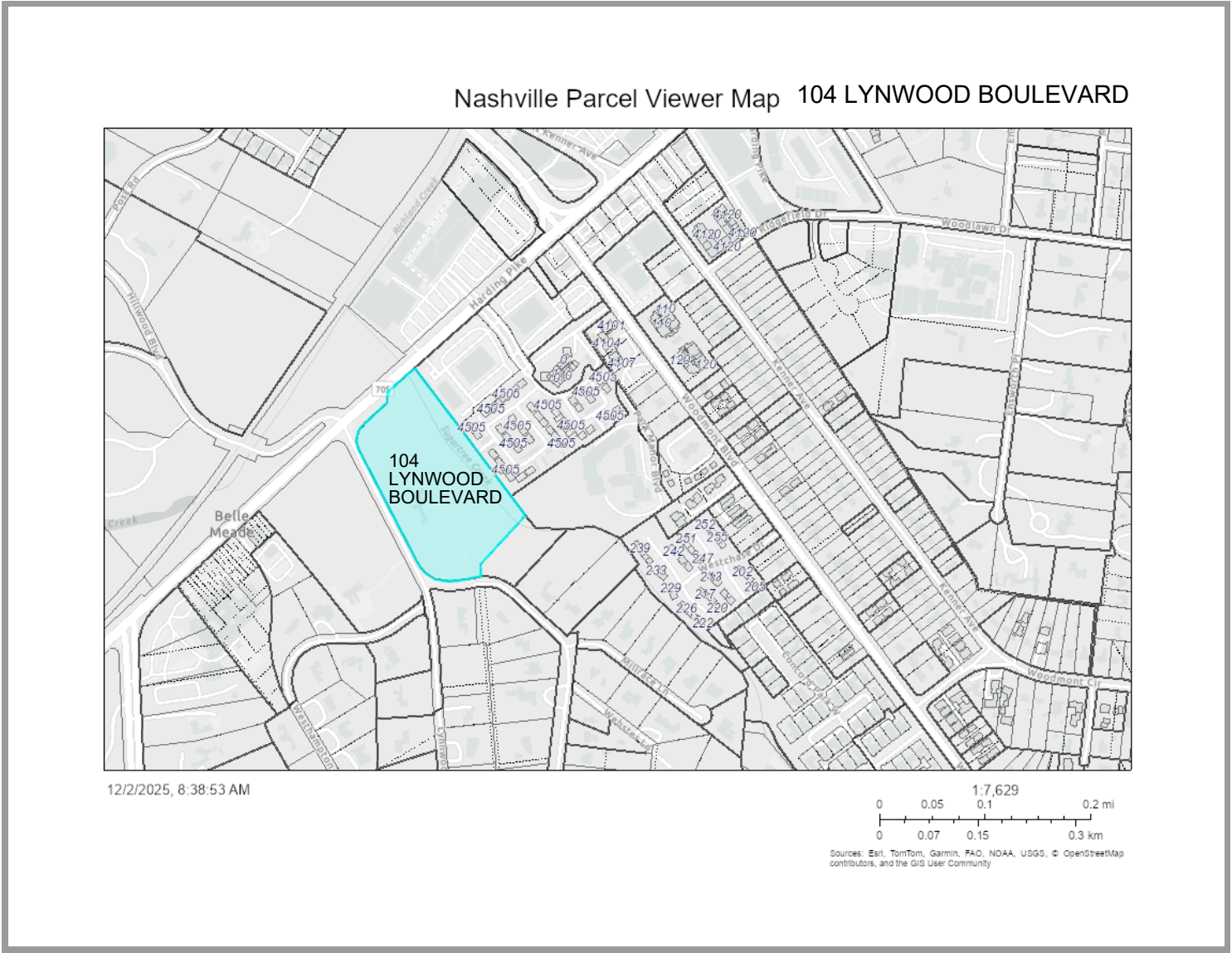
2.10 In all subdivisions, due regard shall be shown for all natural features such as grade, topography, trees and water courses, and for historical spots and similar community assets which, if preserved, will add attractiveness and value to the property. Preservation of such features may be required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





4715 Harding Pike Nashville, TN 37205 | 615-385-2150 | stgeorgesnashville.org

November 20, 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:

"Beauty will save the world" (Fyodor Dostoevsky). This quote from Dostoevsky resonates with me because it reminds us that beauty is more complex than we might imagine at first. He contends that our world is transformed not only by aesthetic beauty but also by compassion, goodness, and kindness.

St. George's Church and the City of Belle Meade have enjoyed a decades-long relationship, bound together by the common desire to serve our neighbors with care. Whether it has been providing additional meeting space, sharing parking, or simply supporting one another, City Hall and the church have cooperated gladly over the years. We serve our community in different ways, but we share the same hope: that everyone we encounter here will thrive in this special place.

We have listened compassionately to our neighbors who fear that our engagement of the 105 Lynnwood property will detract from the natural beauty of Belle Meade and the entrance into our community. I hope you understand how much we agree with these concerns—it is our intention to preserve the natural beauty of that area.

At the same time, as Dostoevsky suggests, beauty is not only found in nature or landscapes. It is also revealed when compassion, goodness, and the love of God reach people who are carrying heavy burdens. All of us have known seasons of grief and struggle. As a church, our calling is to walk with people in those seasons and help them rediscover hope.

Ours is a growing community, and we are grateful for this. Like any faith community, we want to welcome and serve as many people as possible.

My sincere desire is for St. George's and the City of Belle Meade to identify a fruitful way forward, preserving the natural beauty of our community's entrance, as well as remaining steadfast in our pursuit of transformative, compassionate beauty, offering healing for our families and the world. The first step in that process is your thoughtful approval of our request today.

Peace,

J. Malone Gilliam+
Rector, St. George's Episcopal Church

Holland & Knight

Nashville City Center | 511 Union Street, Suite 2700 | Nashville, TN 37219 | T 615.244.6380 | F 615.244.6804
Holland & Knight LLP | www.hklaw.com

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

November 21, 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 letter is being submitted to you in conjunction with the filing of a third three-lot subdivision application submitted by St. George's Episcopal Church (the "Church") for property located at 105 Lynnwood Boulevard. The Belle Meade Planning Commission (the "Commission") disapproved two versions of a subdivision of this property into three lots on August 19, 2025, and October 21, 2025, respectively. A copy of my letter to the Commission dated October 10, 2025, evidencing compliance with the Belle Meade Subdivision Regulations (the "Regulations") regarding the last version of the plan is attached to this letter as Exhibit A.

The latest denial by the Commission was ostensibly based upon Section 2.09 of the Regulations, which provides that "[n]o 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," and that the Planning Commission "may require the subdivider to provide hydrology reports to assist in this determination." Some Planning Commission members raised a concern about standing water during significant rain events on a portion of what would be Lot 1, and roadway flooding at the intersection of Lynnwood Terrace and Harding Road as a justification for denying the subdivision request.

The Church and its design team listened to those concerns and retained the services of two engineering firms to perform a hydrology study and analysis of Lot 1. The City of Belle Meade requires that structures for residential use be constructed at least two feet above the 100-year base flood elevation. However, Section 2.09 of the Regulations references the Stormwater Management Ordinance of the Metropolitan Government of Nashville and Davidson County, which requires residential structures to be constructed at least four feet above the 100-year base flood elevation. The consultants used the more stringent Metro Nashville standard and determined that an 8,000 square-foot house can be built on Lot 1 in compliance with all applicable setbacks with the lowest elevation being 469.1 feet, which is approximately one foot higher than the **1,000 year** base flood elevation. The May 2010 flood in Nashville is classified as a 1,000 year flooding event. This

Atlanta | Austin | Birmingham | Boston | Century City | Charlotte | Chattanooga | Chicago | Dallas | Denver | Fort Lauderdale
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Washington, D.C. | West Palm Beach

demonstrates the **absolute suitability of Lot 1 as a buildable lot**. A diagram showing the building footprint and flood elevations is attached to this letter as Exhibit B. Further, the study results show that building on Lot 1 in accordance with the applicable regulations **will not increase flooding issues** at the intersection of Lynwood Terrace and Harding Road. The consultants will be available at the December Planning Commission meeting to present their findings and answer questions.

As noted in my October 10, 2025, letter to the Commission, subdivision applications must be approved if they meet the requirements of the adopted subdivision 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. *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).

The Planning Director's previous staff report and the discussion at the October 21, 2025, Commission meeting was an acknowledgement that the prior version of the plat met all other requirements of the Regulations. The plat that is pending before you meets the same requirements and, as noted above, removes any factual, regulatory, and/or legal justification for concluding that a flooding risk exists for a permitted use within the buildable area on Lot 1. As such, **there is no reasonable basis for not approving the plat**.

The Church has incurred, and continues to incur, significant expense as a result of the delay in approval of its subdivision requests and has gone above and beyond what is normally required to satisfy the requirements of the Regulations and the concerns raised by Commission members. Specifically, the Commission approved a subdivision of this very property in June 2024 without any requirement for a hydrology study, and without any concerns being raised regarding potential flooding.

In addition to the established compliance with the Regulations, the Tennessee Religious Freedom Restoration Act (T.C.A. § 4-1-407) and the federal Religious Land Use and Institutionalized Persons Act (42 U.S.C. § 2000 cc, *et seq.*) should be considered as the Commission reevaluates this subdivision request.

Based upon the foregoing reasons, the Church respectfully requests your approval of this three-lot subdivision plat.

Sincerely,



Jon Cooper
Holland & Knight LLP

Exhibit A

Holland & Knight

Nashville City Center | 511 Union Street, Suite 2700 | Nashville, TN 37219 | T 615.244.6380 | F 615.244.6804
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).

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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.

