

## **Requirements for Consolidating Lots for Municipal Planning Commission**

The City of Belle Meade recognizes single lots in our zoning ordinance. What that means is if you want to take full advantage of a piece of property in calculating the setbacks (building envelope), and footprint and F.A.R. allowed it will need to be defined as a single lot on a recorded subdivision plan or plat of record in the Register's Office for Davidson County, Tennessee.

**The process to do this is having a surveyor prepare a CONSOLIDATION PLAT showing the property line or lines to be removed by the recording of the plat. The Consolidation Plat must also have an Owner's Certification block signed by the homeowner, a Surveyor's Certification block with seal and signature of a Tennessee certified surveyor, and a block for the Chairman of the Planning Commission of Belle Meade to sign approving the consolidation.**

The Consolidation Plat will need to be submitted to the Building Official in PDF and hardcopy along with a completed Planning Commission application and \$400 fee to be placed on the agenda for the Planning Commission. The Planning Commission meets the third Tuesday of every month at 5:00 p.m. and the cutoff to be placed on the agenda is 15 days prior to the meeting.