

Municipal Planning Commission Meeting via "Zoom"
City of Belle Meade
January 19, 2021

Board Members Present

Chairman, Steve Horrell	Vice Chairman, John Eason	Jim Hastings
Mayor, James Hunt	Larry Wieck	Scott Kendall
Bob Weigel	Karen Rich	Gavin Duke

Staff Members Present

City Manager, Beth Reardon City Attorney, Doug Berry
Assistant City Manager and Building Official, Lyle Patterson
City Recorder, Edie Glaser

Approval of the Minutes:

Minutes from the regularly scheduled meeting held October 20, 2020:

Motion to approve: Eason Second: Weigel Vote: All aye

Old Business: None

New Business:

1. The application of Thomas Chapman (PC21011), 300 Jackson Boulevard, to combine lots #3 and one unnamed lot (same property) into one lot recognized by the City of Belle Meade.

Presentation: Lyle Patterson, this is the typical combination of lots we have had in the past. The owners are doing an addition to their home that has been approved and they need to combine this in order to pull their building permit. There are no issues pertaining to this.

Board Discussion:

Eason, which way is the extension going?

Patterson, it will go slightly to the left and back. This lot slopes heavily right to left especially once you get beyond the driveway. They appeared before the Board of Zoning Appeals and received approval of their addition to the rear. They are not encroaching any closer on the neighbor. The permit can be issued once the two lots are combined.

Public Questions/Comments: None

Motion to approve to combine the lots: Eason Second: Weigel
Vote: All aye

2. The application of Alex Palmer (PC21012), 533 Belle Meade Boulevard, to subdivide 533 Belle Meade Boulevard into two separate lots.

Existing lot is 102,200 Square feet
Lot #1 to be 50,130 square feet
Lot #2 to be 52,070 square feet

Board Members Larry Wieck and Gavin Duke have recused themselves from voting on this application.

Presentation: Ron Farris, Farris Concepts Architecture, Mr. Palmer, and assistant to Mr. Palmer Gena Dupree.

Mr. Palmer's plan if the subdivision is approved, would be to construct two high end custom homes, meeting the standards of style, detail, and character, of high end homes found throughout Belle Meade. His design and construction team would consist of the following members, myself as acting architect, Paige Duke as landscape architect, Mark Simmons for interior design, and William Andrews as construction general contractor. In the past twenty five years this team has collaborated on numerous projects throughout Belle Meade. I am confident that if approved the homes would be in harmony with and a compliment to the City of Belle Meade. We believe these homes will stand the test of time. The design would be reviewed and approved thoroughly through the newly founded City of Belle Meade Historic Zoning Commission. In addition to our team of professionals the city has a check and balance in place to insure any new home meets a certain standard matching other homes throughout the city.

The proposed subdivision meets the ordinances as per the following, lot size, the property is in residence B District. Residence B requires a minimum lot size of 40,000 square feet. The property sizes are, lot 1, to be 50,130 square feet and lot 2, to be 50,070 square feet. Lots are of equal size and dimension. Per the ordinance each lot meets the requirement of a front lot line of at least 125 feet. Lot 1 width along Belle Meade Boulevard is 191 feet. Lot 2 line length along Belle Meade Boulevard is 162 feet until it meets the radius. In addition, the lot meets the requirement along Leak Avenue. Its length is 254 feet plus half of the radius at the corner where Leak meets Belle Meade Boulevard. From our estimations and our calculations in full compliance with the minimum lot linewidths and scale.

The building envelope proposed allow for our intent to have each of the residences face Belle Meade Boulevard. This pattern is consistent with most homes along Belle Meade Boulevard, and we think this would maintain a pattern of consistency and an expected pattern of homes facing the Boulevard. I think this will present the homes in the most favorable orientation. Also, important to note both of the proposed building envelopes adhere to the ordinance standard of 50% in width. The ordinances require the building envelope to equal half of the lot width. Both of these envelopes adhere to that guideline. This allows for a home on each of these sites to be approximately 95 feet in width. Again, scale and character of these homes we think would be a complement and in harmony with the scale, mass, and proportion of other homes along Belle Meade Boulevard. Through consultation with Building Official Lyle Patterson and the corner lot ordinance, we are asking for the Commission to establish the building envelopes as shown. The lot along Leake and Belle Meade Boulevard (Lot 2), we intentionally made the Leake side of this property the largest setback which is 30% of the lot width. This nets the most greenspace along Leake and buffers Leake with its largest setback. My understanding from Lyle Patterson in review of the corner lot ordinance was to ensure corner lots were not penalized by having to implement two front setbacks, resulting in an unusually small building envelope or an unbuildable envelope. Our proposed setbacks along Leake and proposed buffering, I think meets the intent of the corner lot ordinance.

Our proposed submission would include buffering that would help buffer and shield the new residence as you come up Leake toward Belle Meade Boulevard. We would continue buffering along the side of the building envelope. The space between the buffering (image shown) would be an anticipated entry point if we pulled the driveway in that side. Full intent to include buffering along Leake similar to a lot across the street on the corner lot of Leake. It would be similar and complimenting to the buffering that is on that lot.