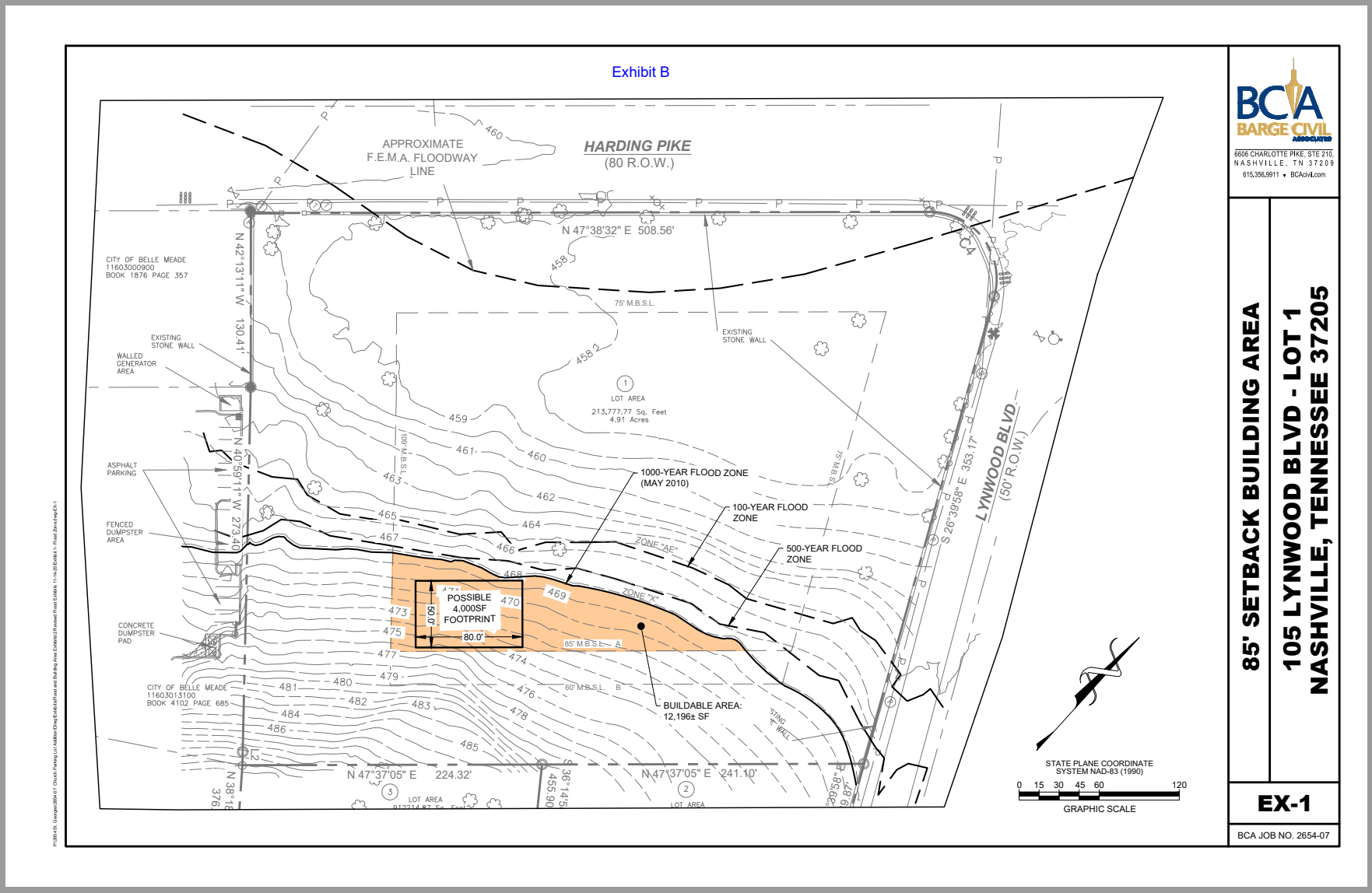
III. Conclusion

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



FLOOD RISK STUDY

**105 Lynwood Boulevard
Nashville, TN 37205**

Prepared by:

Barge Civil Associates, LLC
6606 Charlotte Pike, Suite 210
Nashville, TN 37209

And

Davey Resource Group, Inc.
801 Rep. John Lewis Way S., Suite 206
Nashville, TN 37203

Prepared for:

St. George's Episcopal Church
4715 Harding Pike
Nashville, TN 37205

November 2025



November 24, 2025

Ms. Mary Samaniego
Planning Director
City of Belle Meade
4705 Harding Pike
Nashville, Tennessee 37205

Re: Engineering Opinion for 105 Lynwood Terrace Subdivision
BCA No. 2654-07

Dear Ms. Samaniego:

As requested by St. George's Episcopal Church, we have reviewed the constraints specific to Lot 1 of the proposed three-lot subdivision plat for 105 Lynwood Terrace with respect to flood risk for a residential building. Our findings indicate that a potential 4,000sf building footprint could be located above the May 2010 flood elevation, which was considered an unprecedented 1,000-year flood event.

The 10-year, 100-year, and 500-year base flood elevations for Richland Creek are published values within the FEMA Flood Insurance Study for the Metropolitan Government of Nashville and Davidson County, Tennessee and Incorporated Areas. The 1,000-year flood elevation was extrapolated by linear regression and was determined to be 468.21 feet above mean sea level, approximately 3.1 feet above the 100-yr base flood elevation of 465.1feet. Section 2.09 of the City of Belle Meade Subdivision Regulations references the Metro Nashville Stormwater Management Ordinance which requires a residential development to establish a minimum finished flood elevation of 4.0 feet above the 100-year base flood elevation, which would put the minimum finished floor elevation at 469.1 feet.

The buildable areas outside of floodplain as defined on the proposed subdivision plat and by Residence B zoning as noted on the City of Belle Meade Zoning Map are as follows:

Outside 100-yr floodplain:

For buildings less than 25' tall: 29,350sf +/- (0.67 acres)
For buildings more than 25' tall: 21,922sf +/- (0.50 acres)

Outside 500-yr floodplain:

For buildings less than 25' tall: 22,431sf +/- (0.51 acres)
For buildings more than 25' tall: 15,007sf +/- (0.34 acres)

Outside 1,000-yr floodplain (May 2010 flood):

For buildings less than 25' tall: 19,156sf +/- (0.44 acres)
For buildings more than 25' tall: 12,196sf +/- (0.28 acres)

Based on our analysis of available data and in review of Section 2.09 of the Belle Meade Subdivision Regulations, the creation of Lot 1 per the proposed subdivision plat would allow for the construction of a residential structure with no appreciable flood risk and in full compliance with applicable regulations so as not to increase flooding on Lot 1.

Sincerely,

A handwritten signature in blue ink, appearing to read "Anna Maddox".

Anna Maddox, P.E.
Associate
Barge Civil Associates

P:\2654 St. Georges\2654-07_Church Parking Lot Addition\Corr\Engineering Opinion- 105 Lynwood Subdivision.docx



801 Rep. John Lewis Way S, Suite 206
Nashville, TN 37203
615-460-9797

November 24, 2025

Mary Samaniego
Planning Director
City of Belle Meade
4705 Harding Road
Nashville, TN 37205

**RE: Flood-Risk Review
Proposed Three-lot Subdivision, 105 Lynnwood Boulevard
Corner of Harding Road and Lynwood Terrace
City of Belle Meade, Davidson County, Tennessee**

Dear Ms. Samaniego,

At the request of St. George's Episcopal Church, we have evaluated potential flood risk pertaining to a proposed building envelope on Lot 1 of the referenced requested three-lot subdivision. The proposed building envelope, situated on elevated and sloping terrain at 469.1 feet above mean sea level (amsl) (**Figure 1, attached**), has been determined to be higher than the 1,000-year base flood elevation, such as was reached in the May 2020 flood during which Richland Creek rapidly rose to a stage unprecedented in recorded history.

We note that the proposed building site is situated along the mapped geologic contact of the Bigby-Cannon Limestone and the Hermitage Formation.¹ Neither of these geologic units constitute an "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." On the contrary, substantial infrastructure throughout Davidson County has been constructed on or within these formations. With regard to surface flooding, the Bigby-Cannon is known in the area to conduct stormwater runoff to the subsurface. Similarly, it is reported that the uppermost interval of the Hermitage Formation in the site area contains secondary porosity that also is capable to receive stormflow. These geologic characteristics at the site potentially provide supplemental capacity during initial stages of storm events.

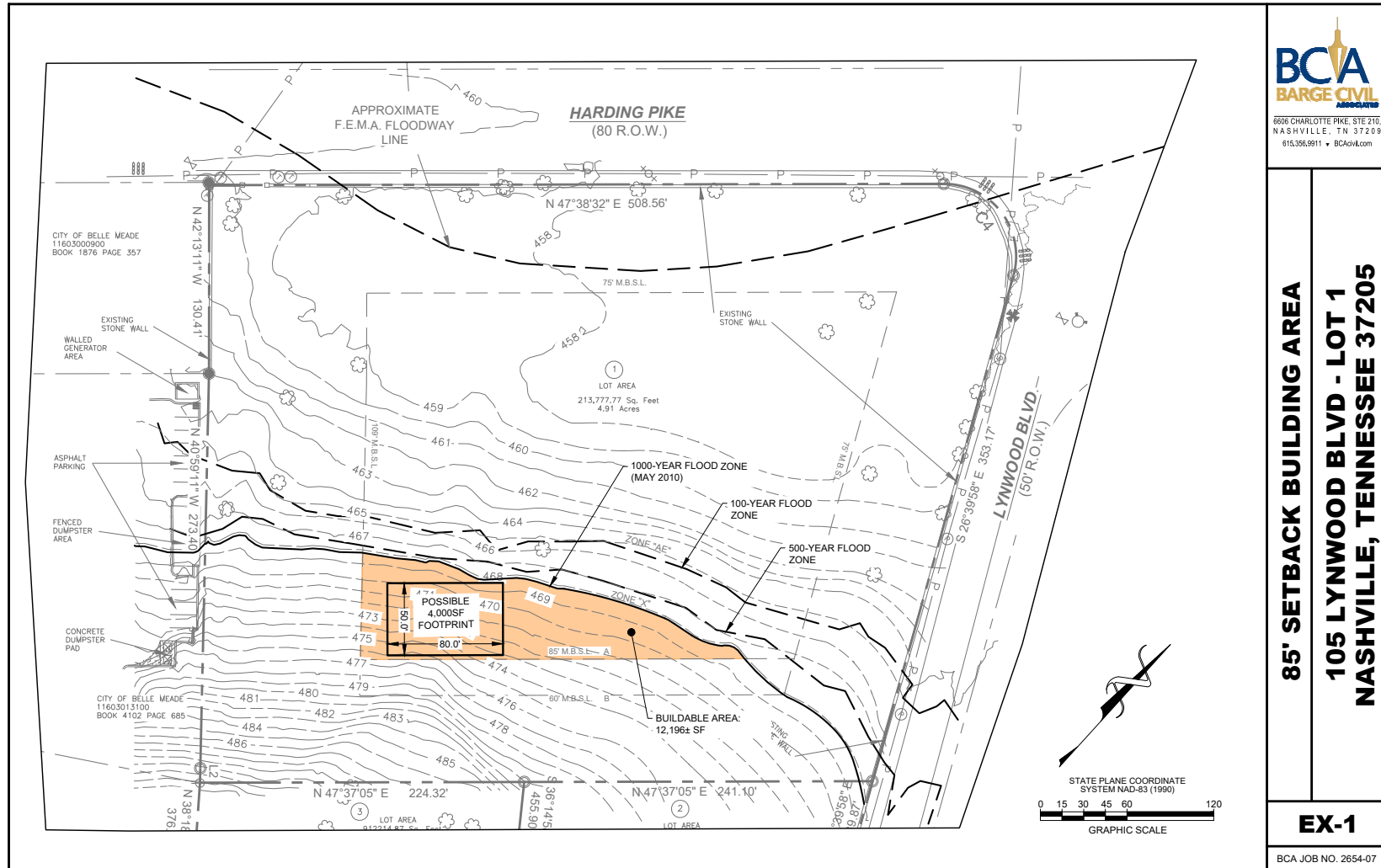
Because the proposed residential building envelope is above historic flood elevations at the 100, 500, and 1,000-year return intervals, and is situated upon well-studied geologic formations, we conclude that the building site is not unsuitable for use by reason of flooding.

