



**CITY OF BELLE MEADE
BOARD OF ZONING APPEALS
REGULAR MEETING AGENDA PACKET
APRIL 21, 2026, 04:30 PM**



**AGENDA BOARD OF ZONING APPEALS
REGULAR MEETING
APRIL 21, 2026, 04:30 PM
BELLE MEADE CITY HALL, 4705 HARDING PIKE**

TO ALL MEMBERS OF THE BOARD OF ZONING APPEALS AND INTERESTED PARTIES:

This is to notify you of the regularly scheduled meeting of the Board of Zoning Appeals (BZA), with public hearing and public comment on the agenda items. Public comment will also be heard on any matters related to the BZA. 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

The minutes of the Board of Zoning Appeals held March 3, 2026.

Attachment: [BZA Minutes Rescheduled March 3 Minutes.pdf](#)

Attachment: [BZA Minutes Rescheduled March 3 Packet.pdf](#)

III. Unfinished Business - None

IV. New Business

A. The application of the RECTOR, WARDENS AND VESTRYMEN OF ST GEORGE'S PARISH, #A26-11, 105 Lynwood Boulevard, for an Administrative Appeal, Conditional Use for a Place of Worship, and variances to retaining walls over 3' in height, to maximum percentage of parking allowed and minimum lot size.

Attachment: [153_01-105-Lynwood-BZA-Application_signed.pdf](#)

Attachment: [153_02-105-Lynwood-Zoning-Board-Cover-Letter-FINAL.pdf](#)

Attachment: [Fwd_A Message from the Rector.pdf](#)

Attachment: [Final Letter to BZA 4.15.26 537134130.1 .pdf](#)

Attachment: [153_10-105-Lynwood-Survey.pdf](#)

Attachment: [153_05-105-Lynwood-C1-SITE-2654-07--OPTION-A.pdf](#)

Attachment: [153_09-105-Lynwood-C2-GRAD-2654-07--OPTION-A.pdf](#)

Attachment: [153_06-105-Lynwood-C1-SITE-2654-07-OPTION-B.pdf](#)

Attachment: [153_11-105-Lynwood-C2-GRAD-2654-07--OPTION-B.pdf](#)

Attachment: [153_12-105-Lynwood-C4-DETAILS.pdf](#)

Attachment: [153_03-105-Lynwood-Rendered-Plans.pdf](#)

Attachment: [153_04-105-Lynwood-Landscape-Sheets.pdf](#)

Attachment: [153_07-105-Lynwood-Reflection-Garden-Plan.pdf](#)

Attachment: [153_08-105-Lynwood-Reflection-Garden-Profile.pdf](#)

Attachment: [153_14-105-Lynwood-Preliminary-Drainage-Report_2654-07.pdf](#)

Attachment: [153_13-105-Lynwood-Drainage-Analysis-Letter--2654-07.pdf](#)

Attachment: [St. George's Parking Lot Initial Review.pdf](#)

Attachment: [153_Response-to-CEC-Comments-03-30-26.pdf](#)

Attachment: [153_St.-Georges---OPTION-A-floodplain-comp.pdf](#)

Attachment: [St. George's Parking Lot Preliminary Review - R2.pdf](#)

Attachment: [View West from Lynwood Terrace.pdf](#)

Attachment: [View of Entry from Harding Road.pdf](#)

Attachment: [View from Harding Road and Lynwood Terrace Intersection.pdf](#)

Attachment: [St. George's Buffer Planting Animation.mp4](#)

Attachment: [STAFF REPORT St George.pdf](#)
Attachment: [Ltr. to BZA re St. George's Application 41179892.1 .pdf](#)
Attachment: [ONLINE PETITION IN OPPOSITION.pdf](#)
Attachment: [ESKIND COMMENT.pdf](#)
Attachment: [HARVEY COMMENT.pdf](#)
Attachment: [SIR COMMENTS.pdf](#)
Attachment: [NELSON COMMENT.pdf](#)
Attachment: [ISAACS COMMENT.pdf](#)
Attachment: [LASKER COMMENT.pdf](#)
Attachment: [PSN-105LynnwoodBlvdRecommendations-4.17.26.pdf](#)

B.The application of the Vaughan family, #A26-01, 506 Park Center Drive, for a Conditional Use for a swimming pool and variances to the side yard setbacks, maximum footprint, maximum gross floor area, and total driveway area.

Attachment: [APPLICATION 2.pdf](#)
Attachment: [143_506-PARK-CENTER-BT.pdf](#)
Attachment: [143_260220-0186---L_SP-11x17-STUDY.pdf](#)
Attachment: [143_Vaughan---BZA-Submittal---Layout---2-20-26.pdf](#)
Attachment: [143_Vaughan---BZA-Submittal---Autocad---2-20-26.pdf](#)
Attachment: [STAFF REPORT 506 PARK CENTER DR 2.pdf](#)
Attachment: [KLOEPPEL LETTER.pdf](#)
Attachment: [ROCHE COMMENTS.pdf](#)

C.The application of the Wynn family, #A26-08, 4319 Glen Eden Drive/500 Westview Avenue, for a Conditional Use for a swimming pool and variances to the rear and front yard setbacks.

Attachment: [BZA-Application-4319 Glen Eden Dr.pdf](#)
Attachment: [162_Wynn-COA-Belle-Meade-HZC-March-2026.pdf](#)
Attachment: [Wynn Site Plan with Fence and Pool Equipment Location.pdf](#)
Attachment: [Doc - Apr 21 2026 - 7-58 AM.pdf](#)
Attachment: [STAFF REPORT 4319 GLEN EDEN.pdf](#)

D.The application of the Kyle family, #A26-10, 110 Bellevue Drive S, for variances to the side yard setback, maximum footprint, and maximum gross floor area. POSTPONEMENT REQUEST TO MAY 19, 2026.

Attachment: [152_2026.02.20_Kyle_BZA-Application.pdf](#)
Attachment: [152_23-088---Kyle---110-Bellevue-Dr-Belle-Meade.pdf](#)
Attachment: [2026.04.06_110_Bellevue_Dr_BZA_Presentation_Reduced.pdf](#)
Attachment: [2026.04.06_Kyle_BZA_Landscape_Set.pdf](#)
Attachment: [STAFF REPORT 110 Bellevue Dr S.pdf](#)

E.The application of the Phillips family, #A26-15, 501 Westview Avenue, for a variance to the front yard setback.

Attachment: [APPLICATION.pdf](#)
Attachment: [157_Phillips_Boundary--Topographic-Survey-1.pdf](#)
Attachment: [157_501-Westview-BZA-document.pdf](#)
Attachment: [157_A1.pdf](#)
Attachment: [157_A2.pdf](#)
Attachment: [157_A3.pdf](#)
Attachment: [157_A4.pdf](#)
Attachment: [157_A5.pdf](#)
Attachment: [157_SP1.pdf](#)
Attachment: [STAFF REPORT 501 WESTVIEW AVE.pdf](#)

F.The application of the 1314 Page Road Trust, #A26-18, 1314 Page Road,

for a Conditional Use for a swimming pool and a variance to the placement of a garden structure in a side yard.

Attachment: [160_1314-Page-Road-Trust-BZA-Application-03-20-2026.pdf](#)

Attachment: [160_1314-Page-Road-Trust-BZA-Submittal-03-20-2026.pdf](#)

Attachment: [STAFF REPORT 1314 PAGE ROAD.pdf](#)

Attachment: [BOLLINGER LETTER.pdf](#)

G.The application of the Parrish House Trust, #A26-19, 4418 Iroquois Avenue, for a Conditional Use for a cabana and a variance to the rear yard setback.

Attachment: [161_Parrish-House-Trust-BZA-Application-03-20-2026.pdf](#)

Attachment: [161_Parrish-House-Trust-BZA-Submittal-03-20-2026.pdf](#)

Attachment: [STAFF REPORT 4418 Iroquois Ave.pdf](#)

Attachment: [Baker Statement of Support.pdf](#)

Attachment: [Crafton Statement of Support.pdf](#)

Attachment: [Landsberg Statement of Support.pdf](#)

Attachment: [Ezell Statement of Support.pdf](#)

H.The application of the Moody family, #A26-22, 601 Belle Meade Boulevard, for a Conditional Use for a swimming pool and variances to the rear setback.

Attachment: [APPLICATION.pdf](#)

Attachment: [SURVEY.pdf](#)

Attachment: [164_601-Belle-Meade-Blvd---Pool-Exhibit-2-25-26-1.pdf](#)

Attachment: [Moody Pool Layout 4-8-26.pdf](#)

Attachment: [Moody Don Tyler Riggins Spring 2026 Landscape Plan - Back Perimeter Bed 601 Belle Meade Blvd. 37215 April 20 2026.pdf](#)

Attachment: [STAFF REPORT 610 BMB.pdf](#)

Attachment: [LUCAS COMMENT.pdf](#)

Attachment: [SUMMAR COMMENT.pdf](#)

V.Other Public Comment

The next regularly scheduled meeting of the Board of Zoning Appeals will be held May 19, 2026 at 4:30 P.M. at Belle Meade City Hall, 4705 Harding Pike, Nashville, TN.

VI.Adjourn



MINUTES
BOARD OF ZONING APPEALS – REGULAR MEETING RECHEDULED
MARCH 3, 2026, 4:30 PM
BELLE MEADE CITY HALL, 4705 HARDING PIKE

Call to Order

Chairman Chris Tardio called the meeting to order at 4:30 p.m.

Board Members Present

Chairman Chris Tardio
Vice-Chairman Marissa Russ
Charlie Atwood
Johnny Phipps

Board Members Not Present

Erick Clifford
Carter Dawson
Ron Farris

City Staff Present

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

Chairman Tardio asked the board members if there were any conflicts of interest. There were none.

Approval of Minutes

The minutes of the Board of Zoning Appeals held January 20, 2026.

Motion to approve: Atwood Second: Phipps Vote: All aye

Unfinished Business

The application of the Turitto family, #A25-97, 510 Lynwood Boulevard, for a Conditional Use for a swimming pool and variances to the rear, side, and front yard setbacks, maximum height, maximum footprint, maximum gross floor area, and driveway turnaround area.

Erin Cypress, project architect Pfeffer Torode Architecture, reviewed the plan as submitted.

Scott Dismukes, landscape architect Firma Lanscape Architecture & Planning Studio, reviewed the hardscape for the variance for the driveway.

A period of questions from the board ensued, which were addressed by Cypress.

Public Comment Opened

Planning Director Mary Samaniego stated she had two letters from neighbors, one in support and one voicing concerns. *These are available in the agenda packet.*

Public Comment Closed

Motion to approve as submitted: Atwood Second: Russ

A board discussion ensued, which included an additional question of Dismukes regarding screening, which he addressed.

Vote: All aye

New Business

The application of the Rees family, #A26-02, 204 Lynwood Boulevard, for variances to the corner yard setbacks and maximum footprint.

Van Pond, Architect PLLC, reviewed the plans as submitted for the establishment of a building envelope and variance requests.

A period of questions from the board ensued, which were addressed by Pond.

Public Comment Opened

Ashley Whitehair, resident 206 Lynwood Boulevard, spoke against the project, stating the lot was a conforming lot.

Mike Halloran, resident 416 Sunnyside Drive, owner 204 Lynwood Boulevard, spoke about his plans for the property.

A board discussion ensued about the lot, whether it was conforming or non-conforming, including a review of the math of the setbacks.

Planning Director Samaniego stated she had received a letter in objection to the project. Samaniego added that she had provided information to those neighbors with concerns about the code and setbacks. *The letter is available in the agenda packet.*

Public Comment Closed

A period of questions from the board, addressed by Samaniego and City Attorney Berry, followed.

Motion to approve as submitted: Atwood Second: Russ

A board discussion ensued.

Vote: All aye

Other Business: None Scheduled

Other Public Comment

The meeting adjourned at 5:23 p.m.

Chairman Chris Tardio

City Recorder Rusty Terry



**CITY OF BELLE MEADE
BOARD OF ZONING APPEALS
REGULAR MEETING RECHEDUED MINUTES PACKET
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Vote: All aye

Other Business: None Scheduled

Other Public Comment

The meeting adjourned at 5:23 p.m.

Chairman Chris Tardio

City Recorder Rusty Terry



CITY OF BELLE MEADE
APPLICATION FOR BOARD OF ZONING APPEALS

APPEAL # _____ APPEAL FEE: _____

APPLICANT (Owner's Name) LAURA ZABASKI PHONE # 615-385-2150

APPLICANT EMAIL ADDRESS LAURA.ZABASKI@STGEORGESNASHVILLE.ORG

PROPERTY ADDRESS: 105 LYNWOOD BOULEVARD

REQUEST: VARIANCE ☐ CONDITIONAL USE ☒

REASON FOR REQUEST: TO CONSTRUCT A SURFACE PARKING LOT TO SERVE ST. GEORGE'S EPISCOPAL CHURCH

PROJECT CALCULATIONS

LOT SQ. FT:	213,778 SF	ALLOWABLE	EXISTING	PROPOSED	TOTAL	% OVER
FOOTPRINT AREA						
GROSS FLOOR AREA (F.A.R. X LOT SQ. FT.)						
FRONT YARD AREA						
TOTAL DRIVEWAY AREA						
DRIVEWAY IN FRONT YARD AREA						
HARDSCAPE AREA	OPTION A	53,444 SF	0 SF	41,810 SF	41,810 SF	0
	OPTION B	53,444 SF	0 SF	36,311 SF	36,311 SF	0
POOL AREA						
F.A.R. = LOTS <40,000 sq. ft. and RES C x .225 = LOTS > 40,000 sq. ft. x .200 =						

Complete Check List

- ☒ Survey (signed and sealed by a registered surveyor) of lot and topographic contours
- ☒ Site plan (1 inch = 30 feet)
 - Show existing and proposed structures
 - Building envelope
 - Show all topographic elevations, existing grade, finished grade, Finished Floor Elevations

Variance Approval Criteria

What special circumstances or conditions apply to the building or land by reason of exceptional narrowness, shallowness, exceptional topographic conditions, or other extraordinary and exceptional situation or condition of a specific piece of property?

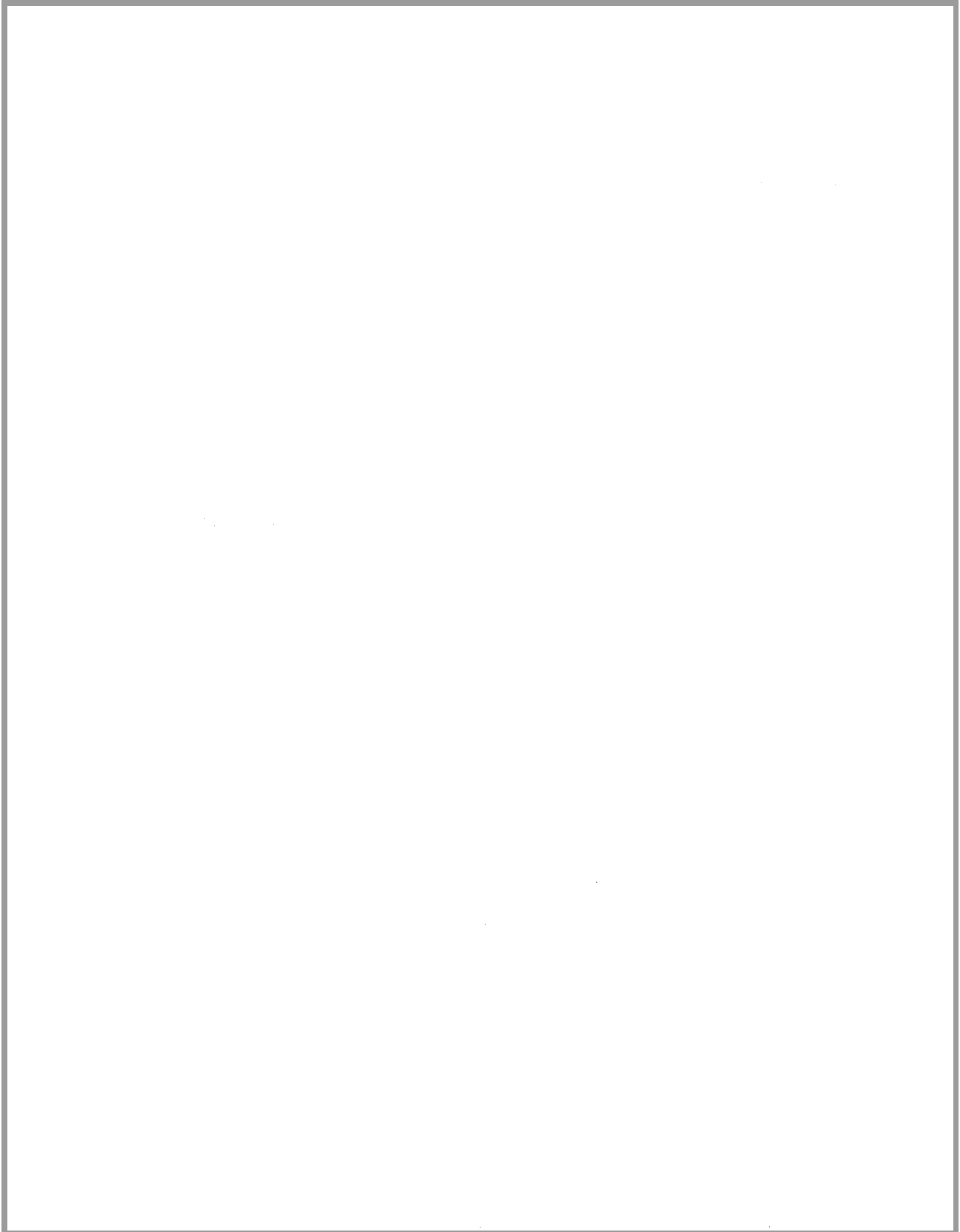
How would the strict application of the zoning ordinance result in practical difficulties to or exceptional or undue hardship upon the owner of such property?

How would the granting of this variance be without detriment to the public good and without substantially impairing the intent and purpose of the zoning ordinance of the City?

How would the resulting construction not be out of harmony with other homes in the neighborhood?

SIGNATURE: msamaniego (Owner/Agent) DATE: 2/19/26

Submit all information, plans & application via email PDF to: msamaniego@citybellemead.org





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

February 11, 2026

Belle Meade Zoning Board
4705 Harding Pike
Nashville, TN 37205

Re: St. George's Episcopal Church Property Rezoning

Dear Members of the Zoning Board:

In my letter to the City of Belle Meade Planning Commission, I communicated that St. George's Church and Belle Meade have enjoyed a decades long relationship. A common desire to serve our neighbors binds us together. From offering additional space for meetings to sharing parking, City Hall and the church have cooperated well over the years. The ways we serve might differ, but we share the hope that our community will thrive and love living in this special place.

In our current cultural climate, it is unusual for a traditional community of faith to experience sustained growth in attendance. Yet St. George's is experiencing growth in nearly every measurable way. From worship attendance to new member engagement, St. George's is facing the positive challenges that come with increased participation.

At the end of 2025, St. George's reached a new milestone: an average of 838 people attending worship services here on Sundays, a 5% increase from the prior year. And that does not account for numerous Sundays throughout the year when attendance is significantly higher. Sundays that include baptisms or confirmations, for example, often bring in more than 1,000 people. Easter Sunday and Christmas Eve remain the busiest days of the year, when we welcome approximately 2,500 people to our campus.

To alleviate the parking challenges associated with such robust participation, St. George's has implemented a number of proactive measures. Through careful attendance tracking, we are able to anticipate Sundays where attendance might be greater than 600 at any one time and have operated a shuttle service to an overflow parking area at Belle Meade Office Park. In 2025 this became a steady fixture of our Sunday morning plan, with the shuttle running approximately 25 Sundays. For the last two years, we have also applied for a parade permit allowing for parking on Belle Meade Boulevard during Christmas Eve and Easter services. We are even preparing to add a Saturday evening service starting in just a few weeks.

Given the extent of these efforts, the opportunity to modestly increase our on-site parking capacity is a natural and reasonable next step. The proposed plan also includes a beautiful space reserved for meditation and prayer—a Reflection Garden visible to everyone as they are welcomed into this new area. With the help of the City of Belle Meade, it is St. George's hope to build an attractive, environmentally-minded parking area that will preserve the natural beauty of our community's entrance while meeting our very tangible need to welcome people to our church.

Peace,

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

From: [Louise Bryan](#)
To: [Jennifer Moody](#); [Mary Samaniego](#); [Rusty Moore](#); [haleydale@gmail.com](#); [Tom Starkey](#); [neal.clayton@gmail.com](#)
Subject: Fwd: A Message from the Rector
Date: Friday, February 20, 2026 5:13:48 PM

Begin forwarded message:

From: "St. George's Church" <rebecca.teel@stgeorgesnashville.org>
Date: February 20, 2026 at 5:01:00 PM CST
To: lbryan42@gmail.com
Subject: A Message from the Rector
Reply-To: rebecca.teel@stgeorgesnashville.org



A Message from the Rector

Dear brothers and sisters in Christ,

I hope this message finds you well and recovering after Winter Storm Fern. Events such as these are stark reminders of our fragile humanity and our constant need to know our Savior Jesus Christ. As such, our mission at St. George's marches on, seeking to spread the good news of our Lord to everyone we can.

In support of that mission, I would like to provide an update regarding our ongoing plans for the property at 105 Lynnwood Boulevard. On Friday, February 20, we submitted our proposal for this property to the City of Belle Meade

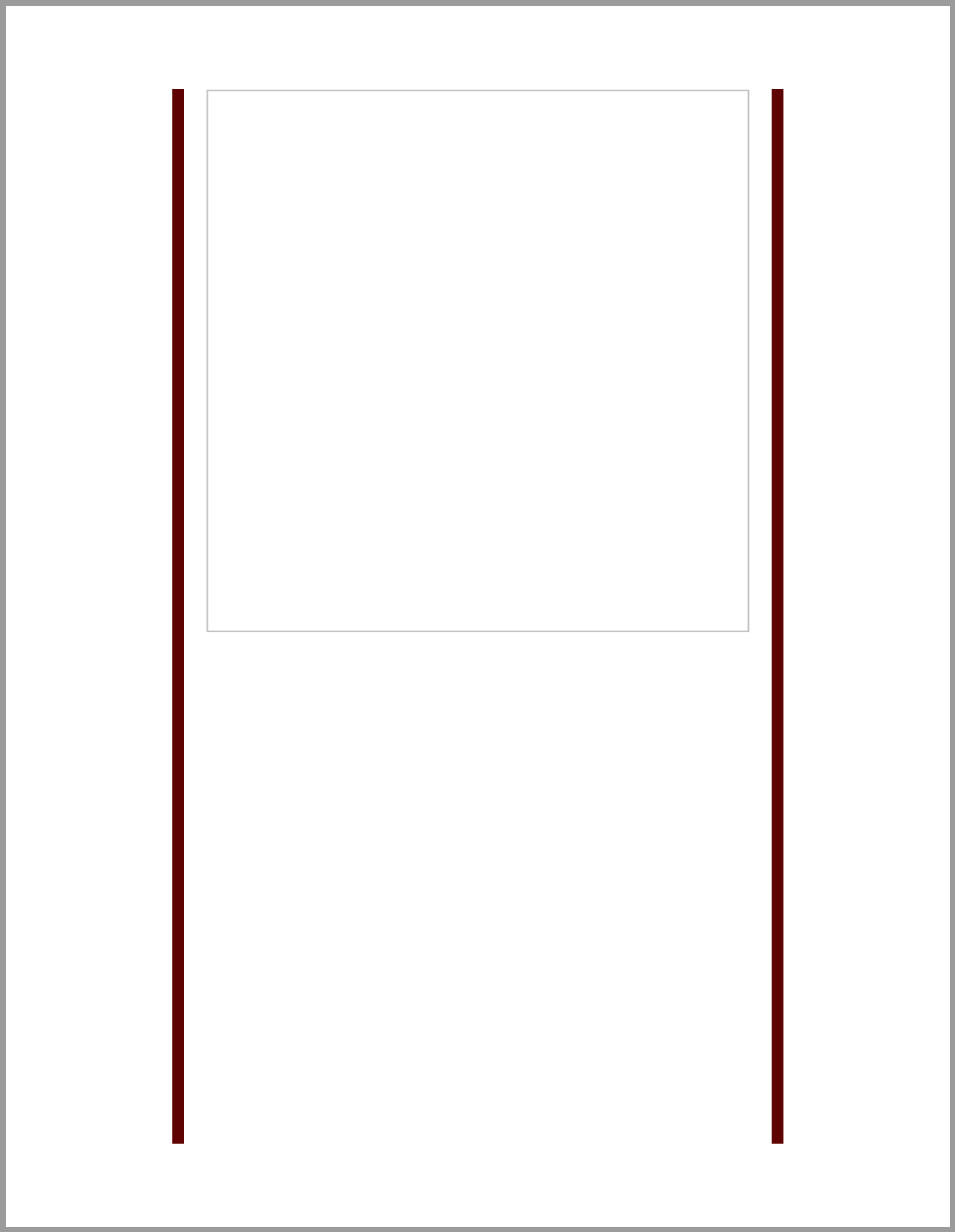
Zoning Board. The submission includes renderings of the landscaped parking area accommodating 112 vehicles and a plan to preserve and care for the beloved meadow welcoming people into Belle Meade. The proposed plan also includes a beautiful space reserved for meditation and prayer—a Reflection Garden visible from the entrance to the property.

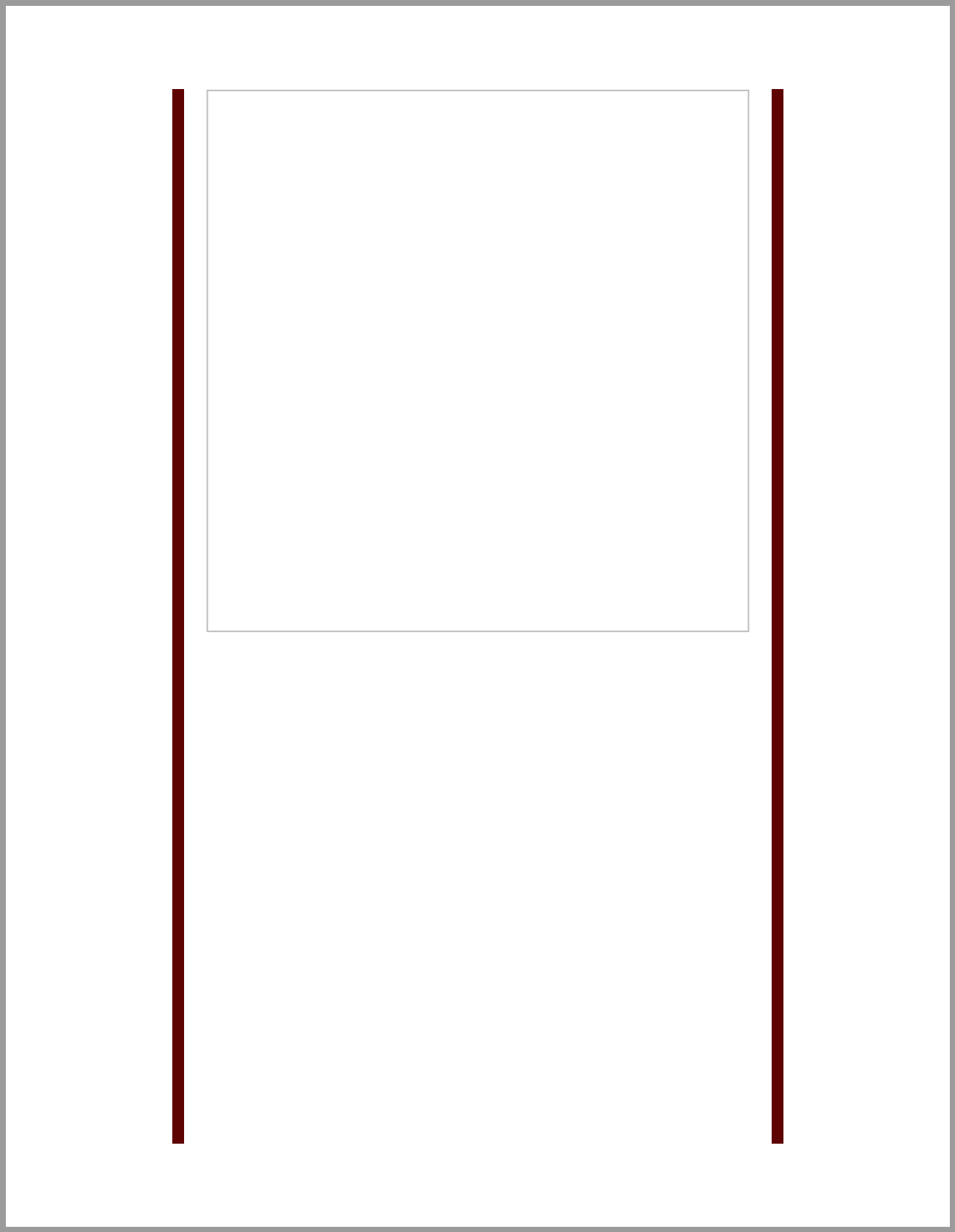
We are currently developing a website to share additional details and visual renderings of the proposal. We will notify you as soon as it becomes available.

Friends, it is good for us to remember why the leadership of our church engaged this endeavor. St. George's is experiencing growth in nearly every measurable way. From worship attendance to new member engagement, St. George's is facing the positive challenges that come with increased participation. If you have come to worship or a special event in the past year, you have likely experienced firsthand the frustration that comes with circling the property in search of an available parking space.

With the partnership and guidance of the City of Belle Meade, it is St. George's continued hope to build an attractive, environmentally-minded parking area that will preserve the natural beauty of our community's entrance while meeting our very tangible need to welcome people to our church. We remain committed to thoughtful stewardship, transparency, and ongoing communication as this process moves forward.

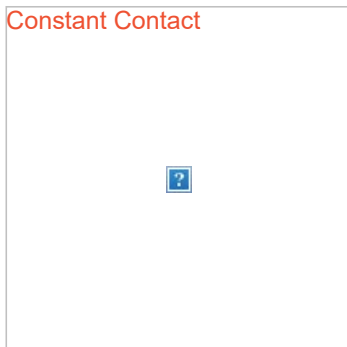
Peace,
Malone+







Constant Contact



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

April 15, 2026

Belle Meade Board of Zoning Appeals
Attn. Mary Samaniego, Planning Director
4705 Harding Pike
Nashville, TN 37205

Re: St. George's Episcopal Church Administrative Decision Appeal and
Conditional Use Permit Expansion

Dear Ms. Samaniego and Members of the Board of Zoning Appeals:

This letter is being submitted in support and on behalf of St. George's Episcopal Church (the "Church") regarding the expansion of the Church's conditional use permit to allow for the construction of a reflection garden and surface parking area on property owned by the Church at 105 Lynnwood Boulevard, which is adjacent to the main Church campus. The purpose of this letter is to explain how and why the Church's plan for the reflection garden and parking area (the "Plan") meets all requirements of the Belle Meade Zoning Ordinance (the "Ordinance") applicable to modifying the Church's conditional use permit.

Administrative Appeal

Planning Staff has concluded that the Zoning Code does not allow an accessory parking area to function as a "primary" use. We respectfully disagree with that interpretation, but even if that interpretation is correct, we submit that the BZA has the authority to hear and approve our conditional use request under both Religious Land Use and Institutionalized Persons Act (RLUIPA) and the Tennessee Religious Freedom Restoration Act (TRFRA), as discussed in more detail below.

From the Church's perspective, the reflection garden and associated parking area fit within the framework of a conditional use permit, and we continue to believe that these uses are supported and protected under state and federal law. We note that Appendix A of the Ordinance provides that the Board of Zoning Appeals ("BZA") may, through the conditional use process, grant a permit for the construction or improvement of churches or **other places of worship**, including accessory buildings and structures, **parking areas**, walkways, entrances, exits, and driveways. Although a church building is often implied within a conditional use permit, **the Ordinance does not expressly require that a church building be located on the same parcel**. We also continue

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

to view the reflection garden as a place of worship in its own right, and, as further discussed herein, the associated parking area is essential to the Church's ability to carry out its mission.

I would also note that there is precedent for the BZA to consider and approve such a request. In August 2013, Belle Meade Country Club came before the BZA to seek permission to construct three stone pillars and a chain closure on the "triangle" lot located across from the Club's entrance on Belle Meade Boulevard, which is property that is **not** contiguous with the Club's main property. The minutes from that case reflect that the BZA was aware this lot was, and is, being used as overflow parking for the Club and there is no other structure or use on the property. The BZA approved the Club's request.

Conditional Use Legal Standards and Compliance

Conditional use permit applications are entitled to approval provided they meet the requirements of the adopted regulations. "Denial of a zoning permit 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 use permit 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 property owners 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).

Section 14-208 and Appendix A of the Ordinance establish requirements for the issuance of a conditional use permit by the BZA. The Church has previously sought and obtained conditional use permits from the BZA for several projects including the Parish Life Center in 2020, the Boy Scout Building in 2020 and the addition of an outdoor Columbarium in 2025. Section 14-208 provides that the "grant of any conditional use permit shall be subject to such conditions and safeguards as the board may require for the protection of the character of the community, including but not limited to provisions for vegetative screening, controls on lighting, a finding by the board that the conditional use will not interfere substantially with the use and enjoyment of their property by adjacent owners and a finding that the proposed use also meets all specific standards for such use found in this chapter and in Appendices A-F." The Church has gone to significant effort and expense to prevent the Plan from substantially interfering with adjacent property. These efforts include the following:

- *A hydrology study and professional engineering analysis showing that the Plan will not increase flooding at the intersection of Lynwood Terrace and Harding Road.*
- *Vegetative screening and buffering consisting of over 110 evergreen trees, over 50 canopy trees, over 60 ornamental understory trees and over 140 shrubs.*
- *Dark-sky compliant lighting on twelve-foot-tall poles that will only illuminate when the parking lot is in use, which is estimated to be 10 evenings per year. This is in comparison to the twenty-five-foot-tall light poles with bright LED lights at Belle Meade City Hall.*
- *A condition specifically listed on the site plan providing that the remainder of the property not used as the parking area be preserved as greenspace.*

Appendix G of the Ordinance sets forth specific standards that must also be satisfied for a conditional use permit to be granted. A list of those requirements is as follows, along with a response in *italics* as to how the Church complies:

1. Where application is made for a conditional use permit under this section, the application shall be accompanied by a site plan drawn to scale, showing the actual dimensions of the parcel of land to be built upon or used, the size of the building to be erected or converted, the position of the proposed or existing building upon the lot, the position of any future contemplated or projected buildings to constitute a part of the proposed improvements, the position and dimensions of any automobile parking area, immediate or projected in the future, and such other information as deemed necessary by the planning director, or by the board of zoning appeals, for consideration of the application. *See Plan as evidence of compliance.*
2. Parking areas shall be provided for all buildings proposed for use. There shall be provided and constructed, on the lot or site so proposed to be used, automobile parking space for one (1) automobile for each four (4) seats or seating spaces to be provided for in the main auditorium, sanctuary, assembly room or existing building proposed to be used as such. A seating space shall be determined to be calculated as ten (10) square feet of floor space in the main auditorium, sanctuary, or assembly room. Such parking area or areas shall not exceed twenty-five percent (25%) of the lot area upon which the building or buildings are proposed. *The Plan is for parking on a lot adjacent to the Church. The parking will only take up approximately 17 percent of the Lot area.*
3. For the erection or use of a building for the purposes allowed by this section, the minimum requirement shall be four hundred thousand (400,000) square feet of lot area; or such lesser area as may be sufficient to ensure privacy for all neighboring properties and adequate protection from noise, congestion, and other disturbance. *No building is being erected as part of the Plan, so this subsection is not applicable. The Church has taken measures to ensure privacy for neighboring properties through the use of landscaping and screening discussed above. In addition, the access point to Harding Road with a right in right out turn only will keep vehicular traffic out of the neighborhoods.*
4. No building shall be constructed or altered for use, to be closer than two hundred fifty feet (250') to the boundary of said lot in any direction, or such shorter distance, as determined by the board of zoning appeals, as may be sufficient to ensure privacy for all neighboring properties, adequate protection from noise, congestion, and/or other disturbance resulting from the location of the building on the site. *Again, there will be no building constructed as part of this Plan. The Plan provides that the parking area will be a minimum of 20 feet from the boundaries of adjacent lots.*
5. No building having a height less than fifteen feet (15') shall be permitted. *No building is being constructed as part of the Plan.*
6. Signs may be placed on the premises. No sign allowed by this provision shall exceed eight (8) square feet in area. *Our plan does not contemplate any signage.*

The Church's Need for these Approvals and Religious Land Use Protections

The Church sincerely appreciates the time, care, and professional attention the City has devoted to reviewing our proposal. We also appreciate the thoughtful guidance provided throughout this process. We want to emphasize that we greatly value the City's perspective and approach, and we remain committed to working collaboratively in good faith.

As the City knows, churches receive additional protections under both the Religious Land Use and Institutionalized Persons Act (RLUIPA) and the Tennessee Religious Freedom Restoration Act (TRFRA). These protections reflect the well-established principle that religious exercise includes not only traditional worship within a building, but also outdoor spiritual practices and associated support facilities. The reflection garden depicted on the Plan is intended to give parishioners a quiet, beautiful space to pray, meditate, and experience God's creation. Its design—landscaping, benches, and religious iconography—is fully consistent with the Church's longstanding commitment to maintaining a peaceful, spiritually supportive environment on its property. Likewise, the additional parking area is not merely a convenience; it is a practical necessity for the Church's ministry. Because of the Church's location in Belle Meade and the limited pedestrian infrastructure surrounding it, nearly all parishioners must travel by vehicle. On holidays and busy Sundays, the Church's existing 340 parking spaces are insufficient, resulting in parishioners parking along Belle Meade Boulevard. This issue prompted the Church to seek a parade permit for Christmas Eve services on October 16, 2024. During that meeting, Commissioners expressed understandable concerns that this could not serve as a long-term solution. The Church took those comments seriously and responded by developing and submitting the present Plan, which is an attempt to address these concerns responsibly and proactively.

We also note that the conditional use parking standards—requiring one space per four seats—do not reflect contemporary attendance-to-vehicle ratios for modern congregations. Studies suggest a ratio closer to one space per 2 to 2.5 attendees, which significantly affects actual capacity needs. Given that the Church facility's capacity is approximately 1,500 people, the proposed parking expansion is not only reasonable but absolutely necessary to serve the congregation safely and adequately.

In short, both the reflection garden and the parking area are essential components of the Church's ministry and religious exercise. Accordingly, the Church respectfully requests approval of its appeal concerning the accessory use determination and the expansion of its conditional use permit to allow construction of the reflection garden and parking area as shown on the Plan.

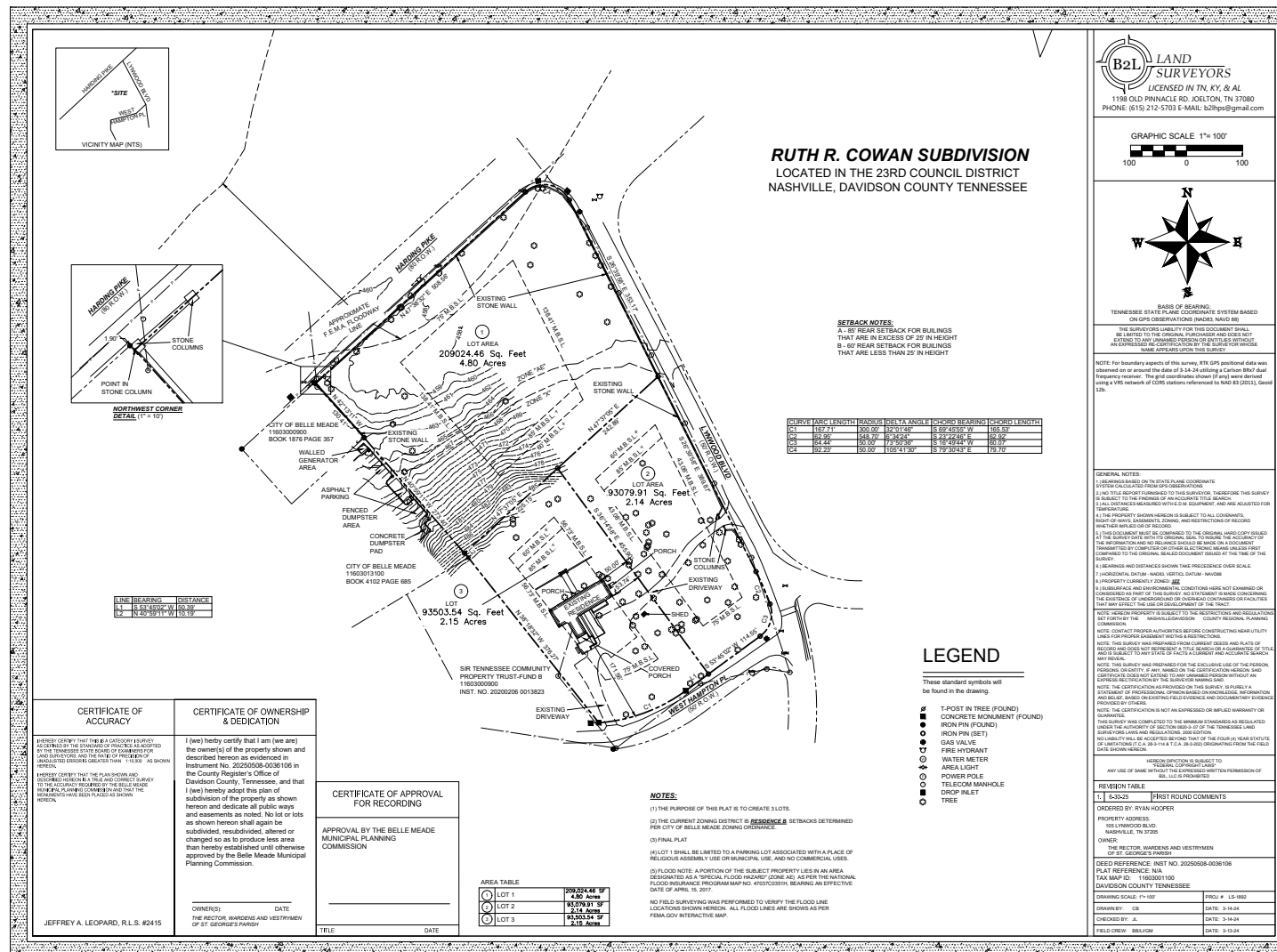
The Church deeply appreciates your consideration and remains committed to working cooperatively at every step.

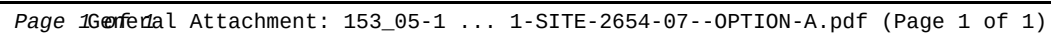
Sincerely,

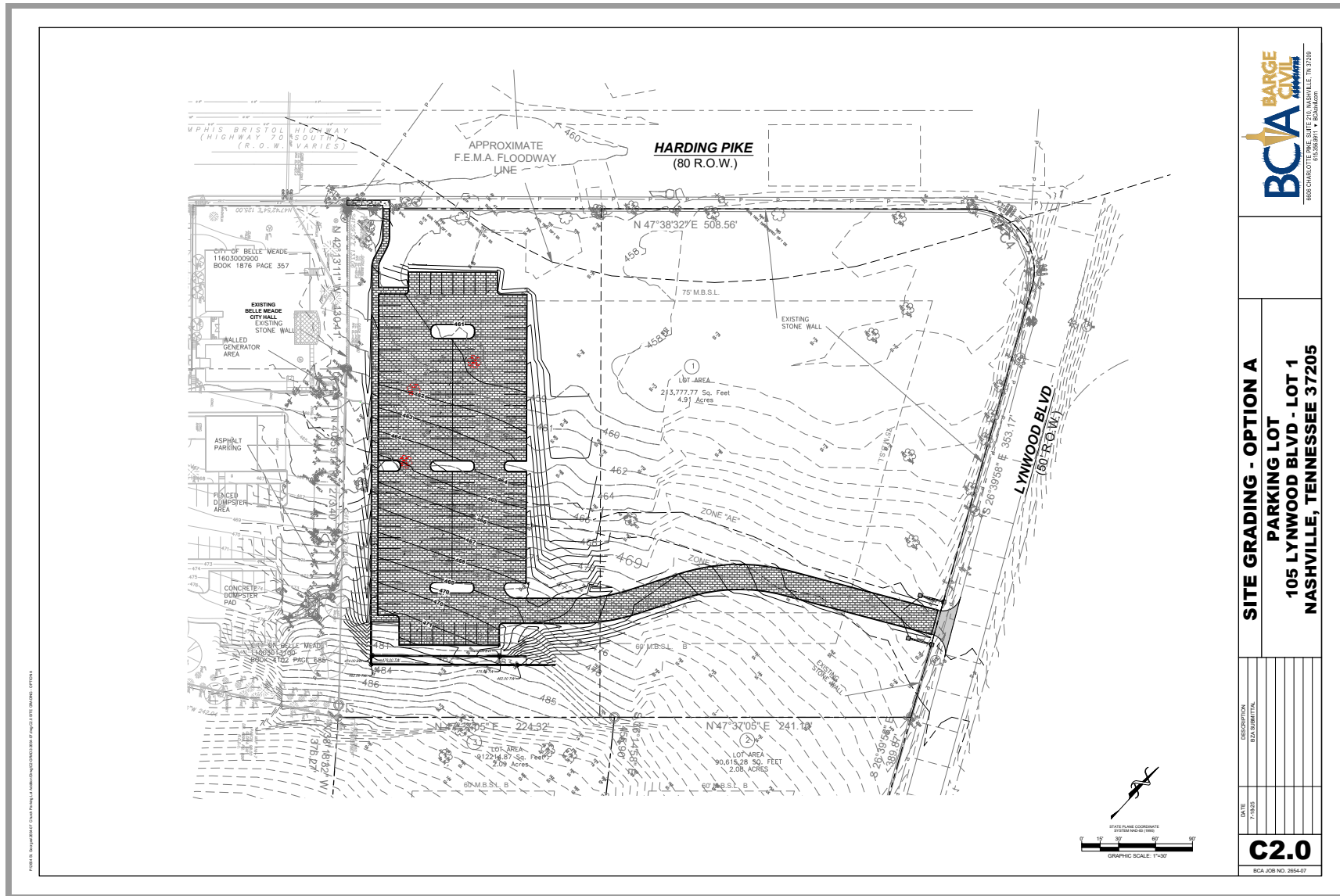


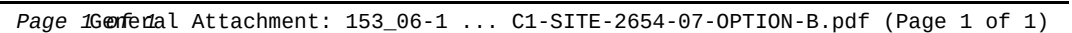
Jon Cooper
Holland & Knight LLP

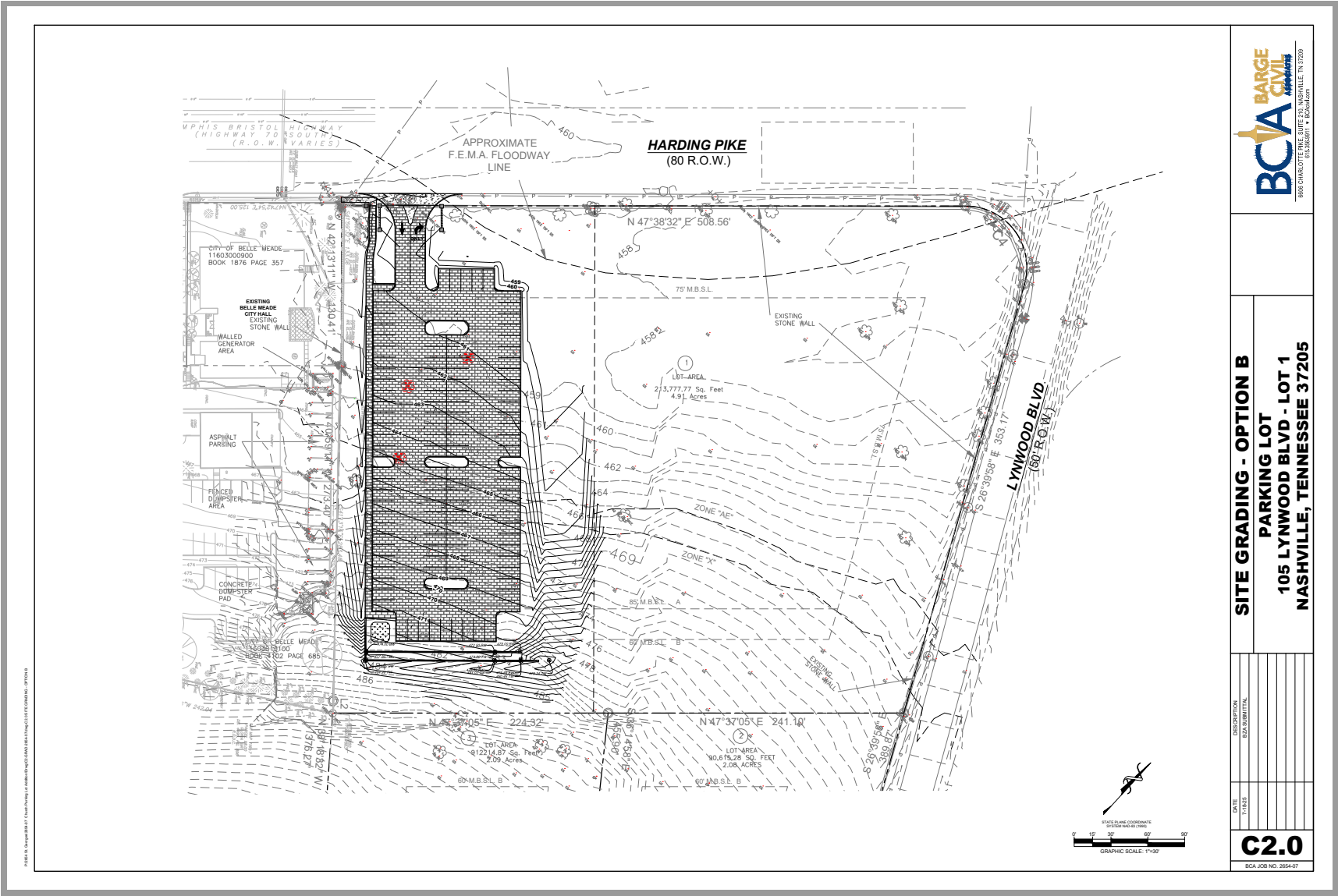
Cc: Doug Berry, Esq.



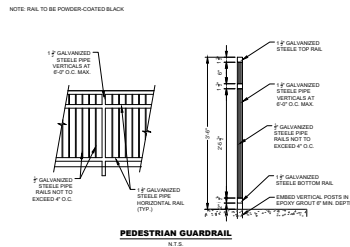
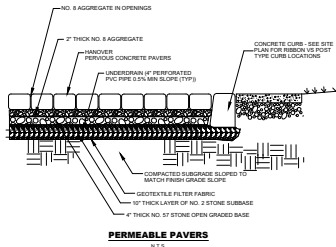
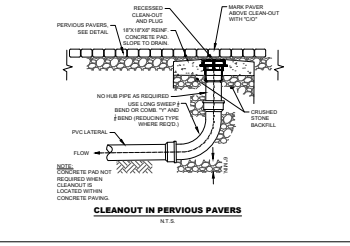
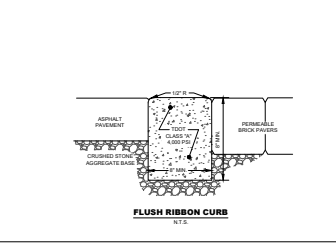
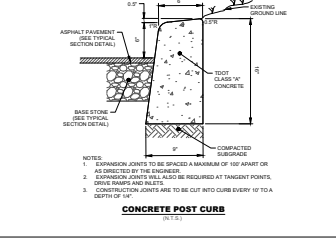
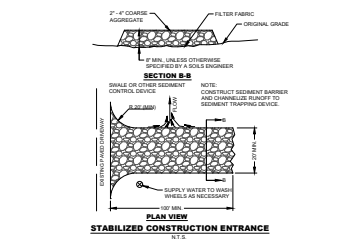
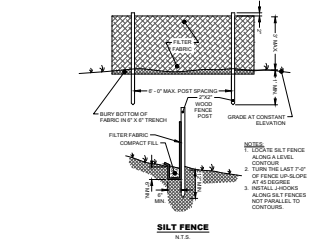








7/20/24 B. Morgan/20407 - Check Drawing for Accuracy and Add/Change/Detail/Supply List/Comments

	 NOTE: RAIL TO BE POWDER-COATED BLACK PEDESTRIAN GUARDRAIL N.T.S.	 PERMEABLE PAVERS N.T.S.	BCA BARGE CIVIL 1000 CHARLOTTE AVE, SUITE 210, NASHVILLE, TN 37203 615.358.9711 • B.Morgan		
	 CLEANOUT IN PERVIOUS PAVERS N.T.S.	 FLUSH RIBBON CURB N.T.S.			
		 CONCRETE POST CURB N.T.S.			
	 STABILIZED CONSTRUCTION ENTRANCE N.T.S.	 SILT FENCE N.T.S.			
DETAILS PARKING LOT 105 LYNWOOD BLVD - LOT 1 NASHVILLE, TENNESSEE 37205					
DESCRIPTION BCA SUBMITTAL					
DATE 02-28-25					
C4.0					
BCA JOB NO: 2054-07					



St George's Buffer Planting
2.20.26 | OPTION A SITE PLAN

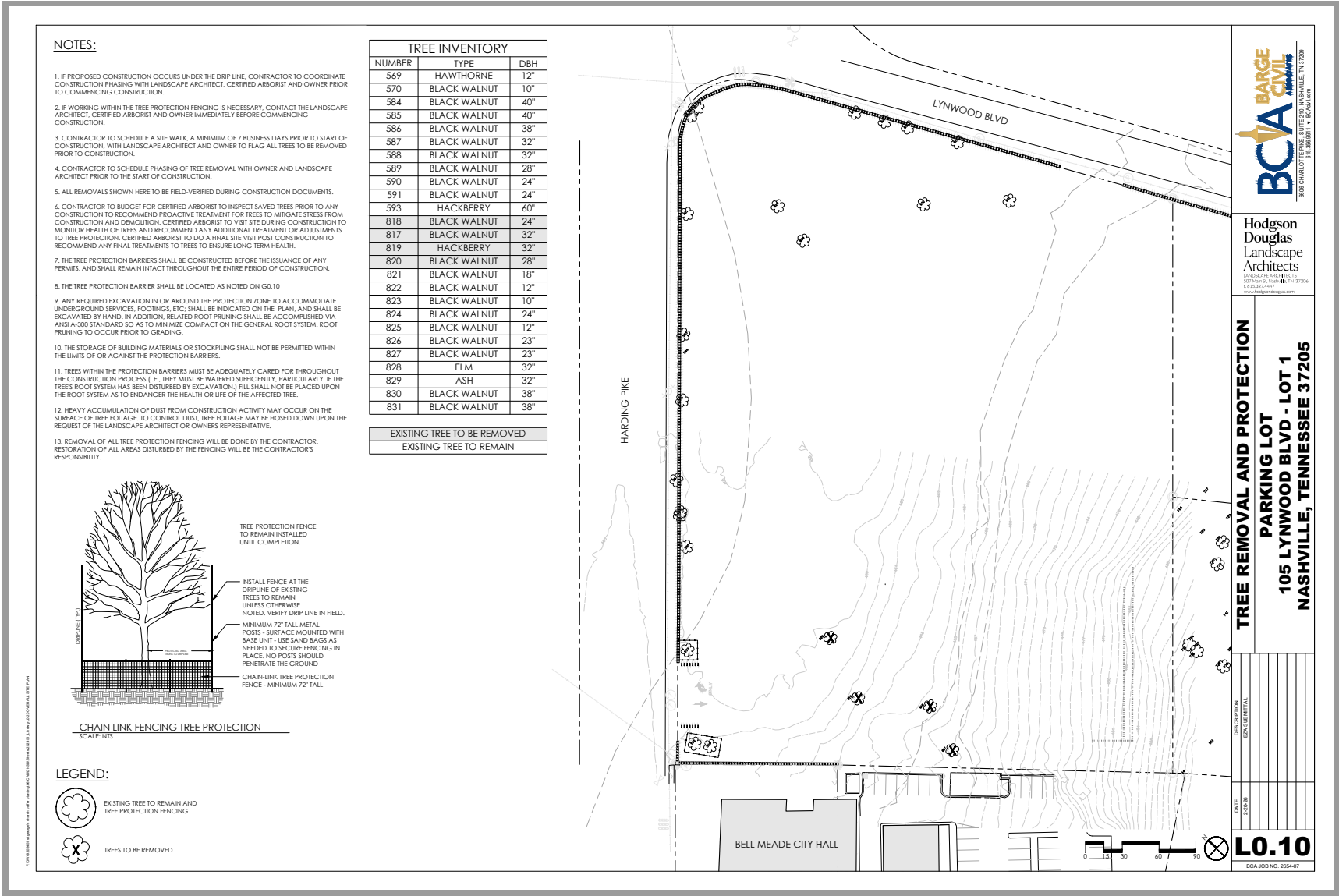
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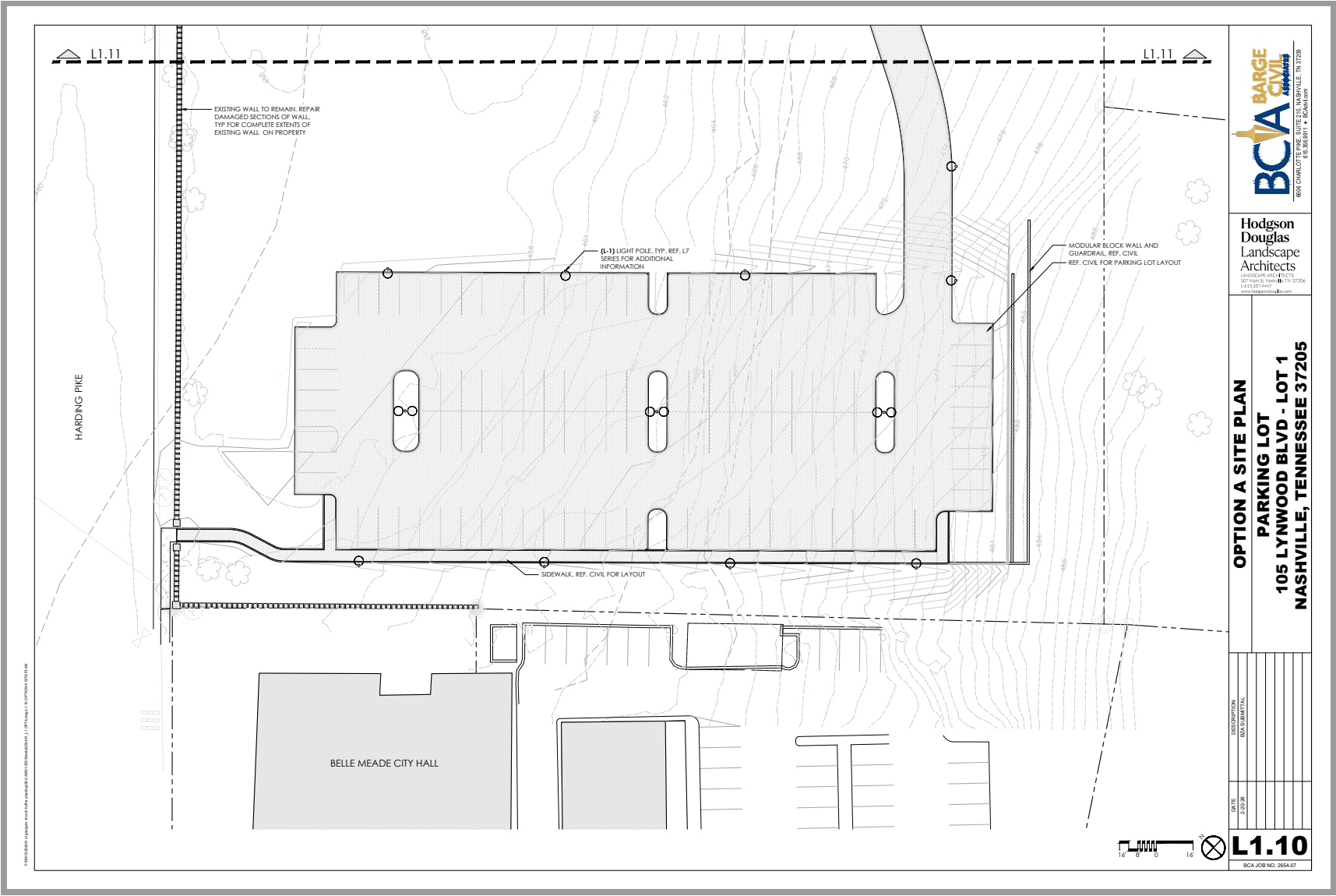


