



Municipal Planning & Design Review Commission
Regular Meeting Agenda
Thursday, December 14, 2023, 5:30 PM
City Hall, Lakeland, Tennessee 38002

- I. CALL TO ORDER:
- II. ROLL CALL:
- III. APPROVAL OF MINUTES OF PREVIOUS MEETING:
 1. **Regular Meeting Minutes** - September 14, 2023
 2. **Regular Meeting Minutes** - November 9, 2023
- IV. PUBLIC DISCUSSION:
- V. REPORTS OF OFFICERS AND COMMITTEES:
- VI. OLD BUSINESS:
- VII. NEW BUSINESS:
 1. **Action** - Municipal Planning and Design Review Commission approval of a Fence Height Special Exception for a fence to exceed six-feet in height.
 2. **Action** - Municipal Planning and Design Review Commission recommendation of proposed amendments to the Ashmont Planned Development Outline Plan.
 3. **Action** - Municipal Planning and Design Review Commission approval of a Preliminary Development Plan for the Ashmont Planned Development.
 4. **Action** - election of officers to the Municipal Planning and Design Review Commission.
- VIII. ANNOUNCEMENTS:
- IX. ADJOURNMENT:

**LAKELAND MUNICIPAL PLANNING COMMISSION
MEETING MINUTES
THURSDAY, SEPTEMBER 14, 2023, 5:30 PM
CITY HALL, LAKELAND, TN.**

- I. CALL TO ORDER:** The meeting was called to order at 5:30 PM by Chairman Wyatt Bunker.

For the record: The pledge to the flag was led by Chairman Bunker.

II. ROLL CALL BY ACTING RECORDER:

Commissioner Jim Atkinson	Present
Sal Feraci	Absent
Carl Helton	Present
Adam Henry	Present
Amber Hitchcock	Present
Shawn Rowland	Present
(C) Wyatt Bunker	Present

Others present:

Emily Harrell, City Engineer
Paul Luker, Planning Director
Alex Barthol, Staff Planner

III. APPROVAL OF MEETING MINUTES:

Commissioner Atkinson moved to approve the regular meeting minutes of July 13, 2023, as written, seconded by Mr. Henry.

Motion carried, voice vote, 6 in favor 0 against.

IV. PUBLIC DISCUSSION:

Public comments were deferred to the time of the agenda item.

V. REPORTS OF OFFICERS AND COMMITTEES: None

VI. OLD BUSINESS: None

VII. NEW BUSINESS:

1. **Action – Municipal Planning/Design Review Commission approval of Lakeland School System administration building – site plan and building elevations.**

Commissioner Atkinson moved to bring this item to the floor, seconded by Ms. Hitchcock.

Matter was presented by Staff Planner Alex Barthol. Discussion ensued.

When the question was called the site plan and building elevations for Lakeland School System administration building was approved as presented and staff will sign off on the location, voice vote, 6 in favor, 0 against.

**LAKELAND MUNICIPAL PLANNING COMMISSION
MEETING MINUTES
THURSDAY, SEPTEMBER 14, 2023, 5:30 PM
CITY HALL, LAKELAND, TN.**

2. Action – Municipal Planning Commission approval of Equestria planned development outline plan.

Commissioner Jim Atkinson moved to bring this item to the floor, seconded by Mr. Helton.

Matter was presented by Planning Director, Paul Luker. Discussion ensued..

For the record: Comments were heard from the following:

Charles Miller – 10236 Memphis-Arlington Road

David Gaines – 10443 Memphis-Arlington Road

Lisa Mutlu – 10185 Maple Run Drive

Lavonnie Perry Claybon – 10323 Memphis-Arlington Road

Ronnie A. Scruggs – 4776 King Everett Cove

Bill Sheridan – letter via email

Kurt Wagner – letter via email

Mike and Kim Scott – letter via email

Chairman Bunker moved for approval of the amended plan presented by City Staff, seconded by Ms. Hitchcock. Motion passed without objection.

When the question was called the amended plan was approved as presented by City Staff, voice vote, 7 in favor, 0 against.

VIII. ANNOUNCEMENTS:

IX. ADJOURNMENT:

The meeting was adjourned at 6:03 p.m. without objections.

Amber Hitchcock, *Secretary*

ATTEST:

Sue Lipscomb, Recorder Pro Tempore

**LAKELAND MUNICIPAL PLANNING COMMISSION
MEETING MINUTES
THURSDAY, NOVEMBER 9, 2023, 5:30 PM
CITY HALL, LAKELAND, TN.**

- I. **CALL TO ORDER:** The meeting was called to order at 5:30 PM by Chairman Wyatt Bunker.

For the record: The pledge to the flag was led by Chairman Bunker.

II. **ROLL CALL BY ACTING RECORDER:**

Commissioner Jim Atkinson	Absent
Sal Feraci	Present
Carl Helton	Present
Adam Henry	Present
Amber Hitchcock	Present
Shawn Rowland	Present (late arrival)
(C) Wyatt Bunker	Present

Others present: Planning Director Paul Luker, City Planner Alex Barthol, Community Development Specialist Lisa West, City Engineer Emily Harrell, City Manager Michael Walker, Mayor Josh Roman, City Recorder Cheyenne Carter

III. **APPROVAL OF PREVIOUS MEETING MINUTES:**

1. **Regular Meeting Minutes** – September 14, 2023

Adam Henry moved to bring this item to the floor, seconded by Carl Helton.

When the question was called, the minutes passed as presented, voice vote, 5 in favor 0 against (5-0).

IV. **PUBLIC DISCUSSION:**

For the record: Public discussion was moved to the correlating agenda item.

V. **REPORTS OF OFFICERS AND COMMITTEES:**

None

VI. **OLD BUSINESS:**

None

VII. **NEW BUSINESS:**

1. **Action** – Municipal Planning/Design Review Commission approval of Evergreen PD Landscape Plans.

Adam Henry moved to bring this item to the floor, seconded by Carl Helton.

The matter was presented by City Planner Alex Barthol.

Discussion ensued.

When the question was called, the Evergreen PD Landscape Plans were approved, voice vote, 5 in favor 0 against (5-0).

**LAKELAND MUNICIPAL PLANNING COMMISSION
MEETING MINUTES
THURSDAY, NOVEMBER 9, 2023, 5:30 PM
CITY HALL, LAKELAND, TN.**

2. **Action** – Municipal Planning Commission approval of Land Disturbance Permit at 0 Beverle Rivera Drive.

Amber Hitchcock moved to bring this item to the floor, seconded by Sal Feraci.

The matter was presented by City Planner Alex Barthol.

Discussion ensued.

When the question was called, the Land Disturbance Permit at 0 Beverle Rivera Drive was approved, voice vote, 6 in favor 0 against (6-0).

3. **Discussion and Possible Action** – Concerning Ritter fiberoptic project in Lakeland.

Amber Hitchcock moved to bring this item to the floor, seconded by Sal Feraci.

Mayor Josh Roman provided a statement.

For the record: Public comment was heard from the following –

Richard Gonzalez of the 5000 block of Conifer View Ln

Jeremy Burnett of the 4000 block of Canada Rd

Bill Summons of the 1000 block of Drop Seed Ln

For the record: The board invited representatives from Ritter Communications to speak on behalf of their company.

Discussion ensued, no action taken.

VIII. ANNOUNCEMENTS:
None

IX. ADJOURNMENT:

There being no other business on which to act, the meeting was adjourned without objection at 6:03 p.m. on Thursday, November 9, 2023.

Amber Hitchcock
Secretary

ATTEST:

Cheyenne Carter
City Recorder

Meeting Date: Thursday, December 14, 2023

Project: Action on approval of Fence Height Special Exception for a fence to exceed six feet in height at 9650 Green Spruce Drive

Staff Contact: Alex Barthol, Staff Planner

PROJECT INFORMATION

Location: 9650 Green Spruce Drive

Parcel ID: L0150E A00005

Zoning District: R-2: Medium Density Residential

Site Area: .374 acres

Applicant: Becky and Jason Collins

Representative: Becky and Jason Collins

STAFF RECOMMENDATION

City Staff recommends approval with the condition that at no point is the overall fence height more than ten (10) feet.

BACKGROUND:

On March 24, 2021 the Municipal Planning and Design Review Commission approved a variance request at 9650 Green Spruce Drive for a fence height exception. Since that time, a separate fence set back approximately six (6) inches from the existing fence bordering 9650 and 9640 Green Spruce Drive has been erected. This fence is approximately eleven (11) feet tall and was constructed due to the extreme difference in grade between the two properties. The City of Lakeland Land Development Regulations (LDRs) clearly state that a variance to the fence height restrictions may be approved if the six (6) foot maximum does not provide adequate privacy, however the maximum allowable fence height in any scenario is ten (10) feet. See section below.

- (5) On Lots with steep slopes at Property Lines, height may exceed six (6) feet up to a height that would not exceed six (6) feet above the existing Yard or house grade, but in no case,

shall the height exceed ten (10) feet.

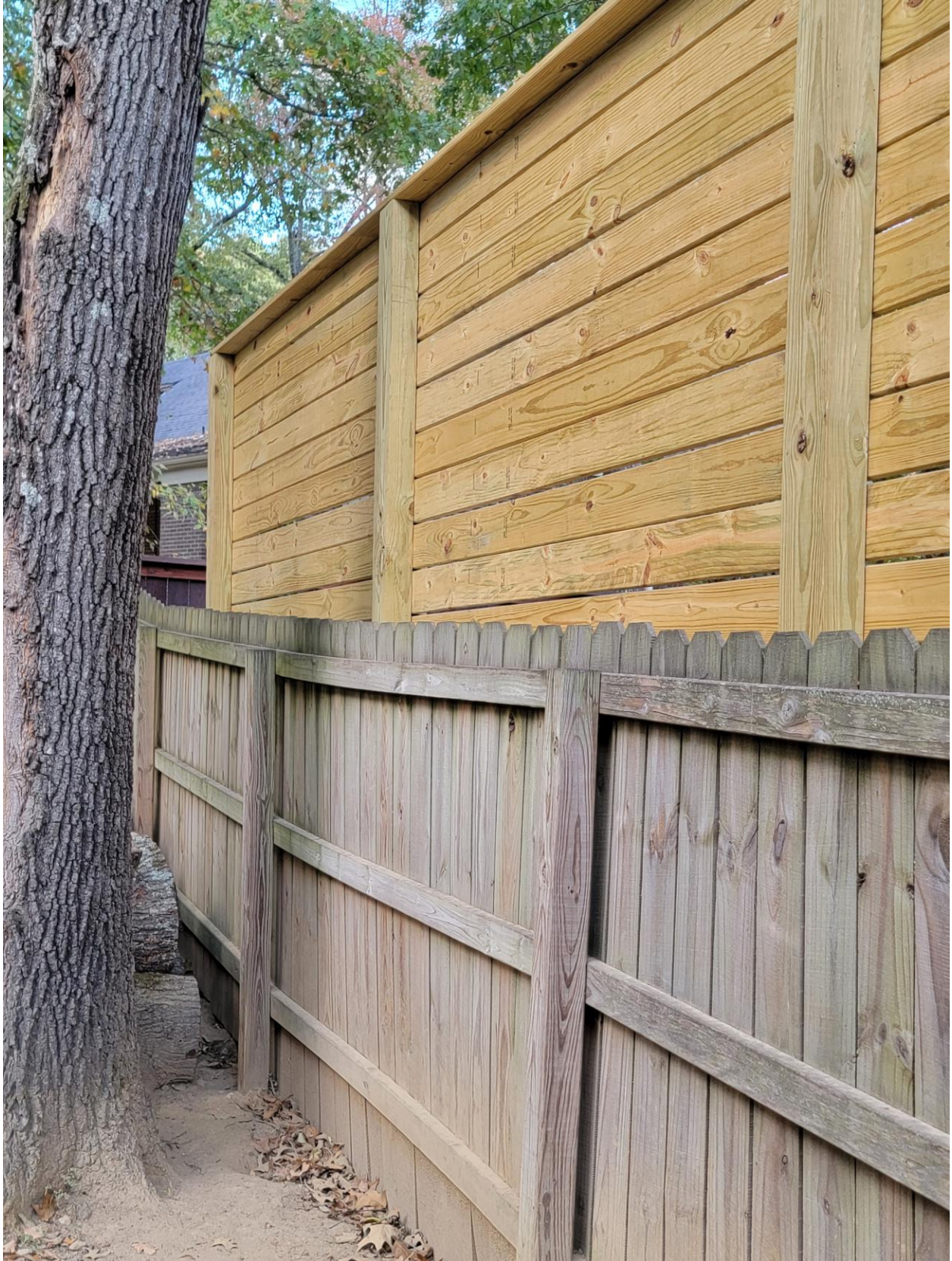
- (a) Design Review Commission (DRC) review through the Site Plan (I.4.K) or Design Review Process (refer to I.4.Q) is required for all fences or walls exceeding six (6) feet in height because of steep slopes. Documentation justifying the additional height shall be provided, including such items as proof that a six (6) foot height fence or wall would not provide adequate privacy due to the slope.

