



Project No.	Zone Change 2011Z-018PR-001
Council Bill	BL2011-20
Associated Cases	2011SP-022-001 and 2011CP-014-002
Council District	11 – Jernigan
School District	4 – Shepherd
Requested by	Metro Planning Department and Metro Finance Department
Staff Reviewer	Bernards
Staff Recommendation	<i>Approve</i>

APPLICANT REQUEST

Transition the zoning districts from the former City of Lakewood to the equivalent Metro zoning districts.

Zone Change

A request to rezone from former City of Lakewood Zoning to Metropolitan Government of Nashville and Davidson County Zoning for 1,135 properties comprising 487.58 acres: Lakewood-Agriculture (LW-A) to Residential Single-Family (RS20) (.77 acres), Lakewood-Residential (LW-R) to Residential Single-Family (RS5) (55.81 acres), Residential Single-Family (RS7.5) (88.05 acres), Residential Single-Family (RS10) (53.11 acres), Residential Single-Family (RS15) (96.14 acres), Residential One and Two-Family (R15) (2.59 acres), Residential Single-Family (RS20) (128.15 acres), Residential One and Two-Family (R20) (0.07 acres), Residential Single-Family (RS30) (.13 acres), Multi-Family Residential (RM15) (0.52 acres), Lakewood-Commercial Limited (LW-CL) to Mixed-Use Neighborhood (MUN) (17.57 acres), Lakewood-Commercial (LW-C) to Mixed-Use Limited-Alternative (MUL-A) (2.12 acres), and Mixed-Use Limited (MUL) (42.55 acres).

Existing Zoning

Lakewood Agriculture

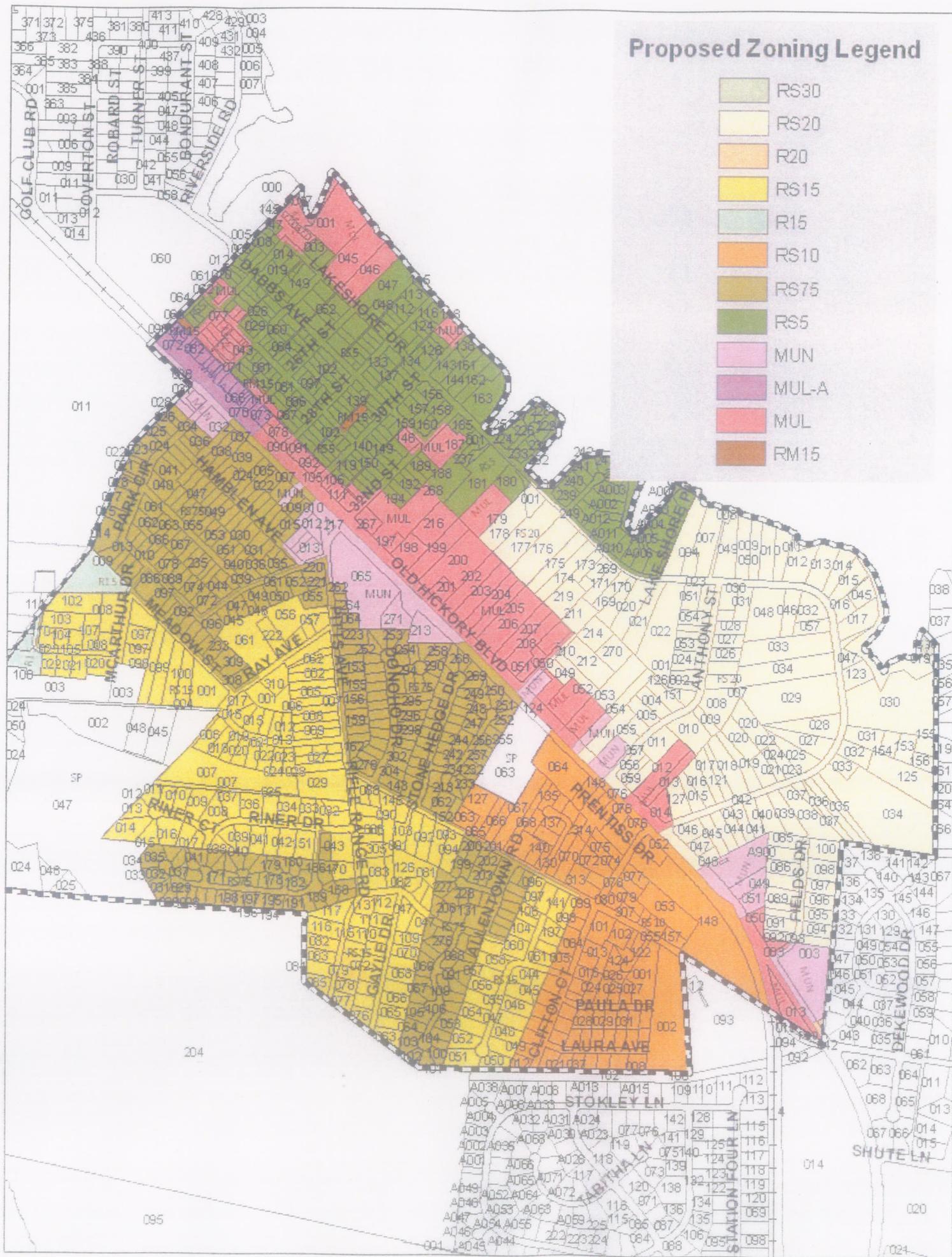
The LW-A district is intended for all types of agricultural uses on lots of one acre or greater. Single family and two family residential units, churches, schools and hospitals are also permitted uses.