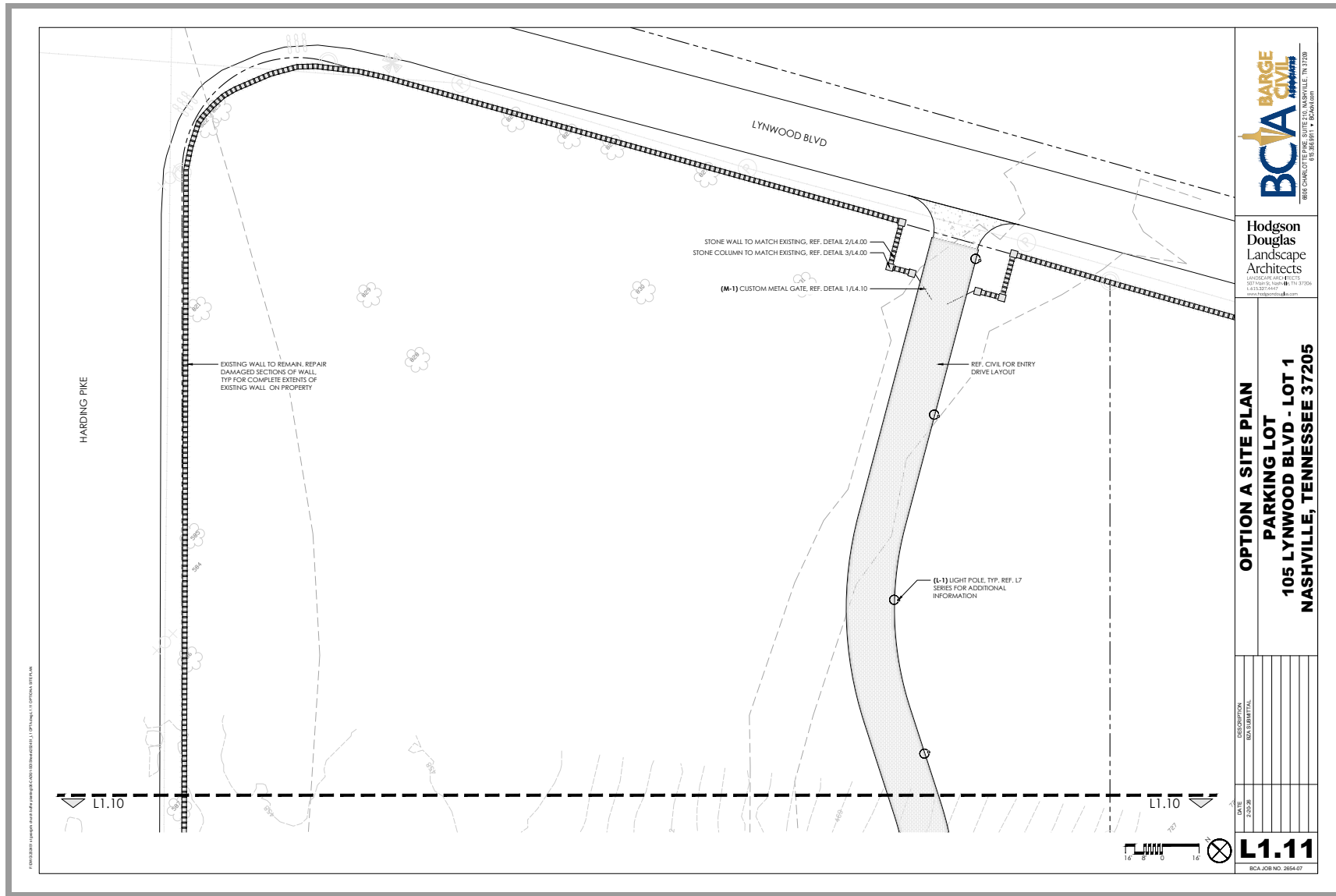
St George's Buffer Planting
2.20.26 | OPTION B SITE PLAN

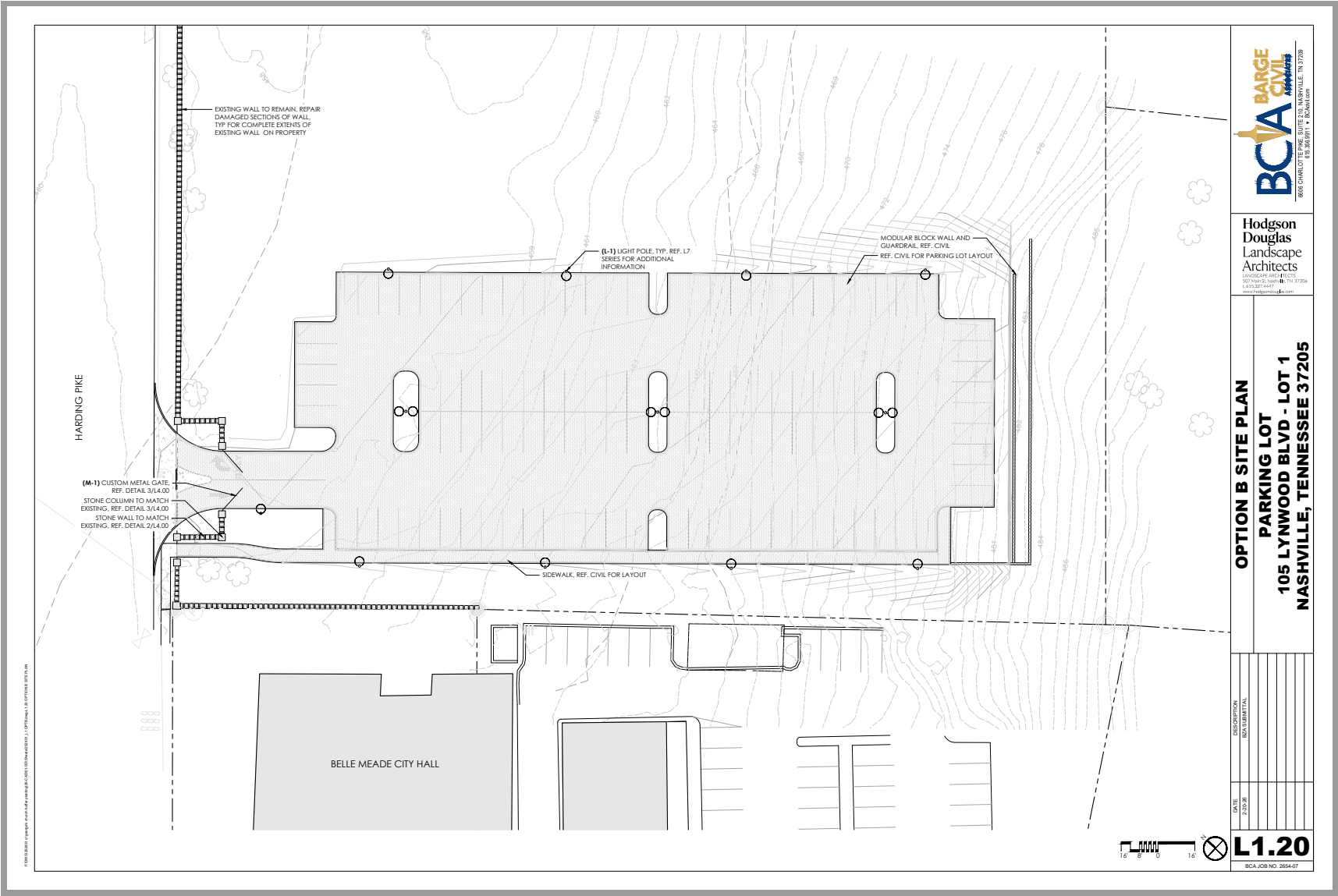
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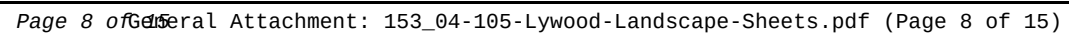
Page 1 of 15 General Attachment: 153_04-105-Lywood-Landscape-Sheets.pdf (Page 1 of 15)



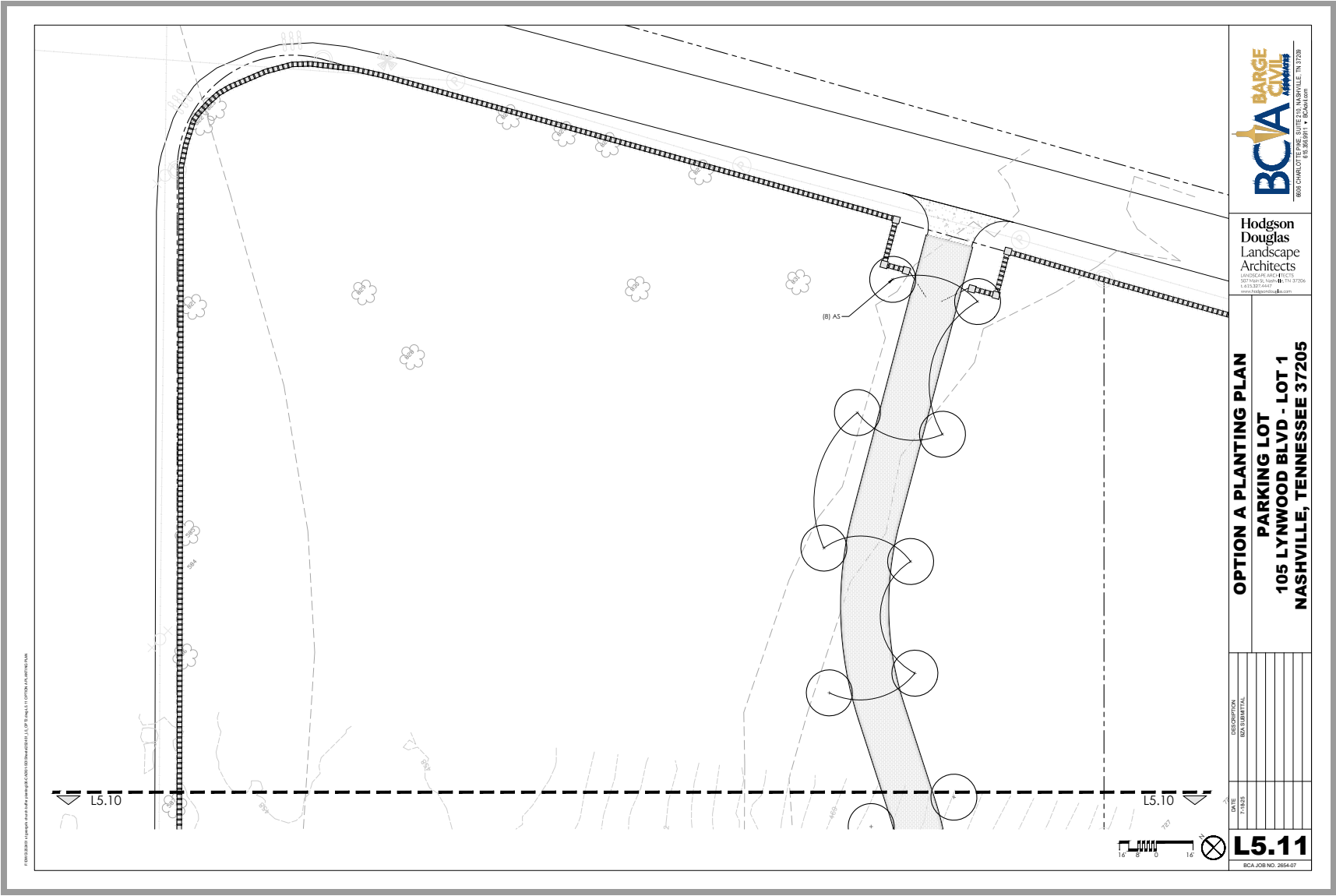


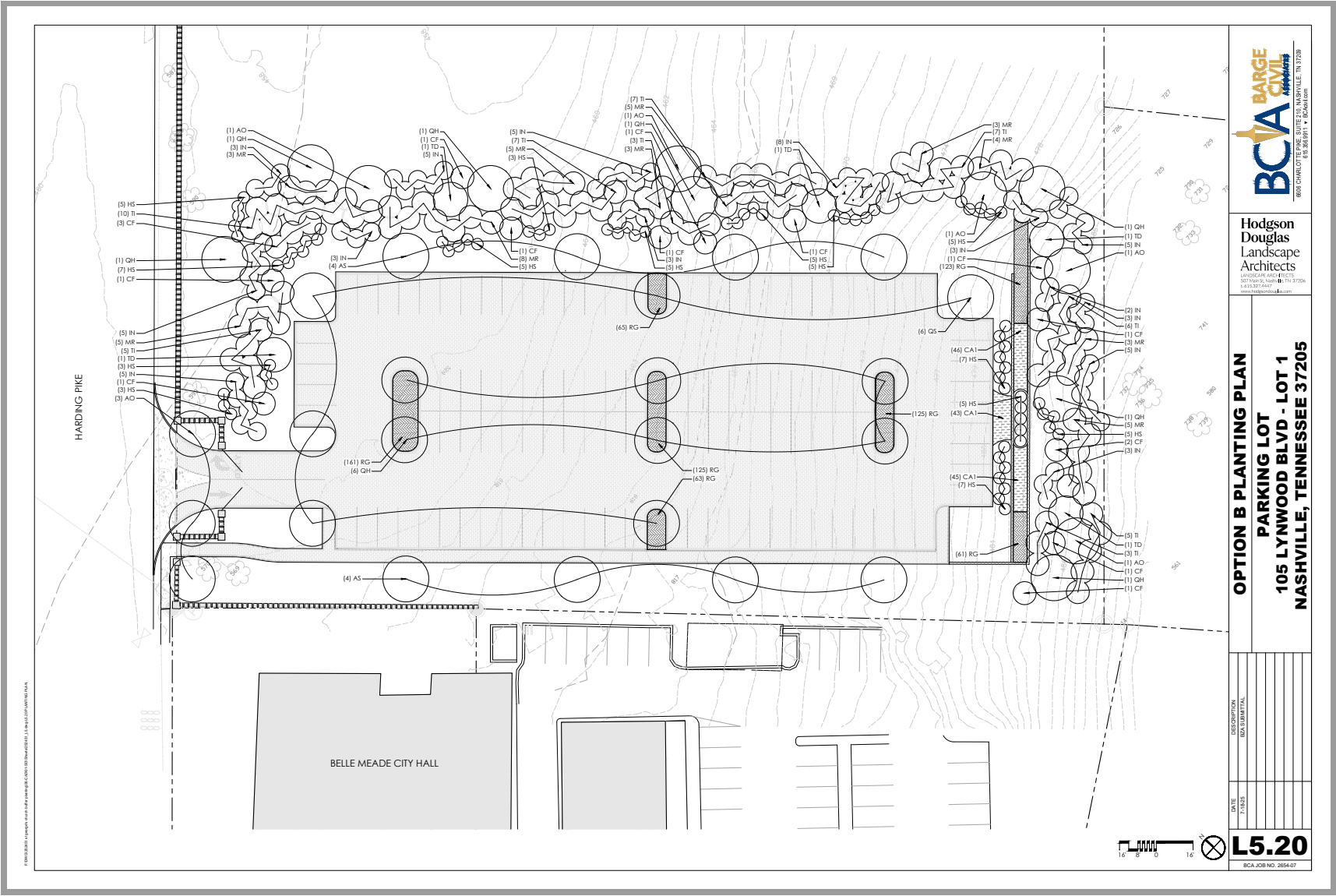












PLANTING NOTES

1. TREAT ALL GROUND COVER BEDS WITH PRE-EMERGENT HERBICIDE PRIOR TO PLANTING. CONTRACTOR IS RESPONSIBLE FOR ALL WEEDING UNTIL FINAL ACCEPTANCE.
2. ALL PLANT BEDS TO BE NEATLY LAID IN WITH 3" DEEP TRENCH EDGING BORDER.
3. ALL GROUND COVER AND PLANT BEDS SHALL MEET LANDSCAPE ARCHITECT'S SPECIFICATIONS. FINAL GRADES FOR ALL PLANT BEDS SHALL BE 1" BELOW EDGE OF WALK OR CURBING SO THAT WHEN 3" OF MULCH IS ADDED THE MULCH WILL BE 2" ABOVE THE WALKS. TAPER MULCH DOWN TO EDGE OF WALK OR CURB.
4. ALL AREAS WITHIN PLANT BEDS TO BE MULCHED WITH 3" DEEP LAYER OF DECOMPOSED SHREDDED PINE BARK.
5. ALL TREES OF A SIMILAR SPECIES TO BE MATCHED IN SIZE AND UNIFORMITY.
6. CONTRACTOR TO WARRANTY ALL PLANTINGS FOR A PERIOD OF ONE YEAR AFTER DATE OF FINAL ACCEPTANCE BY OWNER. WARRANTY TO INCLUDE ALL DEFECTS INCLUDING DEATH OR UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM LACK OF ADEQUATE MAINTENANCE, NEGLECT OR ABUSE BY OWNER, OR ABNORMAL WEATHER CONDITIONS UNUSUAL FOR WARRANTY PERIOD.
7. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF PLANTS UNTIL TIME OF FINAL ACCEPTANCE.
8. PROVIDE TREES, SHRUBS, AND PLANTS OF QUALITY, SIZE, GENUS, SPECIES AND VARIETY SHOWN AND SCHEDULED FOR LANDSCAPE WORK AND COMPLYING WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK". PROVIDE HEALTHY, VIGOROUS STOCK GROWN IN A RECOGNIZED NURSERY IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE AND FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUNSCALD, INJURIES, ABRASIONS OR DISFIGUREMENT. HEIGHT AND WIDTH SHOWN ARE MINIMUM SIZES.
9. DO NOT MAKE SUBSTITUTIONS. IF SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY FROM A MINIMUM OF 6 SUPPLIERS TO LANDSCAPE ARCHITECT, TOGETHER WITH A PROPOSAL FOR USE OF EQUIVALENT MATERIAL PRIOR TO FINAL BID DATE.
10. SUBMIT TYPEWRITTEN INSTRUCTIONS RECOMMENDING PROCEDURES TO BE ESTABLISHED BY OWNER FOR MAINTENANCE OF LANDSCAPE WORK FOR ONE FULL YEAR, SUBMIT PRIOR TO EXPIRATION OF REQUIRED MAINTENANCE PERIOD.
11. DELIVER PACKAGED MATERIALS IN CONTAINERS SHOWING WEIGHT, ANALYSIS, AND NAME OF MANUFACTURER. PROTECT MATERIALS FROM DETERIORATION DURING DELIVERY AND WHILE STORED AT THE SITE.
12. DELIVER TREES AND SHRUBS AFTER PREPARATIONS FOR PLANTING HAS BEEN COMPLETED AND PLANT IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN 6 HOURS AFTER DELIVERY, SET TREES AND SHRUBS IN SHADE. PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST BY COVERING WITH MULCH, BURLAP, OR OTHER ACCEPTABLE MEANS OF RETAINING MOISTURE.
13. DETERMINE LOCATION OF UNDERGROUND UTILITIES AND, PERFORM WORK IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE. HAND EXCAVATE AS REQUIRED. MAINTAIN GRADE STAKES SET BY OTHERS UNTIL REMOVAL IS MUTUALLY AGREED UPON BY PARTIES CONCERNED.
14. PROVIDE 2" OF NEW TOPSOIL TO ALL PLANTING AREAS PER LANDSCAPE ARCHITECT'S SPECIFICATIONS. OBTAIN TOPSOIL FROM SOURCES LISTED IN SPECIFICATIONS.
15. BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING. MAINTAIN TREES, SHRUBS, AND OTHER PLANTINGS BY PRUNING, WATERING, CULTIVATING AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. RESTORE PLANTING SAUCERS, RESET TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE. MAINTAIN LAWN BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, AND OTHER OPERATIONS SUCH AS ROLLING, REGRADING, AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS.
16. WHERE INSPECTED LANDSCAPE WORK DOES NOT COMPLY WITH REQUIREMENTS, REPLACE REJECTED WORK AND CONTINUE SPECIFIED MAINTENANCE UNTIL INSPECTED BY LANDSCAPE ARCHITECT AND FOUND TO BE ACCEPTABLE. REMOVE REJECTED PLANTS AND MATERIALS PROMPTLY FROM PROJECT SITE.
17. ANY AND ALL QUANTITIES INDICATED ON THE PLANT SCHEDULE AND PLAN ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN QUANTITY CALCULATION AND THE LIABILITY WHICH PERTAINS TO THOSE QUANTITIES. ANY DISCREPANCY SHALL BE CALLED TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY.
18. LOCATIONS OF ALL PLANT BEDS AND TREES TO BE STAKED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.
19. SCARIFY ALL TREE PITS BEFORE PLANTING. VERIFY THAT ALL TREE PITS ADEQUATELY DRAIN BEFORE PLANTING TREES.
20. IF ROCK IS ENCOUNTERED, CONTRACTOR TO REMOVE ROCK AND PROVIDE DRAINAGE AWAY FROM EACH TREE PIT.
21. SHRUBS AND GROUND COVER BEDS TO BE PLANTED IN A TRIANGULAR SPACING. SEE PLANTING SCHEDULE FOR DISTANCES.
22. PROVIDE TRUE RADII FOR THE LAYOUT OF ALL PLANT BEDS.
23. REFER TO PROJECT MANUAL REGARDING TREE FERTILIZATION AND PRUNING.
24. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH FULLY AUTOMATED IRRIGATION SYSTEM. IRRIGATION SYSTEM TO USE EXISTING WATER SOURCE ON SITE. BACK FLOW PREVENTER, CONTROLLER AND METER TO BE PROVIDED.

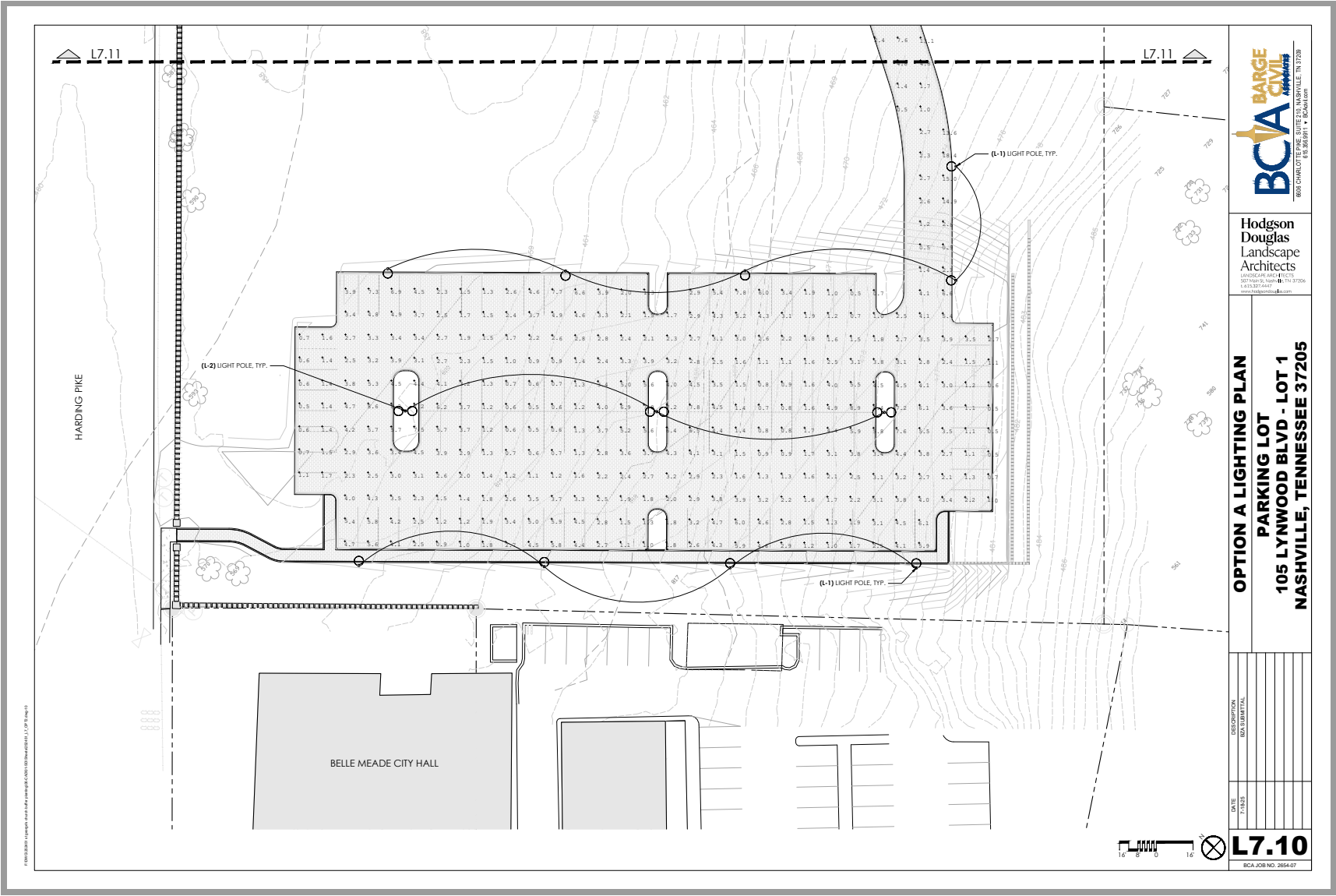
PLANTING SCHEDULE NOTES

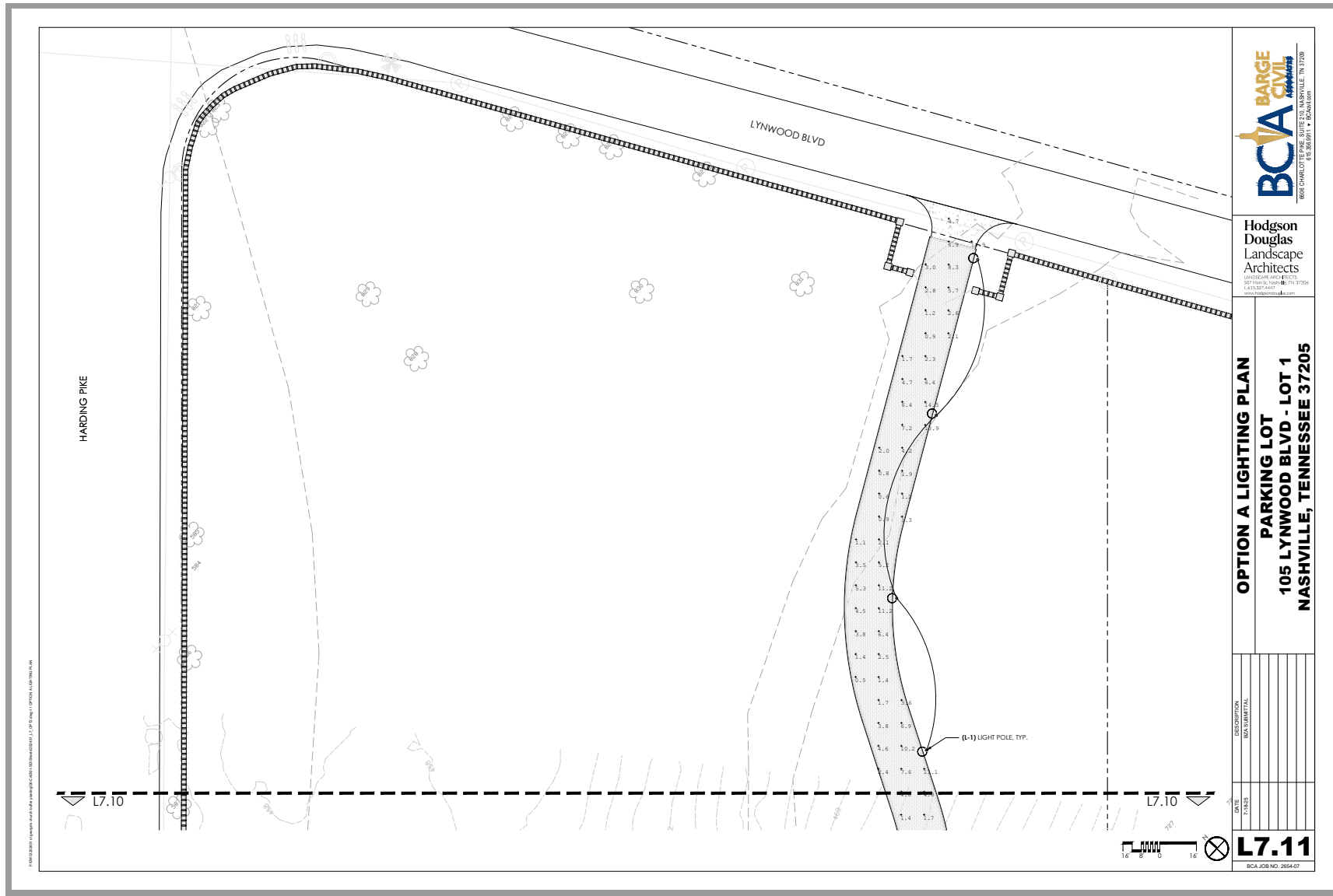
1. TREES TO BE OF THE HIGHEST GRADE AND PURCHASED FROM THESE SELECTED VENDORS ONLY:
- SELECT TREES
- CRAWFORD, GA - (706)743-5124
- BOLD SPERMIS NURSERY
- HAWKINSVILLE, GA - (678)783-4975
- SHADY GROVE PLANTATION AND NURSERY
- ORANGEBURG, SC - (803)534-5683
- WATKINS NURSERIES
- MID-OTAH, VA - (804)377-8733
- HUNTER TREES NURSERY, LLC
- BIRMINGHAM, AL - (864)348-6837
- HAVERGARTH NURSERY
- TULLAHOMA, TN - (931)455-5436
- SOUTHEASTERN GROWERS, INC.
- WATSONVILLE, CA - (704)310-1151
- PLANTATION TREE CO.
- SELMA, AL - (334)875-9176
2. IF TREES ARE NOT AVAILABLE AT THE INDICATED NURSERIES, CONTRACTOR TO SUBMIT ALTERNATIVE NURSERIES. ALL TREES OBTAINED AT LISTED NURSERIES MUST MEET ALL OF THE SPECIFICATIONS REQUIRED

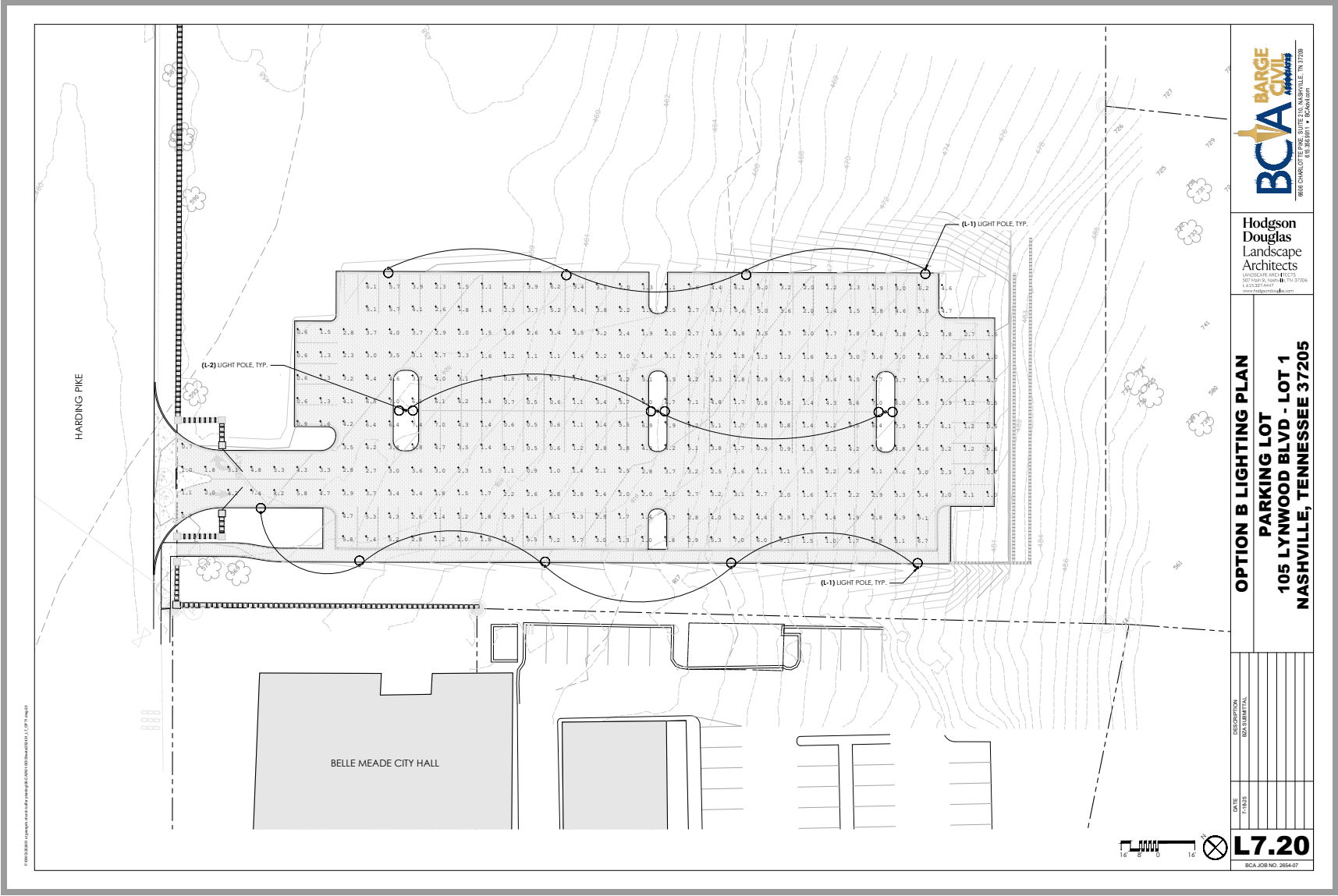


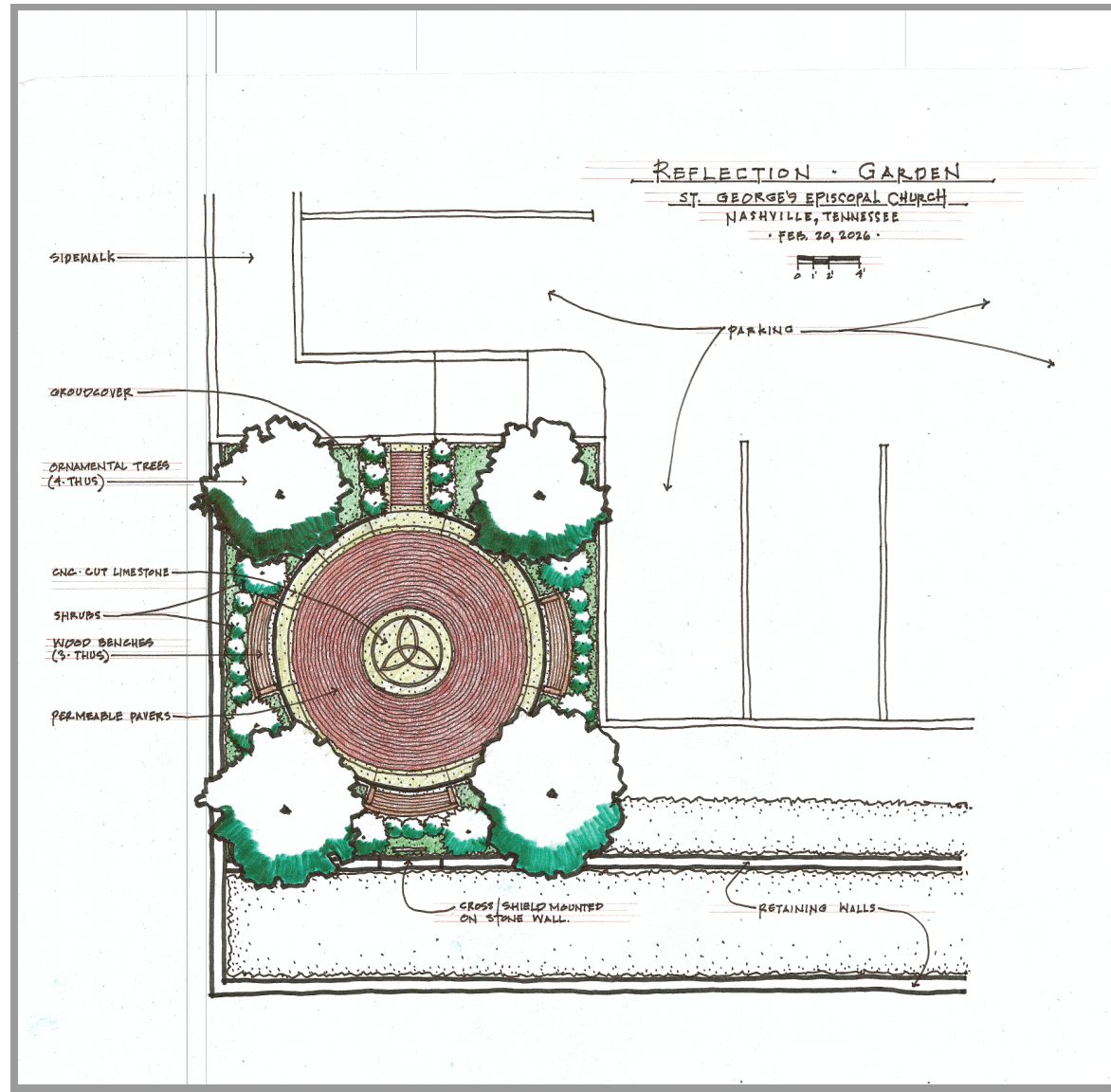
PLANTING SCHEDULE

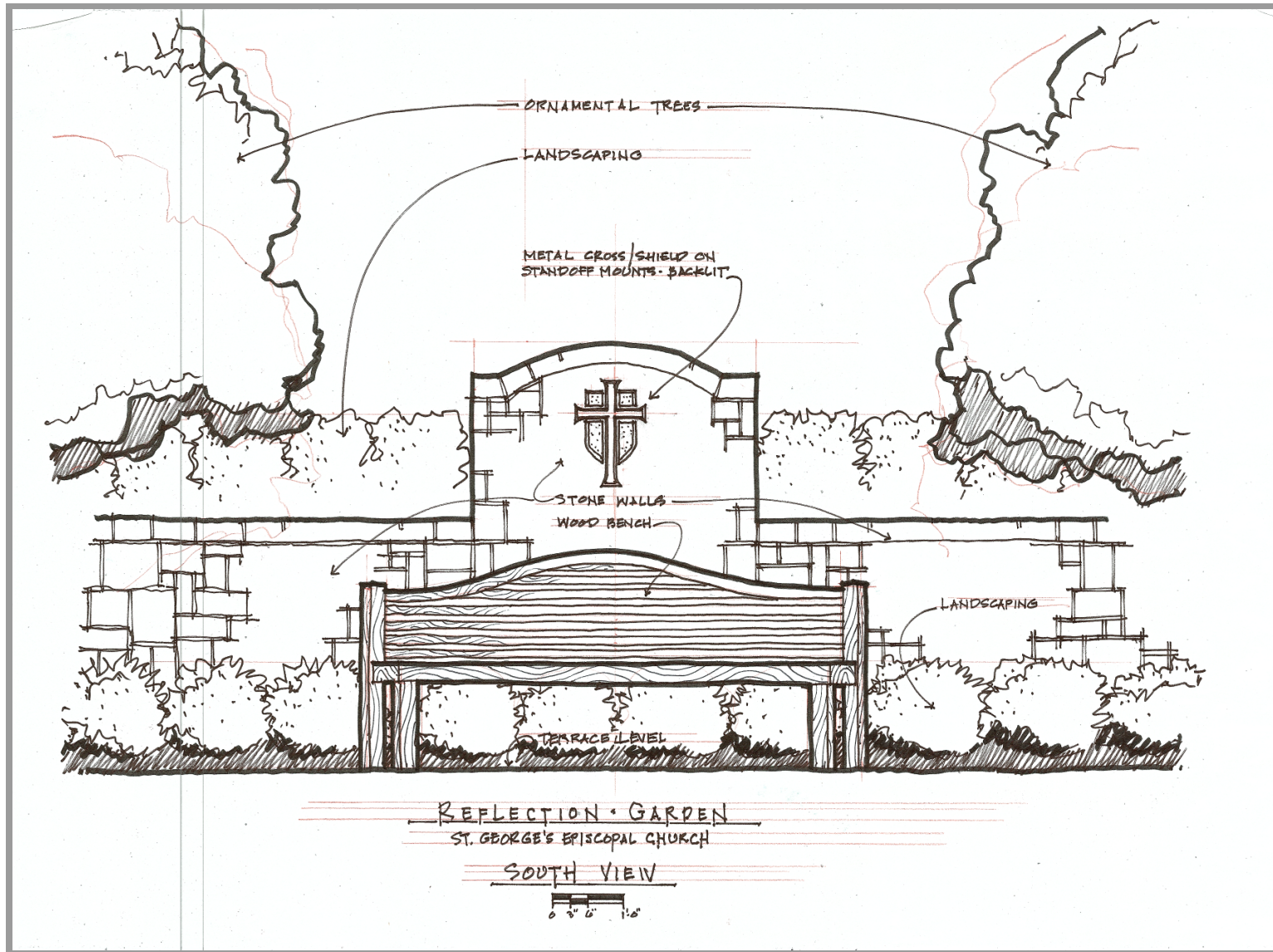
PLANT SCHEDULE							
CODE	BOTANICAL NAME	COMMON NAME	CONT./CAL	HEIGHT	SPREAD	SPACING	REMARKS
TREES							
001	ACELEBESUM 'DOUGHER STORY'	DOUGHER STORY RED MAPLE	8.88 - 9'	14'	8'	REF. PLANS	STRONG CENTRAL LEADER, DENSE, WELL BRANCHED, FULL CROWN
002	ACELEBESUM 'DOUGHER STORY'	DOUGHER STORY RED MAPLE	8.88 - 9'	14'	8'	REF. PLANS	STRONG CENTRAL LEADER, DENSE, WELL BRANCHED, FULL CROWN
003	ACELEBESUM 'DOUGHER STORY'	DOUGHER STORY RED MAPLE	8.88 - 9'	14'	8'	REF. PLANS	STRONG CENTRAL LEADER, DENSE, WELL BRANCHED, FULL CROWN
004	ACELEBESUM 'DOUGHER STORY'	DOUGHER STORY RED MAPLE	8.88 - 9'	14'	8'	REF. PLANS	STRONG CENTRAL LEADER, DENSE, WELL BRANCHED, FULL CROWN
005	ACELEBESUM 'DOUGHER STORY'	DOUGHER STORY RED MAPLE	8.88 - 9'	14'	8'	REF. PLANS	STRONG CENTRAL LEADER, DENSE, WELL BRANCHED, FULL CROWN
006	ACELEBESUM 'DOUGHER STORY'	DOUGHER STORY RED MAPLE	8.88 - 9'	14'	8'	REF. PLANS	STRONG CENTRAL LEADER, DENSE, WELL BRANCHED, FULL CROWN
007	ACELEBESUM 'DOUGHER STORY'	DOUGHER STORY RED MAPLE	8.88 - 9'	14'	8'	REF. PLANS	STRONG CENTRAL LEADER, DENSE, WELL BRANCHED, FULL CROWN
008	ACELEBESUM 'DOUGHER STORY'	DOUGHER STORY RED MAPLE	8.88 - 9'	14'	8'	REF. PLANS	STRONG CENTRAL LEADER, DENSE, WELL BRANCHED, FULL CROWN
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024	ACELEBESUM 'DOUGHER STORY'	DOUGHER STORY RED MAPLE	8.88 - 9'	14'	8'	REF. PLANS	STRONG CENTRAL LEADER, DENSE, WELL BRANCHED, FULL CROWN
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035	ACELEBESUM 'DOUGHER STORY'	DOUGHER STORY RED MAPLE	8.88 - 9'	14'	8'	REF. PLANS	STRONG CENTRAL LEADER, DENSE, WELL BRANCHED, FULL CROWN
036	ACELEBESUM 'DOUGHER STORY'	DOUGHER STORY RED MAPLE	8.88 - 9'	14'	8'	REF. PLANS	STRONG CENTRAL LEADER, DENSE, WELL BRANCHED, FULL CROWN
037	ACELEBESUM 'DOUGHER STORY'	DOUGHER STORY RED MAPLE	8.88 - 9'	14'	8'	REF. PLANS	STRONG CENTRAL LEADER, DENSE, WELL BRANCHED, FULL CROWN
038	ACELEBESUM 'DOUGHER STORY'	DOUGHER STORY RED MAPLE	8.88 - 9'	14'	8'	REF. PLANS	STRONG CENTRAL LEADER, DENSE, WELL BRANCHED, FULL CROWN
039	ACELEBESUM 'DOUGHER STORY'	DOUGHER STORY RED MAPLE	8.88 - 9'	14'	8'	REF. PLANS	STRONG CENTRAL LEADER, DENSE, WELL BRANCHED, FULL CROWN
040	ACELEBESUM 'DOUGHER STORY'	DOUGHER STORY RED MAPLE	8.88 - 9'	14'	8'	REF. PLANS	STRONG CENTRAL LEADER, DENSE, WELL BRANCHED, FULL CROWN
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Preliminary Drainage Analysis

**105 Lynwood Boulevard
Nashville, TN 37205**

Prepared by:

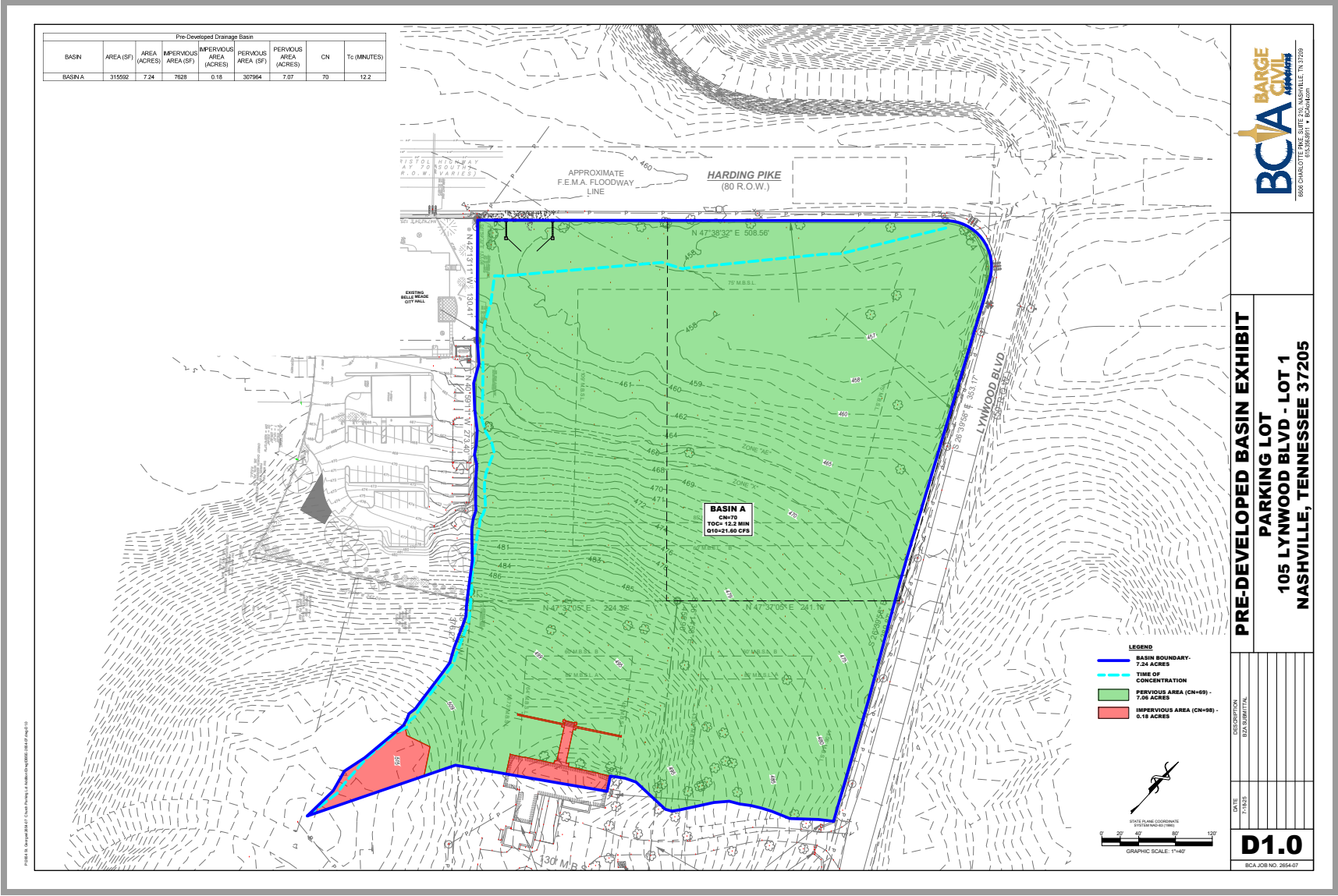


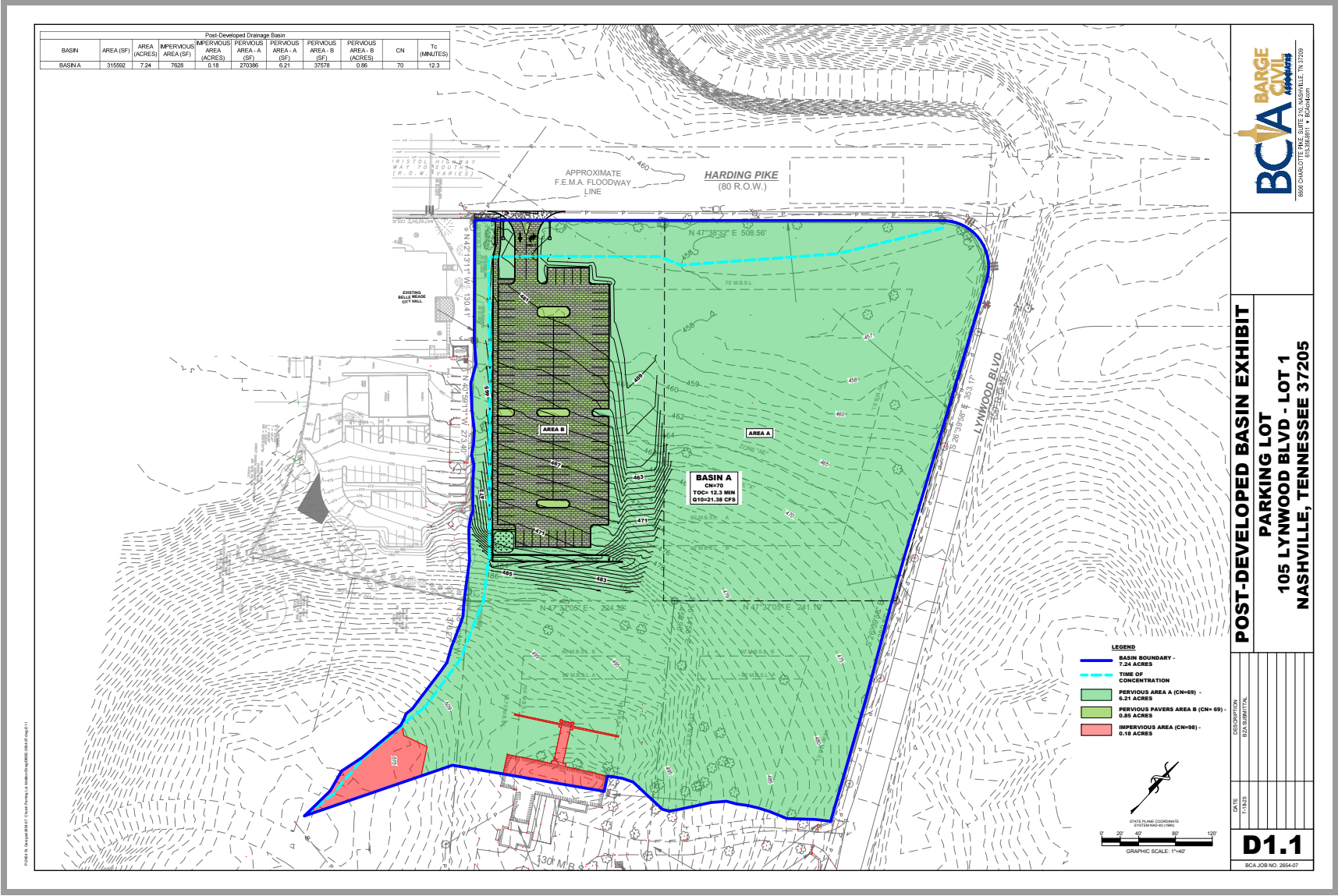
Barge Civil Associates, LLC
6606 Charlotte Pike, Suite 210
Nashville, TN 37209

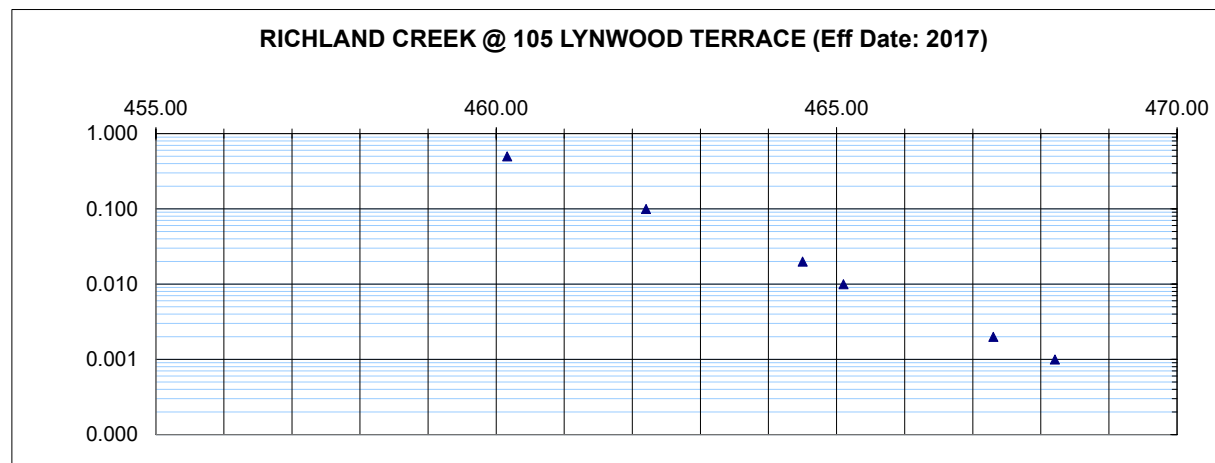
Prepared for:

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

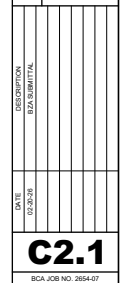
February 2026

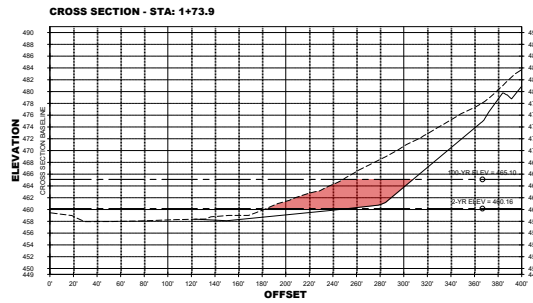




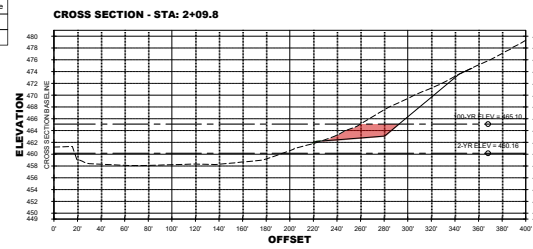


Water Surface Elev.	Probability	Return Period (yr)
460.16	0.500	2
462.20	0.100	10
464.50	0.020	50
465.10	0.010	100
467.30	0.002	500
468.21	0.001	1000

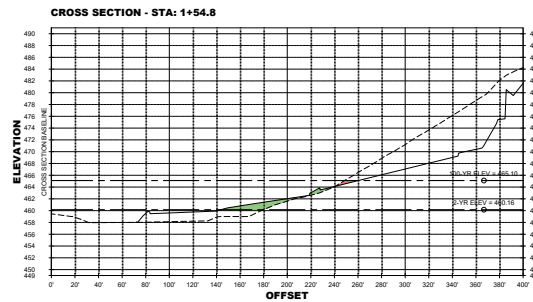




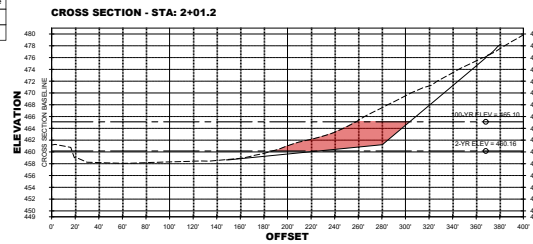
CUT/FILL at Station 1+73.93			
Material Name	Area	Volume	Cumulative Volume
Cut above 2-yr Elev.	364.29	131.03	220.02
Fill above 2-yr Elev.	0.00	18.70	550.72



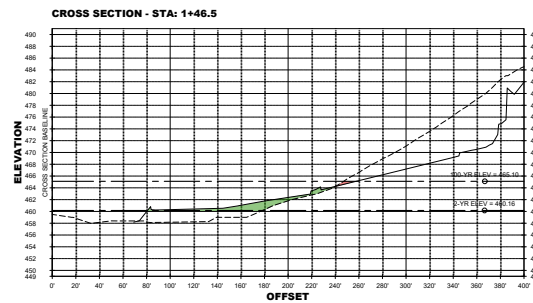
480	CUT/FILL at Station 2+09.81			
478				
476	Material Name	Area	Volume	Cumulative Volume
474	Cut above 2-yr Elev.	93.50	60.50	607.46
472	Fill above 2-yr Elev.	1.17	0.19	550.91
470				



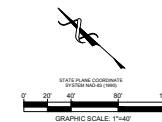
CUT/FILL at Station 1+54.81			
Material Name	Area	Volume	Cumulative Volume
Cut above 2-yr Elev.	5.68	1.56	88.98
Fill above 2-yr Elev.	52.79	21.22	532.02



CUT/FILL at Station 2+01.16			
Material Name	Area	Volume	Cumulative Volume
Cut above 2-yr Elev.	284.24	326.94	546.96
Fill above 2-yr Elev.	0.00	0.00	550.72



CUT/FILL at Station 1+46.46			
Material Name	Area	Volume	Cumulative Volume
Cut above 2-yr Elev.	4.42	81.24	87.42
Fill above 2-yr Elev.	84.40	452.51	510.80



BCA **BARGE CIVIL ASSOCIATES**
6606 CHARLOTTE PIKE, SUITE 210, NASHVILLE, TN 37209
615.309.9911 • BCAonline.com

WOODPLAIN COMP - OPTION B
PARKING LOT
105 LYNWOOD BLVD - LOT 1
NASHVILLE, TENNESSEE 37205

DESCRIPTION	DATE SUBMITTED
1. [Empty]	
2. [Empty]	
3. [Empty]	
4. [Empty]	
5. [Empty]	
6. [Empty]	
7. [Empty]	
8. [Empty]	
9. [Empty]	
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11. [Empty]	
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13. [Empty]	
14. [Empty]	
15. [Empty]	
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22. [Empty]	
23. [Empty]	
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DATE _____

C2.2



February 20, 2026

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

Re: Preliminary Drainage Analysis for 105 Lynwood Terrace Subdivision
BCA No. 2654-07

Dear Ms. Samaniego:

As part of the parking lot design, we have performed a preliminary drainage analysis to show we are meeting the City of Belle Meade Stormwater Ordinance by attenuating post-development runoff and providing floodplain compensation. We have included our preliminary drainage analysis basin exhibits, results from our Hydraflow Hydrographs model, and cross-sections for our floodplain compensation analysis.

We have designed the parking lot and sidewalk areas to be completely constructed of permeable concrete pavers, except for the concrete curbing which is required to construct them. In doing so, we are providing a fully pervious surface which we have found does not increase flow from the project site. Additionally, all volume between the 2-yr and 100-yr storm events is balanced, with a net cut volume of approximate 50 cubic yards (plan option B). This meets the requirements of the City of Belle Meade Stormwater Ordinance. Overall earthwork for the site results in a net cut volume of approximately 4,950 cubic yards.

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\Preliminary Drainage Analysis- 105 Lynwood Subdivision.docx>



Civil & Environmental Consultants, Inc.

March 24, 2026

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

Dear Ms. Samaniego:

Subject: Preliminary Review of St. George's Parking Lot
CEC Project 040-655.0004

Civil & Environmental Consultants, Inc. (CEC) completed the preliminary review of the preliminary plans for St. George's Parking Lot prepared by Anna Maddox, P.E., of Barge Civil Associates, as requested. The original submittal was received by CEC on March 3, 2026, and consisted of the following:

- Drainage Analysis Letter; dated February 20, 2026
- Option A site layout; dated July 18, 2025
- Option A site grading; dated July 18, 2025
- Option B site layout; dated July 18, 2025
- Option B site grading; dated July 18, 2025
- Preliminary Drainage Report; dated February 2026
- Reflection Garden Renderings
- Parking Lot Details; dated February 20, 2026
- Options A & B buffer planting plan; dated February 20, 2026
- Post-Developed Basin Exhibit; dated July 18, 2025
- Lynwood Survey; dated March 14, 2024
- L0.00 – Notes and Materials Legend; dated February 20, 2026
- L0.10 – Tree Removal and Protection; dated February 20, 2026
- L0.20 – Overall Site Plan; dated February 20, 2026
- L1.10 – Option A Site Plan; dated February 20, 2026
- L1.11 – Option A Site Plan; dated February 20, 2026
- L1.20 – Option B Site Plan; dated February 20, 2026

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
March 24, 2026

- L4.00 – Details; not dated
- L4.10 – Details; not dated
- L5.10 – Option A Planting Plan; dated July 18, 2025
- L5.11 – Option A Planting Plan; dated July 18, 2025
- L5.20 – Option B Planting Plan; dated July 18, 2025
- L5.30 – Planting Notes + Details; dated July 18, 2025
- L7.10 – Option A Lighting Plan; dated July 18, 2025
- L7.11 – Option A Lighting Plan; dated July 18, 2025
- L7.20 – Option B Lighting Plan; dated July 18, 2025

CEC has reviewed the submittal and found that the lot, as presented, can likely support the proposed development considering the Municipal Floodplain Zoning Ordinance and Land Disturbance Permitting requirements. A more in-depth review will be required when detailed proposed plans are submitted to the City. Please note the following:

1. Is the underdrain for the pervious pavers being proposed or is this a generic design detail?
An underdrain will not be permitted to tie into City stormwater infrastructure.
2. The preliminary floodplain cut/fill compensation calculations appear compliant with the Municipal Floodplain Zoning Ordinance requirements for Option B; however, the calculations appear to not consider Option A conditions. How does Option A affect the 1% annual chance floodplain and the 0.2% chance floodplain?

Please contact us at (615) 333-7797 with any questions you may have regarding this review.

Sincerely,

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.



JJ Thornton, P.E.
Project Manager



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

Civil & Environmental Consultants, Inc.



