

ORDINANCE 2025-7

AN ORDINANCE TO AMEND TITLE 14 OF THE BELLE MEADE MUNICIPAL CODE TO RESTRICT THE PROVISIONS FOR A PICKLEBALL CONDITIONAL USE.

WHEREAS, the City of Belle Meade, pursuant to State of Tennessee zoning enabling legislation, Tenn. Code Ann. §§13-7-203 and 204, has adopted a Zoning and Land Use Control Ordinance (“Zoning Ordinance”) contained in Title 14 of the Belle Meade Municipal Code, which creates a municipal planning commission and establishes standards governing land use and the construction and improvement of structures within the City;

WHEREAS, the maximum allowable noise levels in the City of Belle Meade is 55dB(A) per Code Section 11-408. The average noise level for pickleball play in 60 – 70 dB;

WHEREAS, a buffer zone, or setback, creates distance between the pickleball courts and noise-sensitive areas like residences. A setback of 500 feet or more is often recommended to allow sound to naturally dissipate. This distance, coupled with natural barriers like trees or vegetation, can effectively reduce noise levels;

WHEREAS, the Planning Commission recommends the proposed changes contained in this Zoning Ordinance amendment to the Board of Commissioners; and

WHEREAS, public notice has been given and public hearing held on this Zoning Ordinance amendment in accordance with Tenn. Code Ann. §§13-7-203 and 204;

NOW, THEREFORE:

SECTION ONE: BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF BELLE MEADE that Title Fourteen of the Belle Meade Municipal Code is hereby repealed and the proposed ordinance attached hereto as Exhibit 1 adopted as the Zoning Ordinance for the City of Belle Meade.

SECTION TWO: BE IT FINALLY ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF BELLE MEADE THAT THIS ORDINANCE SHALL TAKE EFFECT UPON PASSAGE THE HEALTH, SAFETY AND WELFARE OF THE CITIZENS REQUIRING IT.

Passed on first reading: June 18, 2025

Reviewed and Recommended by the Municipal Planning Commission: July 22, 2025

Passed on Second Reading after Public Hearing: August 20, 2025

A handwritten signature in blue ink, appearing to read "Rusty Moore", written over a horizontal line.

Rusty Moore, Mayor

A handwritten signature in blue ink, appearing to read "Rusty Terry CMC", written over a horizontal line.

Rusty Terry CMC, City Recorder

Exhibit 1

Section 14-202(2)(av) “Sports court.” Any dedicated hardscape area used for active recreation including, but not limited to, racquetball courts, basketball courts.

Section 14-204(4)(i) “Pickleball court.”

TABLE 2. USE SPECIAL APPROVAL, CALCULATIONS, PLACEMENT, AND CONDITIONS

Use	BZA Approval	Calculated as Gross Floor Area	Counted as Hardscape	Building Envelope Required	Special Conditions
Pickleball Court	Yes - CU	No	Yes	Yes	Maximum area of 30’ x 60’. Pickleball courts may not be illuminated after 9:00 P.M. Minimum 500’ setback from all property lines.