

Ordinance 2016-7, Commissioners Designate a Building Envelope for “Corner Lots”

Many beautiful corner lots in Belle Meade have been “unbuildable” due to the restrictions of establishing a building envelope. The Commissioners of the City have determined that there may be corner lots for which the front setbacks defined by the intersecting streets so constrain the building envelope as to make the construction of a dwelling impractical and, in such situations desire to vest the Municipal Planning Commission with the authority to specially designate a “building envelope” for such corner lot.

For a “normal” lot, the front setback is determined by the average of the houses on that side of the street. In the case of a corner lot, there are two streets or two front setbacks. In many cases with the two setbacks and the regulation of the rear and side setbacks to form the building envelope, these beautiful lots were just that, beautiful lots with no building potential.

What does this mean for corner lot owners? Upon application to the Building Official by the owner of a corner lot, a building envelope can be submitted to the Planning Commission for their approval or a recommendation from the Commission to create a building envelope that would be specific to the applicant’s lot. The Planning Commission will designate the orientation of the dwelling, designate the front, side and rear setback lines and impose such conditions on the construction of any dwelling within the envelope as it deems necessary. If there is an existing structure on such a corner lot this could potentially give relieve to additional building.

If you have any questions please feel free to call the office of Building Codes and speak with Lyle Patterson 615-297-2364