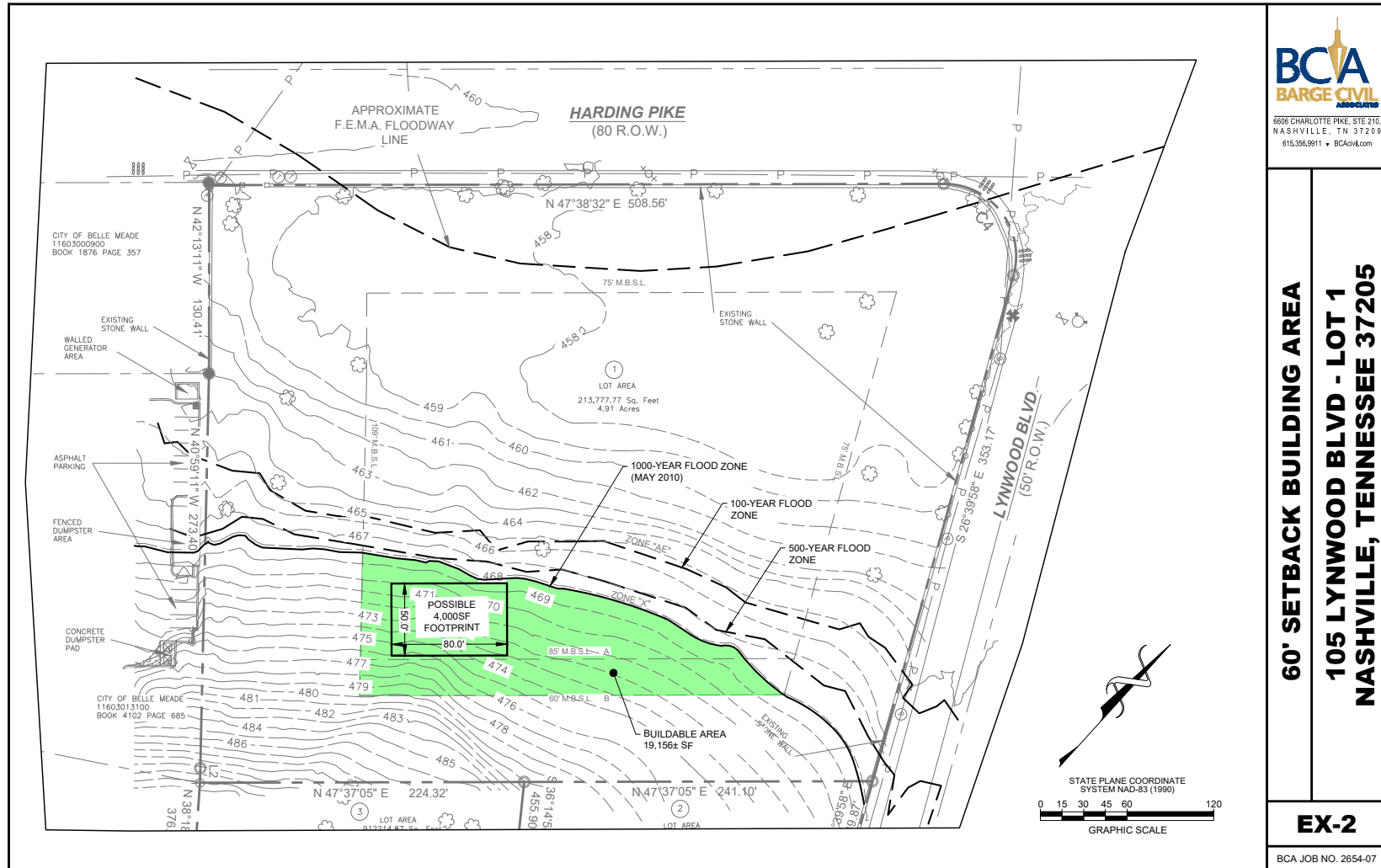
Sincerely,

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David E. Jackson, PG, PH
Principal Geologist
Davey Resource Group, Inc.

¹ Wilson, Charles W., Jr., Miller, Robert A., *Geologic Map of the Oak Hill Quadrangle, Tennessee*, Tennessee Division of Geology, 1972.



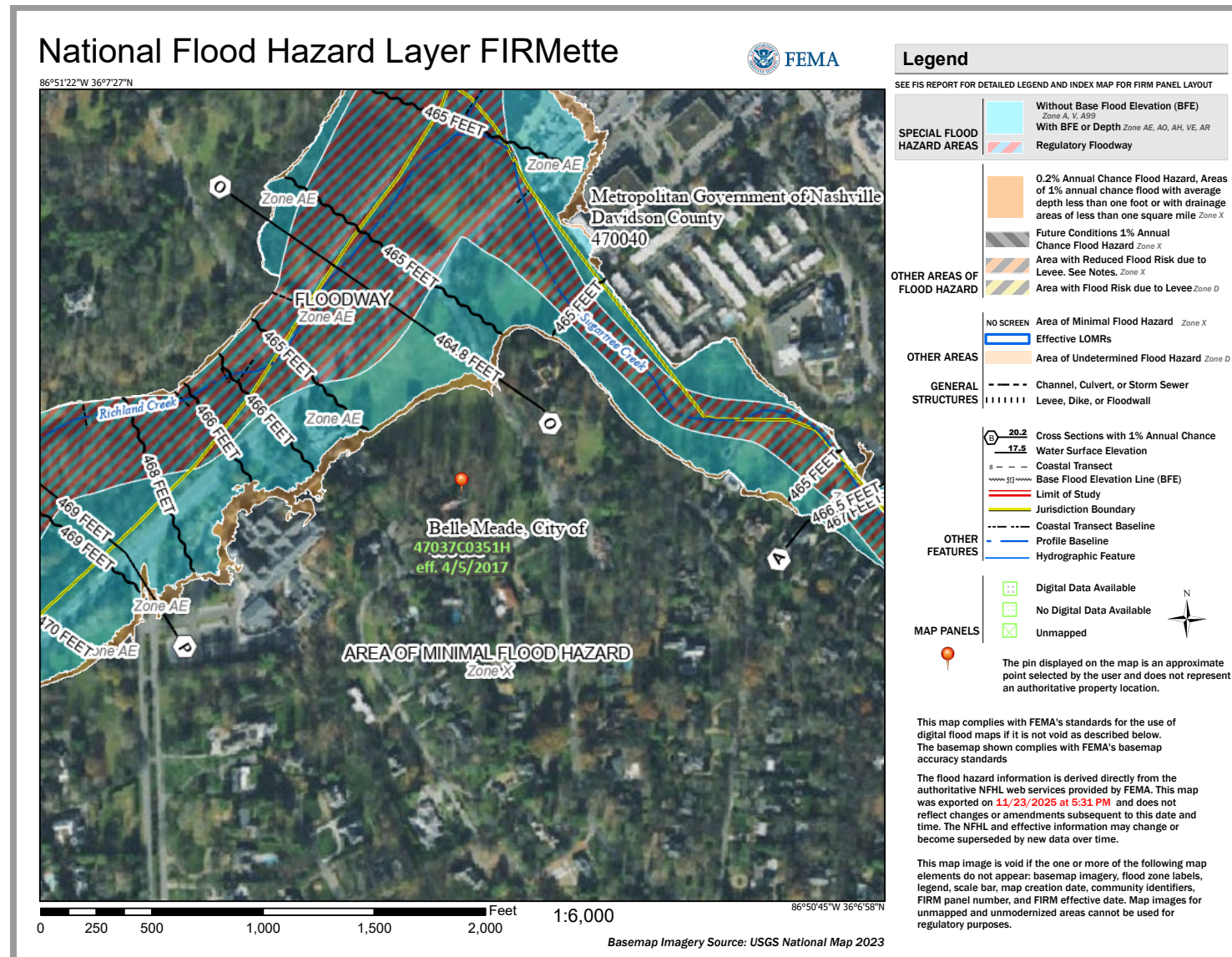


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BARGE CIVIL
6606 CHARLOTTE PIKE, STE. 210
NASHVILLE, TN 37209
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60' SETBACK BUILDING AREA
105 LYNWOOD BLVD - LOT 1
NASHVILLE, TENNESSEE 37205

