



**CITY OF BELLE MEADE
BOARD OF BUILDING CODES APPEALS
REGULAR MEETING AGENDA PACKET
JUNE 9, 2026, 04:00 PM**



**AGENDA BOARD OF BUILDING CODES APPEALS
REGULAR MEETING
JUNE 9, 2026, 04:00 PM
BELLE MEADE CITY HALL, 4705 HARDING PIKE**

I. TO ALL MEMBERS OF THE BOARD OF BUILDING CODE APPEALS AND INTERESTED PARTIES: This is to notify you of the regularly scheduled meeting of the Board of Building Code Appeals (BBCA), with public hearing and public comment on the agenda items. Public comment will also be heard on any matters related to the BBCA. 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.

II. Call to Order

III. New Business - An appeal to decision to deny a tree removal permit at 815 Belle Meade Boulevard.

Attachment: [Letter - Mary Samaniego City of Belle Meade 7074326.1.pdf](#)

Attachment: [Letter - Mary Samaniego Appeal Brief to City of Belle Meade 7078963.2.pdf](#)

Attachment: [ADOPTED Tree Code.pdf](#)

IV. Other Public Comment

V. Adjourn



Christopher C. Whitson

Direct Dial (615) 742-4530
cwhitson@srvhlaw.com

May 19, 2026

BY EMAIL AND FIRST CLASS MAIL

Ms. Mary Samaniego
Planning Director
City of Belle Meade
4705 Harding Pike
Nashville, TN 37205
Email: msamaniego@citybellemead.org

Re: Belle Meade Country Club's ("BMCC") formal appeal to the Board of Building Codes of the City of Belle Meade (the "City")

Dear Ms. Samaniego:

As you might remember, I am the secretary of BMCC, and BMCC has now retained Sherrard Roe Voigt & Harbison, PLC ("SRVH") to appeal your decision as Building Official to deny BMCC's request for a tree removal permit for the black walnut tree located on BMCC's property left of the BMCC Clubhouse on the "Pickle Field" near the putting green (the "Walnut Tree"). This letter shall constitute BMCC's formal appeal to the Board of Building Codes.

As I noted in our meeting of February 24, 2026, the Walnut Tree is specifically exempt from the City's Tree Management Ordinance, Section 12-501 *et seq.* of the Municipal Code. As provided in Section 12-501 (emphasis added):

"Whenever new construction, demolition, or any land disturbance activity is proposed which requires a permit from the City of Belle Meade, unless exempted in accordance with Section 12-504, the permit applicant and all other persons with a legal interest in the real property shall also obtain a tree removal permit as provided in this chapter."

Section 12-504 further specifically provides (emphasis added):

"The following...types of vegetation are exempt from the standards of this chapter: 1. The removal of dead, fatally diseased, or naturally fallen trees."

As we discussed, two separate arborists have previously determined and provided the City with a written opinion that the Walnut Tree is fatally diseased.

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Mary Samaniego
 May 19, 2026
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Attached as Exhibit A to this letter is the opinion of the Parke Company, dated September 15, 2025, which finds, in part, that “in summary, there are signs of decay at 2, 4, and 15 feet of height on main trunk. The black walnut is in a high traffic area and would pose a hazard to pedestrians. Recommendation is removal.” Further, attached as Exhibit B to this letter is a second arborist’s opinion from Zach French, Registered Consulting Arborist, dated October 27, 2025, which finds, in part (emphasis added):

It is my professional opinion that the crown and branches of the tree pose a high risk of impact. The largest factor in this being the large deadwood in the crown could fall even under fair weather conditions, possibly without warning. The trunk and major leads also pose a high risk of failure and impact; the extensive decay makes it probable that a major failure could occur during normal weather. In both of these cases, the likelihood of impact from the tree falling is high. The consequences of large deadwood falling would be significant, and the consequences of impact from the trunk or a major lead could be severe. Therefore in my professional opinion there is a high risk of failure and impact from the subject tree within the next year. ...the extensive decay in the trunk would mean that the residual risk would remain high and removal is the only option available to remove the risk.

It is BMCC’s firm opinion that BMCC does not even need a tree removal permit to remove the Walnut Tree given that (i) “fatally diseased” trees are exempted from the Tree Management Ordinance (see Section 12-501) “unless exempted in accordance with Section 12-504”, (ii) Section 12-504 states: “the following...types of vegetation are exempt from the standards of this chapter: 1. The removal of...fatally diseased...trees,” and (iii) BMCC has been advised by two separate arborists that the Walnut Tree is not only fatally diseased but also dangerous to both persons and property (the pickleball field is essentially BMCC’s playground and the limbs of the Walnut Tree stretch over both the Clubhouse and one of BMCC’s restaurants). Nevertheless, in our conversations you cited to me the authority of the Building Official found under Section 12-505 and the statement in Section 12-508 noting that “any tree greater than 30 inches in caliper shall be considered a ‘monarch tree’ and shall not be removed under any circumstances”; however, this analysis completely ignores the remainder of section 12-508 which clarifies “except when it is a clear threat to public safety.” BMCC has been advised by two separate arborists of dangers to both persons and property. From a legal standpoint, Section 12-501 and 12-504 govern, but even under Section 12-508, the safety of persons and property should rise above a fatally diseased tree.

Mary Samaniego
May 19, 2026
Page 3

I would appreciate your advising me when the City Board of Building Codes will meet to hear BMCC's appeal.

Sincerely,



Christopher C. Whitson

CCW/kwm
encl.

cc: Lawson Allen, President of BMCC

EXHIBIT A

Opinion from Parke Company,

(see attached)



Sept 15, 2025

Belle Meade Country Club
Attn: Doug Ward
815 Belle Meade Blvd
Nashville, TN 37205

Doug,

Regarding the Black Walnut (42.5" DBH), located left of clubhouse near putting green. This tree poses a hazard due to weak scaffolding branches, columns of decay, and interior decay. There is a large hole mid column near the lower part of the canopy that had a beehive. We used a sonic wave tree detector to confirm internal decay. The tool measures the time it takes for an impact induced stress wave to travel from one sensor to another across the diameter of the trunk. Said waves will move thru a healthy and solid wood in a shorter time period. Defects such as decay, cavities, and cracks create obstacles requiring the waves to bypass the defect, thus taking more time than defect free wood. The average time for the sonic wave to move thru solid hardwood species is 22 uS/1" diameter.

