



**CITY OF BELLE MEADE
MUNICIPAL PLANNING COMMISSION
REGULAR MEETING AGENDA PACKET
NOVEMBER 21, 2023, 04:00 PM**



**AGENDA MUNICIPAL PLANNING COMMISSION
REGULAR MEETING
NOVEMBER 21, 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 July 11, 2023.

Attachment: [Minutes - MPC July 11 2023.pdf](#)

III. Old Business - None

IV. New Business

A. The application of Charles Brian Fox, MPC2023-1, corner of Gerald Place and Belle Meade Boulevard, for determination of the front yards on a corner lot.

Attachment: [APPLICATION PAID.pdf](#)

Attachment: [LOCATION MAP.pdf](#)

Attachment: [DEED.pdf](#)

Attachment: [PLAT.pdf](#)

Attachment: [Lot Exhibit.pdf](#)

B. The application of Chris & Chance Hardy, MPC2023-3, 612 Belle Meade Boulevard, for determination of the front yards on a corner lot.

Attachment: [LOCATION MAP.pdf](#)

Attachment: [APPLICATION PAID.pdf](#)

Attachment: [612 Belle Meade Blvd. - Planning Commission Slides.pdf](#)

Attachment: [PLANNING COMMISSION DRAWINGS 612 BELLE MEADE BLVD..pdf](#)

Attachment: [Belle Meade Blvd 612 - Boundary - Topographic Survey.pdf](#)

C. The application of J. Brownlee Design, MPC2023-2, 627 Royal Oaks Place, for removal of a previous condition of no swimming pool construction.

Attachment: [APPLICATION PAID.pdf](#)

Attachment: [OKeefe Revised Submittal Concept Design 10.25.23.pdf](#)

Attachment: [Okeef Image Booklet.pdf](#)

Attachment: [Survey.pdf](#)

Attachment: [Min-MPC-02172015.pdf](#)

Attachment: [STAFF REPORT CONDITIONS.pdf](#)

D.Review and Recommend Ordinance 2023-10 AN ORDINANCE TO AMEND TITLE 14, CHAPTER TWO OF THE BELLE MEADE ZONING CODE TO REPEAL THE POWER OF THE BOARD OF ZONING APPEALS TO GRANT SPECIAL EXCEPTIONS AND CLARIFY THE JURISDICTION OF THE BOARD TO GRANT VARIANCES AND CONDITIONAL USE PERMITS AND TO APPROVE NON-CONFORMING USES AND STRUCTURES.

Attachment: [2023-10 ZO amendment REPEAL SE USES ETC. DB 11072023 26985274.1 .pdf](#)

V.Other Business: None Scheduled

VI.Adjourn

VII.The next regularly scheduled meeting of the Municipal Planning Commission will be held December 19, 2023 at 4:00 p.m.



**MINUTES
MUNICIPAL PLANNING COMMISSION – REGULAR MEETING
JULY 11, 2023, 4:30 PM
BELLE MEADE CITY HALL, 4705 HARDING PIKE**

Call to Order

Mayor Rusty Moore called the meeting to order at 4:30 p.m.

Board Members Present

Mayor & Acting Chairman Rusty Moore
Vice Mayor Haley Dale
Nina Davidson
Karen Rich
Gavin Duke
Larry Wieck
Carter Dawson

Staff Present

City Recorder Rusty Terry
City Attorney Doug Berry
Building Consultant Andrew Pieri

Approval of Minutes

Motion to approve: Duke Second: Wieck Vote: All aye

Old Business - None Scheduled

New Business

The Review and Approval of Ordinance 2023-6 Amending Section 14-206 of The Belle Meade Municipal Code to Clarify the Quorum Requirements of The Board of Zoning Appeals

City Attorney Doug Berry stated the addition of members to the Board of Zoning Appeals requires a change to the ordinances reference to the number for a quorum, noting that amending a zoning ordinance requires the approval of the Planning Commission by state law.

Mayor Moore stated the Board of Commissioners had increased the number of members from five to seven, and would no longer use alternates.

Motion to approve: Duke Second: Davidson Vote: All aye

Other Business: None Scheduled

The meeting adjourned at 4:33 p.m.

Acting Chairman Rusty Moore

City Recorder Rusty Terry



**CITY OF BELLE MEADE
APPLICATION FOR MUNICIPAL PLANNING COMMISSION**



APPLICATION #: MPC2023-1

APPLICATION FEE: \$400.00

APPLICANT (Owner's Name) Charles Brian Fox PHONE #: 615-497-1707

ADDRESS OF PROPERTY: Lot O BMB EMAIL: Brian FoxTMO@gmail.com
Corner of Gerald Place & Belle Meade Blvd
Tax Parcel # 1300 201 3700

REQUEST BEING MADE: 1-2 LOT SUBDIVISION [] 3-4 LOT SUBDIVISION []

COMBINING LOTS [] OTHER ☒

COMBINING PARCELS INTO 1 LOT []

REASON FOR APPLICATION: Determination of Building Envelope

COMBINATION OF PARCELS SQUARE FOOTAGE N/A

PARCEL 1 SQUARE FOOTAGE []

PARCEL 2 SQUARE FOOTAGE []

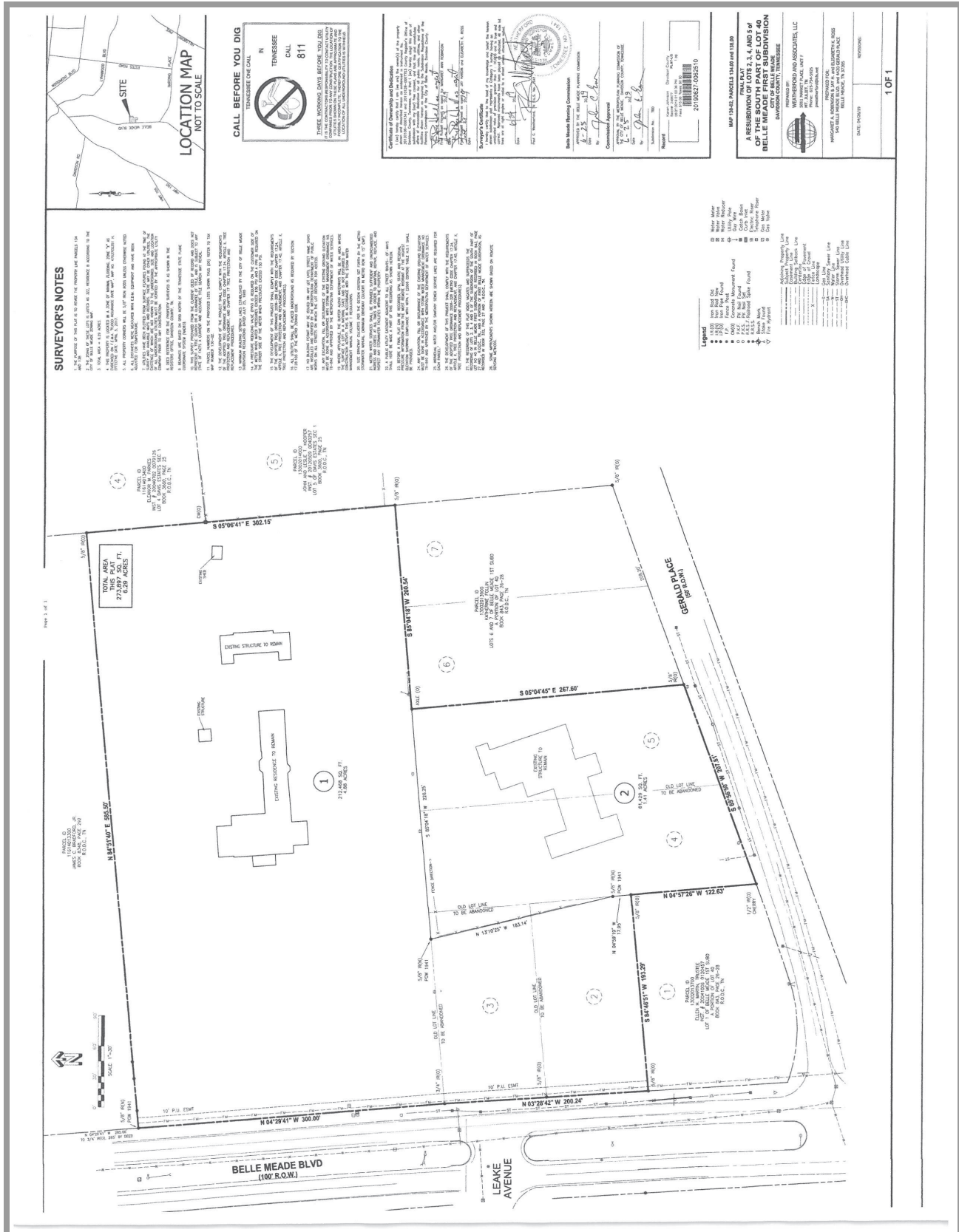
PARCEL 3 SQUARE FOOTAGE []

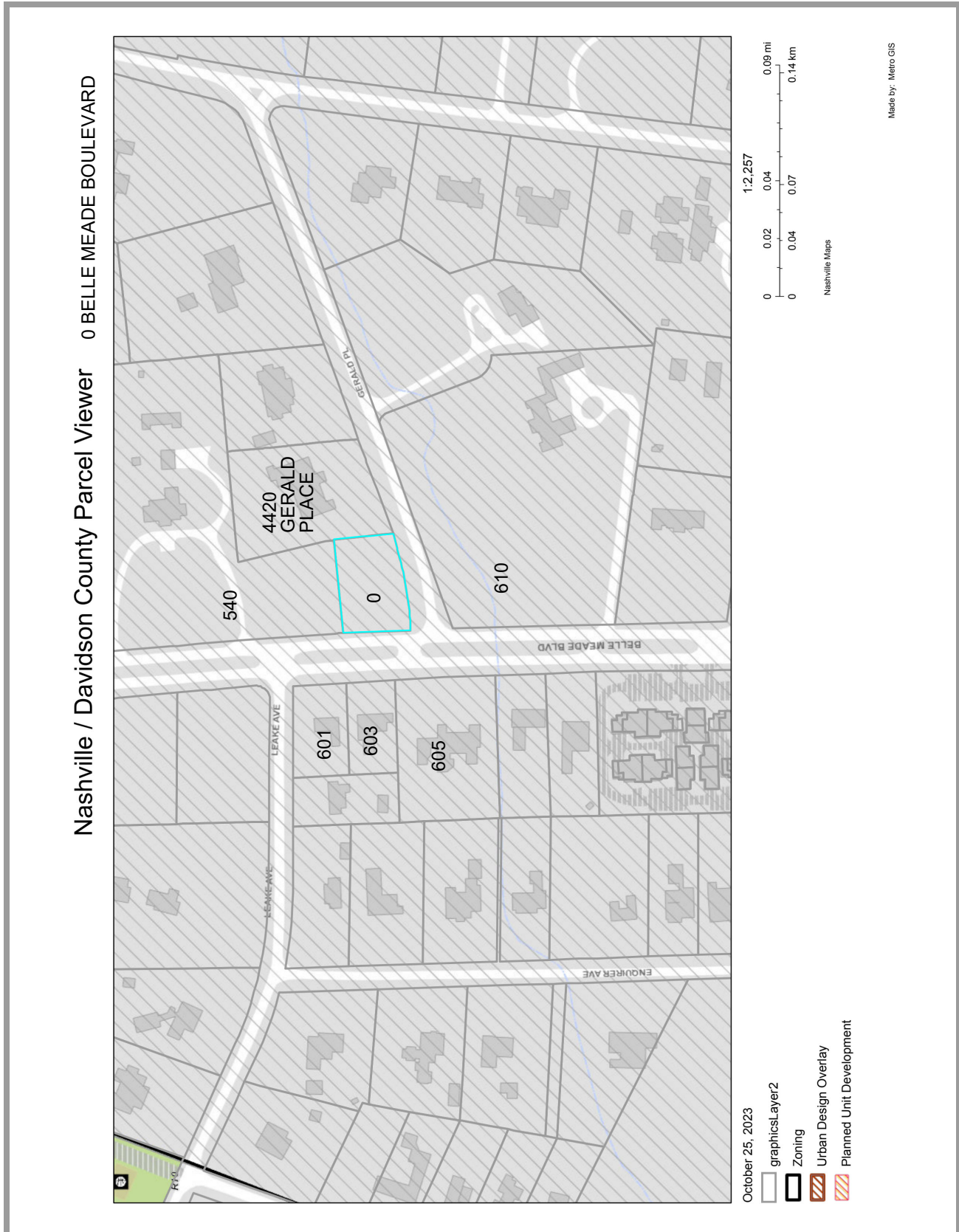
The following items must be submitted with this application:

- ☒ 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: Charles Brian Fox (Owner/Agent) DATE: 10-06-23





Page 1 of 3

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Karen Johnson Davidson County
Batch# 275487 DEEDWARR
08/22/2019 02:39:15 PM 3 pgs
Fees: \$18.00 Taxes: \$16,280.00

20190822-0084693

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 60632
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Bart Ashley Laurie Ashley 540 Belle Meade Blvd. Nashville, TN 37205	NEW OWNERS
TAX MAP PARCEL NUMBERS: 13002013400	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of \$4,400,000.00, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Equitable Trust Company, Walter M Robinson, III, Ann R. Kelly, Emmie Robinson Rick and Elizabeth Robinson Page, as Co-Executors under the Last Will and Testament of Margaret Ann Craig Robinson, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Bart Ashley and Laurie Ashley, husband and wife, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot no. 1 on the Plan of a Resubdivision of Lots 2, 3, 4 and 5 of the South part of Lot 40, Belle Meade First Subdivision of record in Instrument No. 20190627-0062510, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Margaret Ann Craig Robinson, a single person by Warranty Deed from Margaret Ann Craig Robinson, Successor Trustee of the Margaret Ann Craig Robinson Personal Residence Trust - 1993, dated May 6, 2008 and recorded on May 12, 2008 of record in Instrument No. 20080512-0049022, Register's Office for Davidson County, Tennessee. The said Margaret Ann Craig Robinson has since died. The Last Will and Testament of Margaret Ann Craig Robinson of record in Docket No. 17P-612 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, appointed Equitable Trust Company, Walter M. Robinson, III, Ann R. Kelly, Emmie Robinson Rick, and Elizabeth Robinson Page as Co-Executors, with full power to convey subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2019, and subsequent years; The Plan, with Owner's Certificate, of record in Instrument No. 20190627-0062510, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. Easement for sanitary sewer to the City of Belle Meade, of record in Book 5787, page 239, said Register's Office.

