

ORDINANCE NO. 51-7

AN ORDINANCE TO AMEND AN ORDINANCE ADOPTED BY THE CITY OF BELLE MEADE, TENNESSEE, ON THIRD READING ON AUGUST 16, 1950, ENTITLED

"AN ORDINANCE TO REGULATE, RESTRICT AND LIMIT, BY DISTRICTS OR ZONES, IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY, COMFORT, CONVENIENCE, PROSPERITY, AND GENERAL WELFARE, THE USES AND LOCATIONS OF BUILDINGS AND OTHER STRUCTURES, AND THE USES AND LOCATIONS OF BUILDINGS AND OTHER STRUCTURES, AND THE USES AND MAINTENANCE OF PROPERTY, THE HEIGHT, BULK AND LOCATIONS OF BUILDINGS, AND OTHER STRUCTURES HEREAFTER ERECTED OR ALTERED, INCLUDING LOT AREA PER FAMILY, SET BACK BUILDING LINES AND THE AREAS TO BE DEVOTED TO OPEN SPACES; AND TO PROVIDE A METHOD OF ADMINISTRATION, AND TO PROVIDE PENALTIES FOR THE VIOLATION THEREOF; AND TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH."

SO AS TO PROHIBIT THE ERECTION, CONSTRUCTION, MAINTENANCE, OR USE OF BASEMENTS OR CELLARS EXCEPT AS INTEGRAL PARTS OF A USE AS PERMITTED HEREIN, AND SO AS TO PROVIDE A MINIMUM HEIGHT FOR BUILDINGS TO BE USED AS DWELLINGS, CHURCHES, SCHOOLS OR OTHER PLACES OF WORSHIP; AND SO AS TO REQUIRE GREATER AMOUNTS OF TOTAL LOT AREA FOR THE CONSTRUCTION OF, OR USE OF LAND FOR CHURCHES OR OTHER PLACES OF WORSHIP, AND FOR THE CONSTRUCTION OF, OR USE OF LAND FOR OPERATION OF SCHOOLS BY POLITICAL SUBDIVISIONS OF THE STATE OF TENNESSEE, THAN ARE REQUIRED FOR DWELLINGS, AND TO REQUIRE ADDITIONAL INFORMATION TO ACCOMPANY APPLICATIONS FOR BUILDING PERMITS OR CERTIFICATES OF OCCUPANCY.

BE IT ORDAINED by the City of Belle Meade, Tennessee, as follows:

SECTION 1. Ordinance No. 39, adopted by the City of Belle Meade, Tennessee, on third reading on the 16th day of August, 1950, entitled

"AN ORDINANCE TO REGULATE, RESTRICT AND LIMIT, BY DISTRICTS OR ZONES, IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY, COMFORT, CONVENIENCE, PROSPERITY AND GENERAL WELFARE, THE USES AND LOCATIONS OF BUILDINGS, AND OTHER STRUCTURES, AND THE USES AND MAINTENANCE OF PROPERTY, THE HEIGHT, BULK AND LOCATIONS OF BUILDINGS, AND OTHER STRUCTURES HEREAFTER ERECTED OR ALTERED, INCLUDING LOT AREA PER FAMILY, SET BACK BUILDING LINES AND THE AREAS TO BE DEVOTED TO OPEN SPACES; AND TO PROVIDE A METHOD OF ADMINISTRATION, AND TO PROVIDE PENALTIES FOR THE VIOLATION THEREOF; AND TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH."

is hereby amended as follows:

In Section 1 of said Ordinance No. 39 insert an additional provision as follows: "1 x 6 (h) The erection, construction, maintenance or use of a basement or cellar, except as an integral part of a use as permitted herein, is hereby prohibited."

Add to the second paragraph of Section 3 (a) of said Ordinance No. 39, which ends with the words: "Stories in height", this sentence as follows: "No building having a height of less than fifteen (15) feet shall be used for a dwelling, church, or other place of worship, or a school."