March 30, 2026

Mr. JJ Thornton, P.E.,
Mr. Steve Casey, P.E., CPESC
Civil Environmental Consultants, Inc.
117 Seaboard Lane, Suite E100
Franklin, Tennessee 37067

Re: St. George's Parking Lot
Response to Preliminary Review of St. George's Parking Lot
CEC Project 040-655.0004
BCA No. 2571-15

Dear Mr. Thornton and Mr. Casey:

We have received your comments dated March 24, 2026 on the above-referenced project. We have addressed the comments contained in the letter to the best of our ability and offer the following responses:

1. Is the underdrain for the pervious pavers being proposed or is this a generic design detail? An underdrain will not be permitted to tie into City stormwater infrastructure.
We do intend to provide an underdrain for the pervious pavers; however, it has not yet been shown in the plans. We do not intend to tie the underdrain to City stormwater infrastructure but instead, daylight the underdrain to landscape areas at various locations.
2. The preliminary floodplain cut/fill compensation calculations appear compliant with the Municipal Floodplain Zoning Ordinance requirements for Option B; however, the calculations appear to not consider Option A conditions. How does Option A affect the 1% annual chance floodplain and the 0.2% chance floodplain?
Included with this response are the floodplain compensation calculations for Option B. The grading within the floodplain is almost identical and so with Option B we are also able to provide appropriate compensation.

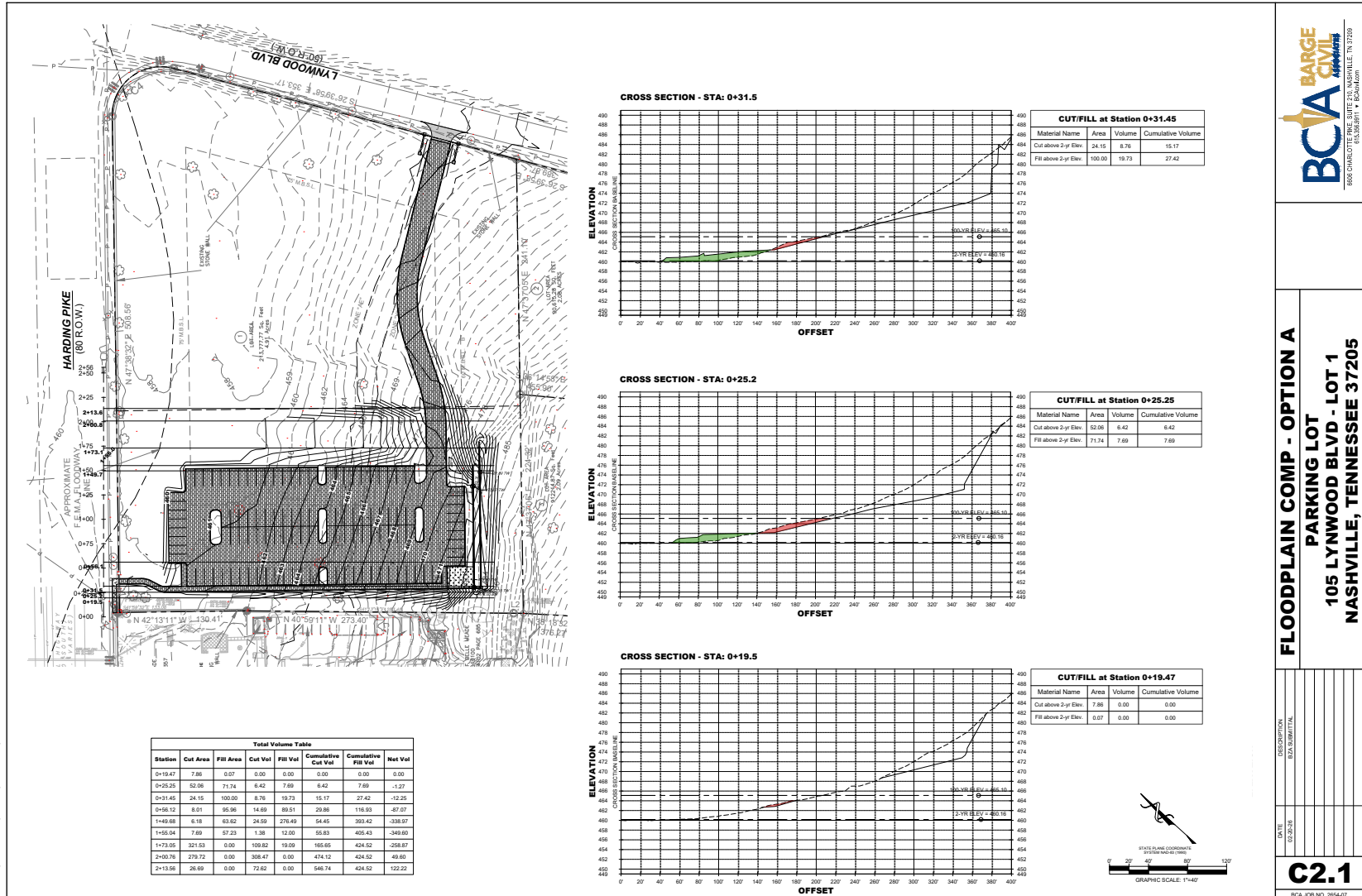
Thank you for taking the time to provide a thorough review of this project. We have made our best effort to provide you with all the requested information. Please contact me at (615) 356-9911, if you have any questions or require additional information.

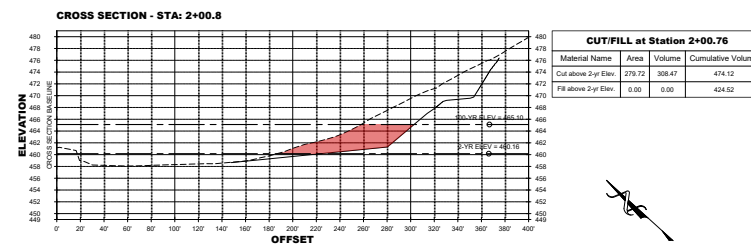
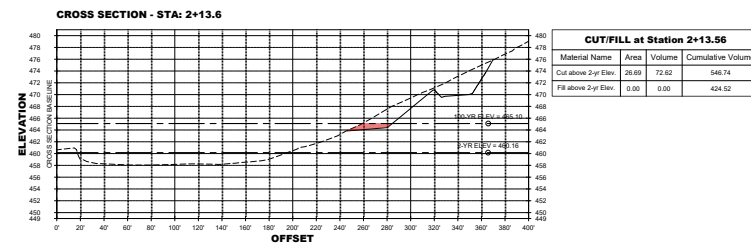
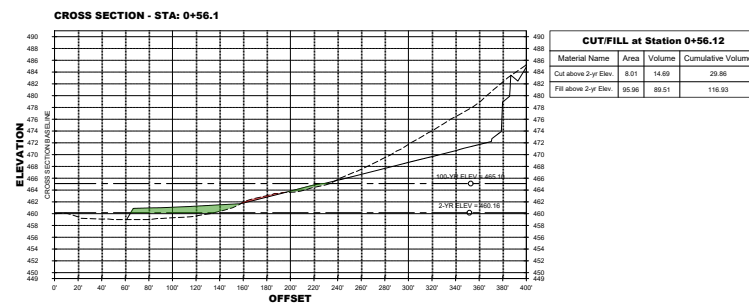
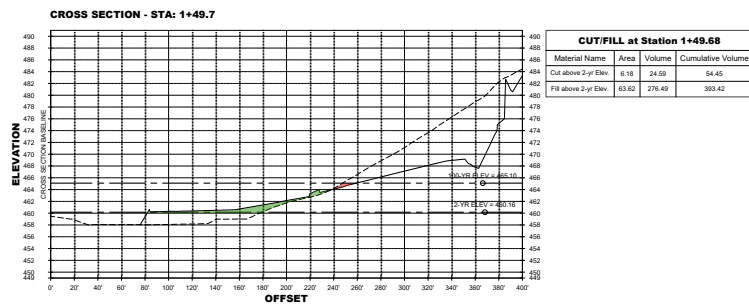
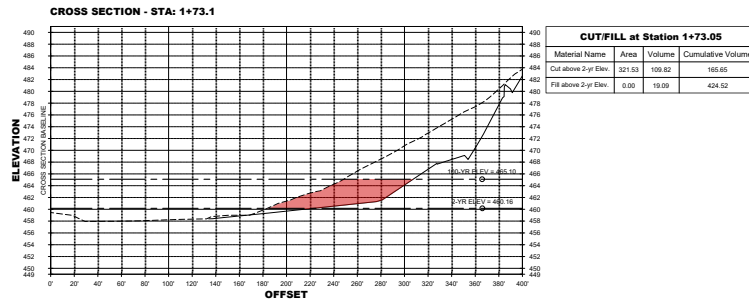
Sincerely,

A handwritten signature in blue ink that reads "Anna Maddox".

Anna Maddox, P.E.
Associate

civil/2654/2654-07/Corr//03 BZA Engineering Review/Response to CEC Comments 03 30 26.docx





BCA **BARGE**
CIVIL
ASSOCIATES

6606 CHARLOTTE PIKE, SUITE 210, NASHVILLE, TN 37209
615.396.9911 • BCA@bcn.com

WOODPLAIN COMP - OPTION A
PARKING LOT
105 LYNWOOD BLVD - LOT 1
MEMPHIS, TENNESSEE 37205

[illegible]

C2.2

RCA JOB NO. 2654-07

C2.2

RCA JOB NO. 2654-07



Civil & Environmental Consultants, Inc.

April 8, 2026

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

Dear Ms. Samaniego:

Subject: Preliminary Review of St. George's Parking Lot – Second Review
CEC Project 040-655.0004

Civil & Environmental Consultants, Inc. (CEC) completed the preliminary review of the preliminary plans for St. George's Parking Lot prepared by Anna Maddox, P.E., of Barge Civil Associates, as requested. The original submittal was received by CEC on April 1, 2026, and consisted of the following:

- Comment Response Letter; dated March 30, 2026
- C2.0 – Option A site grading; dated February 20, 2026
- C2.1 – Option A Floodplain Compliance; dated February 20, 2026
- C2.2 – Option A Floodplain Compliance; dated February 20, 2026

CEC has reviewed the submittal and found that the lot, as presented, can likely support the proposed development considering the Municipal Floodplain Zoning Ordinance and Land Disturbance Permitting requirements. A more in-depth review will be required when detailed proposed plans are submitted to the City.

Please contact us at (615) 333-7797 with any questions you may have regarding this review.

Sincerely,

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

A handwritten signature in blue ink, appearing to read 'JJ Thornton'.

JJ Thornton, P.E.
Project Manager

A handwritten signature in blue ink, appearing to read 'Steven E. Casey'.

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

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

View West from Lynnwood Terrace







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

[St. George_s Buffer Planting Animation.mp4 \(LINK\)](#)

Staff Report

Agenda No.: IV.A.
Case No.: A26-11
Staff: Mary Samaniego, Planning Director
Applicant: Anna Maddox for St. George Episcopal Church
Request: Approval for an Administrative Appeal, Conditional Use for a Place of Worship, and variances to retaining walls over 3' in height, to maximum percentage of parking allowed and minimum lot size.
Location: 105 Lynwood Boulevard

Summary:

The applicant on behalf of the property owners are requesting conditional use approval for the creation of a parking lot to be used as overflow parking for the existing St. George Episcopal Church property at 4715 Harding Pike per Zoning Ordinance Appendix A. Additionally, several components of the site plan require variance approval: retaining walls over 3' in height; maximum percentage of parking allowed for a church; and minimum lot size for a church.

Project Details:

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

1. The subject property is 4.91 acres (213,778 square feet).
2. St. George was initially constructed in 1950 with multiple expansions over the past 75 years.
3. The lot is relatively flat along Harding Pike but then rises in elevation toward the rear. The total elevation change from front to back is approximately 30'.
4. A significant portion of the property is within the regulatory FEMA floodplain for Richland Creek. The applicant has provided preliminary grading plans that have been reviewed by the City stormwater engineer (CEC). CEC has given preliminary approval to the plans pending the requirement for a full Land Disturbance Permit review and approval.
5. The proposed parking lot will have 112 parking spaces within two drive aisles.
6. The parking lot will be surfaced with pervious pavers.
7. There are two options for the driveway locations. All other development components on the two optional site plans are the same.
 - a. Option A has full driveway access to Lynwood Boulevard. Driveway access to Lynwood Boulevard is subject to City of Belle Meade approval.
 - b. Option B has a controlled right-in/right-out access to Harding Pike. TDOT has given preliminary technical approval to the driveway access onto Harding Pike.
8. There is a 6' sidewalk from the back of the parking lot to Harding Pike.
9. Both driveway options will have a 4' high gate that will be controlled by the church to only allow access for church activities.

10. A full landscape plan is illustrated to provide vegetative screening for the parking lot.
11. Parking lot lights are proposed both within the parking lot as well as along the driveways.
12. A 650 square feet reflective garden is illustrated at the back corner of the parking lot.
13. At the back of the parking lot, there are two retaining walls. Both retaining walls average 5' in height with 6' of separation. The maximum allowable height of a retaining wall per Section 14-205(1)(i) is 3'. Therefore, a variance approval is required for retaining wall height from 3' to 5'.
14. While the entire site is 4.91 acres, the applicants are proposing delineating the northern 2.92 acres as perpetual open space.

PART 1

Procedure:

The first issue for consideration is the appeal from the administrator's decision that a standalone parking lot is not permitted under the Zoning Ordinance.

Section 14-208 Board of Zoning Appeals (2) Administrative review: The board may hear and decide questions arising from a decision or determination made by any administrative official in the enforcement or application of this chapter or from the refusal, granting or revocation of any permit under the provisions of this chapter brought before the board of zoning appeals on appeal by any person deeming to be adversely affected by such action.

The Belle Meade Planning Director who administers the Zoning Ordinance has made the determination that a stand-alone parking lot for a church is not eligible to be heard as a conditional use. Further, there are no provisions for a stand-alone parking lot for any use in the City Zoning Code.

Findings of Fact and Recommendation:

- Appendix A Churches or Places of Worship and Schools:
Churches, or other places of worship, and schools constructed and operated by the State of Tennessee or any of its political subdivisions, private or charitable institutions, corporations, or individuals, shall be subject to the following provisions:
 - (1) *The board of zoning appeals through the conditional use process shall have exclusive jurisdiction and authority to grant a permit for the construction or improvement of churches or other places of worship and school buildings, including all accessory buildings and structures, parking areas, walkways, entrances, exits and driveways.*
- Section 14-202 Definitions (2) Terms and definitions:
 - (a) *"Accessory use or building." An accessory use or building is a subordinate use or building customarily incident to and located on the same lot or site with, or inside, the main or principal use or building.*
 - (ab) *"Lot, plot or site." One contiguous piece or parcel of land, not divided or separated by property of any third party or by any street, walkway or other public right-of-way, which is occupied or proposed to be occupied by one main or principal building or use and its*

accessory buildings and uses, and which includes within its boundaries the open spaces required by this chapter, and which is either (i) defined as a single lot on a recorded subdivision plan or plat of record in the Register's Office for Davidson County, Tennessee, or (ii) separately described as a single tract in a property deed recorded in the Register's Office for Davidson County, Tennessee, prior to the enactment of Ordinance No. 39 on August 16, 1950.

- Section 14-204 Uses:

No building, structure, premises, or site shall be used or arranged to be used except as provided herein.

- The proposed parking lot is an accessory use for a church building.
- It must be on the same lot as a church building.
- This proposed parking lot is not on the same lot nor is it contiguous with the existing St George Campus.
- No church structure is proposed to be constructed along with the proposed parking lot on the subject site.
- The use provisions state that no site shall be used unless there are development criteria for that use in the Zoning Ordinance. There are no development provisions for a stand-alone parking lot in the Zoning Ordinance.

Therefore, it is staff recommendation that the Board of Zoning Appeals uphold the zoning administrator's decision that a stand-alone parking lot for a church use is not eligible to be heard as a conditional use and is in fact not permitted in any context.

PART 2

Findings of Fact and Staff Recommendation:

The standards of proof required for each individual use are established in the Zoning Ordinance. The Board of Zoning Appeals shall have power and authority to authorize the issuance of permits for a School use in the following findings of fact for the particular use and/or structure per Appendix A:

Churches, or other places of worship, and schools constructed and operated by the State of Tennessee or any of its political subdivisions, private or charitable institutions, corporations, or individuals, shall be subject to the following provisions:

1. *The board of zoning appeals through the conditional use process shall have exclusive jurisdiction and authority to grant a permit for the construction or improvement of churches or other places of worship and school buildings, including all accessory buildings and structures, parking areas, walkways, entrances, exits and driveways.*
The Board of Zoning Appeals is considering this application.
2. *Where application is made for a conditional use permit under this section, the application shall be accompanied by a site plan drawn to scale, showing the actual dimensions of the parcel of land to be built upon or used, the size of the building to be erected or converted, the position of the proposed or existing building upon the lot, the position of any future contemplated or projected buildings to constitute a part of the proposed improvements, the position and dimensions of any automobile parking area, immediate or projected in the future,*

and such other information as deemed necessary by the planning director, or by the board of zoning appeals, for consideration of the application.

The applicant has submitted a site plan show two options for a stand-alone parking lot. The planning director required a preliminary grading plan to be reviewed by the stormwater engineer given the presence of FEMA floodplain and steep slopes on the lot. The stormwater engineer found the preliminary plans appropriate given the City's floodplain and stormwater regulations. The planning director also required preliminary approval by TDOT for the driveway access onto Harding Pike.

3. *Parking areas shall be provided for all buildings proposed for use. There shall be provided and constructed, on the lot or site so proposed to be used, automobile parking space for one (1) automobile for each four (4) seats or seating spaces to be provided for in the main auditorium, sanctuary, assembly room or existing building proposed to be used as such. A seating space shall be determined to be calculated as ten (10) square feet of floor space in the main auditorium, sanctuary, or assembly room. Such parking area or areas shall not exceed twenty-five percent (25%) of the lot area upon which the building or buildings are proposed. The portion of the site that has the parking lot is approximately 23%. However, it is clearly the intent of this Code provision to limit the amount of parking on a church building site. The existing church campus at 4715 Harding Pike has approximately 340 parking spaces and far exceeds the maximum of 25% parking requirement. The solution is not to place a parking lot of a separate property. This conditional use provision is not met so a variance approval is required.*
4. *For the erection or use of a building for the purposes allowed by this section, the minimum requirement shall be four hundred thousand (400,000) square feet of lot area; or such lesser area as may be sufficient to ensure privacy for all neighboring properties and adequate protection from noise, congestion, and other disturbance.*
The subject property of the proposed parking lot is only 213,778 square feet. This conditional use provision is not met so a variance approval is required.
5. *No building shall be constructed or altered for use, to be closer than two hundred fifty feet (250') to the boundary of said lot in any direction, or such shorter distance, as determined by the board of zoning appeals, as may be sufficient to ensure privacy for all neighboring properties, adequate protection from noise, congestion, and/or other disturbance resulting from the location of the building on the site.*
A church building is not proposed as part of this project.
6. *No building having a height less than fifteen feet (15') shall be permitted.*
A church building is not proposed as part of this project.
7. *Signs may be placed on the premises. No sign allowed by this provision shall exceed eight (8) square feet in area.*
No signage is proposed as part of this project.

Findings of Fact and Staff Recommendation:

The standards of proof required for Variances are established in the Zoning Ordinance. The Board of Zoning Appeals has the authority to grant such variance as will not be contrary to the public interest and under the restrictions established with the Zoning Ordinance which states that if the property had on August 16, 1950, an extraordinarily unusual shape, size or topographic

feature(s) as compared to other properties in the immediate neighborhood, then the Board of Zoning Appeals may grant a variance based on the following findings of fact:

1. *As to any piece of property existing as a separate lot or tract as of the date of adoption of this ordinance, the board of zoning appeals shall have power and authority to approve variances from the strict application of this chapter, where, by reason of exceptional narrowness, shallowness, exceptional topographic conditions, or other extraordinary and exceptional situation or condition of a specific piece of property, the strict application of the zoning ordinance would result in practical difficulties to or exceptional or undue hardship upon the owner of such property, provided that such relief may be granted without detriment to the public good and without substantially impairing the intent and purpose of the zoning ordinance of the City, and such resulting construction will not be out of harmony with other homes in the neighborhood.*

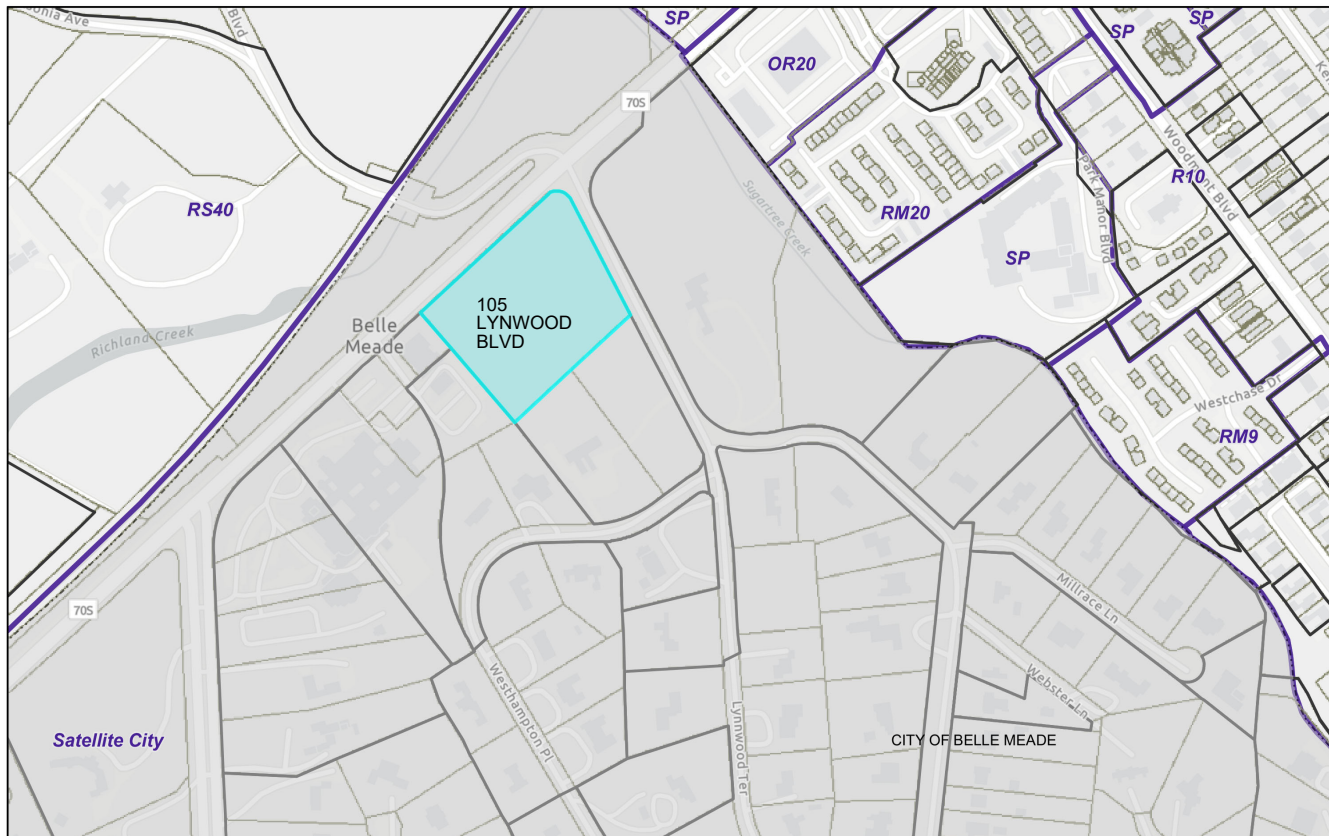
The project requires variances from the following standards; retaining walls over 3' in height; maximum percentage of parking allowed for a church; and minimum lot size for a church. The parking lot could be placed in shallower areas that would not require such significant grade changes resulting in the retaining wall variance. The main church campus already exceeds the maximum amount of allowed parking. Providing off-site parking is does not meet the intent of the zoning ordinance. Further, the multiple expansions of the church and its associated activities has driven the need for more parking which has no relationship to the physical characteristics of this site. The last variance request is for relief to the minimum lot size for a church of 400,000 square feet. The applicant recently purchased this property (213,778 square feet) and two adjoining lots to the north which were a total of 395,524 square feet at that time. The applicant subdivided the large lot (395,524 square feet) to make it small and further out of the compliance with the size standard (213,778).

Staff recommends denial of the conditional use request and variance requests based on the written findings of fact.

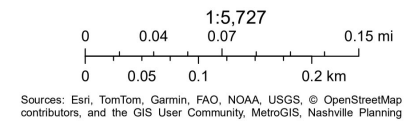
Attachments:

1. Location Map

LOCATION MAP 105 LYNWOOD BLVD



4/1/2026



401 COMMERCE STREET
SUITE 1010
NASHVILLE, TN 37219-2449
(615) 244-9270
FAX 615-744-8635



Douglas Berry
Direct Dial 615-744-8620
Direct Fax 615-744-8635
doug.berry@millermartin.com

April 17, 2026

Members of the Board of Zoning Appeals
City of Belle Meade
c/o Mary Samaniego, Planning Director
4705 Harding Pike
Nashville, TN 37205

RE: Application of St. George's Episcopal Church ("the Church" or "the Applicant")
for Conditional Use Permit for 4715 Harding Pike—Case No. A26-11

Dear Members of the Board of Zoning Appeals:

I am writing this letter to address substantive and procedural issues that have arisen from this appeal and to respond to arguments made by the Church's attorney, Jon Cooper, in his letter to you of April 15, 2026.

The appeal was filed as an application for a conditional use permit. Such applications for churches and other places of religious assembly are governed by Appendix A of the Zoning Ordinance. Because the Planning Director determined, however, that the application was for a use not permitted by the Zoning Ordinance, a stand-alone parking lot, the appeal also requires this Board to make a determination about whether the Planning Director's decision was correct.

The basis of the Board's jurisdiction is Section 14-208 (2) of the Zoning Ordinance, which reads:

(2) Administrative review: The board may hear and decide questions arising from a decision or determination made by any administrative official in the enforcement or application of this chapter or from the refusal, granting or revocation of any permit under the provisions of this chapter brought before the board of zoning appeals on appeal by any person deeming to be adversely affected by such action.

Recommended Procedure

This Board controls its own procedures. I would advise you to proceed as usual by first allowing the Applicant and third parties in support or opposition to be heard. Then, once this "public portion," as we call it, has closed, you have heard from staff as to their recommendations

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Board of Zoning Appeals
 April 17, 2026
 Page 2

and begun your deliberations, it is my advice to you to consider first the administrative appeal before considering the merits of the conditional use application. If you conclude that the proposed use is not legal under the Zoning Ordinance, then you need not consider the issues you typically consider under Appendix A. If you disagree with the Planning Director's administrative determination, then you may, of course, continue with the conditional use analysis and make a decision on the merits.

The Administrative Appeal

I agree with the Planning Director's decision and her analysis in support of it. The Zoning Ordinance provides in Section 14-204 (1) that "no building, structure, premises, or site shall be used or arranged to be used except as provided herein." The Zoning Ordinance does not permit the use of any site for a stand-alone parking lot.

The Zoning Ordinance *does* allow parking as an accessory use for churches and other places of worship, schools, and other uses for which a conditional use permit would be required:

Churches, or other places of worship, and schools constructed and operated by the State of Tennessee or any of its political subdivisions, private or charitable institutions, corporations, or individuals, shall be subject to the following provisions:

(1) The board of zoning appeals through the conditional use process shall have exclusive jurisdiction and authority to grant a permit for the construction or improvement of churches or other places of worship and school buildings, including all accessory buildings and structures, parking areas, walkways, entrances, exits and driveways.

"Accessory uses" are restricted by the following definition:

Section 14-202 Definitions (2) Terms and definitions:

(a) "Accessory use or building." *An accessory use or building is a subordinate use or building customarily incident to and located on the same lot or site with, or inside, the main or principal use or building.* (Emphasis added).

The terms "lot" and "site" are considered synonymous under the Zoning Ordinance:

Section 14-202 (2) Definitions

(ab) "Lot, plot or site." One contiguous piece or parcel of land, not divided or separated by property of any third party or by any street, walkway or other public right-of-way, which is occupied or proposed to be occupied by one main or principal building or use and its accessory buildings and uses, and which includes within its boundaries the open spaces required by this chapter, and which is either (i) defined as a single lot on a recorded

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Board of Zoning Appeals
 April 17, 2026
 Page 3

subdivision plan or plat of record in the Register's Office for Davidson County, Tennessee, or (ii) separately described as a single tract in a property deed recorded in the Register's Office for Davidson County, Tennessee, prior to the enactment of Ordinance No. 39 on August 16, 1950.

Under these definitions and restrictions in the Zoning Ordinance, 4715 Harding Pike, the site of the Church, is simply not the "same site or lot" as 105 Lynwood Boulevard. The properties are not contiguous. Mr. Cooper's assertion at page 1 of his letter, in which he states that "105 Lynwood Boulevard" is "adjacent to the main Church campus," is simply not correct. It is also not correct to state, as he does, that "the Ordinance does not expressly require that a church building be located on the same parcel" as its accessory uses. In fact, Appendix A addresses this in paragraph (3):

Parking areas shall be provided for *all building proposed for use*. There shall be provided and constructed, *on the lot or site so proposed to be used automobile parking space*, etc, etc. (Emphasis added).

It is undisputed that the "building proposed for use" is the sanctuary on the main campus of the Church and the "automobile parking spaces" are incidental to the use of that building.

Courts must enforce zoning ordinances as written. See *Whitemore v. Brentwood Planning Com'n*, 835 S.W.2d 11, 15 (Tenn. Ct. App. 1992). When a municipality acts in a way that conflicts with its own zoning ordinance, that action is invalid. See *Fallin v. Knox County Board of Commissioners*, 656 S.W.2d 338, 343 (Tenn. 1983).

It is fanciful to suggest, as Mr. Cooper does, that the parking lot will be "a place of worship in its own right." The Church's application on its face is simply for "a surface parking lot to serve St. George's Episcopal Church." The Church's argument now seems to be that the addition of a "reflection garden as a place of worship" within the parking lot creates a new "primary use," when it is reality landscaping for the parking lot, a sort of "accessory to an accessory use." There is no such concept under the Zoning Ordinance or zoning law generally.

Finally, Mr. Cooper raises as evidence of precedent for the allowance of off-site parking, this Board's 2013 decision to permit the construction of stone pillars and a chain closure on the triangle lot across from the Belle Meade Country Club. In fact, this lot was purchased by the Country Club in 1936, several decades before the enactment of the City's first zoning ordinance. Further, the 2013 decision did not allow a new use or an expansion of the existing use, only the construction of improvements on the triangle lot. The two cases are not comparable.

Religious Land Use Protections

The Religious Land Use and Institutionalized Persons Act (RLUIPA) and the Tennessee Religious Restoration Act (TRFRA) do apply to the decisions of local zoning boards, including this Board. RLUIPA provides in relevant part:

41174013v1

Board of Zoning Appeals
 April 17, 2026
 Page 4

No government shall impose or implement a land use regulation in a manner that imposes a substantial burden on the religious exercise of a person, including a religious assembly or institution, unless the government demonstrates that imposition of the burden on that person, assembly, or institution

(A) is in furtherance of a compelling governmental interest; and

(B) is the least restrictive means of furthering that compelling governmental interest.
 42 U.S.C. § 2000cc(a)(1).

This Board is limited to reviewing decisions of the zoning administrator “in the enforcement or application of this chapter” i.e. the Belle Meade Zoning Ordinance, not federal law. What procedure should then be followed by the Board in addressing the Church’s RLUIPA arguments? This Board has never considered, or been asked to consider, RLUIPA in previous decisions involving the Church or religious assemblies, much less actually apply the RLUIPA standards to the factual situations presented. It has training in this area.

The leading Tennessee case on the application of RLUIPA to a zoning board decision is *Ward v. Metro. Gov’t. of Nashville and Davidson County*, No. 2019 WL 1753053 (Tenn. Ct. App. 2019). That case was also an administrative appeal from the decision of the zoning official. However, the Metro Zoning Code has a specific procedure by which a religious institution may obtain a ruling from the zoning administrator on whether a proposed expansion of the exempt use ought to be accommodated under RLUIPA. Metro Zoning Code Section 17.40.010, H and I. The City of Belle Meade does not have a comparable procedure. Not surprisingly then, the Church did not ask for a “reasonable accommodation” under RLUIPA for its plans in this case, nor did the zoning administrator grant one.

We are unable to find other Tennessee cases in point. Decisions from the Sixth Circuit of Appeals involving decisions of zoning boards and RLUIPA seem mostly to arise from independent actions challenging the board decisions and not a review of those boards’ deliberations or attempts to apply RLUIPA.

It is my opinion and advice then that this Board is not required to make findings under RLUIPA to reach its decision. On the other hand, if the applicant wishes to make arguments relevant to a RLUIPA challenge, as Mr. Cooper has done in his letter, the City has no objection to this and will respond briefly to those arguments.

In discussing the application of RLUIPA, the Church returns again to the “reflection garden” shown on its plans, which is referred to as “an essential component of its mission.” As argued above, this “reflection garden” is simply landscaping for the parking lot. The Board might ask whether this outdoor worship space would have been proposed other than as an accessory to the accessory use of a parking lot.

The Rector’s February 11, 2026, cover letter refers to proactive measures already in place to deal with the growth of the congregation, such as a shuttle service from a nearby office

41174013v1

Board of Zoning Appeals
April 17, 2026
Page 5

parking lot, applying for a parade permit on Easter and Christmas Eve, and the institution of a Saturday night service. He does not state that these measures have **not** been successful, simply that “the opportunity to modestly increase our on-site parking is a natural and reasonable next step.” The Board should ask itself whether these statements speak to preference rather than true necessity or evidence of an “undue burden.”

This Board has accommodated the Church in several previous cases, notably the approval of a storage shed for the Boy Scout program in February of 2020 and the approval of a parish life center and gymnasium in 2019, both requiring a variance from the 250 foot boundary line setback. Both accommodations were granted over the strenuous objections of neighbors.

Finally, the Board might ask whether the Church knew or reasonably should have known of the City’s ordinance restrictions before it purchased the property. Is the City’s restriction a burden, if the property owner knew of it in advance and still proceeded with the purchase?

Belle Meade is zoned uniformly residential and has a special character worth preserving. Conditional uses are allowed for places of worship, schools, governmental entities, the Belle Meade Historic Site and Winery, and the Belle Meade Country Club, but by ordinance, the expansion of these uses is allowed only when there are not deleterious effects upon neighboring property owners. The City has adopted city-wide historic or conservation overlay zoning. The question for this Board is whether the prohibition of off-site parking furthers compelling interests, because it prevents non-residential uses from encroaching into residential zones simply to add parking lots?

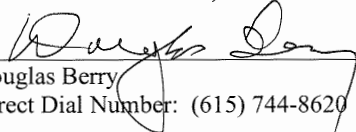
CONCLUSION

It is my opinion that Planning Director’s findings and recommendations are correct and should be affirmed.

Sincerely,

MILLER & MARTIN, PLLC

By:


Douglas Berry
Direct Dial Number: (615) 744-8620

Cc: Jon Cooper, Attorney for St. George’s

41174013v1

April 16, 2026

Dear Board of Zoning Appeals Members:

Many months ago, when parking lot plans became known for 105 Lynwood Blvd., neighbors began connecting out of concern for the future of this property and a strong desire to preserve and protect the expansive green space at one of the cornerstone entrances into Belle Meade.

The idea of circulating a petition came about at this time as a grass roots way to organize the opposing neighbors. As residents, we look to the City as our governing entity and in this case the BZA, to enforce the adopted Code and Ordinances as they were written. The Ordinances of the City and the Historical Overlay are designed to protect the residents and preserve the history of Belle Meade which makes the City a highly desirable place to live.

As of this date, there are 978 signatures on the petition opposing the parking lot plan. A printed list of all petitioners will be made available to all BZA voting members.

On behalf of all the individuals who have signed the petition to express their opposition to the proposed parking lot, please vote **NO** on the Administrative Appeal, the Conditional Use application, and the variances to: lot size, retaining walls height, and maximum percentage of parking allowed.

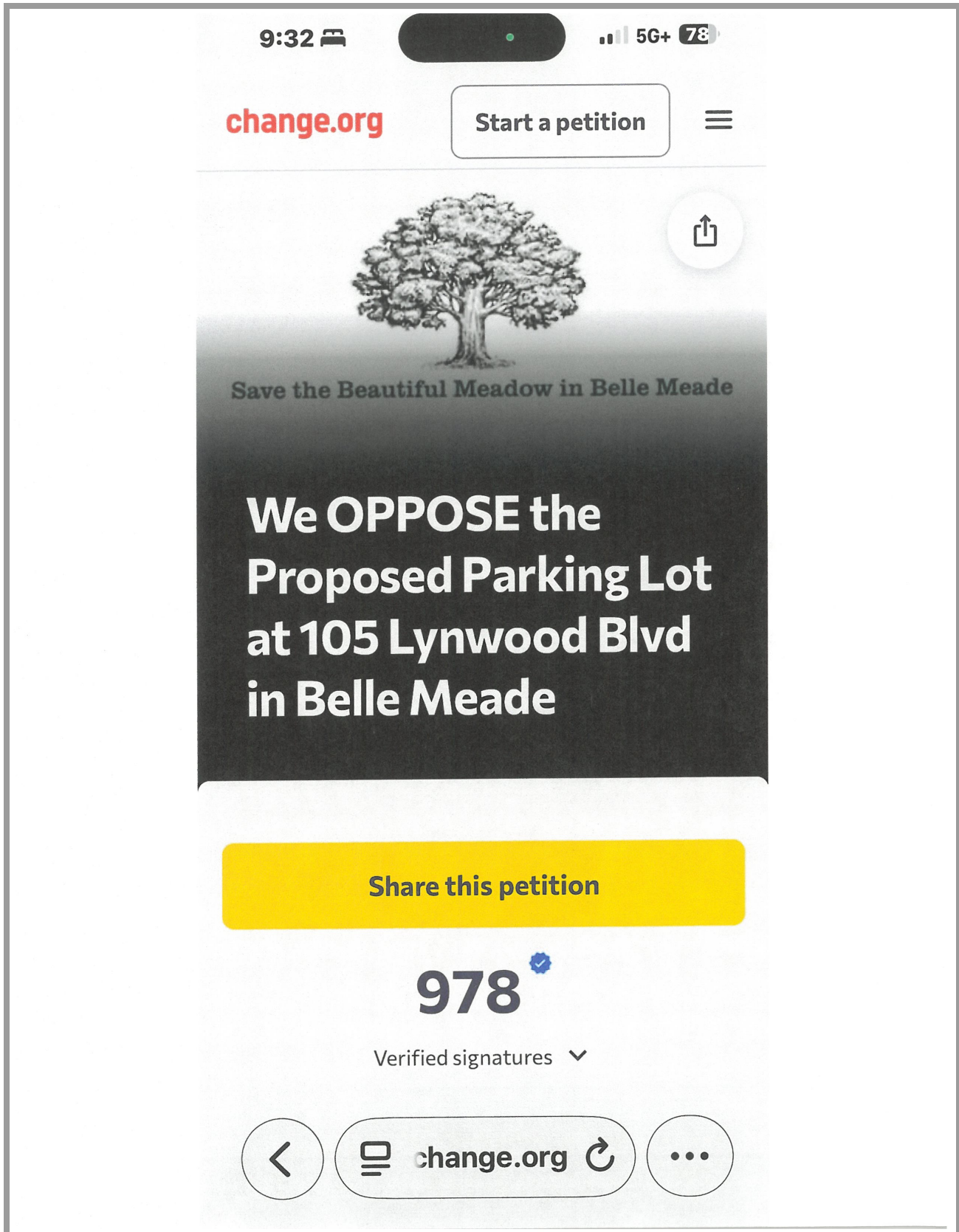
Thank you for your time and concern.

Sincerely,

A handwritten signature in black ink, appearing to read 'Rebecca Shah', written in a cursive style.

Rebecca Shah (resident at 106 Westhampton Place)

and Concerning Neighbors



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

4/15/26, 9:37 PM

change.org**Start a petition****Share this petition****978**

Verified signatures ▼

**Let's get to 1000 signatures!**

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

Decision Makers: Tom Starkey +68 Supporter Voices5 Updates1 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.

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

Page 1 of 12

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

-Residential zoning in jeopardy

While this initial 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

We urge the City of Belle Meade and all relevant planning bodies to:

1. Reject the parking lot proposal and/or lot split in its current or future forms.
2. Reaffirm the city's commitment to residential zoning, despite property ownership.
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 citybellemeadenyc.org for directory).
3. Look for future meetings on the citybellemeadenyc.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

The Decision Makers ⓘ



Belle Meade City Commission

3 Members



Tom Starkey

Belle Meade City Commission

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

Page 5 of 12

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

4/15/26, 4:29 PM

Belle Meade City Commission



Louise Bryan

Belle Meade City Commission



Neal Clayton

Belle Meade City Commission



Nina Davidson

Vice Chair of Planning Commission



Bunny Blackburn

Chairperson for Historical Planning Commission



Rusty Moore/ email: rmoore@citybellemeade.org

Mayor of Belle Meade



Haley Dale

Vice Mayor of Belle Meade

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

Page 6 of 12

 [Back to petition](#)

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

“

St George should build a parking garage on their property on the West side of the church.

Sheila



“

A parking lot in that beautiful location would be extremely unfortunate. Maybe it's better than a gas station or another high density multi use project, but surely we can do better. Immediately restoring the historical stone wall would be a great place to start.

Elaine



“

Nashville is such a beautiful place that is already loosing its charm to over development. Please keep this property intact and don't turn it into something tacky for another chump to make money on.

Hayden



“

Belle Meade is one of the few very historic areas of Nashville. Under no circumstances should this church develop this property and erode the historic character of the neighborhood. It would only open the door to further development like it.

Brad



“

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...
[Read full comment](#)

Ginny



“

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...

[Read full comment](#)

Julia



If the church can afford such for \$7,00,000 let them park...the lower property is subject to flooding,,,,,,paving a few acres will increase flooding....

Alex



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.

Bonnie



Petition update · Update- Meeting 10/21 at 4pm · Change.org

4/15/26, 4:35 PM

Start a petition

Q

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Petition update

[We OPPOSE the Proposed Parking Lot at 105 Lynwood Blvd in Belle Meade](#)

Update- Meeting 10/21 at 4pm

Edit

Delete

Rebecca Shah

Nashville, TN, United States



Oct 13, 2025

Dear Belle Meade Residents and Neighbors,

<https://www.change.org/p/we-oppose-the-proposed-parking-lot-at-105-lynwood-blvd-in-belle-meade/u/33972741>

Page 1 of 10

Regular Meeting - PACKET - (Page 92 of 280) General Attachment: ONLINE PETITION IN OPPOSITION.pdf (Page 12 of 54)

Petition update · Update- Meeting 10/21 at 4pm · Change.org

4/15/26, 4:35 PM

We wanted to give you an update on what is happening at the historic estate of 105 Lynwood Blvd. Despite the lot split being voted down by the majority at the July Belle Meade Municipal Planning Commissioners Meeting, St George's has hired an attorney and has resubmitted the lot split agenda.

The meeting at Belle Meade City Hall is 10/21 at 4pm.

Please come. Voice your concerns. Call Rusty Moore, Haley Dale, and any or all the commissioners. (contacts on Belle Meade City website) Let's make our voices heard!

The lot split is critically important and affects this fragile, historical piece of Belle Meade, which serves as a gateway to our city. Further developing this property will set a precedence for estate properties, potentially increase flood risks, remove part of the history of Belle Meade and will disrupt the harmony of our neighborhood.

Attached are images of what the property and surrounding street look like during a heavy rain (picture taken last spring). Now imagine another home built uphill if the lot gets split, taking away precious green space to absorb runoff. **Now imagine a parking lot.**

We want to thank all of you for signing the petition and forwarding it to friends and neighbors. Hope to see you 10/21 at 4pm. Let's keep fighting for our neighborhood!

Sincerely,

Concerned Neighbors

Take the next step!



<https://www.change.org/p/we-oppose-the-proposed-parking-lot-at-105-lynwood-blvd-in-belle-meade/u/33972741>



Page 2 of 10

Petition update · Good news from 10/21 meeting! · Change.org

4/15/26, 4:34 PM

Start a petition



Petition update

[We OPPOSE the Proposed Parking Lot at 105 Lynwood Blvd in Belle Meade](#)

Good news from 10/21 meeting!

Edit

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Rebecca Shah

Nashville, TN, United States

Oct 22, 2025

Dear Neighbors,

Last night at the Belle Meade Municipal Planning Commission, the commissioners voted to **DENY** St George's permission to split the lot at 105 Lynwood Blvd. They are requiring a **full hydrology study and drainage plan** if St. Georges choses to come back and attempt a third lot split proposal. Images were shown of flooding going far up the hill on the property. Haley Dale, vice mayor of Belle Meade, was very concerned about the **safety** of the residents of Belle Meade as were many other commissioners.

We don't know how St George's will proceed. If you attend St George's or know people who do, strongly urge them to come up with a different solution. We believe that there are creative, more affordable solutions that could help them when they have parking struggles but dividing, selling the land and building a parking lot at 105 Lynwood Blvd is simply a **dangerous idea**.

This parking lot also disrupts history and harmony of our beautiful Belle Meade. Thank you to

<https://www.change.org/p/we-oppose-the-proposed-parking-lot-at-105-lynwood-blvd-in-belle-meade/u/33998532>

Page 1 of 10

Petition update · Good news from 10/21 meeting! · Change.org

4/15/26, 4:34 PM

those who spoke to that. Thank you for your support. Thank you for coming last night. Keep checking back for further updates.

Sincerely,

Concerned Neighbors

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<https://www.change.org/p/we-oppose-the-proposed-parking-lot-at-105-lynwood-blvd-in-belle-meade/u/33998532>

Page 2 of 10

Petition update · Meeting Tuesday, December 16th at 4pm- please attend! · Change.org

4/15/26, 4:33 PM

Start a petition



Petition update

[We OPPOSE the Proposed Parking Lot at 105 Lynwood Blvd in Belle Meade](#)

Meeting Tuesday, December 16th at 4pm- please attend!

Edit

Delete

**Rebecca Shah**

Nashville, TN, United States

Dec 8, 2025

Hello Petition Supporters,

Please attend the meeting at Belle Meade City Hall on **Tuesday, December 16th at 4pm**. We cannot express how important your presence is at this meeting.

St George's is attempting the lot split again citing a 4000 sq ft buildable section for a residence on the lot that they want to turn into a large parking lot. St George's does not plan to build a residence on this lot...they plan to build a parking lot.

The letters submitted to Belle Meade City Hall from Barge Civil Associates and Davey Resource Group do not address a parking lot. They address putting a residence on the property. They do not address runoff, watershed management plans or land use as parking lot.

Thank you for your continued support! We are up to 460 supporters as of today. Let's continue

<https://www.change.org/p/we-oppose-the-proposed-parking-lot-at-105-lynwood-blvd-in-belle-meade/u/34126333>

Page 1 of 10

Petition update · Meeting Tuesday, December 16th at 4pm - please attend! · Change.org

4/15/26, 4:40 PM

to fight for our city.

Sincerely,

Concerned Neighbors

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<https://www.change.org/p/we-oppose-the-proposed-parking-lot-at-105-lynwood-blvd-in-belle-meade/u/34126333>

Page 2 of 10

Regular Meeting - PACKET - (Page 97 of 280) General Attachment: ONLINE PETITION IN OPPOSITION.pdf (Page 17 of 54)

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

4/15/26, 4:29 PM



Update info on parking lot meeting 4/21 at 4:30pm

2 days ago · Rebecca Shah, Petition Starter

Dear Petition Signers, St George's Parking Lot Request will be heard by the Board of Zoning Appeals (BZA) on TUESDAY APRIL 21 AT 4.30PM at Belle Meade City Hall....

[Read full update](#)

750 supporters!

1 month ago

More updates

Media Mentions

↓

 Detected by Change.org



Belle Meade residents circulate petition opposing subdivision, parking lot at Lynmeade

Some Belle Meade residents are circulating a petition to urge the Municipal Planning Com-...

 WKRN News 2 · Dec 15, 2025

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

Page 10 of 12

Petition update · Parking Lot Plan Revealed at Lynmeade · Change.org

4/15/26, 4:32 PM

Start a petition

Q

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Petition update

[We OPPOSE the Proposed Parking Lot at 105 Lynwood Blvd in Belle Meade](#)

Parking Lot Plan Revealed at Lynmeade

Edit

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Rebecca Shah

Nashville, TN, United States



Feb 21, 2026

What we know:

<https://www.change.org/p/we-oppose-the-proposed-parking-lot-at-105-lynwood-blvd-in-belle-meade/u/34324720>

Page 1 of 11

Regular Meeting - PACKET - (Page 99 of 280) General Attachment: ONLINE PETITION IN OPPOSITION.pdf (Page 19 of 54)

- 1.) The 9 acre lot was approved for a split into 3 lots at the Planning Commission Meeting on 12/16/2025 after **STRONG** neighbor opposition. We missed it by just one vote. It was the 3rd attempt at the lot split.
- 2.) The planning commission was restricted from considering land use or historical preservation in their vote. In addition, this matter has **not** been referred to the Historical Commission for their input.
- 3.) 105 Lynwood Blvd (the pink house) is on the market for \$5,750,000 on 2.09 acres. This historic home will be **burdened with a direct view** of the 112 space parking lot as well as multiple surrounding Belle Meade homes and Belle Meade City Hall.
- 4.) A very **short-term** flood study has been performed. **No** heavy rains were included during the study. It is believed that the borings (soil drills by the engineer) did not sample the flood risk area at the corner of Lynwood and Harding. None were witnessed by neighbors who were monitoring. Most permitting requires 6 month minimum study to allow trend observation and storm response.
- 5.) The above picture is the plans sent out to the congregation. Ingress/Egress is off Harding. The historic stone wall will be disrupted where the horse/buggy entrance is located. 112 parking lot spaces are planned.

What we need your help with:

- 1.) We've made great progress! Let keep it going! Please **forward** petition to neighbors for signing & awareness.
- 2.) Please reach out if you have **legal expertise** in this area (historic preservation, church infringement, zoning & code, etc.) and would be willing to lend a professional hand. Even advice as a lawyer. Please email savethebeautifulmeadow@gmail.com as soon as possible.
- 3.) Please **send a letter** of opposition to City Hall and reference the St George BZA submission/proposed parking lot. A very simple, short letter is completely acceptable. Mail to:

Petition update · Parking Lot Plan Revealed at Lynmeade · Change.org

4/15/26, 4:32 PM

Ms Mary Santiago, City Planner, 4705 Harding Road, Nashville, 37205.

4). Plan to attend the meeting on **3/17 at 4:30p**. We suspect this will be the meeting date but do not officially know. Watch the city of BM website for any updates.

5) **Email** the Belle Meade Mayor Rusty Moore **rmoore@citybellemeade.org** . Voice your opposition to the proposed parking lot. Numbers matter. Please send as soon as possible.

Stay tuned. More to come....

Take the next step!



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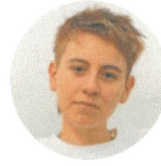
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Petition update · Update info on Parking Lot. Meeting 4/21 at 4:30pm · Change.org

4/15/26, 4:32 PM

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Petition update

[We OPPOSE the Proposed Parking Lot at 105 Lynwood Blvd in Belle Meade](#)

Update info on Parking Lot. Meeting 4/21 at 4:30pm

Edit

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Rebecca Shah

Nashville, TN, United States

1 of 1

SITE GRADING - OPTION A

PARKING LOT

105 LYNWOOD BLVD - LOT 1

NASHVILLE, TENNESSEE 37205

Apr 13, 2026

Dear Petition Signers

<https://www.change.org/p/we-oppose-the-proposed-parking-lot-at-105-lynwood-blvd-in-belle-meade/u/34483737>

Page 1 of 11

Petition update · Update info on Parking Lot. Meeting 4/21 at 4:30pm · Change.org

4/15/26, 4:32 PM

Dear Petition Signers,

St George's Parking Lot Request will be heard by the Board of Zoning Appeals (BZA) on TUESDAY APRIL 21 AT 4.30PM at Belle Meade City Hall. Please plan to attend. Please speak if you are able.

The church is requesting approval of TWO options: Enter/exit off Harding Rd. (which is State jurisdiction) or Lynwood Blvd. The applicant is also applying for a "conditional use" and 3 variances.

If you live or travel near Lynwood Blvd, please consider how this would effect your home life in the short and long term. St George's has stated their intention to grow their parish. Would Lynwood exit be right turn only? Could this create many turn arounds in smaller streets and driveways? How much additional traffic will this cause? What about 5 years from now?

Other points to consider:

A PARKING LOT IS NOT A CHURCH

A PARKING LOT IS NOT A PLACE OF WORSHIP. The Reflection Garden does not need 112 space parking lot.

A PARKING LOT IS NOT A "CONDITIONAL USE" UNDER SECTION 14-204

A PARKING LOT DOES NOT BELONG ON THE FRONT LAWN OF A HISTORIC ESTATE

CODE 14-208 REQUIRES A LOT-SPECIFIC HARDSHIP WHEN APPLYING FOR A VARIANCE

A PARKING SHORTAGE IS NOT A LOT SPECIFIC HARDSHIP.

The Code applies to all property owners within the City of Belle Meade, and should be applied consistently across all applicants.

Please let your voice be heard by sending a letter to:

<https://www.change.org/p/we-oppose-the-proposed-parking-lot-at-105-lynwood-blvd-in-belle-meade/u/34483737>

Page 2 of 11

Petition update · Update info on Parking Lot. Meeting 4/21 at 4:30pm · Change.org

4/15/26, 4:32 PM

Board of Zoning Appeals

City of Belle Meade- Planning Director

4705 Harding Rd.

Nashville TN 37205

Or email the letter to: msamaniego@citybellemead.org

Thank you for your continued support as we try to protect our neighborhood .

Sincerely,

Concerned Neighbors

Take the next step!