This is improved property, known as 540 Belle Meade Boulevard, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

Page 2 of 3

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14th day of August, 2019
as shown

Estate of Margaret Ann Craig Robinson

By:

Cynthia L. Jones
Cynthia L. Jones, Senior Vice President and Trust
Officer of Equitable Trust Co., Co-Executor

Walter M. Robinson III
Walter M. Robinson, III, Co-Executor

Ann R. Kelly
Ann R. Kelly, Co-Executor

Emmie Robinson Rick
Emmie Robinson Rick, Co-Executor

Elizabeth Robinson Page
Elizabeth Robinson Page, Co-Executor

State of MA

County of Plymouth

On this 14 day of August, 2019, before me the undersigned authority, personally appeared Walter M. Robinson, III as Co-Executor, to me known (or proved to me on the basis of satisfactory evidence) to be the person (s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 12-31-2021

Cheryl A. Brownell
Notary

State of Tennessee
County of Davidson

Before me, the undersigned, personally appeared Cynthia L. Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as Senior Vice President and Trust Officer, of Equitable Trust Company, the within named bargainer, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such office.

My Commission Expires:



Christy W. Ivey
Notary

Page 3 of 3

State of Tennessee
 County of Davidson

On this 22nd day of August, 2019, before me the undersigned authority, personally appeared Ann R. Kelly, as Co-Executor and Emmie Robinson Rick, as Co-Executor, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:



Notary

Christy W. Ivey

State of Tennessee
 County of Davidson

On this 19th day of August, 2019, before me the undersigned authority, personally appeared Elizabeth Robinson Page, as Co-Executor, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:



Notary

Christy W. Ivey

State of Tennessee

County of Davidson

AFFIDAVIT

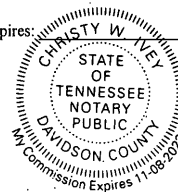
The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: \$4,400,000.00.

Affiant

[Signature]

Sworn and subscribed before me this 21st day of August, 2019.

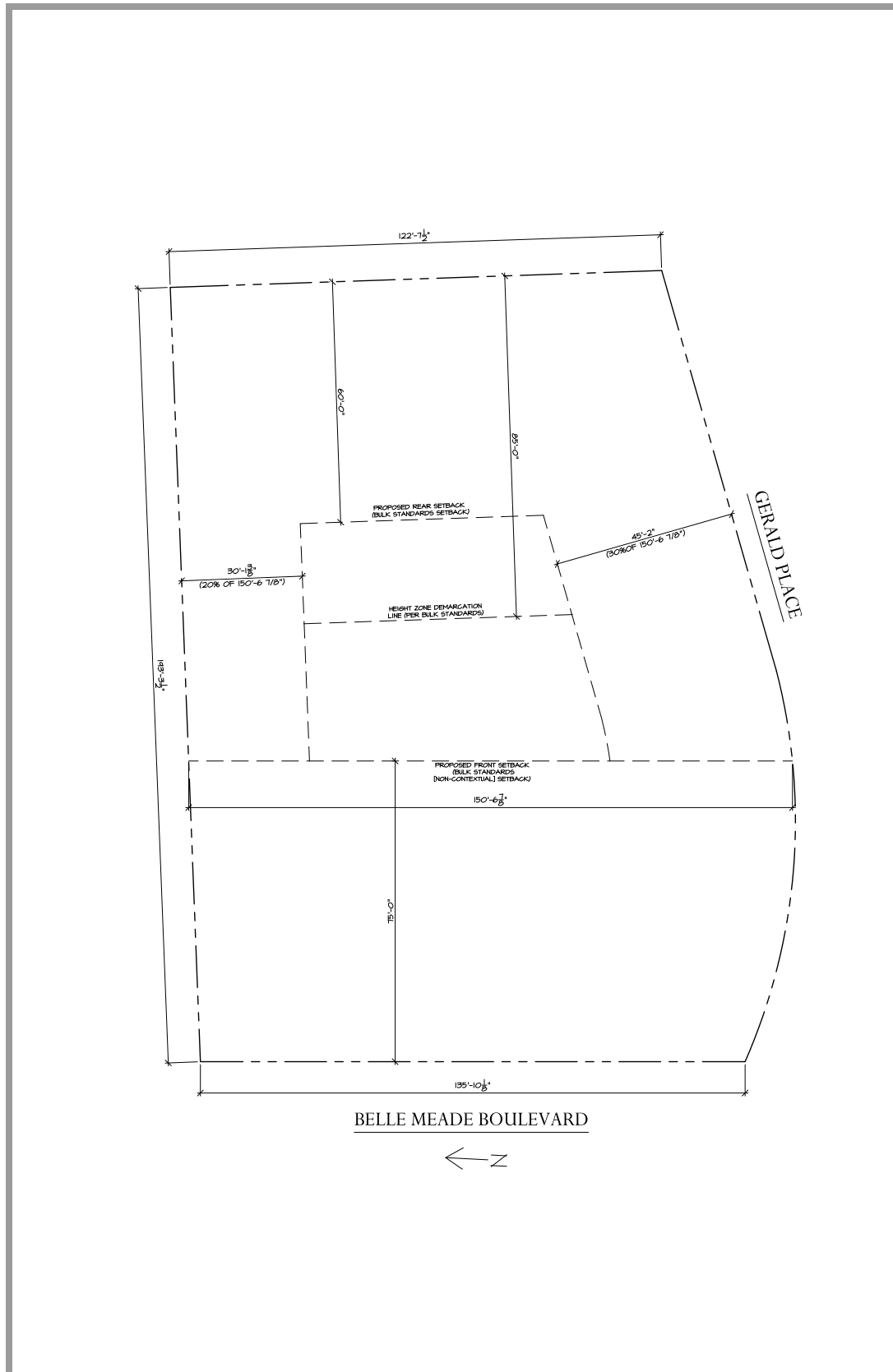
My Commission Expires:



Notary

Christy W. Ivey



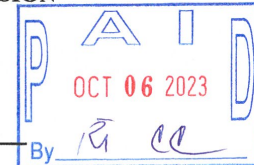


This is a detailed street map of a residential neighborhood in Chicago. The map shows a grid of streets and property lots. Key streets include Westview Ave, Jackson Blvd, Meade Blvd, and Proquois Ave. Several lots are highlighted with blue outlines and labeled with their addresses: 610, 612, 609, 615, 4414 Howell Pl, 4419 Howell Pl, and 4417 Howell Pl. The map also shows a large lot labeled '610' and a smaller lot labeled '612'.

Made by: Metro GIS



CITY OF BELLE MEADE
APPLICATION FOR MUNICIPAL PLANNING COMMISSION



APPLICATION #: MPC 2023-3

APPLICATION FEE: \$400

APPLICANT (Owner's Name) Chris & Chance Hardy PHONE #: (303) 518-4725

ADDRESS OF PROPERTY : 612 Belle Meade Blvd. EMAIL- ecfhardy@gmail.com

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

COMBINING LOTS ☐ OTHER ☒

COMBINING PARCELS INTO 1 LOT ☐

REASON FOR APPLICATION: Appeal to the Planning Commission to establish a building envelope
for the corner lot, per 'Corner Lot' ordinance 14-204.1.i. The street setbacks at both Belle Meade
Bldv. and Howell Pl. create a hardship for the subject lot.

COMBINATION OF PARCELS SQUARE FOOTAGE _____

PARCEL 1 SQUARE FOOTAGE [70,534]

PARCEL 2 SQUARE FOOTAGE []

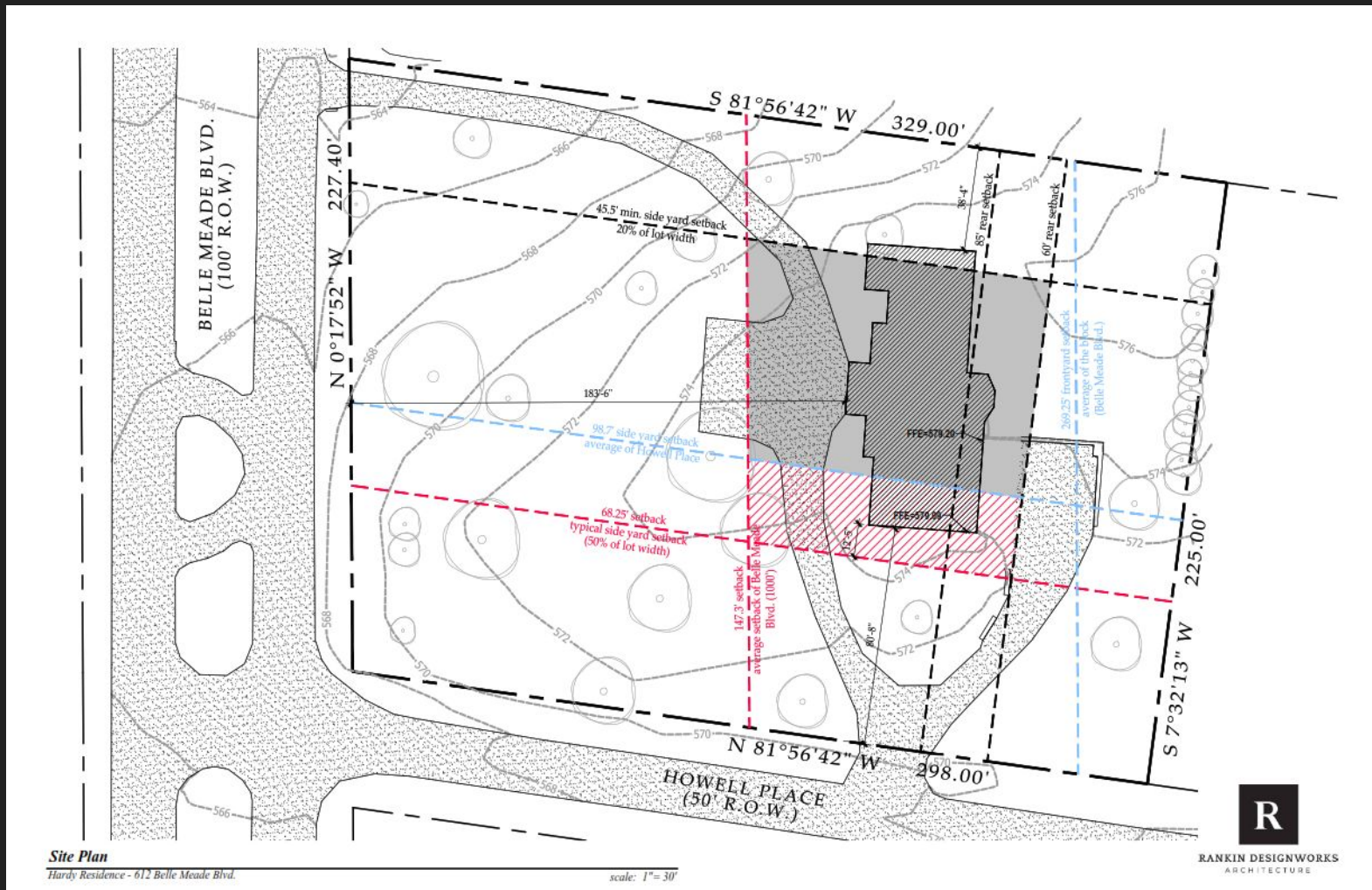
PARCEL 3 SQUARE FOOTAGE []

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: Chris P. Hardy (Owner/Agent) DATE: 10/06/23



