

ORDINANCE 2025-13

AN ORDINANCE TO AMEND TITLE 14 OF THE BELLE MEADE MUNICIPAL CODE TO RESTRICT THE PROVISIONS FOR FRONT YARD SETBACKS.

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, there are three separate instances where front yard setbacks are required;

WHEREAS, there is needed clarification for the daily administration of the front yard provisions that were established by the new zoning ordinance adopted September 18, 2024;

WHEREAS, the Planning Commission at the January 13, 2026 meeting 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, be it ordained by the Board of Commissioners of the City of Belle Meade, in the State of Tennessee, as follows:

SECTION 1: AMENDMENT "14-203 Zoning Districts" of the Belle Meade Municipal-Code is hereby amended as follows:

BEFORE AMENDMENT

Table 1 District Bulk and Setback Regulations

Footnote 3. No dwelling shall be constructed or altered so as to project beyond the front setback line that is established by calculating the average distance from the dwellings fronting on the same side of the street within one thousand feet (1,000') in each direction from the center of the dwelling being constructed. A front setback line as previously established and approved by the municipal planning commission shall remain in full force and effect. In cases where there are no dwellings fronting on the same side of the street within one thousand feet (1,000') in each direction, the setback lines as listed in the table above shall apply.

AFTER AMENDMENT

Footnote 3. No dwelling shall be constructed or altered so as to project beyond the front setback line that is established by calculating the average distance from the dwellings fronting on the same side of the street within one thousand feet (1,000') in each direction


from the center of the dwelling being constructed. If there are no dwellings fronting on the same side of the street within one thousand feet (1,000') in both directions, the average must be taken of the available residences within that lesser distance. A front setback line as previously established and approved by the municipal planning commission shall remain in full force and effect. In cases of newly created lots where there are not dwellings fronting on the same side of the street because it is a newly created subdivision public road, ~~within one thousand feet (1,000') in each direction,~~ the setback lines as listed in the table above shall apply.

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.

Reviewed and Recommended by Planning Commission: January 13, 2026.

Passed on first reading: January 22, 2026

Passed on Second Reading after Public Hearing: March 25, 2026



Rusty Moore, Mayor



Rusty Terry, City Recorder