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<https://www.change.org/p/we-oppose-the-proposed-parking-lot-at-105-lynwood-blvd-in-belle-meade/u/34483737>

Page 3 of 11

petition_signatures_jobs_490761100_20260413183046

Name	City	State	Postal Code	Country	Signed On
Rebecca Shah	Nashville	TN	37205	United States	2025-09-08
Ashish Shah	Nashville	TN	37215	United States	2025-09-08
Bela Shah	Nashville	TN	37215	United States	2025-09-08
Liz Hammond	Nashville	TN	37205	United States	2025-09-08
Anne Gill	Nashville	TN	37215	United States	2025-09-09
Anon Nymous	Hendersonville	TN	37075	United States	2025-09-10
Cj Pursley	chattanooga	TN	37327	United States	2025-09-10
Robert Weigel	Nashville	TN	37205	United States	2025-09-10
Anna Vaus	Nashville	TN	37215	United States	2025-09-10
William T. Holets	Forest Hills	TN	37215	United States	2025-09-10
B Smith	Franklin	TN	37067	United States	2025-09-10
Roert Deal	Nashville	TN	37205	United States	2025-09-10
Bonnie Warner	McMinnville	TN	37110	United States	2025-09-10
Sheila Akin	Nashville	TN	37205	United States	2025-09-10
Alison Uchrin	Nashville	TN	37205	United States	2025-09-10
elisabeth ross	Nashville	TN	37205	United States	2025-09-10
Christine Howard	Goodlettsville	TN	37072	United States	2025-09-10
Gerald Versluys	Nashville	TN	37205	United States	2025-09-10
Gary Enzor	Nashville	TN	37215	United States	2025-09-10
CH Henry	Nashville	TN	37205	United States	2025-09-10
Christina Fiore	Nashville	TN	37205	United States	2025-09-10
Georgia Kraemer	Nashville	TN	37222	United States	2025-09-10
Victor Campbell	Belle Meade	TN	37215	United States	2025-09-10
Robert Rhymer	Nashville	TN	37205	United States	2025-09-10
Courtney Cochran	Nashville	TN	37203	United States	2025-09-10
Rachel Robinson	Nashville	TN	37205	United States	2025-09-10
Dede Golden	Brentwood	TN	37027	United States	2025-09-10
Evan Landrum	Nashville	TN	37209	United States	2025-09-10
David Mahanes	Nashville	TN	37215	United States	2025-09-10

Whitney Daane	Nashville	TN	37205	United States	2025-09-10
Stephanie Ingram	New York	NY	10003	United States	2025-09-10
Tina Cox	Nashville	TN	37205	United States	2025-09-10
Beth Alexander	Nashville	TN	37205	United States	2025-09-10
Kent Kirby	Nashville	TN	37205	United States	2025-09-10
Amy Millslagle	Nashville	TN	37205	United States	2025-09-10
Mary Bettis	Nashville	TN	37205	United States	2025-09-10
Kyle Young	Nashville	TN	37203	United States	2025-09-10
William Sullivan	Nashville	TN	37215	United States	2025-09-10
John Randolph Elder	Nashville	TN	37205	United States	2025-09-10
Yvonne Sullivan	Nashville	TN	37215	United States	2025-09-10
Austin Pennington	Morristown	TN	37813	United States	2025-09-10
Justin Whittaker	Nashville	TN	37209	United States	2025-09-10
John Price	Nashville	TN	37215	United States	2025-09-10
Nora Kirby	Nashville	TN	37205	United States	2025-09-10
Lorie Duke	Nashville	TN	37205	United States	2025-09-10
William King	Nashville	TN	37205	United States	2025-09-10
Anne Darken	Nashville	TN	37205	United States	2025-09-10
Edee Orr	Nashville	TN	37205	United States	2025-09-10
Adam Krauss	Nashville	TN	37209	United States	2025-09-10
Audrey Sims	Nashville	TN	37205	United States	2025-09-10
Laura Hanson Sims	Nashville	TN	37205	United States	2025-09-10
Laurie Farris	Nashville	TN	37205	United States	2025-09-10
Catherine Smith	Nashville	TN	37205	United States	2025-09-10
Gary Lee Smith	Nashville	TN	37215	United States	2025-09-10
Christy Echols	Nashville	TN	37215	United States	2025-09-10
Bruce Carlock				United States	2025-09-10
Robin Patton	Forest Hills	TN	37215	United States	2025-09-10
Liz Lamb	Nashville	TN	37205	United States	2025-09-10
Tammy Gray	Nashville	TN	37205	United States	2025-09-10
Luka Sanders	Nashville	TN	37205	United States	2025-09-10
John Campbell	Nashville	TN	37215	United States	2025-09-10

Suzanne Lindsey	Nashville	TN	37205	United States	2025-09-10
Laurie Cian	Nashville	TN	37205	United States	2025-09-10
Barbara Daane	Nashville	TN	37205	United States	2025-09-10
Joan Lorber	Nashville	TN	37221	United States	2025-09-10
Ferrin Mavar	Memphis	TN	38117	United States	2025-09-10
Kate Parrish	Nashville	TN	37209	United States	2025-09-11
Elizabeth Wallace	Nashville	TN	37205	United States	2025-09-11
Nancy Bunting	Nashville	TN	37215	United States	2025-09-11
Sara Perry	Nashville	TN	37205	United States	2025-09-11
Simon Cian	Nashville	TN	37205	United States	2025-09-11
Susan Isaacs	Nashville	TN	37205	United States	2025-09-11
Abigail Spach	Nashville	TN	37205	United States	2025-09-11
Brevard Haynes	Nashville	TN	37215	United States	2025-09-11
mariam Sulek	Nashville	TN	37205	United States	2025-09-11
lyn cates	Nashville	TN	37205	United States	2025-09-11
Piper Burch	Nashville	TN	37205	United States	2025-09-11
Kathy Williams	Nashville	TN	37205	United States	2025-09-11
Royce Willia,s	Santa Fe	TN	38482	United States	2025-09-11
Nate Greene	Nashville	TN	37215	United States	2025-09-11
Nathaniel Smith	Belle Meade	TN	37205	United States	2025-09-11
Megan Fraboni	Nashville	TN	37209	United States	2025-09-11
Ryan Thewes	Nashville	TN	37209	United States	2025-09-11
Jim and Martha Bomb	Nashville	TN	37205	United States	2025-09-11
Matt Donahoe	Nashville	TN	37205	United States	2025-09-11
Seth Stewart	Nashville	TN	37205	United States	2025-09-11
Shannon Henderson	Nashville	TN	37204	United States	2025-09-11
Robert Frye	Nashville	TN	37211	United States	2025-09-11
Tony Duncan	Nashville	TN	37205	United States	2025-09-11
Louise Merritt	Nashville	TN	37215	United States	2025-09-11
Robyn Moore	Nashville	TN	37215	United States	2025-09-11
Mariann Morris	Nashville	TN	37205	United States	2025-09-11
Charlotte Atwood	Nashville	TN	37205	United States	2025-09-11

John Morris	Nashville	TN	37205	United States	2025-09-11
clay caroland iii	Nashville	TN	37212	United States	2025-09-11
Nichole Huseby	Nashville	TN	37205	United States	2025-09-11
Craig Huseby	Nashville	TN	37205	United States	2025-09-11
Catherine King	Nashville	TN	37205	United States	2025-09-11
Ellen Nelson	Nashville	TN	37205	United States	2025-09-11
Andrew Salter	Forest Hills	TN	37215	United States	2025-09-11
T Green	Nashville	TN	37205	United States	2025-09-11
Steve Gibson	Nashville	TN	37215	United States	2025-09-11
Katherine Caroland	Nashville	TN	37215	United States	2025-09-11
Patricia Miranda	Nashville	TN	37209	United States	2025-09-11
DEANNA WIENER	AVENTURA	FL	33180	United States	2025-09-12
Sumner Morgan Smith	Nashville	TN	37205	United States	2025-09-12
John Lam	Nashville	TN	37222	United States	2025-09-12
Margaret Griffin	Auburn	AL	36830	United States	2025-09-12
Gloria sir	Nashville	TN	37205	United States	2025-09-12
Kathy Hoeppner	Nashville	TN	37205	United States	2025-09-12
Jessica Ross	Nashville	TN	37205	United States	2025-09-12
David Bayer	Nashville	TN	37205	United States	2025-09-12
Randy LaGasse	Nashville	TN	37205	United States	2025-09-12
Anne McCraw	Nashville	TN	37205	United States	2025-09-12
Shelby Moody	Nashville	TN	37205	United States	2025-09-12
Anita Cochran	Nashville	TN	37205	United States	2025-09-13
Meghan Brosemer	Arrington	TN	37014	United States	2025-09-13
Simon Debas	Nashville	TN	37214	United States	2025-09-13
P McGuire	Nashville	TN	37205	United States	2025-09-13
Ruthie Keene	Nashville	TN	37204	United States	2025-09-14
Nancy Hearn	Nashville	TN	37205	United States	2025-09-14
Rachel Keene	Nashville	TN	37215	United States	2025-09-14
Kay Francis	Nashville	TN	37205	United States	2025-09-14
Betty Talley	Dickson	TN	37055	United States	2025-09-14
Steven Cobb	Murfreesboro	TN	37129	United States	2025-09-14

Christa Penny	Clarksville	TN	37042	United States	2025-09-14
Kathy Davis	Nashville	TN	37215	United States	2025-09-14
Aleia Jones	Murfreesboro	TN	37128	United States	2025-09-14
Melissa Dean	Nashville	CA	37214	United States	2025-09-14
Holly Bowlin	Goodlettsville	TN	37072	United States	2025-09-14
Fred James	Nashville	TN	37205	United States	2025-09-15
Laurie Spradley	Nashville	TN	37205	United States	2025-09-15
Jeff Adkisson	Nashville	TN	37204	United States	2025-09-15
Kim B	Watertown	TN	37184	United States	2025-09-16
Kristi Gatlin	Murfreesboro	TN	37129	United States	2025-09-16
Stephen Reter	Nashville	TN	37204	United States	2025-09-16
Sean Francis	Clarksville	TN	37042	United States	2025-09-16
Esther McBride	Nashville	TN	37204	United States	2025-09-17
Skellu Fren	Columbia	TN	38401	United States	2025-09-18
Angela Brewer	Hendersonville		37075	United States	2025-09-18
Jeff Denza	Columbia	TN	38401	United States	2025-09-18
Kerrie Plump	Nashville	TN	37208	United States	2025-09-18
Phillip Altenbern	Antioch	TN	37013	United States	2025-09-18
Nancy Altenbern	Nashville	TN	37205	United States	2025-09-18
Harry Davis	Nashville	TN	37206	United States	2025-09-19
JACOB WILSON	COLLIERVILLE	TN	38017	United States	2025-09-19
Bryant Felkins	Lebanon	TN	37087	United States	2025-09-21
Pat Hogg	Nashville	TN	37205	United States	2025-09-21
Shawn Simpson	Nashville	TN	37214	United States	2025-09-22
Lu Ann Adler	Santa Rosa	CA	95404	United States	2025-09-23
Nina Bolton	Mount Pleasant	TN	38474	United States	2025-09-24
Johnny Lane	White Bluff	TN	37187	United States	2025-09-24
Lisa Patterson	White House	TN	37188	United States	2025-09-24
Barry Kimbro	Spokane	WA	99223	United States	2025-09-25
Jim Sartor	Nashville	TN	37215	United States	2025-09-25
Joy Treacy	Tallahassee	FL	32308	United States	2025-09-26
Kelley Andrews	Nashville	TN	37217	United States	2025-09-28

EJL YT	Cupertino	CA	95014	United States	2025-09-30
Natalie McGill	Pulaski	TN	38478	United States	2025-10-01
Douglas Lovejoy	Ashland City	TN	37015	United States	2025-10-01
Cameron Courtwright	Danville	KY	40422	United States	2025-10-01
Johnny Coats	Springfield	TN	37172	United States	2025-10-01
Amanda Suydam	Nashville	TN	37204	United States	2025-10-02
Jeanne Varin	Nashville	TN	37205	United States	2025-10-02
Breona Atchison	Fairview	TN	37062	United States	2025-10-02
Jessica Schubert	Fort Wayne	IN	46804	United States	2025-10-03
Jeff Shainberg	Nashville	TN	37076	United States	2025-10-05
Ray Dufg	Brentwood	TN	37027	United States	2025-10-05
Amanda Hopwood	Ashland City	TN	37015	United States	2025-10-05
Justin McCauley	Clarksville	TN	37043	United States	2025-10-05
Kathryn Rabalais	Katy	TX	77449	United States	2025-10-06
Kamryn Russell	Erin	TN	37061	United States	2025-10-06
Keosha Greer	Nashville	TN	37204	United States	2025-10-07
Kelly Mishra	Nashville	TN	37205	United States	2025-10-07
Abby clark	Clarksville	TN	37043	United States	2025-10-07
Liz Hammond	Nashville	TN	37205	United States	2025-10-07
Sophie Hammond	Nashville	TN	37205	United States	2025-10-07
Lauren Max	Nashville	TN	37215	United States	2025-10-08
Sonia Shah	Nashville	TN	37205	United States	2025-10-08
thao nguyen	Nashville	TN	37221	United States	2025-10-08
Christopher Cowan	Nashville	TN	37210	United States	2025-10-08
Carolyn Hyatt	Nashville	TN	37212	United States	2025-10-09
Honey Vertreese	Nashville	TN	37205	United States	2025-10-09
Audrey Baty				United States	2025-10-09
Katelyn Silver	Nashville	TN	37204	United States	2025-10-09
Kelly Dunlap	Nashville	TN	37215	United States	2025-10-09
Kelly Simmons	Nashville	TN	37215	United States	2025-10-09
Jacqueline Long	Nashville	TN	37205	United States	2025-10-09
Julie Allen	Nashville	TN	37205	United States	2025-10-09

dennis albea	clarksville	TN	37042	United States	2025-10-09
Virginia Tenpenny	Nashville	TN	37212	United States	2025-10-09
Rachel Schulman	Nashville	TN	37205	United States	2025-10-09
Tara Goldberg	Nashville	TN	37204	United States	2025-10-09
Anna Garmezy	Nashville	TN	37209	United States	2025-10-09
Priya Wellington	Nashville	TN	37212	United States	2025-10-10
SETH KARP	Nashville	TN	37205	United States	2025-10-10
ryan lassan	Nashville	TN	37203	United States	2025-10-10
Alex Robison	Brentwood	TN	37027	United States	2025-10-10
Honey Jane	Nashville	TN	37205	United States	2025-10-10
Janice Eaton	Nashville	TN	37215	United States	2025-10-10
Blake Murray	Villefranche-sur-	NY	69400	France	2025-10-10
Sarah Holzapfel	Nashville	TN	37205	United States	2025-10-10
Michele Buc	Nashville	TN	37205	United States	2025-10-10
Jean Coats	Nashville	TN	37212	United States	2025-10-10
Bernard Palmore	Nashville	TN	37204	United States	2025-10-10
Laramey Lawson	Nashville	TN	37215	United States	2025-10-10
Julia Sugden	Nashville	TN	37211	United States	2025-10-10
Kathy Garcia	Nashville	TN	37205	United States	2025-10-10
Claire McKinnon	Nashville	TN	37209	United States	2025-10-10
Mary Adair	Nashville	TN	37205	United States	2025-10-10
gail kopcsak	Nashville	TN	37204	United States	2025-10-10
Rebecca Weikert	Nashville	TN	37205	United States	2025-10-10
Donna Dame Summar	Nashville	TN	37205	United States	2025-10-10
Samuel Vester	Nashville	TN	37205	United States	2025-10-10
Chad Grout	Brentwood	TN	37027	United States	2025-10-10
Melisa Currey	Nashville	TN	37215	United States	2025-10-10
Mary Byrd	A	TN	37013	United States	2025-10-10
Scott Massey	Nashville	TN	37210	United States	2025-10-10
Mary Cheuvront	Nashville	TN	37205	United States	2025-10-10
Carolyn Welden	Nashville	TN	37205	United States	2025-10-10
Suzanne Vives	Germantown	TN	38138-7352	United States	2025-10-10

Sandra Smith	Nashville	TN	37205	United States	2025-10-10
Susie Parrish	Nashville	TN	37204	United States	2025-10-11
Patrick Martinez	Nashville	TN	37205	United States	2025-10-11
Clare Martinez	Nashville	TN	37205	United States	2025-10-11
Shenea Andrews	Clarksville	TN	37042	United States	2025-10-11
Christen Thorpe	Nashville	TN	37209	United States	2025-10-11
Dana Cary	Nashville	TN	37205	United States	2025-10-11
James Cary	Nashville	TN	37205	United States	2025-10-11
Avery Cary	Nashville	TN	37205	United States	2025-10-11
Abigail Cary	Nashville	TN	37205	United States	2025-10-11
Sarah Triplett				United States	2025-10-11
Molly Petroni	Nashville	TN	37205	United States	2025-10-12
Cindy Lasker	Nashville	TN	37205	United States	2025-10-12
Ashley Whitehair	Nashville	TN	37205	United States	2025-10-12
Amy Pass	Nashville	TN	37205	United States	2025-10-12
Deborah Kerrigan	Nashville	TN	37205	United States	2025-10-12
Ashleigh Kendrot	Nashville	TN	37205	United States	2025-10-12
Sherri Hodde	Nashville	TN	37205	United States	2025-10-12
Pamela Jackson	Nashville	TN	37205	United States	2025-10-12
Shonaree Michael	Nashville	TN	37205	United States	2025-10-12
Gregg Michael	Nashville	TN	37205	United States	2025-10-12
Prudence Sherrill	Nashville	TN	37205	United States	2025-10-12
Lisa Williams	Nashville	TN	37211	United States	2025-10-12
Maggie Bunn	Dickson	TN	37055	United States	2025-10-13
Gail wales	Nashville	TN	37205	United States	2025-10-13
Mary Allen	Nashville	TN	37205	United States	2025-10-13
Kathy Ingleson	Nashville	TN	37205	United States	2025-10-13
Tom Cowhey	Nashville	TN	37205	United States	2025-10-13
Michelin Uchrin	Nashville	TN	37205	United States	2025-10-13
Carmen King	Nashville	TN	37205	United States	2025-10-13
Madding King	Nashville	TN	37205	United States	2025-10-13
willow personalinfo	Nashville	TN	37222	United States	2025-10-13

Rhonda pinkerman	nashville	TN	37209	United States	2025-10-13
Ali Jahangiri	Nashville	TN	37205	United States	2025-10-14
Lisa Williams	Nashville	TN	37205	United States	2025-10-14
Jeri Williams	Taylors	SC	29687	United States	2025-10-14
Edward Markushewski	Huntsville	AL	35801	United States	2025-10-14
Malia Jones	Byram		39212	United States	2025-10-14
Lorraine Capenos	Nashville	TN	37221	United States	2025-10-14
Brandon Dughman	Nashville	TN	37205	United States	2025-10-15
ari miller	Mukilteo	WA	98275	United States	2025-10-15
Tommy Brown	Nashville	TN	37205	United States	2025-10-15
Sally Stack	Nashville	TN	37205	United States	2025-10-15
Amy McKelvey	Nashville	TN	37205	United States	2025-10-15
Tom McKelvey	Nashville	TN	37205	United States	2025-10-15
David Wells	Nashville	TN	37205	United States	2025-10-15
Elizabeth Humphreys	Nashville	TN	37205	United States	2025-10-15
Jane Crenshaw	Nashville	TN	37205	United States	2025-10-15
Paul Gentry Smith	Nashville	TN	37205	United States	2025-10-15
Linda Hart	Nashville	TN	37205	United States	2025-10-15
Cara Connolly	Nashville	TN	37205	United States	2025-10-15
George Dahir	Nashville	TN	37205	United States	2025-10-15
Laurie Ashley	Nashville	TN	37205	United States	2025-10-15
Aileen McCormick	Nashville	TN	37205	United States	2025-10-15
Michael Connolly	Nashville	TN	37215	United States	2025-10-15
Francis Minch	Nashville	TN	37205	United States	2025-10-15
Carolyn Dalton	Nashville	TN	37205	United States	2025-10-15
Jennings Ragan	Nashville	TN	37205	United States	2025-10-15
John Nading	Nashville	TN	37205	United States	2025-10-15
Jill Streams	Nashville	TN	37205	United States	2025-10-15
Lucy Folk Nading	Nashville	TN	37205	United States	2025-10-15
Lane Marie	Nashville	TN	37205	United States	2025-10-15
Linda Storck	Nashville	TN	37205	United States	2025-10-15
India Webber	Nashville	TN	37205	United States	2025-10-15

Suzanne Hansen	Nashville	TN	37205	United States	2025-10-15
Ellen McIntyre	Nashville	TN	37205	United States	2025-10-16
Patrick McIntyre	Nashville	TN	37205	United States	2025-10-16
Rob Hull	Nashville	TN	37205	United States	2025-10-16
Christy Fields	Nashville	TN	37205	United States	2025-10-16
Shawn Factor	Nashville	TN	37205	United States	2025-10-16
Andrew Hutchinson	Murfreesboro	TN	37130	United States	2025-10-16
Jeanne Esposito	Amherst	MA	1002	United States	2025-10-16
Jo Reid	Nashville	TN	37222	United States	2025-10-16
Lisa Smith	Nashville	TN	37205	United States	2025-10-16
Matthew Schipani	Nashville	TN	37205	United States	2025-10-16
John Fort	Nashville	TN	37205	United States	2025-10-16
John Perdue	Nashville	TN	37205	United States	2025-10-16
Gloria Sternberg	Nashville	TN	37205	United States	2025-10-16
Claudia Natale	Nashville	TN	37205	United States	2025-10-16
Gregory Smith	Nashville	TN	37205	United States	2025-10-16
Ginny McIntyre	Nashville	TN	37205	United States	2025-10-16
Lilly Faye Kraemer	Forest Hills	TN	37215	United States	2025-10-16
richard mckinney	Nashville	TN	37205	United States	2025-10-16
Erik Kraemer	Nashville	TN	37205	United States	2025-10-16
Kenneth Petroni	Nashville	TN	37205	United States	2025-10-16
Kristin Ward	Nashville	TN	37205	United States	2025-10-16
Sloan Thomas	Nashville	TN	37205	United States	2025-10-17
Mary Barfield	Nashville	TN	37215	United States	2025-10-17
joseph ferraro	new york	NY	10305	United States	2025-10-17
Steve Geikow	Wheeling	IL	60090	United States	2025-10-17
Evelyn Adams	Los Angeles	CA	90060	United States	2025-10-17
Carolyn Walton	Nashville	TN	37209	United States	2025-10-17
Dakota Price	Clarksville	TN	37042	United States	2025-10-17
Emma Meredith	Auburn	KY	42206	United States	2025-10-17
Frank Adelman	Nashville	TN	37205	United States	2025-10-18
Bill Trammell	Nashville	TN	37218	United States	2025-10-18

Brendan Finucane	Nashville	TN	37205	United States	2025-10-18
Della Rumore	Nashville	TN	37205	United States	2025-10-18
Peter Rousseau	Nashville	TN	37205	United States	2025-10-18
Veronica McLean	Nashville	TN	37205	United States	2025-10-18
Esseri holmes	Nashville	TN	37210	United States	2025-10-18
Dan Cook	Nashville	TN	37205	United States	2025-10-19
Michael McCusker	Westerville	OH	43081	United States	2025-10-19
Jennifer Johnson	Nashville	TN	37205	United States	2025-10-19
Rodger Brown	Nashville	TN	37209	United States	2025-10-20
Cindy Helmbrecht	Nashville	TN	37205	United States	2025-10-20
Julie Wisby	Nashville	TN	37209	United States	2025-10-20
Kimberly Goessele	Nashville	TN	37205	United States	2025-10-20
Katie Puryear	Nashville	TN	37205	United States	2025-10-20
Susan Hazen	Nashville	TN	37205	United States	2025-10-20
Andrew Schulman	Nashville	TN	37205	United States	2025-10-20
Tim Tomes	Nashville	TN	37209	United States	2025-10-20
Thomas Hassell	Nashville	TN	37205	United States	2025-10-21
Jazmin Juan	Mount Juliet	TN	37122	United States	2025-10-21
Becky Fishburn	Madison	TN	37115	United States	2025-10-21
Leland Jordan	Nashville	TN	37205	United States	2025-10-21
Jenny Steele	Nashville	TN	37215	United States	2025-10-21
Caroline Tompkins	Nashville	TN	37215	United States	2025-10-21
Cindy Dobbs	Nashville	TN	37215	United States	2025-10-21
Anne Gobbell	Nashville	TN	37205	United States	2025-10-21
Iila Dobbs	Nashville	TN	37204	United States	2025-10-21
Andrea Wilkerson	College Place	WA	99324	United States	2025-10-22
Sydney Schiltz	Lebanon	TN	37087	United States	2025-10-22
Ruth Morris Thomas	Nashville	TN	37205	United States	2025-10-22
Bradley Coburn	Nashville	TN	37205	United States	2025-10-22
Elizabeth Coburn	Nashville	TN	37205	United States	2025-10-22
jill haas	Nashville	TN	37215	United States	2025-10-22
Christy Kirk	Nashville	TN	37207	United States	2025-10-22

Nikki Turitto	Nashville	TN	37205	United States	2025-10-22
Christopher Turitto	Nashville	TN	37215	United States	2025-10-22
Elizabeth Adams	Nashville	TN	37211	United States	2025-10-22
Filandis Dillard	Madison	TN	37115	United States	2025-10-22
Anne Underhill	Nashville	TN	37209	United States	2025-10-22
KATHLEEN HAGAN	Nashville	TN	37205	United States	2025-10-22
Emily Mayo	Nashville	TN	37216	United States	2025-10-23
Joshua Owens	Smyrna	TN	37167	United States	2025-10-23
Cassandra Stowers	Nashville	TN	37201	United States	2025-10-23
Josiah Pegues	Nashville	TN	37204	United States	2025-10-24
Melinda Kinnaird	Hot Springs Nat	AR	71913	United States	2025-10-24
Debby Page	Nashville	TN	37205	United States	2025-10-24
Dan Arrambide	Millington	TN	37211 38053	United States	2025-10-24
Jay Dawg		TN		United States	2025-10-24
Lagena Montgomery	Nashville	TN	37204	United States	2025-10-24
Lisa Cowan	Nashville	TN	37205	United States	2025-10-24
Jayne Nelsen	Nashville	TN	37211	United States	2025-10-25
Linda Birdsong	Nashville	TN	37212	United States	2025-10-25
Gracie C	Mt Juliet	TN	37122	United States	2025-10-26
Destiny Lemberger				United States	2025-10-26
Susan Hall	Nasville	TN	37305	United States	2025-10-26
Kratzer Annette	Columbia	TN	38401	United States	2025-10-27
Juliet Pearson	Grass Valley	CA	95949	United States	2025-10-27
Lisa Contouris	Fort Worth	TX	76137	United States	2025-10-28
Sandra Mason	Nashville	TN	37205	United States	2025-10-28
Snow Clark	Antioch	TN	37013	United States	2025-10-28
Paige Confer	Fairview	TN	37062	United States	2025-10-28
Donald Moody	Nashville	TN	37205	United States	2025-10-28
Raouf Mehmet	Nashville	TN	37211	United States	2025-10-29
Ash Thurst	Fredericksburg	VA	22401	United States	2025-10-29
Hannah Mathison	Essex	CT	6426	United States	2025-10-29
Colleen Kelty	Hartsville	TN	37074	United States	2025-10-29

Kabrina Hull	Nashville	TN	37115	United States	2025-10-29
Gregory Saint-val	Irvington	NJ	7065	United States	2025-10-30
Lorrie Phippin	Washington	DC	20011	United States	2025-10-30
Michelle Simmons	Ashland City	TN	37015	United States	2025-10-30
Jerry Honeycutt	Nashville	TN	37206	United States	2025-10-30
Claire Lister	Nashville	TN	37211	United States	2025-10-30
Chris Loftin	Nashville	TN	37211	United States	2025-11-01
zachary seiber	Nashville	TN	37214	United States	2025-11-01
Clay Dedeaux	Spring Hill	TN	37174	United States	2025-11-02
Jessica Stuart	Murfreesboro	TN	37128	United States	2025-11-02
Dustie Waring	Nashville	TN	37221	United States	2025-11-03
Melody Cude	Linden	TN	37096	United States	2025-11-03
Carissa Masters	Columbia	TN	38401	United States	2025-11-04
Megan Faulkner	Houston	TX	77006	United States	2025-11-04
Tessa Versalle	Smyrna	TN	37167	United States	2025-11-04
Francisco Medeles	Smyrna	TN	37167	United States	2025-11-05
jt vanderlinden	Leander	TX	78645	United States	2025-11-05
Jenifer Campbell	Nashville	TN	37206	United States	2025-11-06
Robby Thrasher	Clarksville	TN	37040	United States	2025-11-07
Vivian Lukas	Cedar Lake	IN	46303	United States	2025-11-07
Katie Jones	Franklin	TN	37064	United States	2025-11-07
Rachel Hasley	Burns	TN	37029	United States	2025-11-07
Angel Wilson	Murfreesboro	TN	37128	United States	2025-11-08
Nicole Parker	Rockvale			United States	2025-11-08
Jialan Weller	Knoxville	TN	37918	United States	2025-11-09
LeAnne Péters	Nashville	TN	37215	United States	2025-11-10
Linda McBride	Geneva	IL	60134	United States	2025-11-10
Natalie Lawler	Marion	IL	62959	United States	2025-11-10
Rex Thurmond	Dyersburg	TN	38024	United States	2025-11-10
Lora Moore	Nashville	TN	37205	United States	2025-11-11
Erica Eddy	Vanleer	TN	37181	United States	2025-11-12
Haley Spencer	White House	TN	37188	United States	2025-11-13

Paige Covert	Murfreesboro	TN	37129	United States	2025-11-14
LaKisha Bozeman				United States	2025-11-14
Birungi Mave	Franklin	TN	37064	United States	2025-11-14
Ronald Collamore	Lincoln	NE	68502	United States	2025-11-14
Solana rod	Clarksville	TN	37042	United States	2025-11-14
Sarah Walling	Castleton On H	NY	12033	United States	2025-11-14
Shelby Hood	Franklin	TN	37064	United States	2025-11-14
Helen Leuthner	Lake Grove	NY	11755	United States	2025-11-14
Keith R.	Clarksville	TN	37043	United States	2025-11-14
Eric Pothoff	Nashville	TN	37209	United States	2025-11-15
Hannah Davenport	fort collins	CO	80534	United States	2025-11-15
Seth Waddell	Corning	NY	14830	United States	2025-11-15
Emma Kwapinski	Bell Buckle	TN	37020	United States	2025-11-17
Jaksa Antic	Nashville	TN	37221	United States	2025-11-17
Julie Louck	Clarksville	TN	37042	United States	2025-11-18
Steven Jones	Clarksville	TN	37040	United States	2025-11-18
Tonya Davis	Douglasville	GA	30135	United States	2025-11-18
Brittney Sanders	Murfreesboro	TN	37127	United States	2025-11-18
Paige Kelly	Hopkinsville	KY	42240	United States	2025-11-18
Kyah donald	Nashville	TN	37218	United States	2025-11-19
Sinafksh Zewda	Knoxville	TN	37919	United States	2025-11-19
Brisbeyn Maldonado	Dallas	TX	75228	United States	2025-11-19
Sarah Braun	Franklin	TN	37064	United States	2025-11-20
Solomon Couch	Hampshire	TN	38461	United States	2025-11-20
Adrianna Jiosa	Nashville	TN	37221	United States	2025-11-20
Shanan Harrison	Olympia	WA	98501	United States	2025-11-21
Gabrielle Pack	Antioch	TN	37013	United States	2025-11-21
Shia Richard-Cook	Clarksville	TN	37043	United States	2025-11-21
Jazzmane Clavelle	Atlanta	GA	30309	United States	2025-11-22
Randy Ubriaco	Buffalo	NY	14205	United States	2025-11-22
Chinelle Gwartney	Murfreesboro	TN	37130	United States	2025-11-22
Mirama Rugaju	Murfreesboro	TN	37129	United States	2025-11-23

Hannah Cunningham	Goodlettsville	TN	37072	United States	2025-11-23
Carson Loveless	Bay de verde		A0a1e0	Canada	2025-11-23
Muhumure Mukiza	Antioch	TN	37013	United States	2025-11-23
Megan Grey	Knoxville	TN	37221	United States	2025-11-23
Leniyah Eskridge	Murfreesboro	TN	37129	United States	2025-11-23
Jake Rachels	Kingston Spring	TN	37082	United States	2025-11-24
Lyle Owen	Hermitage	TN	37076	United States	2025-11-24
Halley Hunt	Nashville	TN	37210	United States	2025-11-24
Denise Greene	Clarksville	TN	37042	United States	2025-11-24
Debora Bilate	Nashville	TN	37211	United States	2025-11-24
Thea Dison	Nashville	TN	37211	United States	2025-11-25
Ashley Brooks	Memphis	TN	38134	United States	2025-11-25
Kat Montgomery				United States	2025-11-25
Elise Ikejiani	Nashville	TN	37221	United States	2025-11-26
Madison Peek	Nashville	TN	37215	United States	2025-12-08
Mary Allen	Nashville	TN	37205	United States	2025-12-09
Marsha ALLEN	Nashville	TN	37215	United States	2025-12-09
Phoebe Hudson	Nashville	TN	37215	United States	2025-12-09
ANN MARIE MCNAMA	Nashville	TN	37205	United States	2025-12-11
Tyeisha Pace	Clarksville	TN	37042	United States	2025-12-11
Laura Henson	Nashville	TN	37205	United States	2025-12-11
NICOLE MCKINNIS	Nashville	TN	37205	United States	2025-12-12
Kaetlynn Brown	Ellensburg	WA	98926	United States	2025-12-12
Sam Edwards	Nashville	TN	37205	United States	2025-12-12
Laura Beth Edwards	Nashville	TN	37205	United States	2025-12-12
Beth Ervin	Ashland City	TN	37015	United States	2025-12-12
Libby Stein	Nashville	TN	37205	United States	2025-12-12
Jack Fleischer	Nashville	TN	37205	United States	2025-12-12
Alexzandra Higgs	Clarksville	TN	37042	United States	2025-12-12
Will Peek Will	Hendersonville	TN	37075	United States	2025-12-12
Destiny Guy	Walker	LA	70454	United States	2025-12-12
Anecia Love	Clarksville	TN	37042	United States	2025-12-12

Laniqua Ingram	Clarksville	TN	37042	United States	2025-12-12
Leota Sullivan	Murfreesboro	TN	37129	United States	2025-12-12
G Maloy	Nashville	TN	37205	United States	2025-12-12
Curtis Thomas				United States	2025-12-12
Michael Kohl	Nashville	TN	37205	United States	2025-12-12
Kimberly Low	Nashville	TN	37211	United States	2025-12-12
Karen Klauseger	Lemont	IL	60439	United States	2025-12-12
David Bayer	Nashville	TN	37205	United States	2025-12-12
Brenda Coston	Westmoreland	TN	37186	United States	2025-12-12
Dalton Harris	Portland	TN	37148	United States	2025-12-12
JAMES MCKINNIS	Nashville	TN	37205	United States	2025-12-12
Sandy Howard	Nashville	TN	37205	United States	2025-12-12
Reggie Howard	Nashville	TN	37205	United States	2025-12-12
Susan Geraghty	Nashville	TN	37205	United States	2025-12-12
Ann Page	Nashville	TN	37205	United States	2025-12-12
Harry Page	Nashville	TN	37205	United States	2025-12-13
Susie Funk	Nashville	TN	37205	United States	2025-12-13
Adelaide Funk	Nashville	TN	37205	United States	2025-12-13
Stephanie Martin	Nashville	TN	37205	United States	2025-12-13
Mary Overstreet	Nashville	TN	37205	United States	2025-12-14
Tyeann White	Rockfield	KY	42274	United States	2025-12-14
M. Damron	Gallatin	TN	37066	United States	2025-12-14
William Leonard jr	Nashville	TN	37205	United States	2025-12-14
Julie Hooker	Nashville	TN	37211	United States	2025-12-14
dawson martin	Columbia	TN	38401	United States	2025-12-14
Nickelette Robinson	Nashville	TN	37115	United States	2025-12-14
Devereux Pollock	Forest Hills	TN	37215	United States	2025-12-14
olivia brown	Dearborn	MI	48128	United States	2025-12-14
Betsy Hunt	Nashville	TN	37205	United States	2025-12-14
ML Davis	Nashville	TN	37211	United States	2025-12-14
John Sifford	Nashville	TN	37205	United States	2025-12-14
Frieda Mulowney	Forest Hills	TN	37215	United States	2025-12-14

Margo Elder	Nashville	TN	37205	United States	2025-12-14
Trudy Vance	Franklin	TN	37067	United States	2025-12-14
Shannon Finucane	Nashville	TN	37215	United States	2025-12-14
Marcia Mallard	Nashville	TN	37205	United States	2025-12-15
Pop Perry	Houston	TX	77081	United States	2025-12-15
Sheila Harrell	Nashville	TN	37215	United States	2025-12-15
Karmah Jones	Clermont	FL	34711	United States	2025-12-15
Angie Wilson	Oak Hill	TN	37220	United States	2025-12-15
Judi Salva	Bluffton	IN	37130	United States	2025-12-15
Brendan Doughtie	Murfreesboro	TN	37129	United States	2025-12-15
Ace Brooks	Clarksville	TN	37042	United States	2025-12-15
John Dreibelbis	Nashville	TN	37211	United States	2025-12-15
austin ward	Albany	OR	97322	United States	2025-12-15
Sarah Pickens	Nashville	TN	37205	United States	2025-12-15
Caroline Parks	Nashville	TN	37205	United States	2025-12-15
Kyle Bransfield				Belgium	2025-12-15
Russell Bates	Nashville	TN	37205	United States	2025-12-15
Ben Scott	Nashville	TN	37205	United States	2025-12-15
Kim Drake	Nashville	TN	37205	United States	2025-12-15
NaKayla London	Dickson	TN	37055	United States	2025-12-16
James Broome	Nashville	TN	37205	United States	2025-12-16
Avery Allen	Nashville	TN	37212	United States	2025-12-16
Ashley Alfaro	Van Nuys		91405	United States	2025-12-16
Baylee Massengill	Madison	TN	37115	United States	2025-12-16
Sandra Decker	Nashville	TN	37205	United States	2025-12-16
John Dow AlphaMax				North Macedonia	2025-12-16
Aaron Grooms	Nashville	TN	37209	United States	2025-12-16
Maggie Bond	Nashville	TN	37205	United States	2025-12-16
Celeste Lester	Nashville	TN	37205	United States	2025-12-16
Ken Lester	Nashville	TN	37205	United States	2025-12-16
Stacey Vallejo	Nashville	TN	37205	United States	2025-12-16
Jane Johnston	Nashville	TN	37215	United States	2025-12-16

Sally Peay	Nashville	TN	37209	United States	2025-12-16
Isaiah Knouff	Nashville	TN	37205	United States	2025-12-16
John Inman	Nashville	TN	37205	United States	2025-12-16
Monique Campbell	Nashville	TN	37209	United States	2025-12-16
Reynel Rodriguez	Clarksville	TN	37043	United States	2025-12-16
Meghan Owen	Nashville	TN	37205	United States	2025-12-16
Coco Kyriopoulos	Nashville	TN	37205	United States	2025-12-16
Connie Krieger	Burlington	IA	52601	United States	2025-12-16
Michael Flury	Cape Coral	FL	33993	United States	2025-12-16
Dorothy Earthman	Nashville	TN	37205	United States	2025-12-16
Sara Del Favero	Nashville	TN	37221	United States	2025-12-16
Murray Smartt	Nashville	TN	37205	United States	2025-12-16
Brad Reynolds	Nashville	TN	37220	United States	2025-12-16
Annsley Reynolds	Nashville	TN	37205	United States	2025-12-16
Ann Harmer	Nashville	TN	37211	United States	2025-12-16
Elizabeth Fox	Nashville	TN	37215	United States	2025-12-16
Gina Golden Epperson	Memphis	TN	38120	United States	2025-12-16
Lauren Karp	Nashville	TN	37205	United States	2025-12-16
Mary Cheadle	Nashville	TN	37205	United States	2025-12-16
Michael Kovacik	Rockvale	TN	37153	United States	2025-12-16
James Derr	Nashville	TN	37215	United States	2025-12-16
Tonya Curry	Bell Buckle	TN	37020	United States	2025-12-16
Sherri Giorgio	Nashville	TN	37205	United States	2025-12-16
Greyson Palmer	Murfreesboro	TN	37128	United States	2025-12-16
Kevin Lorance	Nashville	TN	37220	United States	2025-12-16
Cassie Stewart	Nashville	TN	37214	United States	2025-12-16
Stacy Grenier	Science Hill	KY	42553	United States	2025-12-16
Chaem King	Nashville	TN	37211	United States	2025-12-17
Sage Hustava	Phoenix	AZ	85003	United States	2025-12-17
Amy Hassan	Nashville	TN	37205	United States	2025-12-17
John Menefee	Nashville	TN	37215	United States	2025-12-17
Matthew Hassan	Nashville	TN	37205	United States	2025-12-17

Vanessa Falk	Nashville	TN	37205	United States	2025-12-17
Madeline Wehrly	Nashville	TN	37221	United States	2025-12-17
Hayden Wehrly	Nashville	TN	37221	United States	2025-12-17
Shannon Garrett	Nashville	TN	37205	United States	2025-12-17
Toliver Wilson	Nashville	TN	37210	United States	2025-12-17
Caroline Bradshaw	Nashville	TN	37221	United States	2025-12-17
Elaine Finucane	Forest Hills	TN	37215	United States	2025-12-17
Claudia Sparrow	San Rafael	CA	94903	United States	2025-12-17
Alethea Bachand	Nashville	TN	37217	United States	2025-12-17
Antoine Abinader	Nashville	TN	37211	United States	2025-12-17
Julia Westland	Nashville	TN	37205	United States	2025-12-17
Sheila Turk	Nashville	TN	37205	United States	2025-12-17
Sherry Howell	Nashville	TN	37215	United States	2025-12-17
Joshua Pedroza	Lewisville	TX	75067	United States	2025-12-17
William Salomone	New York	NY	10011	United States	2025-12-17
Julia McQuade	Nashville	TN	37216	United States	2025-12-17
sydney thompson	Nashville	TN	37207	United States	2025-12-17
Ian Macara	Nashville	TN	37205	United States	2025-12-17
Jaylen Gambrell	London	KY	40741	United States	2025-12-17
sheridan bullard	Birmingham	AL	35212	United States	2025-12-17
C Johnson	Tuscaloosa	AL	35401	United States	2025-12-17
Nancy Malone	Nashville	TN	37205	United States	2025-12-17
susan salomone	Edmond	OK	73013	United States	2025-12-17
Lara Tosh	Nashville	TN	37221	United States	2025-12-17
Lauren Uhrich	Nashville	TN	37205	United States	2025-12-17
Joseph Perry	Brandon	FL	33511	United States	2025-12-17
Stephanie Richards	Nashville	TN	37205	United States	2025-12-17
Hayden McAfee	Burlington	VT	5401	United States	2025-12-17
Natalya Obolensky Da	Nashville	TN	37215	United States	2025-12-17
caitlin Rome	Bolingbrook	IL	60440	United States	2025-12-17
Malihe Momeny	Buffalo	NY	14205	United States	2025-12-17
Eleanor Christopher	Mountain Brook	AL	35213	United States	2025-12-18

Eli Kraemer	Nashville	TN	37205	United States	2025-12-18
Langley Pate	Nashville	TN	37204	United States	2025-12-18
Eleanor Duff	Nashville	TN	37204	United States	2025-12-18
Katie Pugh	Zionsville	IN	46077	United States	2025-12-18
Maya Conrad	Nashville	TN	37207	United States	2025-12-18
Sophia pannu	Brentwood	TN	37027	United States	2025-12-18
Olga Medina	Madison	TN	37115	United States	2025-12-18
lyric gordon	Nashville	TN	37189	United States	2025-12-18
Maritza Huipe	Smyrna	TN	37167	United States	2025-12-18
Cate Greek	Nashville	TN	37209	United States	2025-12-18
Phoebe Dauphin	Franklin	TN	37064	United States	2025-12-18
Mya Jones	Nashville	TN	37206	United States	2025-12-18
layla k	Smyrna	TN	37167	United States	2025-12-18
Gabriel Benitez	Nashville	TN	37206	United States	2025-12-18
Angel Morgan	Nashville	TN	37211	United States	2025-12-18
Madeline Handowski	Floresville	TX	78114	United States	2025-12-18
Casey Hall	Nashville	TN	37205	United States	2025-12-18
Isaac Charbeneau	Hendersonville	TN	37075	United States	2025-12-18
Hyrum Harris	La Follette	TN	37766	United States	2025-12-18
Libby Zehrt	Brentwood	TN	37027	United States	2025-12-18
Debbie taylor	Nashville	TN	37204	United States	2025-12-18
Spencer Butler	Nashville	TN	37209	United States	2025-12-18
Patricia McFadden	Nashville	TN	37215	United States	2025-12-18
A M	Cortland	NY	13045	United States	2025-12-18
Willow Stimson	Nashville	TN	37214	United States	2025-12-18
Braden spears	Nashville	TN	37209	United States	2025-12-18
melanee srisong	Lakewood	TN	37138	United States	2025-12-18
Mason Thomas	Nashville	TN	37076	United States	2025-12-18
Mary Dudley Berry	Franklin	TN	37064	United States	2025-12-18
David Terrell	Chapmansboro	TN	37035	United States	2025-12-18
Natalie Graves	Hendersonville		37075	United States	2025-12-18
alan osborne	Nashville		37221	United States	2025-12-18

Paige Stainsby	Souderton	PA	18964	United States	2025-12-18
Julian Mora	Thompsons stat	TN	37179	United States	2025-12-18
Lindsey Byrd	Nashville	TN	37205	United States	2025-12-18
Mary Glynn Williams	Nashville	TN	37205	United States	2025-12-18
Kyle Sitzler	Nashville	TN	37205	United States	2025-12-18
Stella Graham	Nashville	TN	37204	United States	2025-12-18
Debora Shiflett	Nashville	TN	37205	United States	2025-12-18
John Phillis	Pulaski	TN	38478	United States	2025-12-18
Kait Rosseter	Nashville	TN	37215	United States	2025-12-18
logan lloyd	Sayreville	NJ	8872	United States	2025-12-18
Rebecca Thompson	Nashville	TN	37205	United States	2025-12-18
Gretchen Miller	Nashville	TN	37205	United States	2025-12-18
Kylah Overby	Manchester	TN	37355	United States	2025-12-19
Ihate Thecoloreds	Nashville	TN	37205	United States	2025-12-19
Joanne Schwartz	Nashville	TN	37215	United States	2025-12-19
Zachary Mccarty	Valliant	OK	74764	United States	2025-12-19
Jonathan Miller	Nashville	TN	37205	United States	2025-12-19
Branagan Reiling				United States	2025-12-19
Shelby Blackwell	Taunton	MA	2780	United States	2025-12-19
Raymon Bowman	La Vergne	TN	37086	United States	2025-12-19
Rheana Williams	Murfreesboro	TN	37130	United States	2025-12-19
NeNe Michelle	Smyrna	TN	37167	United States	2025-12-19
Lynn Pettinelli	Clarksville	TN	37043	United States	2025-12-19
Hannah Brown	Nashville	TN	37207	United States	2025-12-19
becca holt	Russellville	KY	42276	United States	2025-12-19
Michelle Marone	Clarksville	TN	37040	United States	2025-12-19
Shawn Shelton	Las Vegas	NV	89104	United States	2025-12-19
Tricia Van Natta	Bell Buckle	TN	37020	United States	2025-12-19
Paul Sternberg	Nashville	TN	37232	United States	2025-12-19
Andrea Cortes				United States	2025-12-19
Ben GALLAGHER	Manchester	TN	37355	United States	2025-12-19
Crystal Wright	Manchester	TN	37355	United States	2025-12-20

Abu Abadi	Mount Juliet	TN	37122	United States	2025-12-20
Raymond Littrell	MEMPHIS	TN	38112	United States	2025-12-20
Destiny Mcbride	Nashville	TN	37013	United States	2025-12-20
Kim Lapidus	Driftwood	TX	78619	United States	2025-12-20
Thad Caldwell	Nashville	TN	37205	United States	2025-12-21
Alice Stewart	Nashville	TN	37205	United States	2025-12-21
Jerry & Jacqueline Be	Nashville	TN	37205	United States	2025-12-22
Marilyn Bailey-Miller	Nashville	TN	37205	United States	2025-12-22
Jean Roseman	Nashville	TN	37205	United States	2025-12-29
Ginny McIntyre	Nashville	TN	37205	United States	2026-02-22
Connie Morales	Nashville	TN	37222	United States	2026-02-22
Alireza Karegarizadeh	Nashville	TN	37211	United States	2026-02-22
David Layne	Hendersonville	TN	37075	United States	2026-02-22
Nina Tatum	Hendersonville	TN	37075	United States	2026-02-22
Ryvette Brown	Murfreesboro	TN	37130	United States	2026-02-22
gabriel lopez	Shelbyville	TN	37160	United States	2026-02-22
sloan jenkins	Hendersonville	TN	37075	United States	2026-02-22
Lawrence Worbington	Madison	TN	37115	United States	2026-02-22
Kahleen Fogarty	Brentwood	TN	37027	United States	2026-02-23
Edelina lamer	Lebanon	TN	37087	United States	2026-02-23
Aislinn Jackson	Lebanon	TN	37087	United States	2026-02-23
Stefania Vurchio	Brooklyn	NY	11212	United States	2026-02-23
Yisbel Ramos Garcia	Jersey City	NJ	7305	United States	2026-02-23
Katrina Sidler	Nashville		37211	United States	2026-02-24
sheida rasti				United States	2026-02-24
Ryan Swindell	Lexington	KY	40507	United States	2026-02-24
Isabella Moore	Clarksville	TN	37043	United States	2026-02-24
Skye Overstreet	Kingston Spring	TN	37082	United States	2026-02-24
Buffy Lafrenierre	Clarksville	TN	37042	United States	2026-02-24
Nathaniel Herbert	Nashville	TN	37215	United States	2026-02-24
Ashley Upchurch	Nashville	TN	37211	United States	2026-02-25
val quinn	scottsville	KY	42164	United States	2026-02-25

Azy Nekoo	Franklin	TN	37064	United States	2026-02-25
Matt Holder	Hendersonville	TN	37075	United States	2026-02-25
Joanna Pedretti	Mineola	NY	11501	United States	2026-02-26
Steven Vargas	Shelbyville	TN	37160	United States	2026-02-26
Mary Dinerman	Atlanta	GA	30301	United States	2026-02-26
Mark Russell	Lafollette	TN	37766	United States	2026-02-27
abril cruz	La Vergne	TN	37086	United States	2026-02-27
Anya Kovalchuk	Antioch		37013	United States	2026-02-27
Neal Miles	Spring Hill	TN	37174	United States	2026-02-27
Trent Lindsey	Gallatin	TN	37066	United States	2026-02-27
Nick McCollum	Nashville	TN	37220	United States	2026-02-27
Raegan Greening	Columbia	TN	38401	United States	2026-02-27
Katie Ortiz	Shelbyville	TN	37160	United States	2026-02-27
Elizabeth Bellace	Atlanta	GA	30301	United States	2026-02-27
Paul Dover	Leesburg	GA	31763	United States	2026-02-27
Katie Clark	Nashville	TN	37209	United States	2026-02-27
Erin Bosbury	Clarksville	TN	37044	United States	2026-02-28
Deshawna Buckholtz				United States	2026-02-28
Vanessa Montes De O	Dickson	TN	37055	United States	2026-02-28
Morgan Tomes	Nashville	TN	37222	United States	2026-03-01
Taylor Geffre	Smyrna	TN	37167	United States	2026-03-01
Jessica Cantlope	Clarksville	TN	37040	United States	2026-03-01
Lexie Minardi	Dickson	TN	37055	United States	2026-03-02
Alissa Roper	Nashville		37013	United States	2026-03-02
Mehrana Azadkhosh	Nashville	TN	37211	United States	2026-03-02
hannah tillett	Nashville	TN	37209	United States	2026-03-02
Haynes Berk	Franklin		37067	United States	2026-03-02
Linda Heretta	Ashland City	TN	37015	United States	2026-03-03
Treboria Anderson	Nashville	TN		United States	2026-03-03
Brenda Jenkins	Franklin	TN	37064	United States	2026-03-03
Gail Smith	Nashville	TN	37212	United States	2026-03-04
Chris Abshire	Fairview	TN	37062	United States	2026-03-04

Natalie Baggett	Nashville	TN	37221	United States	2026-03-04
Koner amin	Lewisville	TX	75029	United States	2026-03-04
samantha salvati	Beaumont	TX	77701	United States	2026-03-04
Debbie Hickerson	Murfreesboro	TN	37130	United States	2026-03-05
Klaus Salem-Libelle	Greenbrier	TN	37073	United States	2026-03-05
Keith Crouch	Ashland City	TN	37015	United States	2026-03-05
Rachel Parnell	Murfreesboro	TN	37127	United States	2026-03-06
Dillen miller	Philadelphia	PA	19104	United States	2026-03-06
Jolene Shroyer	Inman	SC	29349	United States	2026-03-06
Khris Wright	Brentwood	TX	37027	United States	2026-03-07
Chelsea Jarrell	Ashland City	TN	37015	United States	2026-03-07
Alisha Carter	Inverness	FL	34452	United States	2026-03-08
Kelly Hays	Nashville	TN	37221	United States	2026-03-08
Kathy Cheek	Nashville	TN	37215	United States	2026-03-08
Leslie LaChance	Nashville	TN	37216	United States	2026-03-08
Ellen Beard	Ashland City	TN	37015	United States	2026-03-08
Dallas Lancaster	Linden	TN	37096	United States	2026-03-09
Lisa Wallace	Kingston Spring	TN	37082	United States	2026-03-10
Minnie Beasley	Dickson	TN	37055	United States	2026-03-10
Amelia Saul	Kingston Spring	TN	37082	United States	2026-03-10
Hannah Powers	Rockvale	TN	37153	United States	2026-03-10
Janeen Paida	Downingtown	PA	19335	United States	2026-03-10
Lizzy Bell	Ashland City	TN	37015	United States	2026-03-10
Emilie Dudas	Burns	TN	37029	United States	2026-03-10
Jeff Mooneyhan	Lafayette		37083	United States	2026-03-10
Tamara Reynolds	Nashville	TN	37203	United States	2026-03-10
Daniel Cuevas	Wilmington	CA	90744	United States	2026-03-10
MariaJose landeros	woodland	CA	95695	United States	2026-03-11
Jackie Ruiz	Providence	RI	2908	United States	2026-03-11
Malek Daoudi	Los Angeles	CA	90014	United States	2026-03-11
Jazzmine Brown	peggs	OK	74452	United States	2026-03-11
skye kaericher	Nashville	TN	37209	United States	2026-03-11

Bri M	Nashville	TN	37209	United States	2026-03-11
Marwa Rahimi	Richmond	TX	77406	United States	2026-03-11
h h	Las Vegas	NV	89119	United States	2026-03-11
Alicia Andrew	El Monte	CA	91731	United States	2026-03-11
Olivia Ward	Murfreesboro	TN	37130	United States	2026-03-11
Tabitha Salisbury	Murfreesboro	TN	37130	United States	2026-03-11
Bryan Gonzalez	Spring Hill	TN	37174	United States	2026-03-11
Eric Reed	Nashville	TN	37206	United States	2026-03-11
Merey Idiris	Miami	FL	33132	United States	2026-03-11
David Hermann	Columbia	TN	38401	United States	2026-03-11
Donna Williamson	Catoosa	OK	74015	United States	2026-03-11
Matthew Rainey	White Bluff	TN	37187	United States	2026-03-11
Jake Sitze	Dickson	TN	37055	United States	2026-03-16
Albert Del Favero	Nashville	TN	37221	United States	2026-03-16
Wolfgang R Gander	Nashville	TN	37205	United States	2026-03-16
Nancy entrekin	Nashville	TN	37215	United States	2026-03-16
Debbie Bauman	Nashville	TN	37215	United States	2026-03-16
Pat Sanders	Nashville	TN	37220	United States	2026-03-16
Bill ward	Nashville	TN	37221	United States	2026-03-16
Wolfgang R Gander	Nashville	TN	37205	United States	2026-03-16
Sperry Gander	Nashville	TN	37205	United States	2026-03-16
Regina Allen	Austin	TX	78759	United States	2026-03-16
Jean Roden	Nashville	TN	37221	United States	2026-03-16
Margaret Street	Nashville	TN	37015	United States	2026-03-16
Debbie Wren Hill	Asheville	NC	28804	United States	2026-03-16
Susan Leschen	Nashville	TN	37205	United States	2026-03-16
Marion Harper	Nashville	TN	37205	United States	2026-03-16
Nancy Harper	Nashville	TN	37205	United States	2026-03-16
valencia ewing	Nashville	TN	37201	United States	2026-03-17
Leslie Collins	Nashville	TN	37205	United States	2026-03-17
Denise Slaughter	Nashville	TN	37218	United States	2026-03-17
Anna Grace Hale	Nashville	TN	37205	United States	2026-03-17

Mark McDole	Calhoun	KY	42327	United States	2026-03-17
Laci Mathews	Nashville	TN	37205	United States	2026-03-17
Katie Martin	Gallatin	TN	37066	United States	2026-03-17
Margaret Evans	Nashville	TN	37215	United States	2026-03-17
Sara Habibian	Nashville	TN	37205	United States	2026-03-17
David Cooper	Nashville	TN	37215	United States	2026-03-17
Kendall Livingston	Siloam Springs	AR	72761	United States	2026-03-18
Rob Frazee	Nashville	TN	37211	United States	2026-03-18
Landon Atkinson	Pleasant View	TN	37146	United States	2026-03-18
Michelle Garcia	Hermitage	TN	37076	United States	2026-03-18
Rhonda Leek	Nashville	TN	37222	United States	2026-03-18
Александра .	Seattle	WA	98160	United States	2026-03-18
Ana Loeza	Atlanta	GA	30329	United States	2026-03-18
shelly smith	waterford	MI	48327	United States	2026-03-19
Shelby Lollar	Bartlett	TN	37181	United States	2026-03-19
karen Chappell	Gallatin	TN	37066	United States	2026-03-19
Kechia Shuford	Franklin	TN	37064	United States	2026-03-19
Naomi Fehrle	Franklin	KY	42134	United States	2026-03-19
Kathy DeBois	Nashville	TN	37205	United States	2026-03-19
Daniela Nava				United States	2026-03-19
Dee Jacobson	Nashville	TN	37205	United States	2026-03-19
Hayden Wilkoff	Los Angeles	CA	90037	United States	2026-03-19
Patricia Durst	Saint Paul	MN	55101	United States	2026-03-19
Janet Wenskowski	Rogers	MN	55374	United States	2026-03-20
Logan Hamner	Antioch	TN	37013	United States	2026-03-20
Mallory Sweeney	Smyrna	TN	37167	United States	2026-03-20
Cristofer Melchor	Candor	NC	27229	United States	2026-03-20
Brian Tannahill	Murfreesboro	TN	37127	United States	2026-03-20
Yaneth Negrete	Austin	TX	78722	United States	2026-03-20
Danielle Rhoads	Clarksville	TN	37043	United States	2026-03-20
Ginger Colwell	Spring Hill	TN	37174	United States	2026-03-21
frank lupen	Clarksville		37042	United States	2026-03-21

Jaycee McGuire	White House	TN	37188	United States	2026-03-21
Christina Mahesse	Orlando	FL	32824	United States	2026-03-22
Nancy Pisieczko	Columbia	TN	38401	United States	2026-03-22
max vazquez	Smyrna	TN	37167	United States	2026-03-22
andrea maddox	chapmansboro	TN	37035	United States	2026-03-22
Eric Duvall	Edina	MN	55410	United States	2026-03-23
Kat Johnston	Lawrenceville	GA	30046	United States	2026-03-23
Mirta Perdomo	Birmingham	AL	35242	United States	2026-03-23
Manju Carrow	Franklin	TN	37067	United States	2026-03-23
Veronica Salazar	Asheville	NC	28804	United States	2026-03-23
Chris watts	Pulaski	TN	38478	United States	2026-03-23
Norah O'Brien	Franklin	TN	37067	United States	2026-03-23
Michelle Lavallee	Ashland City	TN	37015	United States	2026-03-24
Mahsa Rabiei	Franklin	TN	37064	United States	2026-03-24
Jacob Cox	BELL BUCKLE	TN	37020	United States	2026-03-24
Anita Coffman	Antioch	TN	37013	United States	2026-03-24
Marketa Moore	Nashville	TN	37221	United States	2026-03-25
Austin W	Gainesville	TN	37209	United States	2026-03-25
Mandana Azhdari	Nashville	TN	37215	United States	2026-03-25
Yuliana Toro	Peachtree Corn	GA	30092	United States	2026-03-26
Aly Griffith	Nashville	TN	37076	United States	2026-03-27
Jeremy Elchesen	Franklin	TN	37067	United States	2026-03-27
sandra omlor	Defiance	OH	43512	United States	2026-03-27
Jade Peppers	Columbia	TN	38401	United States	2026-03-27
Maryalice Kirchdoerff	Nashville	TN	37215	United States	2026-03-27
Jason Miller	Lewisburg	TN	37091	United States	2026-03-27
Ticoiya Gidderon	Jamestown	NC	27282	United States	2026-03-27
Tammy Ingrum	Mount Pleasant	TN	38474	United States	2026-03-27
Cory Gleaves	Saint Simons Is	GA	31522	United States	2026-03-28
Sabrina Bashlor	smyrna	TN	37167	United States	2026-03-28
Andra Hammond	Nashville	TN	37222	United States	2026-03-28
LeAnn Welch	Knoxville	TN	37918	United States	2026-03-28

Catrina Nicholas	Spring Hill	TN	37174	United States	2026-03-29
Patricia Kuehl	Arrington	TN	37014	United States	2026-03-30
Cameron mccornell	Memphis	TN	38119	United States	2026-03-30
Williams Liggett	Harrison	TN	37031	United States	2026-03-30
Kristen Shadle	Collierville	TN	38017	United States	2026-03-30
Karsyn Harmon	Dickson	TN	37055	United States	2026-03-30
Christina hunter	Knoxville	TN	37931	United States	2026-03-30
Willow Clark	Columbia	TN	38401	United States	2026-03-30
Murray Stravers	Reno	NV	89511	United States	2026-03-30
Marie Marie	honaker	VA	210	United States	2026-03-31
Amy Mace	Nashville	TN	37216	United States	2026-03-31
Michelle Pollard	Brentwood	TN	37027	United States	2026-04-01
Kenneth Cook	Nashville	TN	37211	United States	2026-04-01
Robin Moran	Auburndale	FL	33823	United States	2026-04-01
Nikkie Jones	Shreveport	LA	71107	United States	2026-04-01
Andres Duran	Fort Campbell	KY	42223	United States	2026-04-01
Estela Anderson	Franklin	TN	37067	United States	2026-04-01
Angie Haggard Haggard	Rockwood Tenn	TN	37854	United States	2026-04-01
Eh tha Knyaw	Lincoln	NE	68503	United States	2026-04-01
Betty Ashton	Nashville	TN	37211	United States	2026-04-01
Linda Heath	Nashville	TN	37215	United States	2026-04-02
Hilda Wayman	Ashland City	TN	37015	United States	2026-04-02
charles kong	Clarksville	TN	37042	United States	2026-04-02
Hester Boucher	Murfreesboro	TN	37128	United States	2026-04-02
Liam Wilke	Lebanon	TN	37087	United States	2026-04-02
Blair Rhodes	Lynchburg	VA	24503	United States	2026-04-02
Christy Saunders	Ashland City	TN	37015	United States	2026-04-02
Brandon Escandon	Madera	CA	93638	United States	2026-04-03
Abigail Jimenez	Dickson	TN	37055	United States	2026-04-03
AJ Miller	Ashland City	TN	37015	United States	2026-04-03
Joy De Leon	La Vergne	TN	37086	United States	2026-04-03
Beverlee Johnson	Antioch	TN	37013	United States	2026-04-03

nafesa tarassod				United States	2026-04-03
Darlene Williams	Brentwood	TN	37024	United States	2026-04-03
Crystal Hall	Bedford	OH	44146	United States	2026-04-03
Kosar babaki	tennesse	TN	37027	United States	2026-04-03
Kathleen Mohning	Brentwood	TN	37027	United States	2026-04-03
Catherine Colbran-Mil	Nashville	TN	37221	United States	2026-04-03
Farzaneh Abedini	Nashville	TN	37211	United States	2026-04-03
Nico Mooneyham	Franklin	TN	37064	United States	2026-04-03
Zahra Javanmardi	Antioch	TN	37013	United States	2026-04-04
Brandon Peters	Kingston Spring	TN	37082	United States	2026-04-04
Armin Motadel	Antioch	TN	37013	United States	2026-04-04
Taylor Killebrew	Franklin	TN	37067	United States	2026-04-04
Lindsay Barrier	Mount Pleasant	TN	38474	United States	2026-04-04
Lauren Morgan	Lexington	KY	40515	United States	2026-04-04
Jake Wilder	Charlotte	NC	28205	United States	2026-04-04
Emily Lewin	Mcminnville	TN	37110	United States	2026-04-04
Kendell Ragsdale	Nashville		37209	United States	2026-04-04
Mariah Hetherington	Morristown	TN	37813	United States	2026-04-04
Emilia Emilia Torres	Higdon	AL	35979	United States	2026-04-04
Aerie Montoya	Nashville	TN	37204	United States	2026-04-04
Cecilia Forbes	Franklin	TN	37069	United States	2026-04-04
Seth austin	Bristol	TN	37620	United States	2026-04-04
Lori Hess	Johnson City	TN	37615	United States	2026-04-05
Avery Chole	Nashville	TN	37217	United States	2026-04-05
Ali Bolanos Olivera	Corydon	IN	47112	United States	2026-04-05
Ricky Figuer	Nashville	TN	37215	United States	2026-04-05
jillian callahan	Murfreesboro	TN	37130	United States	2026-04-05
Cheryl Chamberlin	Kingston Spring	TN	37082	United States	2026-04-05
Amanda Ramsay	Murfreesboro	TN	37129	United States	2026-04-05
Claudia Christensen	Nashville	TN	37216	United States	2026-04-05
Harold Tucker	Bryson City	NC	28713	United States	2026-04-06
EMILY ANDERTON	BELL BUCKLE	TN	37020	United States	2026-04-06

Makayla Robbins	Antioch	TN	37013	United States	2026-04-06
Ana Alfaro	Hermitage	TN	37076	United States	2026-04-06
Katie Monsor	Franklin	TN	37064	United States	2026-04-06
Sarah Atteberry	Fairview	TN	37062	United States	2026-04-07
Pevaeh White	Antioch	TN	37013	United States	2026-04-07
Alexandra Moore	Nashville	TN	37221	United States	2026-04-07
Tara Roy	Nashville	TN	37211	United States	2026-04-07
anniyah brown	Nashville	TN	37211	United States	2026-04-07
Mary nouri	Brentwood	TN	37027	United States	2026-04-08
Craig Woodard	Cornersville	TN	37047	United States	2026-04-08
Hannah Nguyen	Nashville	TN	37207	United States	2026-04-08
Vicki Walbridge	Nashville	TN	37228	United States	2026-04-08
Evelyn Robinson	Clarksville	TN	37042	United States	2026-04-08
Kailey N	Nashville	TN	37212	United States	2026-04-08
Erika Miller	Columbia	TN	38401	United States	2026-04-08
Dana Birnbaum	Nashville	TN	37214	United States	2026-04-09
Desmond Haynes	Nashville	TN	37209	United States	2026-04-09
mahsa bakhtiari	Hermitage	TN	37076	United States	2026-04-09
Kaelin Chambers	Nashville	TN	37207	United States	2026-04-09
Brian Casher	Murfreesboro	TN	37128	United States	2026-04-09
Houston Humes	Lebanon	TN	37087	United States	2026-04-09
quinn culhane	Clarksville	TN	37042	United States	2026-04-09
Shirin Zacari	Nashville	TN	37211	United States	2026-04-09
Mathias Krick	Clarksville	TN	37217	United States	2026-04-09
Jo picco	Nashville	TN	37203	United States	2026-04-09
Jasmine Enriquez	Great Bend	KS	67530	United States	2026-04-09
Ovon Williams Jr	Robinsonville	MS	38664	United States	2026-04-10
Gail Miller	Crossville	TN	38558	United States	2026-04-10

March 30, 2026

City of Belle Meade
Attn: Board of Zoning Appeals
4705 Harding Rd.
Nashville TN 37205

RE: Notice of Opposition to the Proposed Parking Lot

Dear Board of Zoning Appeals Members:

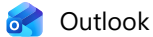
As the property owner of 104 Lynwood Blvd, and as an immediate neighbor to 105 Lynwood Blvd, I wish to express my objection to the surface parking lot being proposed at that location.

Such development would be out of harmony with the existing homes and green space of this area.

Sincerely,

A handwritten signature in blue ink that reads "W. H. Eskind, Trustee". The signature is stylized and fluid.

William H. Eskind
Trustee
104 Lynwood Boulevard
Nashville TN 37215



Opposition to Parking lot addition for St. George's

From Patsy harvey <rbhpg2@comcast.net>

Date Thu 3/12/2026 8:38 AM

To Mary Samaniego <msamaniego@citybellemead.org>; Jennifer Moody <jmoody@citybellemead.org>; Rusty Moore <RMoore@citybellemead.org>; Tom Starkey <diastole@bellsouth.net>; Haley Dale <HDale@citybellemead.org>; Louise Bryan <LBryan@citybellemead.org>; Neal Clayton <nclayton@citybellemead.org>

All,

I attended two of the last Planning Committee meetings in person and here are my thoughts as someone who is not a neighbor to the property or a St. George's member.

I am OPPOSED to St George's being allowed to build a parking garage on this historic property.

Belle Meade has very strict rules for historic properties and this property very much qualifies.

I'm surprised given the Neighborhood opposition and the obvious history of the house and property that Planning approved it and that St George's continued pursuing the property.

St George's is such a wonderful asset to Belle Meade but building a parking lot on historic property does not seem justified or even necessary.

To be honest, the vote seemed rushed through. The Planning Chair announced that the meeting time could not exceed one hour which seemed very short given the discussion. I've attended a lot of meetings and this was the first meeting I've ever attended where a time-limit was placed on what seemed to me an important vote.