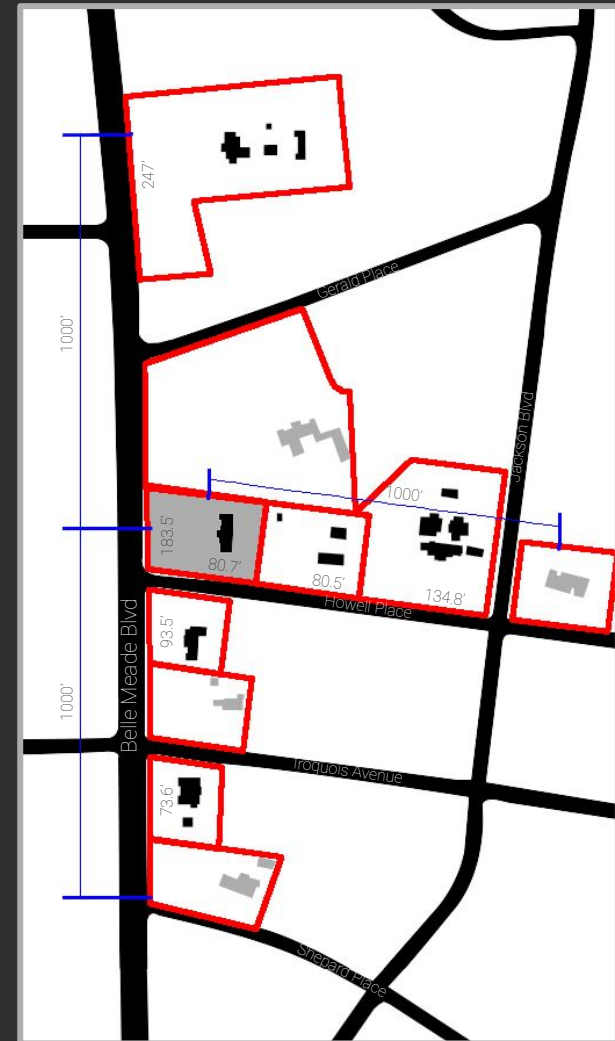
Existing Setbacks

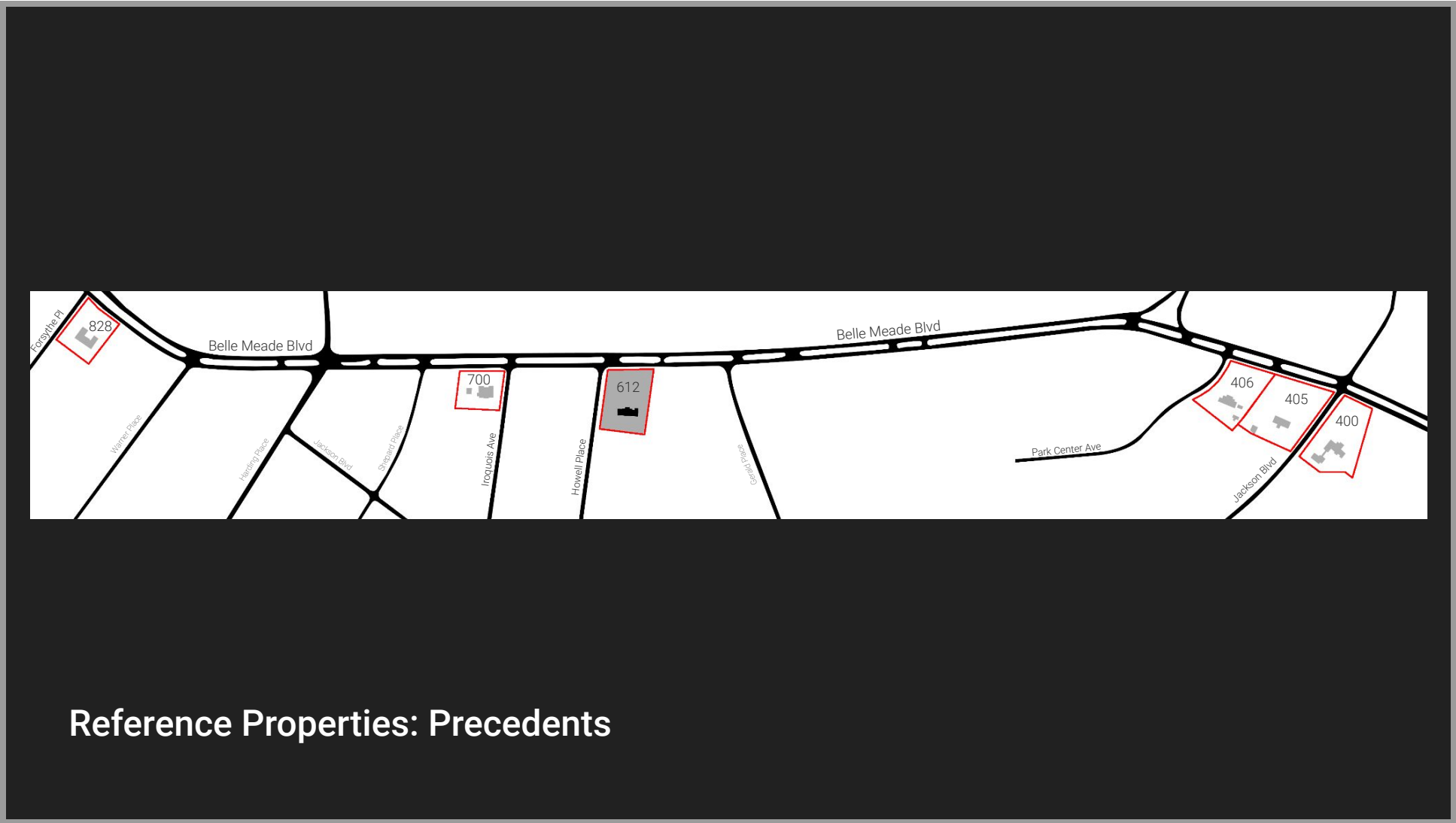
Belle Meade Blvd

700 Belle Meade Blvd: 73.6'
4419 Howell Place: 93.5'
612 Belle Meade Blvd: 183.5'
540 Belle Meade Blvd: 247'
Average (within 1000'): 149.4'

Howell Place

612 Belle Meade Blvd: 80.7'
4414 Howell Place: 80.5'
4410 Howell Place: 134.8'
Block Average: 98.6'





612 Belle Meade Blvd

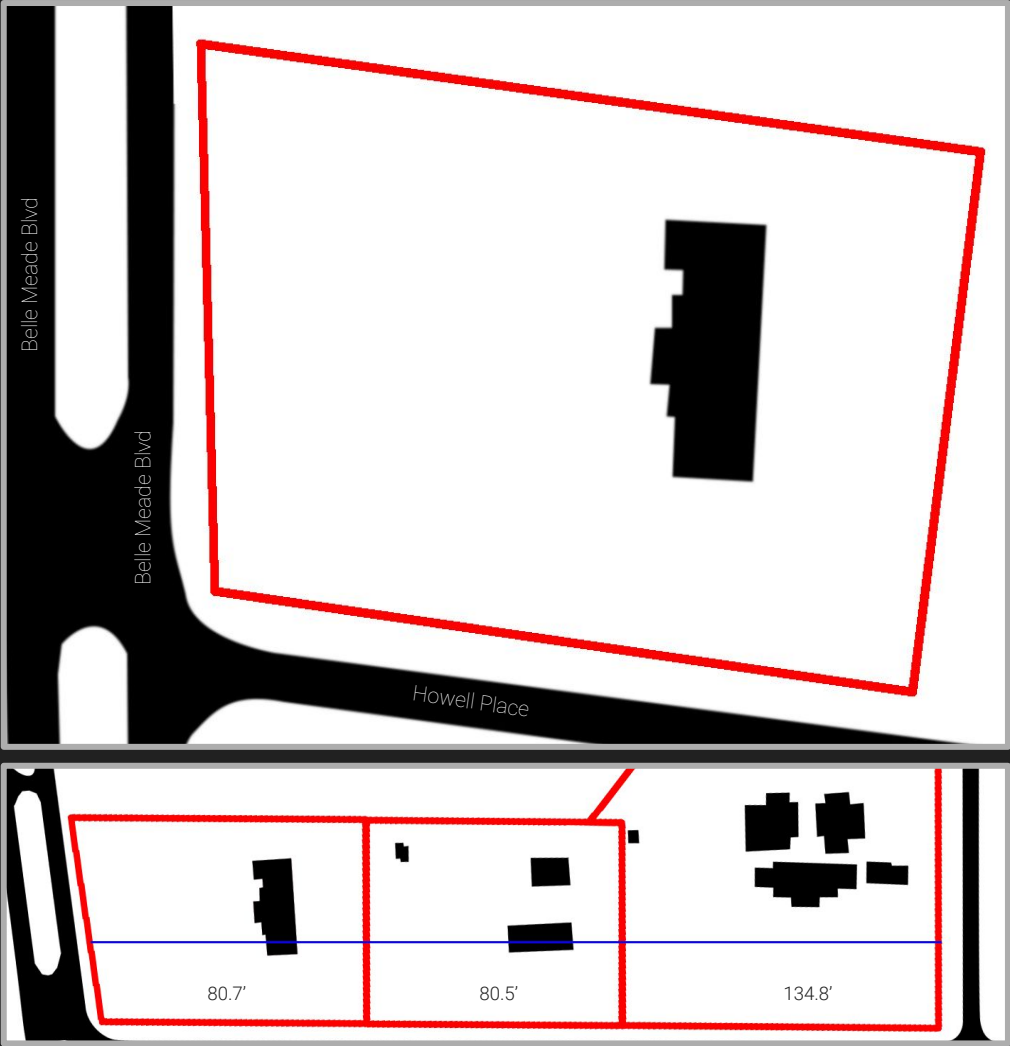
Lot Area: 70,560 s.f.

Belle Meade Blvd setback: 185.4'

Block Average (Howell Pl.): 98.7'

Howell Pl Setback (actual): 80.7"

Other Side Setback: 43.7'



700 Belle Meade Blvd

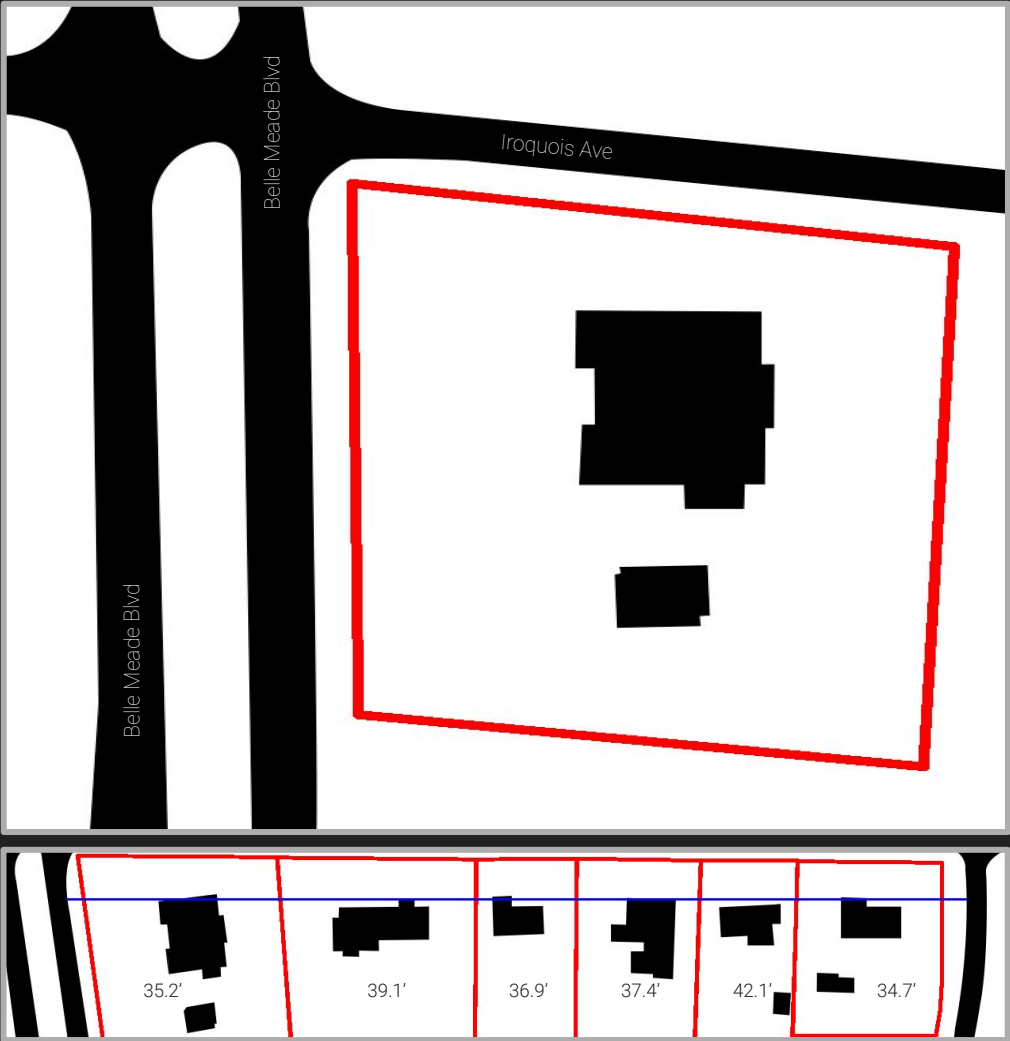
Lot Area: 42,689 s.f.

