

ORDINANCE 2014-4

AN ORDINANCE AMENDING TITLE 14, CHAPTER 2,
ADDING APPENDIX H
TO REGULATE EXISTING MULTI-FAMILY HOUSING

BE IT ORDAINED BY THE CITY OF BELLE MEADE, as follows:

SECTION 1. Belle Meade Code, Title 14, Chapter 2, is hereby amended to add an Appendix regulating multifamily housing in order to provide the Board of Zoning Appeals authority to deal with such issues that arise in multi-family housing as may not be appropriately addressed by other provisions of the Code. Accordingly, the Belle Meade Code, Title 14, Chapter 2, is hereby amended to adopt the following:

Appendix H

Multi-Family Housing

Multi-family Housing. Multi-family housing, which is defined to include existing apartments, townhomes and condominiums, shall be subject to the following additional provisions:

(1) All external modifications of existing multi-family housing units shall be subject to the provisions of this Code.

(2) The Board of Zoning Appeals of the City of Belle Meade shall have exclusive jurisdiction and authority to grant a permit for the external modification of multi-family housing, including all accessory buildings and structures, parking areas, walkways, entrances, exits and driveways constructed in conjunction therewith. The Board shall authorize such a permit only if it is the finding of the Board that such proposed use and/or buildings will not impair an adequate supply of light and air to adjacent property, or materially increase the congestion of public streets, or increase the public danger by reason of fire, or impair the public safety, or tend to impair the public health by creating a smoke nuisance, or materially diminish or impair established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals, and welfare of the community.

(3) The Board of Zoning Appeals may, in addition to the specific requirements of the applicable ordinances, require, as a condition for the approval of a permit, such provisions and safeguards as will preserve the integrity and character of the city, and as will prevent the proposed use from imposing any undue financial burden upon the City. In exercising the foregoing authority, the concurring vote of at least two-thirds (2/3) of the members of the Board of Zoning Appeals shall be required for the authorization of such permit.

(4) Where application is made for a permit for external additions, alterations or changes to an existing multi-family structure, such application shall be accompanied by a plat drawn to scale, showing the actual dimensions of the parcel of land to be built upon or used, the size of the building to be erected or converted, the position of the proposed or existing building upon the lot, the position of any future contemplated or projected buildings to constitute a part of said multi-family structure, the position and dimensions of any automobile parking area, immediate or projected in the future, and such other information as may then or thereafter be deemed necessary by the city building official, or by the Board of Zoning Appeals, for consideration of the application. Such application, together with the supporting documents and information so furnished by the applicant, shall be filed with the city building official who shall transmit the same for consideration to the Board of Zoning Appeals.

(5) Nothing in this appendix or the adoption of this appendix shall be read to authorize the construction of any new or additional multifamily structures within the City.

Additionally, the acknowledgement that the current multi-family housing units in the City of Belle Meade are grandfathered without authorizing any further development shall likewise be amended to add a subparagraph (2)(e) to Section 14-202(2) entitled "Non-residential Uses" to include a reference to the newly added Appendix H as follows:

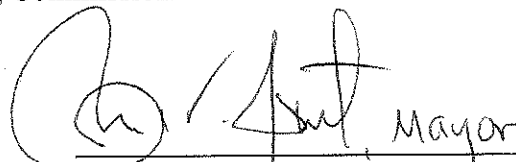
- (e) Existing Multi-Family Housing. – See Appendix H.

This Ordinance shall become effective fifteen days after its passage.

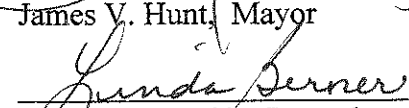
Passed on first reading:
March 18, 2014

Recommended by the Municipal Planning Commission
April 15, 2014

Passed on Second Reading:
April 16, 2014



James V. Hunt, Mayor



Linda Berner, City Recorder