



MAYOR • Rusty Moore VICE-MAYOR • Haley Dale COMMISSIONERS:
Louise Bryan • Neal Clayton • Marty Dickens • Jennifer Moody, City Manager • Chuck Williams, Chief of Police
City Hall (615) 297-6041 / Police Dept. (615) 297-0241 / www.citybellemeade.org

NEWSLETTER TO RESIDENTS OF BELLE MEADE SEPTEMBER 2024



FINAL PUBLIC HEARING DATE SET FOR COMMENTS ON NEW ZONING CODE

The Belle Meade Zoning Code is the collection of local standards that help create the quality and type of residential development envisioned by the Belle Meade community. This part of city code typically regulates land use, building size and placement, parking,

landscaping and parcel size. The existing zoning regulations have not been comprehensively updated since 1997. In the past few decades, development patterns and building trends have changed in some significant ways. These regulations use “districts” to allow different standards that best fit the existing character of different neighborhood areas within Belle Meade and define how property within the city limits may be developed or redeveloped.

Some of the changes to the Zoning Ordinance include: the use of plain language, illustrations, charts, and definitions so that all residents can more easily find information and understand how it applies to their property or proposed project. A new Residence “C” district would create standards for residential structures built on smaller lots; the Floor Area Ratio (FAR) for lots over 40,000 square feet has increased from 0.196 to 0.200; some basement ar-

chitectures, garage, pool houses, and other structures are now counted as FAR; and less restrictive requirements for fence placement.

A formal public hearing and adoption of the Draft Zoning Ordinance will be given during the Board of Commissioners meeting on September 18, 2024 at 4:00 PM. The public and design professionals are encouraged to attend this meeting and comment of the proposed ordinance. The draft ordinance is now available on the city’s website for review.

Questions or Comments? Contact Planning Director Mary Samaniego, msamaniego@citybellemeade.org or (615) 297-6041.



Pictured above: City Commissioner Neal Clayton and Belle Meade Police Chief Charles Williams at Warner Place’s Annual Back-to-School Bash

COMMISSIONERS SEEKING A “SAFER” BELLE MEADE BOULEVARD – Engineers with KCI Engineering Have Been Selected to Begin Final Designs For A Safer Pedestrian Walking Path on Belle Meade Boulevard

City of Belle Meade Commissioners have taken another step towards implementing the vision and principles of the Belle Meade Together Plan. In the planning process, many residents shared that streets should be treated as places for people and not just seen as environments for moving motor vehicles as quickly as possible. The plan recommends a variety of approaches to consider as solutions for both managing traffic and creating safe opportunities for walking and cycling.

Most recently, the City completed a project with KCI Engineering resulting in a conceptual design for improving Belle Meade Boulevard between its intersections with Harding Place and Page Road, to add a 5-foot-wide pedestrian path, with a low, 1-foot barrier or “buffer strip” between the walking path and traffic lanes. The 5’ wide area would be created by widening the existing inner shoulder of the roadway by narrowing the existing traffic lanes to a consistent 9-foot lane width for each lane and, where necessary, taking up to a few feet at the edge of the existing median to create additional width for a walking path next to the median. The new pathway would connect pedestrians

from existing sidewalks on Harding Place along the Boulevard to the entrance of the Warner Parks at Page Road. A proposal to carry the project from this concept through to final design plans and construction was approved at the regular meeting of the Board of Commissioners in August. Final design will include coordination with stormwater management and Nashville Electric Service as well as community engagement on the design prior to final approval. More information on this and other capital projects will be added to the city website, www.citybellemeade.org, as well as access to monthly progress reports on all active capital projects.

BELLE MEADE HIGHLANDS Design and Mobility Study

SAVE THE DATE

Belle Meade Highlands Mobility Study Open House

Percy Warner Park Golf Course Pavilion
1221 Forrest Park Dr | Nashville, TN 37205

Tuesday, September 10 | 4:30 p.m. - 7:00 p.m.