Belle Meade Blvd setback: 73.8'

Block Average Setback (Iroquois): 37.6'

Iroquois Ave Setback (actual): 35.2'

Other Side Setback: 99.2'



828 Belle Meade Blvd

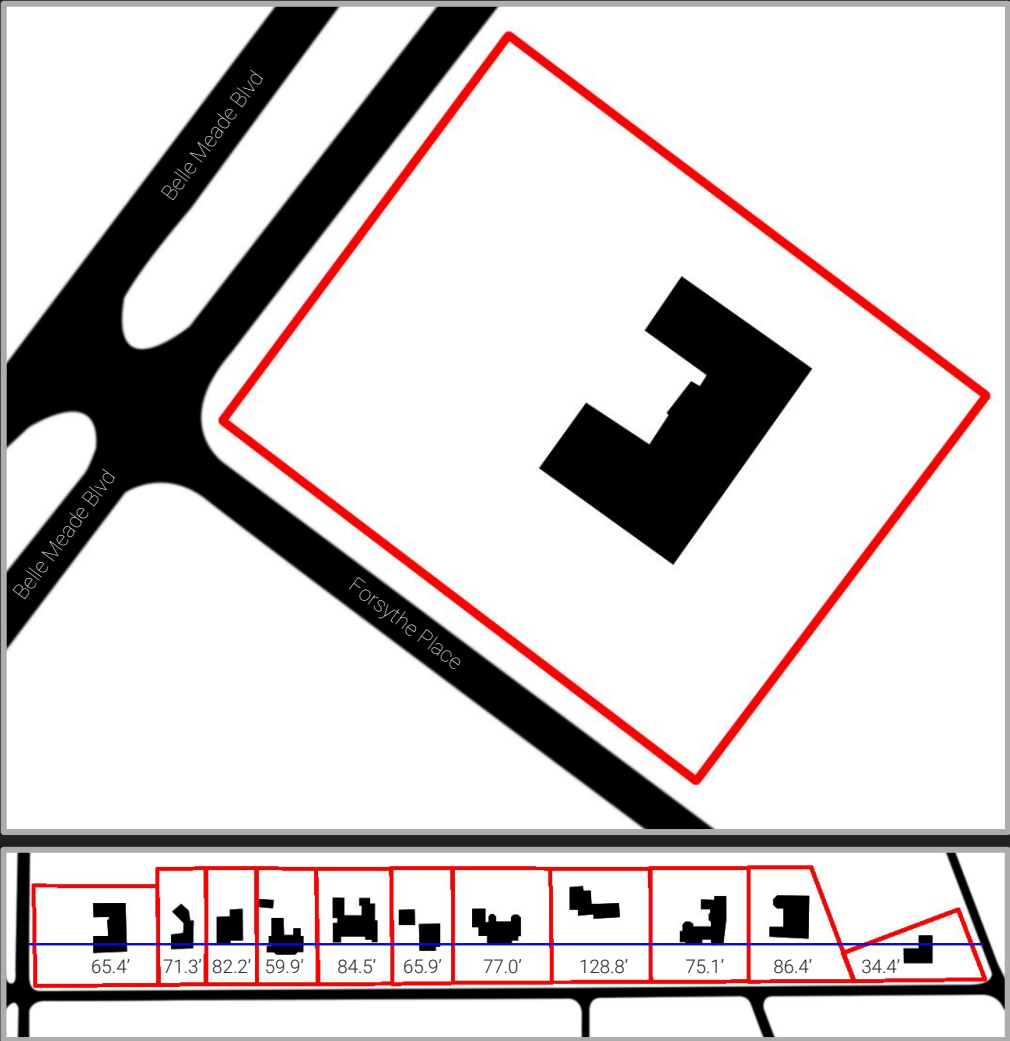
Lot Area: 50,163 s.f.

Belle Meade Blvd setback: 118.5'

Block Average Setback (Forsythe): 75.5'

Forsythe PI Setback (actual): 65.4'

Other Side Setback: 33.6'



406 Belle Meade Blvd

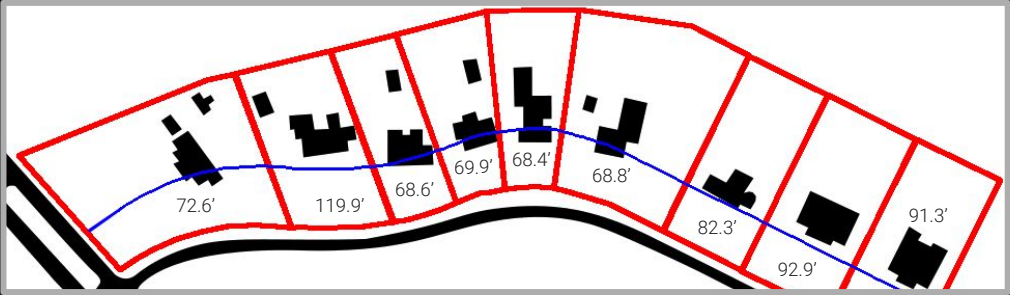
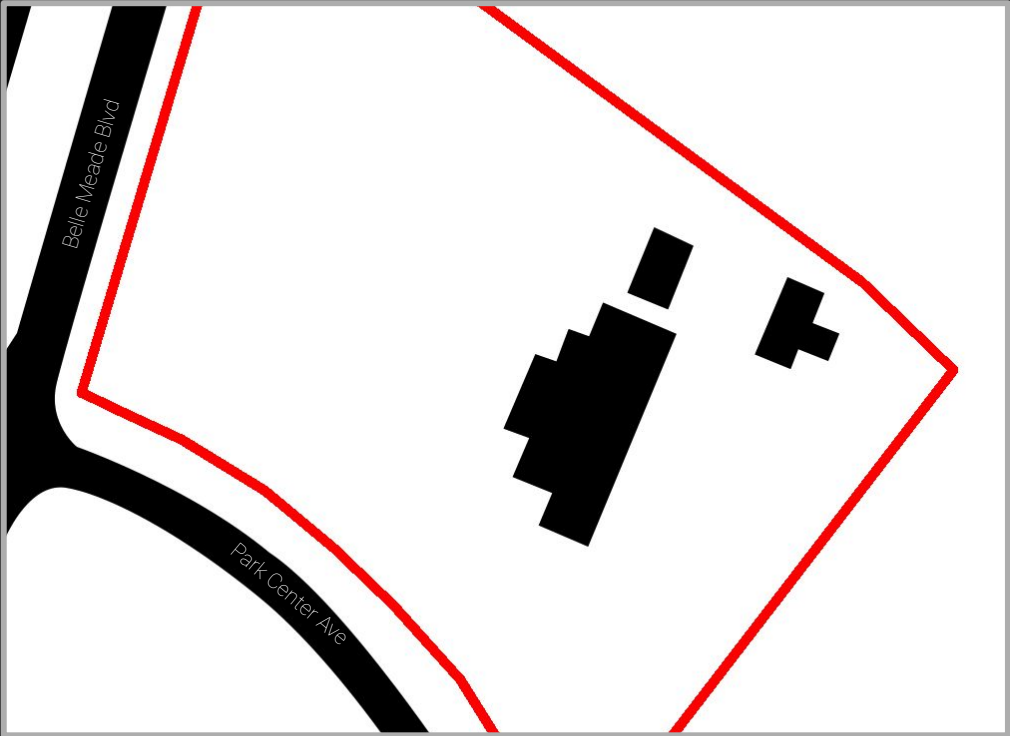
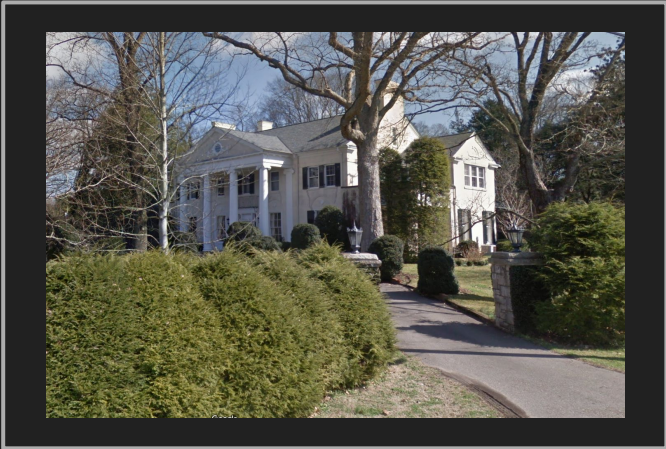
Lot Area: 67,907 s.f.

Belle Meade Blvd setback: 165.6"

Block Average Setback (Park Center): 81.6'

Park Center Ave Setback: 72.6'

Other Side Setback: 60.3'



405 Jackson Blvd

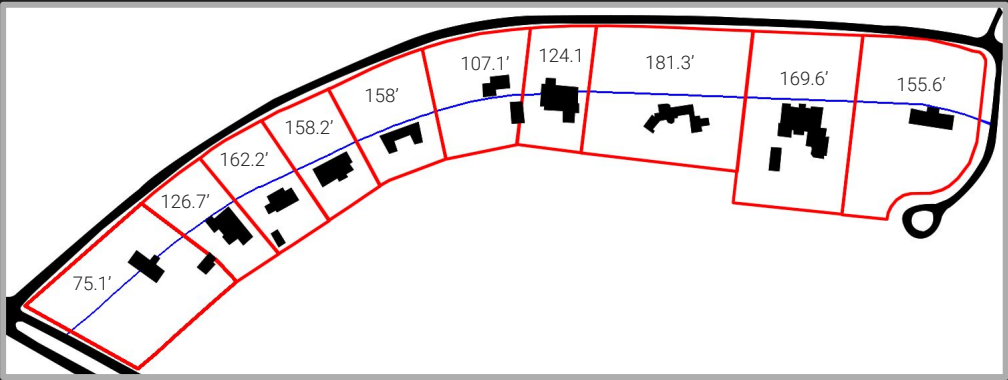
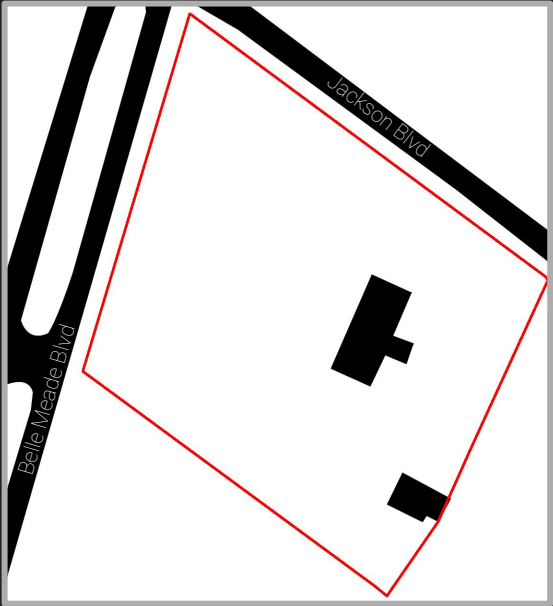
Lot Area: 99,511 s.f.

Belle Meade Blvd setback: 194.9'

Block Average Setback (Jackson): 141.8'

Jackson Blvd Setback (actual): 75.1'

Other Side Setback: 123.4'



400 Jackson Blvd

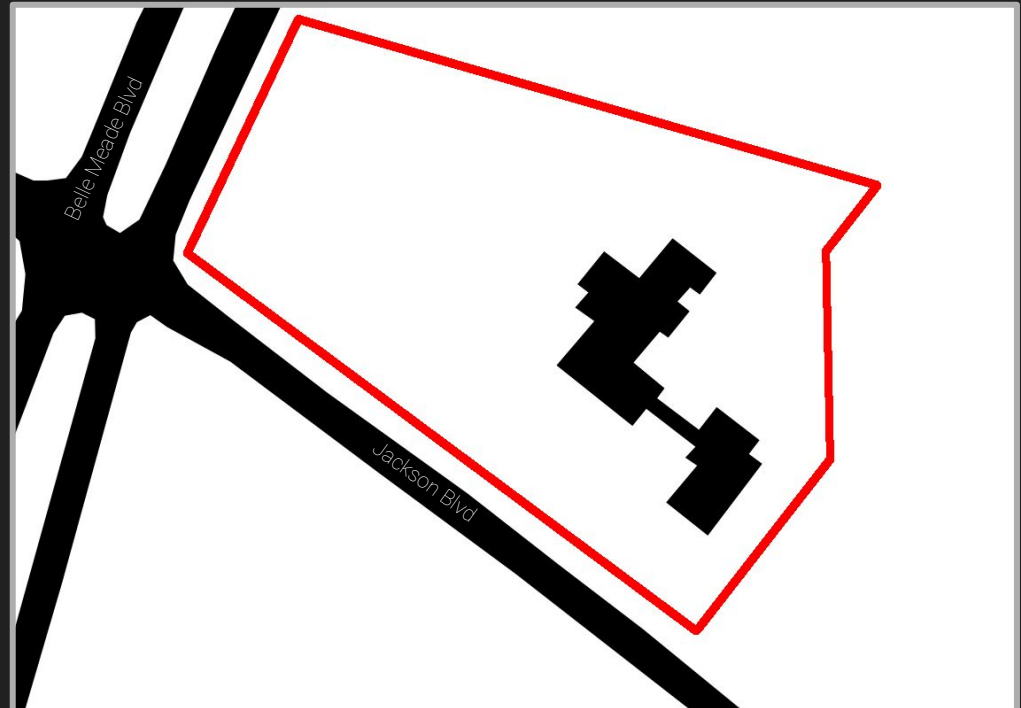
Lot Area: 82,100 s.f.

