



**CITY OF BELLE MEADE
MUNICIPAL PLANNING COMMISSION
REGULAR MEETING AGENDA PACKET
JUNE 20, 2023, 04:00 PM**



**AGENDA MUNICIPAL PLANNING COMMISSION
REGULAR MEETING
JUNE 20, 2023, 04:00 PM
BELLE MEADE CITY HALL, 4705 HARDING PIKE**

TO ALL MEMBERS OF THE MUNICIPAL PLANNING COMMISSION AND INTERESTED PARTIES:

This is to notify you of the regularly scheduled meeting of the Municipal Planning Commission (MPC), with public hearing. Items for consideration are listed below and plans for each agenda item are available on the city website, citybellemeade.org. The meeting will also be available through Live Stream on the city website.

I. Call to Order

II. Approval of Minutes

Consideration of the minutes of the Municipal Planning Commission held May 16, 2023.

Attachment: [Minutes - MPC May 16 2023.pdf](#)

III. Old Business - No matters

IV. New Business

- 1. The application of Bert Hensley (062023-1) 309 Lynwood Blvd to combine 309 Lynwood Blvd. with 0 Lynwood Blvd., (to the rear, originally Red Wing Ave.)**

Attachment: [MPC Application.pdf](#)

Attachment: [LS-1474 - 309 Lynwood Blvd. -updated.pdf](#)

Attachment: [MAP - 309 Lynwood Blvd.pdf](#)

V. Other Business - None Scheduled

VI. Adjourn

- VII. The next regularly scheduled meeting of the Municipal Planning Commission will be held July 13, 2023 at 4:00 p.m.**



MINUTES
MUNICIPAL PLANNING COMMISSION – MUNICIPAL PLANNING
COMMISSION
MAY 16, 2023, 4:00 PM
BELLE MEADE CITY HALL, 4705 HARDING PIKE

Call to Order

The meeting was called to order at 3:02 by Acting Chairman Mayor Rusty Moore

Municipal Planning Commissioners Present

- Acting Chairman, Mayor Rusty Moore
- Karen Rich
- Larry Wieck
- Scott Kendall
- Vice Mayor Haley Dale
- Nina Davidson

Staff Members Present

- Jennifer Moody, City Manager
- Rusty Terry, City Recorder
- Building Consultant, Andrew Pieri
- City Attorney, Doug Berry

Approval of Minutes

Consideration of the minutes of the Municipal Planning Commission held April 18, 2023

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

Old Business

1. The application of 4406 Chickering Lane Trust, (0323-1) 4404 and 4406 Chickering Lane to change the existing property line between 4404 Chickering Lane and 4406 Chickering Lane.

Alex Dickerson with Thompson Burton PLLC, stated a new site plan had been put together to address the concerns from both the two previous meetings, noting that the back lot had also been platted out for the buildable area.

Questions and answers from the board members followed the presentation.

Erica Bergstrom, of Donlon Land Survey and Kyle Smith of Derrick Landscape Architects assisted Dickerson during the question and answer session with the board.

Motion to approve the subdivision change with two restrictions, (1) The building envelope established for Lot 2 is not changeable; (2) Additionally the building envelope on Lot 1 may not be enlarged:
Acting Chairman Moore Second: Rich

Following a discussion by the board that included clarification of the motion by Acting Chairman Moore stating the *plat would have a notation that the building envelopes could not change without returning to the Belle Meade Municipal Planning Commission.*

Vote Aye: Rich, Wieck, Kendall, Davidson, Moore
Abstain: Dale

New Business - None

Other Matters - None

Meeting adjourned at 3:35

Acting Chairman Rusty Moore

City Recorder Rusty Terry



CITY OF BELLE MEADE

APPLICATION FOR MUNICIPAL PLANNING COMMISSION

P A I

MAY 05 2023

By RC CK 2542

APPLICATION #: 062023-1

APPLICATION FEE: \$400

APPLICANT (Owner's Name) Bert Hansley

PHONE #: (310) 429-2010

ADDRESS OF PROPERTY : 309 Lynwood Blvd.

EMAIL: cece.morgan.samuels.com

REQUEST BEING MADE: 1-2 LOT SUBDIVISION ☐ 3-4 LOT SUBDIVISION ☐

 COMBINING LOTS ☒ OTHER ☐

 COMBINING PARCELS INTO 1 LOT ☐

REASON FOR APPLICATION: The purpose of this subdivision is to
combine 2 lots.

COMBINATION OF PARCELS SQUARE FOOTAGE 2.41 acres or 105,005.02 sq ft.