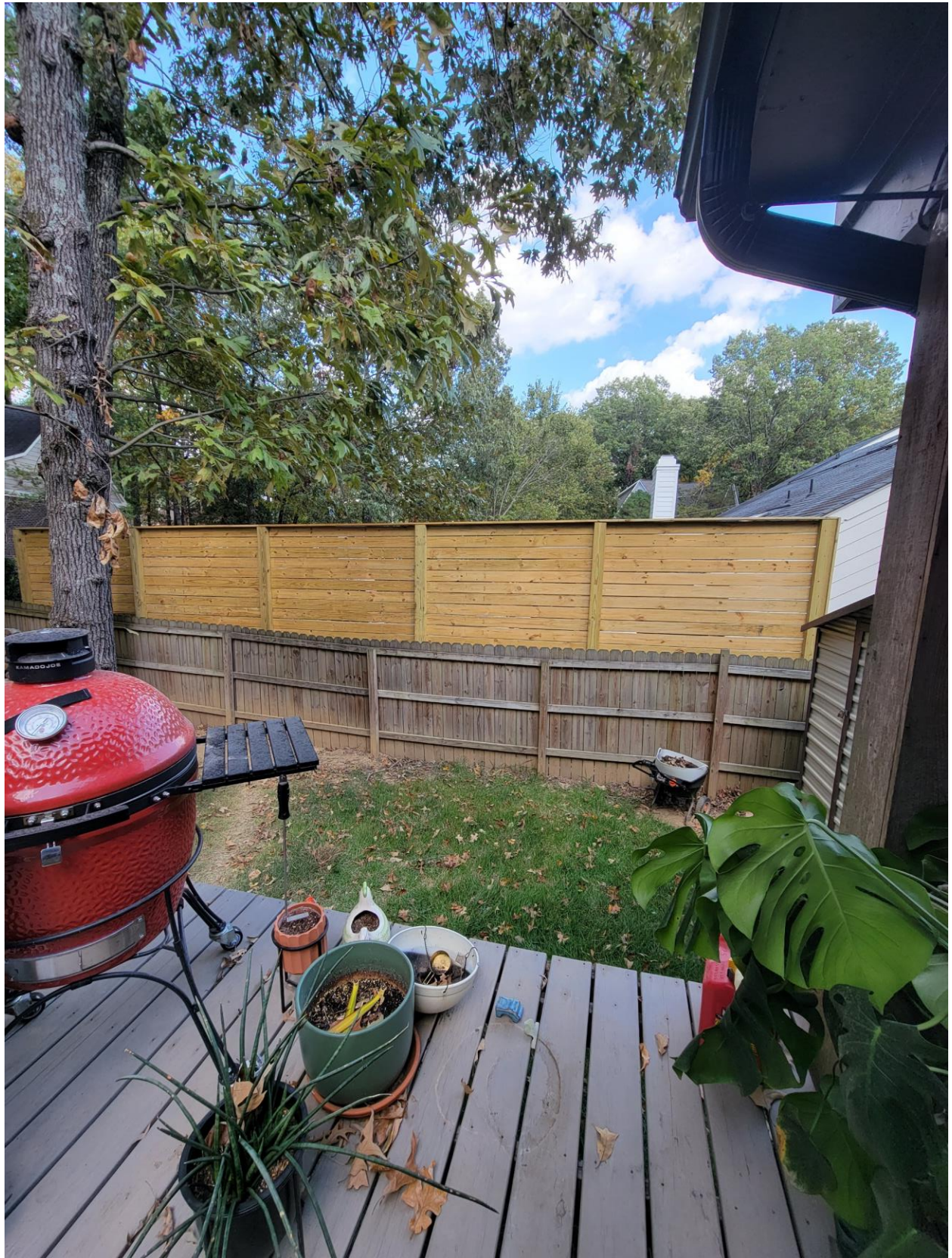
ANALYSIS AND RECOMMENDATION:

The applicant is seeking approval of the fence height as it currently stands at approximately eleven (11) feet. The LDRs are clear in stating that “in no case, shall the (fence) height exceed ten (10) feet”. Attached with this report are images showing the extreme grade difference between the properties, specifically the deck in the rear yard of 9640 Green Spruce Drive and its sight line into the rear yard of 9650 Green Spruce Drive. City Staff has visited both properties to assess the issue first hand and does feel that some effort can be made to accommodate the request of the applicant, however staff cannot recommend approval of a fence that exceeds the maximum allowable height as shown in the LDRs. Therefore staff recommends approval of the request with the condition that at no point the fence height be more than ten (10) feet.

EXAMPLE MOTIONS

1. Motion to approve the Fence Height Special Exception for a fence to exceed 6-feet in height at 9650 Green Spruce Drive subject to the following conditions:
 - a. Conditions as determined by the Planning Commission
 - b. Conditions proposed by staff
2. Motion to approve the Fence Height Special Exception for a fence to exceed 6-feet in height at 9650 Green Spruce Drive without conditions.
3. Motion to deny the Fence Height Special Exception for a fence to exceed 6-feet in height at 9650 Green Spruce Drive application:
 - a. Reason for denial

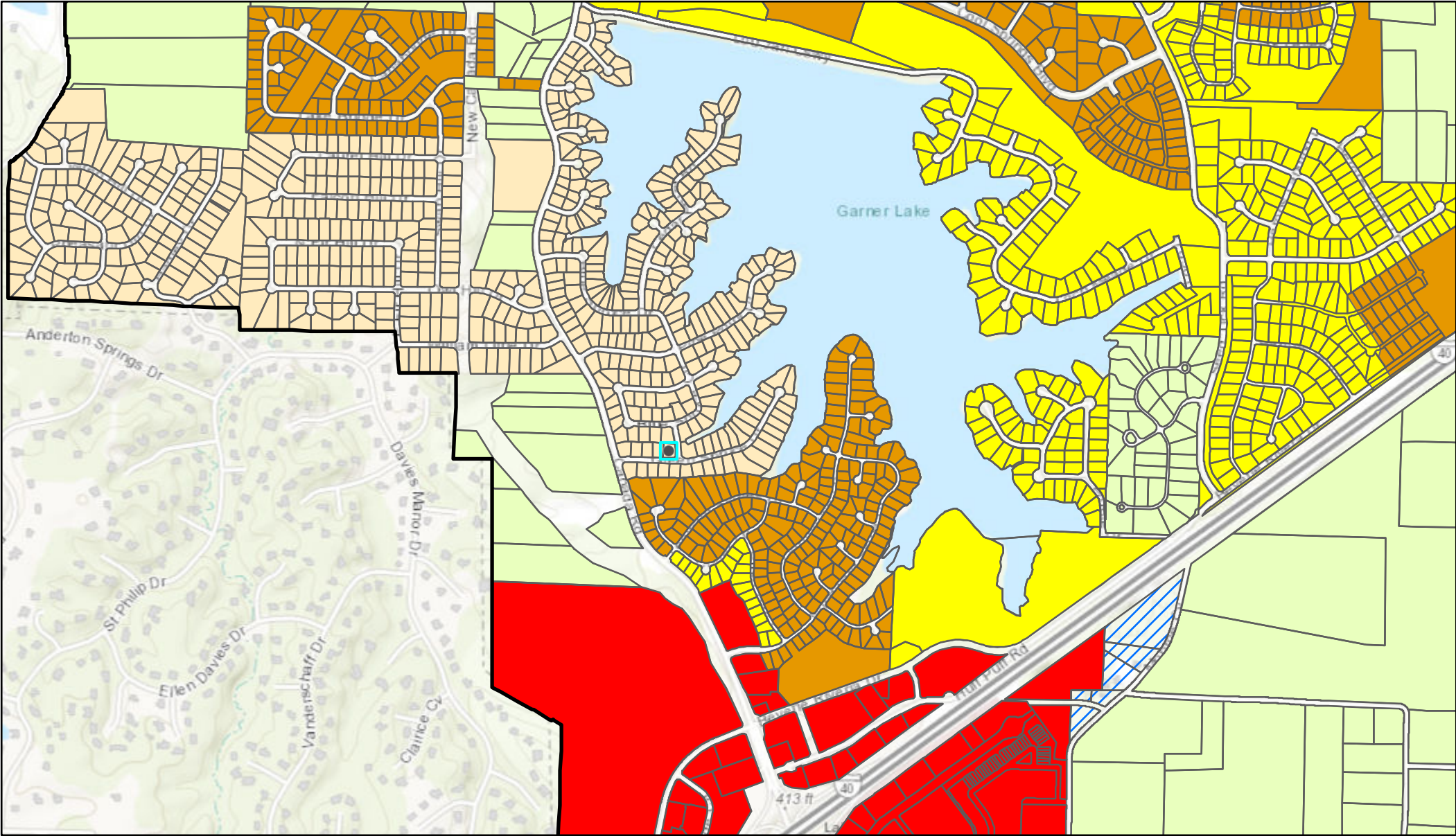








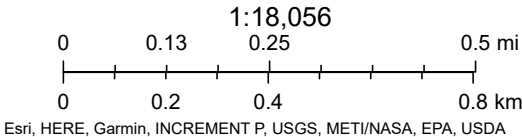
9650 Green Spruce Drive Zoning Map



12/6/2023, 8:29:33 AM

- City Boundary
- Parcel
- Zoning District
- AG: Agriculture
- C-2: General Business
- R-1: Low Density Residential
- R-1 (PRD): Planned Low Density Residential

- R-2: Medium Density Residential
- M-R: Multiple Family Dwelling





Municipal Planning and Design Review Commission

Meeting Date: Thursday, December 14, 2023

Project: Ashmont PD Outline Plan Amendment

Staff Contact: Paul Luker, Planning Director

PROJECT INFORMATION

Location: 9640 Davies Plantation Road

Parcel ID: L0159 00395

Zoning District: C2-Regional Commercial

Site Area: 99.3 acres

Applicant: Vince Smith

Representative: Cory Brady (ils-Integrated Land Solutions, PLLC)

STAFF RECOMMENDATION

City Staff recommends approval of re-configured “use areas” and modifications to bulk, landscape and access conditions.

City staff recommends rejection of proposed amendment to “permitted uses and design standards” to allow multi-family uses.

BACKGROUND:

The Ashmont Planned Development located at the northwest corner of Davies Plantation Road and Canada Road was approved by the Board of Commissioners on June 9, 2022, via Resolution R-43-2022. Ashmont is a mixed-used development permitting commercial and residential uses. A Land Disturbance Permit has been approved allowing for the clearing and grading of the site, construction has not started. Construction can begin after the approval of a Preliminary Development Plan.

PROPOSED AMENDMENTS:

The applicant is requesting to re-configure some of the “Use Areas” along with modifications to the approved bulk, landscape and access conditions. In addition to the proposed amendments noted above, the applicant is also requesting to permit multi-family uses in Area 1. (see attachments)

ANALYSIS AND RECOMMENDATION:

Upon review by City Staff, the proposed amendments to re-configure some of the “Use Areas” along with modifications to the approved bulk, landscape and access conditions are minor in nature and do not change the intent or scope of the approved Outline Plan and are recommended for approval.

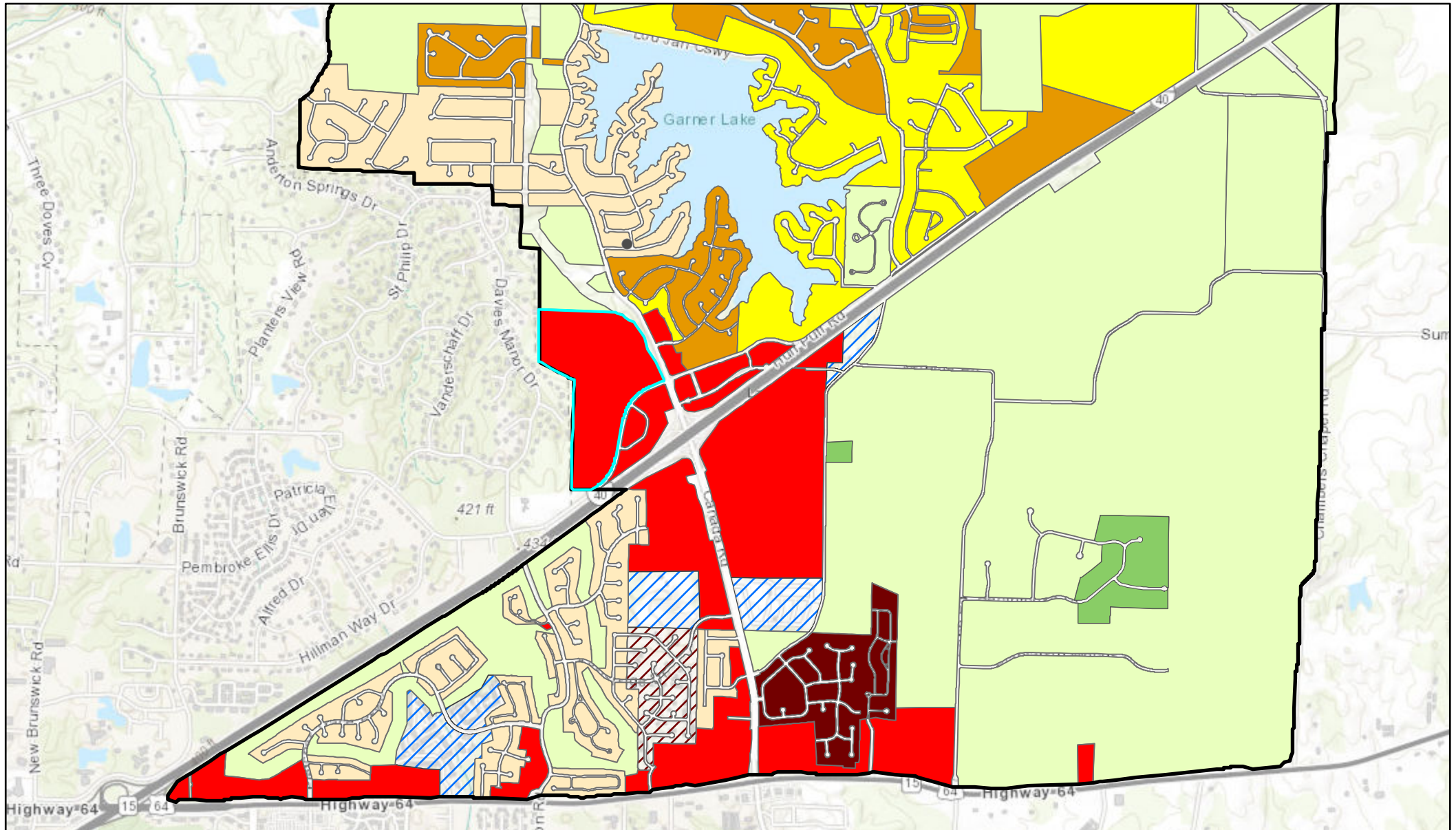
The current outline plan specifically permits independent senior living, assisted living and nursing home uses. These uses are similar to multi-family but are specifically tailored to an aging occupant. The residents of Lakeland are on record of their desire for Lakeland to be cautious about permitting too much multi-family housing without determining its impact on traffic, schools and crime. City Staff believes the proposed multi-family amendment can not be justified at this time as the Ashmont development was recently approved with a detailed set of approved land uses. Additionally, there is property in the area that is yet to be developed with approved multi-family uses.