EX-2

BCA JOB NO. 2654-07

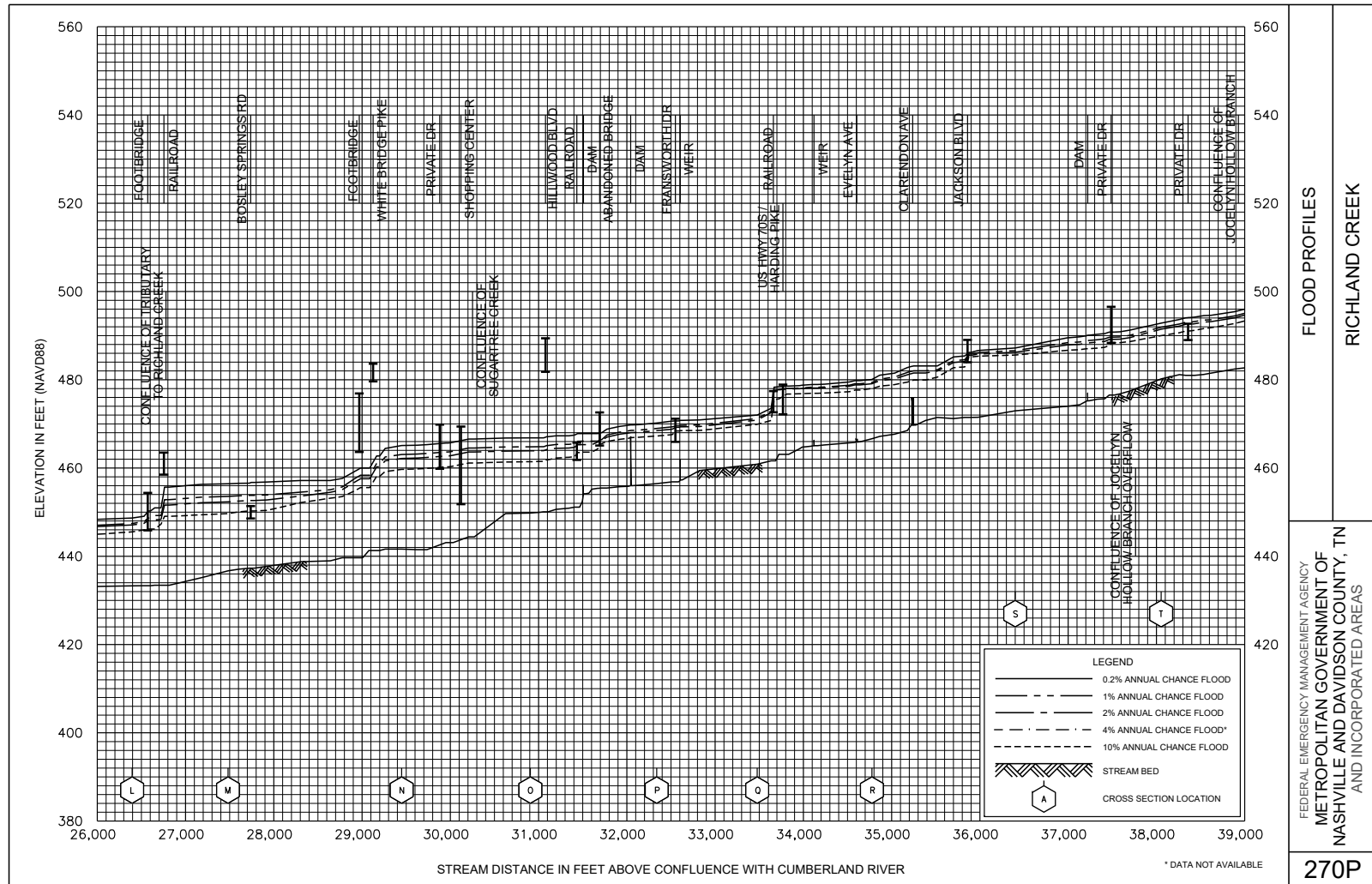


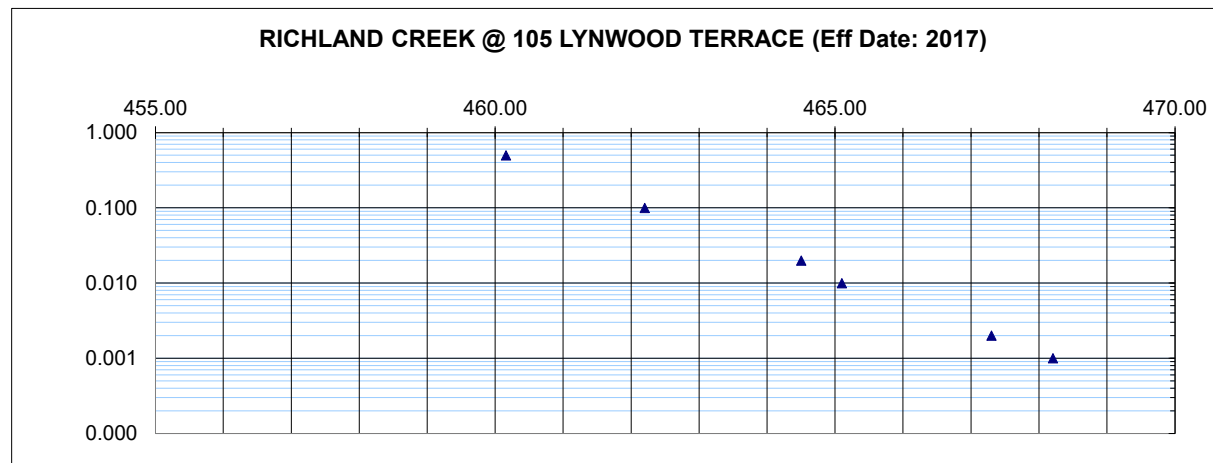
LOCATION		FLOODWAY			1% ANNUAL CHANCE FLOOD WATER SURFACE ELEVATION (FEET NAVD88)			
CROSS SECTION	DISTANCE ¹	WIDTH (FEET)	SECTION AREA (SQ. FEET)	MEAN VELOCITY (FEET/ SEC)	REGULATORY	WITHOUT FLOODWAY	WITH FLOODWAY	INCREASE
A	1,529	566	6,408	2.7	408.4	402.8 ²	403.6	0.8
B	7,959	625	8,576	2.1	408.4	407.2 ²	408.2	1.0
C	10,865	462	4,315	3.9	412.2	412.2	412.2	0.0
D	12,642	735	7,098	2.4	414.6	414.6	414.7	0.1
E	14,054	472	3,222	5.4	415.5	415.5	415.6	0.1
F	16,111	638	4,728	3.6	420.3	420.3	420.3	0.0
G	17,436	141	1,758	9.4	426.0	426.0	426.7	0.7
H	19,171	375	4,167	3.9	431.8	431.8	432.7	0.9
I	21,329	482	4,624	3.5	435.1	435.1	435.6	0.5
J	22,907	390	3,162	5.1	439.5	439.5	440.1	0.6
K	24,435	445	4,161	3.7	443.8	443.8	444.5	0.7
L	26,394	487	3,415	4.5	447.4	447.4	447.9	0.5
M	27,481	410	3,693	3.7	453.6	453.6	453.9	0.3
N	29,449	432	5,380	2.5	463.1	463.1	463.1	0.0
O	30,907	545	3,607	2.8	464.8	464.8	464.8	0.0
P	32,338	375	2,749	3.7	469.0	469.0	469.7	0.7
Q	33,478	330	1,750	6.1	471.2	471.2	472.0	0.8
R	34,778	329	1,778	5.2	479.4	479.4	480.4	1.0
S	36,400	235	1,843	5.0	486.6	486.6	487.4	0.8
T	38,054	294	1,905	4.9	491.9	491.9	492.3	0.4
U	39,675	226	1,507	5.3	500.3	500.3	500.9	0.6
V	41,654	370	1,478	2.9	506.6	506.6	507.1	0.5

¹ Feet above the confluence with Cumberland River

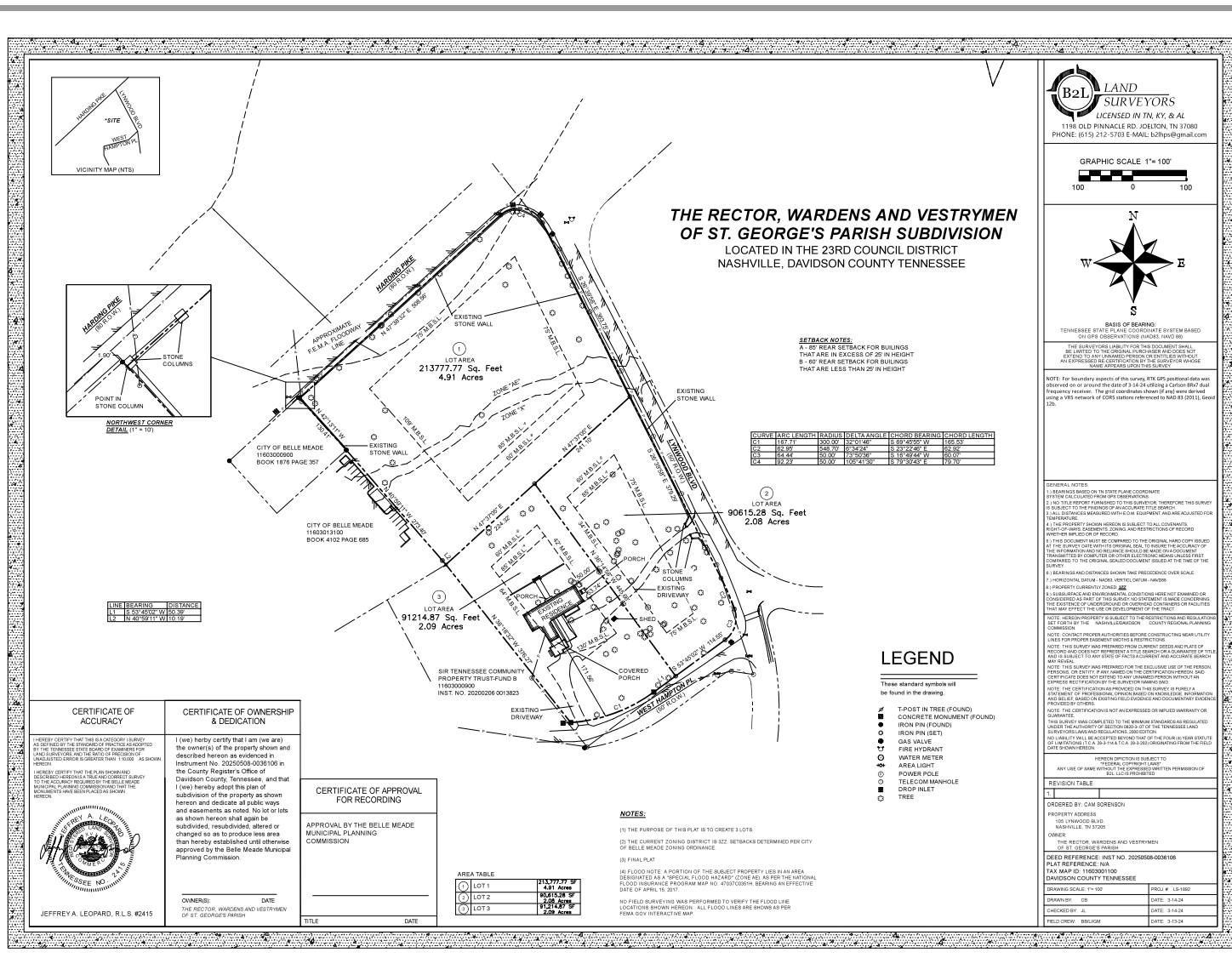
² Elevations computed without consideration of backwater effects from Cumberland River