PARCEL 1 SQUARE FOOTAGE

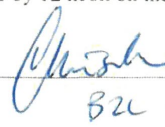
PARCEL 2 SQUARE FOOTAGE

PARCEL 3 SQUARE FOOTAGE

The following items must be submitted with this application:

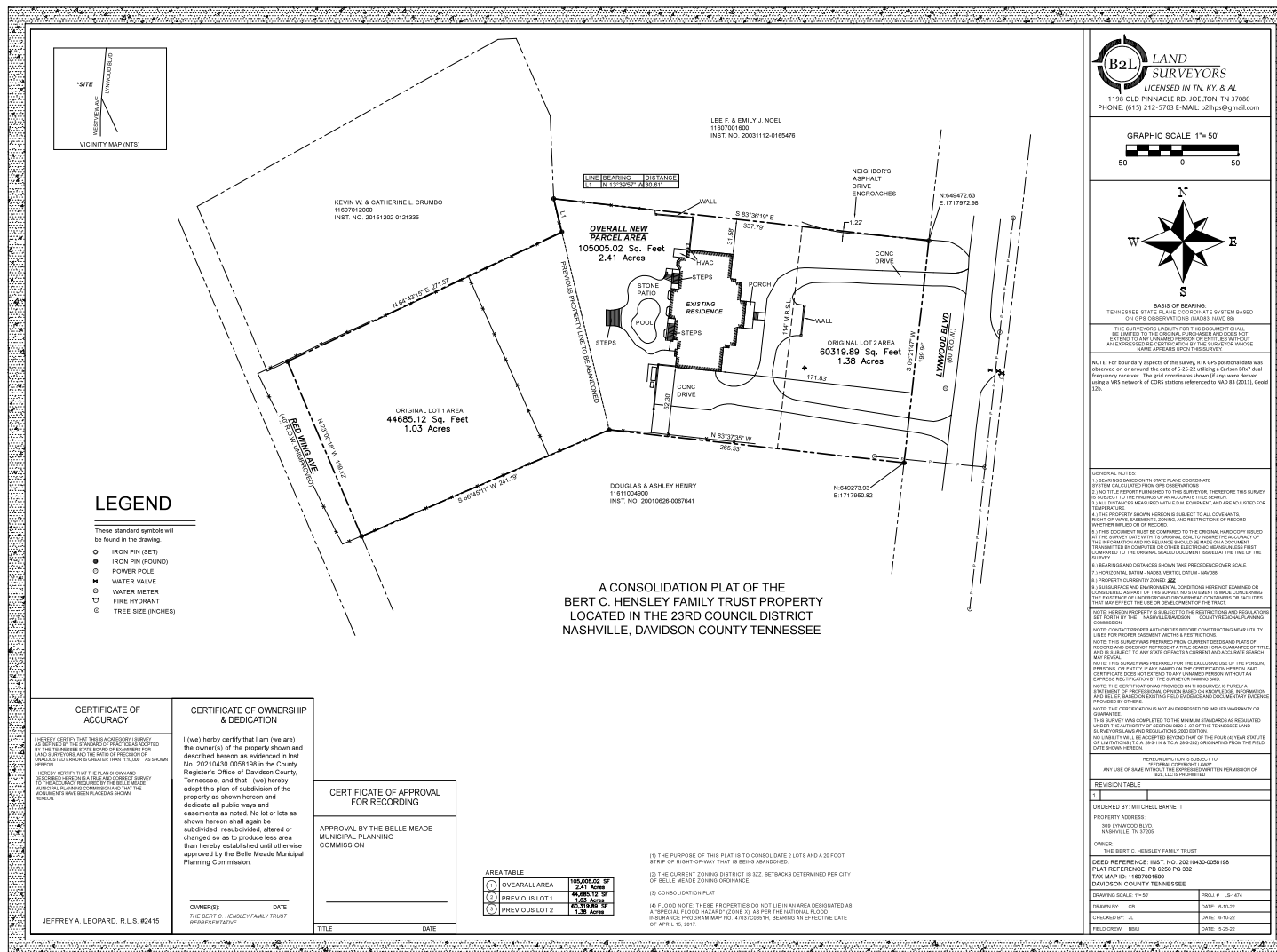
- ☐ Three (1) copies of survey
- ☐ Survey 1 Inch = 30 Feet "Show Magnetic North".
- ☐ Survey submitted by **PDF** & on paper no larger than 30"x 42".
- ☐ Survey of lot and lot square footage with contours.
- ☐ Show main structure with dimensions.
- ☐ Show all detached structures with dimensions.
- ☐ Application fee paid.