Metro Nashville Planning Department
PO Box 196300
Nashville, TN 37219

YOU ARE INVITED!

Please join us for an open-house style session for updates on the study.

Presentations will happen every hour at 4:30, 5:30, and 6:30 p.m.

Opportunities for feedback throughout.

For more information, please visit Nashville.gov/BMHStudy or email questions or comments to planbmh@nashville.gov.



Vice-Mayor, as well as a life-long resident, Haley Dale, currently residing on Iroquois Avenue, and the second is Dr. Tom Starkey, a new candidate and 30+ year resident, currently residing on Lynwood Blvd. The October newsletter will feature more biographical information from both candidates.

Current Commissioner Marty Dickens has chosen not to run after serving on the Board since being unanimously appointed in July 2023 to fill the remainder of former Mayor and Commissioner Jim V. Hunt's term of office. While Commissioner, he con-

tributed significantly to strategic planning and policy-making that helps ensure the City's long-term financial stability. We commend him for his leadership and service to our community.

At the first Board of Commissioners meeting following the November election, the newly sworn-in Commissioners will officially begin their terms of office, and two Commissioners will be appointed to the roles of Mayor and Vice-Mayor. Additionally, please save-the-date for a public reception to be held at 3:00 p.m. on November 20th at Belle Meade City Hall, immediately prior to the Board of Commissioners meeting. This meet-and-greet reception will welcome in-coming Commissioners and thank our out-going Commissioners for their service.

BELLE MEADE CITY COMMISSIONER ELECTION

The City of Belle Meade is chartered as a City Manager – Commissioner form of government and the Board of Commissioners are the policy-making body, while the City Manager is the Chief Administrative Officer. Residents of Belle Meade elect a total of five (5) Commissioners, who serve staggered four-year terms of office. Following each election, which are held in November of even numbered years, the Board's members appoint a Mayor and Vice-Mayor to serve for two-year terms.

On November 5th, residents will have the option to elect two Commissioners to serve new 4-year terms. Two candidates have qualified to run for the two open seats, one is incumbent and current



CELEBRATE ALL THINGS FALL AT CHEEKWOOD HARVEST

Seasonal Festival Includes Pumpkin Houses, Scarecrows, Mums and More
September 14 until October 27, 2024



The fall season shines at Cheekwood Estate & Gardens with an explosion of pumpkins and chrysanthemums and special events for the whole family. The return of Cheekwood Harvest brings a chance to stroll through the stunning display of fall colors, capture the perfect harvest photo, tap your toes to music in the beer garden and pick out a pumpkin to take home and carve.

The centerpiece of the seasonal festival is the **Pumpkin Village** on Arboretum Lawn. More than 75,000 pumpkins in various colors including orange, light pink, green and white will decorate the landscape, while more than 4,000 chrysanthemums will add an extra pop of fall color. Guests can snap a photo in front of three houses made of pumpkins featuring thatch and cedar roofs adorned with chartreuse Ipomoea vines. A wide variety of pumpkins will be available for purchase.

For the second year in a row, a **P'mumkin Topiary** will provide another striking photo backdrop. The eight-foot-wide and nine-foot-tall pumpkin-shaped structure is made of more than 500 vibrant orange zest mums.

Another familiar favorite, the **Community Scarecrow Trail**, returns and guests can visit the Turner Seasons Garden to see how local artists, organizations and schools turn ordinary frames into incredible works of art. This year's theme is all about the colors of the rainbow. See imaginative scarecrow creations that "Personify a Color."

Tickets for Cheekwood Harvest are on sale now at <https://cheekwood.org/calendar-events/cheekwood-harvest/>
Cheekwood Harvest is presented by Tractor Supply.