TABLE 23	FEDERAL EMERGENCY MANAGEMENT AGENCY METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE AND INCORPORATED AREAS	FLOODWAY DATA
		FLOODING SOURCE: RICHLAND CREEK





Water Surface Elev.	Probability	Return Period (yr)
460.16	0.500	2
462.20	0.100	10
464.50	0.020	50
465.10	0.010	100
467.30	0.002	500
468.21	0.001	1000



FLOOD RISK STUDY

**105 Lynwood Boulevard
Nashville, TN 37205**

Prepared by:

Barge Civil Associates, LLC
6606 Charlotte Pike, Suite 210
Nashville, TN 37209

And

Davey Resource Group, Inc.
801 Rep. John Lewis Way S., Suite 206
Nashville, TN 37203

Prepared for:

St. George's Episcopal Church
4715 Harding Pike
Nashville, TN 37205

November 2025



November 24, 2025

Ms. Mary Samaniego
 Planning Director
 City of Belle Meade
 4705 Harding Pike
 Nashville, Tennessee 37205

Re: Engineering Opinion for 105 Lynwood Terrace Subdivision
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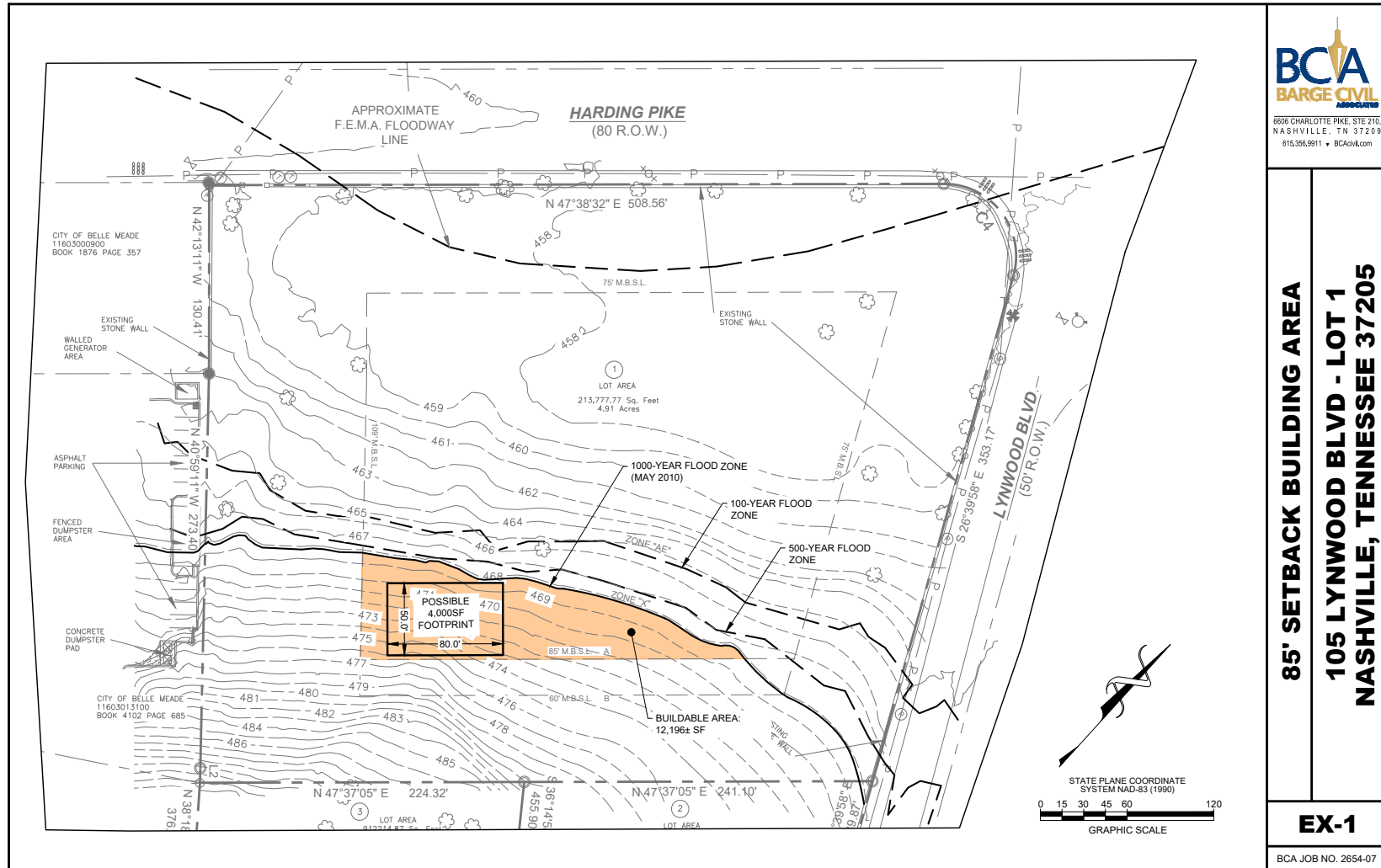
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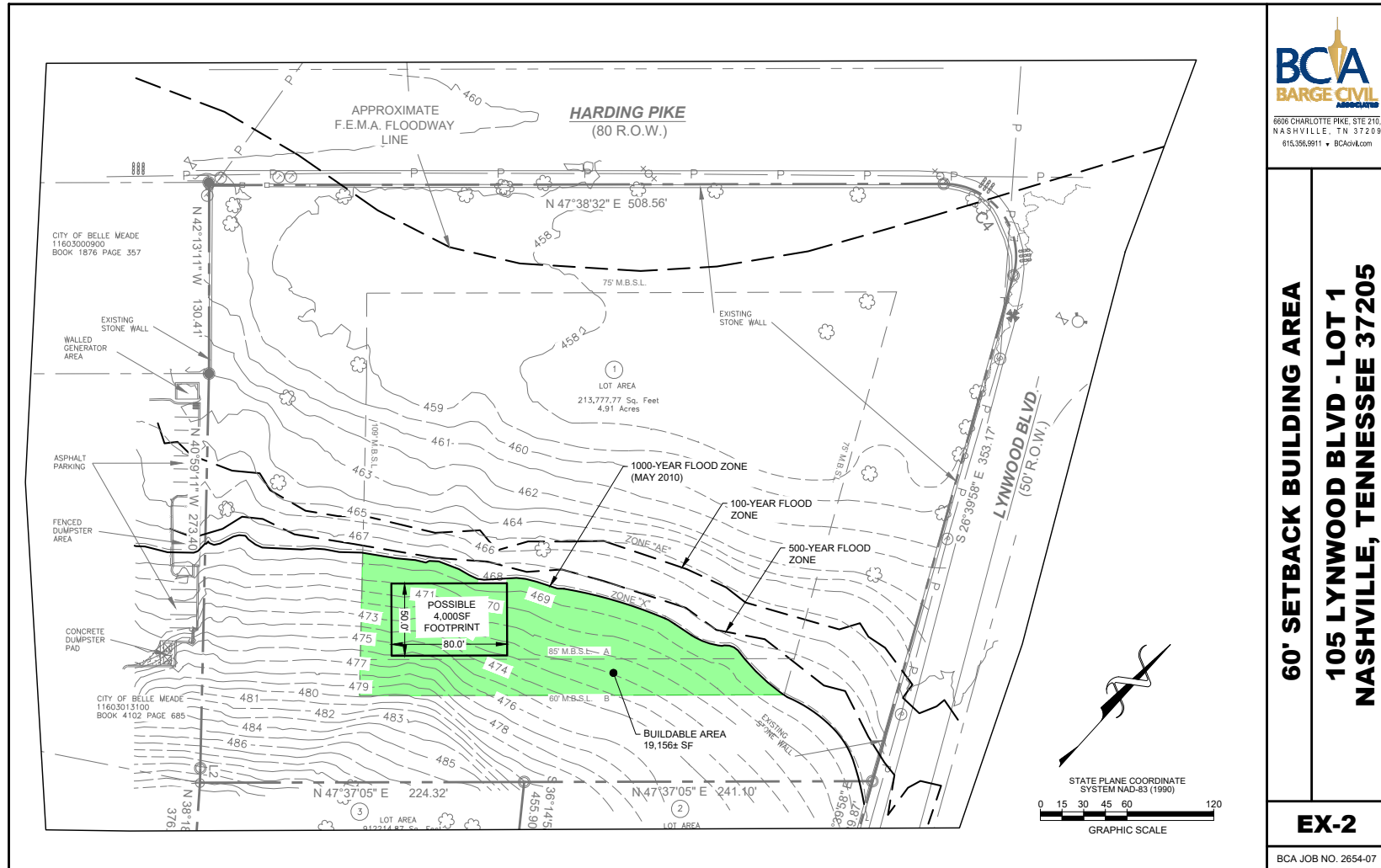
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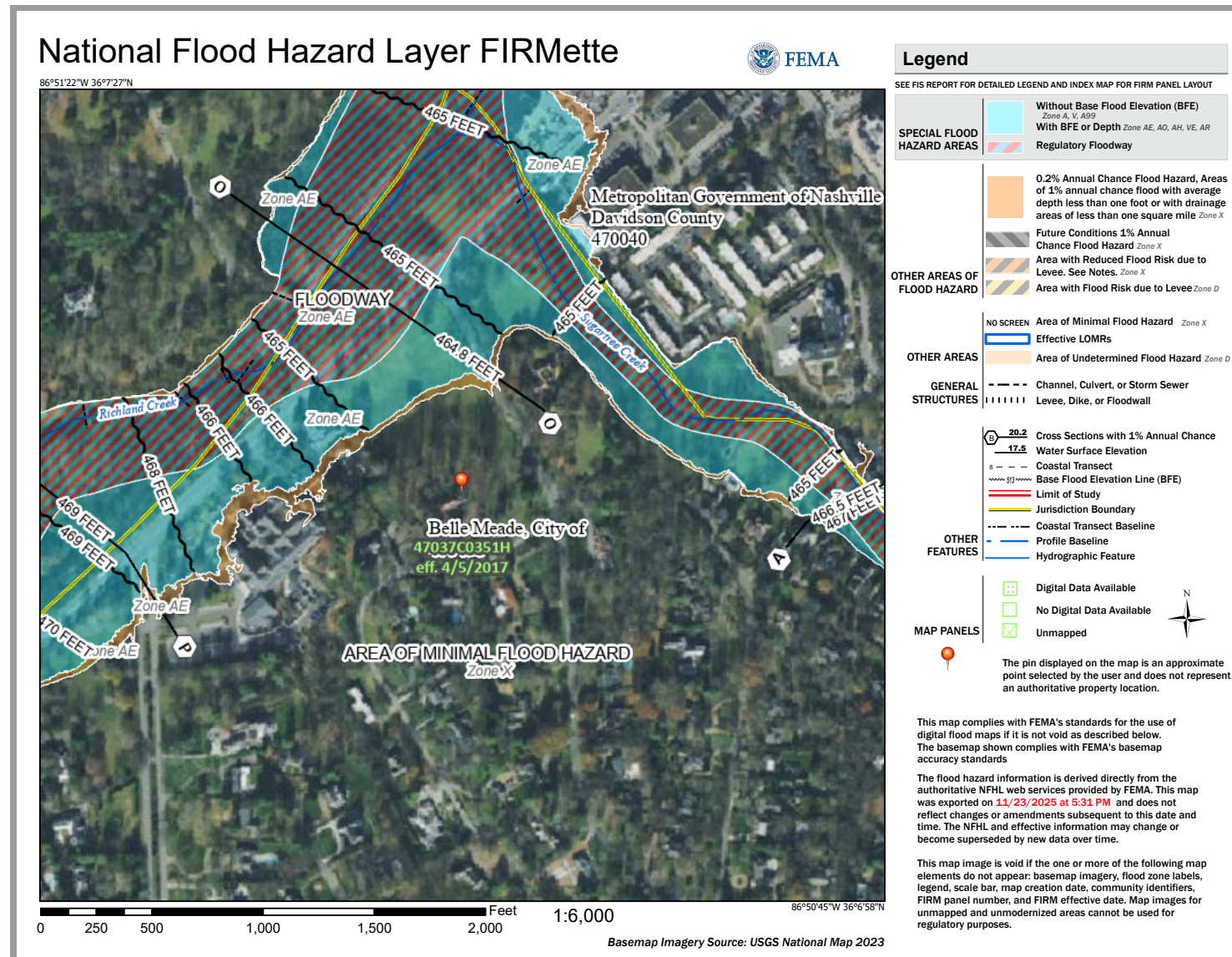