For a 42.5" DBH Black Walnut, the average time for the sonic wave to travel between sensors is 850 microseconds at 4 feet of height. Based on 8 separate tests, the data concluded that it took an average of 2050 microseconds, which is 2.5 times greater than the amount of time the sonic wave should have taken. At 2 feet of height, the data indicated a travel time of 2950 microseconds. If it were solid, it would have been around 850 microseconds. At 15 feet of height the third set of readings indicated a travel rate of 4341 microseconds, solid wood would have had a reading of 1250 microseconds.

In summary, there are signs of decay at 2, 4, and 15 feet of height on main trunk. The Black Walnut is in a high traffic area and would pose a hazard to pedestrians. Recommendation is removal.

Sincerely,

Dan Beasley SO-5194A
Penn Mayhew SO-10909A
The Parke Company, Inc.
parketree@hotmail.com



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EXHIBIT B

Opinion from Zach French, Registered Consulting Arborist

(see attached)



Zack French, RCA #450
7235 Deer Ridge Road
Fairview, TN 37062

October 27, 2025

Patrick Rose, CGCS
Director of Agronomy
Belle Meade Country Club
815 Belle Meade Boulevard
Nashville, TN 37205

Re: Risk assessment of walnut tree near club house

Dear Mr. Rose

This report fulfills my assignment to examine and report on the condition of the large walnut tree on the south of the clubhouse of the Belle Meade Country Club, between the clubhouse and the pool area. This tree will be referred to as the subject tree and the country club will be referred to as the property. We discussed whether the subject trees pose a risk to the property, the members, or their property.

My assignment in this case is as follows:

- Perform a site assessment and a risk assessment of subject tree.
- Assess the potential of the tree to be preserved during a proposed construction project.
- Prepare a letter report outlining my observations, discussions, opinions, and conclusions.

This assignment is subject to the following limitations of scope:

- Tree identification was only made to the species level. Any variety or cultivated variety was not considered.
- Property information was obtained from public records and is assumed to be accurate.
- All inspections were performed from ground level and limited to what is readily observable without invasive testing.
- Further testing may be needed to determine the stability of subject trees due to root loss.
- These opinions and conclusions are subject to change upon receipt of more precise information.

I visited the property on Friday, October 24th to inspect the subject tree. I began my inspection at 9:30 am. The weather was clear and sunny.

I identified subject tree as a black walnut tree (*Juglans nigra*). I measured the diameter of the tree at 4.5 feet above grade on the uphill side of the tree using diameter tape. I measured the height of the tree using a laser hypsometer. I also used the laser hypsometer to measure the distance between the tree to the clubhouse, the gate to the pool area, and to the platform used for public events, as well as the canopy spread.

The subject tree is located directly south of the clubhouse of the Belle Meade Country Club. It measures 44 inches in diameter, is approximately 67 feet high, and has a crown spread of

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Zack French, RCA #450
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Fairview, TN 37062

approximately 45 feet. The base of the tree is approximately 41.5 feet from the clubhouse, 45 feet from the pool gate, and 60 feet from the event platform.

The tree appears to be in poor condition despite evidence of regular pruning. There is large (in excess of 10 inches in diameter) deadwood in the crown, and several of the leads have cracks, cavities, and other signs of decay. I observed a large fungal conk on one of the leads in the crown. The major leads of the tree and the main trunk show signs of extensive decay; there are several cavities and swelling throughout the canopy. Several large branches have attachments above weak spots associated with this decay. In addition, there are several walnuts covering the ground underneath the tree, including on the walkways between the clubhouse and the pool area.

I performed risk assessments conforming to the International Society of Arboriculture's (ISA) Tree Risk Assessment Qualification (TRAQ) program for each tree. I performed a category 2 assessment for the tree. This is defined as a visual inspection from ground level of the roots, trunk, and canopy of the tree. The targets for the tree include the clubhouse, the hardscapes, and other architectural elements, which have constant occupancy in the target area. Club members and staff were also considered, and while they have a lower occupancy rate the area appears to have high-use and therefore high transient human occupancy during certain parts of the year. I based my assessment on a 1-year inspection interval, and the risk is based on normal weather conditions.

Trees are given a risk rating on a scale ranging between low, moderate, high, and extreme using the TRAQ criteria. My inspection of the roots did not uncover any reasons for concern. However, it is my professional opinion that the crown and branches of the tree pose a high risk of impact. The largest factor in this being the large deadwood in the crown could fall even under fair weather conditions, possibly without warning. The trunk and major leads also pose a high risk of failure and impact; the extensive decay makes it probable that a major failure could occur during normal weather. In both of these cases, the likelihood of impact from the tree failing is high. The consequences of large deadwood falling would be significant, and the consequences of impact from the trunk or a major lead would be severe. Therefore, in my professional opinion, there is a high risk of failure and impact from the subject tree within the next year. While pruning is an option to mitigate the risk from falling deadwood, the extensive decay in the trunk would mean that the residual risk of the tree would remain high and removal is the only option available to remove the risk.

I was also informed that there is extensive construction planned around this tree, and that no formal preservation plan has been established. In general, black walnut trees do not compartmentalize root damage well, and when their roots are damaged, they suffer from allelopathic effects of the juglone they produce¹. Based on the age and the species of the subject tree, a tree protection zone with a radius of 66 feet around the trunk would be necessary to preserve the tree's health as it is. Considering the scope of the proposed construction, the size and species of the subject tree, and the condition the tree is in, it is my professional opinion that this tree is a poor specimen for preservation. Moreover, it is my opinion that delaying removal

¹ Matheny, N. and Clark, J., 1998. *Trees and Development: A Technical Guide to Preservation of Trees During Land Development*. International Society of Arboriculture, Champaign, IL.



