

COMMISSIONERS: George W. Crook, Mayor • Thomas F. Corcoran, Vice Mayor • Gray O. Thornburg
Beth Reardon, City Manager/Treasurer • Tim Eads, Chief • Linda Sim, City Recorder



NEWSLETTER TO RESIDENTS OF BELLE MEADE

December 2007

From Building/Zoning - This is the second in a series of informational articles

WHEN and WHY ARE BUILDING PERMITS REQUIRED?

The City Commissioners adopted the first Zoning Ordinance in 1939 about a year after Belle Meade was incorporated as a city. Zoning regulations were established to protect the interest of the public health, safety, prosperity and general welfare.

Any proposed amendments to the zoning ordinance are submitted first to the Board of Commissioners, who can elect to approve an ordinance, on first reading, to amend the Zoning Code. The amendments must then be sent to the Municipal Planning Commission for their review and recommendation for passage or denial. If the Planning Commission offers no changes and recommends passage, the Commissioners must advertise and conduct a public hearing to obtain citizen comment. If there are no further changes to the proposed amendments, the Commissioners can vote for their adoption into the Zoning Code.

The City is split into four zoning districts. Those districts are Estates A, Estates B, Residence A and Residence B. Each zone has its own requirements that govern it. The Residence B district is the largest zoning district within the City.

The Number One Question asked by owners, potential buyers, and designers is, "how big of a house can I put on my lot?" That is not an easy question to answer. Land to building ratios, lot size, zoning district and other factors influence the size of house that can be built. Another issue that affects the allowable size of a house is volume, which is the amount of cubic footage allowed in a structure. Many homeowners think of the size of their house in terms of square footage, but the city uses a volume requirement instead. Volume is controlled by several factors, including lot size, topography, ceiling height, roof pitch, and detached structures. A lot with a significant slope or a house with very high ceilings or high roof pitch will have a larger total volume calculation without increasing the usable square footage. Detached structures also affect the volume and footprint. Until specific design decisions have

been made, and ratios have been calculated, it is difficult to know what size house can be built on a lot.

Setbacks, locations of fences, driveways, pools, children's play areas, land to building ratios, and signage are more items within the City's zoning ordinance and will be addressed in future articles. The next article will discuss setbacks, how to determine what the setbacks are, and what brings about an appeal to the Board of Zoning Appeals.

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**REGULARLY SCHEDULED MEETINGS
TO NOTE FOR
DECEMBER 2007 & JANUARY 2008**

ALL MEETINGS HELD AT CITY HALL
4705 HARDING ROAD

Municipal Planning Commission
Tuesday, December 18th at 5:00 p.m.
Tuesday, January 15th at 5:00 p.m.

Board of Zoning Appeals
Tuesday, December 18th at 7:30 p.m.
Tuesday, January 15th at 7:30 p.m.

Board of Commissioners
Wednesday, December 19th at 4:00 p.m.
Wednesday, January 16th at 4:00 p.m.

Please visit the City website for agendas and minutes:
www.citybellemeade.org

NOTE: City Hall offices will be closed December 24th and 25th and January 1st in observance of *Christmas* and *New Year* holidays.
Garbage pick-up days will remain as usual for the Monday/Thursday route, but the Tuesday/Friday route will change to Wednesday/Friday for both holiday weeks.

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SUMMARY OF REGULAR BOARD OF COMMISSIONERS' MEETING

November 28, 2007

The Commissioners took action on the following items:

- Approved a one-year extension to the Snow Removal Contract with Johnson Lawn & Landscape with no price increase. The contract is a unit price contract.
- Approved a one-year extension to the Street Sweeping Contract with Street Sweeping Corporation of America. Under the contract terms, a price adjustment is allowed for any change to the CPI Transportation Index. The 2008 adjusted contract price per month to sweep 32 miles of streets is \$1977.28.
- Approved the low bid for the Sewer Forcemain Project on Sunnyside and Westview in the amount of \$16,995.00.
- Approved an addition to Belle Meade Plantation's Historic Site Activity Permit for a winery.