BCA
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60' SETBACK BUILDING AREA
105 LYNWOOD BLVD - LOT 1
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EX-2

BCA JOB NO. 2654-07

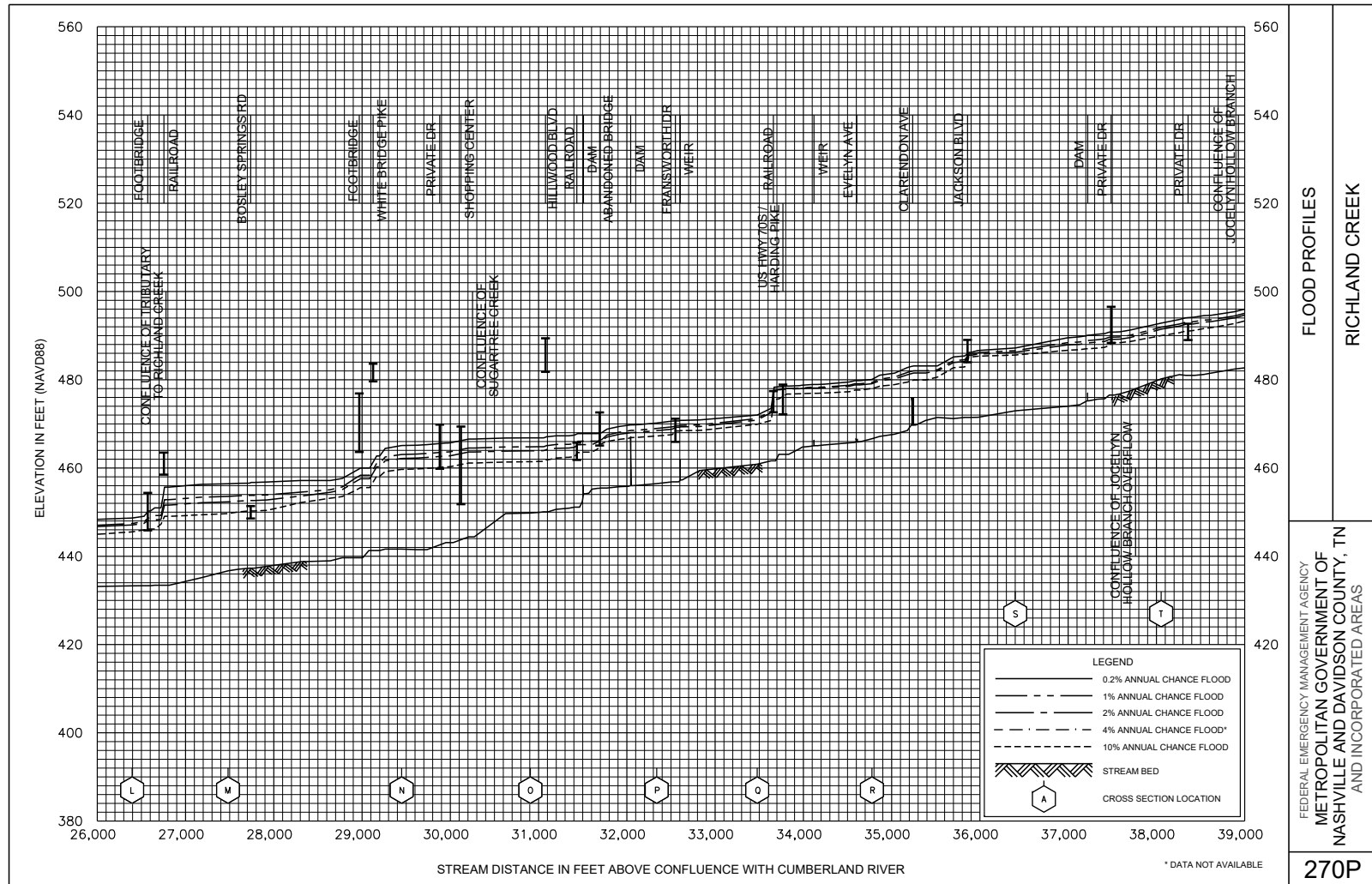


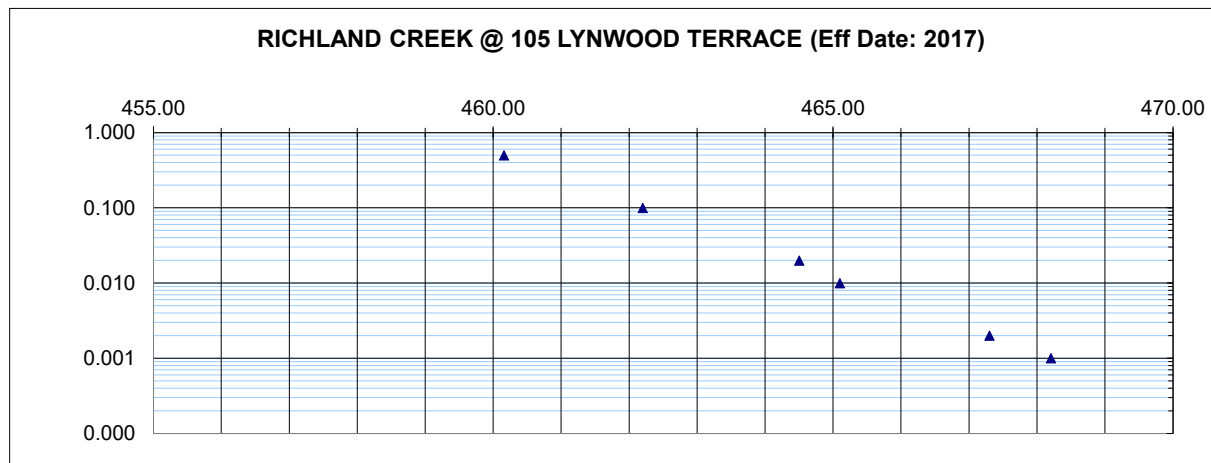
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N	29,449	432	5,380	2.5	463.1	463.1	463.1	0.0
O	30,907	545	3,607	2.8	464.8	464.8	464.8	0.0
P	32,338	375	2,749	3.7	469.0	469.0	469.7	0.7
Q	33,478	330	1,750	6.1	471.2	471.2	472.0	0.8
R	34,778	329	1,778	5.2	479.4	479.4	480.4	1.0
S	36,400	235	1,843	5.0	486.6	486.6	487.4	0.8
T	38,054	294	1,905	4.9	491.9	491.9	492.3	0.4
U	39,675	226	1,507	5.3	500.3	500.3	500.9	0.6
V	41,654	370	1,478	2.9	506.6	506.6	507.1	0.5

¹ Feet above the confluence with Cumberland River

² Elevations computed without consideration of backwater effects from Cumberland River

TABLE 23	FEDERAL EMERGENCY MANAGEMENT AGENCY METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE AND INCORPORATED AREAS	FLOODWAY DATA
		FLOODING SOURCE: RICHLAND CREEK





Water Surface Elev.	Probability	Return Period (yr)
460.16	0.500	2
462.20	0.100	10
464.50	0.020	50
465.10	0.010	100
467.30	0.002	500
468.21	0.001	1000



Civil & Environmental Consultants, Inc.