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7235 Deer Ridge Road
Fairview, TN 37062

until after construction is initiated or completed will increase the cost of removal and could jeopardize the integrity of the new construction. It is therefore my professional recommendation that the tree be removed strictly on the grounds that it is such a poor candidate for preservation during construction.

Assumptions and Limiting Conditions

1. Any legal description provided to the consultant is assumed to be correct. Any titles or ownership of properties are assumed to be good and marketable.
2. Care has been taken to obtain information from reliable sources. However, the consultant cannot be responsible for the accuracy of the information provided by others.
3. All property is presumed to conform with applicable codes, ordinances, statutes, or other regulations.
4. This report and any valuation expressed herein represent the opinion of the consultant, and the consultant's fee is not contingent upon the reporting of a specified appraisal value, a stipulated result, or the occurrence of a subsequent event.
5. The consultant shall not be required to give testimony or attend meetings, hearings, conferences, mediations, arbitration, or trials by reason of this report unless subsequent contractual arrangements are made including payment of an additional service.
6. Unless otherwise expressed: a) this report covers only the examined items and their condition at the time of inspection; and b) the inspection is limited to visual examination of accessible items without dissection, excavation, probing or coring. There is no warranty or guarantee, expressed or implied, that structural problems or deficiencies of the plant(s) or property may not arise in the future.

Certification of Performance I, Zack French, CERTIFY to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The valuation, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and that they are my personal, unbiased professional analysis, opinions, and conclusions.
3. That I have no present or prospective interest in the plants that are subject to valuation and that I have no personal interest or biases with respect to the parties involved.
4. That my compensation is not contingent upon a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
5. The approaches methods and techniques found in this appraisal are based on a defined type and definition of value or purposes of the appraisal for these plants using commonly accepted industry practice and procedures of professional amenity plant appraisal in Tennessee.
6. Based on the information known to me at the date of this report. I reserve the right to amend this opinion if more information is disclosed that would support any such changes.

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I further certify that I am a member in good standing of the International Society of Arboriculture and a registered member of the American Society of Consulting Arborists. I am an ISA Board Certified Master Arborist, and I have 25 years' professional experience.

Sincerely,



Zack French, BCMA, TRAQ, TPAQ
Registered Consulting Arborist #450

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Zack French, RCA #450
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10/27/25, 12:45 PM

TRAQ Report

 Black walnut Tree ID #5383 815 Belle Meade Boulevard	
Details	Photos
Primary ID:	5383
Common Name:	Black walnut
Scientific Name:	Juglans nigra
DBH:	43.5
Condition:	Poor
Tree Height (Estimated):	67
Height Range:	50ft-75ft
Address:	815 Belle Meade Boulevard
Assessor:	Zack French
Assessment Date:	
Tree Health and Species Profile	
Health Issues:	Fungal infection, decay, low vigor
Site Factors	
Site Factors:	
Crown/Branches	
Crown/Branch Issues:	Large Deadwood (>10in), Broken/Hangers, Weak Attachments, Cavities/Decay, Visible Cracks
Main Issue - Branch:	Large Deadwood (>10in)
Fall Distance/Dead-Weak Branches:	30
Load on Branch Defect:	Moderate
Likelihood of Failure - Branches:	Imminent
Likelihood of Impact - Crown/Branches:	High
Likelihood of Failure and Impact - Branches:	Very Likely




17613182429875570798335389623846.jpg
10/24/2025

<https://pg-cloud.com/reportingsystem/woodfarm/special/traqReport/358449dd1752d27b/NDG0NDc~f5383?tz=18000>

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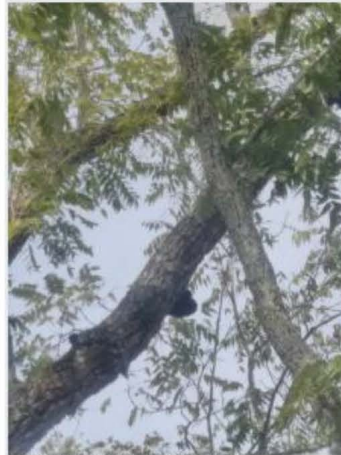
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7235 Deer Ridge Road
Fairview, TN 37062

10/27/25, 12:47 PM

Consequences - Branches:	Significant
Risk Rating - Branches:	High
Trunk	
Trunk Issues:	Cavities/Decay - Minor, Cavities/Decay - Moderate, Cavities/Decay - Extensive, Heartwood Decay Suspected
Main Issue - Trunk:	Cavities/Decay - Extensive
Load on Trunk Defect:	Significant
Likelihood of Failure - Trunk:	Probable
Likelihood of Impact - Trunk:	High
Likelihood of Failure and Impact - Trunk:	Likely
Consequences - Trunk:	Severe
Risk Rating - Trunk:	High
Roots	
Root Issues:	Cut
Main Issue - Root:	Cut
Likelihood of Failure - Roots:	Improbable
Likelihood of Impact - Roots:	High
Likelihood of Failure and Impact - Roots:	Unlikely
Consequences - Roots:	Severe
Risk Rating - Roots:	Low
Overall Rating	
Mitigation Options:	Remove Tree
Residual Risk:	None
Final/Preliminary?:	Final
Inspection Interval:	Annually
Overall Risk Rating:	High

TRAQ Report

17613182699586183763524081 040511.jpg
10/24/2025



17613182894496573501262066 424314.jpg
10/24/2025



17613183116871211196867320057373.jpg
10/24/2025

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Zack French, RCA #450
7235 Deer Ridge Road
Fairview, TN 37062

10/27/25, 12:47 PM

TRAQ Report



17613183407268954597673795145474.jpg
10/24/2025

Street View

Street View is not available for this feature.

