

Municipal Planning Commission Meeting via "Zoom"
City of Belle Meade
June 15, 2021

Board Members Present

Chairman, Steve Horrell	Vice Chairman, John Eason	Jim Hastings
James Hunt, Mayor	Larry Wieck	Nina Davidson
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 January 19, 2021:

Motion to approve: Hunt **Second:** Eason **Vote:** All aye

Old Business: None

New Business:

1. The application of Joel Lyons (PC21061), 712 Lynwood Boulevard, asking for a variance to establish a building envelope due to restrictions caused by a corner lot.

Presentation: Charlie Rankin, architect, stated the lot is at the corner of Lynwood and Trimble. In order to establish the front setback, we took the average of the setbacks on the homes along Lynwood between Trimble and Harding Place, resulting in 104 feet. The side setbacks were determined using the 3 homes along Trimble that are in Belle Meade city limits. Homes beyond that are in Metro. The average side setback is 57.5 feet. The rear setback for a single story structure is 60 feet, and 85 feet for a two story structure. On my plans, I have shaded the rear boundary back to the 60 foot setback, so everyone can see the total area of the building envelope. We would contend that this an unbuildable and diminutive building envelope for this lot.

Our proposal would then be to establish the front of house facing Lynwood Blvd., using 104 feet as our setback, then we would use the standard ordinance requirement of 20% of the lot width for the side setback. As you can see, the existing house is out of compliance by 3.4 feet, so we would be giving up that amount in order to be in compliance. Then the two trickier ones become the rear setback and the Trimble Road setback. Our proposal would be to match the existing setback of the houses there now, which is 32.9 feet off the back property line. Along the Trimble Road side, we propose to treat that as a typical side setback, so when combined with the right side setback for two would equal 50% of the lot width. So that would result in a 34.4 foot setback off Trimble, which I've shown on the drawing is six and a half feet closer to the road than the existing structure.

Rankin stated the commission members had his handouts showing some comps from the neighborhood, 4309 Iroquois, 700 Lynwood Blvd., 725 Westview Ave. and 4308 Harding Place.

Board Questions/Comments

- Horrell: Lyle, please go over your research and recommendations

- Patterson: When the corner lot ordinance was rewritten, I had hoped it would address specific situations like this to give relief, so lots like this could be developed. Staff recommends.
- Duke: what is the acreage of this lot?
- Rankin: it's right at a half-acre
- Patterson: This came before HZC last week and was approved for demolition.
- Eason: How many square feet is the house and is it two story?
- Rankin: Existing house is single story.
- Eason: No, I am asking for the replacement, not the existing.
- Rankin: We have not designed anything yet. We wanted to establish this building envelope first. That being said, based on a land to building ratio, estimated footprint and FAR, we can probably build a four to five thousand sq. ft. home.
- Davidson: Are there restrictions on how tall this can be?
- Rankin: That is another hurdle to cross. Not sure if that is determined here or not.
- Patterson: Home design will go back to the HZC, then the BZA will rule on the variance due to rear setbacks and then height is determined.

Public Questions/Comments: None

Motion to approve: Duke **Second:** Eason **Vote:** All aye

2. The application of Kerry Roberts (PC21062), 201 Scotland Place, asking for a variance to establish a building envelope due to restrictions caused by a corner lot.

Presentation: Ron Farris, architect presented, requesting consideration of approval of a building envelope that establishes Parmer Avenue as the front yard, and Scotland Place as the side yard. Currently, the existing residence faces Scotland. We are asking that Scotland be considered as a typical side yard and Parmer as the front yard. This will yield a building envelope that is similar to an internal or conventional lot, with setbacks like other properties. In our case our proposal will yield a building envelope with a lot width of approximately 79 feet, 9 inches. It give the largest side setback along Scotland, using the most green space there. It gives the smallest, or 20% side setback, to the southern edge, abutting 512 Parmer. I believe the ordinance was written for this sort of review and consideration, which is to create a more conventional building envelope. The rear yard in our setback of 60 to 85 will also net the most greenspace to the east of our lot.

Farris highlighted numerous examples of corner lots in the City that correlate with this proposal and have similar conditions with this Scotland Place lot, on Parmer and Paddock, Lynwood and Lillywood and Westview and Harding Place. He believes this proposed orientation, setbacks, building envelope yield the most favorable building envelope, the most greenspace and is not out of harmony with existing development in this specific area or adversely impacts the abutting properties.

Board Questions/Comments:

- Horrell: What does staff recommend?
- Patterson: Staff recommends approval for this envelope.
- Duke: Will this have to go before the HZC for demolition:
- Farris: Yes, correct.
- Wieck: Did you establish the 60 foot rear setback on your proposal?

- Farris: That is correct. I have an identifiable building envelope within ordinance setbacks and rear setbacks.
- Duke: What is the FAR, etc.
- Farris: Lot size is 28,114, FAR is 6,325 and allowable footprint is 3,373. Not a big house, entrance will be on Parmer Ave. side

Public Comments: None

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

Meeting adjourned 4:30pm

Steve Horrell, Chairman

City Manager Beth Reardon