

2. 2011SP-022-001

BL2011-19 / JERNIGAN

LAKWOOD PARK AND OPEN SPACE (PRELIM & FINAL)

Map 053-15, Parcel(s) 048

Map 053-15, Parcel(s) 003.01, 002, Part of 003, part of 024, 025, 045-047, 050

Map 053-16, Parcel(s) 063

Council District 11 (Darren Jernigan)

Staff Reviewer: Brenda Bernards

A request to rezone the former City of Lakewood (LW) to Metropolitan Government of Nashville and Davidson County zoning, specifically, from LW-AP to SP-INS (4.24 acres) and from LW-OSP to SP-INS (61.68 acres) and for final site plan approval for properties comprising 65.92 acres located at Old Hickory Boulevard (unnumbered) 114 Ray Avenue, Ray Avenue (unnumbered), 111 McArthur Drive, McArthur Drive (unnumbered), Riner Drive (unnumbered) and at Kingsway Drive (unnumbered) and for a portion of properties located at McArthur Drive (unnumbered) and at Ray Avenue (unnumbered), requested by the Metro Planning Department and Metro Finance Department, applicant. (Please see also associated Community Plan Amendment Case # 2011CP-014-002 and Zoning Change 2011Z-018PR-001).

Staff Recommendation: APPROVE WITH CONDITIONS

APPLICANT REQUEST - Permit Park and Open Space uses

Preliminary SP and Final Site Plan A request to rezone the former City of Lakewood to Metropolitan Government of Nashville and Davidson County zoning, specifically, from Lakewood Active Park (LW-AP) to Specific Plan Institutional (SP-INS) (4.24 acres) and from Lakewood Open Space Passive (LW-OSP) to Specific Plan – Institutional (SP-INS) (61.68 acres) and for final site plan approval for properties comprising 65.92 acres located at Old Hickory Boulevard (unnumbered) 114 Ray Avenue, Ray Avenue (unnumbered), 111 McArthur Drive, McArthur Drive (unnumbered), Riner Drive (unnumbered) and at Kingsway Drive (unnumbered) and for a portion of properties located at McArthur Drive (unnumbered) and at Ray Avenue (unnumbered).

Existing Zoning

LW-AP - Lakewood- Active Park is a district to preserve and protect municipally or county owned, leased and maintained parkland including both active and passive recreation areas. Only those uses directly associated with public recreation are permitted in this district.

LW-OSP - Lakewood-Open Space Passive is a district to preserve and protect municipally or county owned, leased and maintained parkland for passive recreation areas. Only those uses directly associated with nature preserves, open space, hiking trails and the structures intended to support those uses are allowed in this district.

Proposed Zoning

SP-INS District - Specific Plan-Institutional is a zoning District category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes park and open space related uses.

CRITICAL PLANNING GOALS

- Preserves Sensitive Environmental Features
- Creates Open Space

The proposed SP District will preserve 65.92 acres of land with sensitive environmental features including wetlands, floodplain and floodway. It will also continue the recreational facilities within an existing neighborhood.

DONELSON/HERMITAGE/OLD HICKORY COMMUNITY PLAN

Proposed Land Use Policies An amendment to the land use policies for the former City of Lakewood is accompanying the transition of zoning districts to the Metro zoning districts. The proposed policies for these properties is T3 Suburban Open Space.

T3 Suburban Open Space (T3 OS) T3 OS policy is intended to preserve and enhance existing open space in suburban areas. T3 OS policy includes public parks and may also include private land held in conservation by land trusts and private groups or individuals. Enhancements to existing open space are guided by the *Metropolitan Parks and Greenways Master Plan*.

Consistent with Policy? Yes. The park and open space uses of the Lakewood Park and Open Space SP are consistent with the proposed T3 OS policy.

PLAN DETAILS The proposed SP covers two areas in the former City of Lakewood (Lakewood) that were zoned

as active park and passive open space. At this time, the Lakewood zoning is transitioning to the Metro Zoning Code and staff is recommending an SP district for these properties for two reasons.