Map



<https://pg-cloud.com/reportingsystem/woodfarm/special/traqReport/358449dd1752d27bNDg0NDc-/53837tz~18000>

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Christopher C. Whitson

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June 4, 2026

BY EMAIL AND FIRST CLASS MAIL

City of Belle Meade Board of Building Codes Appeals

Members:

Haley Dale

Clay Bright

Johnny Phipps

Charley Thornburg

Jeanette Whitson

c/o Ms. Mary Samaniego

Planning Director

City of Belle Meade

4705 Harding Pike

Nashville, TN 37205

Email: msamaniego@citybellemeades.org

Re: Belle Meade Country Club's ("BMCC") appeal to the Board of Building Codes of the City of Belle Meade (the "City"), pursuant to Section 12-507

Dear Board:

I am the secretary of BMCC, and BMCC has retained Sherrard Roe Voigt & Harbison, PLC ("SRVH") to appeal the Building Official's decision to deny BMCC's request for a tree removal permit for the black walnut tree located on BMCC's property left of the BMCC Clubhouse on the "Pickle Field" near the putting green (the "Walnut Tree"). This letter shall constitute BMCC's legal brief in support of the appeal to the Board of Building Codes.

The Walnut Tree is specifically exempt from the City's Tree Management Ordinance, "Chapter 12-5 Tree Management" of the Municipal Code. As provided in Section 12-501 (emphasis added):

"Whenever new construction, demolition, or any land disturbance activity is proposed which requires a permit from the City of Belle Meade, unless exempted in accordance with Section 12-504, the permit applicant and all other persons with a legal interest in the real property shall also obtain a tree removal permit as provided in this chapter."

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Belle Meade City Board of Building Codes Appeals
June 4, 2026
Page 2

Section 12-504 further specifically provides (emphasis added):

“The following...types of vegetation are exempt from the standards of this chapter: 1. The removal of dead, fatally diseased, or naturally fallen trees.”

The “Chapter” referenced in 12-504 references the entirety of Chapter 12-5 Tree Management. Consequently, if a tree is fatally diseased, then it is exempt, pursuant to Section 12-501, from the entire Tree Management chapter.

Two separate arborists have previously determined and provided the City with a written opinion that the Walnut Tree is fatally diseased. Attached as Exhibit A to this Brief is the opinion of the Parke Company, dated September 15, 2025, which finds, in part, that “in summary, there are signs of decay at 2, 4, and 15 feet of height on main trunk. The black walnut is in a high traffic area and would pose a hazard to pedestrians. Recommendation is removal.” (emphasis added) Further, attached as Exhibit B to this letter is a second arborist’s opinion from Zach French, Registered Consulting Arborist, dated October 27, 2025, which finds, in part (emphasis added):

It is my professional opinion that the crown and branches of the tree pose a high risk of impact. The largest factor in this being the large deadwood in the crown could fall even under fair weather conditions, possibly without warning. The trunk and major leads also pose a high risk of failure and impact; the extensive decay makes it probable that a major failure could occur during normal weather. In both of these cases, the likelihood of impact from the tree falling is high. The consequences of large deadwood falling would be significant, and the consequences of impact from the trunk or a major lead could be severe. Therefore in my professional opinion there is a high risk of failure and impact from the subject tree within the next year. ...the extensive decay in the trunk would mean that the residual risk would remain high and removal is the only option available to remove the risk.

Both opinions recommend removal, cite a high risk of failure, cite decay and deadwood, and cite a high risk of damage to people and property upon failure. On the other hand, the City of Belle Meade has not placed any arborist’s opinion in the record, nor has the City offered any scientific evidence as to the health of the Walnut Tree; and, in fact, the City of Belle Meade has offered no evidence whatsoever as to how the Walnut Tree is anything but “fatally diseased”.

It is BMCC’s firm opinion that BMCC does not even need a tree removal permit to remove the Walnut Tree given that (i) “fatally diseased” trees are exempted from the Tree Management Ordinance (see Section 12-501 “unless exempted in accordance with Section 12-504”), (ii) Section 12-504 states: “the following...types of vegetation are exempt from the standards of this chapter: 1. The removal of...fatally diseased...trees,” and (iii) BMCC has been advised by two separate arborists that the Walnut Tree is not only fatally diseased but also dangerous to both persons and property (the pickleball field is essentially BMCC’s playground and the limbs of the Walnut Tree stretch over both the Clubhouse and one of BMCC’s restaurants).

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Belle Meade City Board of Building Codes Appeals
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However, BMCC recognizes that the City must have a differing opinion or it would have issued the permit; and BMCC is attempting to act as a good neighbor and work through the City's governmental controls. Thus, BMCC's appeal of the Building Official's decision to this Board. In our conversations with the Building Official, she cited to me the authority of the Building Official found under Section 12-505 and the statement in Section 12-508 noting that "any tree greater than 30 inches in caliper shall be considered a 'monarch tree' and shall not be removed under any circumstances." However, (i) this analysis fails to recognize that a fatally diseased tree is exempted from the entirety of "Chapter 12-5 Tree Management" so it cannot possibly be subject to either Section 12-505 or Section 12-508, and, equally important, (ii) this analysis completely ignores the remainder of Section 12-508 which clarifies "except when it is a clear threat to public safety." Indeed, under the City's interpretation, all trees over 30 inches in caliper enjoy absolute protection, regardless of species, health, condition, or hazard, unless the Building Official decides otherwise. That cannot be correct; otherwise, all of the carefully crafted exceptions contained in the Ordinance, including those designed to protect the people and property of our City, become pointless.

Although BMCC is confident that its legal interpretation of Chapter 12-5 is correct and that BMCC does not need a permit to remove the Walnut Tree, this appeal also raises important policy concerns. BMCC has provided the reports of two separate arborists as the dangers to both persons and property if the Walnut Tree is not removed. On the other hand, the City has offered no countervailing arborist's report and no scientific or other evidence establishing the health of the Walnut Tree or supporting the Building Official's refusal to permit removal. Simply stated, the City's decision is arbitrary and capricious, and, from a policy perspective, raises the question of who would be liable in the event the tree fails, as predicted, and damages persons or property? BMCC believes that it is the City that would be liable in that scenario; but we also have little interest in testing that proposition. Rather, the obvious solution is to simply allow BMCC to remove the tree as recommended by the experts, and that is all we ask here.