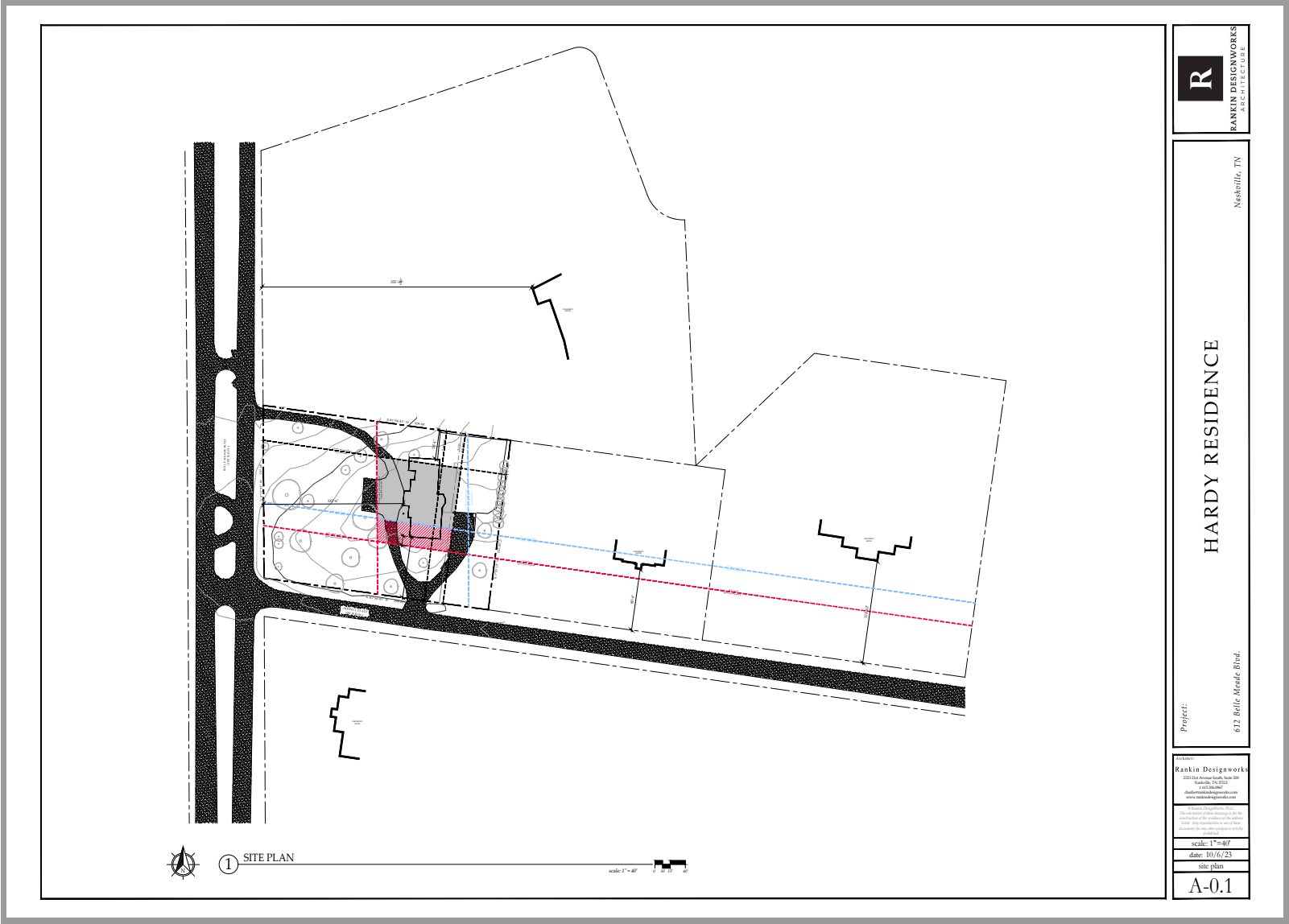
Belle Meade Blvd setback: 216.8'

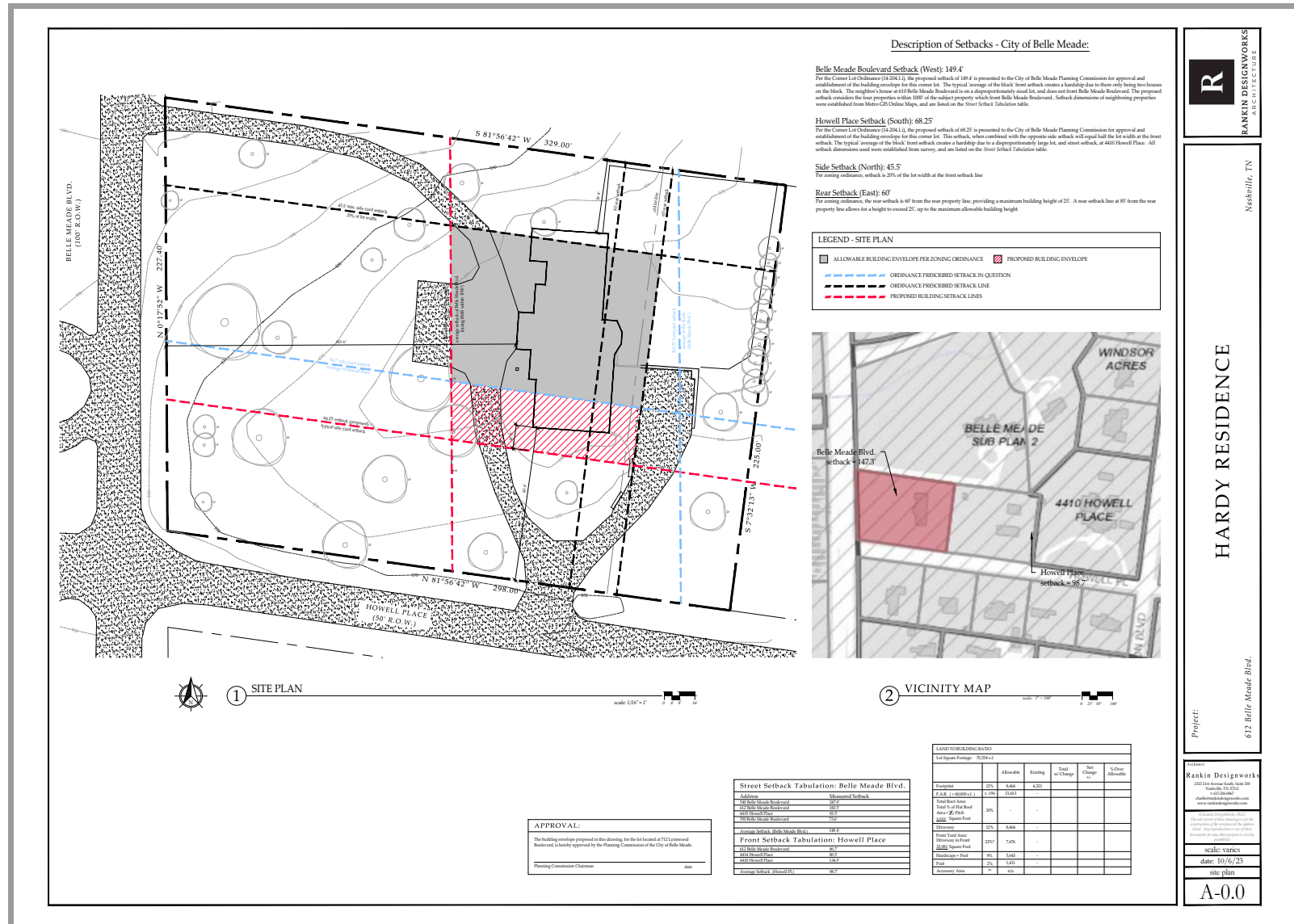
Block Average Setback (Jackson): 174.5'

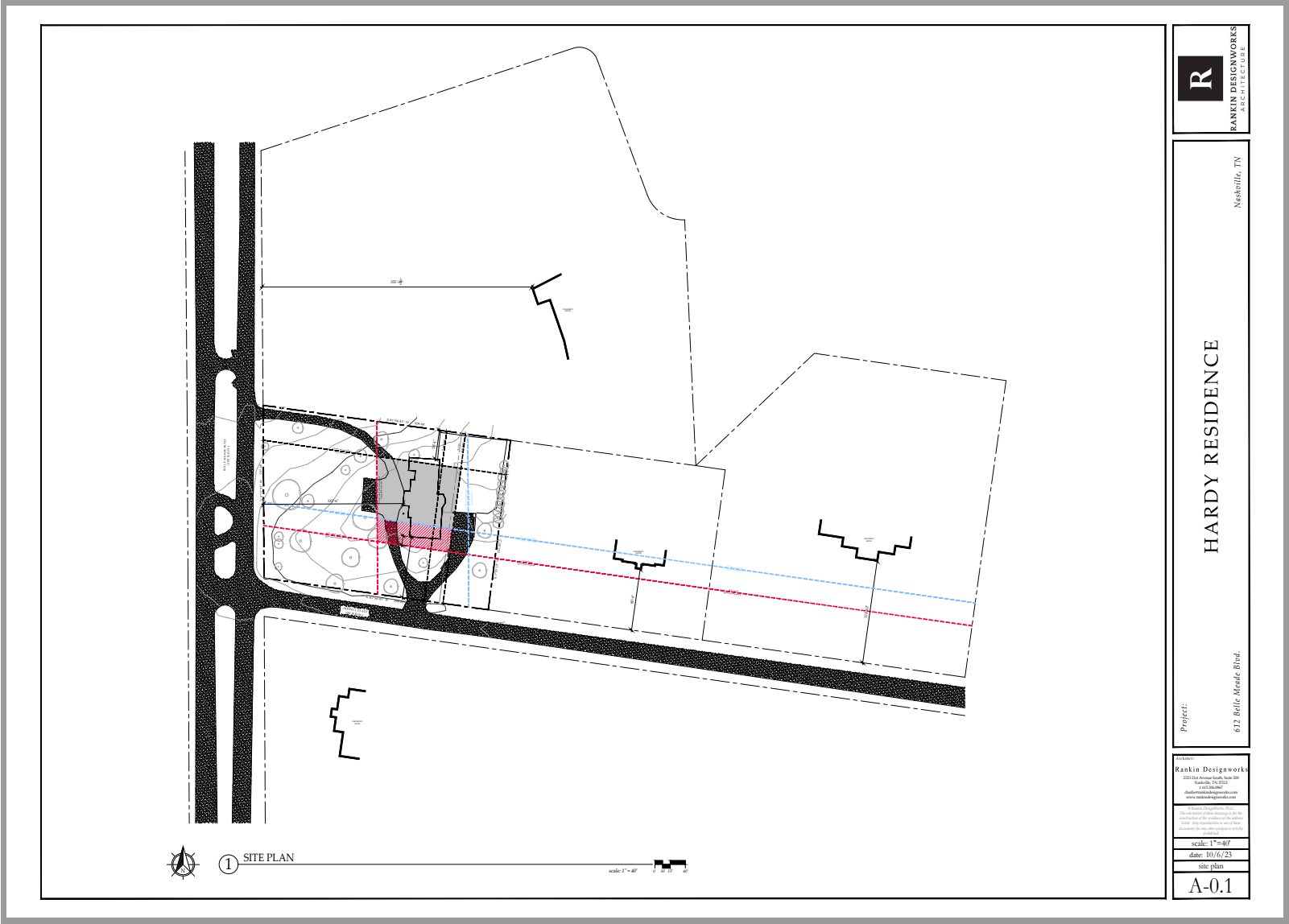
Jackson Blvd Setback (actual): 49.6'

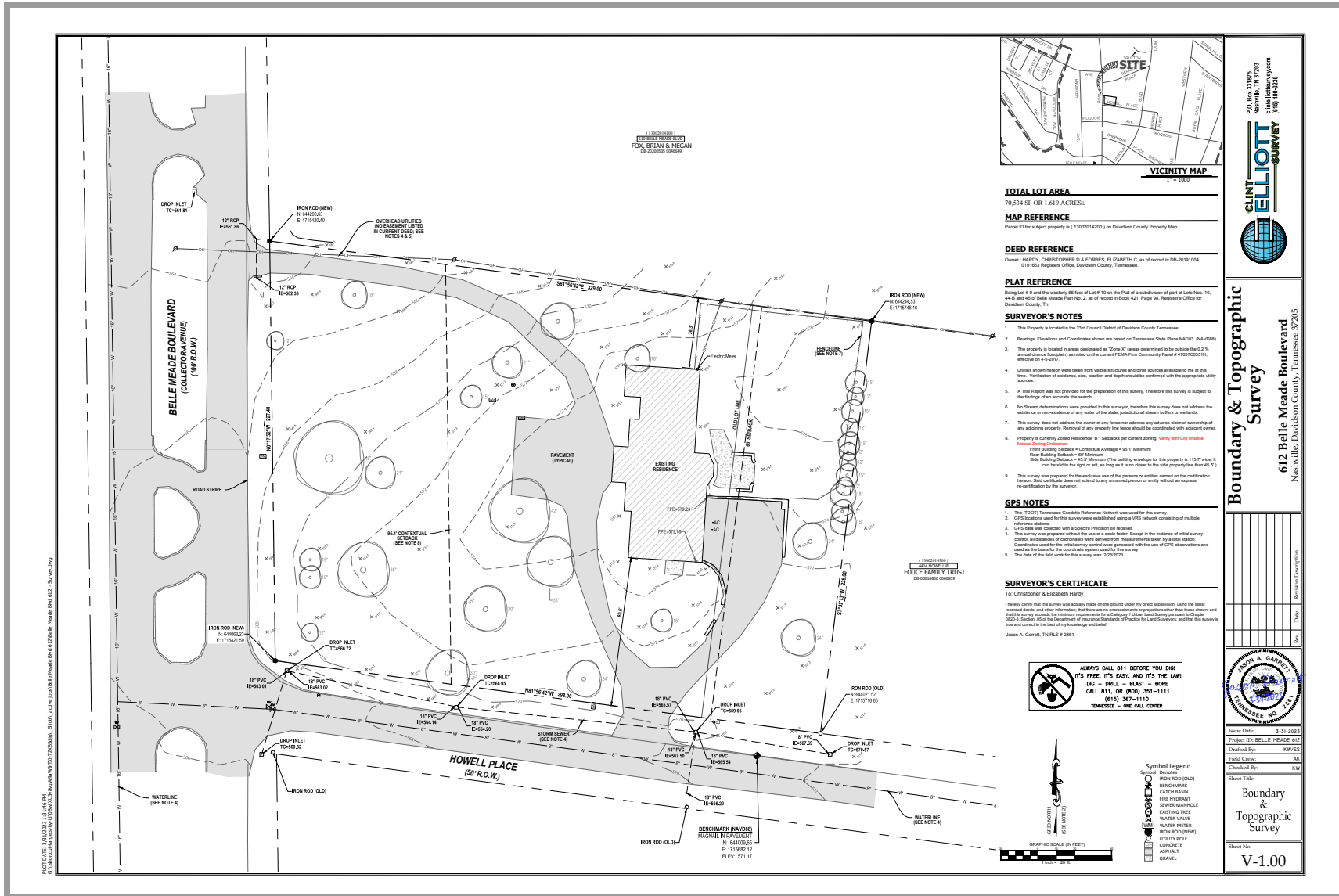
Other Side Setback: 63.7'

