



**CITY OF BELLE MEADE
MUNICIPAL PLANNING COMMISSION
REGULAR MEETING AGENDA PACKET
JANUARY 13, 2026, 04:30 PM**



**AGENDA MUNICIPAL PLANNING COMMISSION
REGULAR MEETING
JANUARY 13, 2026, 04:30 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 December 16, 2025.

Attachment: [MPC Minutes Dec 16 2025.pdf](#)

Attachment: [MPC Minutes Packet Dec 16 2025.pdf](#)

III. Unfinished Business - None

IV. New Business

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

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

V. Other Business: None Scheduled

VI. Public Comment

VII. Adjourn

VIII. The next regularly scheduled meeting of the Municipal Planning Commission will be held February 10, 2026 at 4:30 p.m.



**MINUTES
MUNICIPAL PLANNING COMMISSION – REGULAR MEETING
DECEMBER 16, 2025, 4:00 PM
BELLE MEADE CITY HALL, 4705 HARDING PIKE**

Call to Order

Chairman Jeannette Warner called the meeting to order at 4:02 p.m.

Commission Members Present

Chairman Jeannette Warner
Vice Chairman Nina Davidson
Vice-Mayor Haley Dale
Larry Wieck
Ashley Levi
Marshall Sanders
Bunny Blackburn
Mal Wal
Charlie Thornburg

Commission Members Not Present

Mayor Rusty Moore

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 October 21, 2025.

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

New Business

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

Ben Page, Page Landscape, reviewed the proposed re-subdivision of the property at 104 Lynwood Boulevard, while maintaining the integrity of the existing tree grove.

Questions from the board ensued and were answered by Page. Planning Director Mary Samaniego referred to a hydrology report submitted by the applicant showing a buildable area in the proposed lot.

Public Comment Opened

No Public Comment

Public Comment Closed

Motion to approve: Thornburg Second: Wal

A board discussion ensued which included questions asked and answered by Planning Director Samaniego.

Chairman Jeannette Warner called for a roll call vote, alphabetically

Vote: Blackburn No, Dale No, Nina Yes, Ashley No, Sanders Yes, Thornburg Yes, Wal Yes, Wieck Yes, Warner Yes

Chairman Warner asked for the count from City Recorder Rusty Terry; Terry stated the vote was 6 yes.

Chairman Warner stated the motion carries.

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

John Cooper, Attorney Holland & Knight, representing St. George's Episcopal Church, reviewed the plan and information submitted for the subdivision of the property at 105 Lynwood Boulevard. Cooper reviewed the previous subdivision granted and the recent requests which were denied. Cooper noted that a hydrology study had been done as requested by the commission. Cooper also reviewed Tennessee law and how it related to a subdivision request.

Public Comment Opened

Rebecca Shah, 106 Westhampton Place, spoke against the proposal, noting a petition with 556 signatures had been submitted to Planning Director Mary Samaniego in opposition to the subdivision.

Planning Director Samaniego stated she had received two letters of opposition and one letter of support of the proposed subdivision. (These are available in the Minutes Packet

John Lamb, 109 Belle Meade Boulevard, spoke in opposition to the subdivision.

Carter Dawson, 511 Park Hill Drive, spoke in opposition to the subdivision.

Tom Starkey, 420-B Lynwood Boulevard, stated that 12 residents of Westhampton Place had asked him to speak and he was not speaking as a commissioner but as a citizen. The questions and statements were in opposition to the proposal.

Austin Pennington, 101 Ransom Avenue, (grandson of Donald Cowan previous owner of 105 Lynwood Boulevard) spoke in opposition to the subdivision.

Gloria Sir, 101 Westhampton Place, spoke in opposition to the subdivision.

Ellen Nelson, 103 Westhampton Place, spoke in opposition to the subdivision.

Public Comment Closed

Chairman Warner asked if there was a motion from the commission.

Wieck asked a question of Planning Director Samaniego regarding setbacks which Samaniego addressed.

A discussion by the board ensued without a motion being made, this included a question about the hydrology report that was submitted which was addressed by Steve Casey of Civil & Environmental Consultants (the City of Belle Meade's engineering firm) as well as a question about the subdivision regulations asked of City Attorney Doug Berry and answered by Berry.

Motion to approve as submitted: Wal Second: Thornburg

Additional discussion of the board ensued.

Chairman Warner called for a roll call vote, alphabetically

Vote: Blackburn No, Dale No, Davidson Yes, Levi No, Sanders No, Thornburg Yes, Wal Yes, Wieck Yes. Warner Yes

Chairman Warner asked for the count from City Recorder Terry, who stated the motion carries the vote was 5 to 4.

Revision to the Zoning Ordinance related to front yard setbacks.

Chairman Warner stated that this matter would be considered at the next meeting.

Other Business: 2026 Meeting Schedule

Not heard

Public Comment - None

The meeting adjourned at 5:10 p.m.

