



**CITY OF BELLE MEADE
MUNICIPAL PLANNING COMMISSION
REGULAR MEETING AGENDA PACKET
APRIL 14, 2026, 04:30 PM**



**AGENDA MUNICIPAL PLANNING COMMISSION
REGULAR MEETING
APRIL 14, 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 January 13, 2026.

Attachment: [MPC Minutes January 13 2026.pdf](#)

III. Unfinished Business - None

IV. New Business

- 1. Revision to the Zoning Ordinance Section 14-101 related to Municipal Planning Commission membership.**

Attachment: [Ordinance 2026-03 MPC Membership.pdf](#)

V. Public Comment

VI. Adjourn

- VII. The next regularly scheduled meeting of the Municipal Planning Commission will be held May 12, 2026 at 4:30 p.m.**



**MINUTES
MUNICIPAL PLANNING COMMISSION – REGULAR MEETING
JANUARY 13, 2026, 4:30 PM
BELLE MEADE CITY HALL, 4705 HARDING PIKE**

Call to Order

Chairman Jeannette Warner opened the meeting at 4:30 p.m. and asked City Recorder Rusty Terry to do a verbal roll call.

Commission Members Present

Bunny Blackburn
Vice-Mayor Haley Dale
Ashley Levi
Mayor Rusty Moore
Marshall Sanders
Mal Wall
Jeannette Warner
Larry Wieck

Commission Members Not Present

Nina Davidson
Charlie Thornburg

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 December 16, 2025.

Motion to approve: Dale Second: Levi

Chairman Warner asked if there was any opposition to the approval of the minutes, hearing none Warner stated the minutes were approved.

Unfinished Business - None

New Business

Revision to the Zoning Ordinance related to front yard setbacks.

Planning Director Mary Samaniego reviewed the reason for the changes to the ordinance governing front yard setbacks followed by the what the proposed changes to the ordinance would be.

A brief period of questions from Dale and Wieck were addressed by Samaniego.

Motion to approve: Dale Second: Moore

A period of discussion and questions ensued.

Motion to amend by striking the first sentence (Footnote 3, everything in red) to begin with No dwelling shall be constructed: Moore Second: Dale

Chairman Warner asked for a clarification of the motion.

Moore clarified amendment motion by stating: in footnote 3 in the first paragraph everything in red is to be removed and it would begin with No dwelling shall bve constructed or altered; Second Dale

Vote on the amendment to the amendment: All aye

Chairman Warner asked Planning Director Samaniego if she recommended the passage of the amendment as amended, Samaniego stated yes.

Chairman Warner called for a vote on the ordianance as amended

Wieck asked for a clarification from Planning Director Samanieg which was provided.

City Attorney Berry explained the next vote proceeedure.

Vote on Ordinance 2025-13 as amended: All aye

Other Business: None Scheduled

Public Comment

The meeting adjourned at 4:05 p.m.

Jeannette Warner

City Recorder Rusty Terry

ORDINANCE 2026-03

AN ORDINANCE TO AMEND TITLE 14 OF THE BELLE MEADE MUNICIPAL CODE TO REDUCE THE NUMBER OF MUNICIPAL PLANNING COMMISSION MEMBERS.

WHEREAS, the City of Belle Meade, pursuant to State of Tennessee zoning enabling legislation, Tenn. Code Ann. §§13-7-203 and 204, has adopted a Zoning and Land Use Control Ordinance (“Zoning Ordinance”) contained in Title 14 of the Belle Meade Municipal Code, which creates a municipal planning commission and establishes standards governing land use and the construction and improvement of structures within the City;

WHEREAS, Tennessee Statute 13-4-101(a)(1) states that municipal planning commission shall consist of not less than five (5) members and not more than ten (10) members, the number of members within the limits to be determined by the chief legislative body;

WHEREAS, the number of municipal planning commissioner members that represent the interests of the municipality should reflect the population size. ;

WHEREAS, the 2020 Census population for Belle Meade was 2,901 residents;

WHEREAS, the Planning Commission recommends the proposed changes contained in this Zoning Ordinance amendment to the Board of Commissioners; and

WHEREAS, public notice has been given and public hearing held on this Zoning Ordinance amendment in accordance with Tenn. Code Ann. §§13-7-203 and 204;

NOW, THEREFORE:

SECTION ONE: BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF BELLE MEADE that Title Fourteen of the Belle Meade Municipal Code is hereby repealed and the proposed ordinance attached hereto as Exhibit 1 adopted as the Zoning Ordinance for the City of Belle Meade.

SECTION TWO: BE IT FINALLY ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF BELLE MEADE THAT THIS ORDINANCE SHALL TAKE EFFECT UPON PASSAGE THE HEALTH, SAFETY AND WELFARE OF THE CITIZENS REQUIRING IT.

Reviewed and Recommended by Planning Commission:

Passed on first reading:

Passed on Second Reading after Public Hearing:

Rusty Moore, Mayor

Rusty Terry, City Recorder

Exhibit 114-101 Creation, Membership, Terms, Vacancies, Quorum, Etc.

1. There is created and established a municipal planning commission, the same to be known as the Municipal Planning Commission of the City of Belle Meade. The planning commission shall consist of ~~ten~~ seven members. One of the members shall be the mayor and another shall be a commissioner chosen by the board of commissioners. The other ~~eight~~ five members shall be appointed by the mayor who shall make the appointment in writing and shall file said written appointment with the city recorder. The terms of the mayor and the commissioner elected to the planning commission shall be concurrent with the term of such commission members on the board of commissioners. The ~~eight~~ five members initially appointed by the mayor shall serve until the end of their terms as established by prior ordinances and upon expiration of these terms, the mayor shall appoint their successors, each of whom shall serve a term of three years so that the terms of two or three members of said commission shall expire each year. Any vacancy in membership shall be filled for the unexpired term by the mayor, who shall also have authority to accept the resignation of any such appointed member. Any member of the planning commission may be removed before the expiration of their term by the mayor with the consensus of the board of commissioners.
2. The presence of ~~five (5)~~ four (4) members shall constitute a quorum. Any matter or proposal before the planning commission may be approved by a majority vote of those present. Failure to receive such approval shall constitute a rejection or denial of such matter or proposal.