BMCC respectfully requests that the Building Official's decision to deny a permit to remove the Walnut Tree be overturned and that a permit for removal be issued to BMCC promptly.

Sincerely,



Christopher C. Whitson

CCW/kwm
 encl.

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EXHIBIT A

Opinion from Parke Company,

(see attached)

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Sept 15, 2025

Belle Meade Country Club
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For a 42.5" DBH Black Walnut, the average time for the sonic wave to travel between sensors is 850 microseconds at 4 feet of height. Based on 8 separate tests, the data concluded that it took an average of 2050 microseconds, which is 2.5 times greater than the amount of time the sonic wave should have taken. At 2 feet of height, the data indicated a travel time of 2950 microseconds. If it were solid, it would have been around 850 microseconds. At 15 feet of height the third set of readings indicated a travel rate of 4341 microseconds, solid wood would have had a reading of 1250 microseconds.

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EXHIBIT B

Opinion from Zach French, Registered Consulting Arborist

(see attached)

03922\006\7078963.v2



Zack French, RCA #450
7235 Deer Ridge Road
Fairview, TN 37062

October 27, 2025

Patrick Rose, CGCS
Director of Agronomy
Belle Meade Country Club
815 Belle Meade Boulevard
Nashville, TN 37205

Re: Risk assessment of walnut tree near club house

Dear Mr. Rose

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- Assess the potential of the tree to be preserved during a proposed construction project.
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- Further testing may be needed to determine the stability of subject trees due to root loss.
- These opinions and conclusions are subject to change upon receipt of more precise information.

I visited the property on Friday, October 24th to inspect the subject tree. I began my inspection at 9:30 am. The weather was clear and sunny.

I identified subject tree as a black walnut tree (*Juglans nigra*). I measured the diameter of the tree at 4.5 feet above grade on the uphill side of the tree using diameter tape. I measured the height of the tree using a laser hypsometer. I also used the laser hypsometer to measure the distance between the tree to the clubhouse, the gate to the pool area, and to the platform used for public events, as well as the canopy spread.

The subject tree is located directly south of the clubhouse of the Belle Meade Country Club. It measures 44 inches in diameter, is approximately 67 feet high, and has a crown spread of

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approximately 45 feet. The base of the tree is approximately 41.5 feet from the clubhouse, 45 feet from the pool gate, and 60 feet from the event platform.

The tree appears to be in poor condition despite evidence of regular pruning. There is large (in excess of 10 inches in diameter) deadwood in the crown, and several of the leads have cracks, cavities, and other signs of decay. I observed a large fungal conk on one of the leads in the crown. The major leads of the tree and the main trunk show signs of extensive decay; there are several cavities and swelling throughout the canopy. Several large branches have attachments above weak spots associated with this decay. In addition, there are several walnuts covering the ground underneath the tree, including on the walkways between the clubhouse and the pool area.

I performed risk assessments conforming to the International Society of Arboriculture's (ISA) Tree Risk Assessment Qualification (TRAQ) program for each tree. I performed a category 2 assessment for the tree. This is defined as a visual inspection from ground level of the roots, trunk, and canopy of the tree. The targets for the tree include the clubhouse, the hardscapes, and other architectural elements, which have constant occupancy in the target area. Club members and staff were also considered, and while they have a lower occupancy rate the area appears to have high-use and therefore high transient human occupancy during certain parts of the year. I based my assessment on a 1-year inspection interval, and the risk is based on normal weather conditions.

Trees are given a risk rating on a scale ranging between low, moderate, high, and extreme using the TRAQ criteria. My inspection of the roots did not uncover any reasons for concern. However, it is my professional opinion that the crown and branches of the tree pose a high risk of impact. The largest factor in this being the large deadwood in the crown could fall even under fair weather conditions, possibly without warning. The trunk and major leads also pose a high risk of failure and impact; the extensive decay makes it probable that a major failure could occur during normal weather. In both of these cases, the likelihood of impact from the tree failing is high. The consequences of large deadwood falling would be significant, and the consequences of impact from the trunk or a major lead would be severe. Therefore, in my professional opinion, there is a high risk of failure and impact from the subject tree within the next year. While pruning is an option to mitigate the risk from falling deadwood, the extensive decay in the trunk would mean that the residual risk of the tree would remain high and removal is the only option available to remove the risk.

I was also informed that there is extensive construction planned around this tree, and that no formal preservation plan has been established. In general, black walnut trees do not compartmentalize root damage well, and when their roots are damaged, they suffer from allelopathic effects of the juglone they produce¹. Based on the age and the species of the subject tree, a tree protection zone with a radius of 66 feet around the trunk would be necessary to preserve the tree's health as it is. Considering the scope of the proposed construction, the size and species of the subject tree, and the condition the tree is in, it is my professional opinion that this tree is a poor specimen for preservation. Moreover, it is my opinion that delaying removal

¹ Matheny, N. and Clark, J., 1998. *Trees and Development: A Technical Guide to Preservation of Trees During Land Development*. International Society of Arboriculture, Champaign, IL.



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until after construction is initiated or completed will increase the cost of removal and could jeopardize the integrity of the new construction. It is therefore my professional recommendation that the tree be removed strictly on the grounds that it is such a poor candidate for preservation during construction.

Assumptions and Limiting Conditions

1. Any legal description provided to the consultant is assumed to be correct. Any titles or ownership of properties are assumed to be good and marketable.
2. Care has been taken to obtain information from reliable sources. However, the consultant cannot be responsible for the accuracy of the information provided by others.
3. All property is presumed to conform with applicable codes, ordinances, statutes, or other regulations.
4. This report and any valuation expressed herein represent the opinion of the consultant, and the consultant's fee is not contingent upon the reporting of a specified appraisal value, a stipulated result, or the occurrence of a subsequent event.
5. The consultant shall not be required to give testimony or attend meetings, hearings, conferences, mediations, arbitration, or trials by reason of this report unless subsequent contractual arrangements are made including payment of an additional service.
6. Unless otherwise expressed: a) this report covers only the examined items and their condition at the time of inspection; and b) the inspection is limited to visual examination of accessible items without dissection, excavation, probing or coring. There is no warranty or guarantee, expressed or implied, that structural problems or deficiencies of the plant(s) or property may not arise in the future.

