

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



NEWSLETTER TO RESIDENTS OF BELLE MEADE

February 2008

FROM BUILDING/ZONING – Third in a Series of Informational Articles

HOW ARE SETBACKS DETERMINED?

Lot area, setbacks, and volume are the three main components that affect the allowable size of a house in Belle Meade. Lot area multiplied by 12% equals the allowable footprint area for a house. (Properties in Estates “A” district will multiply lot area by 8 %.) The total allowable footprint area multiplied by a factor of 18 equals the maximum allowable volume of a dwelling.

The front, side and rear setbacks are also used to control the size and location of the house and its accessory structures on the lot. Setbacks are the boundaries used to determine the size of the building envelope. Setbacks are a control measure to ensure that front yards, side yards and rear yards provide open space for adequate light and air. They also promote fire safety by allowing adequate space between structures and allowing room for passage of firefighting equipment. Street frontages have front yard setbacks. Front setbacks are measured from the front property line to the average setback.

The average setback is determined by the houses along the same side of the street within the block or within 1,000 feet of the structure. If the lot has two fronts, both the front street and the secondary street count as a front set back. The side yard set backs are dependent upon where the front setback is established. The minimum width of any side yard is 20% of the lot width at the front building line; however, the sum total of both side yard setbacks shall be at least 50% of the lot width at the front set back line. Rear yard setbacks in the Residence “B” district are 60 feet from the rear property line for a structure under 25 feet in height. Structures that are greater than 25 feet in height must be 85 feet from the rear property line.

Volume is a component used to control the amount of bulk in a structure or structures within the building envelope. All structures, whether inside or outside of the building envelope, are included in the calculations for footprint and volume.

STUDY GROUPS SUBMIT FINAL REPORTS TO COMMISSIONERS

The Sidewalk Study Committee and the Commissioner Study Committee completed their work in December and subsequently prepared and submitted their final recommendations to the Board of Commissioners. Both reports can be viewed and printed from the City’s website, www.citybellemeade.org. The Commissioners wish to thank the citizens appointed to these committees for their service and time spent gathering information and polling the residents of Belle Meade. The Sidewalk Committee included Chairman Ed Freeman, Elizabeth L. Nichols, and Breck Walker. The Commissioner Study Committee was chaired by Peggy Warner and included Bob McNeilly, Bob Coleman, Al Whitson, Charlotte Atwood and Emily Zerfoss.

The Commissioners encourage residents to read and comment on the final reports. You may contact them directly or email the city manager at breardon@citybellemeade.org.

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SCHEDULE OF UPCOMING MEETINGS

ALL MEETINGS HELD AT CITY HALL
4705 HARDING ROAD

Municipal Planning Commission
Tuesday, March 18th at 5:00 p.m.
Tuesday, April 15th at 5:00 p.m.

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

Board of Commissioners
Wednesday, February 27th at 4:00 p.m.
Wednesday, March 19th at 4:00 p.m.

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

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RECAP OF REGULAR BOARD OF COMMISSIONERS' MEETING January 16, 2008

The Commissioners took action on the following items:

- Approved the purchase of four new Dodge Charger police patrol cars from Cardinal Chrysler Dodge in the amount of \$84,480.20.
 - Approved the purchase of six tire deflation devices for the Police Department from StopTech, Ltd., in the amount of \$2,937.20.
 - Approved a request from The Temple to install a temporary special events banner for its Fine Arts Festival in April, 2008.
 - Approved the appointment of Mr. Ed Freeman as the new Board of Zoning Appeals Chairman.
 - Approved a study to be performed by the Municipal Planning Commission to look into restructuring the guidelines for zoning restrictions in special impact areas.
 - Accepted the bid from Landscape Services for tree trimming in the Belle Meade Boulevard center medians in the amount of \$4,495.00.
 - Passed on first reading proposed Ordinance 2008-1, amending Title 5, Chapter 1, Section 5-109 Purchases and Public Contract, adopting TCA code relative to contracts for professional services.
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FROM THE POLICE DEPARTMENT:

Coyote Update: The Belle Meade Police Department is still maintaining a log of coyote sightings, so please continue to call and report any sighting you may have. We have not had any reports of attacks on humans, pets, or other animals. We now have a response plan should any of these animals attempt to take up permanent residence on your property or we receive a report of an attack on a pet.

Education and deterrence continues to be our best plan of action concerning coyote control. Please remember to keep a close watch on your pets when they are outside. Keep outside pet food and household trash containers sealed. If you come in close contact with a coyote, attempt to scare it off by throwing rocks or wielding a stick. If these animals don't see you as a threat they will become bolder as time goes on and may continue to stay in your area. Should you have any questions or concerns please contact Chief Eads at the Police Department, 297-0241.

BOARD OF ZONING APPEALS

At their January meeting, the Board of Commissioners voted to appoint Mr. Ed Freeman to the Board of Zoning Appeals (BZA). He will serve as a regular voting member of the BZA until the April meeting, when he will assume the position of Chairman.