Chairman Jeannette Warner

City Recorder Rusty Terry, CMC



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



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Attachment: [CAMPBELL COMMENT.pdf](#)

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

Attachment: [FARRIS LETTER.pdf](#)

Attachment: [Mail - Mary Samaniego - Outlook 2.pdf](#)

Attachment: [Mail - Mary Samaniego - Outlook.pdf](#)

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

Attachment: [Petition We OPPOSE the Proposed Parking Lot - Change.org.pdf](#)

Attachment: [phipps letter.pdf](#)

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

Revision to the Zoning Ordinance related to front yard setbacks.

Chairman Warner stated that this matter would be considered at the next meeting.

Other Business: 2026 Meeting Schedule

Not heard

Public Comment - None

The meeting adjourned at 5:10 p.m.

Chairman Jeannette Warner

City Recorder Rusty Terry, CMC

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General Attachment: CAMPBELL COMMENT.pdf

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

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General Attachment: FARRIS LETTER _2_.pdf

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

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General Attachment: FARRIS LETTER _2_.pdf

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

[FARRIS LETTER _2_.pdf \(LINK\)](#)

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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

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

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

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General Attachment: Mail - Mary Samaniego - Outlook 2.pdf

10/22/25, 8:47 AM

Mail - Mary Samaniego - Outlook



(No subject)

From Haley Dale <haleydale@gmail.com>
Date Tue 10/21/2025 3:56 PM
To Mary Samaniego <msamaniego@citybellemeade.org>

about:blank

1/2

Regular Meeting - PACKET - (Page 14 of 26)General Attachment: Mail - Mary Samaniego - Outlook 2.pdf (Page 2 of 2)

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General Attachment: Mail - Mary Samaniego - Outlook 2.pdf

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

[Mail - Mary Samaniego - Outlook 2.pdf \(LINK\)](#)

Regular Meeting - PACKET - (Page 15 of 26) General Attachment: Mail - Mary Samaniego - Outlook 2.pdf (Page 1 of 1)

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General Attachment: Mail - Mary Samaniego - Outlook.pdf

10/22/25, 8:43 AM

Mail - Mary Samaniego - Outlook



(No subject)

From Haley Dale <haleydale@gmail.com>

Date Tue 10/21/2025 3:54 PM

To Mary Samaniego <msamaniego@citybellemead.org>



about:blank

1/1

Regular Meeting - PACKET - (Page 16 of 26) General Attachment: Mail - Mary Samaniego - Outlook.pdf (Page 1 of 1)

[^ Back to General Attachment: Petition ___ We OPPOSE the Proposed Parki...elle Meade_ United States ___ Change.pdf](#)

[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

Regular Meeting - PACKET - (Page 17 of 26) General Attachment: Petition ___ We OPPOSE the Proposed Parki...elle Meade_ United States ___ Change.pdf (Page 1 of 2)

Regular Meeting - PACKET - (Page 18 of 32) General Attachment: MPC Minutes Packet Dec 16 2025.pdf (Page 18 of 26)

[^ Back to General Attachment: Petition __ We OPPOSE the Proposed Parki...elle Meade_ United States __ Change.pdf](#)

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

[\(LINK\) Petition __ We OPPOSE the Proposed ... Meade_ United States __ Change.pdf](#)

Regular Meeting - PACKET - (Page 19 of 26) General Attachment: Petition ... United States __ Change.pdf (Page 1 of 1)

[^ Back to Minutes](#) General Attachment: Petition — We OPPOSE the Proposed Parking Lot - Change.org.pdf

10/8/25, 10:00 AM

Petition · We OPPOSE the Proposed Parking Lot at 105 Lynwood Blvd in Belle Meade - Belle Meade, United States · Change.org

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

180

Verified signatures

 Let's get to 200 signatures!

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

<https://www.change.org/p/we-oppose-the-proposed-parking-lot-at-105-lynwood-blvd-in-belle-meade>

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Regular Meeting - PACKET - (Page 20 of 26) General Attachment: Petition — We OPPOSE the Proposed Parking Lot - Change.org.pdf (Page 1 of 2)

Regular Meeting - PACKET - (Page 21 of 32) General Attachment: MPC Minutes Packet Dec 16 2025.pdf (Page 21 of 26)

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Regular Meeting - PACKET - (Page 22 of 32) General Attachment: Petition ... Parking Lot - Change.org.pdf (Page 1 of 1)

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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

[^ Back to Minutes ^](#) General Attachment: St. George_s letter to Planning Commission_528427543.1_.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

Regular Meeting - PACKET - (Page 25 of 32) General Attachment: MPC Minutes Packet Dec 16 2025.pdf (Page 25 of 26)

[^ Back to Minutes ^](#) General Attachment: St. George_s letter to Planning Commission_528427543.1_.pdf

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