

AN ORDINANCE TO AMEND AN ORDINANCE HERETOFORE ENACTED, 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 LOCATION OF BUILDINGS, AND OTHER STRUCTURES HEREAFTER ERECTED OR ALTERED, INCLUDING LOT AREA PER FAMILY, SETBACK 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 CREATE AND ESTABLISH FOUR DISTRICTS OR ZONES, IN ADDITION TO THOSE DISTRICTS OR ZONES PRESENTLY ESTABLISHED, AND TO DESCRIBE THE BOUNDARIES OF SAME, AND ESTABLISH REQUIREMENTS AS TO THE HEIGHT OF BUILDINGS WITHIN SAID DISTRICTS OR ZONES, AND AS TO LOT AREAS, REAR YARDS, SIDE YARDS, SETBACK LINES, WIDTHS OF BUILDING SITES, AND TO REPEAL ALL ORDINANCES OR PORTIONS THEREOF IN CONFLICT HERewith.

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

SECTION 1. Section 2 of Ordinance No. 39, heretofore adopted by the Board of Commissioners of the City of Belle Meade on August 16, 1950, and subsequently amended by Ordinances Numbers 51-2, 51-7, 51-6, and 55-2, is hereby amended as follows:

(A) There is hereby established a district or zone designated as Estates A, which is described as follows:

Beginning at a point in northerly boundary of the property of Mrs. D. Gray Simpson, at the easterly margin of Chickering Road, being the northwest corner of her property, thence extending eastwardly, along the said northerly boundary of the Simpson property 1150 feet, more or less, to a point 750 feet west of the easterly boundary of the Simpson property, which is also the easterly boundary of the City of Belle Meade; thence, in a general southerly direction, parallel to, and at all points 750 feet distant, in a westerly direction, from the said easterly boundary of the City of Belle Meade approximately 3700 feet, more or less, to a point in the northerly boundary of the property of Willis S. Graham, et ux, 750 feet easterly of said City boundary; thence westwardly, along the northerly boundaries of the properties of the said Willis S. Graham, et ux, W. Gregory Quick, et ux, and Jack G. Bailey, et ux, approximately 1600 feet, more or less, to the easterly margin of Chickering Road, the northwest corner of the property of Jack G. Bailey, et ux; thence northwestwardly, along the said easterly margin of Chickering Road 3300 feet, more or less, to the point of beginning.

(B) There is hereby established a district or zone designated as Estates B, which is composed of ~~the~~ tracts, which are described as follows:

TRACT (1) Beginning at a point in the westerly margin of Chickering Road, southeast corner of the tract designated as B. L. Woodard's Warner Park Subdivision, as of record in Plat Book 1130, page 87, Register's Office of Davidson County, and extending thence, along the southerly margin of the tract shown on the aforesaid plat, to the easterly margin of Chickering Road.

point, being also the northwesterly corner of the property conveyed by deed to Dr. Cham Rand Johnston, of record in Book 4419 , page 93 , said Register's Office; extending thence in a general southerly direction, along the easterly margin of Page Road to a point, the southwest extremity of the City of Belle Meade; thence along the southerly boundary of the said City, in a general easterly direction, 1237 feet, more or less, to a point in the westerly margin of Chickering Road (formerly called Belle Meade Pike); thence, with the said westerly margin of Chickering Road, in a general northerly direction 1460 feet, more or less, to the point of beginning.

TRACT (2) Beginning at a point in the easterly margin of Belle Meade Boulevard, being the northwest corner of Block D, Belle Meade Subdivision No. 2, and the property conveyed by Third National Bank, Trustee, to George T. Hicks and Jim Gillespie, by deed of record in Book 2805, page 283 , Register's Office of Davidson County, and running thence in a southeasterly direction, with the northerly boundary of said property, 300 feet to a point; thence extending in general southerly direction, parallel to and 300 feet distant from the said easterly boundary of Belle Meade Boulevard, and continuing at said distance of 300 feet from the easterly boundary of Chickering Road, south of its intersection with Belle Meade Boulevard, to a point in the south margin of Herbert Place 300 feet eastward of the easterly margin of Chickering Road, thence along the south margin of Herbert Place to its intersection with Chickering Road; thence northwardly along the east margin of Chickering Road to its intersection with Belle Meade Boulevard; thence along Belle Meade Boulevard in a general northwardly direction to the point of beginning.

TRACT (3) Beginning at a point in the easterly boundary in the City of Belle Meade, a portion of the westerly boundary of the City of Forest Hills, and the northeast corner of the property of Mrs. D. Gray Simpson, thence extending in a general southerly direction along said easterly boundary of the City of Belle Meade 5400 feet, more or less, to the southerly boundary of said City, the south margin of Chickering Lane; thence, northwestwardly, along the southerly margin of Chickering Lane, 2100 feet, more or less, to its intersection with Chickering Road; thence, across Chickering Lane, a distance of 50 feet, and along the easterly margin of Chickering Road, the westerly boundary of the property of Jack G. Bailey, et ux, 295 feet, more or less, to the north boundary of the said Bailey property, the southwest corner of Estates A District; thence eastwardly along the northerly boundary of the properties of Bailey, Quick, and Graham, the southerly boundary of Estates A District, to a point 750 feet east of the easterly boundary of the City, the southeast corner of Estates A District; thence northwardly, along the easterly boundary of Estates A District, parallel to and at all points 750 feet west of the easterly boundary of the City of Belle Meade 3700 feet, more or less, to the northerly property of

Mrs. D. Gray Simpson; thence eastwardly along said northerly boundary of the Simpson property 750 feet to the point of beginning.