The Commissioners extend their appreciation to Mrs. Ann Harmer for her splendid service to the City for six years as a member of the BZA. Her generous gift of time, knowledge of Belle Meade zoning issues, and serious consideration of the many appeals brought to the Board will be missed by fellow board members and the City staff. Thank you and best wishes, Ann!

Picture This...: Recently several residents called in concerned about some individuals taking pictures of their homes from the street. Police officers were able to identify the company and purpose of the photographs. The photographers were employees of Zaio, a company that takes and provides images of neighborhoods to be used by real estate, appraisal assessment, insurance and lending institutions. According to Zaio's literature, the images can also be used to assist emergency services. (The Belle Meade Police Department does not utilize their services.) There is no law prohibiting anyone from taking photographs from a public street; however, they are not allowed to trespass while doing so. According to Zaio, they maintain strict security measures including ID and passwords, recording all who view property information along with the exact date and time properties are viewed. Although all photographs are public domain images, the literature provided by Zaio states property owners may remove their property from the Zaio database by visiting www.zaio.com, clicking "Public Interest" and then "Remove My Property".

Free Victorian Easter Egg Hunt At Belle Meade Plantation

Put on your Easter bonnet, grab a basket and bring the family to Belle Meade Plantation for a free Victorian styled Easter Egg Hunt on March 8, 2008, from 10:00 a.m. to noon. Festivities will also include 19th century games, croquet, and spring crafts. The Easter Bunny will be on hand for that special photo opportunity! Activities are free, but regular admission fees apply for the tour of the Mansion. For more information please visit www.bellemeadeplantation.com.



RECYCLE REMINDERS

Recyclables are picked up on your second garbage collection date (either a Thursday or Friday). The blue recycle bags are provided by the City of Belle Meade when the recycling service is requested and filled bags should be placed alongside your garbage containers by 7:00 a.m.

The following items can be put in the recycle bags for pickup by the waste collection contractor:

Aluminum cans (drained)
Plastics – look for the recycle symbol
Tin cans (rinsed)
Newspaper, catalogs, envelopes, office paper, phone books, paper bags

We cannot accept:

Paint cans, aerosol spray cans, any glass, Styrofoam, cardboard.

Household discards such as toys, broken items, or items too large to fit inside your weekly trash may be placed in the three dumpsters located directly behind City Hall. Items such as paint cans, batteries, yard waste, construction debris, and mattresses cannot be placed in these dumpsters.

Listed below are some local drop-off sites for items not accepted by our waste collection contractor:

Bellevue Metro Transit Authority's Park & Ride
Coley Davis Road and Highway 70 South

Hillsboro High School
3812 Hillsboro Pike

Hillwood Strike and Spare
Corner of Charlotte Pike and Hillwood Blvd

Joelton Middle School
3500 Old Clarksville Highway in Joelton

Downtown Residential Recycling
162 Eighth Avenue, North

Rivergate Recycling
630 Myatt Drive in Madison

Dupont-Hadley Middle School
1901 Old Hickory Blvd in Old Hickory

Wal-Mart
5531 Edmondson Pike

Elysian Fields Kroger
3955 Nolensville Road

East Center
943A Dr. Richard G. Adams Dr (862-8631)

Granbery Elementary School
5501 Hill Road in Brentwood

Omohundro Center
1019 Omohundro Place (880-1955)

Hermitage Hobby Lobby
4101 Lebanon Pike

Anderson Lane Center
939A Anderson Lane, Madison (860-2588)

*If you are in need of the blue recycle bags, you may stop by City Hall
during normal business hours or
call Linda at 297-6041 for delivery to your home address.*



Announces Summer Camp Offerings

A full calendar of events are planned for June and July that offer activities for campers age four to fourteen years old.

Indian Camps will be offered for preschoolers (four years old) up to fifth graders. Indian Camp gives children the chance to learn about Native American culture.

Civil War Soldier Camp is a new offering in 2008 and is planned for youth age nine through fourteen years. This camp will give participants an inside look into the life of a Civil War soldier.

Also new this year is *Archeology Camp*. Planned for nine to fourteen year olds, these two camps will start on June 23rd and July 7th. Youth will participate in a mini-field school and excavation near the location of the original slave quarter.

Junior Docent Camp – beginning June 2nd.

Museum Theater Camp – beginning June 16th.

All camps run for five days (9:00am-1:00pm) and the cost per participant is \$175.00. For more information, email summercamp@bellemeadepplantation.com, call 615-356-0501 ext. 48 or visit our website at www.bellemeadepplantation.com where you can download a registration form.

GOODWILL INDUSTRIES DONATION DRIVE

is scheduled for Saturday, March 15, 2008 from 9 a.m. until 5 p.m. in the City Hall parking lot.

CITY OF BELLE MEADE
4705 Harding Road
Nashville, Tennessee 37205

RETURN SERVICE REQUESTED