City Staff recommends approval of the proposed amendments related to use areas, landscape and access conditions and recommends rejection of the multi-family amendment.

EXAMPLE MOTIONS

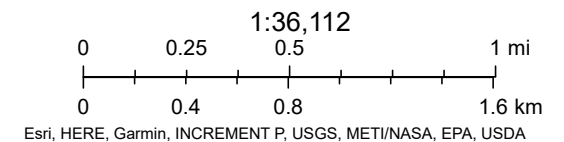
1. Motion to approve the Ashmont PD Outline Plan subject to the following conditions:
 - a. Conditions as determined by the Planning Commission
 - b. Conditions proposed by staff
2. Motion to approve the Ashmont PD Outline Plan without conditions.
3. Motion to deny the Ashmont PD Outline Plan application:
 - a. Reason for denial

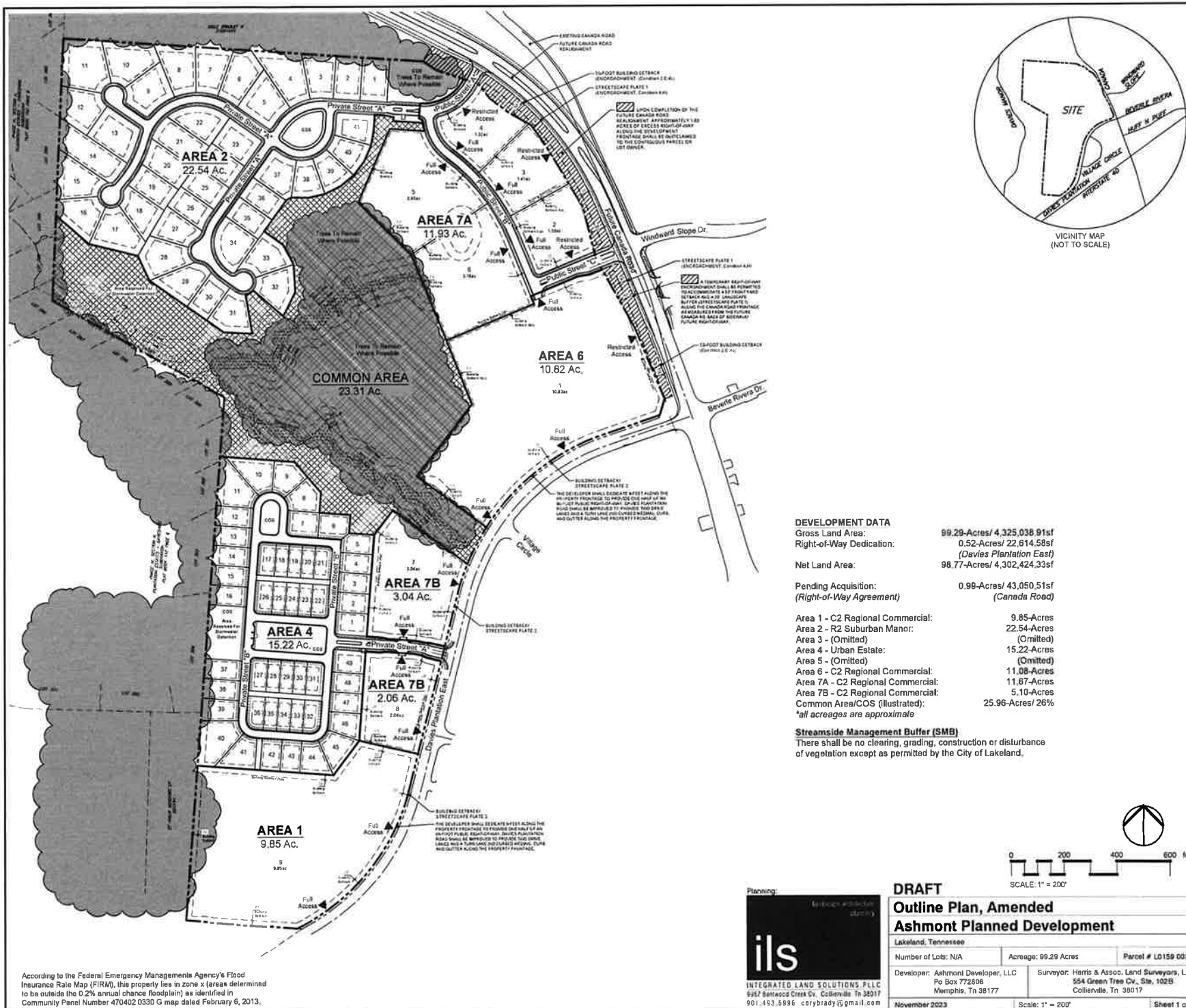
Ashmont Planned Development Zoning Map



12/6/2023, 8:31:14 AM

- | | | |
|--|--|---|
| City Boundary | R-1: Low Density Residential | R-2 (PRD): Planned Medium Density Residential |
| AG: Agriculture | R-1 (PRD): Planned Low Density Residential | E-R: Estate Residential |
| C-2: General Business | R-2: Medium Density Residential | M-R: Multiple Family Dwelling |
| R-2A: Alternate Medium Density Residential | | |





Planning:
ils
INTEGRATED LAND SOLUTIONS, PLLC
9457 Santee Creek Cv., Collierville, TN 38017
901.493.5996 corybrady@gmail.com

DRAFT		
Outline Plan, Amended		
Ashmont Planned Development		
Lakeland, Tennessee		
Number of Lots: N/A	Acreage: 99.29 Acres	Parcel # L0159 00395
Developer: Ashmont Developer, LLC Po Box 772808 Memphis, TN 38177	Surveyor: Harris & Assoc. Land Surveyors, LLC 554 Green Tree Cv., Ste. 102B Collierville, TN 38017	
November 2023	Scale: 1" = 200'	Sheet 1 of 8

I. GENERAL INTENT

This Amended Outline Plan is intended to facilitate the design evolution of the previously approved Ashmont Planned Development (Resolution # R-43-2022). These conditions shall supersede the previously approved Outline Plan conditions. Where conflicts exist, these conditions apply. Where these conditions are silent on a particular provision, the previously approved outline plan conditions shall apply. Where these conditions and the previously approved outline plan conditions are silent on a particular matter, the City of Lakeland's Land Development Regulations adopted at the time of approval shall apply. Refer to the previously approved outline plan (Resolution # R-43-2022) for architectural guidelines.

The land use and bulk regulations prescribed herein are based upon the "Area" classifications defined and delineated by the previously approved outline plan with the following exceptions. Areas 3 and 5, and their associated regulatory provisions, have been omitted, and the Area 4 entitlement has been relocated to replace the original Area 3 designation.

Per resolution # R-43-2022, the following provisions of the Land Development Regulations shall not apply to any Area within the PD

1. Maximum Building Coverage;
2. Maximum Impervious + Semi-Permeable Coverage;
3. Minimum Coverage of Front Property Line;
4. Minimum Principal Building Height;
5. Attached Garage Facade Proportion;
6. Facade Requirements, including Transparency, Cap & Base Types, Building Materials, and Building Variety;
7. Conservation Area Requirements (Article II, Section 11) of Lakeland's Land Development Regulations.

II. LAND USE AND DEVELOPMENT REGULATIONS

- A. This subdivision is divided into five (5) delineated "Areas" previously classified by the approved outline plan with individual regulatory provisions prescribed for each. (Areas 3 and 5 omitted)

- Area 1: C2 - Regional Commercial District as modified;
Area 2: R2 - Suburban Manor District as modified;
Area 4: R4 - Urban Estate District as modified;
Area 5: C2 - Regional Commercial District as modified;
Area 7: C2 - Regional Commercial District as modified.

B. PERMITTED USES AND DESIGN STANDARDS (where applicable)

All uses listed herein are defined by the City of Lakeland Land Development Regulations. Any use not specifically defined by the City's Land Development Regulations shall be defined herein.

AREA 1: C2 - Regional Commercial District as modified.

- a. This area is intended to permit lodging and housing and residential uses (including multi-family), together with uses typically associated with senior living facilities as categorized in Article III, Section 2 of the Land Development Regulations.
- b. **ALLOWABLE USES:** Independent Living, Assisted Living, Nursing Home, Hospice, Multi-Family Housing (as long as at least one (1) Multi-Family building is Age Restricted Multi-Family Housing), and on-site residential services and amenities. Any use not explicitly listed shall be prohibited.
- c. Age Restricted Multi-Family Housing shall satisfy each of the following requirements in accordance with applicable federal and state law:
 1. At least 80 percent (or any higher percentage required under applicable law) of the units must have at least one occupant who is 55 years of age or older; and
 2. The facility or community must publish and adhere to policies and procedures that demonstrate the intent to operate as 55 or older housing; and
 3. The facility or community must provide significant facilities and services specifically designed to meet the physical or social needs of persons 55 or older; and
 4. The facility or community must comply with any applicable legal requirements for age verification of residents.

AREA 2: R2 - Suburban Manor District

- a. This area is intended to permit single-family residential as categorized in Article III, Section 2 of the Land Development Regulations.
- b. Single-family residential uses are permitted in accordance with the bulk regulations assigned herein.
- c. Design for Single-family homes shall follow the Single-Family Architectural Pattern Book as described in the approved Outline Plan Booklet, in lieu of the residential architectural guidelines in the Land Development Regulations.
- d. The proposed subdivision may be privatized at the developer's discretion, subject to all applicable regulations, and City Engineer approval.

AREA 4: R4 - Urban Estate District

- a. This area is intended to permit single-family residential as categorized in Article III, Section 2 of the Land Development Regulations.
- b. Single-family residential uses are permitted in accordance with the bulk regulations assigned herein.
- c. The design for Single-Family homes shall follow the Single-Family Architectural Pattern Book as described in the approved Outline Plan Booklet, in lieu of the residential architectural guidelines in the Land Development Regulations.
- d. Homes may be accessed from a street or alley. All alleys shall be private, owned and maintained by a homeowner's association.
- e. The proposed subdivision may be privatized at the developer's discretion, subject to all applicable regulations.

AREA 5 and 7A: C2 - Regional Commercial District

- a. This area is intended to permit conventional lodging, retail, service and office uses as categorized in Article III, Section 2 of the Land Development Regulations.
- b. **ALLOWABLE USES:** Hotel/Motel, Neighborhood Retail, General Retail, Large Scale Retail, Liquor Store, Neighborhood Personal Services, General Services, Regional Services, Child Day Care, Outdoor Entertainment, Neighborhood Office, General Office, Taproom/Brewery. Any use not explicitly listed shall be prohibited.
- c. Design for commercial areas shall follow the Commercial Architectural Pattern Book as described in the PD Booklet, in lieu of the non-residential architectural guidelines in the Land Development Regulations.

AREA 7B: C2 - Regional Commercial District

- a. This area is intended to permit conventional retail, service and office uses as categorized in Article III, Section 2 of the Land Development Regulations.
- b. **ALLOWABLE USES:** All uses permitted within The City of Lakeland's Land Development Regulations' s C2 - Regional Commercial District excluding hotels/motels and all prohibited uses listed below.

PROHIBITED USES (ALL AREAS):

Pawn Shop, Smoke or Vape Shop, Outdoor Sales, Vehicular Services and Sales, Laundromat, Commercial Greenhouse or Nursery, Payday or Other Loan Establishment, Adult or Sexually Oriented Business, Tattoo Shop.

C. BULK REGULATIONS

1. AREA 1: C2 - Regional Commercial District

- a. Minimum Lot Width: N/A
- b. Minimum Lot Size: N/A
- c. **Building Setbacks:**
 - Davies Plantation Rd: 20-feet
 - Internal Private Dr: 10-feet
 - Side Yard (Adj. Properties): 20-feet
 - Rear Yard (Adj. Properties): 20-feet
- d. Maximum Building Height: 4-story

2. Area 2: R2 - Suburban Manor District

- a. Front load garages are prohibited. All garages shall be internal side load format.
- b. Minimum Lot Width: 50-feet (Lots 1-37) 75-feet (Lots 38-41)
- c. Minimum Lot Size: 13,500sf (Lots 1-37) 10,500sf (Lots 38-41)
- d. **Building Setbacks:**
 - Front Yard/Street Side: 25-feet
 - Side Yard: 10-feet
 - Rear Yard: 25-feet
- e. Maximum Building Height: 2-story

3. Area 4: R4 - Urban Estate District

- a. Front load garages are prohibited. All garages shall be rear (alley) load or side (perimeter) load format.
- b. Minimum Lot Width: 50-feet (Alley) 75-feet (Perimeter)
- c. Minimum Lot Size: 6,250sf (Alley) 9,000sf (Perimeter)
- d. **Building Setbacks:**
 - Front Yard/Street Side: 20-feet
 - Side Yard: 5-feet
 - Rear Yard (Alley): 18-feet
 - Rear Yard (Perimeter): 15-feet
- e. Maximum Building Height: 2-story

C. BULK REGULATIONS (Continued)

4. Areas 5 & 7: C2 - Regional Commercial District

- a. Minimum Lot Width: 50-feet
- b. Minimum Lot Size: N/A
- c. **Building Setbacks:**
 - Canada Rd: 50-feet (Measured from back of FUTURE Canada Rd, sidewalk)
 - Right of way encroachment permitted by City of Lakeland
 - Davies Plantation Rd: 20-feet
 - Public Street "A & C": 20-feet
 - Public Street "B": 15-feet
 - Internal Private Dr: 10-feet
 - Side Yard: 7.5-feet
 - Rear Yard: 7.5-feet
- d. Min. Bldg. Separation: 10-feet (detached only)
- e. Maximum Building Height:
 - Hotel: 5-story
 - All other uses: 2-story

5. Right of Way Encroachment

- a. In an effort to establish a consistent streetscape and building pattern along Canada Road, the City of Lakeland shall allow encroachment within the Canada Road right-of-way to permit building, sidewalks, lighting, signage, and landscape related improvements within the current Canada Road right-of-way.
- b. Upon completion of the future Canada Road realignment, the excess right-of-way along the development frontage shall be relinquished to the contiguous parcel or lot owner.
- c. The future Canada Road right-of-way shall be considered the back of sidewalk, constructed with the Canada Road realignment. Where applicable, all associated dimensions prescribed by the bulk regulations herein shall be measured from the future Canada Road realignment back of sidewalk.