Lakewood Residential

The LW-R district is intended for single-family residential units on a minimum lot size of 20,000 square feet, two family residential units on a minimum lot size of 32,000 square feet and multi-family residential up to six units per development is permitted by special exception. Certain agricultural uses are permitted.

Proposed Zoning Legend

- RS30
- RS20
- R20
- RS15
- R15
- RS10
- RS75
- RS5
- MUN
- MUL-A
- MUL
- RM15





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Lakewood Commercial Limited

The LW-CL district is intended for a limited range of commercial uses.

Lakewood Commercial

The LW-C district is intended for a range of commercial uses and all uses permitted in the residential district.

Proposed Zoning

RS5 District

RS5 requires a minimum 5,000 square foot lot and is intended for single-family dwellings at a density of 7.41 dwelling units per acre.

RS7.5 District

RS7.5 requires a minimum 7,500 square foot lot and is intended for single-family dwellings at a density of 4.94 dwelling units per acre.

RS10 District

RS10 requires a minimum of 10,000 square foot lot and is intended for single-family dwellings at a density of 3.7 dwelling units per acre.

RS15 District

RS15 requires a minimum 15,000 square foot lot and is intended for single-family dwellings at a density of 2.47 dwelling units per acre.

R15 District

R15 requires a minimum 15,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 3.09 dwelling units per acre including 25% duplex lots.

RS20 District

RS20 requires a minimum 20,000 square foot lot and is intended for single-family dwellings at a density of 1.85 dwelling units per acre.

R20 District

R20 requires a minimum 20,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 2.31 dwelling units per acre including 25% duplex lots.

RS30 District

RS30 requires a minimum 30,000 square foot lot and is intended for single-family dwellings at a density of 1.23 dwelling units per acre.

RM15 District

RM15 is intended for single-family, duplex, and multi-family dwellings at a density of 15 dwelling units per acre.

MUN District

Mixed Use Neighborhood is intended for a low intensity mixture of residential, retail, and office uses.



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MUL-A District

Mixed Use Limited-Alternative is intended for a moderate intensity mixture of residential, retail, restaurant, and office uses and is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards.

MUL District

Mixed Use Limited is intended for a moderate intensity mixture of residential, retail, restaurant, and office uses.

CRITICAL PLANNING GOALS

N/A

DONELSON/HERMITAGE/OLD HICKORY COMMUNITY PLAN

Proposed Polices

In association with the transition of the zoning districts from the Lakewood Code to the Metro Code, the land use policies for this area are being updated. The new polices include Conservation, T3 Open Space, T3 Neighborhood Maintenance, T3 Mixed Use Corridor, T4 Neighborhood Maintenance, T4 Mixed Use Neighborhood, and T4 Mixed Use Corridor. The proposed policies are described in the staff report for the Donelson/Hermitage/Old Hickory Community Plan above. (2011CP-014-002)

Consistent with Policy?

Yes. The proposed zoning districts are consistent with the proposed land use polices for these properties.