Certification of Performance I, Zack French, CERTIFY to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The valuation, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and that they are my personal, unbiased professional analysis, opinions, and conclusions.
3. That I have no present or prospective interest in the plants that are subject to valuation and that I have no personal interest or biases with respect to the parties involved.
4. That my compensation is not contingent upon a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
5. The approaches methods and techniques found in this appraisal are based on a defined type and definition of value or purposes of the appraisal for these plants using commonly accepted industry practice and procedures of professional amenity plant appraisal in Tennessee.
6. Based on the information known to me at the date of this report. I reserve the right to amend this opinion if more information is disclosed that would support any such changes.

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I further certify that I am a member in good standing of the International Society of Arboriculture and a registered member of the American Society of Consulting Arborists. I am an ISA Board Certified Master Arborist, and I have 25 years' professional experience.

Sincerely,

Zack French, BCMA, TRAQ, TPAQ
Registered Consulting Arborist #450

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10/27/25, 12:45 PM

TRAQ Report

 Black walnut Tree ID #5383 815 Belle Meade Boulevard	
Details	
Primary ID:	5383
Common Name:	Black walnut
Scientific Name:	Juglans nigra
DBH:	43.5
Condition:	Poor
Tree Height (Estimated):	67
Height Range:	50ft-75ft
Address:	815 Belle Meade Boulevard
Assessor:	Zack French
Assessment Date:	
Tree Health and Species Profile	
Health Issues:	Fungal infection, decay, low vigor
Site Factors	
Site Factors:	
Crown/Branches	
Crown/Branch Issues:	Large Deadwood (>10in), Broken/Hangers, Weak Attachments, Cavities/Decay, Visible Cracks
Main Issue - Branch:	Large Deadwood (>10in)
Fall Distance/Dead-Weak Branches:	30
Load on Branch Defect:	Moderate
Likelihood of Failure - Branches:	Imminent
Likelihood of Impact - Crown/Branches:	High
Likelihood of Failure and Impact - Branches:	Very Likely
Photos  17613182429875570798335389623846.jpg 10/24/2025 	

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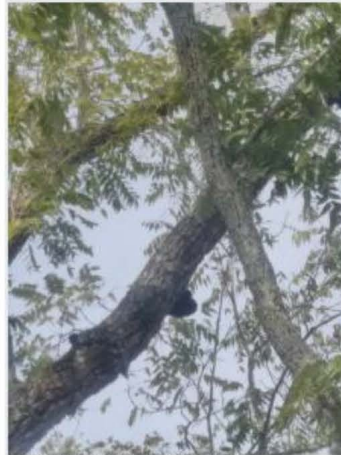
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10/27/25, 12:47 PM

Consequences - Branches:	Significant
Risk Rating - Branches:	High
Trunk	
Trunk Issues:	Cavities/Decay - Minor, Cavities/Decay - Moderate, Cavities/Decay - Extensive, Heartwood Decay Suspected
Main Issue - Trunk:	Cavities/Decay - Extensive
Load on Trunk Defect:	Significant
Likelihood of Failure - Trunk:	Probable
Likelihood of Impact - Trunk:	High
Likelihood of Failure and Impact - Trunk:	Likely
Consequences - Trunk:	Severe
Risk Rating - Trunk:	High
Roots	
Root Issues:	Cut
Main Issue - Root:	Cut
Likelihood of Failure - Roots:	Improbable
Likelihood of Impact - Roots:	High
Likelihood of Failure and Impact - Roots:	Unlikely
Consequences - Roots:	Severe
Risk Rating - Roots:	Low
Overall Rating	
Mitigation Options:	Remove Tree
Residual Risk:	None
Final/Preliminary?:	Final
Inspection Interval:	Annually
Overall Risk Rating:	High

TRAQ Report

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10/24/2025



17613182894496573501262066 424314.jpg
10/24/2025



17613183116871211196867320057373.jpg
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10/27/25, 12:47 PM

TRAQ Report



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10/24/2025

Street View

Street View is not available for this feature.

Map



<https://pg-cloud.com/reportingsystem/woodfarm/special/traqReport/358449dd1752d27bNDg0NDc=/53837tz~18000>

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CHAPTER 12-5 TREE MANAGEMENT[12-501 Tree Removal Permit Required](#)[12-502 Applicability](#)[12-503 Tree Management And Protection Standards](#)[12-504 Exemptions](#)[12-505 Authority Of Building Official](#)[12-506 Permits](#)[12-507 Appeals](#)[12-508 Technical Standards](#)[12-509 Development Standards](#)[12-510 Acceptable Trees](#)[12-511 Arborist Report](#)[12-512 Tree Removal In Cases Where No Building Permit Is Required](#)[12-513 Penalties](#)**12-501 Tree Removal Permit Required**

Whenever new construction, demolition, or any land disturbance activity is proposed which requires a permit from the City of Belle Meade, unless exempted in accordance with § 12-504, the permit applicant and all other persons with a legal interest in the real property shall also obtain a tree removal permit as provided in this chapter.

(As added by Ord. #2019-11, May 2020 **Ch8_01-19-22**)

12-502 Applicability

The standards of this chapter shall apply jointly and severally to:

- (1) Each and every person owning a legal interest in the real property located in the City of Belle Meade while under construction and/or until construction is completed;
- (2) Each and every permit applicant, including, but not limited to the contractor who has been issued a tree removal permit;
- (3) Each and every permit applicant, including but not limited to the contractor who has been issued a building permit;
- (4) Any permit holder who has been issued a permit from the City of Belle Meade for land disturbance activities at the site; and
- (5) All subcontractors working for a permit holder unless otherwise exempt.