III. ROADWAYS, ACCESS, AND PARKING

A. Roadway Dedication and Improvements

1. Canada Road: The developer shall not be responsible for dedication of right-of-way or improvements to existing or future Canada Road.
2. Davies Plantation Road: Concurrent with each contiguous phase, the developer shall dedicate 15-feet along the property frontage to provide the balance of an 86-foot public right-of-way. Davies Plantation Road will be improved to provide two drive lanes and a turn lane (no median), curb, gutter, and sidewalk along the property frontage.
3. All internal public streets shall be dedicated to the City of Lakeland and improved in accordance with the street section provided herein, subject to approval of the City Engineer.
4. All private streets and alleys shall be improved in accordance with the street section provided herein, subject to approval of the City Engineer.
5. All private streets and alleys shall be owned and maintained by an Owners' Association.

B. Access

1. Refer to Sheet 1 of 6 for the general location of vehicular access with Area 1, Area 6, Area 7A, and Area 7B as described below. The access locations shown are conceptual and may be adjusted to work with final site plans of individual commercial lots.
2. A maximum of 4 curb cuts are allowed on Canada Road as generally illustrated.
3. A maximum of 2 curb cuts along Canada Road may be full-access and must be aligned with proposed Canada Road median openings. Any additional curb cuts may only be right-in/right-out.
4. A maximum of 6 curb cuts are allowed on Davies Plantation Road as generally illustrated. All curb cuts on Davies Plantation Road may be full access.
5. Residential lots within Area 2 shall be accessed from the public street.
6. Residential lots within Area 4 shall be accessed either from the public street or private alley.
7. In Areas 2 & 4, driveways may be a maximum of 18' wide at the curb.
8. In Areas 2 & 4, driveways shall not be closer than 10' from the end of radius of a public street intersection.
9. In Areas 1, 6, and 7, driveways shall not be closer than 50' from the end of radius of a public street intersection.

C. Parking and Loading

1. Unless otherwise stated, parking and loading shall be provided in accordance with the City of Lakeland Land Development Regulations.
2. The specific type of Senior Living uses in Area 1 shall follow the parking regulations that correspond to the use category:
 - a. Independent Living: 1.25 spaces/studio unit, 1.5 spaces/1 bedroom unit, 1.75 spaces/2 bedroom unit;
 - b. Hospice/Assisted Living/Nursing Home: 0.25 spaces/bed and 1 space/employee.
3. The Planning Commission may approve a alternative parking requirement during Site Plan approval if justification based on industry standards is provided.
4. Head-in parking may be provided within any COS area directly off of the ROW of an interior public street in order to provide convenient resident access to common amenities.

IV. LANDSCAPE, SCREENING, AND COMMON OPEN SPACE

- A. A minimum (25%) of the net land (post dedications) of Ashmont PD area shall be reserved and designated as common area intended for tree preservation and/or passive recreational uses/amenity areas.
- B. In addition to the condition above, a minimum 20% of each commercial/office lot shall be reserved as green space. All pervious areas to include common lawns, landscape areas, streetscapes, boulevards, etc shall qualify. Urban plazas and/or promenades may qualify when provided as a synthetic element for the common enjoyment of patrons.
- C. Common Open Space areas shall be distributed throughout the residential portions of the planned development.
- D. Common Open Space areas are recommended within the commercial portions of the planned development by not required.
- E. All designated common areas shall be owned and maintained by a Homeowners Association and/or Property Owners Association. At the time that the Phase 1 Final Plan is submitted, the articles of incorporation and bylaws of the Business and Homeowners Associations shall be submitted to staff for review.
- F. Common Area, as designated, is intended to preserve the existing tree canopy, wetlands, and associated vegetation to the most reasonable extent possible while also satisfying the City's Streamside Management Ordinance provisions. Permitted disturbance shall be limited to transitional grading and drainage improvements, stormwater detention facilities, utility/buried infrastructure, and passive recreational uses only.
- G. The details and specifications for all Landscape Plates, including streetscapes and buffers provided herein supersede the Landscape Plate section of the Ashmont PD Outline Plan Booklet. All on-center tree spacing required by the Landscape Plates are approximate average spacing and may vary along any particular street frontage to work with building facade rhythm, lot layout, utilities, driveway locations, and pedestrian facilities.
- H. Streetscape Plate 1 shall be installed along the property's Davies Plantation Road frontage.
- I. Streetscape Plate 2 shall be installed along the property's Davies Plantation Road frontage.
- J. Streetscape Plate 3 shall be installed along the Public Street "A" frontages.
- K. Streetscape Plate 4 shall be installed along the Public Street "B" frontages.
- L. Streetscape Plate 5 shall be installed along the Public Street "C" frontages.
- M. In Areas 5 & 7, a right-of-way encroachment shall be permitted in fulfillment of the Canada Road Streetscape Plate as described.
- N. The minimum street tree size shall be 2 inches in caliper for all streetscapes.
- O. All required landscaping shall not interfere with any utility easements and may be altered according to MLGW requirements, including utilization of trees with a smaller mature size than required underneath power lines.
- P. Through the Development Agreement process, the Developer may work with City staff to make Landscape Plate modifications.
- Q. Ashmont PD may utilize landscape features such as, but not limited to, masonry columns, iron markers, public art, rail, fencing, and ornamental metal fencing as additional streetscape features or entrance treatments at any entrance into the development or into an Area. Such features shall be submitted to the City with Final Plans.
- R. The parkland dedication requirements for Area 1 shall be determined with the site plan submittal.
- S. All retention ponds are required to have a fountain.
- T. Any walking trails proposed within designated Common Open Space areas shall be a minimum of 5' wide concrete.
- U. Unless otherwise specified, all plant material shall adhere to the minimum size criteria specified in the City of Lakeland's development regulations.

Planning:

INTEGRATED LAND SOLUTIONS, PLLC
3957 Briarwood Circle, Collierville, TN 38017
901.493.5956 info@ilsolutions.com

DRAFT

Outline Plan, Amended Ashmont Planned Development

Lakeland, Tennessee		
Number of Lots: N/A	Acreage: 69.28 Acres	Parcel #: LO159 00395
Developer: Ashmont Developer, LLC P.O. Box 772808 Memphis, TN 38177		Surveyor: Harris & Assoc. Land Surveyors, LLC 554 Green Tree Ct., Ste. 102B Collierville, TN 38017
November 2023	Scale: None	Sheet 2 of 8

V. SIGNAGE

- A. Signage shall be permitted in accordance with the City of Lakeland Sign Ordinance as modified herein.
- B. One (1) overall development identity ground sign shall be permitted at each public street entrance in to the development to meet the requirements of the Subdivision Entry Sign. These overall development signs shall not count toward the signage allowed for any particular Area or parcel. The overall development identity ground signs shall be submitted to the City with Final Plans.
- C. Within Area 6, all single-occupant buildings and all tenants of a multi-occupant building are allowed a maximum of two wall signs, one facing the primary street frontage and the other facing the parking area entrance. If two wall signs are utilized, the total wall sign area allowed per building (by the Sign Ordinance) shall be calculated based on the linear feet of these two building facades.

VI. SANITARY SEWER & SERVICES

- A. A Master Sanitary Sewer Concept Plan shall be submitted at the time Phase One Plan is submitted for review and approval. The City of Lakeland will provide sewer service.
- B. Sanitary sewer improvements shall be provided by the Developer under contract in accordance with the subdivision regulations and specifications of the City of Lakeland and the State of Tennessee.
- C. Sizes of sanitary sewer lines shall be determined at the time the final construction plans are submitted to the City Engineer.
- D. Sanitary Sewer Plans shall be submitted to the Tennessee Department of Environmental Quality (TDEQ) for written approval.
- E. All sanitary sewer located in a private drive or otherwise outside of a public right-of-way shall be within a public easement.

VII. WATER SERVICE / UTILITIES

- A. A Master Water Service Concept Plan shall be submitted at the time the Phase 1 Plan is submitted for review and approval. The City of Lakeland will provide public potable water service.
- B. Public water improvements shall be provided by the Developer under contract in accordance with MLGW standards.
- C. All water services located in a private drive or otherwise outside of public right-of-way shall be within a public easement.
- D. All utilities and services (telephone, cable, etc.) to be installed underground, except for any 3-phase electric service.
- E. Street light plans, if applicable, will be submitted for review and approval by City as part of final plans. Street lights are not required on roads internal to the development.

IX. DEVELOPMENT PHASING

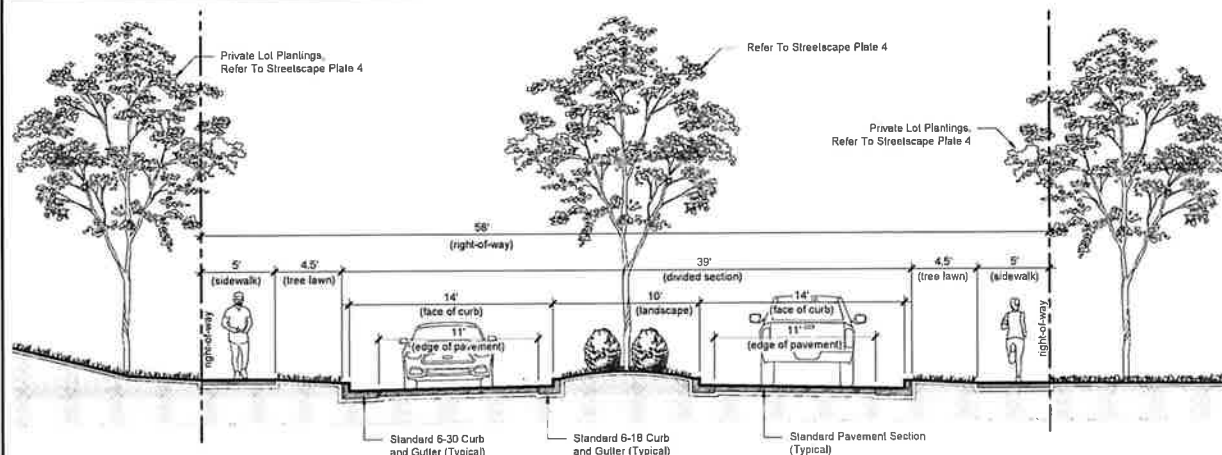
- A. A Preliminary Phasing Plan for Ashmont PD is provided in the PD booklet. Phase boundaries are not required to follow Area boundaries.
- B. The Preliminary Phasing Plan is subject to change as plans are finalized and as market demands fluctuate. Construction of phases may be singular or a mix to meet current and future market demands.
- C. The synchronization of Phases may be modified by the Developer at any time to allow for current and future market demands.
- D. A final site plan / plat for each phase shall be made in accordance with the City of Lakeland Land Development Regulations.
- E. Minor changes may occur with the final plans that do not require Board of Commissioners approval. Minor changes are as defined below:
 - 1. Minor changes may include adjustments of lot lines and road or trail alignments within any phase or Area to work with final design and engineering. Lot lines may be added or deleted as a minor change, pursuant to the requirements below.
 - 2. Minor changes may not increase density within any Area, allow additional uses within any Area, or cause any Area line to shift by more than 75-feet.