First, a primary goal of the transitioning process is to rezone property to the closest Metro zoning district. Metro does not have a zoning district specifically for parks and open space. Second, the members of the community that participated in the transitioning process expressed concern that a non-park zoning district would not provide sufficient assurance that these properties would be maintained as park and open space. Through the use of the SP zoning with specific uses identified, an amendment to the SP or a rezoning to an alternative district would be required to permit any other uses but park and open space. Both an amendment and a rezoning require a public process including a hearing at the Planning Commission and at Council.

Staff worked with the Parks Department staff to develop the SP for the Lakewood city parks. Each SP closely matches the Lakewood Open Space zoning districts while being consistent with Metro Parks' policies and practices.

Park District This district is intended to preserve and protect municipally or county owned, leased and maintained parkland including both active and passive recreation areas. Only those uses directly associated with public recreation are permitted in this district.

Within the Park District uses shall be limited to the following:

- (1) Fields used for organized sports
- (2) Golf Courses
- (3) Running Tracks
- (4) Swimming Pools
- (5) Outdoor meeting facilities
- (6) Municipal recreation facilities, walking trails, pavilions, park benches, and open fields.
- (7) Accessory uses customarily incidental to any of the above permitted uses, but not including the conduct of business or industry, or any driveway giving access thereto.
- (8) A garage on the same lot to which it is accessory and used to store equipment for construction and maintenance of the park.

Open Space District This district is intended to preserve and protect municipally or county owned, leased and maintained parkland for passive recreation areas. Only those uses directly associated with nature preserves, open space, hiking trails and the structures intended to support those uses, are allowed in this district.

Within the Open Space Park District uses shall be limited to the following:

- (1) Municipal recreation facilities, walking trails, pavilions, park benches, and open fields.
- (2) Accessory uses customarily incidental to any of the above permitted uses, but not including the conduct of business or industry, or any driveway giving access thereto.
- (3) A garage on the same lot to which it is accessory and used to store equipment for construction and maintenance of the park.

STAFF RECOMMENDATION Staff recommends approval with conditions of the Lakewood Park and Open Space SP.

CONDITIONS

1. The uses of this SP shall be limited to those uses shown on the plan.
2. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission or Council approval, the property shall be subject to the standards, regulations and requirements of the AR2A zoning district as of the date of the applicable request or application.
3. A corrected copy of the preliminary SP plan incorporating the conditions of approval by the Council shall be provided to the Planning Department prior to the filing of any additional development applications for this property, and in any event no later than 120 days after the effective date of the enacting ordinance. The corrected copy provided to the Planning Department shall include printed copy of the preliminary SP plan and a single PDF that contains the plan and all related SP documents. If a corrected copy of the SP plan incorporating the conditions therein is not provided to the Planning Department within 120 days of the effective date of the enacting ordinance, then the corrected copy of the SP plan shall be presented to the Metro Council as an amendment to this SP ordinance prior to approval of any grading, clearing, grubbing,

final site plan, or any other development application for the property.

4. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
5. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

Ms. Bernards presented the staff recommendation of approval with conditions.

Mr. Ponder moved and Councilmember Claiborne seconded the motion to approve with conditions. (9-0)

Resolution No. RS2011-214

"BE IT RESOLVED by The Metropolitan Planning Commission that 2011SP-022-001 is **APPROVED WITH CONDITIONS. (9-0)**

Conditions of Approval:

1. The uses of this SP shall be limited to those uses shown on the plan.
2. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission or Council approval, the property shall be subject to the standards, regulations and requirements of the AR2A zoning district as of the date of the applicable request or application.
3. A corrected copy of the preliminary SP plan incorporating the conditions of approval by the Council shall be provided to the Planning Department prior to the filing of any additional development applications for this property, and in any event no later than 120 days after the effective date of the enacting ordinance. The corrected copy provided to the Planning Department shall include printed copy of the preliminary SP plan and a single PDF that contains the plan and all related SP documents. If a corrected copy of the SP plan incorporating the conditions therein is not provided to the Planning Department within 120 days of the effective date of the enacting ordinance, then the corrected copy of the SP plan shall be presented to the Metro Council as an amendment to this SP ordinance prior to approval of any grading, clearing, grubbing, final site plan, or any other development application for the property.
4. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
5. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

The park and open space uses of the Lakewood Park and Open Space SP are consistent with the approved T3 OS policy. The proposed SP zoning districts are also consistent with the previous zoning districts that were in-place under the previous Lakewood zoning."