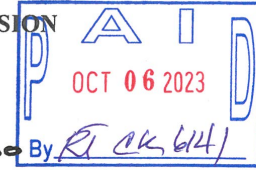










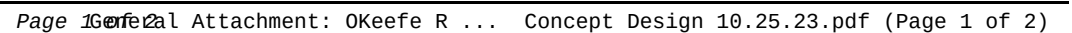
CITY OF BELLE MEADE
APPLICATION FOR MUNICIPAL PLANNING COMMISSIONAPPLICATION #: MPC 2023-2 APPLICATION FEE: \$400.00APPLICANT (Owner's Name) MICHAEL & CHANDRA O'KEEFE
J. BROWNLEE DESIGN PHONE #: 615-739-7100
ADDRESS OF PROPERTY : 627 ROYAL OAKS PLACE EMAIL: JASON@JBROWNLEE
DESIGN.COMREQUEST BEING MADE: 1-2 LOT SUBDIVISION [] 3-4 LOT SUBDIVISION []
COMBINING LOTS [] OTHER ☒
COMBINING PARCELS INTO 1 LOT []REASON FOR APPLICATION: TO AMEND A PREVIOUS CONDITION
FOR 627 ROYAL OAKS PLACE RESTRICTING
CONSTRUCTION OF A SWIMMING POOLCOMBINATION OF PARCELS SQUARE FOOTAGE 31,514.70PARCEL 1 SQUARE FOOTAGE 31,514.7PARCEL 2 SQUARE FOOTAGE [N/A]PARCEL 3 SQUARE FOOTAGE [N/A]

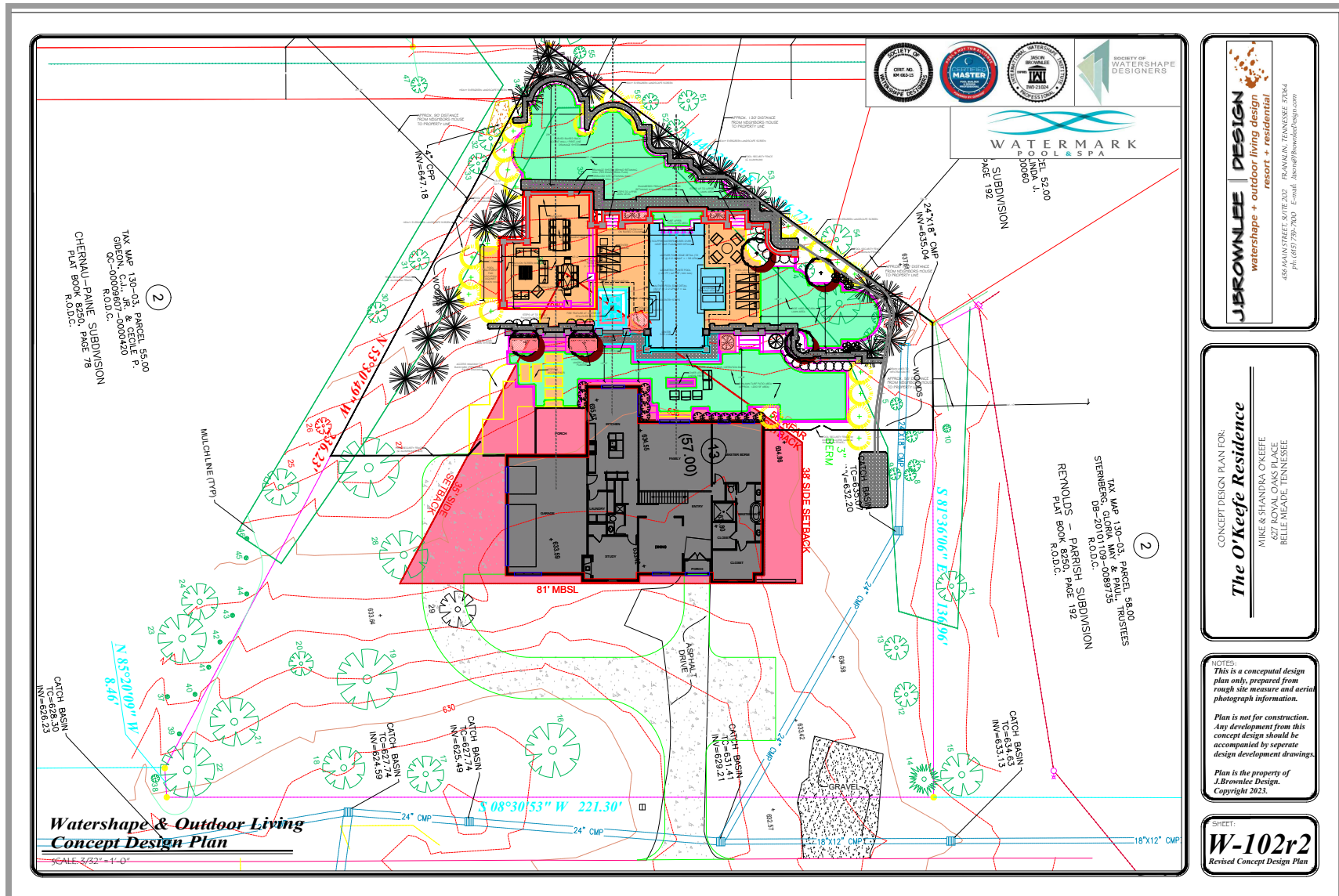
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- ☒ Survey submitted by **PDF** & on paper no larger than 30"x 42".
- ☒ Survey of lot and lot square footage with contours.
- ☐ Show main structure with dimensions.
- ☒ Show all detached structures with dimensions.
- ☒ Application fee paid.

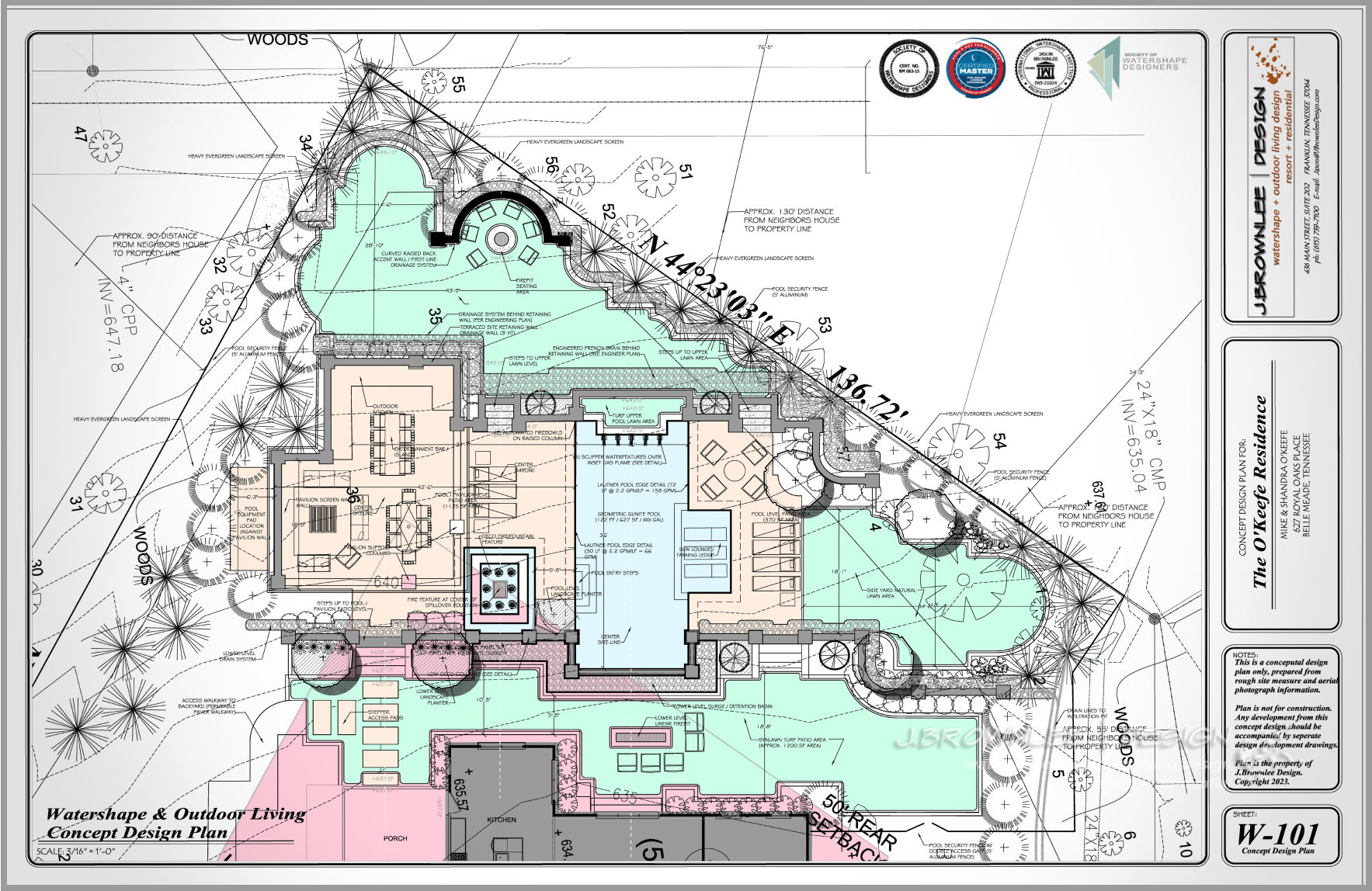
All surveys, plats, drawings, or other pertinent data must be accompanied with this application and submitted with the applicable fees by 12 noon on the Monday fifteen (15) days prior to the meeting date.

SIGNATURE: [Signature] (Owner/Agent) DATE: 10/15/2023

























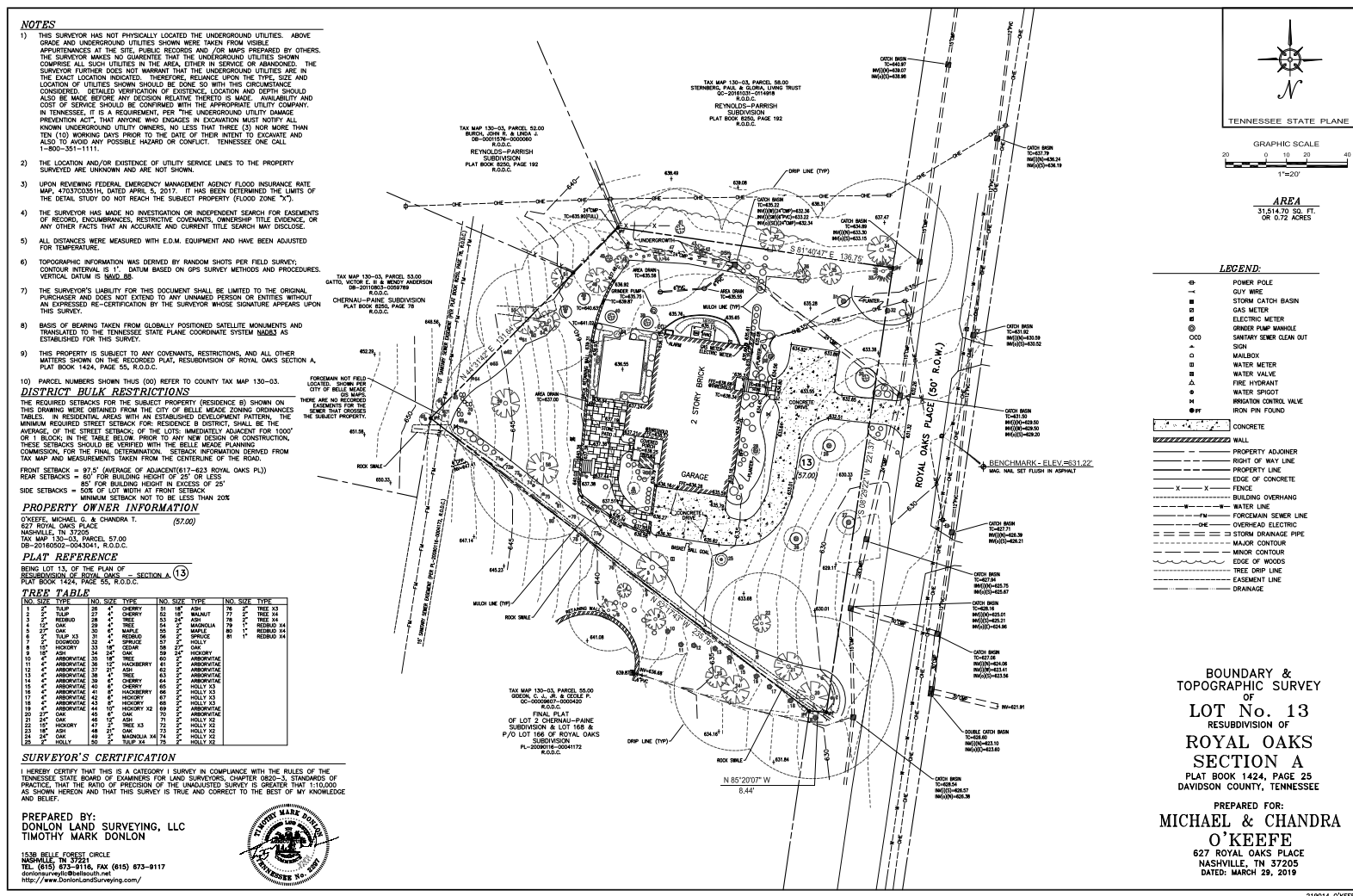












MINUTES
MUNICIPAL PLANNING COMMISSION
THE CITY OF BELLE MEADE
FEBRUARY 17, 2015

Call to Order

The meeting was called to order by Steve Horrell, Chairman, at 5:00pm.