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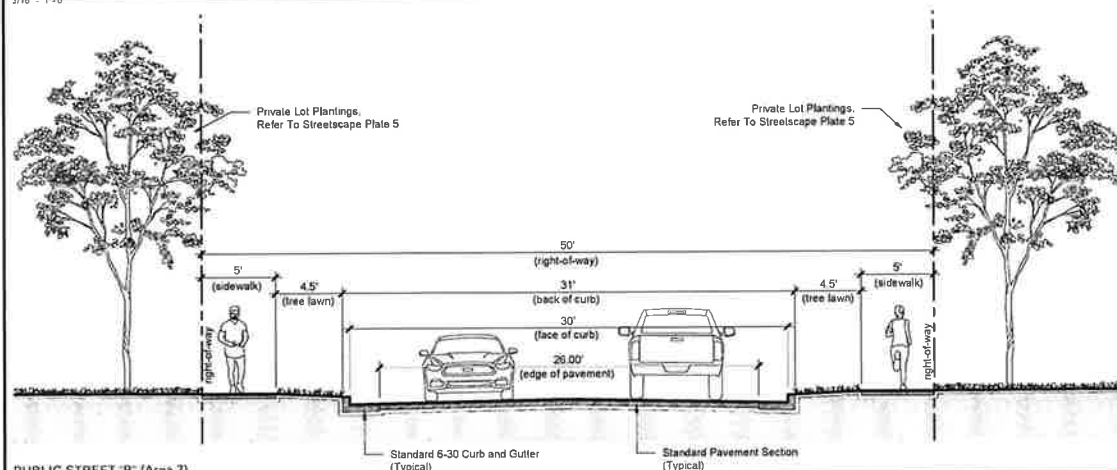
Outline Plan, Amended
Ashmont Planned Development

Lakeland, Tennessee		
Number of Lots: N/A	Acreage: 69.29 Acres	Parcel # LD159 00395
Developer: Ashmont Developer, LLC Po Box 772808 Memphis, TN 38177	Surveyor: Harris & Assoc. Land Surveyors, LLC 554 Green Tree Cv., Ste. 102B Collinsville, TN 38017	
November 2023	Scale: None	Sheet 3 of 6



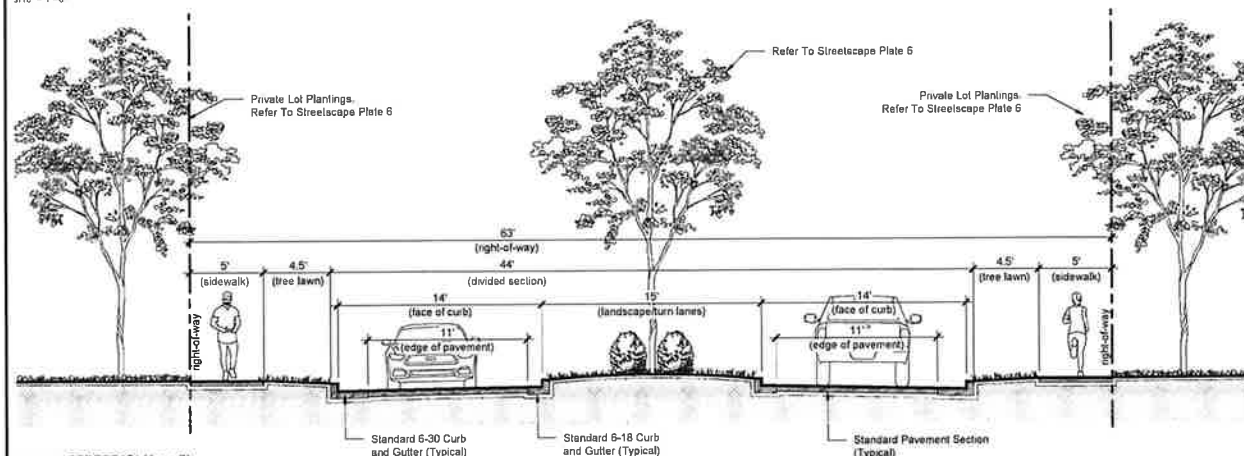
PUBLIC STREET 'A' (Areas 2 & 7)

3/16 = 1'-0"



PUBLIC STREET 'B' (Area 7)

3/16 = 1'-0"



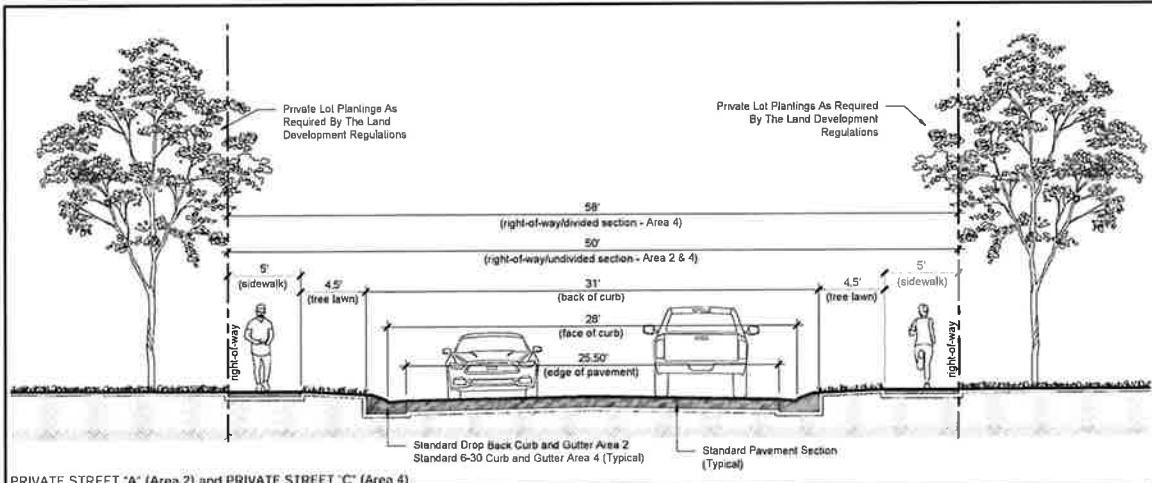
PUBLIC STREET 'C' (Area 7)

3/16 = 1'-0"

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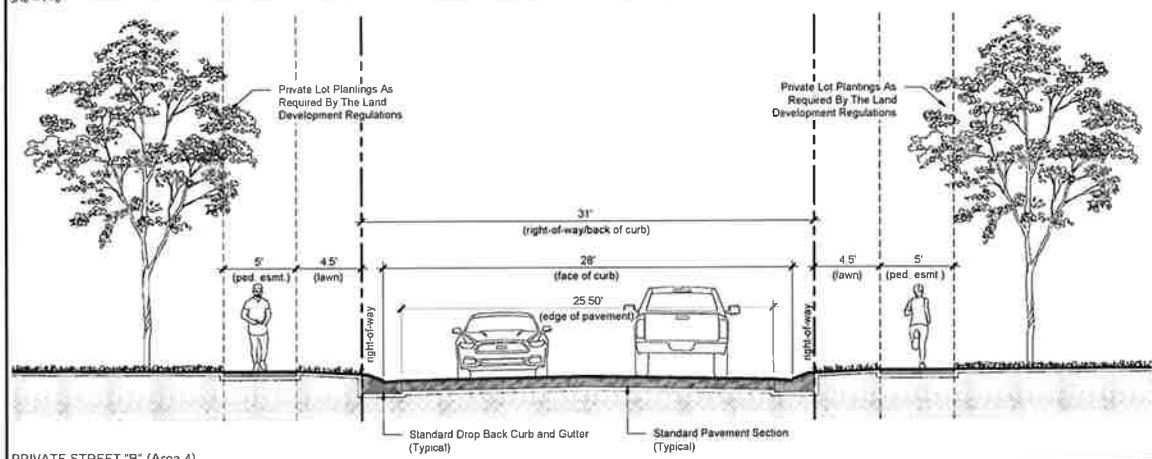
Outline Plan, Amended Ashmont Planned Development

Lefkandt, Tennessee		
Number of Lots: N/A	Acreage: 99.29 Acres	Parcel #: L0159 00395
Developer: Ashmont Developer, LLC Po Box 772808 Memphis, TN 38177	Surveyor: Harris & Assoc. Land Surveyors, LLC 554 Green Tree Cv., Ste. 102B Collierville, TN 38017	
November 2023	Scale: Varies	Sheet 4 of 6



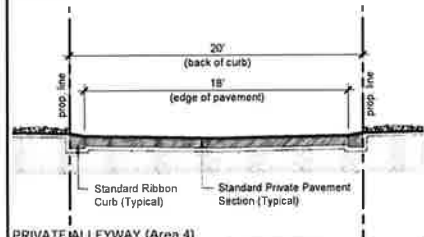
PRIVATE STREET "A" (Area 2) and PRIVATE STREET "C" (Area 4)

3/16 - 1'-0"



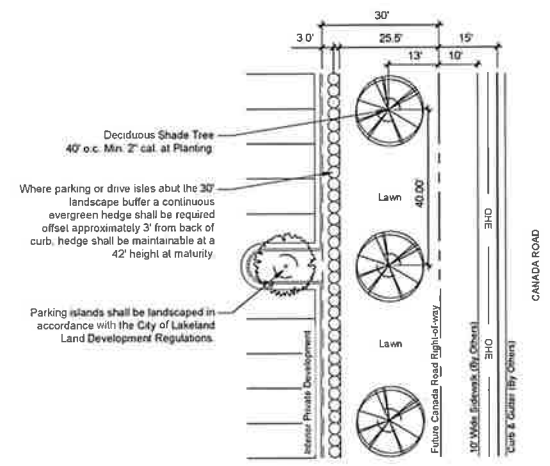
PRIVATE STREET "B" (Area 4)

3/16 - 1'-0"



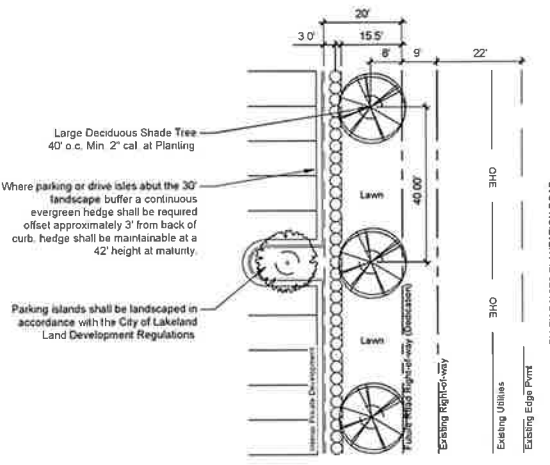
PRIVATE ALLEYWAY (Area 4)

3/16 - 1'-0"



STREETSCAPE PLATE 1 - CANADA ROAD

1" = 20'-0"



STREETSCAPE PLATE 2 - DAVIES PLANTATION ROAD

1" = 20'-0"

Planning

landscape architecture planning

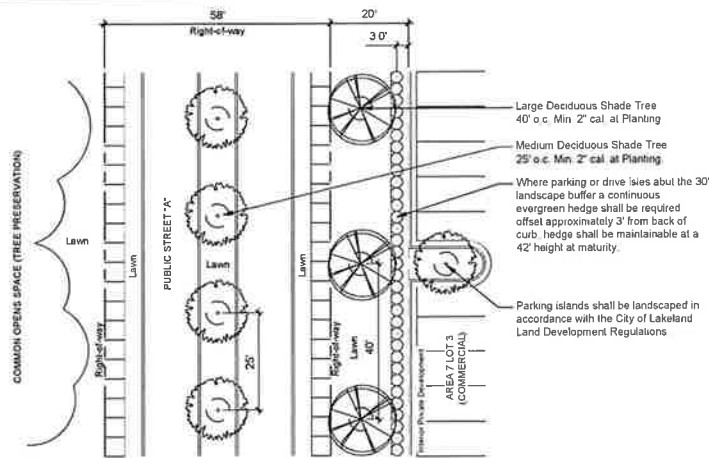
ils

INTEGRATED LAND SOLUTIONS, PLLC

9967 Benwood Creek Cv. Collierville, TN 38017

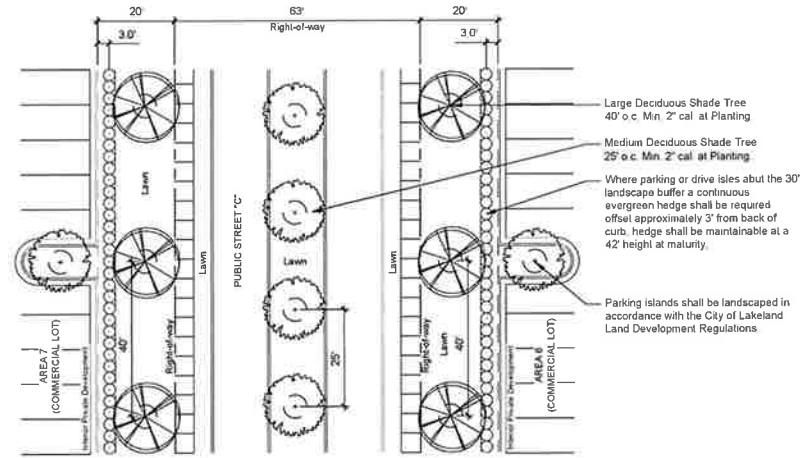
901.493.6996 cecybrady@gmail.com

DRAFT		
Outline Plan, Amended		
Ashmont Planned Development		
Lakeland, Tennessee		
Number of Lots: N/A	Acreage: 99.29 Acres	Parcel # L0159 00395
Developer: Ashmont Developer, LLC	Surveyor: Harris & Assoc. Land Surveyors, LLC	
Po Box 772808	554 Groon Tree Cv., Ste. 102B	
Memphis, TN 38177	Collierville, TN 38017	
November 2023	Scale: Varies	Sheet 5 of 6



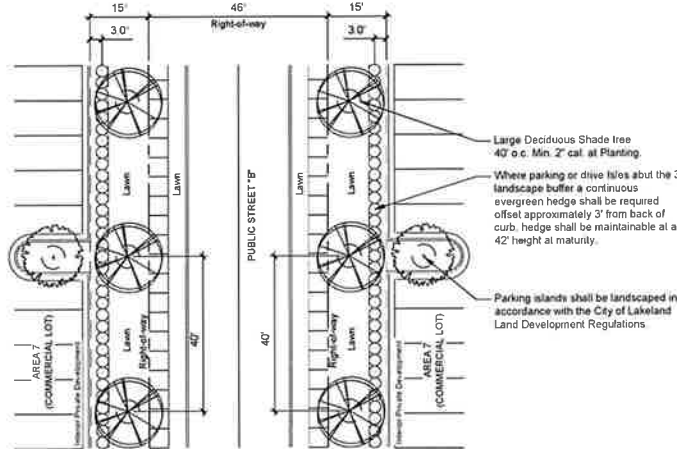
STREETSCAPE PLATE 3 - PUBLIC STREET "A"

1" = 20'0"



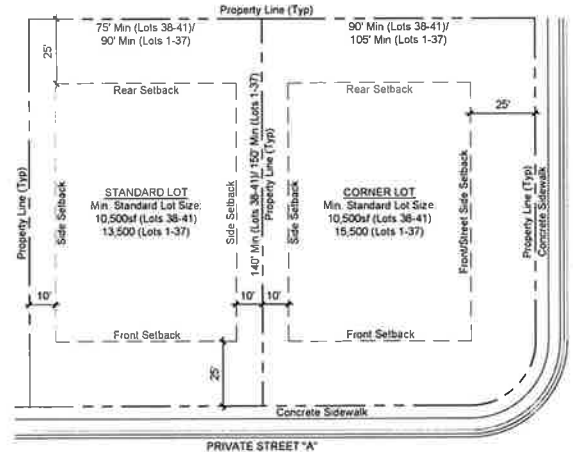
STREETSCAPE PLATE 5 - PUBLIC STREET "C"