Add to the last paragraph of Section 3(a) of said Ordinance No. 39 which ends with the words: "or two housekeeping units" this sentence as follows: "The minimum requirement shall be two hundred eighty thousand (280,000) square feet of lot area for the erection of or use of a building as a church, or other place of worship, or for the erection of or use of a building as a school, operated by a political subdivision of the State of Tennessee."

Add to the second paragraph of Section 3(b) of said Ordinance No. 39 which ends with the words: "Stories in height", this sentence as follows: "No building having a height of less than fifteen (15) feet shall be used for a dwelling, church, or other place of worship, or a school."

Add to the last paragraph of Section 3(b) of said Ordinance No. 39 which ends with the words: "Or two housekeeping units", this sentence as follows: "The minimum requirement shall be two hundred eighty thousand (280,000) square feet of lot area for the erection of or use of a building as a church, or other place of worship, or for the erection of or use of a building as a school, operated by a political subdivision of the State of Tennessee."

The existing paragraph of Ordinance No. 39, designated as Section 9, is amended by inserting, between the phrase ending with the words: "proposed field for discharge of same" and the remainder of the sentence constituting said paragraph, the words: "And one complete set of working plans, or blueprints, which shall be retained by the City Building Inspector." In addition, Section 9 of said Ordinance No. 39 is amended by the insertion of the following paragraph after the sentence ending with the words: "of these regulations".:

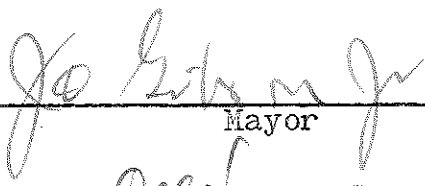
"9 x (b) Where application is made for a permit for the erection of a church or other place of worship, or for conversion of an existing building to such use, or where application is made for a permit for the construction of a school, or conversion of an existing building to such use, to be operated by a political subdivision of the State of Tennessee, 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 building to constitute a part of said church, or other place of worship, or school, the arrangement of the septic tank, and the proposed field for the discharge of same, and the position and dimensions of any automobile parking area, immediate or projected in the future, and such other information as may be deemed necessary by the City Building Inspector to provide for the enforcement of these regulations."


The foregoing amendment shall be and constitute a part of Ordinance No. 39 and be construed with it in pari materia and shall be subject to its provisions with respect to validity, as set forth in Section 14 of said Ordinance No. 39.

SECTION 2. The Board of Commissioners of the City of Belle Meade hereby certify that this Ordinance No. 51-7 has been submitted to and approved by the Municipal Planning Commission of the City of Belle Meade before final passage and adoption, and further certify that a public hearing upon this ordinance has been held, after at least fifteen (15) days' notice of the time and place of said hearing, and the full text of this ordinance was published in the official newspaper of the City of Belle Meade, and that it is the intent of the Board of Commissioners in adopting this ordinance to require greater open spaces than have been required in the past in granting permits for the erection of churches, because it has been found that the provisions for open spaces heretofore required have not been sufficient to avoid crowding, congestion, and other unpleasant occurrences and disturbances which arise in congregation of large numbers of automobiles around any place where members of the public assemble, and it is the intention of this ordinance to prevent, in so far as is possible, the recurrence of such unpleasant occurrences and require the same proportionate amount of open space around churches and schools as are required around dwellings. The minimum requirement for a two-family dwelling unit in Residence Zone "A" being one hundred

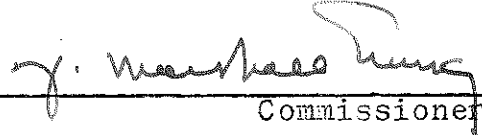
forty thousand (140,000) square feet, considering the much larger usage of septic disposal facilities and parking facilities required by churches or other places of worship, or schools, as defined in this ordinance, a minimum total area requirement two times as large as that required for a two-family dwelling unit in Residence Zone "A" is considered reasonable."




 Mayor



 Vice-Mayor



 Commissioner



 City Recorder

Passed First Reading
 November 20, 1951

Passed Second Reading
 November 20, 1951

Passed Third Reading
 December 18, 1951