ANALYSIS

Background

The City of Lakewood (Lakewood) was dissolved and became part of the Metropolitan Government of Nashville and Davidson County on May 28, 2011. Staff began working with District 11 Councilman Darren Jernigan, the Metro Codes Department, the Metro Legal Department and the community to transition the former city code to the Metro Zoning Code. Councilman Jernigan sponsored an initial open house meeting on July 25, 2011, that was attended by several Metro departments, including Codes and Planning. Following this, the Planning Department held four community meetings at the DuPont-Hadley Middle School adjacent to Lakewood during August and September to discuss rezoning and amending the community plan land use policies for Lakewood.

The approach taken by staff to transition the zoning districts of Lakewood to Metro has been to rezone to the closest equivalent zoning district. The goal was to maintain the status quo as much as possible. The Lakewood zoning ordinance contained one agricultural, one residential, two commercial, and two open space



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zoning districts. As Metro does not have an equivalent for the two open space districts, an SP is proposed for these properties. This rezoning is associated case 2011SP-022-001.

Agricultural District (LW-A)

At this time, there was only one property in Lakewood that is within the agricultural district. At 33,500 square feet, the property does not meet the minimum two acre lot size for the AR2a zoning district. There is currently a single-family residence on this property. The proposed zoning district is RS20.

Residential District (LW-R)

For Lakewood's residentially zoned properties, staff identified the various areas with different prevailing lot sizes and matched them with the closest Metro residential zoning districts. As Lakewood's minimum lot size for a two-family structure was 32,000 square feet and the majority of the properties were below this size, RS zoning districts were applied. The Lakewood Code permitted single family residents and this new zoning will continue this. Most lots meet the new minimum lot size with few opportunities for further subdivision. A single family residence can be constructed on any lot that is substandard in size as long as it is 3,750 square feet in size and is a legally created lot. In the rare instances where lots are even smaller, the Chief Zoning Examiner has indicated that a building permit may be issued for these lots, provided that they are legally created lots. The small number of two-family homes in the Lakewood community will become legally non-conforming. For many, this is not a change from the existing situation as these two-family homes were already legally non-conforming due to the lot size under Lakewood's zoning.

The majority of the lots greater than 32,000 square feet are proposed for the RS20 zoning district. An analysis of these lots was undertaken to determine the total number of potential residential units under both RS20 and R30 zoning districts. Due to the Metro code provision that limits duplexes to 25 percent if four or more lots are created, generally, the potential number of dwellings would be greater under RS20 zoning than R30 district and was closer to the unit yield permitted under the Lakewood Code with a duplex permitted with every 32,000 square feet of area.



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Commercial Districts (LW-C and LW-CL)

Lakewood had two commercial districts that were essentially mixed use districts because both commercial and residential uses were allowed. The closest equivalent Metro zoning districts are MUN and MUL. MUL-A is the closest equivalent for the older commercial area where buildings are built to the back edge of the sidewalk not only because of the uses but also because of the form of the built environment. There are a number of multi-family developments in Lakewood that were zoned LW-C and these are being placed in the MUL district.

Properties with Split Zoning

There were a number of properties that were only partially in Lakewood with the remaining portion of the property within Metro. For these properties, the existing Metro zoning district was extended to the entire property and include the R15, R20 and RS30 zoning districts.

Non-Conforming Uses

The Codes Department is working with property owners who have a legally non-conforming use under the Lakewood code or will become non-conforming under the proposed zoning to allow these uses to continue. The Zoning Examination Chief has prepared zoning letters based on documentation provided by the property owners.

Future Rezoning

As noted above, a key factor in determining the new Metro zoning was finding the equivalent district to the existing Lakewood District. In the various community meetings held to discuss the transition to the Metro Code, a number of property owners indicated an interest in rezoning to a different zoning district. In order to ensure the most transparent transition of zoning, staff is recommending that the equivalent zone be used at this time. Once the Metro zoning has been adopted and the new Community Plan land use policies in place, staff will work with property owners in pursuing other zoning districts. Staff recommends that, for a period of one year ending in December 2012, the Planning Department co-sponsor zone changes in Lakewood that meet the amended community plan policies. Staff will work with property owners on the optimal zoning for each property to continue to assist in providing a smooth transition.

STAFF RECOMMENDATION

Staff recommends approval of rezoning the former City Of Lakewood to the equivalent Metro zoning districts. Staff further recommends that the Planning Department co-sponsor rezonings that meet the amended community plan policy for a period of one year ending in December 2012.