Lots along this particular section of the Boulevard vary in width, depth, and size. Our proposed lot width and depth I feel is in harmony with this section

of Belle Meade Boulevard. These two lots would not be the smallest and they do not come close to being the narrowest. The narrowest that we find in our immediacy are the two properties that bookend each end of our proposed subdivision. To the left of our site there is an apartment complex, quite narrow, quite long, does not adhere to the 50% setback rule. The same exists on the two residences, or the two lots, to the south or the right of our property, their width and depth are not in congruency with the scale and size of our properties.

I think the lots meet the minimum requirements of size, square footage, exceeding the 40,000 square feet each by over 10,000 square feet. They exceed the minimum lot line widths of 125 feet by close to 70 feet or more. The two lots I think maintain the harmony and scale of the properties along Belle Meade Boulevard and the design team and construction team would ensure the residences would be well designed and reflect the high end quality Belle Meade is known for. With that I am happy to answer any questions.

Board Questions/Comments:

Weigel, do your properties exceed out toward Belle Meade Boulevard further out than the properties to the left?

Farris, the existing residence that is there today is 100 feet from the property line. So, the existing residence does exceed those to the left.

Hunt, I am happy to see there is no landscaping at the corner of Leake and Belle Meade Boulevard because of the visibility. Thank you for taking that into consideration.

Farris, our submission to the HZC will include a landscape plan. In addition to what we are showing here there will be an overall site plan that shows all intended landscaping.

Hunt, is there a proposal or thought on how cars will enter the property?

Farris, lot 1, would be entering from Belle Meade Boulevard, not sure which side. We anticipate the garage will be on the left. It would be orientated towards the apartments, most likely. The most greenspace between the two structures is our goal. Lot 2, our plan would also be entering off of Belle Meade Boulevard. There is a potential plan that you could enter off of Leake to get to a garage structure. That is the goal of the buffering to preclude any views into that garage if it occurs on that Leake side.

Rich, will lot 2 have garage doors facing Leake?

Farris, it is allowed by ordinance if it is a two frontage lot. If they did face Leake they would be buffered. Our broad interest would be to present the home in its best capacity both from Leake and Belle Meade Boulevard. I am not sure we would be interested in facing doors to Leake.

Hunt, we are not considering that today we are just considering the lot be divided today.

Farris, yes.

Hastings, I would hope that the garage would not face Leake and be in the back or on the other side.

Hunt, this can be addressed at the BZA.

Eason, is there anything that other than us approving the division of property that would keep us from this just being a rubber stamp?

Patterson, no, I have done research on this for a while. It is a good lot and checks all the boxes. Any hesitation about garage doors or anything like that need to be addressed at the Board of Zoning Appeals or Historic Zoning Commission.

Public Comments:

Bart and Laurie Ashley, 540 Belle Meade Boulevard, we understand what the proposal is, our comment is that when we moved in, we were not aware that anyone was considering subdividing that lot. It was always our understanding in looking at the City of Belle Meade website, Belle Meade Together, and even talking to representatives, that the intent is to keep the original character and charm of the community. To continue the green rolling lawns in the park like surroundings. Tearing down and subdividing lots and putting multiple homes on them is probably not consistent with those goals. We were surprised to see this. This is right in our front yard. You have now put two large homes right on our front porch. We would not be for this subdivision.

Laurie Ashley, 540 Belle Meade Boulevard, I would like to add to that, in the Community Survey that recently went out and we saw the results, a large portion of the Community is concerned with lots being subdivided in Belle Meade and maintaining the look of Belle Meade, especially on the Boulevard. I think this is not necessarily in keeping with what your public survey results requested.

Eason, assuming this is all proper with all of the guidelines and laws of Belle Meade we do not have a right to turn this down?

Steve Horrell, you are correct. This has been presented to us. I don't see where we can object to the actual subdivision taking place.

Bart Ashley, if I have a tract of land, and it is made up of multiple lots, we can get a permit to build on those lots?

Patterson, if you have a house on a large parcel of land, you will have to go before the HZC to get permission to tear it down. You have to have 40,000 square feet to develop a lot. If you have a large home on a lot and you try to subdivide and you only have 79,000 square feet total, you cannot do it, you have to have 80,000. In addition, to create two lots you have to have road frontage or the front lot line of at least 125 feet as is stated in the subdivision ordinance. You have to have access to the street of no less than 50 feet. There are many checks and balances in doing this. This is just the first stop for the applicant they will have to go before the HZC and possibly the BZA as well.

Haley Dale, 601 Enquirer Avenue, has there been a driveway established on Leake or will that happen later?

Farris, the addresses of both properties would be Belle Meade Boulevard. There is not a drive entry point determined for either of the properties. That would take place as we move to the HZC.

Haley Dale, who determines drive access from a street if it is not existing?

Patterson, that is determined by the owner. They would obtain a driveway cut permit with the Director of Public Works. When on a corner you can not put the driveway too close to the corner.

Farris, that can be found within the corner lot Ordinance. I believe it is 35 feet from the intersection, no driveway cuts can be installed.

Hunt, in response to the Ashley's comments, which I do appreciate. I believe with the quality of the architecture that Ron Farris has produced in Belle Meade it will be a lot better than looking at the particular house that is there now. It will be looking at two beautiful homes saving enough green space there on either side of the houses.

Motion to approve as accepted and explained: Eason **Second:** Hunt
Vote: All aye

Meeting adjourned 4:37pm

Steve Horrell, Chairman

City Recorder, Edie Glaser