If the historic pink house faced Lynwood, I might feel differently but the way the house is positioned with (the front facade facing Harding Road) the historic significance of the property itself as an entrance to Belle Meade, I do not see a way that a parking lot should or could be allowed on this property.

Thank you,

Patsy Harvey

Sent from my iPhone

From: [Greg Sir](#)
To: [Mary Samaniego](#); hdale@citybelle-meade.org
Subject: FW: Proposed Parking Lot
Date: Monday, February 23, 2026 11:54:17 AM

You don't often get email from gsir@sirmortgage.com. [Learn why this is important](#)

Dear Members of the Belle Meade Zoning Board,

I am writing to express my strong opposition to the proposed construction of a 112-space parking lot 105 Lynwood Blvd, a parcel of significant historic value in our neighborhood. This parking lot directly abuts my property at 101 Westhampton Place. The impact of this lot would be profound: it will degrade the views from my home, increase noise and light pollution, and diminish the value of my property.

I respectfully request that the board defer the March 17th meeting so that I may be present to voice my concerns. Unfortunately, I will be out of town on that date, and it is crucial that I attend, alongside other residents who share my concerns.

This is an unprecedented development in our historic district, and I firmly believe that further discussion and community input are vital. I urge you to consider rescheduling so that I may be heard, and so that we can ensure the future integrity of this historic neighborhood.

Thank you for your time and understanding.

Sincerely,
Gloria Sir
101 Westhampton Place
Nashville, TN 37205

From: [ellen nelson](#)
To: [Mary Samaniego](#); [ellen nelson](#); [Carole Nelson](#)
Subject: Objection to parking lot
Date: Monday, April 20, 2026 12:52:34 PM

You don't often get email from ellenprentissnelson@gmail.com. [Learn why this is important](#)

To: Belle Meade City Hall

Carole and Ellen Nelson oppose a parking structure at the 105 Lynwood site. This construction is a blemish on the City of Belle Meade, its history and community. It devalues surrounding property, creates unnecessary traffic in an area already rapidly being overwhelmed, hurts wildlife, diminishes beauty, and turns a large residential swath of land into a business zone. We object.

Thank you for considering our protest.

Carole Nelson
Ellen Nelson
103 Westhampton Pl, Nashville, TN 37205

From: [Susan Isaacs](#)
To: [Mary Samaniego](#)
Subject: St. George's Parking Lot
Date: Monday, April 20, 2026 11:13:28 AM

Dear Ms. Samaneigo,

I am writing to express my misgivings about the proposed parking lot for St. George's. I am concerned about the entrance on Lynwood Terrace and the additional traffic that the use of it will incur. The intersection of Lynwood and Harding Pk is already busy and is often backed up. Having the entrance to a parking lot in that area will cause more congestion on the street. If it becomes a right turn only exit then we will have many cars turning around right at that intersection of Lynwood Terrace and Lynwood Blvd beside the old Eskind house. If they aren't allowed to turn around there then I suspect we will have a great deal of traffic on our little section of Lynwood Blvd- an area that is marked for local traffic only.

I hope you and the board will vote against this proposal.

Sincerely,
Susan Isaacs
200 Lynwood Blvd

Susan Isaacs Designs
615-390-8432
susanscisaacs@icloud.com

From: [Cindy Lasker](#)
To: [Mary Samaniego](#)
Subject: Letter of Opposition re St. George's Episcopal Church's Application re 105 Lynwood Boulevard
Date: Tuesday, April 21, 2026 11:26:21 AM

Dear Ms. Samaniego and Members of the Board of Zoning Appeals,

I am writing to express my opposition to St. George's Episcopal Church's application regarding 105 Lynwood Boulevard for a proposed parking lot and conditional use for a place of worship.

I respect St. George's and recognize its importance to many families in the community. I also appreciate the church's efforts to manage attendance at its busiest services, including Easter and Christmas. Based on my observations, those efforts suggest that the proposed parking lot at the historic Lynwood property is not necessary, particularly given the substantial off-site parking that appears to remain available even on major holidays.

On Easter Sunday, I monitored parking associated with the church's 9:00 a.m., 11:00 a.m., and 5:00 p.m. services. Easter is one of the church's highest-attendance days, making it a useful measure of peak parking demand.

At the 9:00 a.m. service, the only service during which vehicles were parked on Belle Meade Boulevard, I observed 115 vehicles in the Truxton Trust lot and 42 vehicles on Belle Meade Boulevard. The Truxton Trust lot alone has capacity for approximately 302 vehicles. That means **approximately 187 spaces remained open during the 9:00 a.m. service, more than enough to absorb the 42 vehicles parked on Belle Meade Boulevard.**

In addition, two nearby private lots appear to offer significant unused capacity on major holidays: the Covenant Capital Group lot, with 131 spaces, and the Belle Meade Office Park lot, with 88 spaces. **Together with the Truxton Trust lot, these three lots provide approximately 521 spaces within the general area already served by the church's shuttle system.**

Easter Sunday parking observations

Service Time	Church Lot	Truxton Trust Lot	Belle Meade Boulevard
9:00 a.m.	Full	115 vehicles	42 vehicles
11:00 a.m.	Full	24 vehicles	0 vehicles
5:00 p.m.	Less than half full	Fewer than 10 vehicles	0 vehicles

These observations suggest that, even on one of the church's busiest days of the year, the church has not fully utilized the off-site parking already available to it.

I also drove by several nearby schools located roughly 1.5 to 2 miles from the church and observed that their lots were empty on Easter. For example:

• Montgomery Bell Academy has more than 450 outdoor parking spaces, in addition to a parking garage;
• Harpeth Hall has more than 700 parking spaces;
• Ensworth Lower/Middle School campus has over 260 parking spaces; and
• Julia Green Elementary School has 96 parking spaces.

If additional overflow parking is needed on major holidays or other high-attendance occasions, it appears there may be many alternatives to paving the Lynwood property.

I am also concerned about the proposed entrance and exit on Lynwood Boulevard. Unlike Belle Meade Blvd and Harding Pike, which are designed to handle heavier traffic volumes, Lynwood Blvd is a narrower, curving residential street. The proposed access point would be located between the traffic signal at Harding Pike and the traffic-calming island near the three-way intersection with Lynwood Terrace and Westhampton Place.

This location presents several concerns. Traffic already backs up at the Harding Pike signal. Adding vehicles exiting a 112-space parking lot onto Lynwood Boulevard could worsen congestion and create safety issues for nearby residents and drivers. If the lot were restricted to right-turn exit only, that could also increase pressure for drivers to make unsafe or improper maneuvers nearby, including turning around in inappropriate locations or cutting through local residential streets not designed for through traffic.

For these reasons, I respectfully urge the Board of Zoning Appeals to deny the application.

Sincerely,

Cindy Lasker & Tom Cowhey

1 Webster Ln



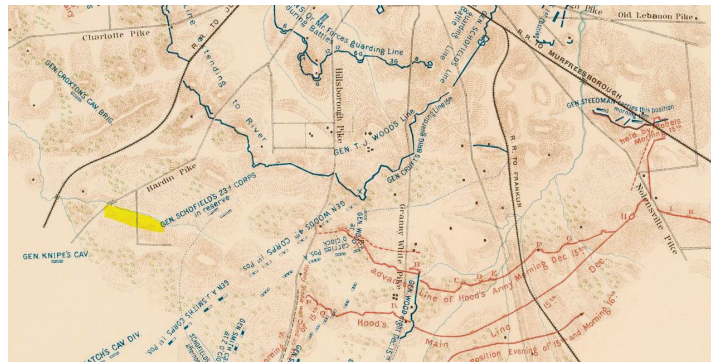
PRESERVATION SOCIETY OF NASHVILLE 105 LYNNWOOD BLVD. “LYNMEADE” PERSPECTIVE & RECOMMENDATIONS April 2026

The Preservation Society of Nashville’s mission is to protect and champion Nashville’s unique stories, neighborhoods, and architecture through education, advocacy, and historic preservation.

PSN believes 105 Lynnwood Boulevard should be treated and managed as both a historically significant battlefield landscape and a later country-estate site, with strong protections for its setting, archaeology, stone walls, and the Cowan-era legacy.

Historical & Landscape Significance

The 105 Lynnwood Boulevard property, historically part of Lynnwood Farm, occupies commanding high ground west of Richland/Sugartree Creek, a location that played a notable role in the December 1864 Battle of Nashville. Contemporary maps and battle reports place both Union cavalry and Confederate forces, including Ector’s Brigade, moving through, entrenching on, and skirmishing across this immediate area. As a result, the site should be understood as part of a broader battlefield landscape rather than an isolated residential parcel.



Battle of Nashville, December 15, 1864 (detail). Highlighted area shows the 105 Lynnwood Boulevard ridge, where significant Union cavalry movements encountered Confederate defenses along the Sugartree Creek line. The elevated ground at 105 Lynnwood would have offered a key commanding position within this sector of the battlefield. (Credit: Casey Gillespie, Belle Meade Historic Site)

HEADQUARTERS,
Overton’s House, December 11, 1864—7 p. m.
Lieutenant-General STEWART,
Commanding:
GENERAL: General Hood directs that, as Biddle’s brigade is to be withdrawn from Chalmers to-morrow, you will send a regiment on picket to John Williams’ house, on the **Hardin** pike, to support our cavalry.
Yours, respectfully,
A. P. MASON,
Colonel and Assistant Adjutant-General.

Battle report excerpt, December 11, 1864. Describes a Confederate skirmish line at the J.H. Williams (Woodmont) house, ~500 yards from the W.H. Smith (Lynnwood) house, indicating that 105 Lynnwood lay within the immediate zone of Confederate defensive positions and saw significant military presence on the eve of the Battle of Nashville. (Credit: AJ Yokley)

In addition to its battlefield associations, the property reflects the evolution of Nashville’s nineteenth-century country estates into twentieth-century suburban residences. Lynnwood Farm began as an 87-acre, Harding-family outparcel, and while the original Smith/Gardner house no longer stands, the current dwelling sits within the historic footprint of that estate. The stone walls, terraces, mature trees, and topography together create a cultural landscape that continues to express the property’s long rural-suburban history.

The present house also has significance in its own right through its association with architect Donald Cowan, a prominent regional designer of medical and civic buildings and a long-time member of St. George’s. His tenure at 105 Lynnwood adds a modern layer of architectural and cultural meaning to a site already rich in antebellum, Civil War, and post-war history.

Overview of Proposed Parking Project

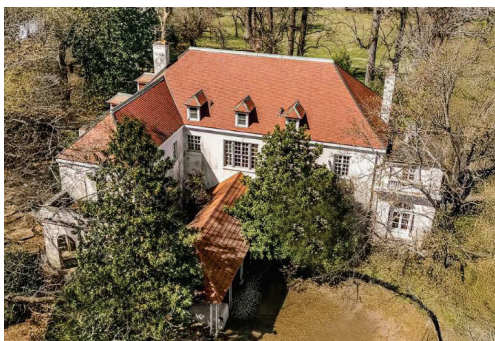
St. George's Episcopal Church acquired 105 Lynnwood Boulevard in May 2025 and proposes to integrate it into a broader parking and garden project serving the church campus. The church has indicated that it does not intend to use the historic house itself and, following a December 2025 subdivision of the property, [listed the house parcel for sale in January 2026](#), while continuing to advance plans for new parking and landscape changes on and around the Lynnwood tract.



*Rendered view of the intersection of Lynnwood Terrace & Harding Pike
(Credit: HDLA)*

Conceptual materials indicate new surface parking, drives, and landscape modifications, with the church affirming an intention to preserve the main house and to protect remaining green space in perpetuity.

PSN's role is not to take sides for or against the project, but to clearly identify the site's historic values and recommend practical ways the design can respect the historic house, front lawn, and battlefield landscape so that change occurs as sensitively as possible.



Lynmeade historic house as of January 2026. (Credit: Fridrich & Clark Realty, LLC)

From that viewpoint, the primary preservation impacts of this project may occur in three interrelated areas:

- 1 Disturbance of battlefield-related and domestic archaeological resources through grading and utility work.
- 2 Alteration of the historic setting and views associated with the high ground above Sugartree/Richland Creek and the estate-like front lawn.
- 3 Long-term treatment of the existing house, stone walls, and other character-defining site features.

Project Status & Process

Because 105 Lynnwood sits in the City of Belle Meade, which is an incorporated municipality within Metro Nashville–Davidson County, it falls under a distinct local approval framework for planning, zoning, and historic issues. Belle Meade maintains its own elected officials and boards, separate from Metro's, and therefore has its own processes for reviewing redevelopment, subdivision, and related preservation questions.

In addition to its regular planning and zoning processes, the City of Belle Meade administers a citywide Conservation Overlay through its Historic Zoning Commission (HZC). The overlay and HZC are intended to preserve and enhance Belle Meade's distinctive architectural and landscape character by reviewing exterior changes, new construction, and site design for compatibility with the community's historic and aesthetic context. 105 Lynnwood falls within the citywide conservation overlay; therefore, those guidelines provide an important reference point for evaluating proposed changes to the property.





Proposed site plan **OPTION A** as of February 2026.



Proposed site plan **OPTION B** as of February 2026. (Credit: HDLA)

The most recent site plans, dated February 20, 2026 (labeled Option A and Option B), have been prepared for Board of Zoning Appeals consideration on April 21, 2026. From a historic preservation standpoint, PSN notes that:

- **Option A** places a long section of hardscape closer to the historic house and front lawn, which diminishes the depth and estate-like character of the open space and disrupts the continuous uphill view toward the home.
- **Option B** places parking, drives, and their associated landscaping farther from the house, supporting the visual primacy of the house, ridge, and lawn.

Preservation best practices point toward a plan that **minimizes disturbance to the estate-like lawn and ridge, preserves clear sightlines of the historic house from main thoroughfares, and maintains the historic house and its key landscape features as the primary visual elements** of the site as a whole.

In keeping with its mission, PSN's perspective and recommendations for 105 Lynnwood Boulevard focus specifically on the site's historic house, battlefield context, cultural landscape features (including stone walls and topography), and archaeological sensitivity.

Preservation Society of Nashville Recommendations

The Preservation Society of Nashville recognizes that this project is at an advanced stage in the local review process. With these recommendations, PSN's goal is to help identify a path forward that achieves the best possible outcome for the historic resources on the site, focusing on measures and protections that can still be incorporated into the site's overall scope and program.



Protect Archaeological and Battlefield Resources

- Engage a qualified historical archaeologist with battlefield experience to conduct a survey in areas of proposed disturbance, especially along the ridge and near the creek, as indicated by battle maps and reports.
- Establish clear protocols for on-site monitoring during initial grading and utility work, with work-stoppage triggers if significant features (trenches, rifle pits, campsites, domestic deposits) or artifact concentrations are identified.
- Partner with the **Battle of Nashville Trust** to curate and interpret significant findings and produce a publicly accessible summary.



Preserve Cultural Landscape, Site Design, and Stone Walls

- Commit to maintaining the legibility of the high ground and front lawn as open, green, estate-like space, avoiding new primary structures or tall elements that would obscure the ridge or fundamentally alter key views from Lynnwood and Harding.
- Treat all existing stone walls, terraces, mature trees, and similar site features as contributing elements of the cultural landscape, regardless of whether they date precisely to the Harding, Gardner, or later periods, and prepare a conditions inventory and conservation plan prioritizing in-place repair with compatible stone, traditional methods, and careful siting of any new walls or screening so they remain modest in height, visually compatible but clearly new, and do not obscure the historic walls or primary façade.
- Configure new parking, drives, and lighting to minimize grading on the ridge, protect mature trees, and maintain the visual primacy of the house and lawn; use canopy trees and landscape screening to visually recess parking areas and provide street-level viewshed studies from Lynnwood, Harding, and key public vantage points showing that new work does not dominate the historic setting or battlefield landscape.



Steward the Historic House and Cowan-Era Legacy During and After Building Sale

- Because the church wishes to sell the historic Lynnwood home, St. George's should consider protecting the house while it remains under church ownership. If the house is National Register of Historic Places eligible, the church may consider donating a preservation or façade easement on the house and immediate historic yard to **Historic Nashville, Inc.**, clearly prohibiting demolition, major exterior alterations, and construction of new primary buildings in the front lawn.
- Consider working with PSN to market Lynnwood to a preservation-minded buyer who understands its battlefield, estate, and Cowan-era significance and is open to supporting basic interpretation of the property's layered history.



Secure Protections for the Remaining Historic Lawn

- Formalize the church's commitment to protecting the remaining greenspace in perpetuity through a recorded conservation easement or similar instrument with **TennGreen Land Conservancy** or **The Land Trust for Tennessee**, with clear maps, permitted uses, and enforcement provisions.

PRESERVATION SOCIETY OF NASHVILLE
105 LYNNWOOD BLVD.
ST. GEORGE'S EPISCOPAL CHURCH FOLLOW-UP MEETING
April 17, 2026

On April 17, 2026, representatives of the Preservation Society of Nashville met with leadership of St. George's Episcopal Church, owners of the property, for an in-depth and constructive conversation regarding the proposed project at 105 Lynnwood Boulevard and the preservation considerations outlined in our March 2026 recommendations.

We appreciate the church's openness to dialogue and its willingness to engage thoughtfully around the historic significance of the site and opportunities for responsible stewardship.

Areas of Alignment and Understanding

- **Archaeological and Battlefield Considerations**
 St. George's Episcopal Church acknowledges the potential historic sensitivity of the site, including its association with the Battle of Nashville. The church has expressed a willingness to coordinate with the Preservation Society to convene a working discussion with the Battle of Nashville Trust and the Metro Historical Commission to further evaluate archaeological sensitivity and determine appropriate next steps prior to construction. This reflects a meaningful commitment to understanding and responsibly addressing potential subsurface resources.
- **Stone Wall Stewardship and Restoration**
 The church has committed to stewarding and restoring the historic stone wall along the property. This work is expected to include necessary disassembly and resetting of portions of the wall to ensure long-term structural integrity, as well as potential widening at the Harding Pike entrance to accommodate safe access, if that site plan option is adopted. We understand that such restoration efforts may require temporary removal and reconstruction using appropriate methods. The Preservation Society recognizes the level of care, technical consideration, and financial investment required for this work and believes the church is positioned to be a strong steward of this important historic feature.
- **Landscape, Trees, and Site Work**
 We understand that certain trees may need to be removed to facilitate proper restoration of the stone wall and related site work. The church has conveyed a commitment to minimizing tree removal where feasible and to incorporating thoughtful replanting as part of the overall landscape plan. We appreciate the balance being pursued between preservation of existing natural features and the technical requirements of restoration.
- **Access and Site Design Considerations**
 Based on the discussion and review of site circulation, there is alignment that primary access from Harding Pike is preferable to access from Lynnwood Boulevard, as it better preserves the historic setting and key sightlines associated with the house and front lawn. This would also allow for preservation of the historical extents and entry points of the stone walls, without removing the wall's historic fabric along Lynnwood Boulevard. Maintaining the visual relationship between the home and its landscape remains an important shared objective.
- **Historic House and Future Ownership**
 The church has reiterated its intention to sell the historic house and has taken a thoughtful approach in sequencing the sale of the secondary development parcel. Specifically, the decision to delay the sale of the developable parcel creates an opportunity for a future buyer of the historic home to also acquire adjacent land, supporting a more cohesive and preservation-minded outcome. While a façade easement is not currently being pursued by the church, it remains a potential option for a future owner. The Preservation Society of Nashville welcomes the opportunity to assist in identifying a preservation-minded buyer who understands and values the layered historic significance of the property.
- **Open Space and Long-Term Conservation**
 We appreciate the church's stated intention not to pursue further development on the remaining open portions of the site. While third-party conservation mechanisms were discussed, including outreach to the City of Belle Meade, we understand those options are not currently being advanced. However, it's our understanding that the church has elected on its own volition to add a condition to the site plan that the designated open space remain undeveloped.

Conclusion

The Preservation Society of Nashville appreciates the thoughtful and collaborative approach demonstrated by St. George's Episcopal Church. Based on our conversation, we believe that meaningful preservation considerations are being incorporated into the project, and that the church is engaging in good faith efforts to steward the site's historic and cultural resources. We remain available as a resource if the project moves forward and look forward to continued coordination in support of a sensitive and successful outcome.

Application

OWNER INFORMATION

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

PROPOSED ACTIVITY

Reason for Request:

Project Calculations:

F.A.R. = LOTS <40,000 sq. ft. x .225 = LOTS > 40,000 sq. ft. x .20 =

Lot Square Ft	Allowable	Existing	Proposed	% Over
FOOTPRINT AREA	3659	3263	4936	4
GROSS FLOOR AREA (F.A.R. X LOT SQ. FT.)	6860	4191	7834	3.1
FRONT YARD AREA	n/a	6485	6485	n/a
TOTAL DRIVEWAY AREA	3659	6216	3854	0.6
DRIVEWAY IN FRONT YARD AREA	1427	2779	1414	under
HARDSCAPE AREA	2439	1661	2337	under
POOL AREA	610	n/a	448	under
F.A.R. =				
LOTS <40,000 sq. ft. x .225 =	6860			
LOTS > 40,000 sq. ft. x .20 =	n/a			

Variance Approval Criteria

What special circumstances or conditions apply to the building or land by reason of exceptional narrowness, shallowness, exceptional topographic conditions, or other extraordinary and exceptional situation or condition of a specific piece of property?

How would the strict application of the zoning ordinance result in practical difficulties to or exceptional or undue hardship upon the owner of such property?

How would the granting of this variance be without detriment to the public good and without substantially impairing the intent and purpose of the zoning ordinance of the City?

the variances requested are modest asks. the house is being renovated and improved rather than demolished. the improvements will most certainly bring this 1930's story and a half house into the modern age of living all the while maintaining its

How would the resulting construction not be out of harmony with other homes in the neighborhood?

the new construction to the front of the house would agruably improve the aesthetic of the street facing exterior and create more compatibility - particularly with the adjacent houses - making it more cohesive to the streetscape. by eliminating the rather

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

1. Survey (signed and sealed by a registered surveyor) of lot and topographic contours
2. Site plan (1 inch = 30 feet)
 - Show existing and proposed structures
 - Building envelope
 - Show all topographic elevations, existing grade, finished grade, Finished Floor Elevations

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.

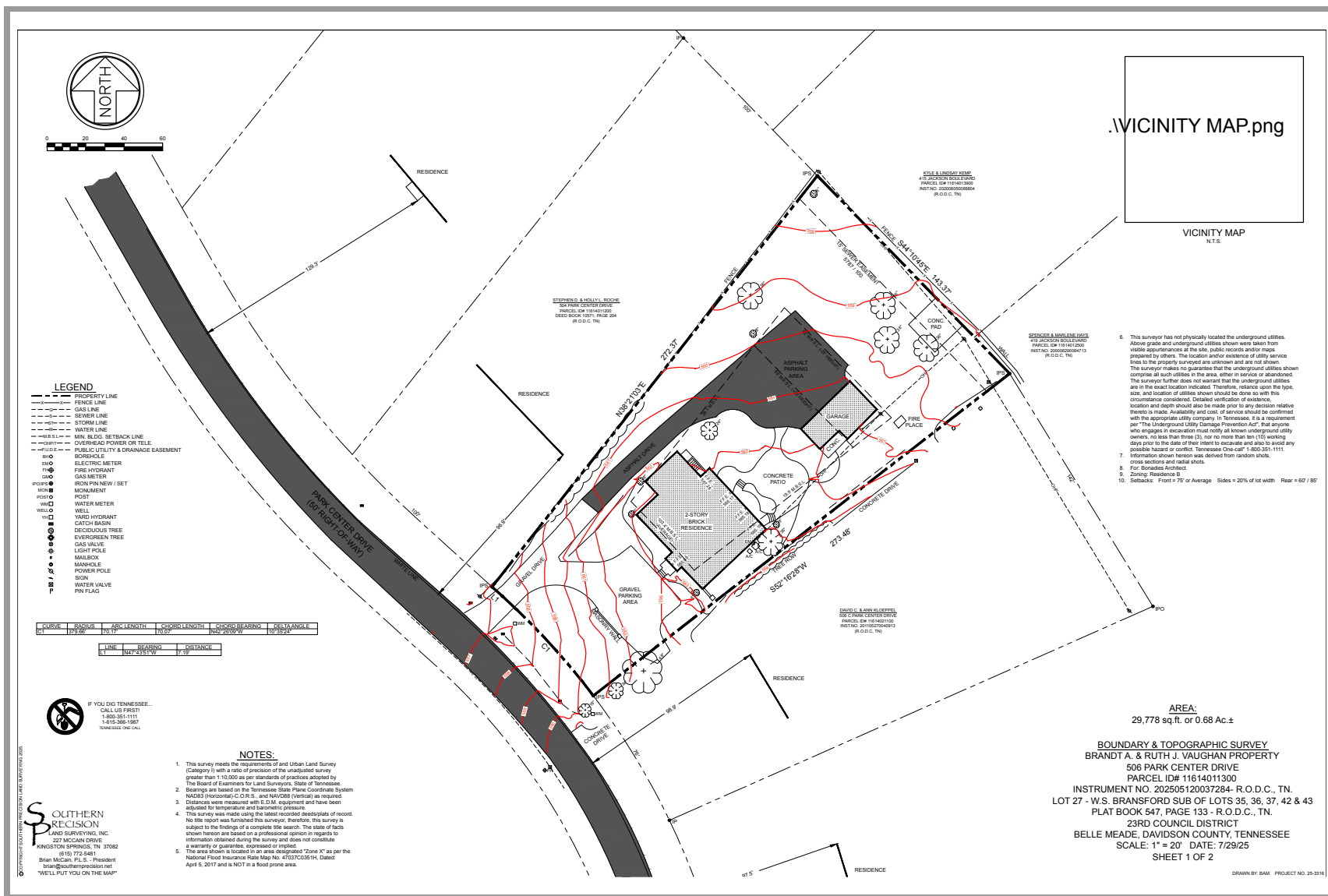
Blaine Bonadies

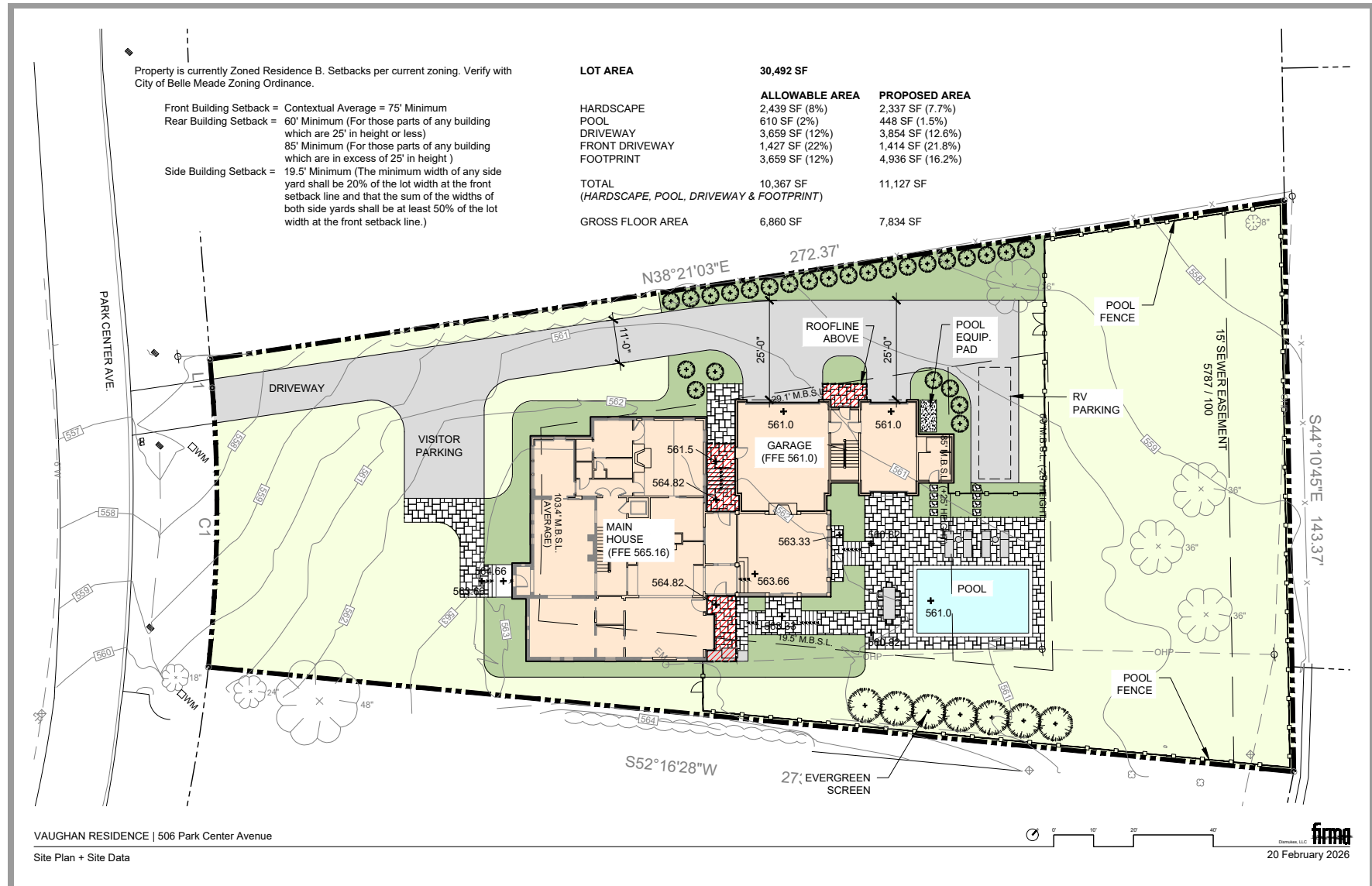
2026-02-19

Typed Signature of Applicant or Owner

Date

CLICK SAVE BEFORE CLICKING COMPLETE APPLICATION







conceptual front perspective

bonadies architect
1521 dallas ave
nashville, tn 37212
615.269.4673
bonadiesarchitect.com

Vaughan
506 Park Center Avenue
2.20.26





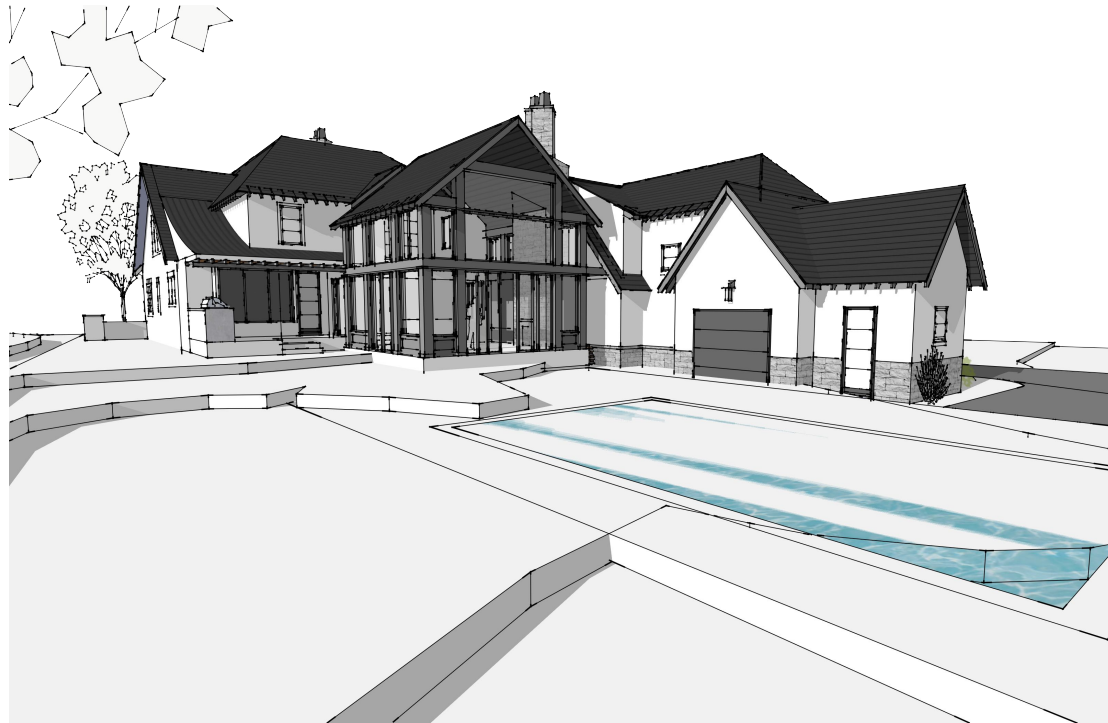
conceptual front perspective



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Vaughan
506 Park Center Avenue
2.20.26

2



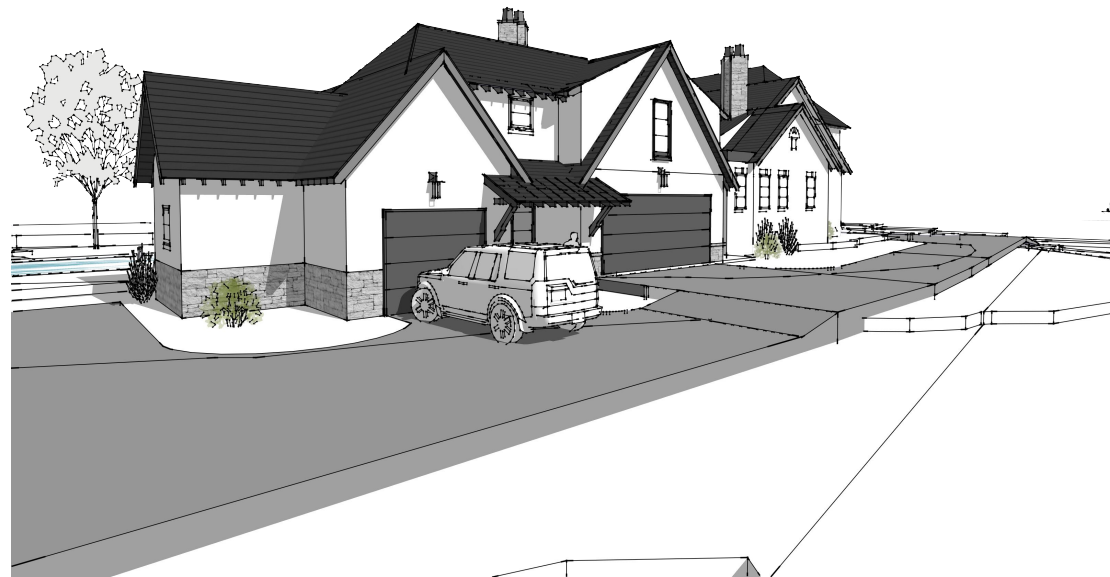
conceptual rear perspective



bonadies architect
1521 dallas ave
nashville, tn 37212
615.269.4673
bonadiesarchitect.com

Vaughan
506 Park Center Avenue
2.20.26

3



conceptual rear perspective

bonadies architect
1521 dallas ave
nashville, tn 37212
615.269.4673
bonadiesarchitect.com

Vaughan
506 Park Center Avenue
2.20.26

4



conceptual front elevation



bonadies architect
1521 dallas ave
nashville, tn 37212
615.269.4673
bonadiesarchitect.com

Vaughan
506 Park Center Avenue
2.20.26

5



conceptual right elevation



bonadies architect
1521 dallas ave
nashville, tn 37212
615.269.4673
bonadiesarchitect.com

Vaughan
506 Park Center Avenue
2.20.26

6



conceptual rear elevation

bonadies architect
1521 dallas ave
nashville, tn 37212
615.269.4673
bonadiesarchitect.com

Vaughan
506 Park Center Avenue
2.20.26

7



conceptual left elevation



bonadies architect
1521 dallas ave
nashville, tn 37212
615.269.4673
bonadiesarchitect.com

Vaughan
506 Park Center Avenue
2.20.26

8

b
bonadies
architect

1521 dallas avenue
nashville, tn 37212
office/fax : 615.269.4673
m: 615.496.1972
e: blaine@bonadiesarchitect.com

all reports, drawings, specifications,
computer files, field data, notes and
other documents and instruments of
service prepared by the architect shall
remain the property of the architect.

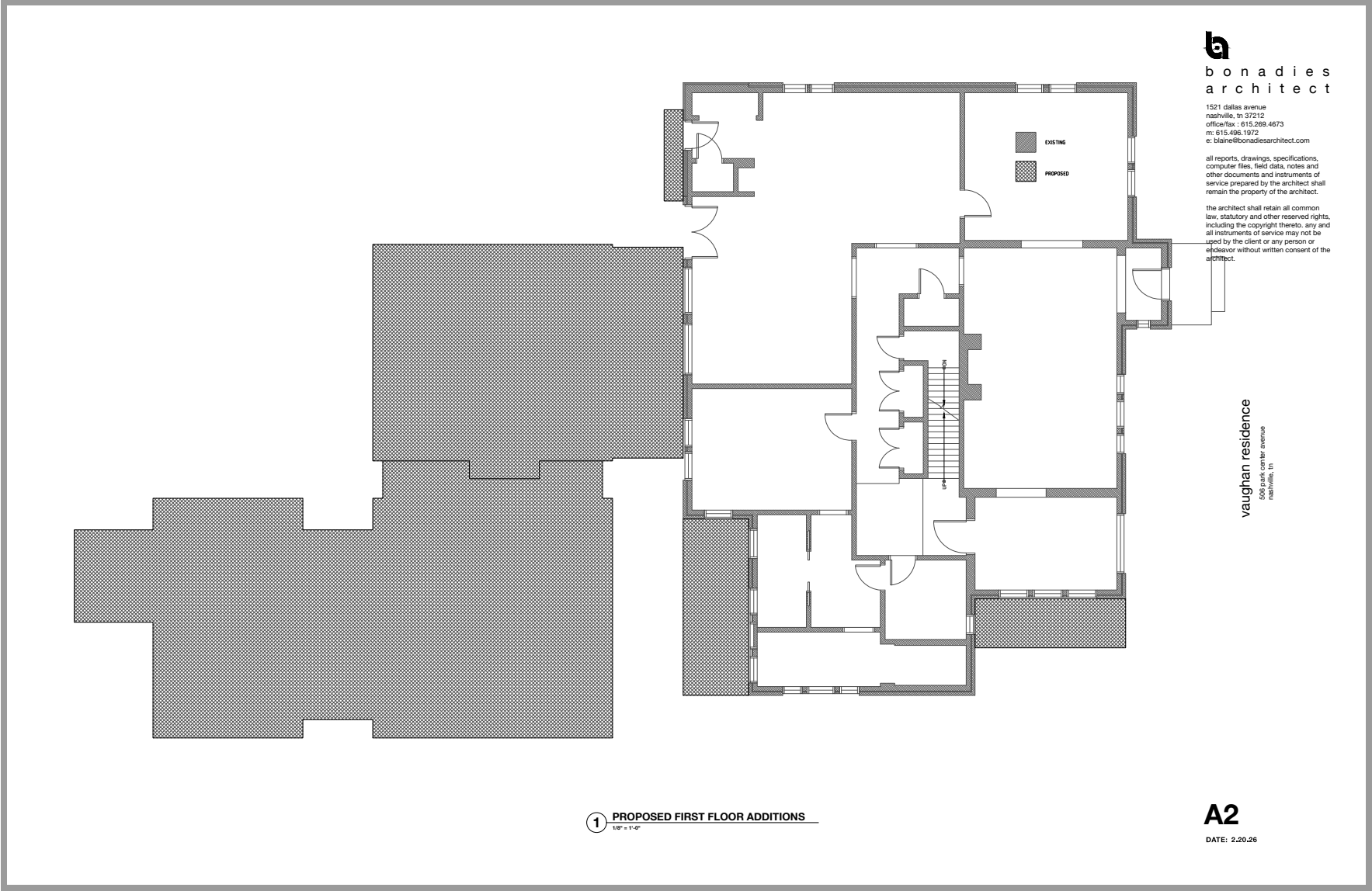
the architect shall retain all common
law, statutory and other reserved rights,
including the copyright thereto, any and
all instruments of service may not be
used by the client or any person or
endeavor without written consent of the
architect.

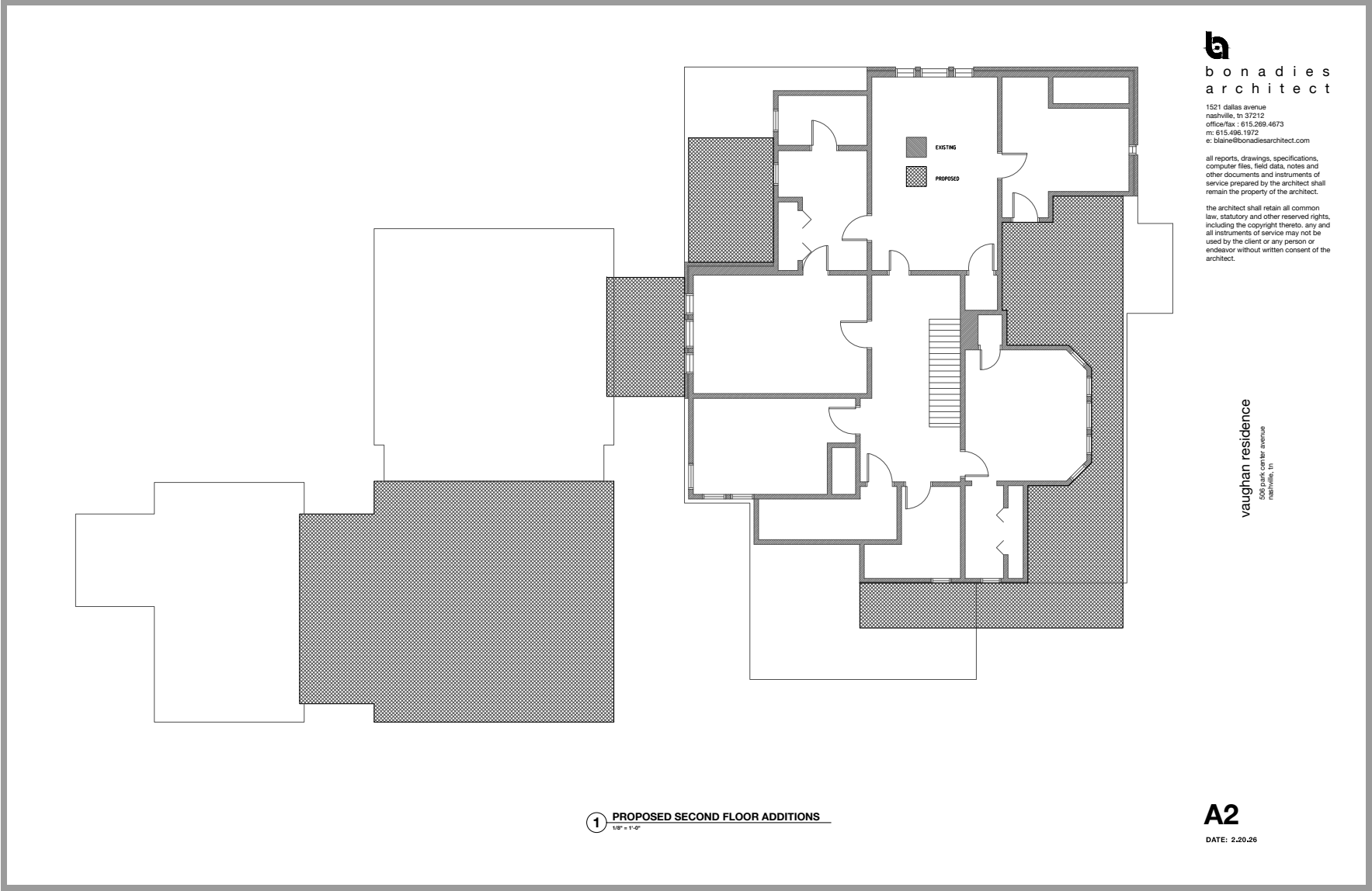


1 PROPOSED FRONT ELEVATION
1/8" = 1'-0"

vaughan residence
500 park center avenue
nashville, tn

A1
DATE: 2.20.26





Staff Report

Agenda No.: IV.B.
Case No.: A26-01
Staff: Mary Samaniego, Planning Director
Applicant: The Vaughn family
Request: Conditional Use for a swimming pool and variances to the side yard setback, maximum footprint, maximum gross floor area, total driveway area.
Location: 506 Park Center Drive

Summary:

The applicant is requesting four variances for an addition that exceeds the side yard setback, the maximum allowable building footprint, maximum allowable building area, maximum driveway area and a conditional use for a swimming pool. The specific request for the addition is to construct 3,640 additional feet which includes three garage bays.

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 0.71 acres (30,492 square feet).
2. The lot is rectangular in shape and similar to surrounding properties and does not have steep slopes.
3. Per Section 14-203 Table 1 footnote 4, the minimum width of any side yard shall be twenty percent (20%) of the lot width at the front building line: provided, however, that the sum of the widths of both side yards shall be at least fifty percent (50%) of the lot width at the front setback line, and provided further that, in the case of a lot having an irregular front lot line, the width of the lot shall be measured at the midpoint of the front setback line. The required side yard setbacks from the north property line is 30' and from the south property line is 20'. A small portion of the addition is 14' from the south property line (6' encroachment).
4. Per Section 14-205(1)(b)(i) of the Zoning Ordinance, the square footage of footprint shall not exceed twelve percent (12%) of the lot area. The allowable footprint for the proposed lot is 3,659 square feet. The existing residence has a footprint of 3,263 square feet and the proposed building footprint is 4,936 square feet (1,277 square feet over the maximum allowable).
5. Per Section 14-205(1)(b)(ii) of the Zoning Ordinance, the allowable Floor Area Ratio (FAR) for lots forty thousand (40,000) square feet or less is .225. For the subject property, the allowable area for gross floor area is 6,860 square feet. The existing residence has a gross floor area of 4,191 square feet and the proposed is 7,834 square feet (974 square feet over the maximum allowable).

6. Per Section 14-205(1)(j)(iii) of the Zoning Ordinance, the total of all driveway/parking areas on any lot shall not exceed twelve (12) percent of the total lot area. The allowable area of driveway/parking area for the proposed lot is 3,659 square feet. The proposed driveway is 3,854 square feet (195 square feet over allowable). The existing driveway area that will be reconfigured is 6,298 square feet.
7. Per Section 14-205(1)(d) of the Zoning Ordinance, the square footage of the surface area of the water in a swimming pool as compared to the lot size shall not exceed two percent (2%) of lot. The allowable area of water within a pool for the proposed lot is 610 square feet. The proposed area of water in the swimming pool is 448 square feet.
8. Per Section 14-205(1)(c) of the Zoning Ordinance, the square footage of hardscape, which shall include the maximum swimming pool area, as compared to the lot size shall not exceed eight percent (8%) of the lot area. The allowable area of hardscape including the pool for the lot is 2,439 square feet. The proposed area of the hardscape, including the pool, is 2,337 square feet.

Findings of Fact and Staff Recommendation:

The standards of proof required for each individual Conditional Use are established in the Zoning Ordinance. The Board of Zoning Appeals shall have power and authority to authorize the issuance of permits for Conditional Use in the following findings of fact for the particular use and/or structure per Section 14-208(4) and Table 2:

1. The grant of any conditional use permit shall be subject to such conditions and safeguards as the board may require for the protection of the character of the community, including but not limited to provisions for vegetative screening, controls on lighting, a finding by the board that the conditional use will not interfere substantially with the use and enjoyment of their property by adjacent owners and a finding that the proposed use also meets all specific standards for such use found in this chapter and in Appendices A-F. *There is a proposed planting plan. The existing property line shrubs and trees are anticipated to adequately screen the swimming pool from the adjoining properties.*
2. Swimming pools must be within the building envelope and included in hardscape calculations. Also, swimming pools must be enclosed by a fence or wall not less than six feet (6') in height above the exterior adjoining grade. *The site plan illustrates compliance with the fencing requirements of this provision. The proposed swimming pool is within the required setbacks as well as the allowable hardscape maximums per the Zoning Ordinance.*

Findings of Fact and Staff Recommendation:

The standards of proof required for Variances are established in the Zoning Ordinance. The Board of Zoning Appeals has the authority to grant such variance as will not be contrary to the public interest and under the restrictions established with the Zoning Ordinance which states that if the property had on August 16, 1950, an extraordinarily unusual shape, size or topographic feature(s) as compared to other properties in the immediate neighborhood, then the Board of Zoning Appeals may grant a variance based on the following findings of fact:

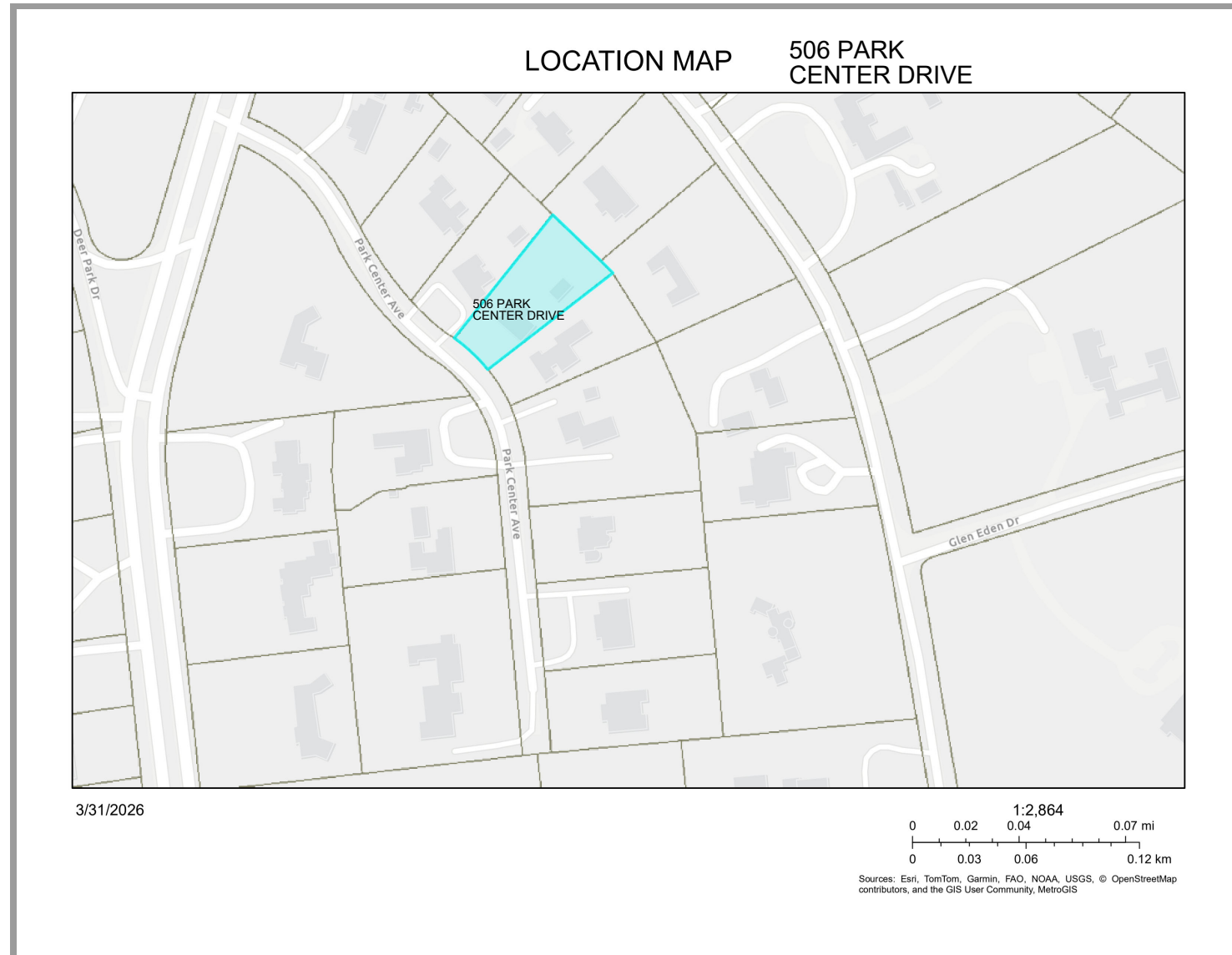
1. As to any piece of property existing as a separate lot or tract as of the date of adoption of this ordinance, the board of zoning appeals shall have power and authority to approve variances from the strict application of this chapter, where, by reason of exceptional narrowness, shallowness, exceptional topographic conditions, or other extraordinary and exceptional situation or condition of a specific piece of property, the strict application of the zoning ordinance would result in practical difficulties to or exceptional or undue hardship upon the owner of such property, provided that such relief may be granted without detriment to the public good and without substantially impairing the intent and purpose of the zoning ordinance of the City, and such resulting construction will not be out of harmony with other homes in the neighborhood.

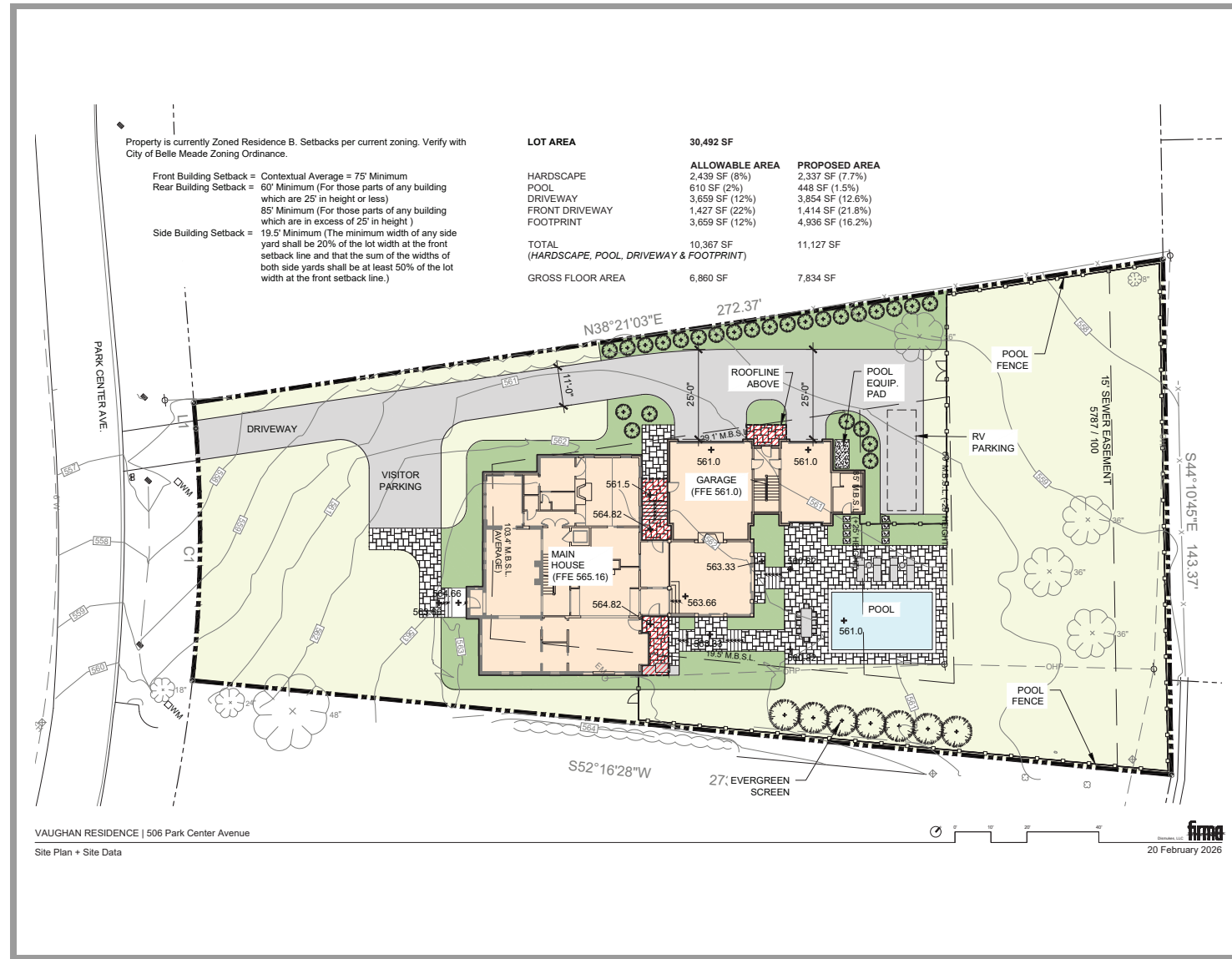
The applicant is proposing to exceed the maximum footprint, building area, setbacks, and driveway areas that were adopted in the Zoning Ordinance to benefit the public good. It is staff's professional opinion that these requirements are to limit the massing and scale of dwellings within a given site. The surrounding properties in the immediate area are of a similar size and configuration as the subject property. The intent and purpose of these design and bulk provisions is to ensure that the placement and scales of dwellings enacts this development pattern of large, open yards. The proposed project is significantly out of compliance with multiple zoning provisions. The applicant has the ability to re-design the project by eliminating the third garage bay area and reducing the size of the sunroom. These two revisions would bring the site very close to compliance.

Staff recommends denial of the variance requests based on the written findings of fact.

Attachments:

1. Location Map
2. Staff Analysis of Site Plan





From: [David Kloeppel](#)
To: [Mary Samaniego](#)
Cc: [Ann Kloeppel](#)
Subject: Letter of Support — Zoning Appeal, #A26-01, 506 Park Center Avenue, Vaughn Residence
Date: Wednesday, April 15, 2026 9:25:02 AM

You don't often get email from d.c.kloeppel@gmail.com. [Learn why this is important](#)

Dear Chair and Members of the Board of Zoning Appeals:

My wife, Ann, and I have lived next door to 506 Park Center Avenue since 2004. We are writing to express our wholehearted support for the zoning appeal submitted by Brandt and Ruth Vaughn, #A26-01.

We have had the opportunity to review the Vaughns' plans, and are enthusiastic to see the proposed improvements. They are breathing new life into a property that was cared for over many decades by the Philpots. Brandt and Ruth are relocating to Nashville and are renovating and expanding the property with appropriate care for the existing building and for us, their neighbors.

We strongly encourage the Board to approve their appeal. Thank you for your consideration of this matter.

Respectfully,
Ann and David Kloeppel
506C Park Center Ave

From: [Steve Roche](#)
To: [Mary Samaniego](#)
Subject: Vaughan Family -- 506 Park Center Ave Renovations
Date: Thursday, April 16, 2026 4:53:05 PM

You don't often get email from rocheros@gmail.com. [Learn why this is important](#)

Dear Ms. Samaniego:

Please accept this as our endorsement of the renovation plans for 506 Park Center Avenue (Drive) submitted by Ruth and Brandt Vaughan. We've reviewed the Vaughans' plans and, as their next-door neighbor, are quite pleased with what they are proposing.

We moved into 504 Park Center over 26 years ago. The Philpots, who owned the subject property, were wonderful neighbors and soon became dear friends to us. Fortunately, the Vaughans have taken great care to maintain the existing character and style of 506 while also making improvements that will enhance the property values of the other homes on Park Center.

Please feel free to contact us if you have any questions.

Regards,

Steve and Holly Roche
504 Park Center Ave
Nashville, TN 37205
(615) 293-0814



CITY OF BELLE MEADE
APPLICATION FOR BOARD OF ZONING APPEALS

APPEAL # _____

APPEAL FEE: _____

APPLICANT (Owner's Name) Leverick Homes for Gordon & Karin Wynn **PHONE #** 615-604-1870

APPLICANT EMAIL ADDRESS jeremiah@leverickhomes.com

PROPERTY ADDRESS: 4319 Glen Eden Drive Nashville, TN 37205

REQUEST: **VARIANCE** ☒ **CONDITIONAL USE** ☐

REASON FOR REQUEST: To build an addition to the left side of the property for a new owners bathroom

We are seeking a variance to add 12ft onto the left side of the home. (Additon to be 12ft x 17ft)

PROJECT CALCULATIONS

LOT SQ. FT:	ALLOWABLE	EXISTING	PROPOSED	TOTAL	% OVER
FOOTPRINT AREA	3,738	3,188	3,443	3,443	Under
GROSS FLOOR AREA (F.A.R. X LOT SQ. FT.)	7,009	3,600	3,819	3,819	Under
FRONT YARD AREA					
TOTAL DRIVEWAY AREA		4,228	No Change		No Change
DRIVEWAY IN FRONT YARD AREA		Pad	No Change		No Change
HARDSCAPE AREA		761	No Change		No Change
POOL AREA		0	200		
F.A.R. = LOTS <40,000 sq. ft. and RES C x .225 = LOTS > 40,000 sq. ft. x .200 =					

Complete Check List

- ☒ Survey (signed and sealed by a registered surveyor) of lot and topographic contours
- ☒ Site plan (1 inch = 30 feet)
 - Show existing and proposed structures
 - Building envelope
 - Show all topographic elevations, existing grade, finished grade, Finished Floor Elevations

Variance Approval Criteria

What special circumstances or conditions apply to the building or land by reason of exceptional narrowness, shallowness, exceptional topographic conditions, or other extraordinary and exceptional situation or condition of a specific piece of property?

The subject property is a legally non-conforming corner lot that is uniquely constrained by two front yard

setback requirements due to its corner configuration. The dual frontage significantly reduces the buildable

envelope compared to interior lots of similar size within the same zoning district.

How would the strict application of the zoning ordinance result in practical difficulties to or exceptional or undue hardship upon the owner of such property?

The existing residence is a historically significant structure within Belle Meade. The configuration of the original home,

combined with preservation considerations, substantially limits reasonable interior reconfiguration options.

The structural layout and historic character of the home make it impractical to create a functional primary suite within

the existing footprint without materially altering defining architectural elements.

As a result, strict enforcement of the setback requirement prevents a modest and architecturally compatible addition that would allow reasonable use of the property while maintaining the historic character of the residence.

The hardship arises from the unique physical characteristics of the lot and the historic nature of the dwelling,

not from any action taken by the current Owner.

How would the granting of this variance be without detriment to the public good and without substantially impairing the intent and purpose of the zoning ordinance of the City?

