

**Municipal Planning Commission
City of Belle Meade
February 18, 2020**

Call to Order

The meeting was called to order by Steve Horrell, Chair, at 4:00pm

Board Members present

Steve Horrell, Chair	Kristin Taylor	James Hunt	Karen Rich
Bob Weigel	Larry Wieck	Scott Kendall	

Staff Members present

Beth Reardon, City Manager Doug Berry, City Attorney
Lyle Patterson, Assist. City Manager / Building Official
Edie Glaser, City Recorder

Approval of Minutes:

Minutes of the regularly scheduled meeting January 21, 2020

Motion to approve: Wieck **Second:** Weigel **Vote:** All aye

Old Business: None

New Business:

1. The application of Puneet Mishra (20021) 4524 Millrace Lane, asking to improve the building envelope due to 100-year floodplain and topography of property.

Presentation: Ron Farris with Farris Concepts in Architecture, we are here seeking the MPC's consideration to revise the rear setback from 60ft to 40ft. There are seven lots that were created on Millrace Lane in 1997.

When they were secured the builder subdivided them into an acre. Some a little larger than others. Since the development was approved six of the properties have been developed with new houses. Of the seven lots, lot seven, is the most challenging with topography and floodplain. Most of the lots are regular in shape and more rectangular. They have a width and depth ratio that is pretty common lot development. Lot seven, is irregular shape. It is shallow front to back and it is narrow. The narrowest point is at the street front property line. Lot seven is 165ft front to back. The other lots range from 240ft to 380ft in depth. The result is a large discrepancy in the lot depth as well as the envelope depth.

Lot six was brought up out of the floodplain when it was developed. They did not do that to lot seven. Lot six was filled anywhere from four to ten feet up and out of the flood plain. Lot seven was not. Lot seven has the smallest envelope size of all the seven properties.

The proposed rear setback from 60ft to 40ft would eliminate the need to build within the floodplain line and the need to perform timely and costly impact studies both by my client and the City would have significant oversight of that sort of compliance measure. The offset we would gain by not putting it in the building envelope and building it up and out would give us a building envelope of sixty nine hundred square feet.

The proposed rear set back would reduce over all land disturbance within the portion of the site that has the steepest topography. It also nets out more green space view from the Millrace Lane standpoint. At a minimum it separates

lot seven and lot six houses not impacting lot six anyway but favorably. The rear yard neighbors are in Sugartree. The impact to the rear side is minimal.

Board Questions/Comments:

S. Horrell, Lyle what do we have to compare this to in the City?

L. Patterson, I do not really have anything to compare it to. Anytime you can get out of the floodway is a good thing. Your swapping roughly fifteen hundred feet to put it up behind the house. You are a good distance from the Sugartree neighbor in the back and not encroaching on Belle Meade neighbors. The neighbor to the right, Mrs. Petroni, has spoken favorably to the proposal.

S. Horrell, when was the lot purchased?

P. Mishra, the lot was purchased October, 2016.

S. Horrell, at the time were you aware of the floodplain?

P. Mishra, we were not, FEMA changed the floodplain after we purchased the lot.

L. Wieck does the green area exactly equal fifteen hundred square feet? You have asked for forty.

R. Farris, it is fifteen hundred square feet plus or minus a foot or so.

L. Wieck, there will be no development on the floodplain side of that area?

R. Farris, our effort is to stay outside of that floodplain entirely.

S. Horrell, what is your finished floor elevation of the house first floor?

R. Farris, we are going to be in the 490 or 493 range.

L. Wieck, Lyle will this have to go before the Board of Zoning Appeals (BZA)?

L. Patterson, yes and the Historic Zoning Commission (HZC).

S. Horrell, this is a tough lot and then FEMA made it even more difficult.

This is not a structure that is going to be easy to build.

L. Wieck, when you build the section up are you creating a waterway between the two pieces of property?

L. Patterson, there is already one there. This will be studied in stormwater. Steve Casey and I have talked about how to capture that water and flow down to the Sugartree creek.

S. Horrell, what do you think Lyle?

L. Patterson, it is a definite improvement with stormwater and the house. It is the best use of this parcel especially with reconfiguring the envelope and it not encroaching on the Belle Meade neighbors.

C. Taylor, will it have any adverse effect on the Sugartree neighbors?

L. Patterson, no, the distance between this envelope and the neighbors is one hundred eighty feet.

Motion to approve: Wieck Second: Taylor Vote: All aye

Meeting adjourned 5:05pm

Chairman Steve Horrell

City Recorder Edie Glaser