1" = 20'0"



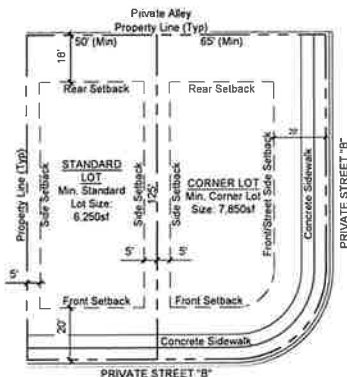
STREETSCAPE PLATE 4 - PUBLIC STREET "B"

1" = 20'0"



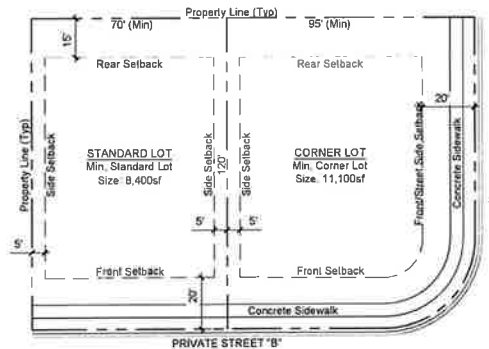
TYPICAL LOT DIAGRAM - AREA 2

1" = 30'0"



TYPICAL LOT DIAGRAM (Alley Loaded) - AREA 4

1" = 30'0"



TYPICAL LOT DIAGRAM (Conventional) - AREA 4

1" = 30'0"

Planning

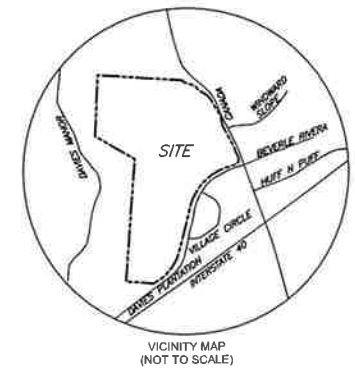
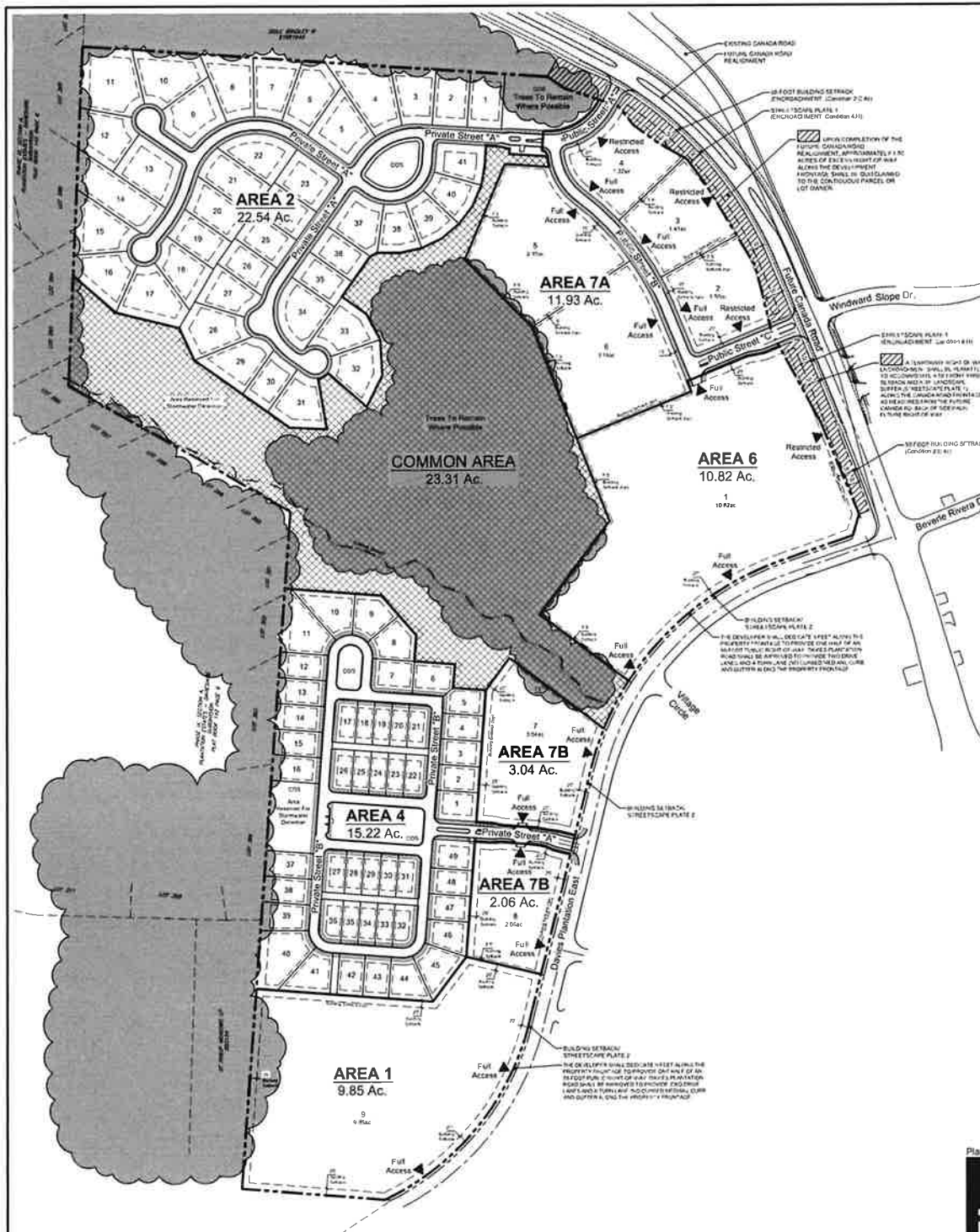
landscape architecture

ils

INTEGRATED LAND SOLUTIONS, PLLC
9957 Renwood Crest Ct., Collierville, TN 38017
901.493.6996 corybrady@gmail.com

DRAFT
Outline Plan, Amended
Ashmont Planned Development

Lakeland, Tennessee		
Number of Lots: N/A	Acreage: 99.29 Acres	Parcel #: L0159 00395
Developer: Ashmont Developer, LLC Po Box 772808 Memphis, TN 38177	Surveyor: Harris & Assoc. Land Surveyors, LLC 554 Green Tree Ct., Ste. 102B Collierville, TN 38017	
November 2023	Scale: Varies	Sheets: 6 of 6



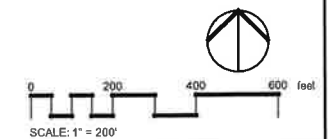
DEVELOPMENT DATA

Gross Land Area: 99.29-Acres/ 4,325,038.91sf
 Right-of-Way Dedication: 0.52-Acres/ 22,614.58sf
 (Davies Plantation East)
 Net Land Area: 98.77-Acres/ 4,302,424.33sf

Pending Acquisition: 0.99-Acres/ 43,050.51sf
 (Right-of-Way Agreement) (Canada Road)

Area 1 - C2 Regional Commercial: 9.85-Acres
 Area 2 - R2 Suburban Manor: 22.54-Acres
 Area 3 - (Omitted)
 Area 4 - Urban Estate: 15.22-Acres
 Area 5 - (Omitted)
 Area 6 - C2 Regional Commercial: 11.08-Acres
 Area 7A - C2 Regional Commercial: 11.67-Acres
 Area 7B - C2 Regional Commercial: 5.10-Acres
 Common Area/COS (Illustrated): 25.96-Acres/ 26%

*all acreages are approximate



According to the Federal Emergency Management Agency's Flood Insurance Rate Map (FIRM), this property lies in zone x (areas determined to be outside the 0.2% annual chance floodplain) as identified in Community Panel Number 470402 0330 G map dated February 6, 2013.

Planning

ils

INTEGRATED LAND SOLUTIONS, PLLC
 9957 Bottwood Creek Cv. Collierville, TN 38017
 901.433.6996 corylady@icmail.com

DRAFT

Outline Plan, Amended Ashmont Planned Development

Lakeland, Tennessee		
Number of Lots: N/A	Acreage: 99.29 Acres	Parcel # L0158 00395
Developer: Ashmont Developer, LLC Po Box 772808 Memphis, TN 38177	Surveyor: Harris & Assoc. Land Surveyors, LLC 554 Green Tree Cv., Ste. 102B Collierville, TN 38017	
November 2023	Scale: 1" = 200'	

I. GENERAL INTENT

This Amended Outline Plan is intended to facilitate the design evolution of the previously approved Ashmont Planned Development (Resolution # R-43-2022). These conditions shall supersede the previously approved Outline Plan conditions. Where conflicts exist, these conditions apply. Where these conditions are silent on a particular provision, the previously approved outline plan conditions shall apply. Where these conditions and the previously approved outline plan conditions are silent on a particular matter, the City of Lakeland's Land Development Regulations adopted at the time of approval shall apply. Refer to the previously approved outline plan (Resolution # R-43-2022) for architectural guidelines.

The land use and bulk regulations prescribed herein are based upon the "Area" classifications defined and delineated by the previously approved outline plan with the following exceptions. Areas 3 and 5, and their associated regulatory provisions, have been omitted, the Area 2 entitlement has been expanded, and the Area 4 entitlement has been relocated to replace the original Area 3 designation.

Per resolution # R-43-2022, the following provisions of the Land Development Regulations shall not apply to any Area within the PD.

1. Maximum Building Coverage;
2. Maximum Impervious + Semi-Permeable Coverage;
3. Minimum Coverage of Front Property Line;
4. Minimum Principal Building Height;
5. Attached Garage Facade Proportions;
6. Facade Requirements, including Transparency, Cap & Base Types, Building Materials, and Building Variety;
7. Conservation Area Requirements (Article II, Section 11) of Lakeland's Land Development Regulations.

II. LAND USE AND DEVELOPMENT REGULATIONS

A. This subdivision is divided into five (5) delineated "Areas" previously classified by the approved outline plan with individual regulatory provisions prescribed for each (Areas 3 and 5 omitted).

Area 1: C2 - Regional Commercial District as modified;
Area 2: R2 - Suburban Manor District as modified;
Area 4: R4 - Urban Estate District as modified;
Area 6: C2 - Regional Commercial District as modified;
Area 7: C2 - Regional Commercial District as modified

B. PERMITTED USES AND DESIGN STANDARDS (where applicable)

All uses listed herein are defined by the City of Lakeland Land Development Regulations. Any use not specifically defined by the City's Land Development Regulations shall be defined herein.

AREA 1: C2 - Regional Commercial District as modified

- a. This area is intended to permit lodging and housing and residential uses (including multi-family), together with uses typically associated with senior living facilities as categorized in Article III, Section 2 of the Land Development Regulations.
- b. **ALLOWABLE USES:** Independent Living, Nursing Home, Hospice, Multi-Family Housing (as long as at least one (1) Multi-Family building is Age Restricted Multi-Family Housing), and on-site essential services and amenities.
- c. Age Restricted Multi-Family Housing shall satisfy each of the following requirements in accordance with applicable federal and state law:
 1. At least 80 percent (or any higher percentage required under applicable law) of the units must have at least one occupant who is 55 years of age or older; and
 2. The facility or community must publish and adhere to policies and procedures that demonstrate the intent to operate as 55 or older housing; and
 3. The facility or community must provide significant facilities and services specifically designed to meet the physical or social needs of persons 55 or older; and
 4. The facility or community must comply with any applicable legal requirements for age verification of residents.

AREA 2: R2 - Suburban Manor District

- a. This area is intended to permit single-family residential as categorized in Article III, Section 2 of the Land Development Regulations.
- b. Single-family residential uses are permitted in accordance with the bulk regulations assigned herein.
- c. Design for Single-Family Homes shall follow the Single-Family Architectural Pattern Book as described in the approved Outline Plan Booklet, in lieu of the residential architectural guidelines in the Land Development Regulations.
- d. The proposed subdivision may be privatized at the developer's discretion, subject to all applicable regulations, and City Engineer approval.

AREA 4: R4 - Urban Estate District

- a. This area is intended to permit single-family residential as categorized in Article III, Section 2 of the Land Development Regulations.
- b. Single-family residential uses are permitted in accordance with the bulk regulations assigned herein.
- c. The design for Single-Family Homes shall follow the Single-Family Architectural Pattern Book as described in the approved Outline Plan Booklet, in lieu of the residential architectural guidelines in the Land Development Regulations.
- d. Homes may be accessed from a street or alley. All alleys shall be private, owned and maintained by a homeowner's association.
- e. The proposed subdivision may be privatized at the developer's discretion, subject to all applicable regulations.

AREA 6 and 7A: C2 - Regional Commercial District

- a. This area is intended to permit conventional lodging, retail, service and office uses as categorized in Article III, Section 2 of the Land Development Regulations.
- b. **ALLOWABLE USES:** Hotel/Motel, Neighborhood Retail, General Retail, Large Scale Retail, Liquor Store, Neighborhood Personal Services, General Services, Regional Services, Child Day Care, Outdoor Entertainment, Neighborhood Office, General Office, Taproom/Brewery. Any use not specifically listed shall be prohibited.
- c. Design for commercial areas shall follow the Commercial Architectural Pattern Book as described in the PD Booklet, in lieu of the non-residential architectural guidelines in the Land Development Regulations.