December 1, 2025

Ms. Mary Samaniego
Planning Director
City of Belle Meade
4705 Harding Road
Nashville, Tennessee 37205

Dear Ms. Samaniego:

Subject: 105 Lynnwood Terrace – Flood Risk Study
First Review
CEC Project 040-655.0004

Civil & Environmental Consultants, Inc. (CEC) completed the first review of the Flood Risk study for the property located at 105 Lynnwood Terrace by Anna Maddox, P.E. of Barge Civil Associates, as requested. The submittal was received by CEC on November 24, 2025, via email and consisted of the following:

- Flood Risk Study

CEC recommends the City accept the Flood Risk Study as preliminary evidence that the lot, as presented, can support limited residential development considering the flood risk constraints. A more in-depth review will be required when detailed proposed plans are submitted to the City. Please note the following:

1. The analysis of the buildable area appears compliant with Section 14-203 of the City Municipal Code.
2. Title 12 of the City's Municipal Code includes requirements that will need to be addressed as well. For example:
 - a. The provided Flood Risk Study has not addressed stormwater management associated with proposed development (e.g. land disturbance permitting requirements).
 - b. The Municipal Floodplain Zoning Ordinance requirements must be met (e.g. cut/fill compensation for development in the floodplain such as stormwater management infrastructure).

117 Seaboard Lane, Suite E100 | Franklin, TN 37067 | 615-333-7797 | www.cecinc.com

Ms. Samaniego – City of Belle Meade
CEC Project 040-655.0004
Page 2
December 1, 2025

3. Historically, the intersection of Harding Pike and Lynnwood Terrace located so near the confluence of Richland Creek and Sugartree Creek has experienced periodic flooding that has impacted vehicular travel. Access to this site during such events should be considered.

Please contact us at (615) 333-7797 with any questions you may have regarding this review. Thank you for the continued opportunity to provide engineering review services to the City.

Sincerely,

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.



JJ Thornton, P.E.
Project Manager



Steven E. Casey, P.E., CPESC
Vice President

Civil & Environmental Consultants, Inc.

Staff Report

Agenda No.: III.B.
Case No.: A25-91
Staff: Mary Samaniego, Planning Director
Applicant: St. Georges Rectors
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. Then an application was submitted (#A25-67) that moved the interior lot line between Lot 1 and Lots 2 and 3 to the southeast by 10 feet. That application was denied at the October 2205 due to a need for a Hydrology study for proposed Lot 1. The applicant has applied for this current request for a three-lot subdivision with an accompanying hydrology report for Lot 1.

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 applicant has submitted a hydrology report indicating that Lot 1 is a buildable lot 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.
10. 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.

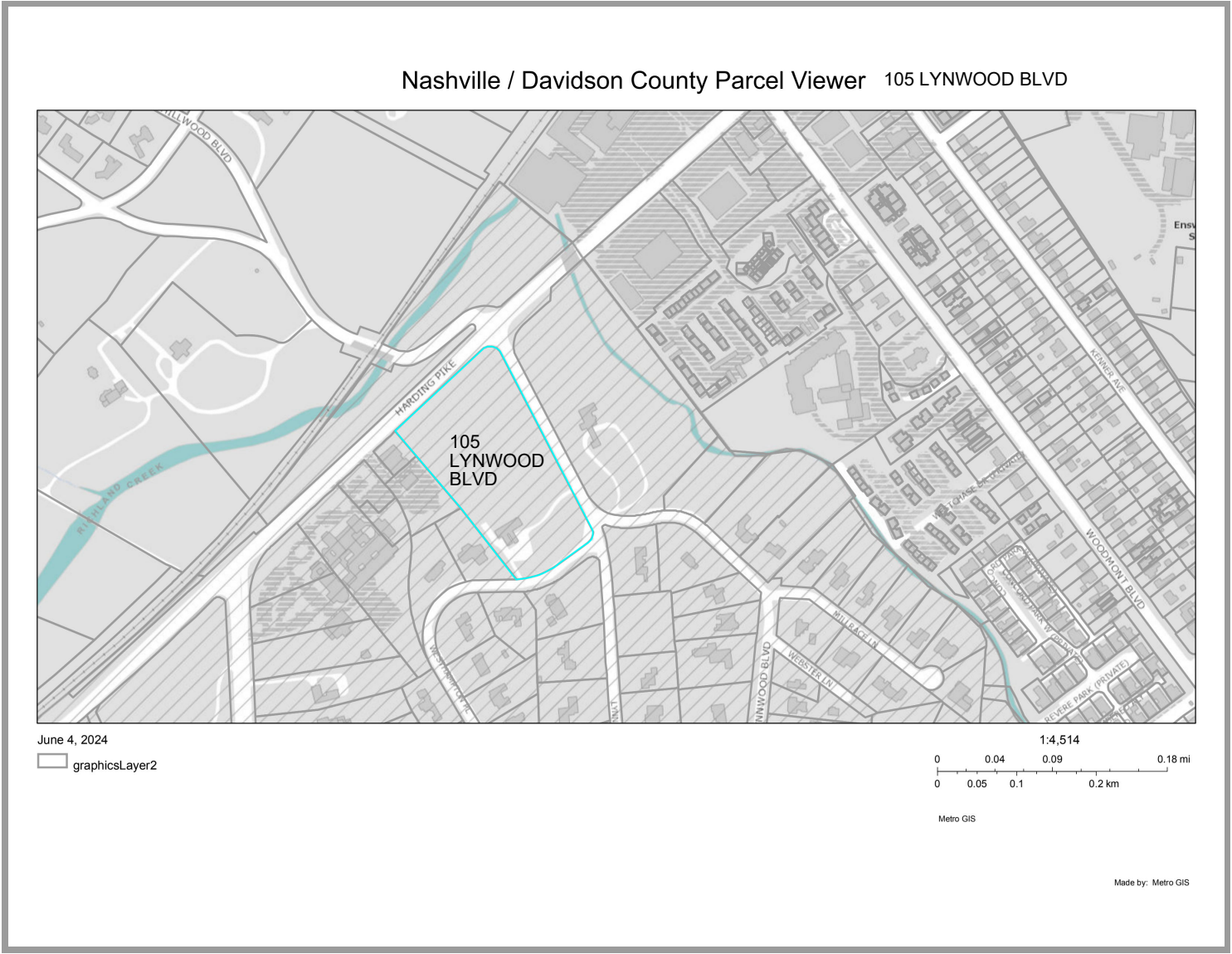
2.10 In all subdivisions, due regard shall be shown for all natural features such as grade, topography, trees and water courses, and for historical spots and similar community assets which, if preserved, will add attractiveness and value to the property. Preservation of such features may be required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

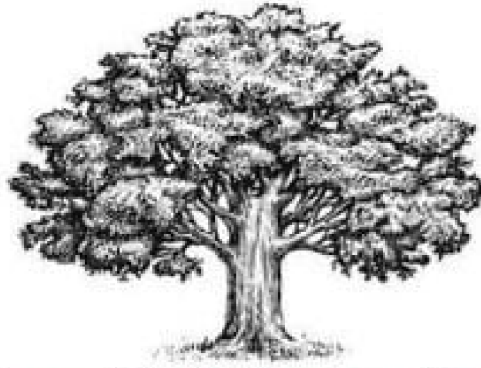
Staff recommends approval of the three-lot subdivision.

Attachment:

1. Location Map



Start a petition



Save the Beautiful Meadow in Belle Meade

We OPPOSE the Proposed Parking Lot at 105 Lynwood Blvd in Belle Meade

 Sign petition

543[✓]

Verified signatures ▼

🚩 Let's get to 1000 signatures!

Petitions with 1,000+ supporters are 5x more likely to win!

Recent signers:

Stacey Vallejo • 38 minutes ago

Ken Lester • 1 hour ago

Celeste Lester • 1 hour ago

Maggie Bond • 1 hour ago

[Decision Makers: Tom Starkey +6](#)[4 Supporter Voices](#)[3 Updates](#)[1 Media Mention](#)

The Issue

We, the undersigned residents of Belle Meade and surrounding neighbors, strongly OPPOSE the subdivision and proposed **100-car parking lot** to be built on the historic estate at 105 Lynwood Boulevard-known as Lynmeade.

This property, built in 1913 and designed by noted architect James E.R. Carpenter, is a rare architectural landmark. As a former Vanderbilt Chancellor's residence and a host site for major civic events, Lynmeade is a cultural asset to our community. It sits on over nine acres and has maintained its historic integrity for more than a century. The lot is a gateway to Belle Meade providing visual green relief to all with its meadow and historic trees.

Recently purchased by a church entity, the property appears to be exempt from local zoning rules under state and federal religious land use laws. It has not been made fully clear. However, this makes **community input** all the more vital.

IF allowed by the City of Belle Meade, this parking lot will not only erode the residential character of Belle Meade, but also set a precedent that opens the door for future institutional development within our historically protected neighborhood.

Why This Matters



74 people signed this week

[Sign petition](#)

...time this massive 100-car parking plan covers the lower third of the lot, it is unknown by any party what future needs of the new owner might occur years down the road. We are concerned the parking lot could set off a domino effect of lot subdivisions and traffic encroachment.