From Tim Eads, Chief of Police

I would like to wish everyone a Happy and Safe Holiday. It is common during this time of the year for thefts to increase. With this in mind, please take a few moments to prepare yourself to be more security minded.

A few tips to follow are: Always secure valuables in your trunk or cover items that can be seen in your vehicle. Lock your car always. Have your keys ready when approaching your vehicle or home. Remember, fire is a great concern during this time of the year so be sure to keep live trees hydrated and check all electrical cords for any decorations you may have. For a comprehensive list of safety tips please visit www.ou.edu/oupd/crime.htm and click on Holiday Safety & Security Tips.

I also encourage you to utilize our House Check service if you are traveling. Just call the dispatcher at 297-0241 to sign up. Also, please do not hesitate to report any unusual or suspicious activity to the Belle Meade Police Department.

Have a wonderful and safe holiday!

Beautification/Landscape

Commissioner Gray Thornburg and Beautification Committee Chairman Liz Bass wish to express their gratitude to all citizens who responded so quickly to their Ceres Society membership solicitation letter that was mailed in October. At the time of this newsletter publication, almost 200 generous citizens had responded! We will recognize these donors and new members in the next newsletter. THANK YOU!

CITY RECORDER POSITION FILLED

Please welcome Linda Sim, who began work as the new City Recorder on November 5, 2007. She is now the voice you hear on the phone and the first face you see at City Hall. Linda has big shoes to fill, but has already impressed the staff with her professionalism and eagerness to learn. Originally from New Orleans, she moved to middle Tennessee in 1990 and now resides in Pegram with her husband and three children.

HAPPY HOLIDAYS TO BELLE MEADE CITIZENS!



The staff of City Hall and the Police Department wishes all residents of the City a peaceful and happy holiday season. Please do not hesitate to call on us when you need a city service or have a question. Even after normal business hours, there is a "live person" in the police department that answers all phone calls and will contact the staff in case of emergency.

Each holiday season, many residents of Belle Meade make a contribution to "The Employee Fund" as an expression of appreciation for the services that the City employees provide them. The Employee Fund was instituted years ago as a way to allow legal monetary contributions to equally benefit all employees. These funds are used for employee sicknesses or emergencies, the annual holiday dinners, and other events during the year in which all employees can participate. The employees are always very grateful for these thoughtful gifts and the recognition for a job well done.

Society of Ceres Donations

Third Quarter 2007

Renewals

Mrs. Phyllis R. Alper
Mr. & Mrs. Jerry R. Bellar
Mr. & Mrs. James H. Bond
Mr. & Mrs. George N. Bullard
Mr. & Mrs. James R. Dickson, III
Mr. & Mrs. Robert L. Echols
Mr. & Mrs. Michael Franks
Dr. & Mrs. Thomas F. Frist, Jr.
Mrs. Edwyna Griscom
Mrs. Grace W. Hall
Mr. & Mrs. Joe Hutton
Dr. & Mrs. E. Palmer Jones
Mr. & Mrs. Oscar Jones, Jr.
Mr. & Mrs. Randall Kinnard
Mr. & Mrs. Vaden Lackey, Jr.
Mr. & Mrs. Robert C. H. Mathews, Jr.
Mr. & Mrs. John C. Neff
Mr. & Mrs. Mac E. Ozier
Mr. & Mrs. Alex S. Palmer
Mr. & Mrs. John C. Pearson
Mr. & Mrs. William E. Powell, Sr.
Mr. & Mrs. W. Brian Reames
Mr. & Mrs. Stephen S. Riven
Mrs. Walter J. Robinson, Jr.
Mr. & Mrs. Henry M. Sherwood, Jr.
Mr. & Mrs. Martin Simmons
Mr. & Mrs. Lemuel Stevens, Jr.
Mr. & Mrs. Gene Stribling
Dr. & Mrs. Clarence Thomas
Mr. & Mrs. Marion F. Thomas, Jr.
Mrs. Alice Warfield Tyne
Mr. & Mrs. Jack Tyrrell
Mr. & Mrs. Mal L. Wall, Jr.
Mr. & Mrs. John W. White
Mr. & Mrs. Larry Wieck