CERES SOCIETY DONATIONS – AUGUST 21, 2024

OAK SOCIETY-\$1,000 or more

Mr. Christian Wilkison

MAGNOLIA SOCIETY-\$500-\$999

Mr. & Mrs. Jay Williams

TULIPSOCIETY-\$250-\$499

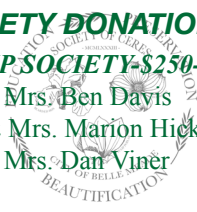
Dr. & Mrs. Ben Davis

Mr. & Mrs. Marion Hickerson

Dr. & Mrs. Dan Viner

DONOR

Mr. & Mrs. John Eakin



Belle Meade Newsletter



RECAP OF BOARD OF COMMISSIONERS' MEETINGS

The Commissioners took action on the following items at the **August 21, 2024** meeting:



- Received a presentation from Brandon Taylor with KCI Technologies, Inc. on an Engineering Services Proposal to develop final design set of plans and construction services for the Belle Meade Boulevard Pedestrian Safety Improvement Project.
- Approved two repair quotes due to damages from vehicle accidents, one for the stone wall along Harding Pike near Clarendon Avenue and the other for repairs to the stone bridge on Herbert Place, with Anthony Stone Masonry Company totaling \$9,500.00 (some funds will be recovered from the responsible party's insurance).
- Approved the sale of one patrol vehicle as surplus property, valued at approximately \$6,500.
- Approved the purchase of telemetry units for sewer grinder pumps from Wascon Sales and Service, totaling \$98,924, supported by a grant from the Tennessee Department of Environment and Conservation.
- Approved a professional services agreement with LDA Engineering for the City of Belle Meade Sewer Asset Management Plan project, supported by a grant from the Tennessee Department of Environment and Conservation.
- Approved and ratified the Mayor's signature on a 10-year Wholesale Customer Agreement, effective October 1, 2024, with Metro-Nashville Water Department for the transportation and treatment of flow from the Belle Meade sewer utility.
- Deferred approval of a professional services agreement with Barge Civil Associates, in an amount not to exceed \$11,500, for updates to the City of Belle Meade's Zoning Map.
- Approved an annual activity permit for Kehilla High School to operate on the premises of the Temple.
- Approved a proposal from Landscape Services Inc., totaling \$3,600, for October watering services in addendum to the annual maintenance contract.
- Received a monthly presentation of updates on the city's capital projects in progress and the city's financial statements.
- Approved a professional services agreement with KCI Technologies, not to exceed \$330,470, for engineering services for the Belle Meade Boulevard Pedestrian Safety Improvement Project, subject to full legal review.
- Approved the following invoices over \$5,000:
 - 1) JR and Associates (week 2 – creek debris removal) \$ 17,240.00
 - 2) JR and Associates (week 2 – creek debris removal) \$ 17,128.00
 - 3) JR and Associates (week 2 – creek debris removal) \$ 16,680.00
 - 4) JR and Associates (week 2 – creek debris removal) \$ 16,680.00
 - 5) JR and Associates (week 2 – creek debris removal) \$ 17,184.00
 - 6) Gibbs Brothers Construction (infrared street repairs) \$ 6,034.50
 - 7) Wascon, Inc. (Sewer Fund) \$ 8,555.28
 - 8) CEC (monthly bill for engineering review) \$ 6,159.37
- Approved **Resolution 2024-05**, A Resolution to Establish a Speed Limit of Twenty-five (25) Miles Per Hour on Chancery Lane, until notice could be sent to each resident of Chancery Lane.
- Amended to add a September 1st effective date and approved as amended on second and final reading, **Ordinance 2024-11** amending Title 12 (Building, Utility, Etc. Codes) of the Belle Meade Municipal Code to Create a New Chapter 6 adopting the International Plumbing Code and a new Chapter 7 adopting the International Mechanical Codes and Repealing Sections 12-101 (2) and (3) to provide for enforcement through the City of Belle Meade rather than the Metropolitan Government of Nashville and Davidson County.
- Amended per the Finance Director's memo and approved as amended on second and final reading, **Ordinance 2024-12** amending Ordinance 2024-8, the Fiscal Year 2025 Budget, to provide for the increase or decrease in various expenditures and revenue appropriations.
- Amended per revisions and addition of the appendix documents and approved as amended on second and final reading, **Ordinance 2024-13** to repeal and replace in its entirety Chapters 2, 3, and 4 of Title 12 of the Belle Meade Municipal Code ("The Stormwater Ordinance") to update language and provisions within the same. The City's consulting engineer, Steve Casey with CEC, provided a brief presentation on the code revisions.
- Approved on the first of two readings, **Ordinance 2024-14**, adopting a new Zoning Ordinance and Zoning Map and Repealing the existing Zoning Ordinance and Zoning Map of Belle Meade.
- Set a Public Hearing on Ordinance 2024-14, adopting a new Zoning Code, to be held on September 18, 2024 at 4:00 p.m.
- The Board confirmed the following Mayoral appointments to various city boards:
- The Board of Commissioners' next regular meeting will be held on Wednesday, September 18, 2024 at 4:00 p.m. The meeting is open to the public and public comments will be accepted.