Board members present

Steve Horrell	John Hall	Nick Spiva
Mark Beveridge	James Hastings	Bob Weigel (arrived late)
Charles Atwood	James Hunt	Larry Wieck

Staff members present

Lyle Patterson, Building Official Beth Reardon, City Manager/Treasurer
Linda Berner, City Recorder

Agenda Items

1. Approval of Minutes from January 20, 2014
Motion to approve: Hunt Second: Hastings Vote: all aye except Weigel (absent)

2. Joel Lyons (Chandelier Development), 627 Royal Oaks Place (PC15011)
Re-establish the building envelope

Presentation

Patterson stated new plans were submitted by Joel Lyons that show the setback from the street will be 91', and 43' from Victor Gatto's property line.

Board Questions/Comments

Q: Have neighbors endorsed the 91' setback?

A: Yes

C: Gatto does not feel it is right for the new house to be so close to (his) property line when there is plenty room in the front yard to move it forward.

A: Explanation by L. Patterson - moving house closer to street will affect the rest of the properties by changing the average setback in the neighborhood.

C: Letter from neighbor CJ Gideon requesting 81' setback from street. Lyons had already drawn alternate plans for 86' setback. Lyons is agreeable to either.

A: Extensive discussion regarding setbacks and proximity to neighbors.

Discussion/Findings

Weick motioned for approval establishing the front setback to be at 81', right side setback at 44', left setback at 35', rear setback at 50', and a stipulation that no pool will be allowed to be built on the property. Second Spiva Vote all aye.

3. Molly Ledbetter, 216 Jackson Blvd (PC15021)
Combining of two lots into one parcel.

Presentation

Patterson stated this is simply to combine 2 parcels into one lot so the appellants can make modification to their property in accordance with the city's zoning laws.

Board Questions/Comments

None

Staff Report

Agenda No.: IV.C.
Case No.: MPC2023-2
Staff: Mary Samaniego, Planning Director
Applicant: Mike & Shandra O'Keefe
Request: To amend a previous condition restricting construction of a pool
Location: 627 Royal Oaks Place

Summary:

The applicant, on behalf of the property owners, is requesting to amend a previous condition restricting construction of a pool on the subject property. On February 17, 2015, the Municipal Planning Commission approved a building envelope to facilitate the construction of the residence. At that meeting, the building envelope was established (Front – 81', sides – 35' and 44', and rear 50') with a condition that no pool would be allowed to be built on the property (see attached MPC minutes 02.17.15). The existing single-family dwelling was constructed in 2016 by Chandelier Development and sold to the current owners in April 2016.

In July 2023, the property owners requested a swimming pool approval as a Conditional Use before the Board of Zoning Appeals (BZA). Staff researched the record for this property and discovered the condition that no swimming pool be constructed. It has been determined by the Planning Director and City Attorney that in order for the Board of Zoning Appeals to hear and potentially approve the pool project, the Municipal Planning Commission would have to remove their condition.

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 0.74 acres (32,121 square feet).
2. 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 642 square feet.
3. The proposed area of water in the swimming pool is 625 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 2,570 square feet.
5. The proposed area of the hardscape including the pool is 2,455 square feet.

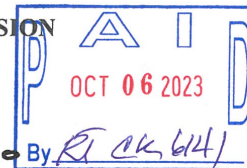
6. The proposed swimming pool is significantly outside the established building envelope (see attached Staff Analysis of Site Plan).
7. The subject property is irregularly shaped (obtuse trapezoid) compared to the typical rectangular shaped lots in the surrounding area.

Attachments:

1. Application
2. Location Map
3. Site Plan for pool project
4. Minutes from 02.17.2015 MPC meeting



CITY OF BELLE MEADE
APPLICATION FOR MUNICIPAL PLANNING COMMISSION



APPLICATION #: MPC 2023-2 APPLICATION FEE: \$400.00

APPLICANT (Owner's Name) MICHAEL & CHANDRA O'KEEFE PHONE #: 615-739-7100
J. BROWNLEE DESIGN
 ADDRESS OF PROPERTY : 627 ROYAL OAKS PLACE EMAIL: JASON@JBROWNLEEDESIGN.COM

REQUEST BEING MADE: 1-2 LOT SUBDIVISION [] 3-4 LOT SUBDIVISION []
 COMBINING LOTS [] OTHER ☒
 COMBINING PARCELS INTO 1 LOT []

REASON FOR APPLICATION: TO AMEND A PREVIOUS CONDITION
FOR 627 ROYAL OAKS PLACE RESTRICTING
CONSTRUCTION OF A SWIMMING POOL

COMBINATION OF PARCELS SQUARE FOOTAGE 31,514.70

PARCEL 1 SQUARE FOOTAGE 31,514.7

PARCEL 2 SQUARE FOOTAGE [N/A]

PARCEL 3 SQUARE FOOTAGE [N/A]

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: [Signature]

(Owner/Agent)

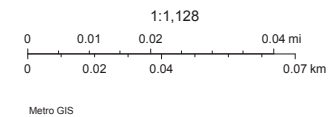
DATE: 10/15/2023

Nashville / Davidson County Parcel Viewer 627 Royal Oaks Place

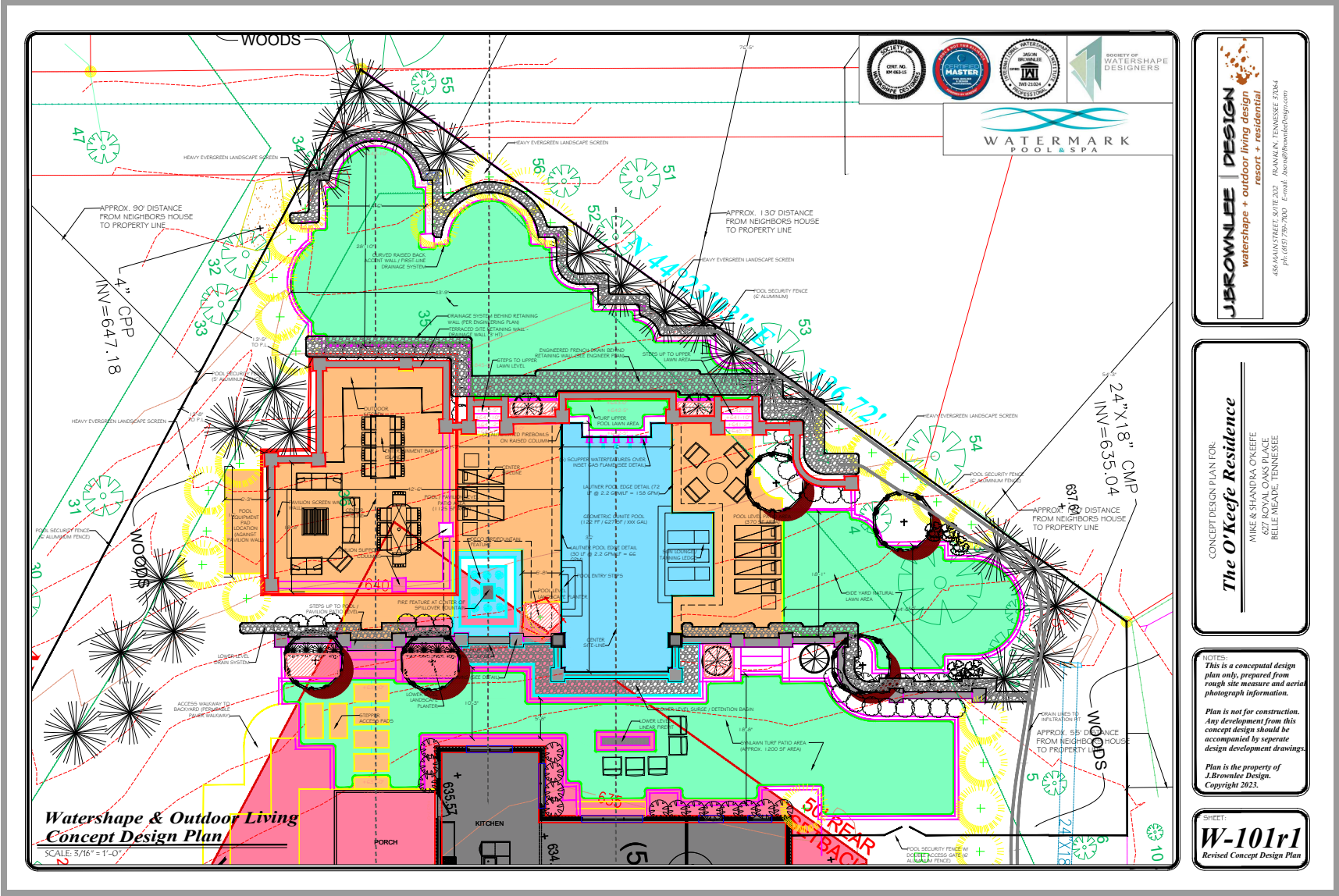


July 31, 2023

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



Made by: Metro GIS





J. BROWNLEE | **DESIGN**
watershape + outdoor living design
resort + residential

456 MAIN STREET, SUITE 202 FRANKLIN, TENNESSEE 37064
ph: (615) 759-7000 E-mail: jbrownlee@brownleedesign.com

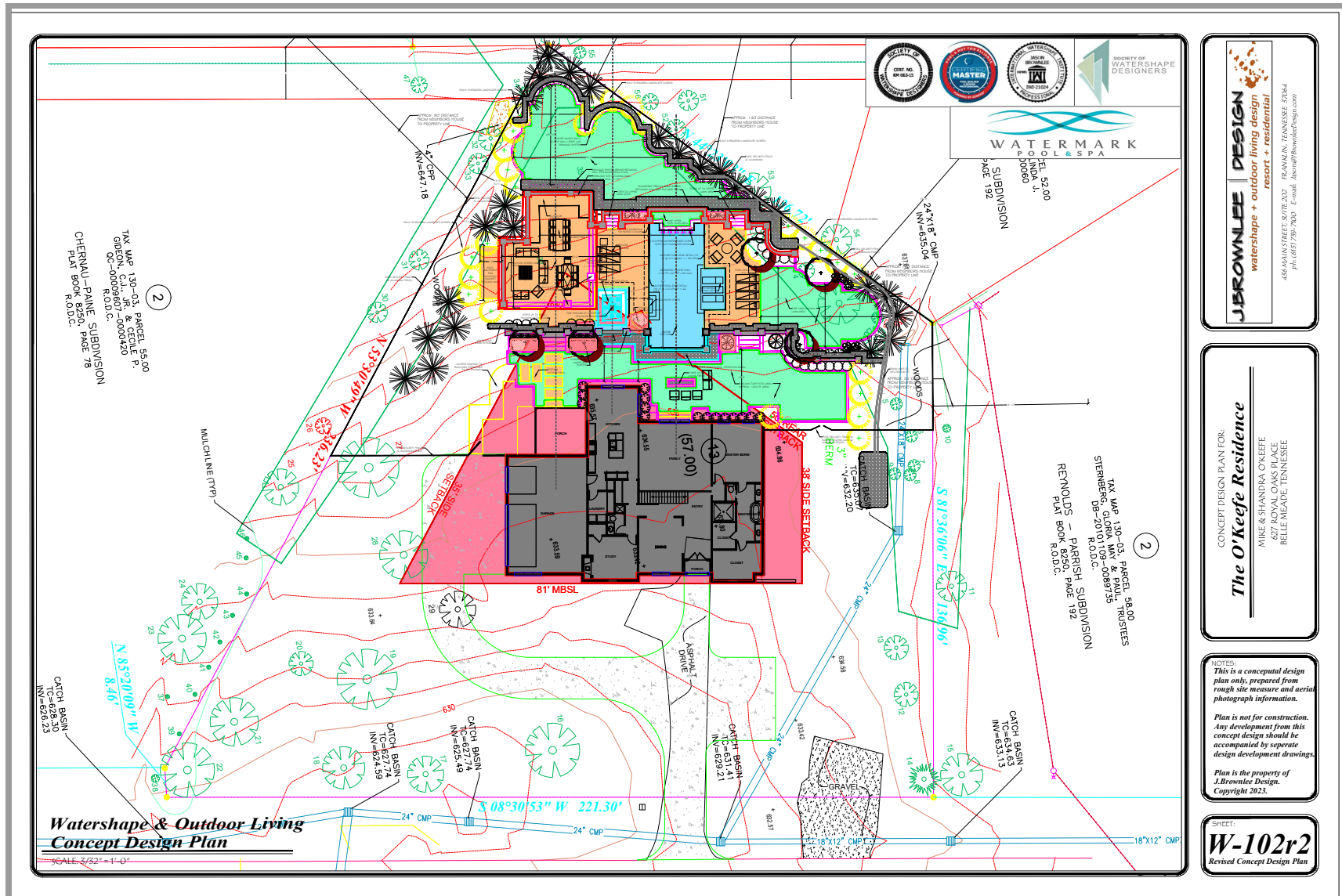
CONCEPT DESIGN PLAN FOR:

The O'Keefe Residence

MIKE & SHANDRA O'KEEFE
627 ROYAL OAKS PLACE
BELLE MEADE, TENNESSEE

NOTES:
This is a conceptual design plan only, prepared from rough site measure and aerial photograph information.
Plan is not for construction. Any development from this concept design should be accompanied by separate design development drawings.
Plan is the property of J.Brownlee Design.
 Copyright 2023.