(As added by Ord. #2019- 11, May 2020 **Ch8_01-19-22**)

12-503 Tree Management And Protection Standards

- (1) Removal of existing trees shall not occur on a lot subject to the terms of this section until such time as a tree removal permit has been issued.
- (2) No construction or land disturbance activities may commence until all protective measures have been properly installed to protect any and all existing or planted trees from being damaged during construction or land disturbance activities in accordance with the tree protective barrier requirements described herein.
- (3) Barricades shall be at least three feet (3') in height and installed a minimum of ten feet (10') from a protected tree or at the designated protected root zone as shown on the approved site plan

that will meet or exceed the example on the city's website. The building official may allow minor modifications to the standard based upon specific site configuration issues.

- (4) All construction activities may be stopped at the sole discretion of the city's building official and/or the city's designee, until such time as appropriate tree protection barriers have been promulgated to the City of Belle Meade.
- (5) No changes to the predevelopment conditions within the approved protected root zone area allowed during the construction process, but a barricade may be temporarily relocated to accommodate a construction issue if advance notice has been provided to and approval obtained from the building official.

(As added by Ord. #2019-11, May 2020 **Ch8_01-19-22**)

12-504 Exemptions

The following development or construction activities and types of vegetation are exempt from the standards of this chapter:

- (1) The removal of dead, fatally diseased, or naturally fallen trees or vegetation.
- (2) The selective and limited removal of trees necessary to obtain clear visibility at driveways or intersections.
- (3) The actions of public and private utility companies within their utility easements.
- (4) Removal of trees listed in the current edition of Invasive Exotic Pest Plants, published by the Tennessee Exotic Pest Council.
- (5) Removal of trees causing damage to public facilities or improvements to the subject property.

(As added by Ord. #2019-11, May 2020 **Ch8_01-19-22**)

12-505 Authority Of Building Official

The building official and/or his/her designee shall have all necessary authority to supervise and inspect all work done pursuant to a permit issued in accordance with terms of this chapter and otherwise administer the provisions hereof.

(As added by Ord. #2019-11, May 2020 **Ch8_01-19-22**)

12-506 Permits

No person shall plant, cut or remove, above or below ground, any tree during construction activities which requires a building permit, or any other type of permit from the City of Belle Meade, without first filing an application and procuring a tree removal permit from the city. The application and permit shall be on forms developed and provided by the building official. The tree removal permit application shall include a stamped report from a certified arborist (furnished by the land owner or their representative) addressing all required components of this chapter, a site plan showing tree caliper for all trees on the property, and any other information reasonably required by the building official. Any and all persons receiving a permit or who have an interest in the real property are jointly and severally liable and shall abide by the specifications and standards of practice adopted per this chapter. The building official shall have the authority to require an as-built "arborist report" before the certificate of occupancy shall be issued.

(As added by Ord. #2019-11, May 2020 **Ch8_01-19-22**)

12-507 Appeals

The grant or denial of a tree removal permit may be appealed by the applicant or other interested party to the board of building codes appeals.

(As added by Ord. #2019-11, May 2020 **Ch8_01-19-22**)

12-508 Technical Standards

The following technical standards establish the tree replacement standards on all projects requiring a permit:

EXISTING TREE SIZE	REQUIRED REPLACEMENT CALIPER MINIMUM	RATIO OF REPLACEMENT TREES TO REMOVED TREES
4" - 15" D.B.H.	3"	2:1
16" - 30" D.B.H.		4:1

Any tree greater than thirty inches (30") in caliper shall be considered a "monarch tree," as defined in § 12-510(2), and shall not be removed under any circumstances, except when it is a clear threat to public safety.

(As added by Ord. #2019-11, May 2020 **Ch8_01-19-22**)

12-509 Development Standards**(1) Retention of existing trees:**

- (a) During development, construction or land disturbance activities, no clear-cutting of any lot is permissible. Clear-cutting is defined as removal of trees outside of the approved building area which includes the building envelope, the area approved for a driveway and any area authorized by the board of zoning appeals or the planning commission. No trees may be removed outside of the above described areas. Where trees are to be removed due to the layout of driveways, every effort will be given to redirect the drive to save trees.
- (b) Historical or monarch trees are to be identified by a certified arborist and shall be protected and preserved. Historical or monarch trees shall be protected by a more substantial barrier such as chain link fencing placed at the drip line of tree.
- (c) During development, construction, or land disturbance activities, the applicant shall be responsible for the erection of barriers necessary to protect any existing or installed trees from damage.
- (d) Barricades shall be installed a minimum of ten feet (10') from a protected tree or at the drip line as shown on the approved site plan. The building official may allow minor modifications to this standard based upon specific site configuration issues.
- (e) No changes to the predevelopment conditions within the approved protected root zone are allowed during the construction process, but a barricade may be temporarily relocated to accommodate a construction issue if advance notice has been provided to and approval obtained from the building official.
- (f) No excess soil, sediment, fill, vehicles, dumpsters, equipment, construction materials, liquid waste, solid waste, special waste, solvents and/or demolition or construction debris shall be placed within six feet (6') of the protective barrier area surrounding a tree while construction activities, including preparation of the site, are ongoing.

- (g) The disposal of "wet" construction materials should be handled in the washout area. This includes paint, stucco and concrete. Use of a berm with an impervious liner to contain the wet materials and prevent runoff shall be required.
 - (h) The provisions of this section shall not apply in the event the building official determines a protected tree is creating an imminent safety hazard.
- (2) Removal and replacement of trees: In the event one (1) or more trees are removed or damaged due to land disturbance or construction activities subject to a permit issued by the city, the following shall apply:
- (a) Prior to and during land clearing, including grubbing, all trees to be removed shall be clearly marked with ribbons at thirty-six to forty-eight inches (36" to 48") above grade. All trees to be removed shall be marked with an orange plastic ribbon tied around the trunk of each tree prior to the onsite inspection of the city's building official. If the orange ribbon is not placed around each tree at the time of inspection by the city building official, the inspection shall be rejected and a re-inspection fee of fifty dollars (\$50.00) shall be charged to the applicant.
 - (b) The applicant or any person owning a legal interest in real property for which a permit has been issued shall be solely responsible for replacing any newly planted or transplanted trees on such property used to meet the minimum requirements as outlined in the technical standards which die or become so unhealthy so as to lose their aesthetic or functional purpose after the construction on such property has been completed.
 - (c) All original or replanted trees as required herein shall survive for at least one (1) year from the date of final inspection. Any replanted tree that does not survive the full one-year requirement, shall be replanted at the current real property owner's sole expense. All transplanted trees on the site shall be maintained using acceptable horticultural practices.
 - (d) Any person(s) owning any legal interest in real property for which a tree removal permit has been issued shall replace each newly planted or transplanted tree on said property which have died or become so unhealthy that it is the opinion of the building official that the tree(s) have lost their aesthetic or functional purpose since the time the activities on the property were completed per the requirements detailed in part (c) above.
 - (e) All transplanted trees on the site shall be maintained using acceptable horticultural practices or best management practices.