Memorial Donations

(In Memory of Dorothy McEwen Wheeler)

Mrs. Phyllis Alper
Barge Cauthen & Associates, Inc.
Mr. & Mrs. Jack Bass, Jr.
Boult Cummings Conners Berry PLC
Mr. & Mrs. Theodore J. Caldwell
Mr. & Mrs. Bruce Crabtree, Jr.
Dr. & Mrs. J. Brevard Haynes
Mrs. Ellen Warner Hudson
Mr. & Mrs. Joe Hutton
Mr. & Mrs. Vaden Lackey, Jr.
Mr. & Mrs. Robert C. H. Mathews, Jr.
Mr. & Mrs. Martin F. McNamara, III
Mr. & Mrs. William Minkoff
Mr. & Mrs. William J. Penly
Mr. & Mrs. Karl Peters
Mr. & Mrs. Alex Pirtle, Jr.
Mr. & Mrs. Thomas Pirtle, III
Mr. & Mrs. Edwin B. Raskin
Mrs. Christine Rehnke
Mr. & Mrs. Stephen Rick
Mr. & Mrs. John Rochford
Mr. & Mrs. Martin Simmons
Mr. & Lem Stevens
Street Dixon Rick Architecture, PLC
Mrs. Raymond Stone
Mr. & Mrs. Edgar W. Stuart
Mr. & Mrs. Marion Thomas
Dr. & Mrs. John S. Warner
Mrs. Ann H. Wiley
The Wills Company (Mr. Ridley Wills)

CITY NOW ACCEPTS CREDIT CARD PAYMENTS

Belle Meade can now accept payment for most city fees and taxes by credit card. MasterCard, American Express, Visa and Discover Card are accepted and charged an associated convenience fee, depending on the amount of payment. Payments up to \$100 are charged a \$2.00 fee, \$101 to \$500 payments are charged an additional \$5.00 and payments of \$501 and above are charged 2% of the total. Payments by credit card can be made in person or over the phone. If you have any questions about this new service, please contact the City Manager at 297-6041.

GOODWILL INDUSTRIES DONATION DRIVES 2007



Goodwill Industries will hold a donation drive on Saturday, December 15, from 9:00 a.m. to 5:00 p.m. in the City Hall parking lot. The Goodwill truck will have an attendant on site to collect usable household items and clothing. There will not be another donation drive until March 15, 2008.

CITY OF BELLE MEADE
4705 Harding Road
Nashville, Tennessee 37205

RETURN SERVICE REQUESTED



Belle Meade Plantation Offers Discounted Rates to Tennessee Residents

From December 23 to December 29, Belle Meade Plantation will offer discounted admission prices to Tennessee residents.

This year the Belle Meade Plantation holiday tours focus on the recreation of a grand 1890's Masquerade Ball. The Greek Revival Mansion will be adorned in exquisite décor that features a ten-foot Christmas tree, lavish swags and greenery, and period vignettes. Upon arrival, visitors will be given a masquerade mask to wear during the tour. Interpreters, dressed in elegant ballgowns and finery, will then guide you through the two stories of the home.

To receive the discount, Tennessee residents simply need to show a Tennessee state drivers' license or student ID. The adjusted adult rate will be \$10 (regular admission is \$14) and the youth rate for 6-12 year olds will be \$5 (regular admission is \$6). Children under 6 are free.

For more information please call 615-356-0501 or visit the Plantation's website at www.bellemeadeplantation.com.