SHEET:
W-102r2
Revised Concept Design Plan



MINUTES
MUNICIPAL PLANNING COMMISSION
THE CITY OF BELLE MEADE
FEBRUARY 17, 2015

Call to Order

The meeting was called to order by Steve Horrell, Chairman, at 5:00pm.

Board members present

Steve Horrell	John Hall	Nick Spiva
Mark Beveridge	James Hastings	Bob Weigel (arrived late)
Charles Atwood	James Hunt	Larry Wieck

Staff members present

Lyle Patterson, Building Official Beth Reardon, City Manager/Treasurer
Linda Berner, City Recorder

Agenda Items

1. Approval of Minutes from January 20, 2014
Motion to approve: Hunt Second: Hastings Vote: all aye except Weigel (absent)

2. Joel Lyons (Chandelier Development), 627 Royal Oaks Place (PC15011)
Re-establish the building envelope

Presentation

Patterson stated new plans were submitted by Joel Lyons that show the setback from the street will be 91', and 43' from Victor Gatto's property line.

Board Questions/Comments

Q: Have neighbors endorsed the 91' setback?

A: Yes

C: Gatto does not feel it is right for the new house to be so close to (his) property line when there is plenty room in the front yard to move it forward.

A: Explanation by L. Patterson - moving house closer to street will affect the rest of the properties by changing the average setback in the neighborhood.

C: Letter from neighbor CJ Gideon requesting 81' setback from street. Lyons had already drawn alternate plans for 86' setback. Lyons is agreeable to either.

A: Extensive discussion regarding setbacks and proximity to neighbors.

Discussion/Findings

Weick motioned for approval establishing the front setback to be at 81', right side setback at 44', left setback at 35', rear setback at 50', and a stipulation that no pool will be allowed to be built on the property. Second Spiva Vote all aye.

3. Molly Ledbetter, 216 Jackson Blvd (PC15021)
Combining of two lots into one parcel.

Presentation

Patterson stated this is simply to combine 2 parcels into one lot so the appellants can make modification to their property in accordance with the city's zoning laws.

Board Questions/Comments

None

ORDINANCE 2023-10

AN ORDINANCE TO AMEND TITLE 14, CHAPTER TWO OF THE BELLE MEADE ZONING CODE TO REPEAL THE POWER OF THE BOARD OF ZONING APPEALS TO GRANT SPECIAL EXCEPTIONS AND CLARIFY THE JURISDICTION OF THE BOARD TO GRANT VARIANCES AND CONDITIONAL USE PERMITS AND TO APPROVE NON-CONFORMING USES AND STRUCTURES.

WHEREAS, the City of Belle Meade has adopted a Zoning Ordinance, Title 14-201 *et seq* of its Code, which governs land use and the construction and improvement of structures within the City;

WHEREAS, pursuant to the Zoning Ordinance and the State of Tennessee zoning enabling legislation, Tenn. Code Ann. §§13-7-207, the City has created a Board of Zoning Appeals;

WHEREAS, the jurisdiction and powers of the Board are as defined and established by by the ordinances of the City and by state statute;

WHEREAS, it has become necessary to clarify the jurisdiction and powers of the Board as carried out within the City;

NOW, THEREFORE:

SECTION ONE: BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF BELLE MEADE that the following sub-sections and sub-parts of Section 14-202 are amended as follows:

Section 14-202(1)(c)(iii) of the Zoning Code is amended to add a new sub-part (Q) which shall read:

(Q) Non-residential uses listed in Section 14-202 (2) and governed by Appendices A-D and H.

Section 14-202(1)(d)(i) of the Zoning Code is amended to add after the words “board of zoning appeals” the words “as a conditional use.”

SECTION TWO: BE IT FURTHER ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF BELLE MEADE that the following sub-sections and sub-parts of Section 14-202 (3) of the Zoning Code are amended as follows:

Section 14-202 (3) Prohibited Uses is amended to delete the words “or special exception” in the third line of the introductory paragraph and further to add a new subsection (h) which shall read:

(h) Any fence or wall adjoining a front lot line in excess of three (3) feet in height.

SECTION THREE: BE IT FURTHER ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF BELLE MEADE that the following sub-sections and sub-parts of Section 14-206 of the Zoning Code are amended as follows:

Section 14-206 (2) is amended to delete at the end of the second sentence the words “to effect any variation or to grant any special exception.”

Section 14-206 (3) (a) is amended to add at the end of the first sentence, after the word “chapter,” the words “and state law.”

Section 14-206 (3) (a) (ii) is amended to delete the first sentence of that sub-part in its entirety and to substitute the following:

“All applications for variances or conditional use permits and any other matters referred to it upon which it is authorized to rule under this chapter.

Section 14-206 (3)(a) (iii) is amended to delete the words “special exception” and insert therefor the words “variance or conditional use permit.”

Section 14-206 (3)(c) is amended to delete that subsection in its entirety.

Section 14-206 (3)(d) is amended to delete that subsection in its, to renumber it Section 14-206 (3)(c), and to substitute the following therefor:

Variances. As to any piece of property existing as a separate lot or tract as of August 16, 1950, 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.

SECTION FOUR: BE IT FURTHER ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF BELLE MEADE that Title 14, Chapter 2 of the Zoning Code is further amended to add a new Section 14-206 (3)(e), which shall read as follows:

Section 14-206 (3)(e). Nonconforming Uses and Nonconforming Structures. Nonconforming uses and structures shall be considered by the Board of Zoning Appeals according to the standards set out in Appendix F of the Zoning Code.

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

**A copy of the current ordinance with the changes enacted
by this ordinance is attached as Exhibit 1.**

Passed on first reading:

November __, 2023

Reviewed and Recommended by Planning Commission:

November __ 2023

Passed on Second Reading after Public Hearing:

December __, 2023

Rusty Moore, Mayor

Rusty Terry, City Recorder

Section 14-202(1)(c)(iii) (Q) Non-residential uses listed in Section 14-202 (2) and governed by Appendices A-D and H.

Section 14-202(1)(d)(i) Temporary uses such as tents, and other shelters without sanitary and cooking facilities may be located within the building envelope and behind an occupied "dwelling" for a period not in excess of six (6) months. Any other location, and any use in excess of six (6) months, may be allowed only with the approval of the board of zoning appeals as a Conditional Use.

Section 14-202(3) Prohibited uses. The following uses and structures are strictly prohibited and the board of zoning appeals shall be without power or authority to grant a variance ~~or special exception~~ for any use of property within the city in conflict with the provisions of this section:

Section 14-202(3)(h) Any fence or wall adjoining a front lot line in excess of three (3) feet in height.

Section 14-206(2) Public hearings. The board of zoning appeals shall take no action in any case until after notice and public hearing. The presence of three (3) members, or alternates, shall constitute a quorum, and the concurring vote of a majority of the board of zoning appeals present at any meeting shall be necessary to reverse or modify any order, requirement, or decision of the city building official or the city manager, or to decide in favor of the appellant any matter upon which the board of zoning appeals is required or authorized to pass, ~~to effect any variation or to grant any special exception.~~ Any person entitled to notice and hearing by the provisions of this chapter may indicate in person or in writing their support for, or opposition to, the relief sought by the property owner involved.

Section 14-206(3)(a) General powers, regulations. The board of zoning appeals shall have such duties, powers, and authority as are set forth in the various sections of this chapter and state law. The board of zoning appeals shall and is hereby authorized to adopt such rules and regulations as it may deem necessary and appropriate to carry into effect the provisions of this chapter.

~~Section 14-206(3)(a)(ii) All applications for special exceptions and all matters referred to it upon which it is required to pass under this chapter.~~ All applications for variances or conditional use permits and any other matters referred to it upon which it is authorized to rule under this chapter.

Section 14-206(3)(a)(iii) Notwithstanding the foregoing, the board of zoning appeals shall have no authority to grant any appeal, application for ~~special exception variance or conditional use permit~~ or other matter upon which it is required to pass under this chapter if

the city building official shall certify to the board of zoning appeals that the property owner seeking relief is in default in its compliance with any prior orders of the board of zoning appeals respecting the property in question, as evidenced by the minutes of the board of zoning appeals and/or plans approved by the board of zoning appeals and on file with the city, unless and until there shall have been full compliance with such orders.

~~Section 14-206(3) (c) Special exceptions. The board of zoning appeals shall have power and authority to authorize the issuance of permits for special exceptions in the following cases;~~

- ~~(i) A temporary building, or use, incidental to a residential development, which permit may be used for a period of not more than one (1) year.~~
- ~~(ii) The erection and use of

 - ~~(A) A building, or the use of premises for a telephone exchange, or electric substation, or other structure related to public utilities or a post office;~~
 - ~~(B) Any building or structure proposed by the City of Belle Meade which does not comply with the provisions of this chapter as to lot area, side yard, or set back, subject to such conditions and safeguards as will protect the character of the community, and where such building will not be out of harmony with existing development in the neighborhood;~~
 - ~~(C) Churches, places of worship and/or school buildings, as described in Appendix A, under such conditions and safeguards as are set forth in such Appendix A, or~~
 - ~~(D) Additions to buildings or structures, and the construction of new buildings or structures, on historic sites, as described in Appendix C, under such conditions and safeguards as are set forth in such section.~~
 - ~~(E) Additions to buildings, structures or other facilities, and the construction of new buildings, structures or other facilities for country clubs as described in Appendix D, under such conditions and safeguards as are set forth in such section.~~~~
- ~~(iii) The erection, construction, development, arrangement or use of

 - ~~(A) Buildings, structures or other uses listed or described in § 14-202(1)(c);~~
 - ~~(B) Parking areas and/or driveways in excess of the amounts permitted in § 14-204(1)(d)(iv);~~
 - ~~(C) Fences and walls which do not conform to the~~~~

~~requirements, as to height or location, of § 14-204(1)(g) and/or other accessory buildings or uses listed and/or described elsewhere in this chapter (collectively, the 'proposed use'); provided that the board shall determine that:~~

~~(1) The proposed use will not be out of harmony with the existing development in the neighborhood and is so designed and located that the public health, safety and welfare will be protected;~~

~~(2) The granting of this special exception will not adversely impact abutting properties, including those located across street frontages, or other properties in the immediate area;~~

~~(3) The physical characteristics of the proposed use or structure are architecturally compatible with other properties in the area, including building orientation, landscaping, drainage, access and circulation, bulk, height, scale and other like features;~~

~~(4) The proposed use will be carried out under such conditions and safeguards as the board may direct to protect the character of the community.~~

~~(iv) The construction of an addition to an existing residential structure, or the replacement of an existing residential structure with a new residential structure, not otherwise permitted by this chapter, or eligible for consideration by the board under the provisions of § 14-206(1)(d) of this chapter; provided that the board shall first determine that:~~

~~(A) The volume does not exceed the allowable volume defined by § 14-204(1)(d) entitled "Dwelling area and allowable volume."~~

~~(B) Any pre-existing non-conforming use, structure and/or variance from the provisions of this chapter shall not be extended closer to the property line or otherwise expanded, by reason of the construction of such addition or new structure, unless the owner establishes to the satisfaction of the board that:~~

~~(1) There exists good cause for the expansion;~~

~~(2) The proposed addition or new residential structure will not be out of harmony with the existing development in the neighborhood, and is so designed and~~

~~located that the public health, safety and welfare will be protected;~~

~~(3) The granting of this special exception will not adversely impact abutting properties, including those located across street frontages, or other properties in the immediate area;~~

~~(4) The physical characteristics of the proposed addition or residential structure are architecturally compatible with other properties in the area, including building orientation, landscaping, drainage, access and circulation, bulk, height, scale and other like features;~~

~~(5) The addition or new residential structure will be constructed under such conditions and safeguards as the board may direct to protect the character of the community.~~

~~Section 14-206(3)(d) Variances. 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 BZA may grant a variance if it determines that such variance may be granted without:~~

- ~~(i) Detriment to the public good;~~
- ~~(ii) Substantially impairing the intent and purpose of this ordinance; and,~~
- ~~(iii) The resulting home will not be out of harmony with the other homes in the neighborhood.~~

Section 14-206 (3)(c) Variances. As to any piece of property existing as a separate lot or tract as of August 16, 1950, 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.

Section 14-206 (3)(d) Nonconforming Uses and Nonconforming Structures. Nonconforming uses and structures shall be considered by the Board of Zoning Appeals according to the standards set out in Appendix F of the Zoning Code.