AREA 7B: C2 - Regional Commercial District

- a. This area is intended to permit conventional lodging, retail, service and office uses as categorized in Article III, Section 2 of the Land Development Regulations.
- b. **ALLOWABLE USES:** All uses permitted within The City of Lakeland's Land Development Regulations's C2 - Regional Commercial District excluding those specifically listed as prohibited in this Outline Plan.
- c. Age Restricted Multi-Family Housing shall satisfy each of the following requirements in accordance with applicable federal and state law:
 1. At least 80 percent (or any higher percentage required under applicable law) of the units must have at least one occupant who is 55 years of age or older; and
 2. The facility or community must publish and adhere to policies and procedures that demonstrate the intent to operate as 55 or older housing; and
 3. The facility or community must provide significant facilities and services specifically designed to meet the physical or social needs of persons 55 or older; and
 4. The facility or community must comply with any applicable legal requirements for age verification of residents.

PROHIBITED USES (ALL AREAS)

Pawn Shop, Smoke or Vape Shop, Outdoor Sales, Vehicular Services and Sales, Laundromat, Commercial Greenhouse or Nursery, Payday or Other Loan Establishment, Adult or Sexually Oriented Business, Tattoo Shop.

C. BULK REGULATIONS

1. AREA 1: C2 Regional Commercial District

- a. Minimum Lot Width: N/A
- b. Minimum Lot Size: N/A
- c. **Building Setbacks:**
 - Davies Plantation Rd: 20-feet
 - Internal Private Dr.: 10-feet
 - Side Yard (Adj. Properties): 20-feet
 - Rear Yard (Adj. Properties): 20-feet
- d. Maximum Building Height: 4-story

2. Area 2: R2 - Suburban Manor District

- a. Front load garages are prohibited
- b. Minimum Lot Width: 90-feet (Lots 1-37) / 75-feet (Lots 38-41)
- c. Minimum Lot Size: 12,500sf (lots 1-37) / 10,500sf (lots 38-41)
- d. **Building Setbacks:**
 - Front Yard/Street Side: 25-feet
 - Side Yard: 10-feet
 - Rear Yard: 25-feet
- e. Maximum Building Height: 2-Story

C. BULK REGULATIONS (Continued)

3. Area 4: R4 - Urban Estate District

- a. Front load garages are prohibited
- b. Minimum Lot Width: 50-feet (Alley) / 75-feet (Perimeter)
- c. Minimum Lot Size: 6,250sf (Alley) / 9,000sf (Perimeter)
- d. **Building Setbacks:**
 - Front Yard/Street Side: 20-feet
 - Side Yard: 5-feet
 - Rear Yard (Alley): 18-feet
 - Rear Yard (Perimeter): 15-feet
- e. Maximum Building Height: 2-story

4. Areas 6 & 7: C2 - Regional Commercial District

- a. Minimum Lot Width: 50-feet
- b. Minimum Lot Size: N/A
- c. **Building Setbacks:**
 - Canada Rd: 50-feet (Measured from back of FUTURE Canada Rd. sidewalk)
- d. **Right of Way Encroachment permitted by City of Lakeland**
 - Davies Plantation Rd: 20-feet
 - Public Street "A" & "C": 20-feet
 - Public Street "B": 15-feet
 - Internal Private Dr.: 10-feet
 - Side Yard: 7.5-feet
 - Rear Yard: 7.5-feet
- e. **Min. Bldg. Separation:**
 - Hotel: 5-story
 - All other uses: 2-story

5. Right of Way Encroachment

- a. In an effort to establish a consistent streetscape and building pattern along Canada Road, the City of Lakeland shall allow encroachment within the Canada Road right-of-way to permit building, sidewalk, lighting, signage, and landscape related improvements within the current Canada Road right-of-way.
- b. Upon completion of the future Canada Road realignment, the City of Lakeland shall allow encroachment within the Canada Road right-of-way to permit building, sidewalk, lighting, signage, and landscape related improvements within the current Canada Road right-of-way.
- c. The future Canada Road right-of-way shall be considered the back of sidewalk, constructed with the Canada Road realignment. Where applicable, all associated dimensions prescribed by the bulk regulations herein shall be measured from the future Canada Road realignment back of sidewalk.

III. ROADWAYS, ACCESS, AND PARKING

A. Roadway Dedication and Improvements

1. Canada Road: The developer shall not be responsible for dedication of right-of-way or improvements to existing or future Canada Road.
2. Davies Plantation Road: Concurrent with each contiguous phase, the developer shall dedicate 15' of right-of-way along the property frontage to provide 85-foot public right-of-way. Davies Plantation Road will be improved to provide two drive lanes and a turn lane (no median), curb, gutter, and sidewalk along the property frontage.
3. All internal public streets shall be dedicated to the City of Lakeland and improved in accordance with the street section provided herein, subject to approval of the City Engineer.
4. All private streets and alleys shall be improved in accordance with the street section provided herein, subject to approval of the City Engineer.
5. All private streets and alleys shall be owned and maintained by an Owners' Association.

B. Access

1. Refer to Sheet 1 of 8 for the general location of vehicular access with Area 1, Area 6, Area 7A, and Area 7B as described below. The access locations shown are conceptual and may be adjusted to work with final site plans of individual commercial lots.
2. A maximum of 4 curb cuts are allowed on Canada Road as generally illustrated.
3. A maximum of 2 curb cuts along Canada Road may be full-access and must be aligned with proposed Canada Road median openings. Any additional curb cuts may only be right-in/right-out.
4. A maximum of 6 curb cuts are allowed on Davies Plantation Road as generally illustrated. All curb cuts on Davies Plantation Road may be full access.
5. All corner radii at intersections of public streets within the development may be a minimum of 15' at the face of curb.
6. Residential lots within Area 2 shall be accessed from the public street.
7. Residential lots within Area 4 shall be accessed either from the public street or private alley.
8. In Areas 2 & 4, driveways may be a maximum of 16' wide at the curb.
9. In Areas 2 & 4, driveways shall not be closer than 10' from the end of radius of a public street intersection.
10. In Areas 1, 6, and 7, driveways shall not be closer than 50' from the end of radius of a public street intersection.

C. Parking and Loading

1. Unless otherwise stated, parking and loading shall be provided in accordance with the City of Lakeland Land Development Regulations.
2. The specific type of Senior Living uses in Area 1 shall follow the parking regulations that correspond to the use category:
 - a. Independent Living: 1 25 spaces/audio unit, 1.5 spaces/1 bedroom unit, 1.75 spaces/2 bedroom unit;
 - b. Hospice/Assisted Living/Nursing Home: 0.25 spaces/bed and 1 space/employee.
3. The Planning Commission may approve an alternative parking requirement during Site Plan approval if justification based on industry standards is provided.
4. Head-in parking may be provided within any COS area directly off of the ROW of an interior public street in order to provide convenient resident access to common amenities.

IV. LANDSCAPE, SCREENING, AND COMMON OPEN SPACE

- A. A minimum (25%) of the net land (post dedications) of Ashmont PD area shall be reserved and designated as common area intended for tree preservation and/or passive recreational use/amenity areas.
- B. In addition to the condition above, a minimum 20% of each commercial/office lot shall be reserved as green space. All previous areas to include common lawns, landscape areas, streetscapes, boulevards, etc. shall qualify. Urban plazas and/or promenades may qualify when provided as a aesthetic element for the common enjoyment of patrons.
- C. Common Open Spaces areas shall be distributed throughout the residential portions of the planned development.
- D. Common Open Space areas are recommended within the commercial portions of the planned development by not required.
- E. All designated common areas shall be owned and maintained by a Homeowners Association and/or Property Owners Association. At the time that the Phase 1 Final Plan is submitted, the articles of incorporation and bylaws of the Business and Homeowners Associations shall be submitted to staff for review.
- F. Common Area, as designated, is intended to preserve the existing tree canopy, wetlands, and associated vegetation to the most reasonable extent possible while also satisfying the City's Stormwater Management Ordinance provisions. Permitted disturbance shall be limited to transitional grading and drainage improvements, stormwater detention facilities, and other site-specific and passive recreational uses only.
- G. The details and specifications for all Landscape Plates, including streetscapes and buffers provided herein supersede the Landscape Plates section of the Ashmont PD Outline Plan Booklet. All on-center tree spacing required by the Landscape Plates are approximate average spacing and may vary along any particular street frontage to work with building facade rhythm, lot layout, utilities, driveway locations, and pedestrian facilities.
- H. Streetscape Plate 1 shall be installed along the property's Canada Road frontage.
- I. Streetscape Plate 2 shall be installed along the property's Davies Plantation Road frontage.
- J. Streetscape Plate 3 shall be installed along the Public Street "A" frontages.
- K. Streetscape Plate 4 shall be installed along the Public Street "B" frontages.
- L. Streetscape Plate 5 shall be installed along the Public Street "C" frontages.
- M. In Areas 6 & 7, a right-of-way encroachment shall be permitted in facilitation of the Canada Road Streetscape Plate as described.
- N. The minimum street tree size shall be 2 inches in caliper for all streetscapes.
- O. All required landscaping shall not interfere with any utility easements and may be altered according to MLGW requirements, including utilization of trees with a smaller mature size than required underneath power lines.
- P. Through the Development Agreement process, the Developer may work with City staff to make Landscape Plate modifications.
- Q. Ashmont PD may utilize landscape features such as, but not limited to, masonry columns, iron markers, public art, rail, fencing, and ornamental metal fencing as additional streetscape features or entrance treatments at any entrance into the development or into an Area. Such features shall be submitted to the City with Final Plans.
- R. The parkland dedication requirements for Area 1 shall be determined with the site plan submittal.
- S. All retention ponds are required to have a fountain.
- T. Any walking trails proposed within designated Common Open Space areas shall be a minimum of 5' wide concrete.
- U. Unless otherwise specified, all plant material shall adhere to the minimum size criteria specified in the City of Lakeland's development regulations.



DRAFT

Outline Plan, Amended

Ashmont Planned Development

Lakeland, Tennessee		
Number of Lots: N/A	Acreage: 99.29 Acres	Parcel # L0159 00095
Developer: Ashmont Developer, LLC Po Box 772608 Memphis, TN 38177		Surveyor: Harris & Assoc. Land Surveyors, LLC 554 Green Tree Cv., Ste. 102B Collierville, TN 38017
November 2023	Scale: None	Sheet 2 of 6

V. SIGNAGE

- A. Signage shall be permitted in accordance with the City of Lakeland Sign Ordinance as modified herein
- B. One (1) overall development identity ground sign shall be permitted at each public street entrance to the development to meet the requirements of the Subdivision Entry Sign. These overall development signs shall not count toward the signage allowed for any particular Area or parcel. The overall development identity ground signs shall be submitted to the City with Final Plans.
- C. Within Area 6, all single-occupant buildings and all tenants of a multi-occupant building are allowed a maximum of two wall signs, one facing the primary street frontage and the other facing the parking area entrance. If two wall signs are utilized, the total wall sign area allowed per building (by the Sign Ordinance) shall be calculated based on the linear feet of these two building facades.

VI. SANITARY SEWER & SERVICES

- A. A Master Sanitary Sewer Concept Plan shall be submitted at the time Phase One Plan is submitted for review and approval. The City of Lakeland will provide sewer service.
- B. Sanitary sewer improvements shall be provided by the Developer under contract in accordance with the subdivision regulations and specifications of the City of Lakeland and the State of Tennessee.
- C. Sizes of sanitary sewer lines shall be determined at the time the final construction plans are submitted to the City Engineer.
- D. Sanitary Sewer Plans shall be submitted to the Tennessee Department of Environmental Quality (TDEQ) for written approval.
- E. All sanitary sewer located in a private drive or otherwise outside of a public right-of-way shall be within a public easement.

VII. WATER SERVICE / UTILITIES

- A. A Master Water Service Concept Plan shall be submitted at the time the Phase 1 Plan is submitted for review and approval. The City of Lakeland will provide public potable water service.
- B. Public water improvements shall be provided by the Developer under contract in accordance with MLGW standards.
- C. All water services located in a private drive or otherwise outside of public right-of-way shall be within a public easement.
- D. All utilities and services (telephone, cable, etc.) to be installed underground, except for any 3-phase electric service.
- E. Street light plans, if applicable, will be submitted for review and approval by City as part of final plans. Street lights are not required on roads internal to the development. ~~Any street lighting provided shall be in accordance with the City of Lakeland Standard Street Lighting Manual.~~