(As added by Ord. #2019-11, May 2020 **Ch8_01-19-22**)

12-510 Acceptable Trees

The following trees have been identified as species that are suitable in this geographic region and are acceptable by the City of Belle Meade.

- (1) Large or canopy trees, defined as a tree that normally achieves an over-all height at maturity of thirty (30') feet or more.

Botanical Name	Common Name
Acer rubrum	Red Maple
Acer saccharum	Sugar Maple

Aesculus spp.	Buckeye
Betula nigra	River Birch
Carya illinoensis	Pecan
Carya spp.	Hickories
Catalpa speciose	Northern Catalpa
Diospyros virginiana	Persimmon
Fagus grandifolia	American Beech
Gymnocladus dioicus	Kentucky Coffeetree
Halesia Carolina	Silverbell
Juglans nigra	Black Walnut
Juniperus virginiana	Eastern Red-Cedar
Liquidambar styraciflua	Sweetgum
Liriodendron tulipifera	Yellow-Poplar
Magnolia acuminate	Cucumbertree
Magnolia Grandiflora	Southern Magnolia
Nyssa sylvatica	Blackgum
Ulmus Americana	American Elm
Platanum occidentalis	Sycamore
Prunus serotina	Black Cherry
Quercus alba	White Oak
Q. coccinea	Scarlet Oak
Q. falcata	Southern Red Oak
Q. lyrata	Overcup Oak
Q. macrocarpa	Bur Oak
Q. michauxii	Swamp Chestnut Oak
Q. muehlenbergii	Chinkapin Oak
Q. nigra	Water Oak
Q. nuttalli	Nuttall Oak
Q. pagoda	Cherrybark Oak
Q. phellos	Willow Oak
Q. prinus	Chestnut Oak
Q. rubra	Northern Red Oak
Q. shumardii	Shumard Oak
Q. Stellata	Post Oak

Q. velutina	Black Oak
Robinia pseudoacacia	Black Locust
Sassafras albidum	Sassafras
Taxodium distichum	Bald cypress
Tilia Americana	American Linden

- (2) Small or understory trees, defined as a tree that normally achieves an overall height at maturity of fifteen to thirty feet (15'-30') and can grow under canopy trees.

Botanical Name	Common Name
Acer pensylvanicum	Striped Maple
Acer spicatum	Mountain Maple
Aesculus pavia	Red Buckeye
Alnus serrulate	Alder
Amelanchier arborea	Serviceberry
Amorpha fruticosa	False Indigo
Aralia spinosa	Devil's Walking Stick
Asimina trilobal	Pawpaw
Bumelia lycioides	Buckthorn Bumelia
Carpinus caroliniana	Hornbeam
Castanea pumila	Allegheny Chinkapin
Cercis canadensis	Redbud
Chionanthus virginicus	Fringetree
Cladrastis lutea	Yellowwood
Cornus florida	Dogwood
Cotinus obovatus	Smoketree
Crateagus spp.	Hawthorn
Hamamelis virginiana	Witch Hazel
Ilex opaca	American Holly
Magnolia virginiana	Sweetbay
Ostrya virginiana	Hophorbeam
Oxydendron arboretum	Sourwood
Rhamnus caroliniana	Carolina Buckthorn
Rhus copallina	Shining Sumac
Rhus glabra	Smooth Sumac

Rhus typhina	Staghorn Sumac
Styras spp.	Snowbell
Cornus Kousa Cercis	Sumac

Submittals by a certified arborist as replacement trees may also be considered.

(As added by Ord. #2019-11, May 2020 **Ch8_01-19-22**)

12-511 Arborist Report

All permit applications for any land disturbance project in the City of Belle Meade shall include a report prepared by a certified arborist outlining how the applicant will comply with all components of this ordinance including, but not limited to, the following: tree protection plan, tree removal plan, tree transplant plan and a tree replacement plan, tree types, sizes and quantities. In the event no trees will be affected, the plan submittals shall contain a written note certifying the plans as submitted shall not affect any trees.

(As added by Ord. #2019-11, May 2020 **Ch8_01-19-22**)

12-512 Tree Removal In Cases Where No Building Permit Is Required

In addition to those cases in which a tree removal permit is required as an incident to the issuance of a building permit or land disturbance permit, and subject to the exceptions in § 12-504, no property owner or other person with an interest in the property may engage in clear-cutting, as defined in § 12-509(a) or remove any acceptable tree as defined in § 12-510, of fifteen inches (15") in caliper, unless such owner within a reasonable time thereafter, as determined by the building official, replaces said tree with four (4) replacement trees of acceptable caliper, as defined in the technical standards in § 12-508. In such cases, the building official may also require an arborist's report.

(As added by Ord. #2019-11, May 2020 **Ch8_01-19-22**)

12-513 Penalties

Any person, firm, corporation, or other legal entity, violating or failing to comply with any of the provisions of this ordinance and removes a viable tree shall replace tree or trees with like calipers and shall be subject to a civil penalty of fifty dollars (\$50.00) per day and all other remedies provided herein.

(As added by Ord. #2019-11, May 2020 **Ch8_01-19-22**)