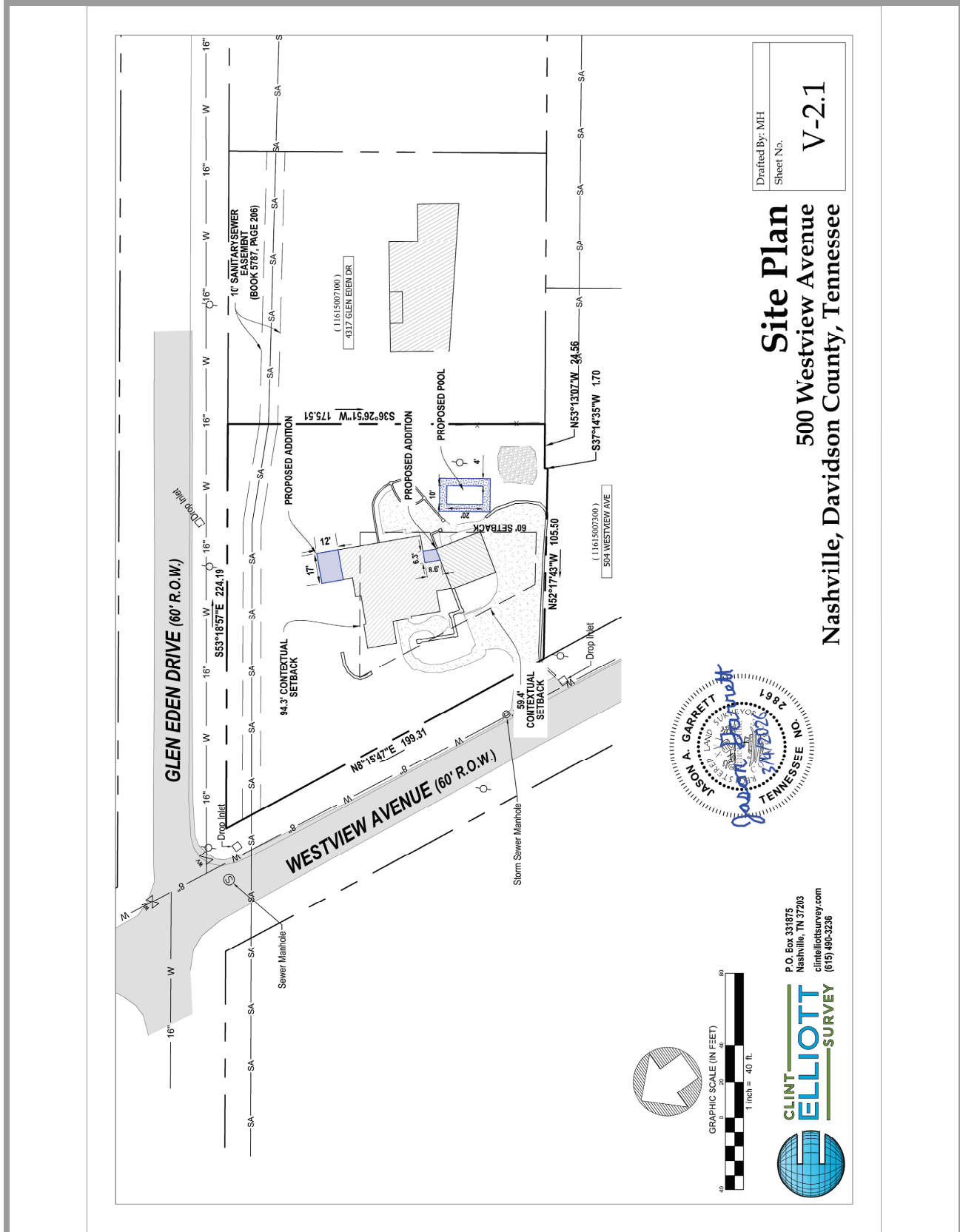
The proposed addition is modest in scale and represents the minimum dimensional relief necessary to accommodate reasonable improvements to the existing historic residence. The addition maintains appropriate building height, massing, and architectural consistency with the existing structure and surrounding neighborhood. The extension will not interfere with traffic visibility, pedestrian safety, drainage patterns, or utility access. Adequate setbacks will remain on the remaining property boundaries, and the overall footprint remains well within the maximum coverage permitted by the ordinance. Streetscape character will be preserved, and the proposed improvement is consistent with the scale and residential nature of nearby properties. The variance is site specific due to the corner lot and current existing structure placements, and therefore does not undermine the broader zoning framework.

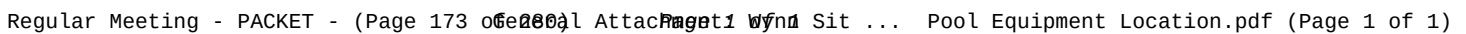
How would the resulting construction not be out of harmony with other homes in the neighborhood?

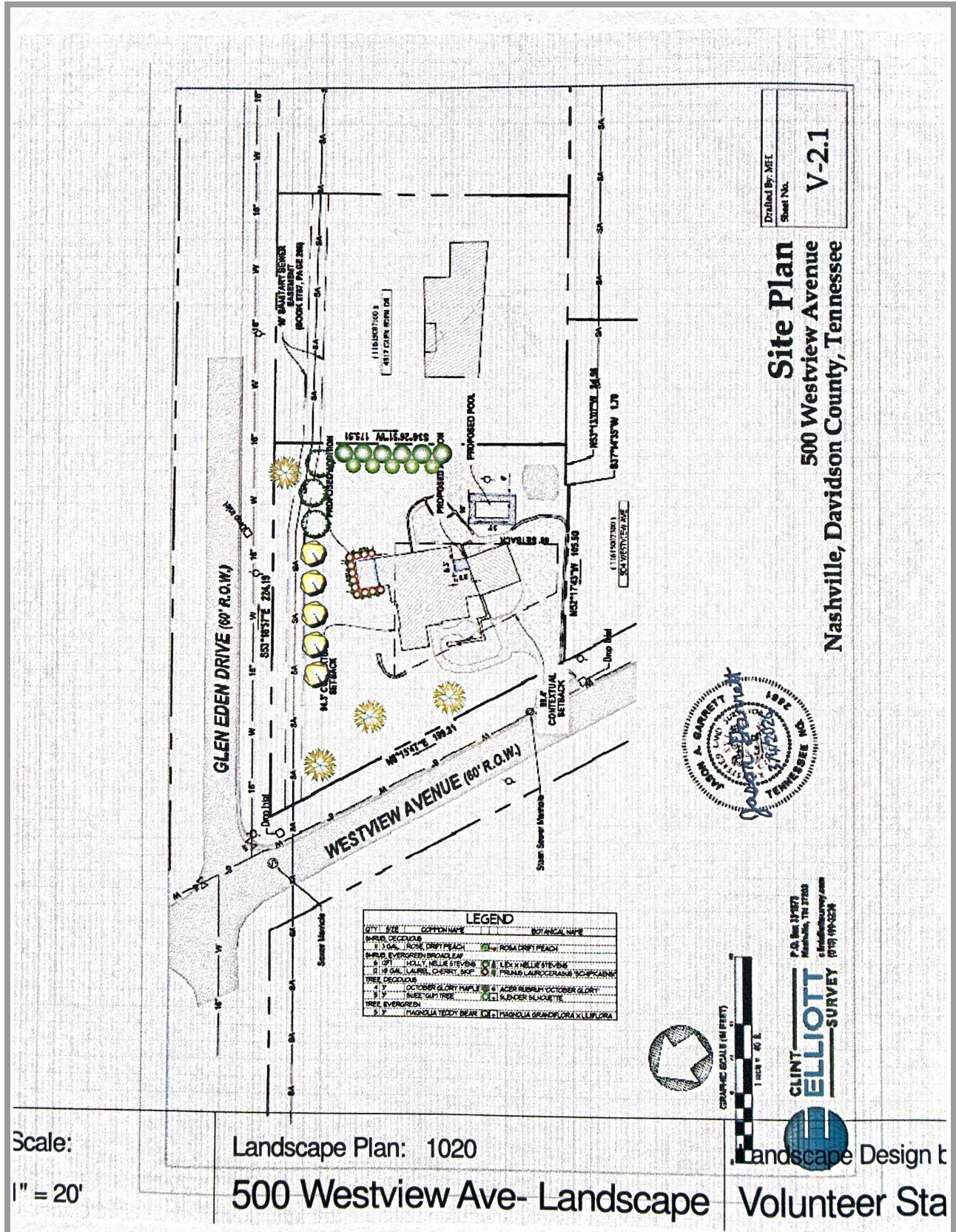
The proposed addition will be architecturally consistent with the existing residence. Exterior materials will match the existing structure, including like-kind masonry, trim details, and wood windows with matching grid patterns and proportions. Rooflines, pitch, and architectural detailing will be designed to integrate seamlessly with the current home so that the addition reads as a natural extension rather than a separate or dominant element. The overall building footprint remains modest relative to the lot size and consistent with neighboring properties. The addition does not alter the streetscape pattern or visual rhythm of the block and preserves the residential character that defines the area.

SIGNATURE: Jeremiah B. Pierce (Owner/Agent) **DATE:** 02/16/2026

Submit all information, plans & application via email PDF to: msamaniego@citybellemead.org







Staff Report

Agenda No.: IV.C.
Case No.: A26-08
Staff: Mary Samaniego, Planning Director
Applicant: The Wynn family
Request: Approval of a conditional use for a swimming pool and variance for the front and rear yard setback
Location: 4319 Glen Eden Drive/500 Westview Avenue

Summary:

The applicant and property owner are requesting a Conditional Use for a swimming pool and variances for swimming pool in the rear yard setback and a front yard setback variance for an addition. The specific project is to construct a swimming pool completely within the rear yard setback as well as an addition to the residence in the front yard setback on Glen Eden Drive.

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 0.71 acres (30,927 square feet) and is a rectangular shaped corner lot with frontage on Westview Drive and Glen Eden Drive.
2. The lot is irregularly shaped, slightly sloped with an 18' grade change, and does not have any regulatory floodplain or water features.
3. The existing residence was constructed in 1922 and included an attached two-car garage.
4. Per Section 14-205(1)(b)(i) of the Zoning Ordinance, the square footage of footprint shall not exceed twelve percent (12%) of the lot area. The allowable footprint for the proposed lot is 2,083 square feet. The existing residence has a building footprint of 3,738 square feet and the proposed addition of 204 square feet will then provide as overall building footprint of 3,443 square feet.
5. Per Section 14-205(1)(b)(ii) of the Zoning Ordinance, the allowable Floor Area Ratio (FAR) for lots forty thousand (40,000) square feet or less is .225. For the subject property, the allowable area per the FAR equation is 7,009 square feet. The existing residence has a building area of 4,490 square feet and the proposed addition of 204 square feet will then provide as overall building area of 4,694 square feet.
6. Per Section 14-204(1)(m)(i) of the Zoning Ordinance, the square footage of the surface area of the water in a swimming pool as compared to the lot size shall not exceed two percent (2%) of lot. The allowable area of water within a pool for the proposed lot is 619 square feet. The proposed area of water in the swimming pool is 200 square feet.

7. Per Section 14-204(1)(m) of the Zoning Ordinance, the square footage of hardscape, which shall include the maximum swimming pool area, as compared to the lot size shall not exceed eight percent (8%) of the lot area. The allowable area of hardscape including the pool for the proposed lot is 2,474 square feet. The proposed area of the hardscape including the pool is 961 square feet.
8. The proposed swimming pool and associated equipment are entirely outside of the established building envelope (see attached Staff Analysis of Site Plan). The pool placement and the associated pool equipment placement requires variance approvals.
9. The required rear yard setback in the Residence B zoning district is 60' and the applicant is proposing the swimming pool placement at 33'.
10. Per Section 14-203 Table 1 footnote 3, the required front yard setbacks from the edge of Glen Eden Drive is 94'. The proposed front setback of the residence is 70' (a 24' variance request). The existing residence is already projecting into the front yard setback by 15'.

Findings of Fact and Staff Recommendation:

The standards of proof required for each individual Conditional Use are established in the Zoning Ordinance. The Board of Zoning Appeals shall have power and authority to authorize the issuance of permits for Conditional Use in the following findings of fact for the particular use and/or structure per Section 14-208(4) and Table 2:

1. The grant of any conditional use permit shall be subject to such conditions and safeguards as the board may require for the protection of the character of the community, including but not limited to provisions for vegetative screening, controls on lighting, a finding by the board that the conditional use will not interfere substantially with the use and enjoyment of their property by adjacent owners and a finding that the proposed use also meets all specific standards for such use found in this chapter and in Appendices A-F. *There is very sparse landscaping between the proposed pool location and the adjoining residences. A formal landscape plan is not proposed.*
2. Swimming pools must be within the building envelope and included in hardscape calculations. Also, swimming pools must be enclosed by a fence or wall not less than six feet (6') in height above the exterior adjoining grade. *The site plan illustrates compliance with the fencing requirements of this provision. The proposed swimming pool is within the allowable hardscape maximums per the Zoning Ordinance.*

Findings of Fact and Staff Recommendation:

The standards of proof required for Variances are established in the Zoning Ordinance. The Board of Zoning Appeals has the authority to grant such variance as will not be contrary to the public interest and under the restrictions established with the Zoning Ordinance which states that if the property had on August 16, 1950, an extraordinarily unusual shape, size or topographic feature(s) as compared to other properties in the immediate neighborhood, then the Board of Zoning Appeals may grant a variance based on the following findings of fact:

1. As to any piece of property existing as a separate lot or tract as of the date of adoption of this ordinance, the board of zoning appeals shall have power and authority to approve variances from the strict application of this chapter, where, by reason of exceptional narrowness, shallowness, exceptional topographic conditions, or other extraordinary and exceptional situation or condition of a specific piece of property, the strict application of the zoning ordinance would result in practical difficulties to or exceptional or undue hardship upon the owner of such property, provided that such relief may be granted without detriment to the public good and without substantially impairing the intent and purpose of the zoning ordinance of the City, and such resulting construction will not be out of harmony with other homes in the neighborhood.

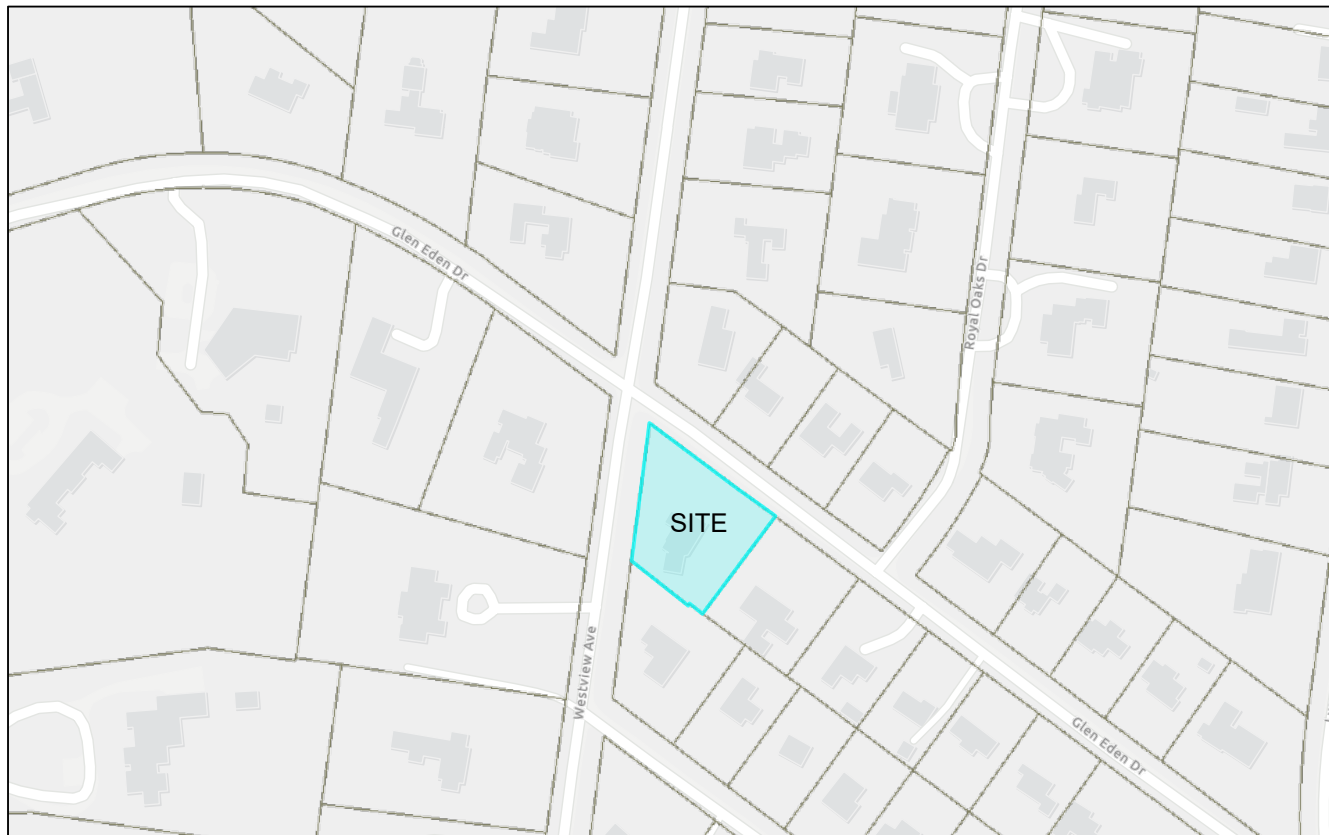
The pool and equipment will encroach 27' into the rear yard setback which is a significantly close to the rear property line for visual and sound purposes. Although it is a corner lot, there are no significant physical constraints on the property that would support a variance approval. The adjoining residence to the west is approximately 40' from the shared property line. Given this close distance, approval of this variance would allow a pool within 7' from the neighbors' residence itself. In the Residence B zoning district, the typical 60' rear setbacks create at least a 120' greenspace buffer between two adjoining building envelopes. The applicant is proposing to exceed the setback that was adopted in the Zoning Ordinance to benefit the public good. Much of Belle Meade enjoys large sprawling yards that contributes to the City identity. The subject property is at the corner of Glen Eden Drive and Westview Avenue. The subject property has unique constraints due to being an irregular shape making construction of an addition difficult within the parameters of expected residences size and scale in Belle Meade. Upon review of the existing development pattern within the immediate area, it appears that many of the surrounding dwellings are similar in footprint size and lot depth in this block of Glen Eden Drive. The intent and purpose of setback provisions, in staff's professional opinion, is to ensure that the placement of dwellings creates a pattern of large, open yards. The reduction of the front yard setback along Glen View Drive will be significantly out of character with nearby residences along the street.

Staff recommends denial of the conditional use and the variance request based on the written findings of fact.

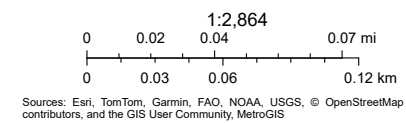
Attachments:

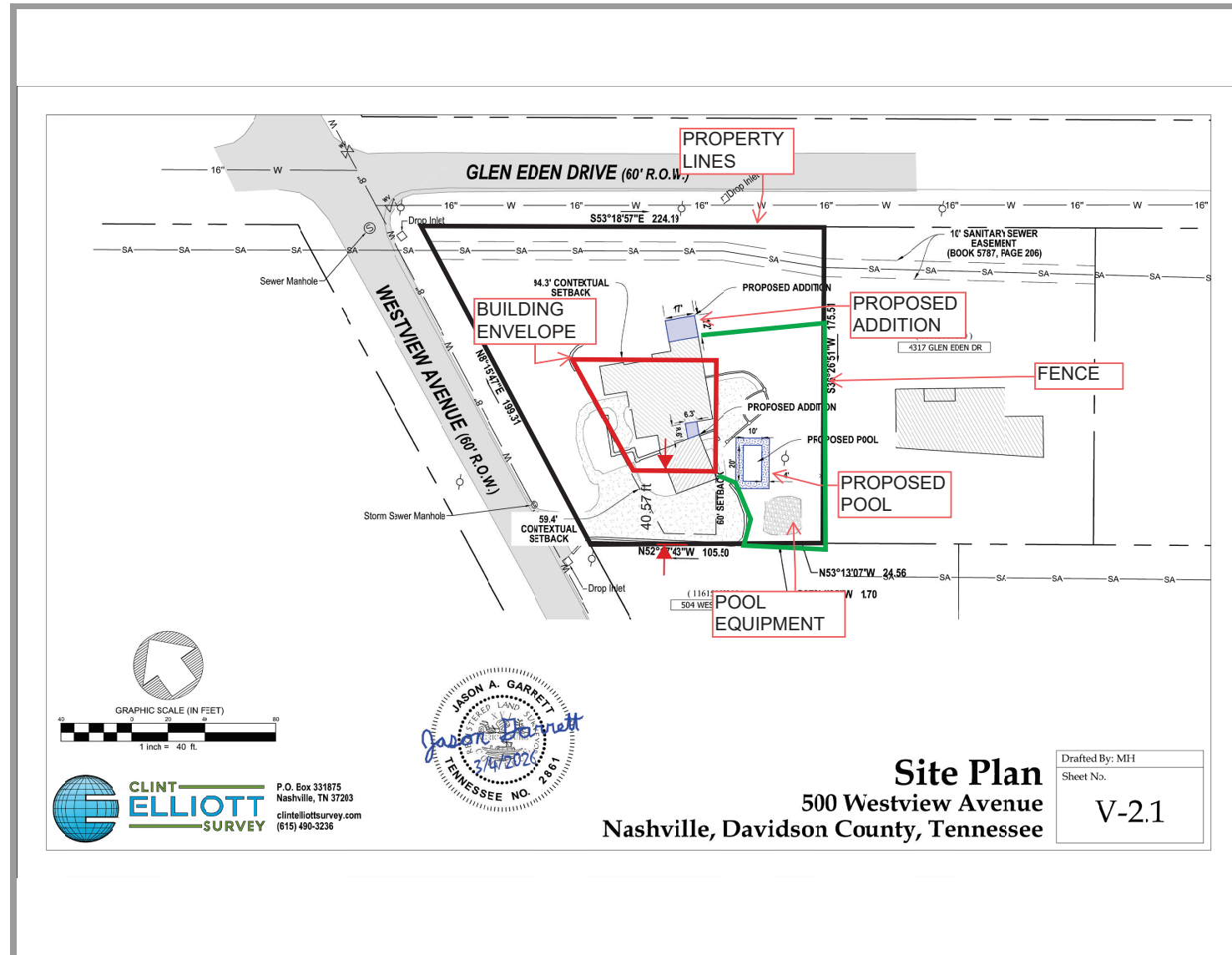
1. Location Map
2. Staff Analysis

LOCATION MAP 4319 GLEN EDEN DR/500 WESTVIEW AVE



4/1/2026







CITY OF BELLE MEADE
APPLICATION FOR BOARD OF ZONING APPEALS

APPEAL # _____

APPEAL FEE: _____

APPLICANT (Owner's Name) _____ **PHONE #** _____

APPLICANT EMAIL ADDRESS _____

PROPERTY ADDRESS: _____

REQUEST: **VARIANCE** ☐ **CONDITIONAL USE** ☐

REASON FOR REQUEST: _____

PROJECT CALCULATIONS

LOT SQ. FT:	ALLOWABLE	EXISTING	PROPOSED	TOTAL	% OVER
FOOTPRINT AREA					
GROSS FLOOR AREA (F.A.R. X LOT SQ. FT.)					
FRONT YARD AREA					
TOTAL DRIVEWAY AREA					
DRIVEWAY IN FRONT YARD AREA					
HARDSCAPE AREA					
POOL AREA					
	F.A.R. = LOTS <40,000 sq. ft. and RES C x .225 = LOTS > 40,000 sq. ft. x .200 =				

Complete Check List

- ☐ Survey (signed and sealed by a registered surveyor) of lot and topographic contours
- ☐ Site plan (1 inch = 30 feet)
 - Show existing and proposed structures
 - Building envelope
 - Show all topographic elevations, existing grade, finished grade, Finished Floor Elevations

Variance Approval Criteria

What special circumstances or conditions apply to the building or land by reason of exceptional narrowness, shallowness, exceptional topographic conditions, or other extraordinary and exceptional situation or condition of a specific piece of property?

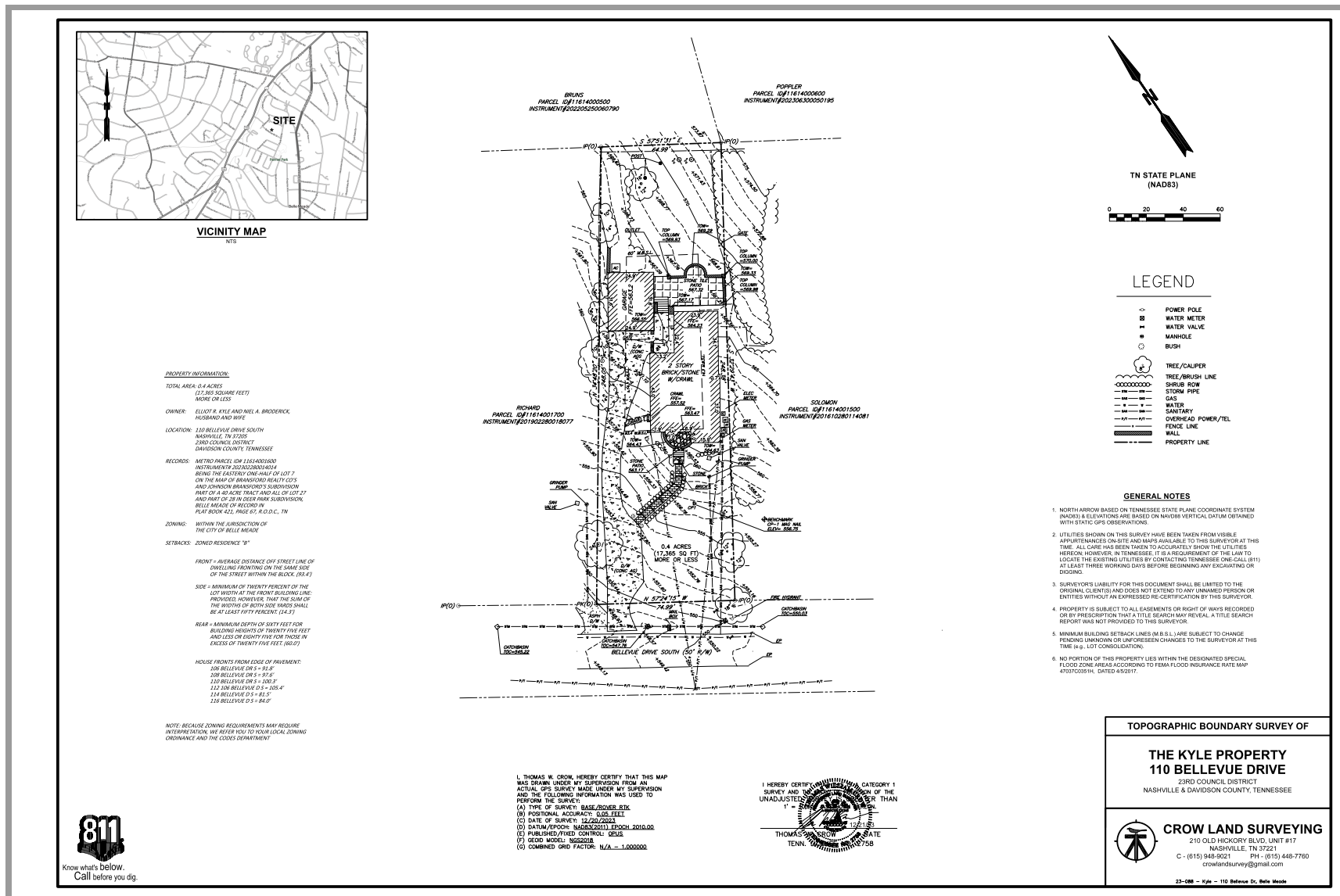
How would the strict application of the zoning ordinance result in practical difficulties to or exceptional or undue hardship upon the owner of such property?

How would the granting of this variance be without detriment to the public good and without substantially impairing the intent and purpose of the zoning ordinance of the City?

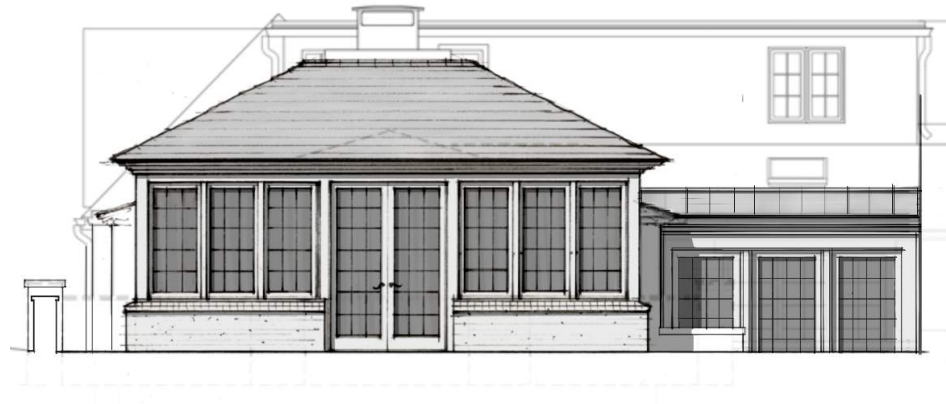
How would the resulting construction not be out of harmony with other homes in the neighborhood?

SIGNATURE: _____ (Owner/Agent) **DATE:** _____

Submit all information, plans & application via email PDF to: msamaniego@citybellemeades.org



A NEW ADDITION / GARAGE ATTACHMENT FOR
110 BELLEVUE DRIVE S
Nashville, Tn 37205





110 BELLEVUE DR S

- English Tudor Home Built in 1937
- Residential B Zoning -
- 2 Story Single-Family Residence and Detached Garage
- Existing development is non-conforming to Foot-print area, Gross Floor Area, Total Driveway Area and Driveway in Front Yard.
- Existing Home and Detached Garage are not within the established side setback lines



SPENCER TORODE
NASHVILLE • NORTHEAST • HOUSTON

NOT FOR CONSTRUCTION

an addition to the existing residence for
THE KYLE FAMILY
110 Bellevue Dr S Nashville, Tennessee 37205

DRAWN BY: P.T.A. PROJECT NO.: 28077

TITLE

BGA

SHEET NO.:

A000



Narrow Lot

This lot is materially narrower than the prevailing pattern of development on the street and in the surrounding area.

- Residence B Zoning
- Minimum lot area - 40,000sf
 - Minimum lot width - 125'

- 110 Bellevue Dr. S
- Lot area - 17,365 sf - 56.59% under minimum
 - Lot width - 74.99' - 40.01% under minimum

While the subject lot shares a similar width with one immediate neighbor, it is 50% narrower than the adjacent lot on the opposite side.

Of the fifteen lots reviewed on the street, only five have frontages under 100', placing the subject property within a limited subset of narrower lots. The average of the street works out to 107.69', 32.69' wider than 110 Bellevue Dr S.



NOT FOR CONSTRUCTION

an addition to the existing residence for
THE KYLE FAMILY
110 Bellevue Dr. S Nashville, Tennessee 37205

DRAWN BY: P.T.A. PROJECT NO.: 2007

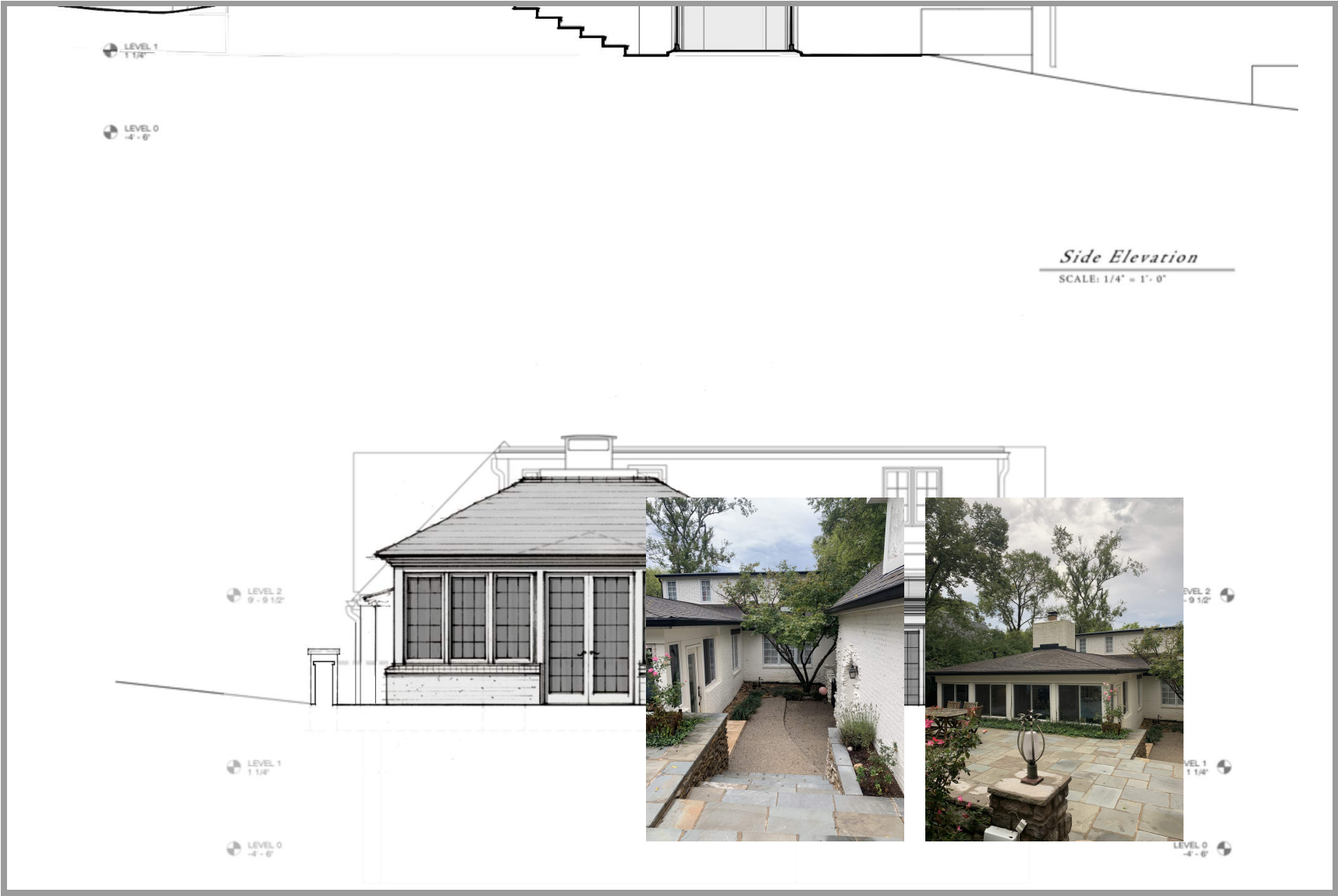
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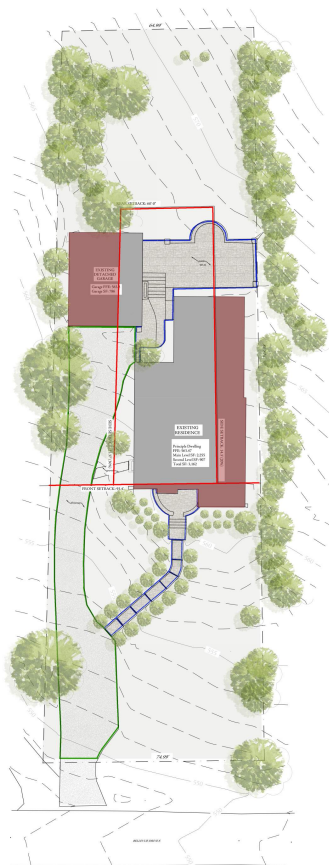
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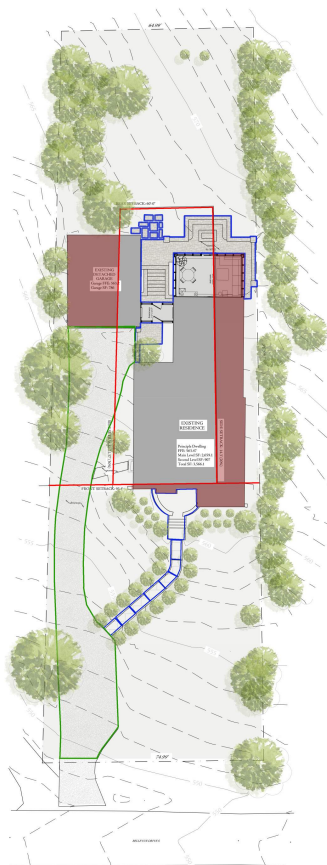
A000







Existing Site Plan
SCALE: 1/16" = 1'-0"



Proposed Site Plan
SCALE: 1/16" = 1'-0"

Undersized Lot

Residence B Zoning

- Minimum lot area - 40,000sf
- Minimum lot width - 125'

110 Bellevue Dr. S

- Lot area - 17,365 sf - 56.59% under minimum
- Lot width - 74.99' - 40.01% under minimum

- One of 5 lots on Bellevue Dr S under 20,000 sf
- Second smallest lot size on Bellevue Dr S

-Because the lot is undersized, the buildable area is inherently constrained, even before considering existing structures or topography.

Building Envelope

Existing Footprint

- Within Setbacks - 1,735 sqft
- Non-Conforming to setbacks - 1,306 sqft

Proposed Footprint

- Within Setbacks - 1,990.5 sqft
- Non-Conforming to setbacks - 1,436.05 sqft

-The proposed sunroom aligns with the existing non-conforming wall plane, creating no new adverse impact and representing the minimum necessary variance to achieve reasonable use of the property.

Non-conforming footprint

STANLEY TORRES
NASHVILLE • NORTHERN • HOUSTON

NOT FOR CONSTRUCTION

an addition to the existing residence for
THE KYLE FAMILY
110 Bellevue Dr. S Nashville, Tennessee 37205

DRAWN BY PROJECT NO.

P.T.A. 2007

TITLE

BGA

SHEET NO.

A000

Historic Home

- The existing home is historic and was constructed long before current zoning standards.
- Altering its primary massing by building upward would require substantial structural intervention and would compromise the architectural character of the house.
- A small rear sunroom addition and a modest breezeway connection would allow the homeowners to improve livability while preserving the form, façade, and integrity of the historic structure.

Extreme Grade Challenges

- The lot experiences a dramatic elevation drop of around 27 feet from the rear to the front with over 11 feet in change within the buildable area, creating a highly irregular and challenging building surface.
- The location chosen for the sunroom sits on an existing hardscaped patio that is already supported by an existing retaining wall, providing one of the only level, structurally supported surfaces on the property.
- Due to the significant grade change and the placement of the existing house and garage, the addition will be hidden from the street and only minimally visible from neighboring properties.



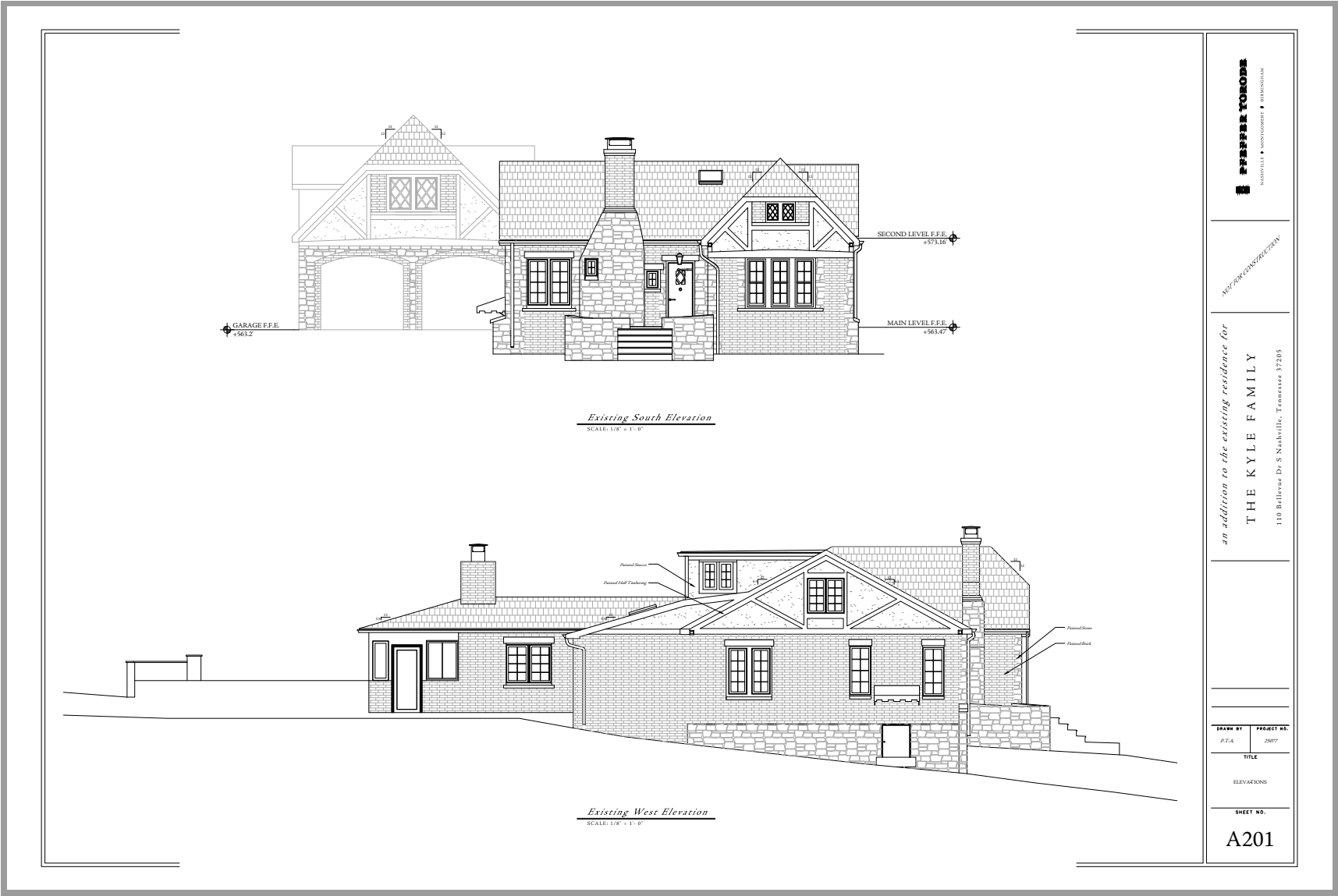
Site Elevation
SCALE: 1/8" = 1'-0"

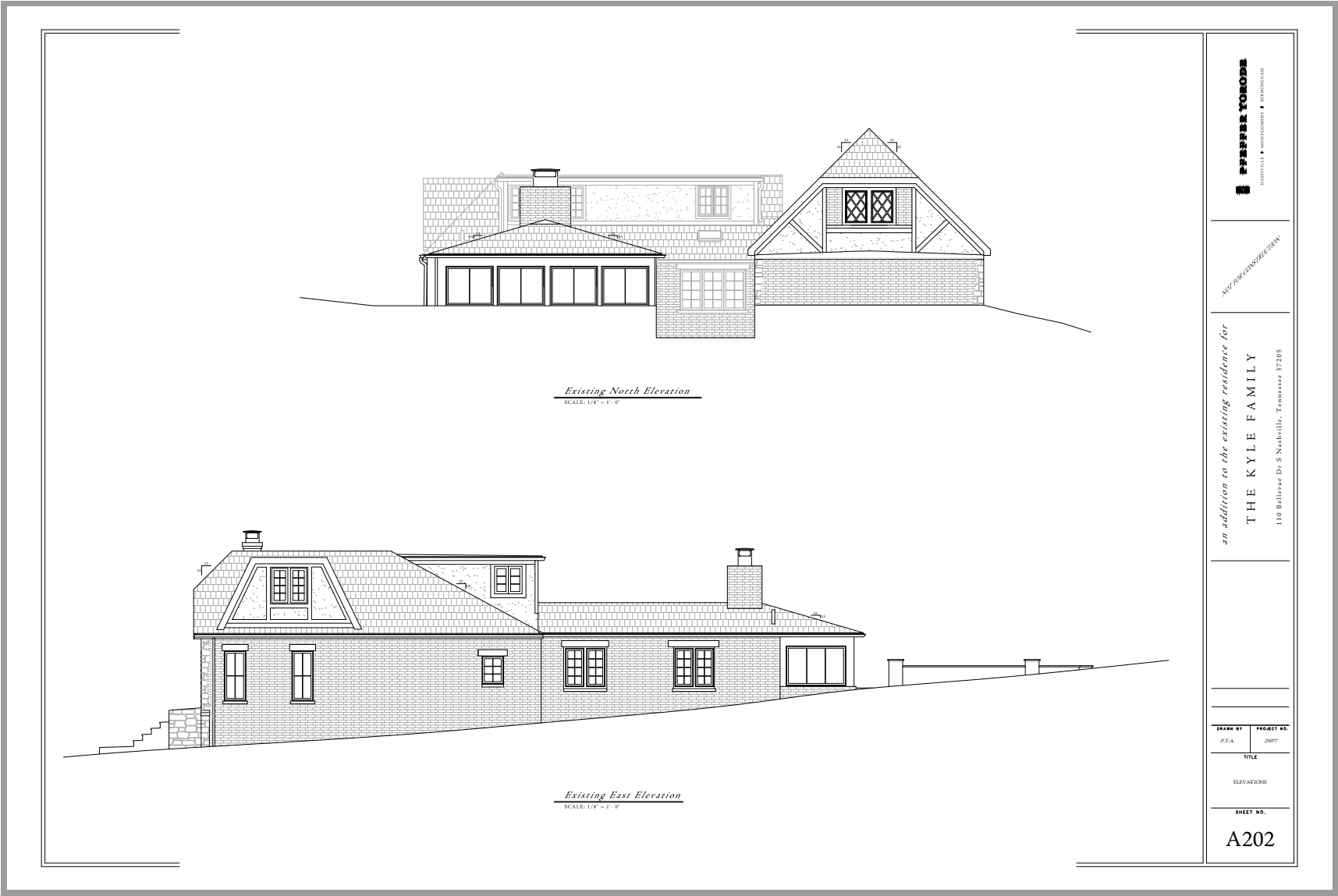
SPRINGER TORODE
NASHVILLE • NORTHEAST • HOUSTON

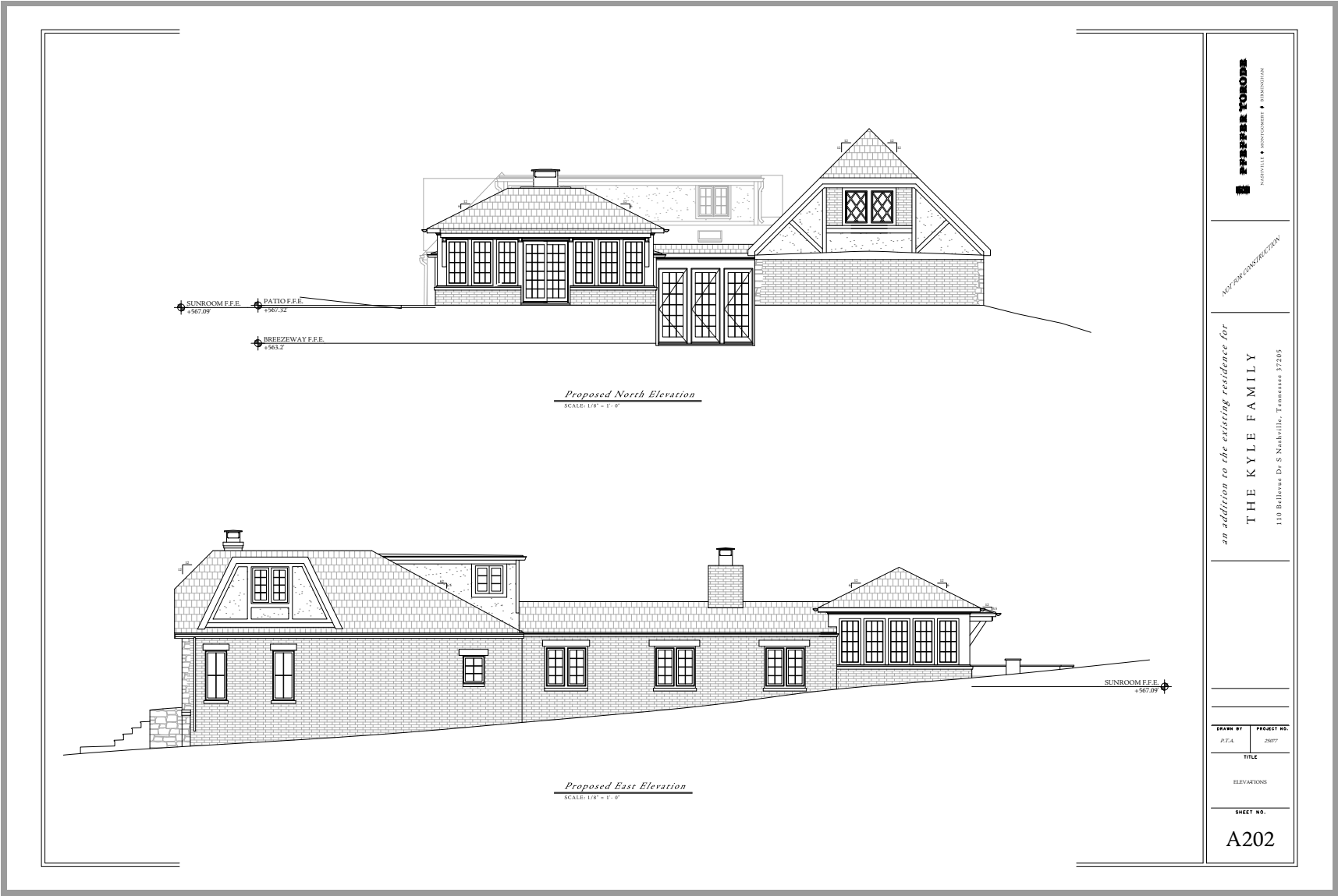
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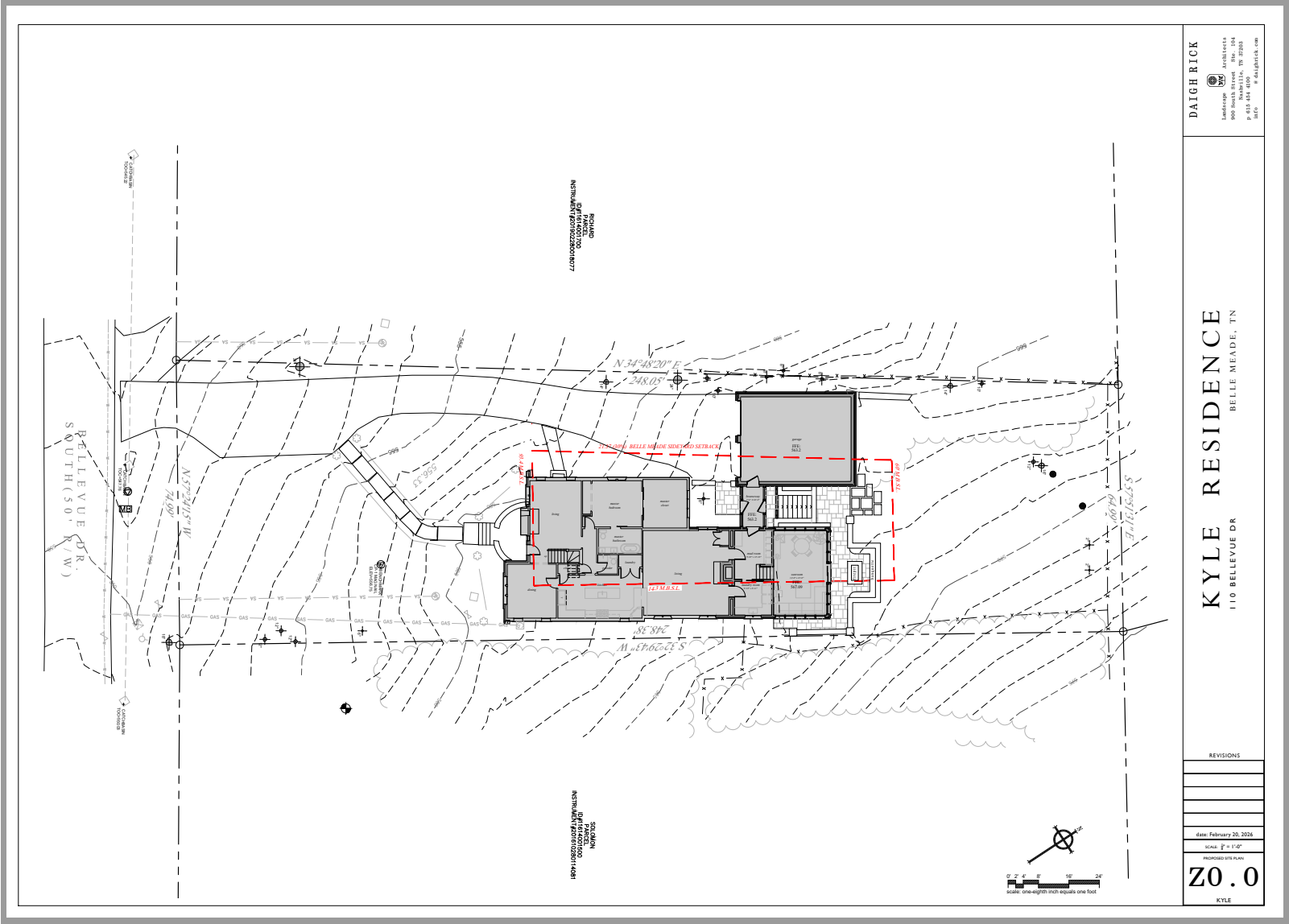
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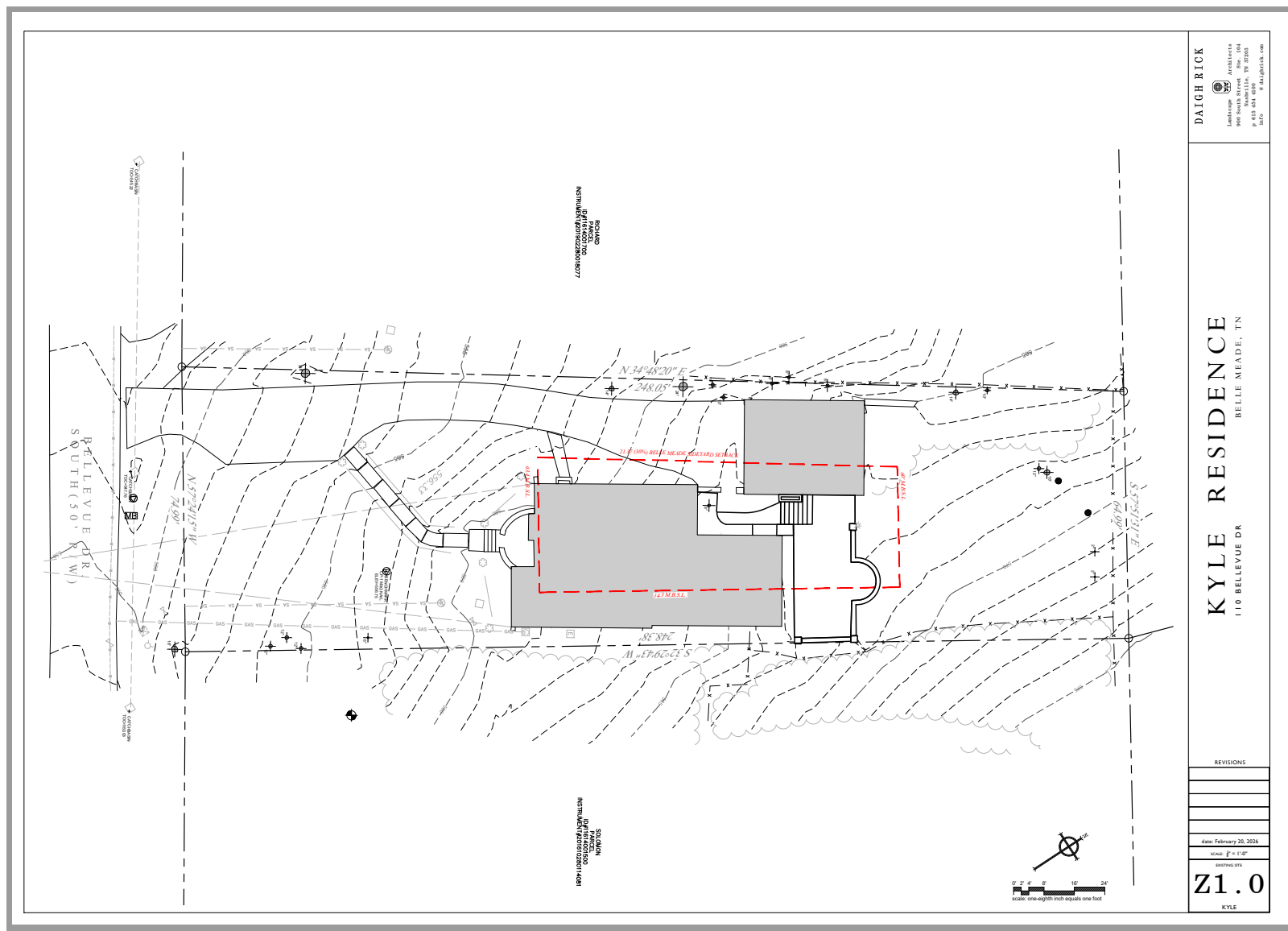
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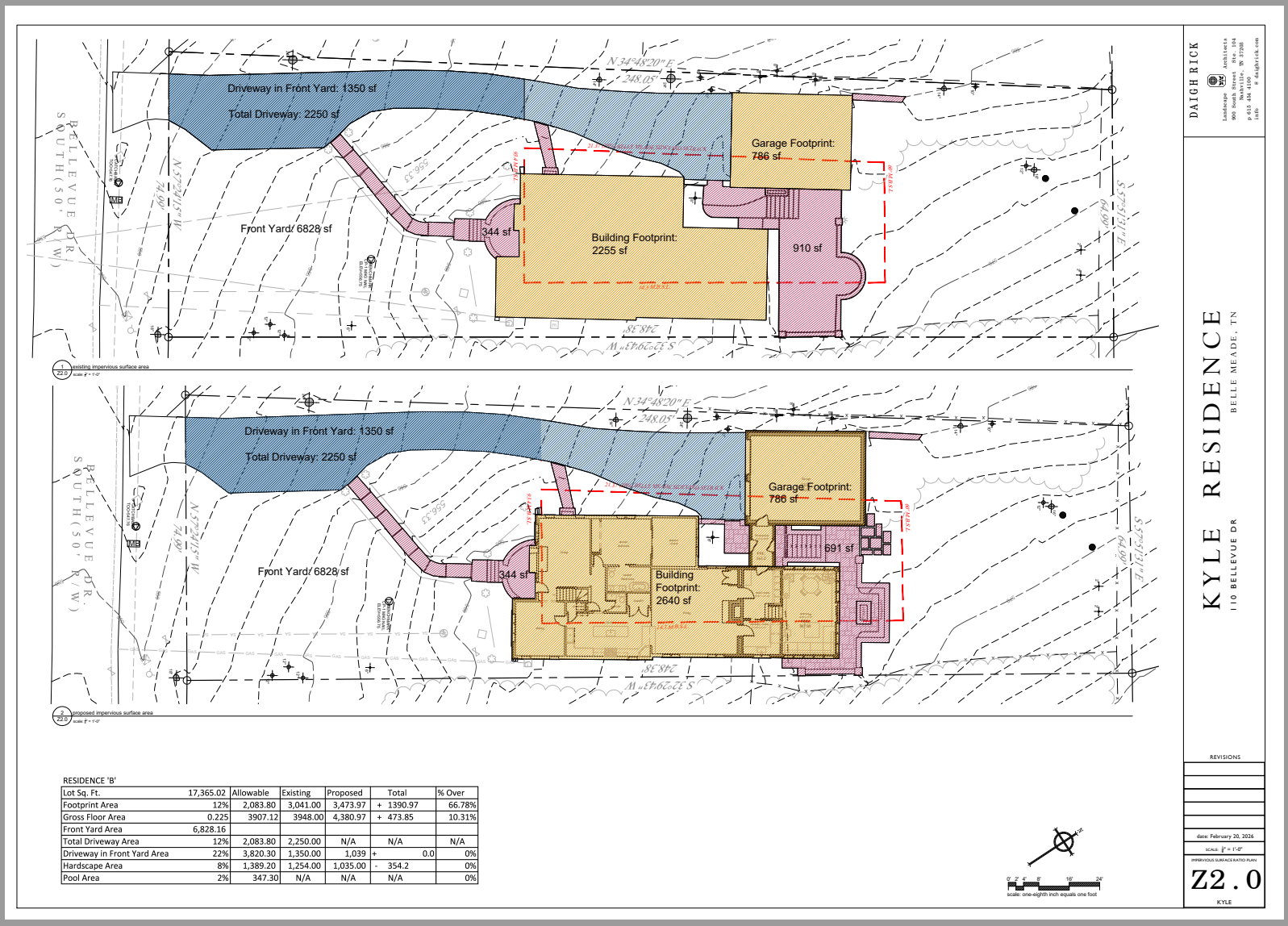


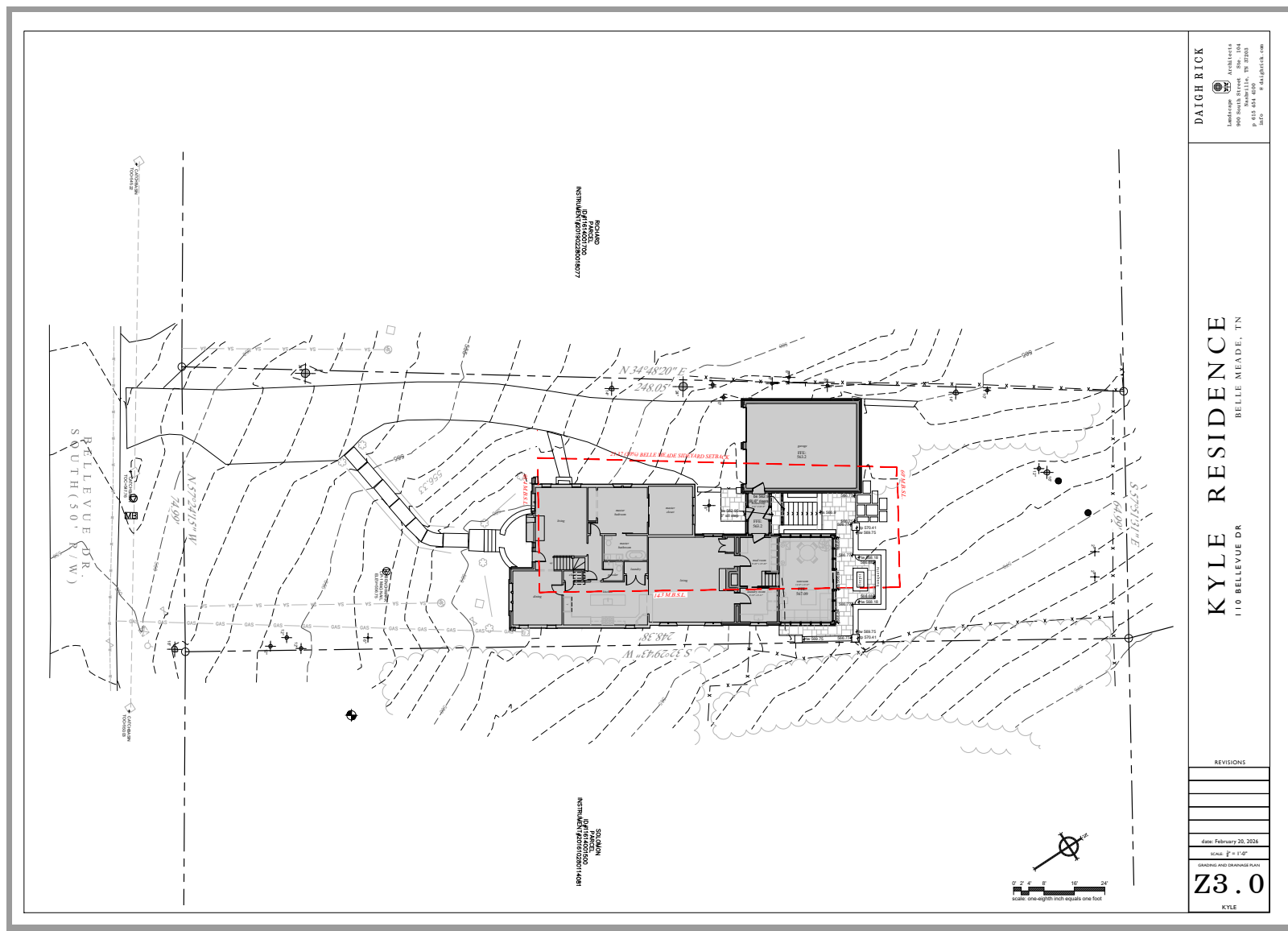


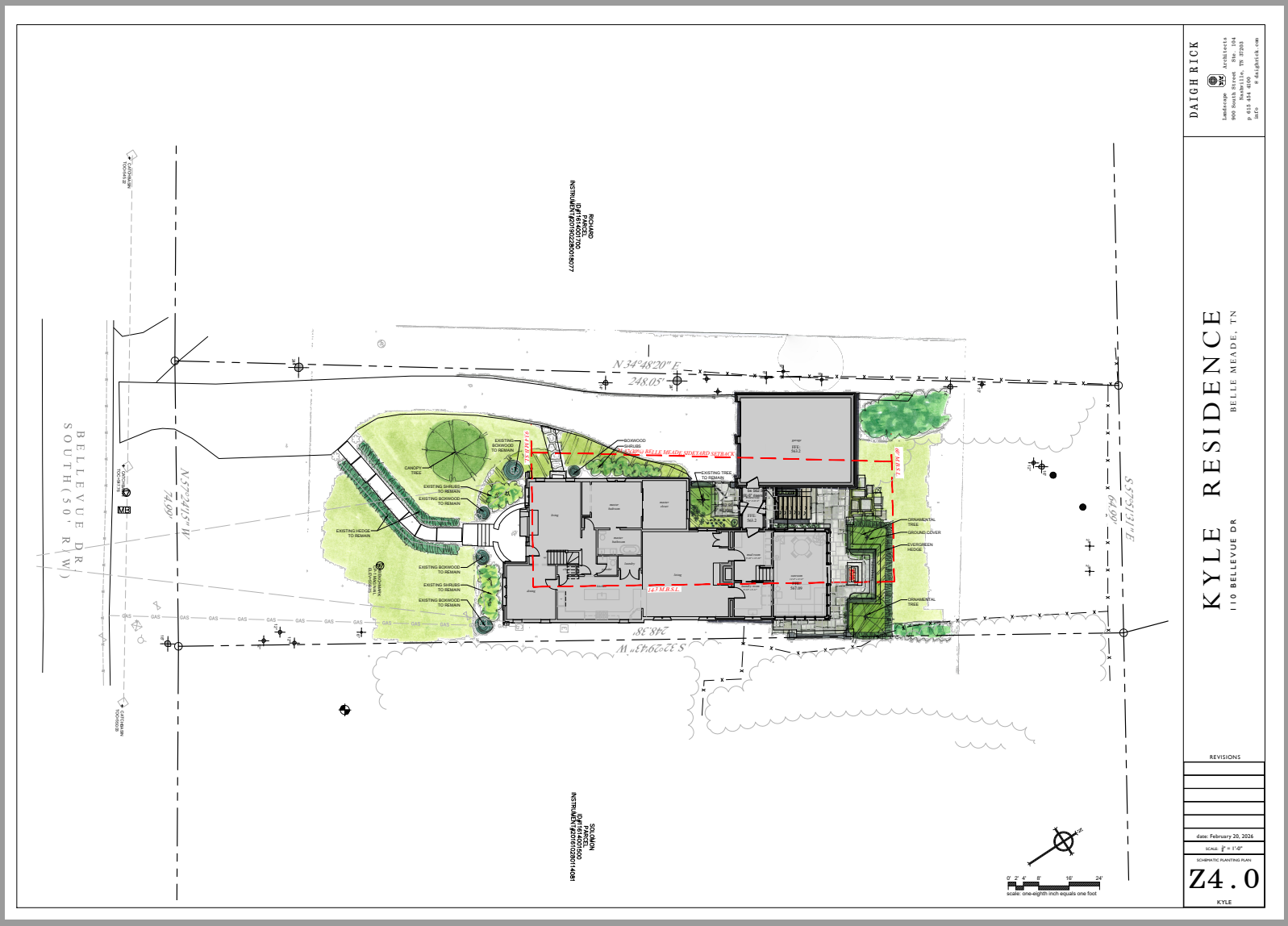












Staff Report

Agenda No.: IV.D.
Case No.: A26-10
Staff: Mary Samaniego, Planning Director
Applicant: The Kyle family
Request: Three variances to a side yard setback, footprint, and gross floor area
Location: 110 Bellevue Drive S

Summary:

The applicant is requesting three variances for an additional that exceeds the maximum allowable building footprint, maximum allowable building area, and side yard setback. The specific request is to construct a screened porch on to the rear of the existing residence in a patio area.

