

**Municipal Planning Commission Meeting  
City of Belle Meade  
September 21, 2021**

**Board Members Present**

Chairman, Steve Horrell	Vice Chairman, John Eason	Jim Hastings
James Hunt, Mayor	Larry Wieck	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

**Approval of the Minutes:**

Minutes from the regularly scheduled meeting held June 15, 2021:

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

**Old Business:**    None

**New Business:**

1. The application of Walter and William Morgan (21091) 4825 Harding Pike, requesting to subdivide 4825 Harding Pike into three lots. Lots #2 and #3 will be facing Clarendon Avenue.

**Presentation:**

William Morgan introduced himself and stated his brother Walter is on his way. William stated he is co-owner of this lot along with Walter. He lives in Williamson County and Walter lives in Belle Meade at 200 Evelyn Ave. which is right next door to this property. Their mother, Dudley White, lives in the home on the property, lot #1. We are creating two additional lots on Clarendon Avenue, primarily driven by Walter's son who is very interested in building a home here. For the record, William submitted a letter from his mother, who is very much in favor of this plan.

**Board Questions/Comments**

- Horrell: What is staff recommendation?
- Patterson: Staff recommends this application. I've worked with the Morgans on this for several months and feel it is a good solution.
- Duke: are there any existing elements that are in non-compliance with the setbacks?
- Patterson: No, they have complied with the minimum 40,000 lot size, since both lots are an acre or slightly over. Building envelopes have not yet been established yet, but they will come back to MPC or BZA for that.
- Eason - Is there a structure on lot #3 in the back and will that stay there?
- Wm. Morgan - Yes, it is an old barn and we intend for it to stay.
- Eason - Is that a problem?
- Patterson - Yes, it will be an issue when they start to build. The barn cannot be grandfathered and will have to come down. It is right on the edge of the property.
- Wm. Morgan - The lot to be built on first will be lot #2. There are no plans currently for lot #3.

- Wieck - The drive coming off of Clarendon back to the house, is that being considered to stay? Is there an easement or will it be abandoned?
- Wm. Morgan - I don't believe there is an easement, but we would address that when we develop the building envelope plans.
- Wieck - Lyle, please address the existing building (barn) close to the property line on proposed lot #3. Can they come back and ask to keep it?
- Patterson - The building is not grandfathered in with this new lot. If this was already a lot and that building was already there, then it would be grandfathered, but they are asking to create a new lot where that building now stands. You cannot establish a new lot and incorporate a non-complaint structure that is outside the building envelope.
- Wieck - What about the four outbuildings shown on lot #1? Does this subdivision make any of those buildings non-compliant?
- Patterson - Possibly one that is just north of the barn that is non-compliant. Because of its proximity to the rear setback line.
- Wieck - So how do those get treated under the ordinance.
- Patterson - This is an unusual situation because we are creating a new rear setback, so I do not know if the MPC or BZA would hear this.
- Duke - For lot #1, what is considered the front yard?
- Patterson - It would be Harding Road, the address is 4825 Harding Road.
- Wieck - Are we not really creating three new lots with this subdivision? If so, are we creating a non-compliant situation in regard to the barn and is that legal?
- Berry - According to the code, it only specified that the MPC cannot create substandard lots. It does not address how to treat existing structures, so this type of situation will have to be addressed on a case-by-case basis by MPC or BZA.

**Public Questions/Comments:**

- Resident Dorothy Earthman, 120 Bonaventure, has no issues with creation of lots 2 and 3, but wondered if there were any plans for lot #1, where Mrs. White now lives. Will a road be created on this lot to access additional lots?
- Patterson - there are no plans at this time to develop lot #1, but when/if that happens, there is a process of coming before this board and notifying neighbors before any new development begins. William Morgan confirmed that there are no plans now to make any changes to lot #1.

**Motion to approve the subdivision of 4825 Pike into three lots: Wieck**

**Second: Hastings      Vote: All aye**

Meeting adjourned 4:25 p.m.

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Steve Horrell, Chairman

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City Manager Beth Reardon