Historic Zoning Commission	Sarah Bartholomew	5-year term 9/2024 – 9//2029
Historic Zoning Commission	Mark Harrison	5-year term 9/2024 – 9//2029
Municipal Planning Commission	Marshall Sanders	3-year term; 9/2024 – 9/2027
Municipal Planning Commission	Jeanette Warner	3-year term; 9/2024 – 9/2027
Municipal Planning Commission	Mal Wall	Filling unexpired term ending 6/2026
Board of Zoning Appeals	Carter Dawson	3-year term; 9/2024 – 9/2027
Board of Zoning Appeals	Marissa Russ	Filling unexpired term ending 6/2026
Board of Zoning Appeals	Chris Tardio	Appointed to Chairman

Belle Meade Newsletter

REGULARLY SCHEDULED MEETINGS SEPTEMBER & OCTOBER 2024 All Meetings Held at Belle Meade City Hall

Board of Commissioners

Wednesday, September 18th at 4:00 pm
Wednesday, October 16th at 4:00 pm

Historic Zoning Commission

Tuesday, September 10th at 3:00 pm
Tuesday, October 8th at 3:00 pm

Municipal Planning Commission

Tuesday, September 17th at 4:00 pm
Tuesday, October 15th at 4:00 pm

Board of Zoning Appeals

Tuesday, September 17th at 5:00 pm
Tuesday, October 15th at 5:00 pm

Agendas are available online at
www.citybellemeade.org

PUBLIC NOTICE

**A Public Hearing will be held at 4:00 p.m.
on Wednesday, September 18, 2024
at Belle Meade City Hall**

Comments will be taken immediately prior to the regular meeting of the Board of Commissioners. The public is asked to comment on proposed amendments to the Zoning Ordinance for the City of Belle Meade. To review proposed changes, please visit the City's website at www.citybellemeade.org and click on the links to view presentation materials and a full draft of the new code.

Comments made me made during the meeting or may be sent in prior to the meeting to City Recorder, Rusty Terry via email at rterry@citybellemeade.org or hand delivered or mailed to

Belle Meade City Hall at 4705 Harding Road,
Belle Meade, TN 37205.

REMINDERS:

ANNUAL STORMWATER USER FEE INVOICES

Thank you to all those who have already paid their 2024-2025 Stormwater User Fee Invoices! As of August 26th, We have 253 properties yet to make payment.

We want to remind residents that the payment grace period is ending on Monday, September 30, 2024. We offer online payments by e-check, for a small fee of \$1.95, if you choose to pay by credit card that fee is 2.5%. You may use the secure green Payment Drop Box at the entrance to City Hall 24/7 for check payments only. Payments receive on or after October 1, 2024 will owe additional interest accrued at 10% of the base per month.

CITY OF BELLE MEADE
4705 Harding Road
Nashville, Tennessee 37205

return service requested