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 0.40 acres (17,365 square feet).
2. The lot is very narrow at 75' width at the street and has an elevation change of 24' from the rear falling to the front.
3. The existing dwelling was constructed in 1937 and includes a detached two-car garage.
4. In 1999 and 2003 Board of Zoning Appeals meeting, the existing dwelling was approved for variances to allow the construction of a significant addition to the garage as well as the rear of the residence.
5. Per Section 14-205(1)(b)(i) of the Zoning Ordinance, the square footage of footprint shall not exceed twelve percent (12%) of the lot area. The allowable footprint for the proposed lot is 2,083 square feet. The existing residence has a building footprint of 3,041 square feet and the proposed screened-in porch addition of 433 square feet will then provide as overall building footprint of 3,474 square feet (1,391 square feet over the maximum allowable).
6. Per Section 14-205(1)(b)(ii) of the Zoning Ordinance, the allowable Floor Area Ratio (FAR) for lots forty thousand (40,000) square feet or less is .225. For the subject property, the allowable area per the FAR equation is 3,907 square feet. The existing residence has a building area of 3,948 square feet and the proposed screened-in porch addition of 433 square feet will then provide as overall building area of 4,381 square feet (474 square feet over the maximum allowable).
7. Per Section 14-203(3)(Table 1), The minimum width of any side yard shall be twenty percent (20%) of the lot width at the front setback line and that the sum of the widths of both side yards shall be at least fifty percent (50%) of the lot width at the front setback line. The existing lot is

72' wide and the required north side setback is 14'. The existing residence is 5' from the side property line and the proposed addition is 5' from the side property line.

Findings of Fact and Staff Recommendation:

The standards of proof required for Variances are established in the Zoning Ordinance. The Board of Zoning Appeals has the authority to grant such variance as will not be contrary to the public interest and under the restrictions established with the Zoning Ordinance which states that if the property had on August 16, 1950, an extraordinarily unusual shape, size or topographic feature(s) as compared to other properties in the immediate neighborhood, then the Board of Zoning Appeals may grant a variance based on the following findings of fact:

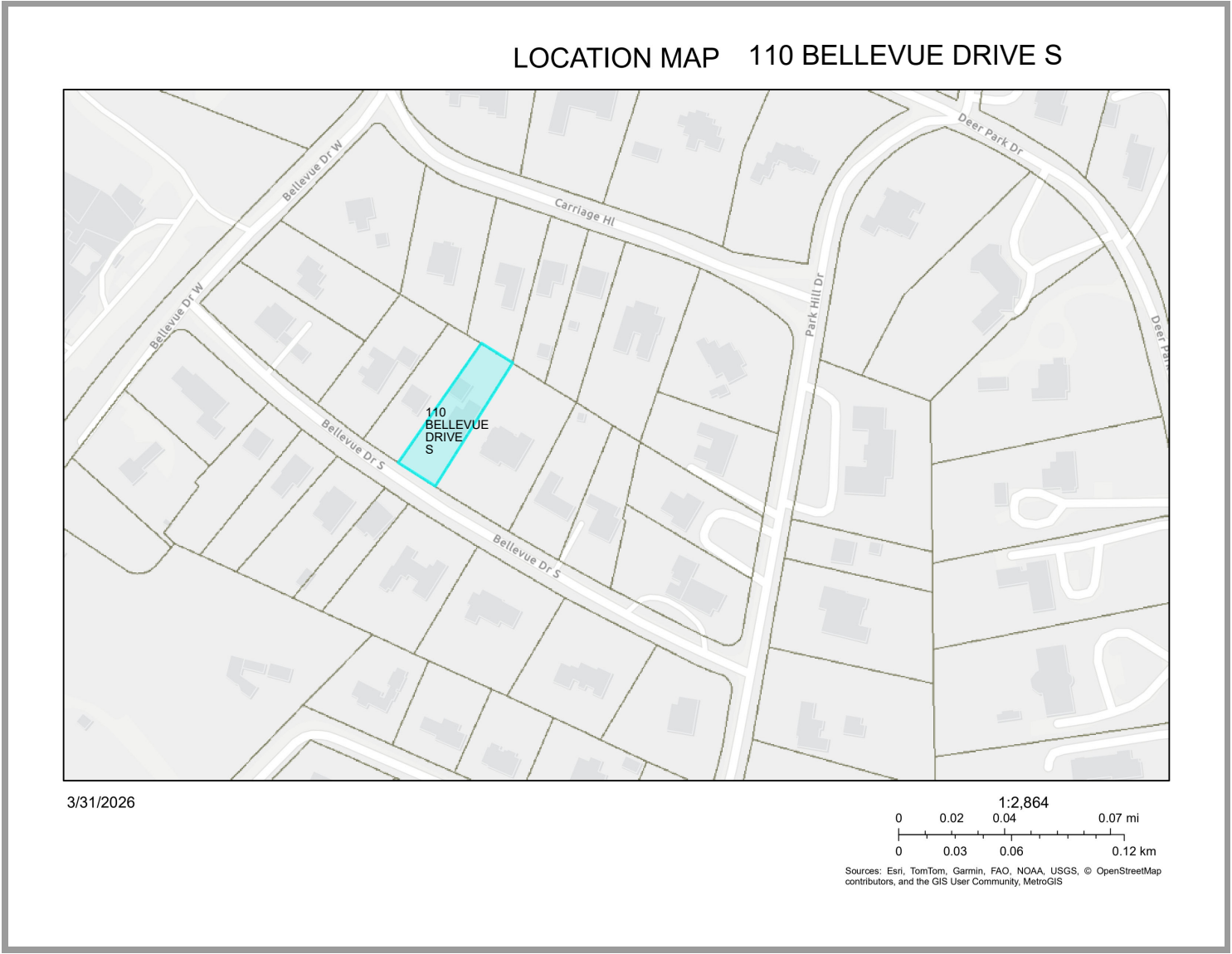
1. As to any piece of property existing as a separate lot or tract as of the date of adoption of this ordinance, the board of zoning appeals shall have power and authority to approve variances from the strict application of this chapter, where, by reason of exceptional narrowness, shallowness, exceptional topographic conditions, or other extraordinary and exceptional situation or condition of a specific piece of property, the strict application of the zoning ordinance would result in practical difficulties to or exceptional or undue hardship upon the owner of such property, provided that such relief may be granted without detriment to the public good and without substantially impairing the intent and purpose of the zoning ordinance of the City, and such resulting construction will not be out of harmony with other homes in the neighborhood.

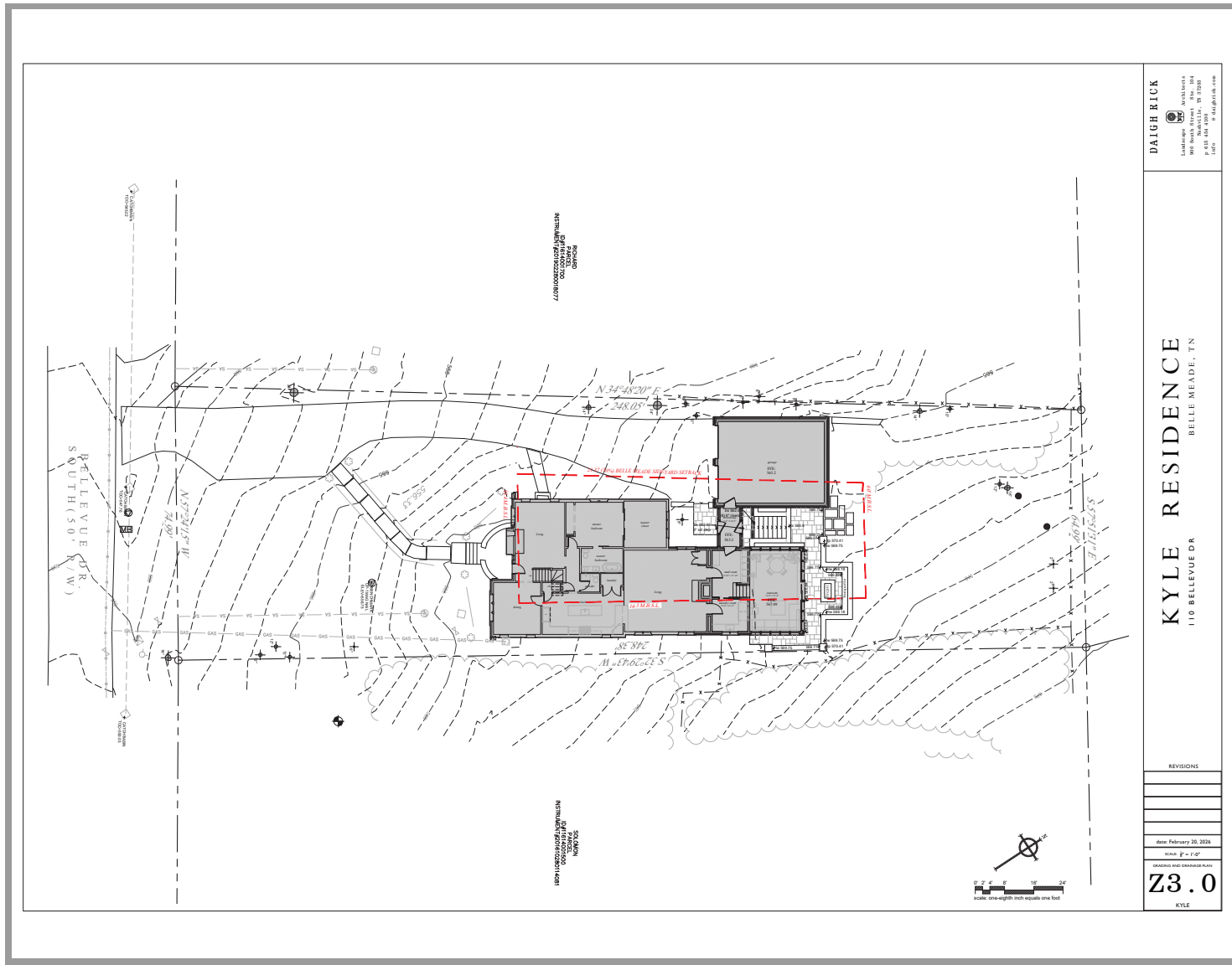
The applicant is proposing to exceed the maximum footprint, building area, and setback that were adopted in the Zoning Ordinance to benefit the public good. This property already received variance approvals when this residence was constructed to exceed footprint, FAR, and the side yard setback. The proposed project, while small, will bring this site further out of compliance with the intended massing and scale of this property. It is staff's professional opinion that the requirement for footprint, building area, and setbacks is to limit the massing and scale of dwellings within a given site. The City of Belle Meade enjoys large sprawling yards that contributes to the City identity. The intent and purpose of these design and bulk provisions is to ensure that the placement and scales of dwellings enacts this development pattern of large, open yards. The proposed three variances do not meet this intent as they provide a large dwelling on a smaller lot near the side property line.

Staff recommends denial of the variance requests based on the written findings of fact.

Attachments:

1. Location Map
2. Staff Analysis of Site Plan





Application

OWNER INFORMATION

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

PROPOSED ACTIVITY

Reason for Request:

Project Calculations:

F.A.R. = LOTS <40,000 sq. ft. x .225 = LOTS > 40,000 sq. ft. x .20 =

Lot Square Ft	Allowable	Existing	Proposed	% Over
FOOTPRINT AREA	7,419	5,095	7,004	0
GROSS FLOOR AREA (F.A.R. X LOT SQ. FT.)	12,118	5,095	10,719	0
FRONT YARD AREA				
TOTAL DRIVEWAY AREA				
DRIVEWAY IN FRONT YARD AREA				
HARDSCAPE AREA				
POOL AREA				
F.A.R. =				
LOTS <40,000 sq. ft. x .225 =				
LOTS > 40,000 sq. ft. x .20 =				

Variance Approval Criteria

What special circumstances or conditions apply to the building or land by reason of exceptional narrowness, shallowness, exceptional topographic conditions, or other extraordinary and exceptional situation or condition of a specific piece of property?

How would the strict application of the zoning ordinance result in practical difficulties to or exceptional or undue hardship upon the owner of such property?

How would the granting of this variance be without detriment to the public good and without substantially impairing the intent and purpose of the zoning ordinance of the City?

The size of the current allowable building envelope makes the lot unbuildable. As a result, the existing house would remain, and it is of poor design, quality, and condition on the exterior, or it would likely become a rental home. Several attempts at

How would the resulting construction not be out of harmony with other homes in the neighborhood?

The size of the new house meets all footprint and FAR requirements, and therefore is proportional to the size of the lot. The house has been designed to be roughly in line with the facade of the existing house on the Westview side in order to make it not

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

1. Survey (signed and sealed by a registered surveyor) of lot and topographic contours
2. Site plan (1 inch = 30 feet)
 - Show existing and proposed structures
 - Building envelope
 - Show all topographic elevations, existing grade, finished grade, Finished Floor Elevations

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.

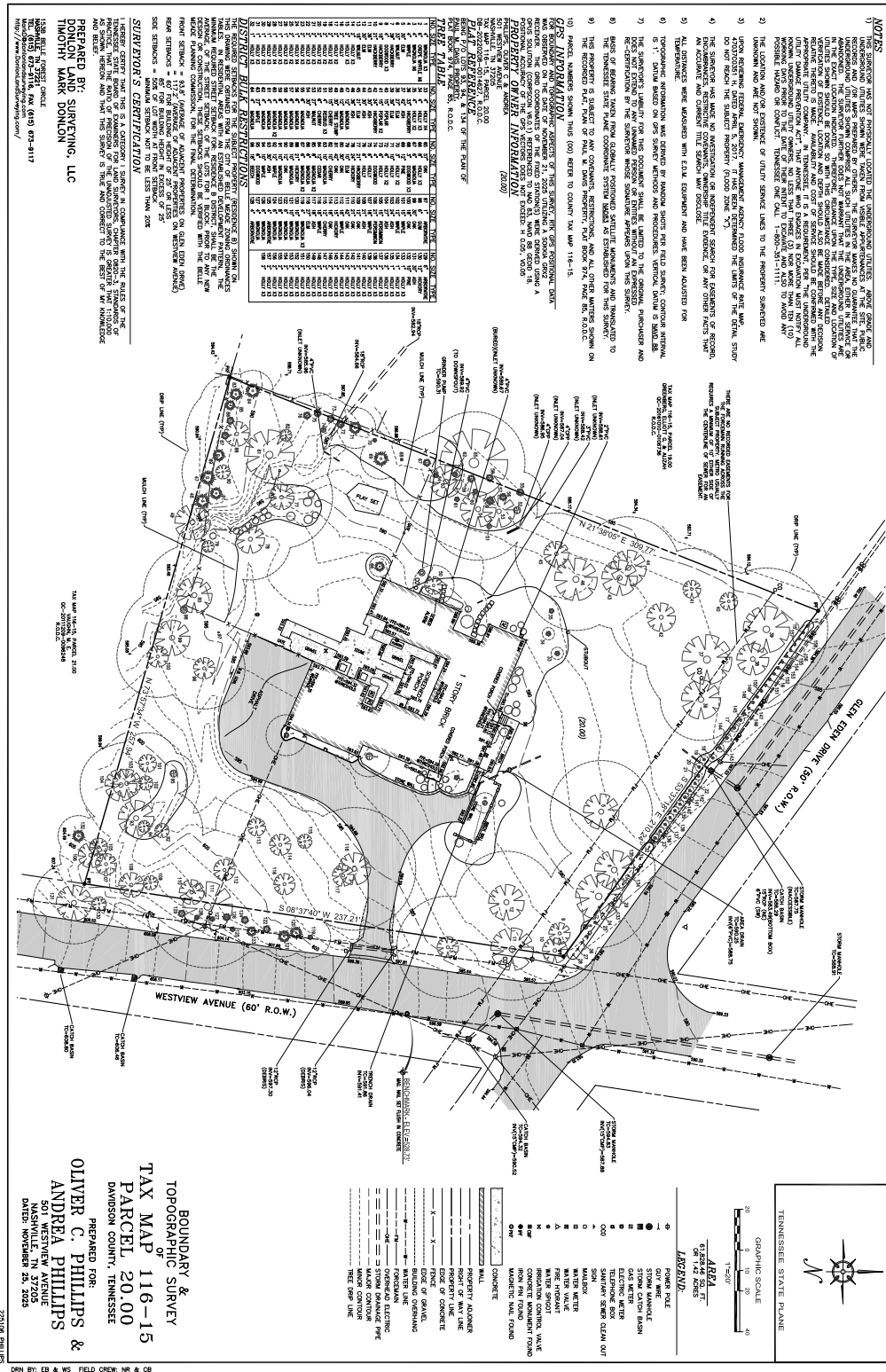
Catherine Sloan

2026-03-13

Typed Signature of Applicant or Owner

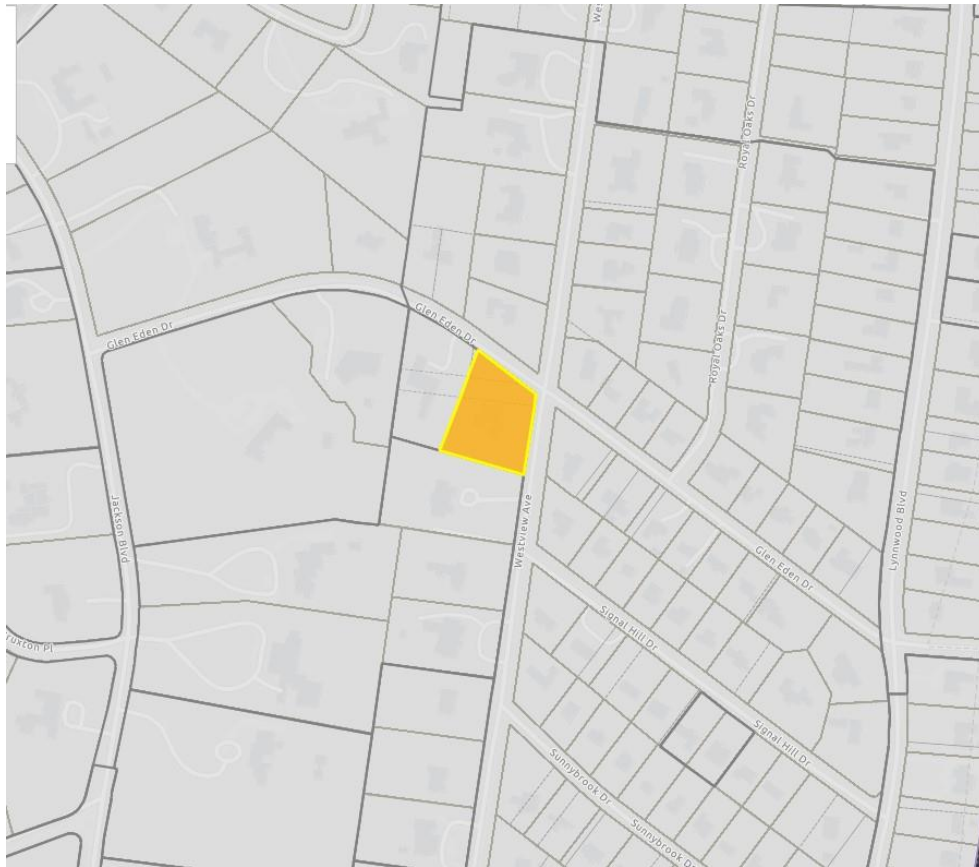
Date

CLICK SAVE BEFORE CLICKING COMPLETE APPLICATION



501 WESTVIEW AVENUE

VICINITY MAP



LEFT FAÇADE OF HOUSE FACING WESTVIEW



FRONT FAÇADE OF HOUSE FACING GLEN EDEN



REAR FAÇADE OF HOUSE



RIGHT FAÇADE OF HOUSE



PROPERTY LINE ALONG NEIGHBORING GLEN EDEN HOUSE



SCREENED PROPERTY LINE ALONG GLEN EDEN



4319 GLEN EDEN DRIVE



504 WESTVIEW AVENUE



505 WESTVIEW AVENUE



EXISTING HOUSE

















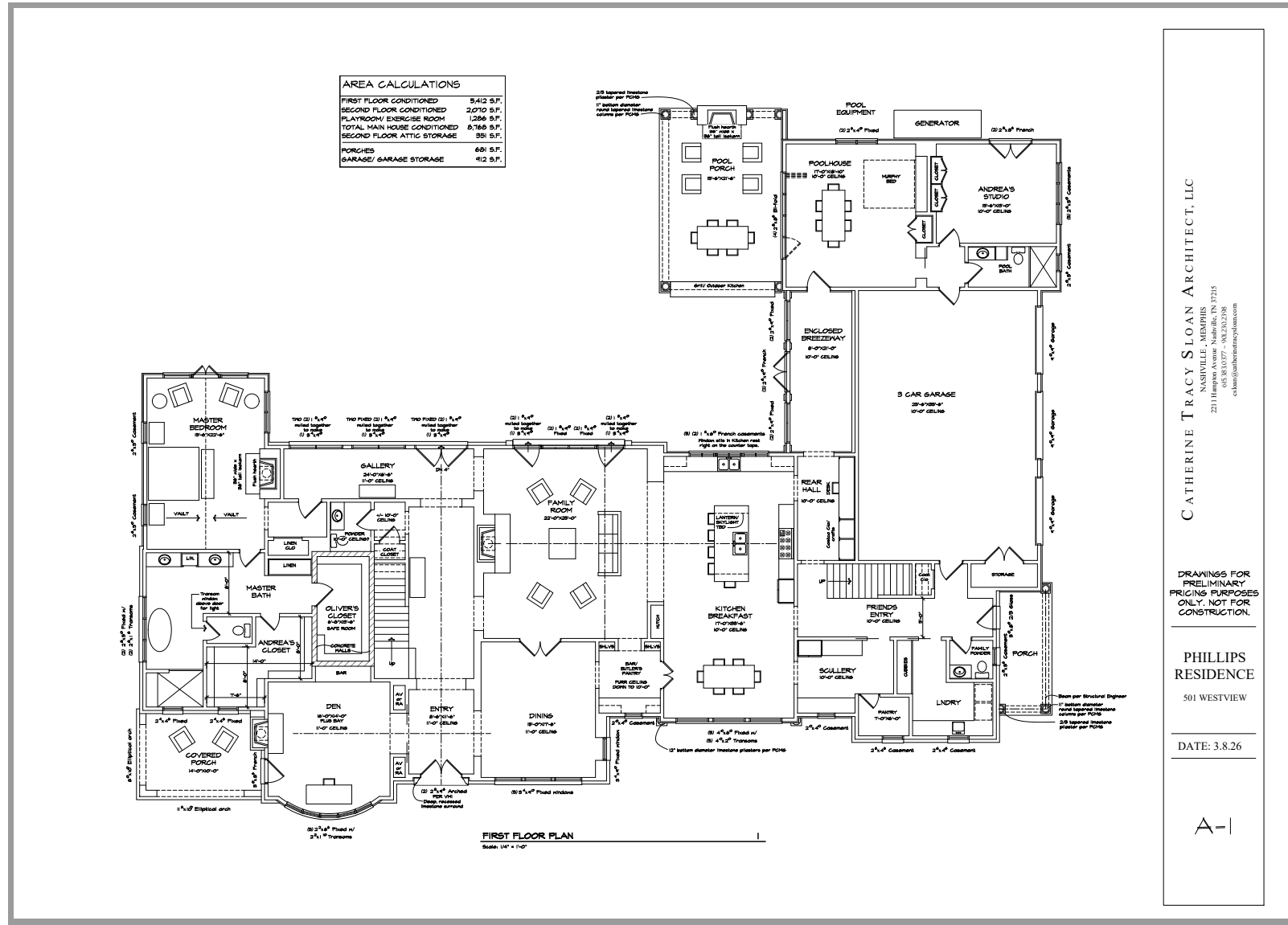


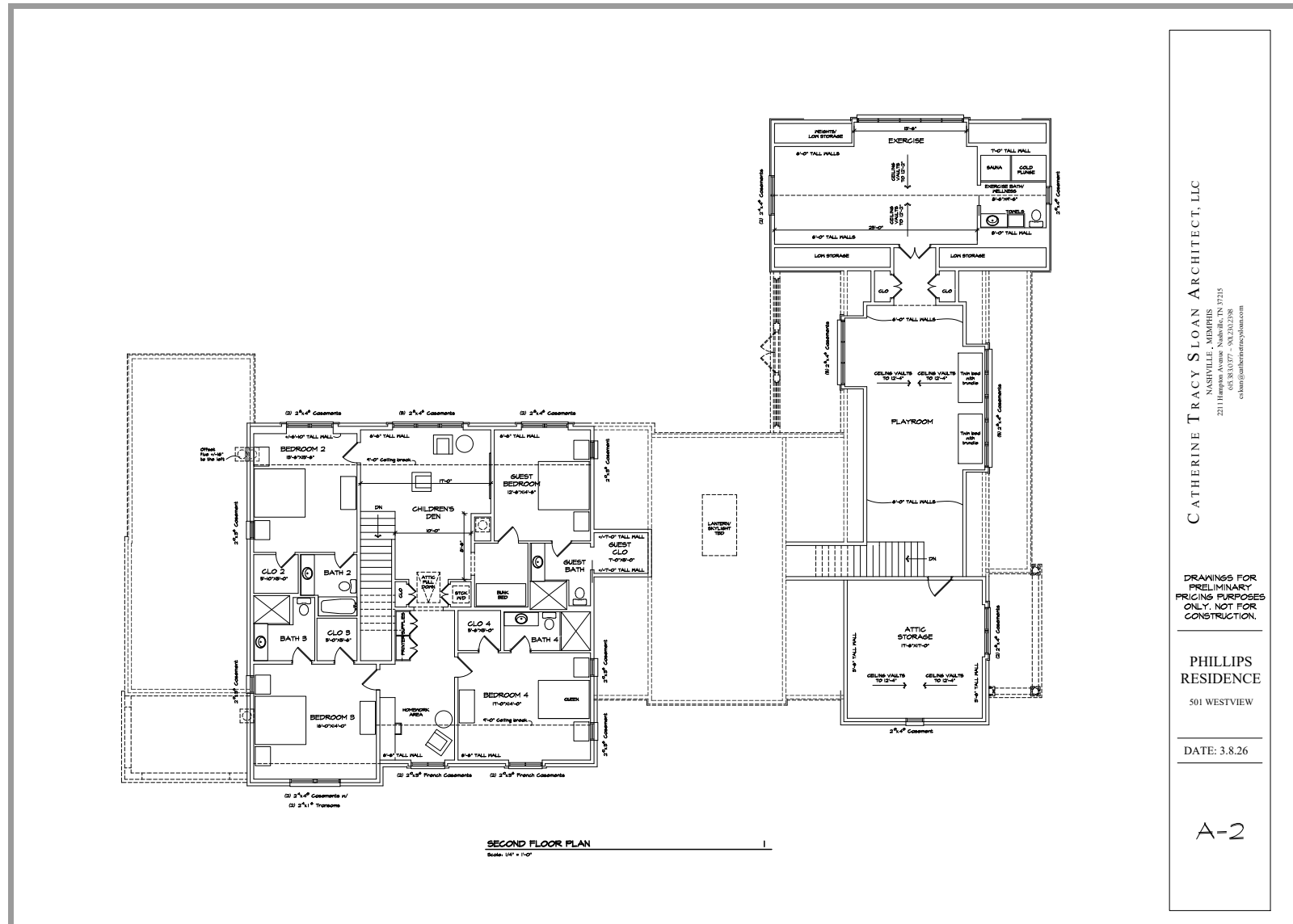


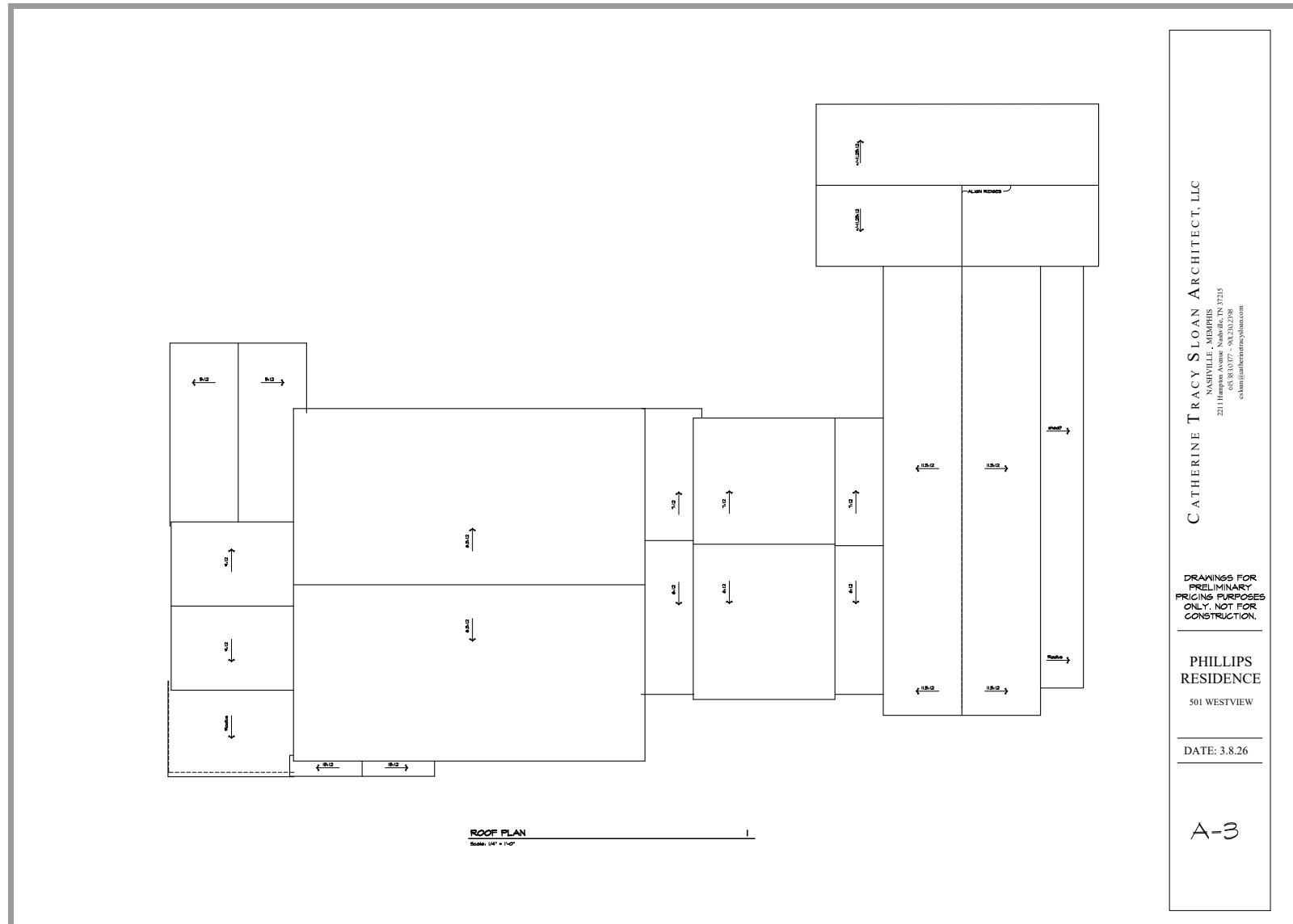


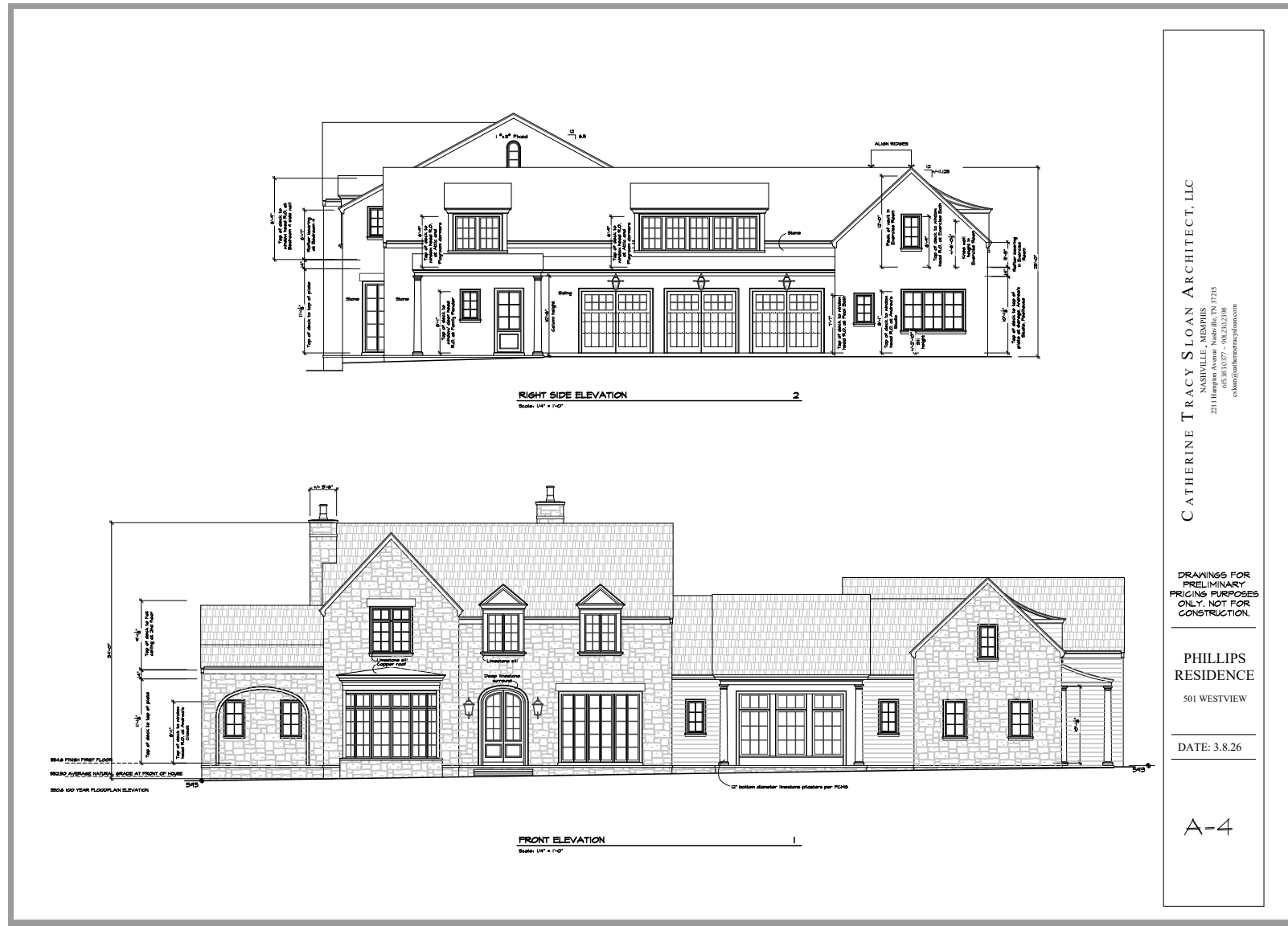
INSPIRATION IMAGE FOR NEW HOUSE

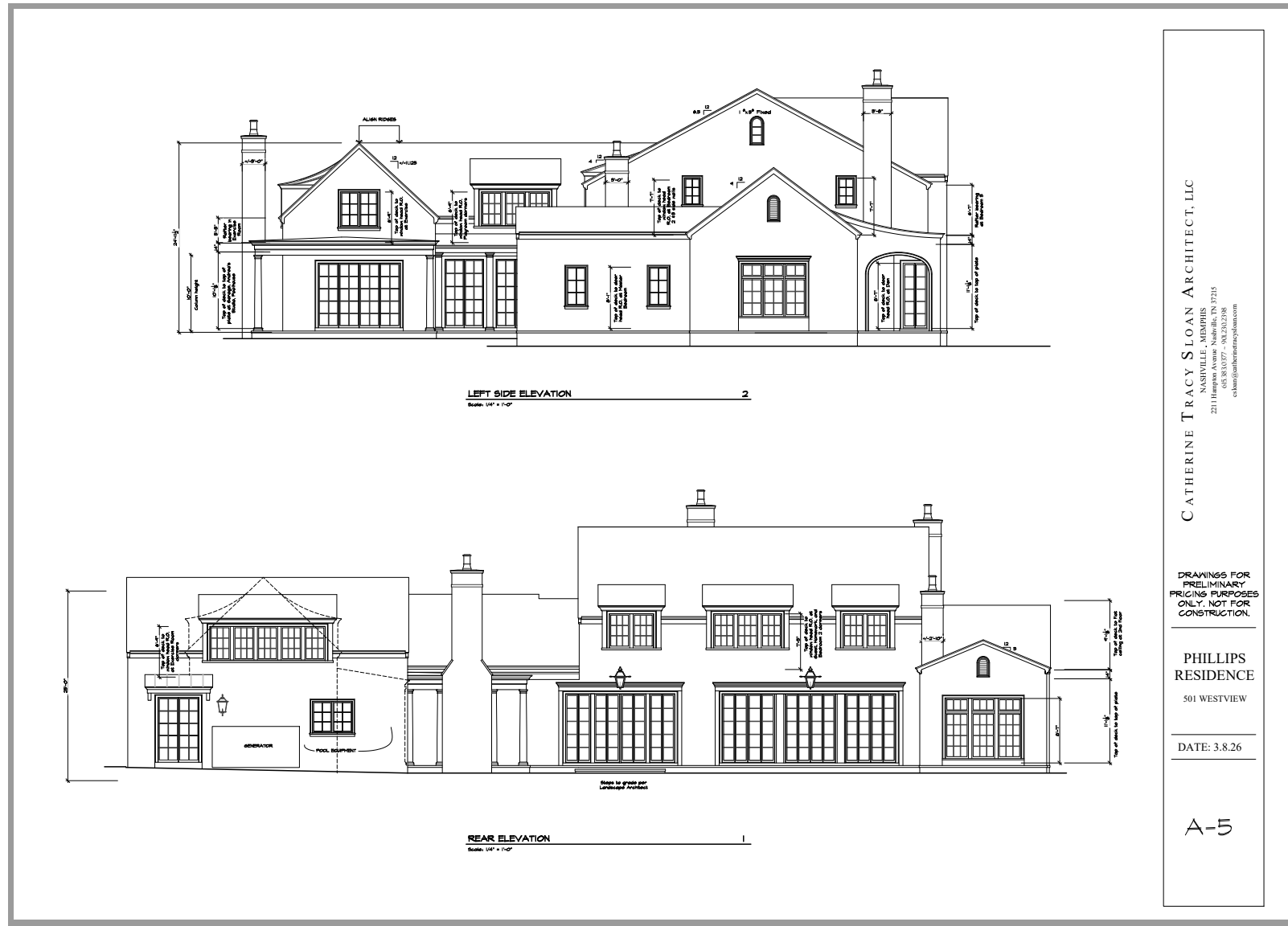






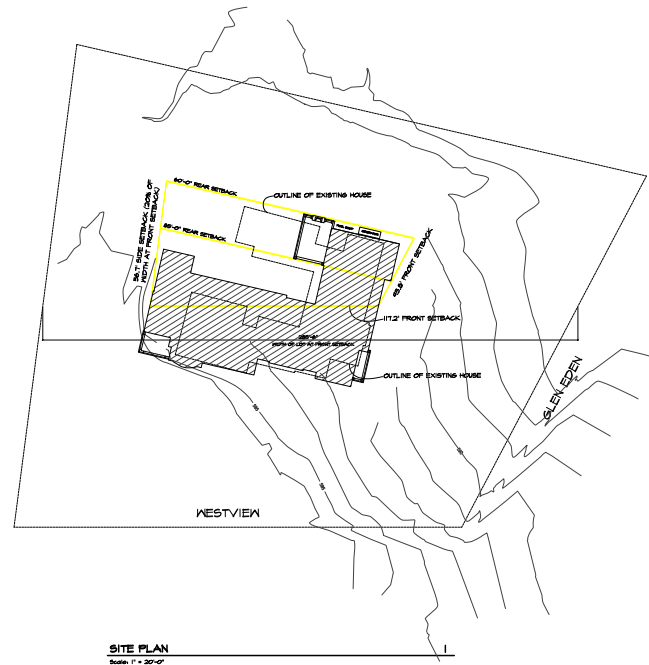






INDEX OF DRAWINGS- PHILLIPS RESIDENCE

- SP-1 SITE PLAN/ SITE NOTES
- A-1 FIRST FLOOR PLAN
- A-2 SECOND FLOOR PLAN
- A-3 ROOF PLAN
- A-4 FRONT ELEVATION/ RIGHT SIDE ELEVATION
- A-5 REAR ELEVATION/ LEFT SIDE ELEVATION



CATHERINE TRACY SLOAN ARCHITECT, LLC
NASHVILLE, MEMPHIS
2211 Hampton Avenue Nashville, TN 37215
615.381.0377 - AOL 230.2298
csloan@catracytracyplan.com

PHILLIPS
RESIDENCE
501 WESTVIEW

DATE: 3.8.26

SP-1

Staff Report

Agenda No.: IV.E.
Case No.: A26-15
Staff: Mary Samaniego, Planning Director
Applicant: The Phillips family
Request: Variances for front yard setback.
Location: 501 Westview Avenue

Summary:

The applicants are requesting a variance from the front yard setback to construct a new residence. The existing residence was approved for demolition by the Historic Zoning Commission in January 2026. The specific request is to construct a two-story residence with an attached three-car garage. If the variances are approved, the new residence design will be heard for approval at a future Historic Zoning Commission meeting.

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 1.38 acres (60,113 square feet - SF) and is a rectangular corner lot with frontage on Glen Eden Drive and Westview Avenue.
2. The lot is slightly irregularly shaped and is almost a square as opposed to the typical rectangular shape.
3. Per Section 14-205(1)(b)(i) of the Zoning Ordinance, the square footage of footprint shall not exceed twelve percent (12%) of the lot area. The allowable footprint for the proposed lot is 7,419 square feet. The proposed footprint is 7,004 square feet.
4. Per Section 14-205(1)(b)(ii) of the Zoning Ordinance, the allowable Floor Area Ratio (FAR) for lots over forty thousand (40,000) square feet is .20. For the subject property, the allowable area per the FAR equation is 12,118 square feet. The proposed residence has a building area of 10,719 square feet.
5. Per Section 14-203 Table 1 footnote 3, the required front yard setbacks from the property line on Westview Avenue is 117'. The proposed front setback of the residence is 80' (a 37' variance request). However, the new residence will follow the existing residence's setbacks/position very closely.
6. The proposed site plan indicates compliance with all other applicable zoning requirements.

Findings of Fact and Staff Recommendation:

The standards of proof required for Variances are established in the Zoning Ordinance. The Board of Zoning Appeals has the authority to grant such variance as will not be contrary to the

public interest and under the restrictions established with the Zoning Ordinance which states that if the property had on August 16, 1950, an extraordinarily unusual shape, size or topographic feature(s) as compared to other properties in the immediate neighborhood, then the Board of Zoning Appeals may grant a variance based on the following findings of fact:

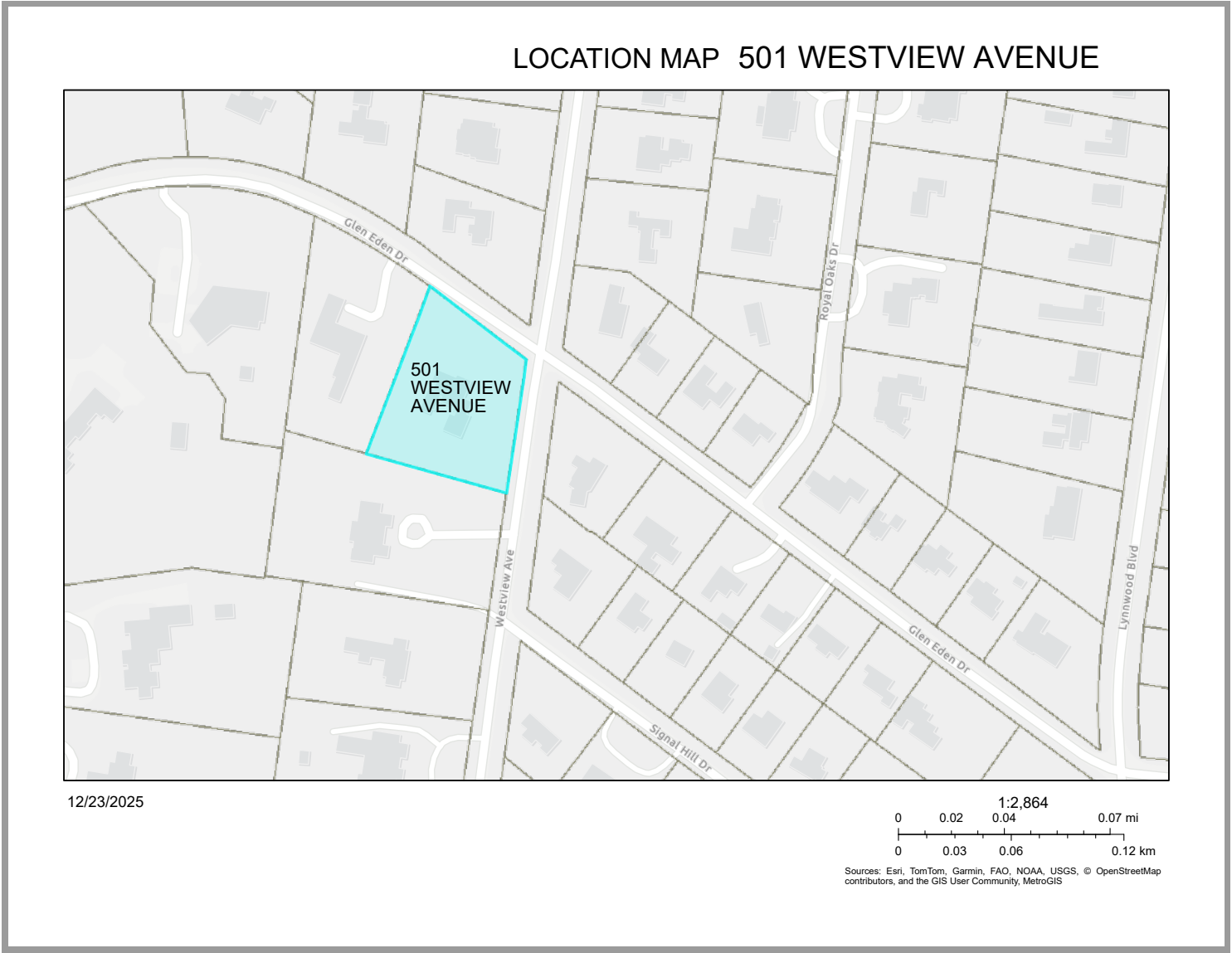
1. As to any piece of property existing as a separate lot or tract as of the date of adoption of this ordinance, the board of zoning appeals shall have power and authority to approve variances from the strict application of this chapter, where, by reason of exceptional narrowness, shallowness, exceptional topographic conditions, or other extraordinary and exceptional situation or condition of a specific piece of property, the strict application of the zoning ordinance would result in practical difficulties to or exceptional or undue hardship upon the owner of such property, provided that such relief may be granted without detriment to the public good and without substantially impairing the intent and purpose of the zoning ordinance of the City, and such resulting construction will not be out of harmony with other homes in the neighborhood.

The applicant is proposing to exceed the setback that was adopted in the Zoning Ordinance to benefit the public good. Much of Belle Meade enjoys large sprawling yards that contributes to the City identity. The subject property is at the corner of Glen Eden Drive and Westview Avenue. The subject property has unique constraints due to being an irregular shape making construction of a new residence difficult within the parameters of expected residences size and scale in Belle Meade. As proposed, there will be very limited space in the rear building envelope for any accessory or condition uses (pool, cabana greenhouse, etc.) Upon review of the existing development pattern within the immediate area, it appears that many of the surrounding dwellings are similar or larger in footprint size but on deeper lots in this block of Westview Avenue. However, the northern block of Westview Avenue has a front block average that more closely matches the proposed front setback. Similarly, the applicant in proposing to match the front setback of the existing residence to in effect continue the historic development pattern. The intent and purpose of setback provisions, in staff's professional opinion, is to ensure that the placement of dwellings creates a pattern of large, open yards. The reduction of the front yard setback along Westview Avenue will not be significantly out of character with nearby residences along the street while providing for an appropriately sized and usable rear yard.

Staff recommends approval of the variance requests based on the written findings of fact.

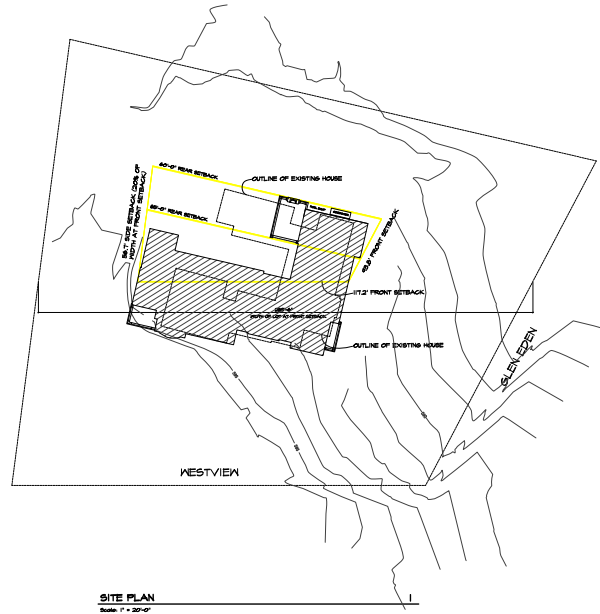
Attachments:

1. Location Map
2. Staff Analysis of Site Plan



INDEX OF DRAWINGS- PHILLIPS RESIDENCE

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CATHERINE TRACY SLOAN ARCHITECT, LLC
NASHVILLE, MEMPHIS
2311 Harding Avenue Nashville, TN 37215
615.88.1077 • nctsa.com
info@catrinesloan.com

PHILLIPS
RESIDENCE

501 WESTVIEW

DATE: 3.8.26

SP-1



CITY OF BELLE MEADE
APPLICATION FOR BOARD OF ZONING APPEALS

APPEAL # _____

APPEAL FEE: _____

APPLICANT (Owner's Name) 1314 Page Road Trust PHONE # (202) 766-3284APPLICANT EMAIL ADDRESS fristjonathan@gmail.comPROPERTY ADDRESS: 1314 Page RoadREQUEST: VARIANCE ☐ CONDITIONAL USE ☒REASON FOR REQUEST: Required by Belle Meade regulations to apply for pool

PROJECT CALCULATIONS

LOT SQ. FT: <u>70,124.00 sf</u>	ALLOWABLE	EXISTING	PROPOSED	% OVER
FOOTPRINT AREA	<u>8,414.88 sf</u>	<u>5,083.00 sf</u>	<u>N/A</u>	<u>0%</u>
GROSS FLOOR AREA (F.A.R. X LOT SQ. FT.)	<u>14,024.80 sf</u>	<u>7,571.00 sf</u>	<u>N/A</u>	<u>0%</u>
FRONT YARD AREA	<u>22,927.07 sf</u>			
TOTAL DRIVEWAY AREA	<u>8,414.88 sf</u>	<u>7,017.96 sf</u>	<u>6,806.89 sf</u>	<u>0%</u>
DRIVEWAY IN FRONT YARD AREA	<u>5,043.96 sf</u>	<u>4,167.56 sf</u>	<u>N/A</u>	<u>0%</u>
HARDSCAPE AREA	<u>5,609.92 sf</u>	<u>1,180.30 sf</u>	<u>5,361.62 sf</u>	<u>0%</u>
POOL AREA	<u>1,402.48 sf</u>	<u>0 sf</u>	<u>1,040 sf</u>	<u>0%</u>
F.A.R. = LOTS <40,000 sq. ft. x .225 = LOTS > 40,000 sq. ft. x .196 =				

Complete Check List

- ☐ Survey (signed and sealed by a registered surveyor) of lot and topographic contours
- ☐ Site plan (1 inch = 30 feet)
 - Show existing and proposed structures
 - Building envelope
 - Show all topographic elevations, existing grade, finished grade, Finished Floor Elevations

Variance Approval Criteria

What special circumstances or conditions apply to the building or land by reason of exceptional narrowness, shallowness, exceptional topographic conditions, or other extraordinary and exceptional situation or condition of a specific piece of property?

None, we are in compliance.

How would the strict application of the zoning ordinance result in practical difficulties to or exceptional or undue hardship upon the owner of such property?

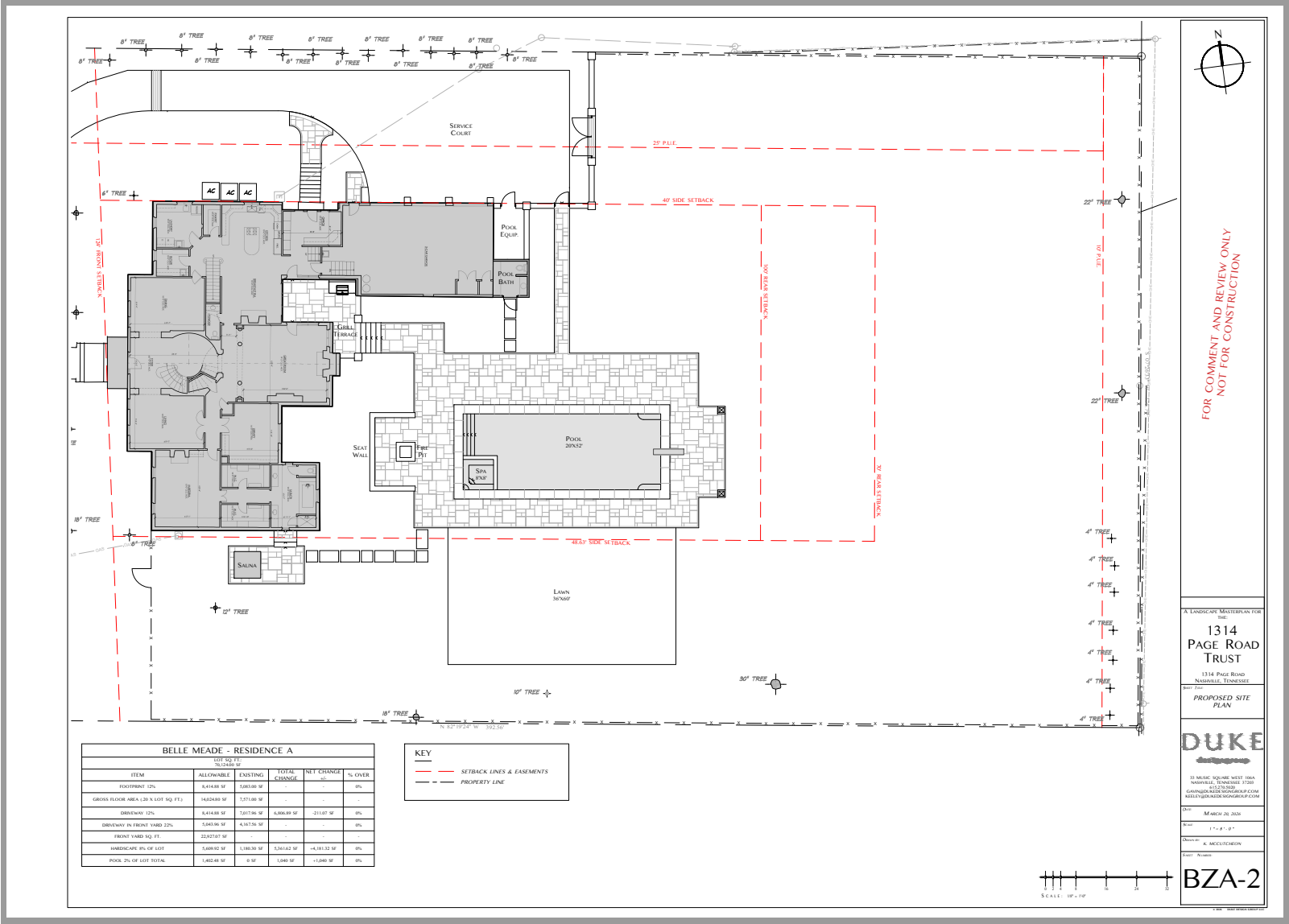
How would the granting of this variance be without detriment to the public good and without substantially impairing the intent and purpose of the zoning ordinance of the City?