(C) The boundaries of said district hereinabove described, are hereby established as amendments upon the map which is designated "Building Zone Map, City of Belle Meade, Tennessee" and the boundary descriptions set forth hereinabove are appended to said amended Building Zone Map, which is hereby made a part of this Ordinance.

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

SECTION 2. Section 3 of Ordinance No. 39, heretofore adopted by the City of Belle Meade and subsequently amended as heretofore recited in Section 1 hereof, is further amended by adding thereto the following:

(c) Within Estates A District no building or structure shall be erected which does not comply with the following requirements:

HEIGHT: No building shall exceed 35 feet or 2 1/2 stories in height. No building having a height less than 15 feet shall be used for a dwelling, church, or other place of worship, or a school.

REAR YARDS: There shall be a rear yard on every lot which rear yard shall have a minimum depth of 120 feet for a one story building, which depth shall be increased to 150 feet for a two or two and one half story building.

SIDE YARDS: There shall be a side yard on each side of every building and the minimum width of any side yard shall be 70 feet and the least sum of the width of both side yards shall be 150 feet, and each building site shall have a total width at the set back line of 300 feet.

SET BACK LINES: No building shall be erected, reconstructed, or altered so as to project in any manner beyond a line which is distant from the street line less than 800 feet.

Steps, uncovered porches, and covered but unenclosed porches on the first story, which do not extend more than 10 feet beyond the front wall of the building, are exempt from the above provisions.

No building shall be erected, constructed, or altered for use as a church or other place of worship, or for use as a school which is so placed on the lot which it occupies as to be within 250 feet in any direction of the boundary of said lot, front, side or rear.

LOT AREA: The minimum requirements shall be three hundred fifty thousand (350,000) square feet of lot area for each dwelling for one family, or one housekeeping unit, and four hundred thousand (400,000) square feet for a dwelling for two families, or two housekeeping units.

The minimum requirements shall be four hundred thousand (400,000) 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 or use of a building as a school, operated by a political subdivision of the State of Tennessee.

(d) Within any Estates B District no building or structure shall be erected which does not comply with the following requirements:

HEIGHT: No building shall exceed 35 feet or 2 1/2 stories in height. No building having a height less than 15 feet shall be used for a dwelling, church, or other place of worship, or a school.

REAR YARDS: There shall be a rear yard on every lot which rear yard shall have a minimum depth of 70 feet for a one story building, which depth shall be increased to 100 feet for a two or two and one half story building.

SIDE YARDS: There shall be a side yard on each side of every building and the minimum width of any side yard shall be 40 feet and the least sum of the width of both side yards shall be 90 feet, and each building site shall have a total width at the set back line of 200 feet.

SET BACK LINES: No building shall be erected, reconstructed, or altered so as to project in any manner beyond a line which is distant from the street line less than 150 feet.

Steps, uncovered porches, and covered but unenclosed porches on the first story, which do not extend more than 10 feet beyond the front wall of the building, are exempt from the above provisions.

No building shall be erected, constructed, or altered for use as a church or other place of worship, or for use as a school which is so placed on the lot which it occupies as to be within 250 feet in any direction of the boundary of said lot, front, side or rear.

LOT AREA: The minimum requirements shall be eighty five thousand (85,000) square feet of lot area for each dwelling for one family, or one housekeeping unit, and one hundred fifty thousand (150,000) square feet for a dwelling for two families, or two housekeeping units.

The minimum requirements 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 or use of a building as a school, operated by a political subdivision of the State of Tennessee.

SECTION 3. Section 9, subsection c of Ordinance No. 39 is amended by inserting in the third line of the first sentence thereof after the words Residence "B" Districts, the words "and Estates A Districts and Estates B Districts".

SECTION 4. All ordinances and parts of ordinances in conflict herewith are hereby repealed, except that certain Ordinance No. 8, which shall remain in full force and effect, any provision herein to the contrary notwithstanding.

SECTION 5. It is hereby declared to be the intention of the citizens of the City of Belle Meade that the sections, paragraphs, sentences and words of this ordinance are severable, and if any word or words, clause or clauses, sentence or sentences, paragraph or paragraphs, section or sections of this ordinance shall be declared unconstitutional, or in excess of the powers vested in the Board of Commissioners by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality, or exercise of excess powers, shall not affect any of the remaining words, clauses, sentences, paragraphs or sections of this ordinance, as the same would have been enacted by the Board of Commissioners of the City of Belle Meade without the incorporation in the ordinance of any such unconstitutional word or words, clause or clauses, sentence or sentences, paragraph or paragraphs, section or sections, or exercise of such excess powers.

SECTION 6. The Commissioners of the City of Belle Meade hereby certify that this Ordinance No. 70-3 has been submitted to and approved by the Planning Commission of the City of Belle Meade, and a public hearing thereon has been held after at least fifteen (15) days notice of the time and place of said meeting was published in a newspaper of general circulation in the City of Belle Meade, and full compliance with the provisions of Tennessee Code Annotated Section 13-703.

Passed first reading
on October 8, 1970.

Passed second reading
on November 2, 1970

Passed third reading
and adopted on
November 5, 1970

E. Bell

John Travis

William G. Little

A. K. Beaman