All surveys, plats, drawings, or other pertinent data must be accompanied with this application and submitted with the applicable fees by 12 noon on the Monday fifteen (15) days prior to the meeting date.

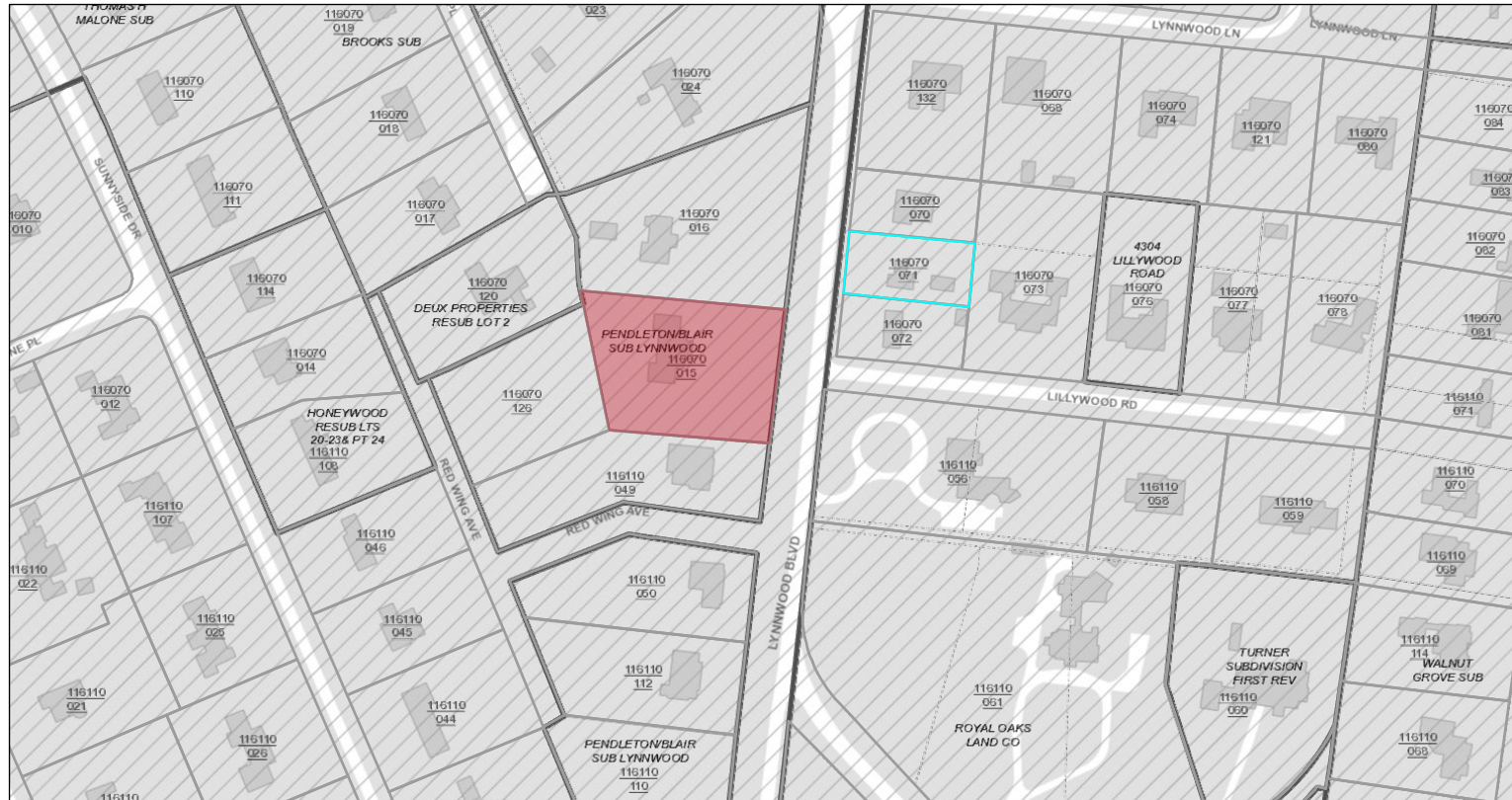
SIGNATURE:  (Owner/Agent)

DATE: 6/1/23

B2L Landsurveys



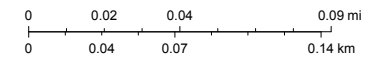
Nashville / Davidson County Parcel Viewer



June 2, 2023

- Override 1
- graphicsLayer2
- Zoning
- Urban Design Overlay
- Planned Unit Development

1:2,257



Metro GIS

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