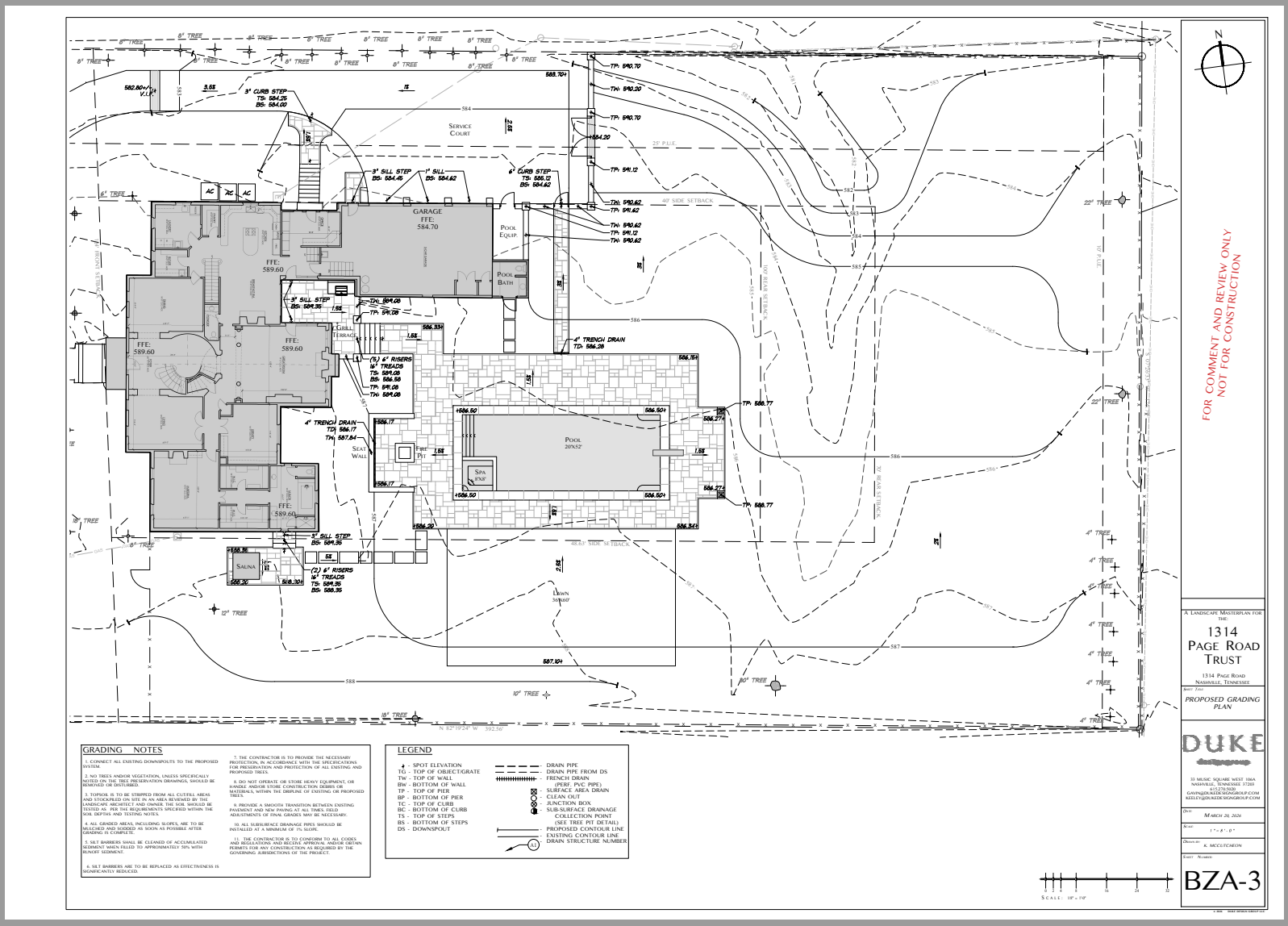
How would the resulting construction not be out of harmony with other homes in the neighborhood?

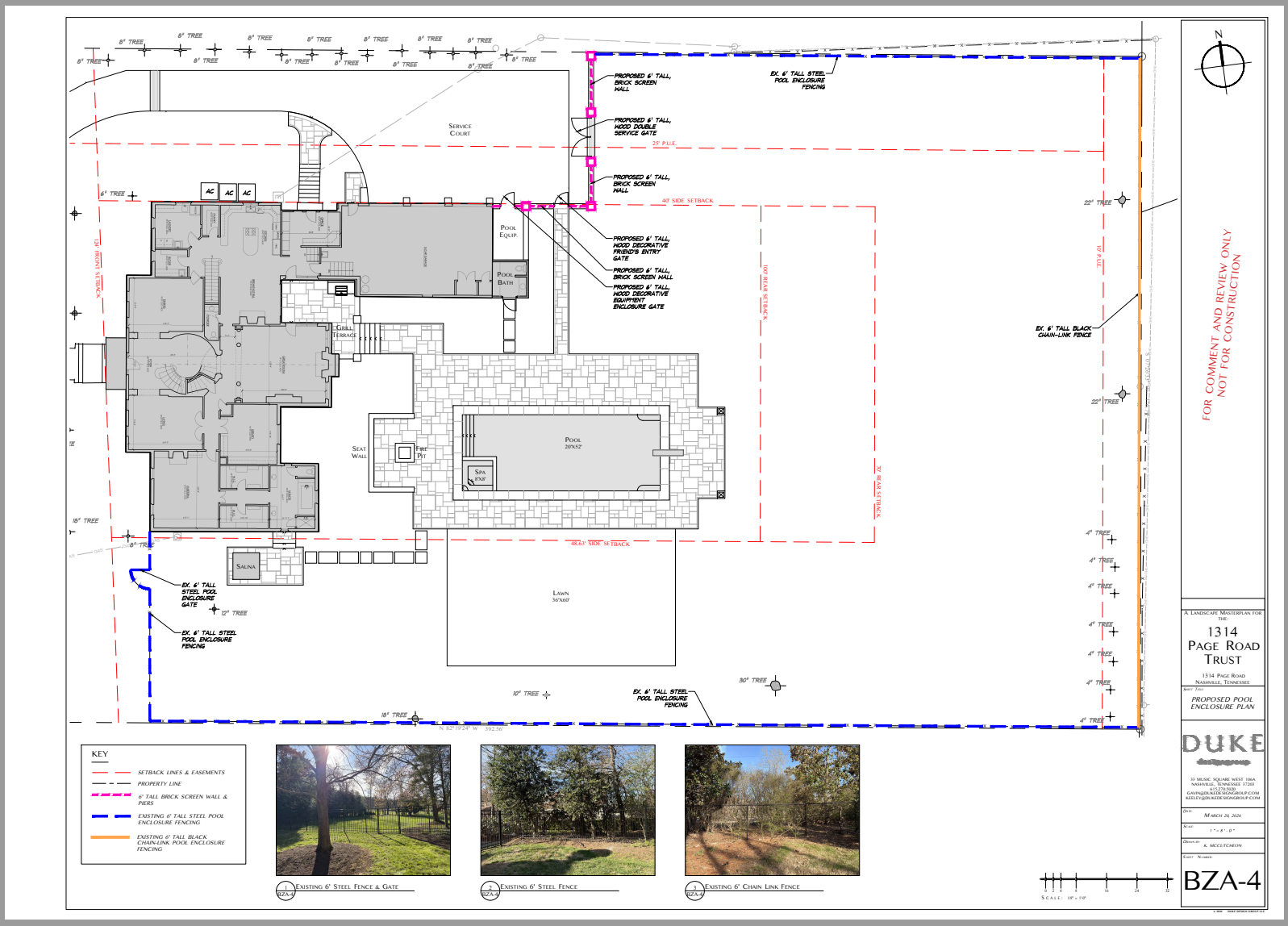
SIGNATURE: Gavin Duke (Owner/Agent) **DATE:** 3/20/2026

Submit all information, plans & application via email PDF to: msamaniego@citybellemeades.org











Staff Report

Agenda No.: IV.F.
Case No.: A26-18
Staff: Mary Samaniego, Planning Director
Applicant: 1314 Page Road Trust
Request: Conditional use approval for a swimming pool and a variance for a garden structure in a side yard.
Location: 1314 Page Road

Summary:

The applicant is a conditional use approval for the construction of a swimming pool as well as a garden structure (sauna) in the side yard. Garden structures are required by the Zoning Ordinance to be in the rear yard.

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 1.61 acres (70,124 square feet) and is rectangular shape.
2. The existing dwelling was constructed in 1996 and includes an attached three-car garage.
3. The lot is relatively flat and does not contain any bodies of water or floodplain.
4. Per the Zoning Ordinance, *"Swimming pool." A structure intended for swimming, recreational bathing or wading that contains water. This includes in-ground, hot tubs, spas, and fixed-in-place wading pool.*
5. Per Section 14-205(1)(d) of the Zoning Ordinance, the square footage of the surface area of the water in a swimming pool as compared to the lot size shall not exceed two percent (2%) of lot. The allowable area of water within a pool is 1,402 square feet. The proposed area of water in the swimming pool (including spa) is 1,040 square feet.
6. Per Section 14-205(1)(c) of the Zoning Ordinance, the square footage of hardscape, which shall include the maximum swimming pool area, as compared to the lot size shall not exceed eight percent (8%) of the lot area. The allowable area of hardscape including the pool for the lot is 5,609 square feet. The proposed area of the hardscape, including the pool and sauna, is 5,361 square feet.
7. According to Table 2 of the new Zoning Ordinance, a swimming pool must be enclosed by a fence or wall not less than six feet (6') in height above the exterior adjoining grade. Proposed compliant fence illustrated on site plan immediately surrounding the pool patio area. It will be a combination of walls and fencing.

8. Zoning Ordinance Table 2 has the following criteria for garden structures: counted toward hardscape, cannot exceed two hundred fifty (250) square feet of area covered, in the rear of the dwelling, and are at least ten feet (10') from the rear and side lot lines.
9. The applicant is proposing a garden structure (sauna) in the side yard adjacent to the master suite as opposed to the rear yard. The sauna is approximately 50 square feet and is 39' from the side property line.

Findings of Fact and Staff Recommendation:

The standards of proof required for each individual Conditional Use are established in the Zoning Ordinance. The Board of Zoning Appeals shall have power and authority to authorize the issuance of permits for Conditional Use in the following findings of fact for the particular use and/or structure per Section 14-208(4) and Table 2:

1. The grant of any conditional use permit shall be subject to such conditions and safeguards as the board may require for the protection of the character of the community, including but not limited to provisions for vegetative screening, controls on lighting, a finding by the board that the conditional use will not interfere substantially with the use and enjoyment of their property by adjacent owners and a finding that the proposed use also meets all specific standards for such use found in this chapter and in Appendices A-F. *The existing property line trees should adequately screen the swimming pool improvements from the adjoining properties.*
2. Swimming pools must be within the building envelope and included in hardscape calculations. Also, swimming pools must be enclosed by a fence or wall not less than six feet (6') in height above the exterior adjoining grade. *The site plan illustrates compliance with the fencing requirements of this provision. The proposed swimming pool is 1,040 square feet and is within the allowable hardscape maximums per the Zoning Ordinance.*

Findings of Fact and Staff Recommendation:

The standards of proof required for Variances are established in the Zoning Ordinance. The Board of Zoning Appeals has the authority to grant such variance as will not be contrary to the public interest and under the restrictions established with the Zoning Ordinance which states that if the property had on August 16, 1950, an extraordinarily unusual shape, size or topographic feature(s) as compared to other properties in the immediate neighborhood, then the Board of Zoning Appeals may grant a variance based on the following findings of fact:

1. As to any piece of property existing as a separate lot or tract as of the date of adoption of this ordinance, the board of zoning appeals shall have power and authority to approve variances from the strict application of this chapter, where, by reason of exceptional narrowness, shallowness, exceptional topographic conditions, or other extraordinary and exceptional situation or condition of a specific piece of property, the strict application of the zoning ordinance would result in practical difficulties to or exceptional or undue hardship upon the owner of such property, provided that such relief may be granted without detriment to the public good and without substantially impairing the intent and

purpose of the zoning ordinance of the City, and such resulting construction will not be out of harmony with other homes in the neighborhood.

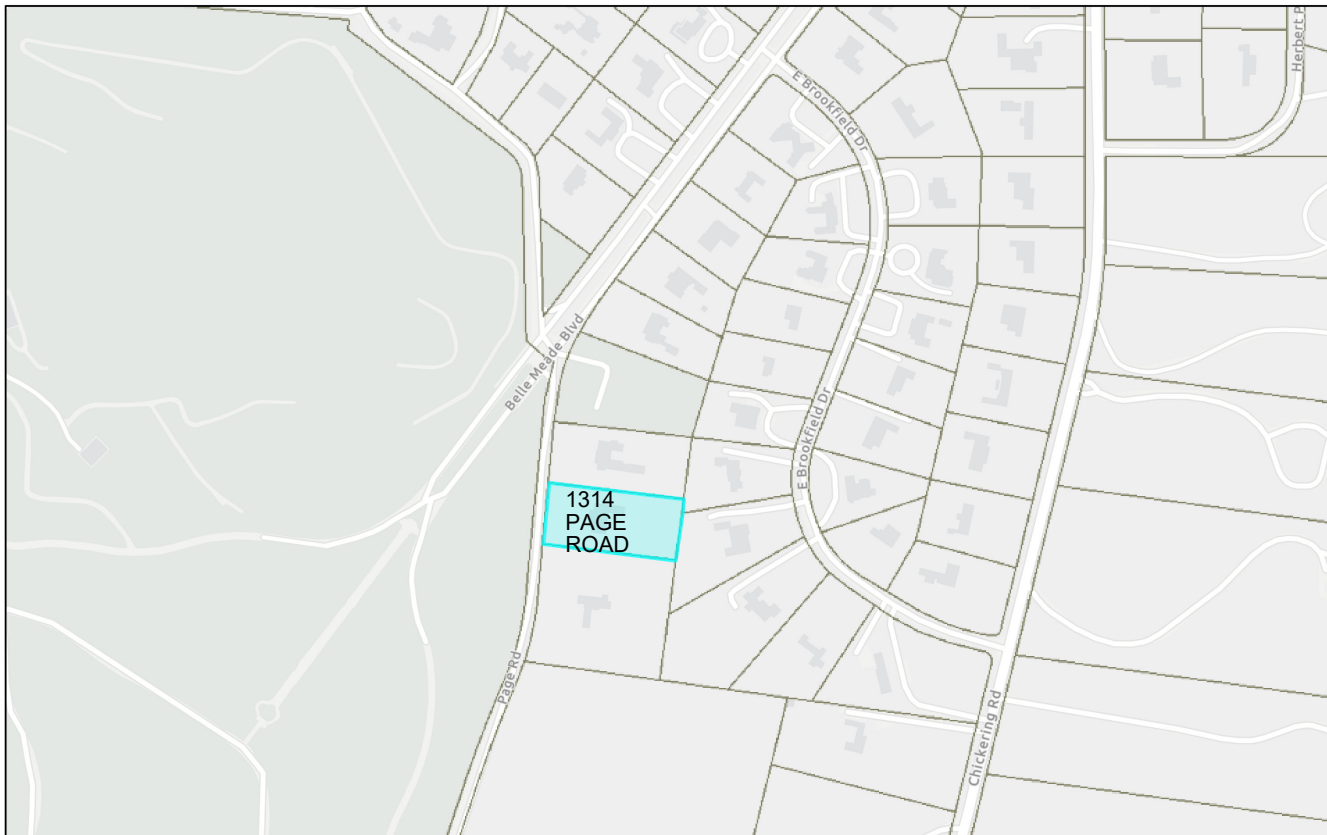
The applicant is proposing to place a garden structure in the side yard as opposed to the rear yard. All other requirements for a garden structure per the Zoning Ordinance are in compliance. There are no practical reasons that the garden structure (sauna) could not be relocated to the rear of the residence as opposed to the side.

Staff recommends approval of the conditional use request and deny the variance request based on the written findings of fact.

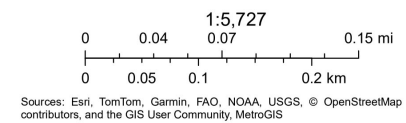
Attachments:

1. Location Map
2. Staff Analysis of Site Plan

LOCATION MAP 1314 PAGE ROAD



3/31/2026



From: [Pamela Bollinger](#)
To: [Mary Samaniego](#)
Cc: [Gavin Duke](#)
Subject: 1314 Page Road
Date: Saturday, April 18, 2026 10:24:37 AM

Hey Mary,

Hope you are well.

I've reviewed the plans of my next door neighbors pool area at 1314 Page Road. It looks great to me. I am in favor of this project and wish them all the best.

Thanks,
Pamela
Sent from my iPhone



CITY OF BELLE MEADE
APPLICATION FOR BOARD OF ZONING APPEALS

APPEAL # _____

APPEAL FEE: _____

APPLICANT (Owner's Name) Parrish House Trust PHONE # _____

APPLICANT EMAIL ADDRESS bdsetzer@comcast.net

PROPERTY ADDRESS: 4418 Iroquois Avenue

REQUEST: VARIANCE ☒

CONDITIONAL USE ☒

REASON FOR REQUEST: Seeking a conditional use approval to construct a cabana in the rear yard;
Seeking a variance to construct the cabana outside of the building setbacks.

PROJECT CALCULATIONS

LOT SQ. FT: <u>62,915 sf</u>	ALLOWABLE	EXISTING	PROPOSED	% OVER
FOOTPRINT AREA	<u>7,549.80 sf</u>	<u>4,710.91 sf</u>	<u>N/A</u>	<u>0%</u>
GROSS FLOOR AREA (F.A.R. X LOT SQ. FT.)	<u>12,538.00 sf</u>	<u>5,368.00 sf</u>	<u>N/A</u>	<u>0%</u>
FRONT YARD AREA	<u>32,601.82 sf</u>			
TOTAL DRIVEWAY AREA	<u>7,549.80 sf</u>	<u>9,005.57 sf</u>	<u>N/A</u>	<u>2%</u>
DRIVEWAY IN FRONT YARD AREA	<u>7,172.40 sf</u>	<u>6,125.88 sf</u>	<u>N/A</u>	<u>0%</u>
HARDSCAPE AREA	<u>5,033.20 sf</u>	<u>2,564.10 sf</u>	<u>2,590.51 sf</u>	<u>0%</u>
POOL AREA	<u>1,258.30 sf</u>	<u>0 sf</u>	<u>N/A</u>	<u>0%</u>
F.A.R. = LOTS <40,000 sq. ft. x .225 = LOTS > 40,000 sq. ft. x .196 =				

Complete Check List

- ☐ Survey (signed and sealed by a registered surveyor) of lot and topographic contours
- ☐ Site plan (1 inch = 30 feet)
 - Show existing and proposed structures
 - Building envelope
 - Show all topographic elevations, existing grade, finished grade, Finished Floor Elevations

Variance Approval Criteria

What special circumstances or conditions apply to the building or land by reason of exceptional narrowness, shallowness, exceptional topographic conditions, or other extraordinary and exceptional situation or condition of a specific piece of property?

This lot is exceptionally shallow in comparison to its width. The 60' rear yard setback runs through the middle of the existing historic home.

How would the strict application of the zoning ordinance result in practical difficulties to or exceptional or undue hardship upon the owner of such property?

Due to the location of this historic home within the lot, there is an exceptionally small, narrow, and impractical building envelope. Any building, structure, or accessory use that could be potentially built on this property would require a variance.

How would the granting of this variance be without detriment to the public good and without substantially impairing the intent and purpose of the zoning ordinance of the City?

This lot meets the criteria required for a variance approval due to the irregular shape of the lot and site setbacks. We are in compliance with all other requirements and square footages.

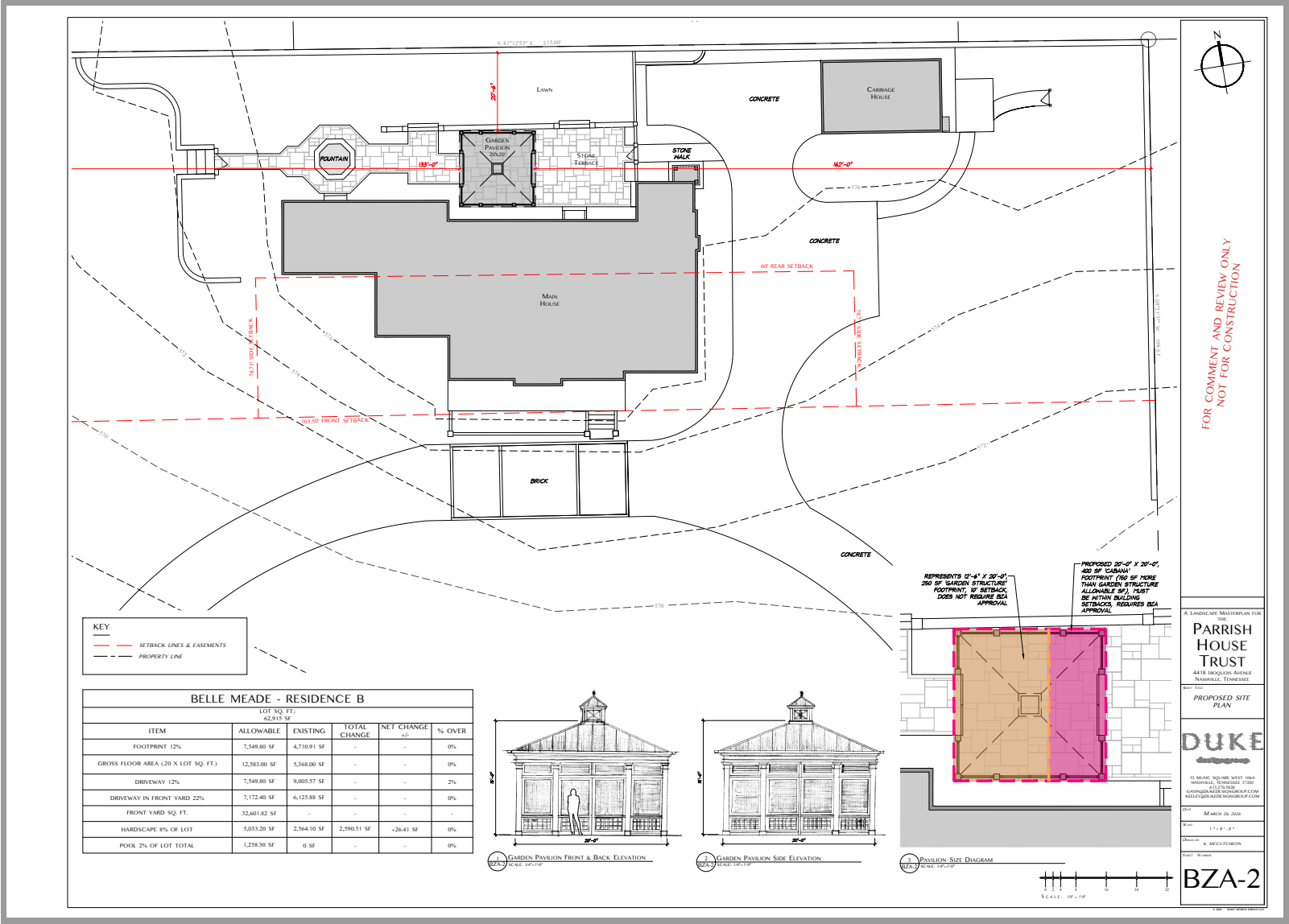
How would the resulting construction not be out of harmony with other homes in the neighborhood?

The proposed cabana would be constructed within an existing walled courtyard and would not pose a negative visual impact to any neighboring properties.

SIGNATURE: Gavin Duke (Owner/Agent) **DATE:** 03/20/2026

Submit all information, plans & application via email PDF to: msamaniego@citybellemade.org





Staff Report

Agenda No.: IV.G.
Case No.: A26-19
Staff: Mary Samaniego, Planning Director
Applicant: The Parrish House Trust
Request: Conditional Use approval for a cabana and a variance for the rear yard setback.
Location: 4418 Iroquois Avenue

Summary:

The applicants/ property owners are requesting Conditional Use approval for the construction of a cabana with an associated variance for the rear yard setback from 60' to 20' on the subject property.

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 1.44 acres (62,915 square feet).
2. The property owner is proposing the construction of a cabana that is 400 square feet.
3. The property is approximately the same size, shape, and depth as the adjoining properties on this side of the street.
4. There are no steep slopes or bodies of water on the property.
5. The residence was constructed in 1915 and includes a two-story detached guest house that is very close to the rear property line.
6. Per Section 14-205(1)(c) of the Zoning Ordinance, the square footage of hardscape, which shall include the maximum swimming pool area, as compared to the lot size shall not exceed eight percent (8%) of the lot area. The allowable area of hardscape including the pool for the proposed lot is 5,033 square feet and the proposed hardscape is 5,541 square feet.
7. The entire proposed cabana is within the rear yard setback which required a variance approval by the Board of Zoning Appeals.
8. The property is located in the Residence B zoning district which requires a 60' rear yard setback for structures 25' or less in height. The proposed cabana is 15' in height with a decorative cupola.

Findings of Fact and Staff Recommendation:

The standards of proof required for each individual Conditional Use are established in the Zoning Ordinance. The Board of Zoning Appeals shall have power and authority to authorize the issuance of permits for Conditional Use in the following findings of fact for the particular use and/or structure per Section 14-208(4) and Table 2:

1. The grant of any conditional use permit shall be subject to such conditions and safeguards as the board may require for the protection of the character of the community, including but not limited to provisions for vegetative screening, controls on lighting, a finding by the board that the conditional use will not interfere substantially with the use and enjoyment of their property by adjacent owners and a finding that the proposed use also meets all specific standards for such use found in this chapter and in Appendices A-F. *There is not a proposed planting plan. The existing property line shrubs and trees are not anticipated to adequately screen the cabana from the adjoining property to the north.*
2. Cabanas must be within the building envelope and included in hardscape calculations. *The proposed cabana is within the allowable hardscape maximums per the Zoning Ordinance. However, it is outside of the required building envelope.*

Findings of Fact and Staff Recommendation:

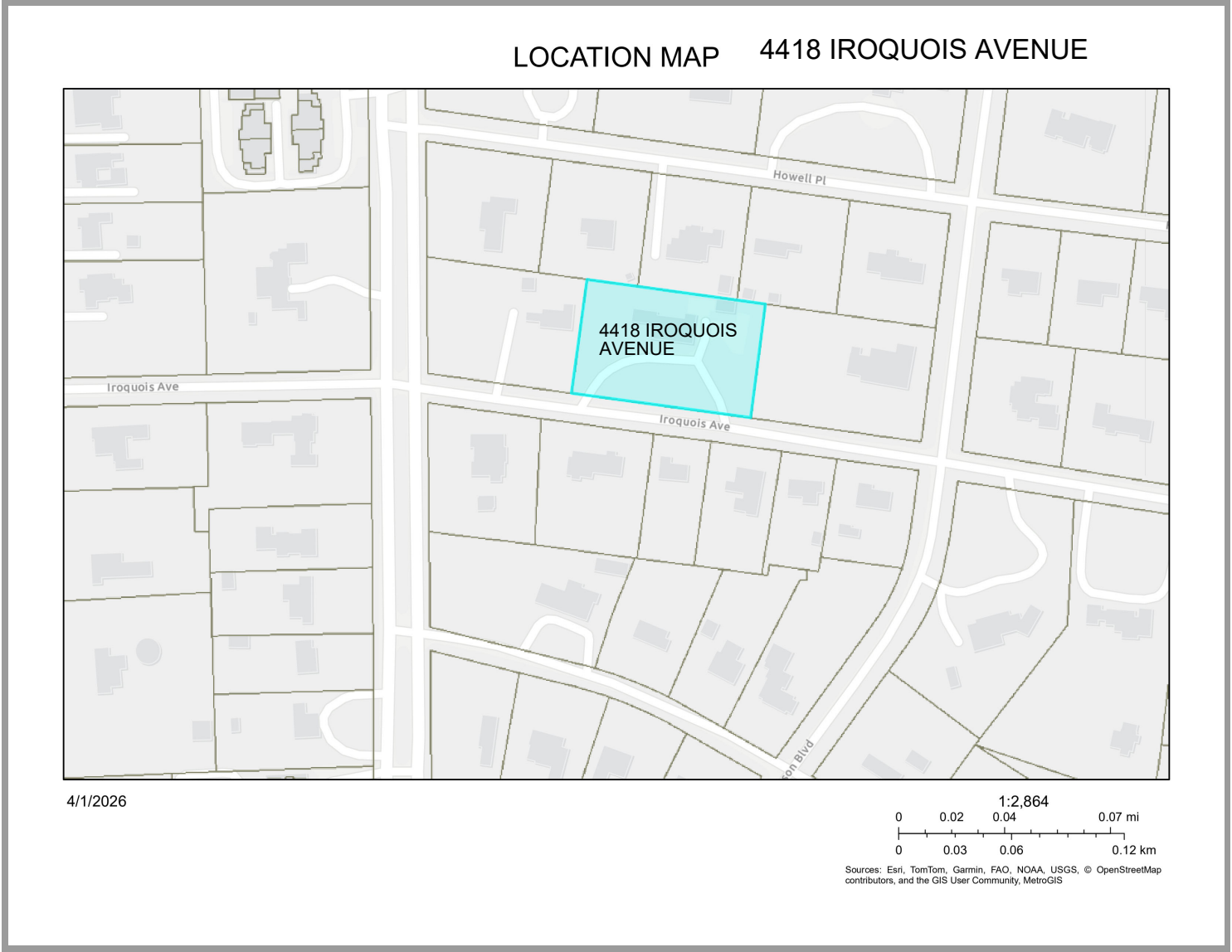
The standards of proof required for Variances are established in the Zoning Ordinance. The Board of Zoning Appeals has the authority to grant such variance as will not be contrary to the public interest and under the restrictions established with the Zoning Ordinance which states that if the property had on August 16, 1950, an extraordinarily unusual shape, size or topographic feature(s) as compared to other properties in the immediate neighborhood, then the Board of Zoning Appeals may grant a variance based on the following findings of fact:

1. As to any piece of property existing as a separate lot or tract as of the date of adoption of this ordinance, the board of zoning appeals shall have power and authority to approve variances from the strict application of this chapter, where, by reason of exceptional narrowness, shallowness, exceptional topographic conditions, or other extraordinary and exceptional situation or condition of a specific piece of property, the strict application of the zoning ordinance would result in practical difficulties to or exceptional or undue hardship upon the owner of such property, provided that such relief may be granted without detriment to the public good and without substantially impairing the intent and purpose of the zoning ordinance of the City, and such resulting construction will not be out of harmony with other homes in the neighborhood.
The applicant is proposing to exceed the rear setback regulations that were adopted in the Zoning Ordinance to benefit the public good. The surrounding properties in the immediate area are of a similar size and configuration as the subject property. The intent and purpose of these design and bulk provisions is to ensure that the placement and scales of dwellings and accessory enacts this development pattern of large, open yards. The proposed project is significantly out of compliance with regard to the rear setback. The Zoning Ordinance does allow for a garden structure use, but they are restricted to 250 square feet maximum and a 10' rear yard setback. Therefore, the applicant could reduce the size of the proposed structure from 400 square feet to 250 square feet and be in compliance with the 10' setback. The applicant has the ability to design site improvements that fit within the parameter of the zoning ordinance while at the same time meeting their personal needs.

Staff recommends denial of the conditional use and variance requests based on the written findings of fact.

Attachments:

1. Location Map
2. Staff Analysis of Site Plan





April 13, 2026

Michael Dixon has asked me to review his patio cabana and believe it to make a great enhancement.

J.B. Baker
4415 Howell Place
(615) 604-0067

April 13, 2026

I am happy to support the construction of a cabana on the property of Michael Dixon and Brian Setzer. No doubt it will be a lovely addition to their home.

Kim Crafton
4423 Iroquois Ave.
(615) 812-1691
kccrafton@gmail.com

April 13, 2026

We have reviewed the plans for 4418 Iroquois, and we don't have any concerns about it. I'm sure it will look great.

Anthony and Hayley Landsberg
4414 Iroquois Ave.
(310) 882-4554
anthonyjlandsberg@gmail.com

April 14, 2026

We have taken a look at the drawings are fine with the plan. No objections.

Jeffery and Emily Ezell
4422 Iroquois Ave.
(615) 866-8152
s.emily.daniel@gmail.com

Application

OWNER INFORMATION

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

PROPOSED ACTIVITY

Reason for Request:

Project Calculations:

F.A.R. = LOTS <40,000 sq. ft. x .225 = LOTS > 40,000 sq. ft. x .20 =

Lot Square Ft	Allowable	Existing	Proposed	% Over
FOOTPRINT AREA	2680 12%	2571	0	
GROSS FLOOR AREA (F.A.R. X LOT SQ. FT.)	4467 20%			
FRONT YARD AREA		8986	0	
TOTAL DRIVEWAY AREA	2680 12%	3569	-362	20
DRIVEWAY IN FRONT YARD AREA	1977 22%	2112	0	7
HARDSCAPE AREA	1787 8%	969	421	0
POOL AREA	447	0	192	0
F.A.R. =				
LOTS <40,000 sq. ft. x .225 =				
LOTS > 40,000 sq. ft. x .20 =				

Variance Approval Criteria

What special circumstances or conditions apply to the building or land by reason of exceptional narrowness, shallowness, exceptional topographic conditions, or other extraordinary and exceptional situation or condition of a specific piece of property?

How would the strict application of the zoning ordinance result in practical difficulties to or exceptional or undue hardship upon the owner of such property?

How would the granting of this variance be without detriment to the public good and without substantially impairing the intent and purpose of the zoning ordinance of the City?

With this plan, we are reducing the asphalt driveway area by 362 feet. The pool will be behind the home, tucked in a corner, not visible from either street. Our neighbors, the Lucas and Summar family, beside and behind have no issue with the pool being

How would the resulting construction not be out of harmony with other homes in the neighborhood?

The backyard is being designed by Ben Page, contractor Owen Builders and the pool designed by Allison pools. The plans look beautiful. We also have kept, designed around the very large, very old and beautiful holly tree. We will have the backyard

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

1. Survey (signed and sealed by a registered surveyor) of lot and topographic contours
2. Site plan (1 inch = 30 feet)
 - Show existing and proposed structures
 - Building envelope
 - Show all topographic elevations, existing grade, finished grade, Finished Floor Elevations

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.

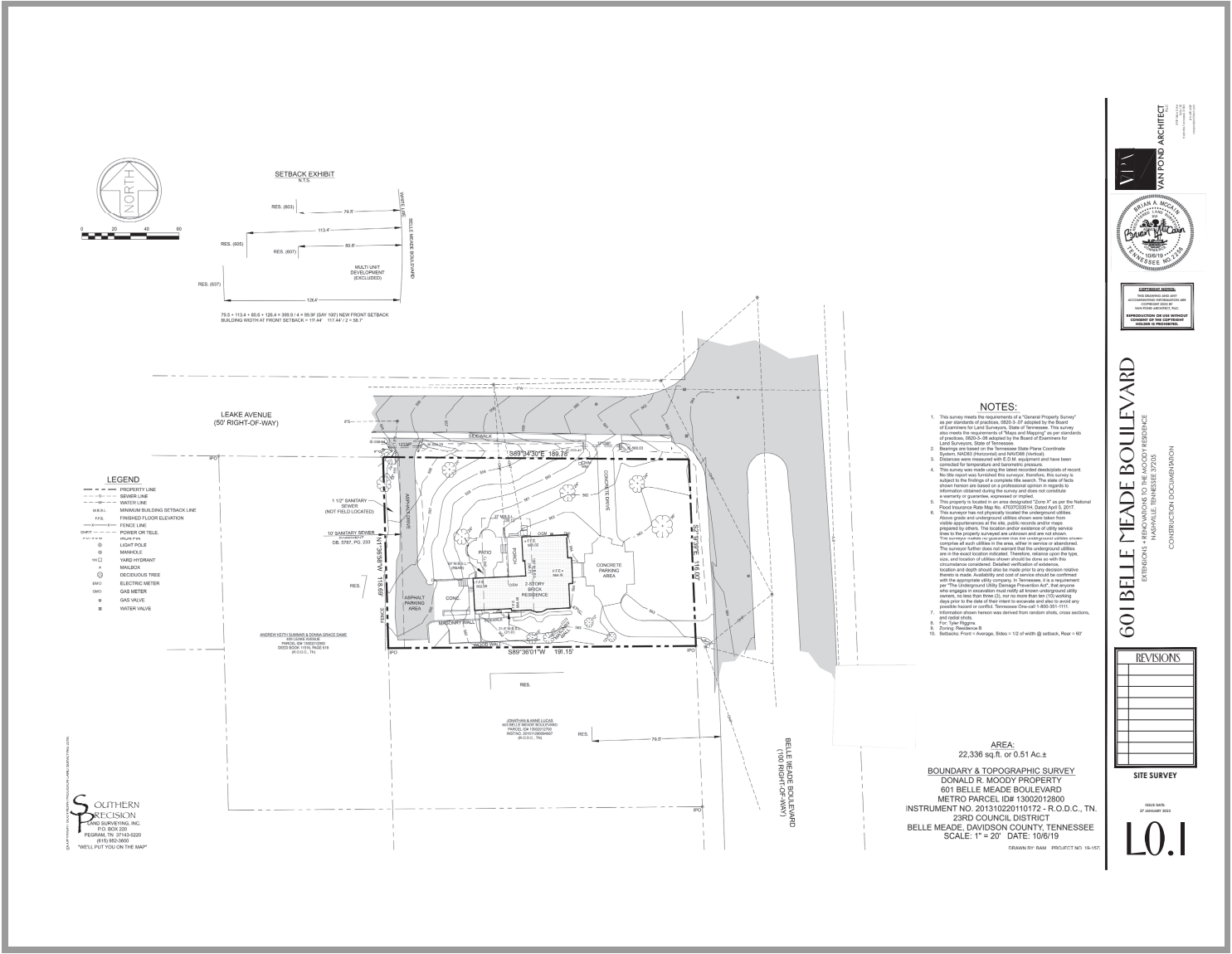
Don Moody

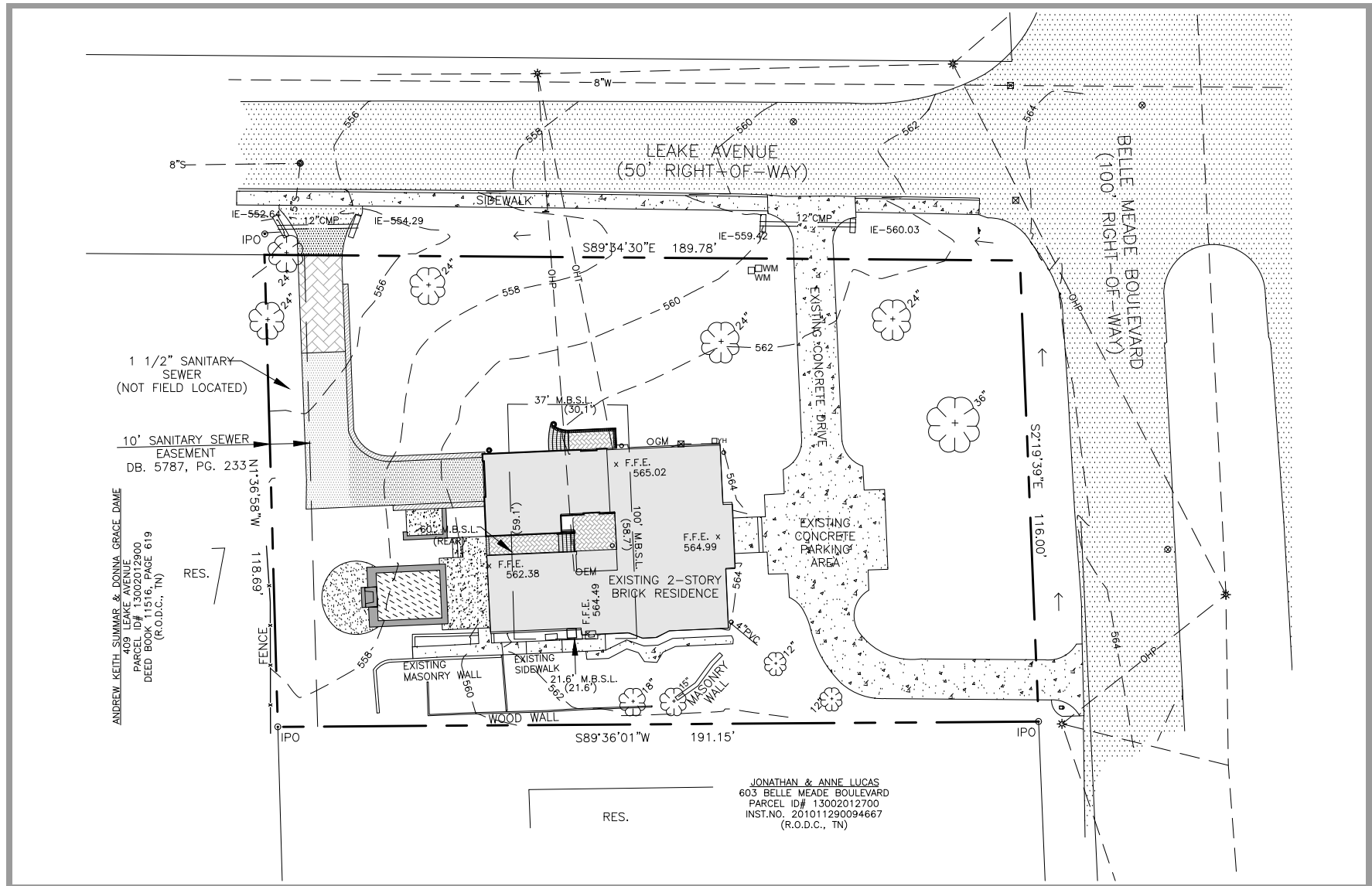
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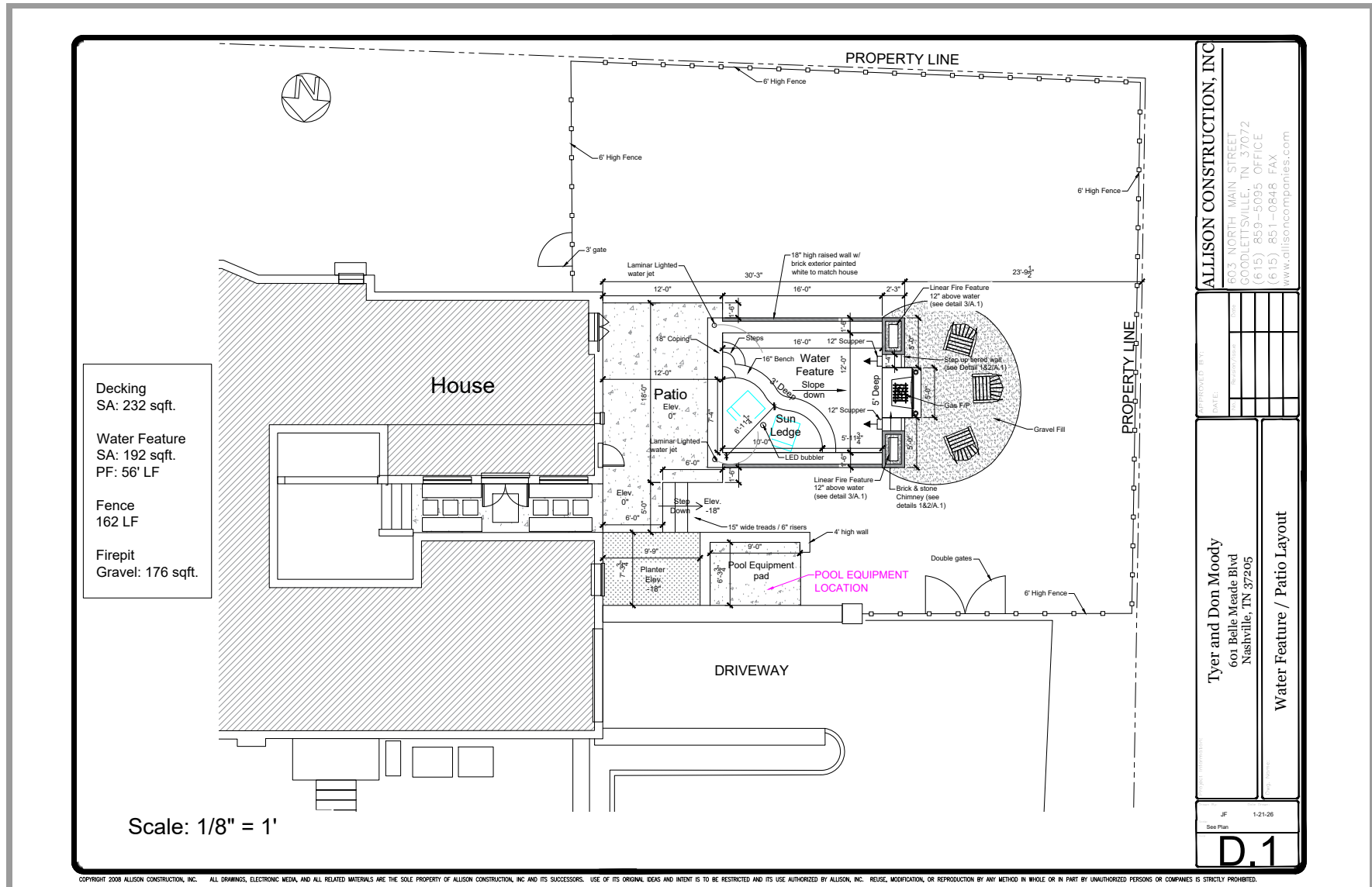
Typed Signature of Applicant or Owner

Date

CLICK SAVE BEFORE CLICKING COMPLETE APPLICATION









**Southern
Gardens, Inc.**

Landscaping & Irrigation

P.O. Box 218460, Nashville, TN 37221-8460
southerngardens@sginashville.com (615) 646-6030

Don Moody & Tyler Riggins
601 Belle Meade Blvd.
Nashville, TN 37205

April 20, 2026

615-482-3141 / 615-828-0746
Tylerle11@aol.com

RE: Landscape Plan – Back Perimeter of Property Line

Includes:

I) Planting 2 New Ornamental Dogwoods, with 1 Dogwood Being Located at the Corner of Fence Line. Incorporating New Hydrangea Shrubs for Screening with Existing Boxwoods. Amend Soil with Earth-Mix Blend Soil, Mushroom Compost & Earthworm Castings To Promote Growth & Color.

II) Adding Additional Irrigation Bed Zone To New Back Perimeter Landscape Bed.

III) To Over-Seed with Premium Hybrid Fescue Seed or Install Fescue Sod In Remaining Open Areas, Apply Starter Fertilizer & Lime Application.

Includes Haul Away Debris

Note: To Be Mindful of the Adjacent Neighbor's Existing Skip Laurel Shrubs

Fully Insured / Lic. TN Contractor / Certified TN Landscaper

Kelly Wagers

Accepted By

Date

kjw/tlj

All amounts invoiced hereunder ("the Obligations") are due within 30 days of the date of invoice. Customer will be charged a late fee of 1.75% per month on Obligations that remain unpaid after 30 days of the date of invoice. Failure to pay Obligations When due, customer agrees to pay the costs & expenses incurred in any effort to collect such amounts, including reasonable Attorney's fees – governed by the laws of State of Tennessee.

Staff Report

Agenda No.: IV.H.
Case No.: A26-22
Staff: Mary Samaniego, Planning Director
Applicant: The Moody family
Request: Approval of a conditional use for a swimming pool and variance for swimming pool in the rear yard setback
Location: 601 Belle Meade Boulevard

Summary:

The applicant and property owner are requesting a Conditional Use for a swimming pool and variances for swimming pool in the rear yard setback. The existing residence was constructed in 1929 and included a one-car garage. In April 2022, the application received a variance approval for an addition with a one car garage in side and rear yard setbacks.

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 0.52 acres (22,300 square feet) and is a rectangular shaped corner lot with frontage on Leake Avenue and Belle Meade Boulevard.
2. The lot is slightly sloped with an 8' grade change and does not have any regulatory floodplain or water features.
3. Per Section 14-204(1)(m)(i) of the Zoning Ordinance, the square footage of the surface area of the water in a swimming pool as compared to the lot size shall not exceed two percent (2%) of lot. The allowable area of water within a pool for the proposed lot is 447 square feet. The proposed area of water in the swimming pool is 192 square feet.
4. Per Section 14-204(1)(m) of the Zoning Ordinance, the square footage of hardscape, which shall include the maximum swimming pool area, as compared to the lot size shall not exceed eight percent (8%) of the lot area. The allowable area of hardscape including the pool for the proposed lot is 1,784 square feet. The proposed area of the hardscape including the pool is 1,218 square feet.
5. The proposed swimming pool and associated equipment are entirely outside of the established building envelope (see attached Staff Analysis of Site Plan). The pool placement and the associated pool equipment placement requires variance approvals.
6. The required rear yard setback in the Residence B zoning district is 60' and the applicant is proposing the swimming pool placement at 22'.

Findings of Fact and Staff Recommendation:

The standards of proof required for each individual Conditional Use are established in the Zoning Ordinance. The Board of Zoning Appeals shall have power and authority to authorize the issuance of permits for Conditional Use in the following findings of fact for the particular use and/or structure per Section 14-208(4) and Table 2:

1. The grant of any conditional use permit shall be subject to such conditions and safeguards as the board may require for the protection of the character of the community, including but not limited to provisions for vegetative screening, controls on lighting, a finding by the board that the conditional use will not interfere substantially with the use and enjoyment of their property by adjacent owners and a finding that the proposed use also meets all specific standards for such use found in this chapter and in Appendices A-F. *There is very sparse landscaping between the proposed pool location and the adjoining residences. A formal landscape plan is not proposed.*
2. Swimming pools must be within the building envelope and included in hardscape calculations. Also, swimming pools must be enclosed by a fence or wall not less than six feet (6') in height above the exterior adjoining grade. *The site plan illustrates compliance with the fencing requirements of this provision. The proposed swimming pool is within the allowable hardscape maximums per the Zoning Ordinance.*

Findings of Fact and Staff Recommendation:

The standards of proof required for Variances are established in the Zoning Ordinance. The Board of Zoning Appeals has the authority to grant such variance as will not be contrary to the public interest and under the restrictions established with the Zoning Ordinance which states that if the property had on August 16, 1950, an extraordinarily unusual shape, size or topographic feature(s) as compared to other properties in the immediate neighborhood, then the Board of Zoning Appeals may grant a variance based on the following findings of fact:

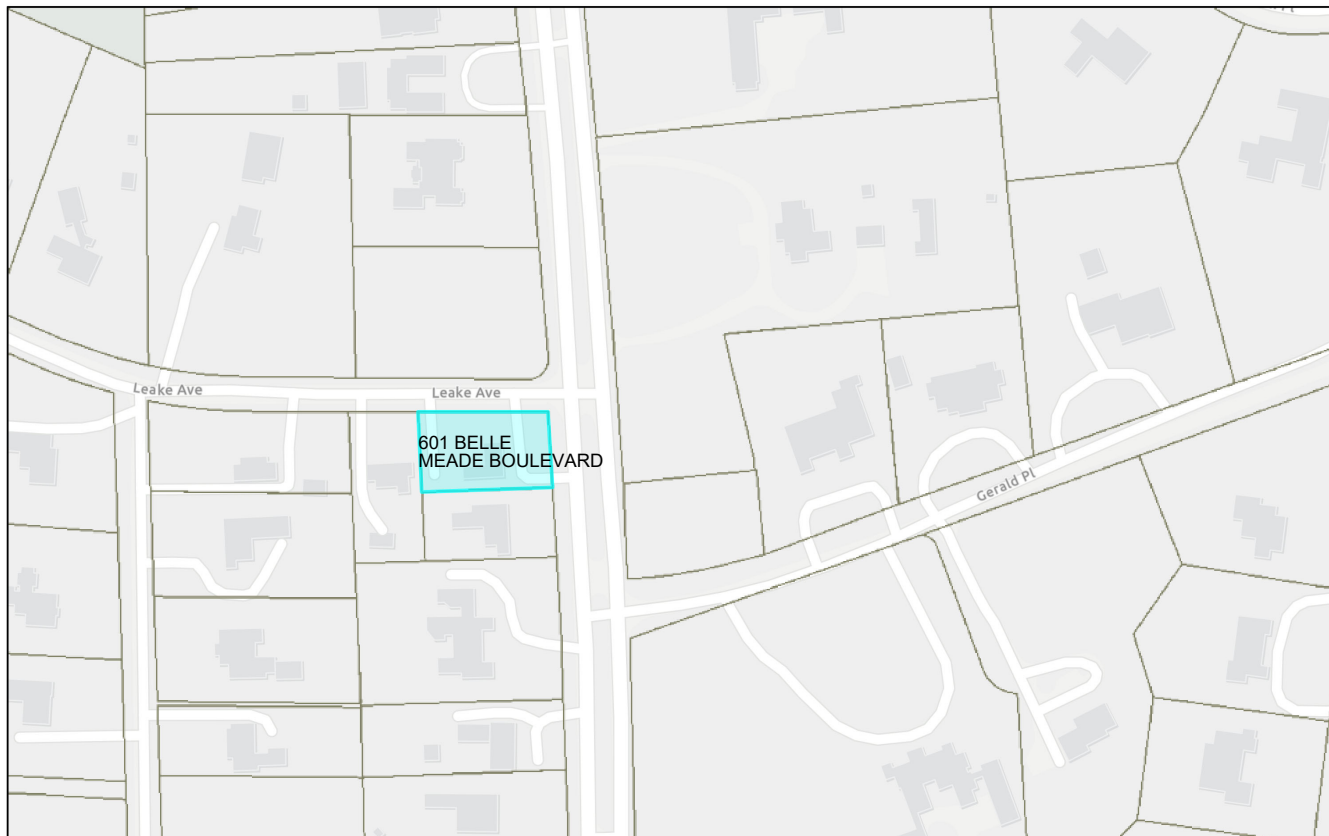
1. As to any piece of property existing as a separate lot or tract as of the date of adoption of this ordinance, the board of zoning appeals shall have power and authority to approve variances from the strict application of this chapter, where, by reason of exceptional narrowness, shallowness, exceptional topographic conditions, or other extraordinary and exceptional situation or condition of a specific piece of property, the strict application of the zoning ordinance would result in practical difficulties to or exceptional or undue hardship upon the owner of such property, provided that such relief may be granted without detriment to the public good and without substantially impairing the intent and purpose of the zoning ordinance of the City, and such resulting construction will not be out of harmony with other homes in the neighborhood.
The pool and equipment will encroach 38' into the rear yard setback which is a significantly close to the rear property line for visual and sound purposes. Although it is a corner lot, there are no significant physical constraints on the property that would support a variance approval. The adjoining residence to the west is approximately 5' from the shared property line. Given this very close distance, approval of this variance would allow a pool within 27' from the neighbors' residence itself. In the Residence B zoning district, the typical 60' rear setbacks create at least a 120' greenspace buffer between two adjoining building envelopes.

Staff recommends denial of the conditional use and the variance request based on the written findings of fact.

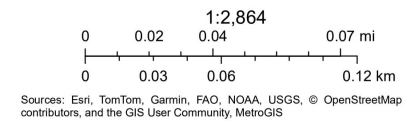
Attachments:

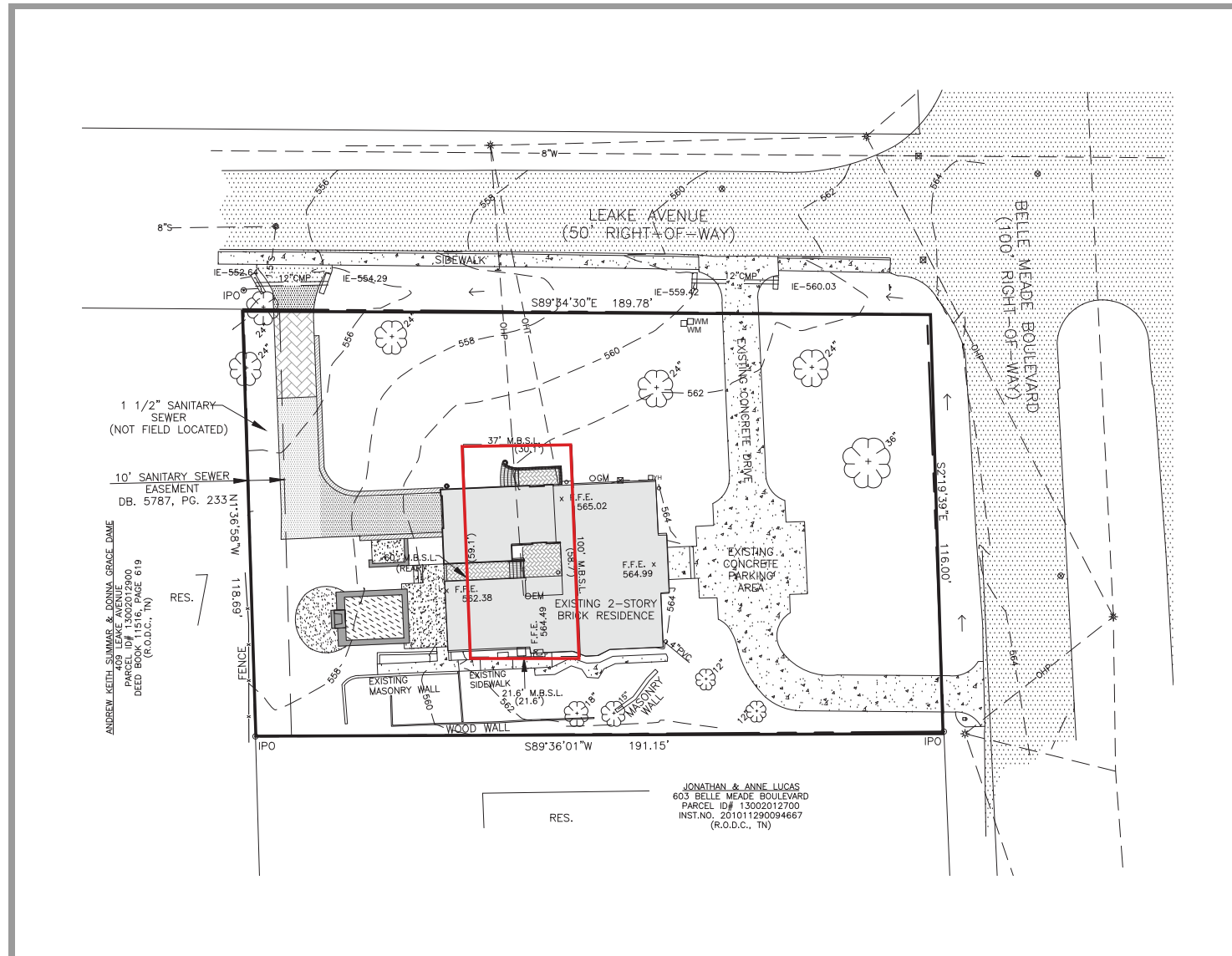
1. Location Map
2. Staff Analysis

LOCATION MAP 601 BELLE MEADE BOULEVARD



3/31/2026





From: [Anne Lucas](#)
To: [Tyler Riggins](#)
Cc: [Donna Dame Summar](#); [Mary Samaniego](#)
Subject: Re: Pool variance
Date: Wednesday, April 8, 2026 7:43:20 PM

You don't often get email from anneslucas@gmail.com. [Learn why this is important](#)

Tyler,
Jon and I have looked at the plans and approve of you building a pool.
Have a great evening!
Anne
Sent from my iPhone

On Apr 8, 2026, at 4:45 PM, Tyler Riggins <tylerle11@aol.com> wrote:

Hello neighbors,
We have spoken about a possible pool in our backyard. You mentioned to me that you are okay with this being built.
The city manager of Belle Meade, Mary Samaniego is on this email thread. The city as we are as well, just want to make sure you are okay with this plan. If you would, please respond to this email with any questions and if you do not, that you are in agreement with us building a small pool.
Thank you,
Tyler Moody

[Sent from the all new AOL app for iOS](#)

A. Keith Summar, CPA

April 17, 2026

Mary Samaniego
City of Belle Meade Planning Director
Board of Zoning Appeals
4705 Harding Road
Nashville, Tennessee 37205

Re: 601 Belle Meade Boulevard

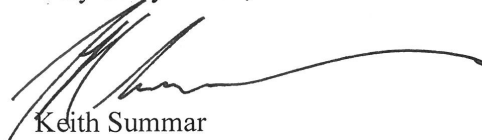
Dear Mary,

Donna and I have looked over the proposal for 601 Belle Meade Boulevard and are in full support of the improvements being submitted through appeal. We have twice gone through the same process regarding our residence at 409 Leake Avenue and are aware of the challenges in designing useable and attractive plans for what are some of the smallest parcels in the City of Belle Meade.

We hope that you approve the variance and look forward to seeing the implementation of what will certainly be an attractive exterior addition to our small cluster of homes around the corner of Leake Avenue and Belle Meade Boulevard.

Thank you for your time and again, we hope that the Board grants an approval.

Very Truly Yours,



Keith Summar
409 Leake Avenue

MEMBER AICPA TSCPA
409 LEAKE AVENUE • NASHVILLE, TN 37205
CELL 615-347-4170
NASHVILLECPA@OUTLOOK.COM