- Loss of charm and character

Belle Meade is known for its serene, estate-scale homes and green space. Belle Meade means **'beautiful meadow'** in French. Converting a portion of one of the city's most iconic properties into pavement undermines what makes our city unique.

- Impact on home values

A nearby parking lot introduces noise, headlights, and weekend traffic along the already congested Harding Pike—factors that could lower property values and deter future investment in neighboring homes. Ingress and egress plans remain unclear and unstudied by traffic officials. Where once a beautiful meadow existed, there would instead be a 100-car parking lot that no amount of landscaping could disguise.

- Environmental degradation

Lynmeade is home to two trees recognized by the Nashville Tree Foundation. Parking development would require grading, paving, and possible removal of mature trees and landscaped acreage. A large section of this property is also in a vulnerable **flood zone**, endangering an already at-risk area.

What We Ask

 **74 people** signed this week

2. Encourage the City's commitment to residential living, despite property circumstances.

3. Encourage preservation of Belle Meade's historic estates and mature landscapes.

How Neighbors Can Help

1. Sign this petition with your full name.

2. Write or email the Belle Meade City Planning Commission stating your opposition (see citybellemeades.org for directory).

3. Look for future meetings on the citybellemeades.org website regarding this property, **attend and voice your concerns.**

Belle Meade's religious organizations are valued neighbors. They have respected the spirit and structure of our unique community in the past. We implore the church and it's leadership to continue that tradition and explore alternative parking solutions that do not come at the expense of Belle Meade's legacy. Our signatures are not in opposition to the church, rather they are solely against the construction of the parking lot at 105 Lynwood Blvd.

 [Report a policy violation](#)



Rebecca Shah

Petition Starter

Media inquiries

 **74 people** signed this week

The Decision Makers ⓘ



Belle Meade City Commission

3 Members



Tom Starkey

Belle Meade City Commission



Louise Bryan

Belle Meade City Commission



Neal Clayton

Belle Meade City Commission



Nina Davidson

Vice Chair of Planning Commission

Awaiting response



Bunny Blackburn

Chairperson for Historical Planning Commission

Awaiting response



Rusty Moore/ email: rmoore@citybellemeades.org

Mayor of Belle Meade

Awaiting response



74 people signed this week



Vice Mayor of Belle Meade

Awaiting response

Supporter Voices

Featured Comments



Ginny, Nashville

2 months ago

"This is an awful idea. No need to destroy more natural beauty. As a member of St. Georges, I believe their decisions have gotten worse over the years, expanding things that do not need to be expanded. They have already torn down the boy scout house and all that green land several years ago. They continue to make bad choices under the guides of "exp..."

Show full text

♡ 1 Like 🚩 Report



Julia, Nashville

2 months ago

"More paved parking space decreases grass and green space that is crucial for filtering storm water run off, reducing erosion, and keeping areas cool. Storm water run off matters in an area where fertilizer and pesticide is regularly used. The historical integrity of the property will also be compromised and let us avoid doing that."

👤 **74 people** signed this week



Bonnie, Nashville

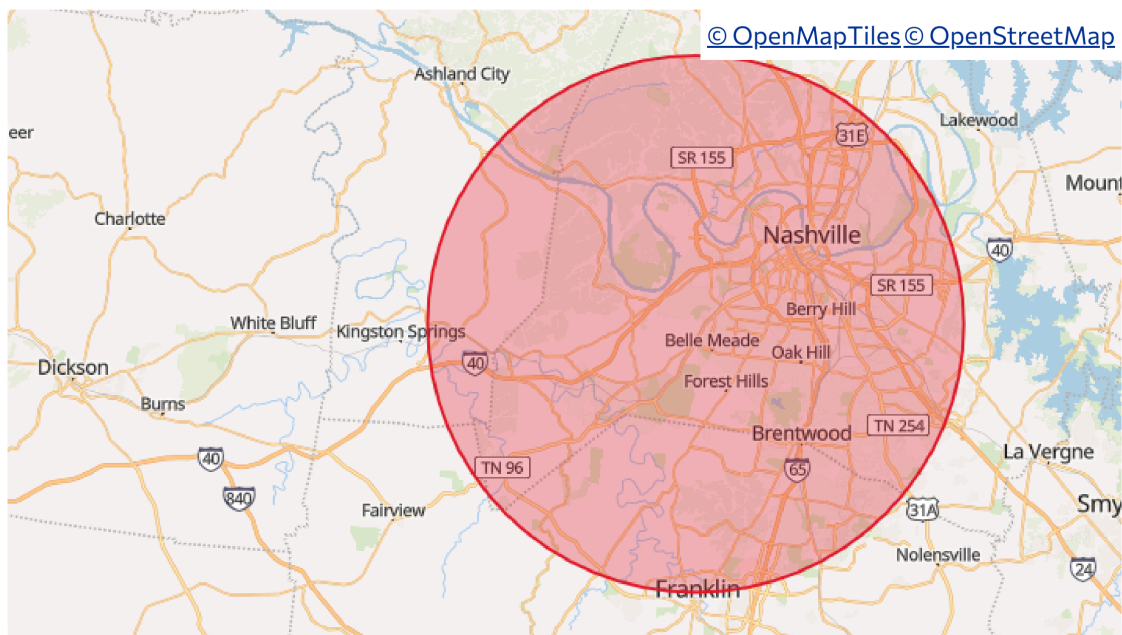
3 months ago

"I cannot think of anything worse than a parking lot in a flood area. It could take weeks for the water to recede, the pavement serving as a pool bottom. Water flowing onto Lynwood preventing traffic to move onto Harding Rd. Also it being aesthetically displeasing as one enters beautiful Belle Meade."

♡ 1 Like 🚩 Report

[View all comments](#)

About the supporters



© OpenMapTiles © OpenStreetMap



65% of supporters come from: 37205 37215 37209



74 people signed this week

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

December 12, 2025

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

RE: Pending Subdivision of 105 Lynwood Blvd.

Attention: Planning Commissioners:

The undersigned nearby residents of 105 Lynwood Blvd. continue to object to the three lot subdivision of this property by the applicant.

- The purpose of the Planning Commission is to guide land use and future growth, consistent with the historical heritage of Belle Meade. The overriding question for 105 Lynwood Blvd is: Is the proposed land use by the applicant consistent with the Planning Commission's vision and desired future growth of the City? Is the intended use consistent with the Historical Preservation standards of the City? The subdivision, if allowed, would result in a non-owner occupied, non-residential use at one of the primary entry points to the City, and a highly historical entry point, the essence of what makes Belle Meade desirable and unique.
- The Planning Commission approved the previous owner's request to subdivide in 2024. The pending request differs from the lot subdivision by the previous owner (which did not have neighbor opposition) because the end result would have been two owner-occupied residences with expansive front lawns fronting Harding Rd. similar to a number of other historical estates further down Harding Rd. In addition, such improvements would be under the purview of the Historical Commission, and the City's storm water management requirements which provide a comfort level to residents/neighbors. In addition, the previous owner proposed two lots of 4.5 acres each, with the flood zone portion of the property predominately serving as green space. (While many would prefer it to stay 9 acres, this would have been agreeable based upon the circumstances.)
- The City ordinance defines a residential lot, assuming just that, a private residential structure constructed under the purview of the Historical Commission and all other City ordinances, to be owner occupied by a tax-paying resident. The applicant is not in the business of constructing single family homes. The lot parameters are not

intended to create parcels for the sole purpose of a conditional use, and/or to hold for future infrastructure and expansion needs of a non-residential nature.

We are asking the Planning Commission to support and represent the interests of the undersigned private, long-term residents of Belle Meade and **vote NO** on the proposed three lot subdivision of 105 Lynwood Blvd.

Thank you,

- x Laurie Farris 107 Westhampton Pl.
- x Carole Nelson 103 Westhampton Pl.
- x Allen Nelson 103 Westhampton Pl
- x Rebecca Shuck 106 Westhampton Place
- x MSZ 106 Westhampton Place
- x Delia Liu 101 Westhampton Pl.
- x JF 113 Westhampton Pl
- x KWH 113 Westhampton
- x Miss 115 Westhampton Pl
- x Hay 115 Westhampton Pl
- x Elizabeth Wallace 110 WESTHAMPTON PL
- x Jack Wallace 110 Westhampton Pl.

From: [Vic Campbell](#)
To: [Mary Samaniego](#)
Cc: [Laurie Farris](#)
Subject: St George's parking lot proposal
Date: Monday, December 8, 2025 2:32:47 PM

[You don't often get email from viccampbell47@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

I oppose this parking lot.
Thank you,
Vic Campbell
35 year Belle Meade resident at 1307 Chickering Rd
Sent from my iPad

The following attachment is not a PDF, so a link to the native file format is being provided instead:

[Ordinance 25-13 Front Yard Setbacks.doc \(LINK\)](#)

PLANNING DEPARTMENT HEARING SCHEDULE – 2026

APPLICATION DEADLINE 4:00 PM	BZA MEETINGS 5:00 PM	HZC MEETINGS 3:00 PM	MPC MEETING 4:00 PM
12/19/2025	01/20/2026	01/13/2026	01/20/2026
01/16/2026	02/17/2026	02/10/2026	02/17/2026
02/20/2026	03/17/2026	03/10/2026	03/17/2026
03/20/2026	04/21/2026	04/14/2026	04/21/2026
04/17/2026	05/19/2026	05/12/2026	05/19/2026
05/15/2026	06/16/2026	06/09/2026	06/16/2026
06/19/2026	07/21/2026	07/14/2026	07/21/2026
07/17/2026	08/18/2026	08/11/2026	08/18/2026
08/21/2026	09/15/2026	09/08/2026	09/15/2026
09/18/2026	10/20/2026	10/13/2026	10/20/2026
10/16/2026	11/17/2026	11/10/2026	11/17/2026
11/20/2026	12/15/2026	12/08/2026	12/15/2026

All meeting occur in at Belle Meade City Hall, 4705 Harding Pike, Nashville, TN.

****Please note:** Once an application submittal is determined to be complete by Planning Director, the item will be placed on the next meeting schedule. Final Reports generated by the Planning Director are due to the boards/commissions on the Thursday prior to the meeting. Any revisions or amendments to an active application less than seven days prior to the meeting date may result in a deferral for a month.