IX. DEVELOPMENT PHASING

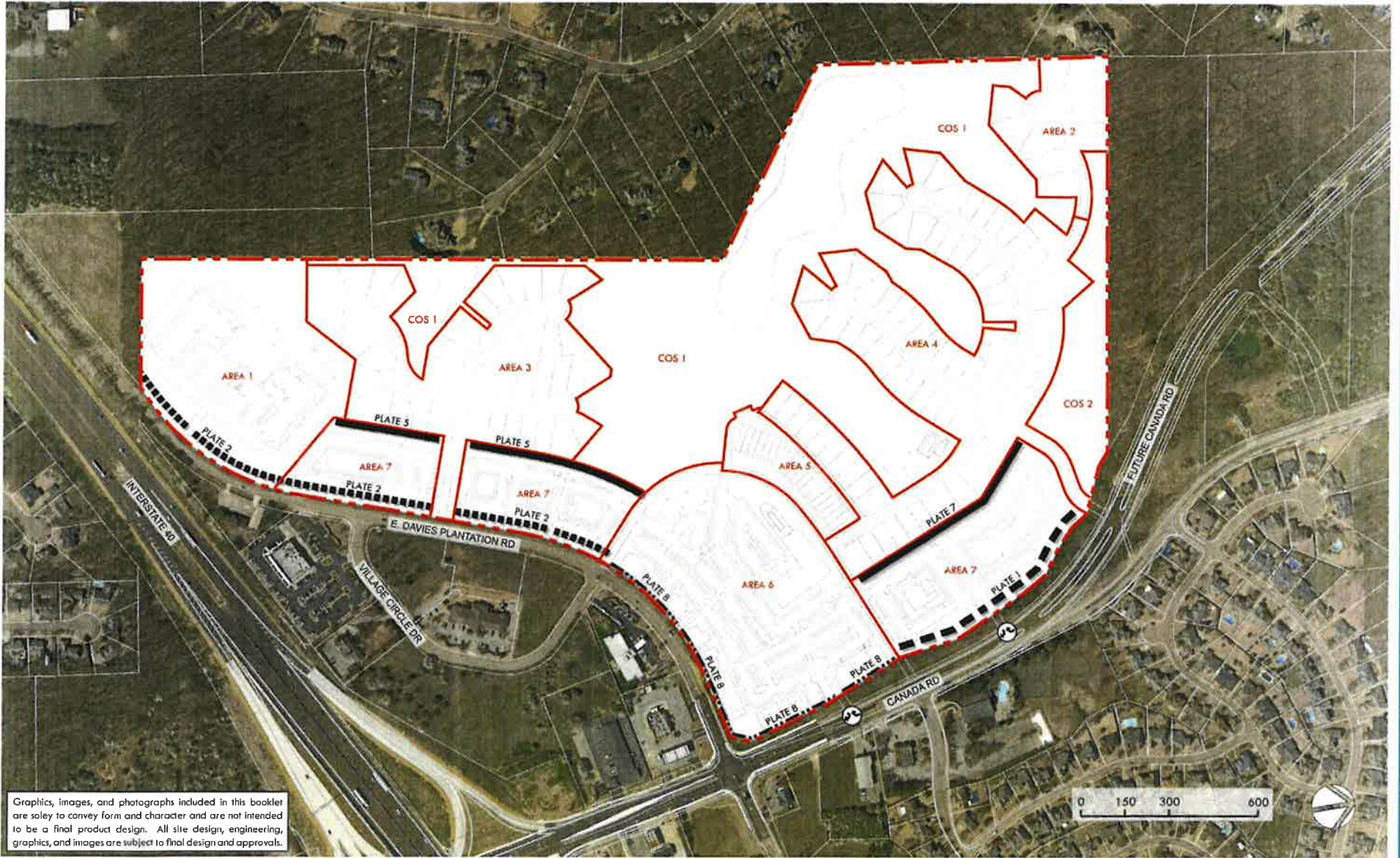
- A. A Preliminary Phasing Plan for Ashmont PD is provided in the PD booklet. Phase boundaries are not required to follow Area boundaries.
- B. The Preliminary Phasing Plan is subject to change as plans are finalized and as market demands fluctuate. Construction of phases may be singular or a mix to meet current and future market demands.
- C. The synchronization of Phases may be modified by the Developer at any time to allow for current and future market demands.
- D. A final site plan / plat for each phase shall be made in accordance with the City of Lakeland Land Development Regulations.
- E. Minor changes may occur with the final plans that do not require Board of Commissioners approval. Minor changes are as defined below:
1. Minor changes may include adjustments of lot lines and road or trail alignments within any phase or Area to work with final design and engineering. Lot lines may be added or deleted as a minor change, pursuant to the requirements below.
 2. Minor changes may not increase density within any Area, allow additional uses within any Area, or cause any Area line to shift by more than 75-feet.



DRAFT

Outline Plan, Amended
Ashmont Planned Development

Lakeland, Tennessee		
Number of Lots: N/A	Acreage: 99.29 Acres	Parcel # L0159 00095
Developer: Ashmont Developer, LLC Po Box 772808 Memphis, TN 38177	Surveyor: Harris & Assoc. Land Surveyors, LLC 554 Green Tree Cv., Ste. 102B Collierville, TN 38017	
November 2023	Scale: None	Sheet 3 of 6



Graphics, images, and photographs included in this booklet are solely to convey form and character and are not intended to be a final product design. All site design, engineering, graphics, and images are subject to final design and approvals.

ASHMONT PLANNED DEVELOPMENT

Lakeland, Tennessee

ASHMONT PLANNED DEVELOPMENT

OUTLINE PLAN TEXT

I. GENERAL STATEMENT

Ashmont Planned Development (PD), a 99.3 acre $\pm$ tract of land located in Lakeland, Tennessee, is a Planned Development that provides a compatible and complementary mixture of residential products and commercial uses. It is the intent of the Developer that Ashmont maintains an urban neighborhood setting through the use of unifying architectural guidelines and cohesive landscaping criteria. With a focus on enhancing the site's varied topography through the planning of infrastructure and open space, Ashmont PD will establish itself as a unique and high-quality development with its own "Sense of Place."

The Outline Plan shall serve as the land use and transportation plan for development of the site. It is understood that internal roadways and lot arrangements may be adjusted at the time of final design to take advantage of topography, utilities, storm drainage, detention, and market conditions along with other site considerations. The Conceptual Development Plan shall serve as the preliminary conceptual vision for the project and a statement of intent for the development.

Due to the size of this project and the necessarily general nature of the Conceptual Development Plan, final plans for each phase will be required. Prior to the development of a given phase, the Developer will submit to the City of Lakeland for approval a Final Plan which will illustrate not only the spatial relationship of areas and lots within the phase to be undertaken, but also how those areas and lots relate to adjacent phases. The plan will further provide a visual statement which outlines how the new phase contributes to the completion of the overall vision. It is the intent of this provision to help assure that the neighborhood will develop in such a way that aligns with overall development goals, but also allows some flexibility in final design and engineering.

The following general guidelines shape the overall intent of the development:

- A. Declaration of Covenants, Conditions and Restrictions, hereinafter the "Declaration" shall be applicable to all properties within the planned development. A Homeowners Association and Business Association shall be maintained to assure that development within the neighborhood is completed to the high standards anticipated by the residents and to assure that all features and amenities of the neighborhood which are considered to be common assets, are continuously maintained in a quality manner. Declarations may be separated between residential uses and the business uses including the mixed-use areas.
- B. The community should be developed so that it not only preserves and protects, but also enhances surrounding property. Ashmont PD will reflect sensitivity to the adjacent land uses.
- C. Final Plans for common open spaces may incorporate water, landscaping, walking trails, and other design features which will contribute to the development's appeal and encourage walkable passive recreation within Ashmont PD. The Conceptual Development Plan, common areas, and walkways may be modified as final design and engineering documents are completed.
- D. Any internal Area boundary may shift up to 75' in any direction without the need to revise the Outline Plan.
- E. The lot numbers shown in the plan data chart represents the conceptual lot layout shown in the Conceptual Development Plan. The number of units in each Area and the total number of units across the development cannot exceed the limits established by the Board of Commissioners' approval of the project and any conditions attached to such approval.
- F. Any commercial uses shown on the Conceptual Development Plan is for illustrative purposes only. Final lot configuration, locations, and individual lot site plans may change from what is shown.

II. USES PERMITTED

A. Area 1

Uses allowed within the C2 – Regional Commercial District as modified herein.

Senior Living uses are permitted in Area 1:

1. Independent Living
2. Assisted Living
3. Nursing Home
4. On-site services and amenities incidental to the uses above

B. Area 2

Uses allowed within the R2 – Suburban Manor District as modified herein.

C. Area 3

Uses allowed in the R3 – Suburban Cottage District as modified herein.

Lots within Area 3 will be Age-Restricted.

Area 3 may be developed, in all or in part, with the same uses as Area 1 (Senior Living) if these uses meet all bulk regulations of Area 1.

D. Area 4

Uses allowed within the R4 – Urban Estate District as modified herein. Homes may be accessed from a street or alley.

E. Area 5

Attached Townhomes shall be permitted as allowed in the R6 – Attached District, as modified herein. Townhomes may be fee-simple lots. All Townhomes may be accessed from an alley.

F. Areas 6 and 7

Uses allowed within the C2 – Regional Commercial District as modified herein.

Prohibited uses include:

1. Pawn Shop
2. Smoke or Vape Shop
3. Outdoor Sales
4. Vehicular Services and Sales
5. Laundromat
6. Commercial Greenhouse or Nursery
7. Payday or Other Loan Establishment

Allowed uses include (except when prohibited above):

1. Neighborhood Assembly
2. General Assembly
3. Bed and Breakfast
4. Hospice
5. Hotel/Motel
6. Independent/Assisted Living/Nursing Home
7. Hospital
8. Library/Museum
9. Post Office
10. Neighborhood Retail
11. General Retail
12. Large Scale Retail
13. Neighborhood Personal Services
14. General Services
15. Regional Services
16. Child Day Care
17. Outdoor Entertainment
18. Neighborhood Office
19. General Office
20. Taproom/Brewery
21. Other Office Uses, Retail Shops, Sales, and Services, which are typically permitted within C2 Commercial.

G. Common Open Space Areas:

These areas are to be developed or preserved as open space and to create passive and active recreation opportunities. They may include amenities such as trails, park benches, open green space, or pools/amenities. Additionally, detention/retention basins and earthwork are allowed in these areas.

III. BULK REGULATIONS

Development of the neighborhood will be guided by the Outline Plan, and the area use descriptions provided above. Development of individual parcels must be in compliance with the provisions for dimensional regulations and access and circulation conditions provided below.

Other restrictions not specifically addressed here or elsewhere in the conditions (and its attachments) including, but not limited to, setbacks, side and rear yard requirements, minimum lot areas, accessory uses, and parking and loading areas shall be as defined in the City of Lakeland Land Development Regulations as applicable to the referenced District or Building Type for the particular parcel in question. Where provisions of this Outline Plan are in conflict with the above-referenced Ordinance, these provisions shall apply.

A. Plan Data

SITE DATA				
GENERAL SITE INFO				
TOTAL SITE ACREAGE		99.3 AC ±		
RESIDENTIAL				
AREA	LOTS	ACREAGE	DESCRIPTION	% OF LOTS
2	9 ±	3.7 AC ±	R2 - SUBURBAN MANOR	6%
3 *	39 ±	11.1 AC ±	R3 - SUBURBAN COTTAGE *	27%
4	81 ±	19.1 AC ±	R4 - URBAN ESTATE	55%
5	18 ±	2.1 AC ±	R6 - ATTACHED HOUSE	12%
TOTAL LOTS		147 ± LOTS **		
NET RES. ACREAGE		36.0 ± AC		
COMMON OPEN SPACE				
COS 1		25.2 AC ±		
COS 2		3.0 AC ±		
COS ACREAGE		28.2 ± AC		
GROSS RES. ACREAGE		64.2 ± AC		
PERCENT COS		44.0 ± %		
GROSS RES. DENSITY		2.3 ± DU/AC		
COMMERCIAL				
AREA	DESCRIPTION		ACREAGE	
1	C2 SENIOR LIVING		9.7 AC ±	
6	C2 COMMERCIAL (TYPE A)		12.4 AC ±	
7	C2 COMMERCIAL		13.0 AC ±	
COMMERCIAL ACREAGE		35.1 ± AC		

* Note: Area 3 may be developed with the same uses and bulk regulations as Area 1. See Outline Plan text for more detail.

B. Building Setbacks and Standards

Height limitations as outlined below shall not apply to architectural features.

1. Standards applicable to residential lots in Areas 2-5.

- a. All residential lots may be accessed from the street with front-facing garages. However, all front-facing garages must be set back a minimum of 7' from the front façade of the home and a minimum of 20' from the back of sidewalk.
- b. Max. Front Setback Porch Encroachment 5'
- c. Max. Rear Setback Porch Encroachment
Front-Loaded Homes 10'
Rear-Loaded Homes None
- d. Max. Appurtenance Encroachment 3'

2. Area 1

- a. Minimum Lot Width N/A
- b. Minimum Lot Size N/A
- c. Minimum Setbacks
(Davies Plantation Rd.) 20'
(Adjacent Properties) 20'
(Areas 3 and 6) 10'
- d. Maximum Height 4 stories

3. Area 2

- a. Minimum Lot Width 70'
- b. Minimum Lot Size 10,000 SF
- c. Minimum Front Setback 1.5'
- d. Minimum Side Setback (Each Side) 5'
- e. Minimum Rear Setback 1.5'
- f. Maximum Height 2 stories

4. Area 3

- a. Minimum Lot Width 55'
- b. Minimum Lot Size 5,500 SF
- c. Minimum Front Setback 15'
- d. Minimum Side Setback (Each Side) 5'
- e. Minimum Rear Setback 15'
- f. Maximum Height 2 stories

5. Area 4

- a. Minimum Lot Width 50'
- b. Minimum Lot Size 5,000 SF
- c. Front Setback 10' to 20' BTZ
- d. Minimum Side Setback (Each Side) 5'
- e. Minimum Rear Setback
(Front-Loaded) 1.5'
(Rear-Loaded) 5'
Maximum Height 2 stories

6. Area 5

- a. Minimum Lot Width 20'
- b. Minimum Lot Size 1,500 SF
- c. Front Setback 10' to 20' BTZ
- d. Minimum Rear Setback 5'
- e. Minimum Separation between Buildings 10'
- f. Maximum Height 2 stories

7. Area 6

The bulk regulations below reflect the intent for all principal buildings in Area 6 to comply with the Commercial Building Type A standards of the Lakeland Land Development Regulations.

- a. Minimum Lot Width 50'
- b. Front Built-to-Zone
(Canada Rd. or Davies Plantation Rd.) 10' to 20'
- c. Minimum Front Setback
(Internal Streets) 10'
- d. Minimum Side Setback 7.5'
- e. Minimum Rear Setback 7.5'
- f. Minimum Separation between Buildings 10'
- g. Maximum Height
(Hotel) 4 stories
(All other uses) 2 stories

8. Area 7

- a. Minimum Lot Width.....50'
- b. Minimum Front Setback.....10'
- c. Minimum Side Setback.....7.5'
- d. Minimum Rear Setback.....7.5'
- e. Minimum Separation between Buildings10'
- f. Maximum Height
 - (Hotel)4 stories
 - (All other uses).....2 stories

C. Design Standards for Areas 2, 3, and 4

- 1. Design for Single-Family homes shall follow the Single-Family Architectural Pattern Book as described in the PD Booklet, in lieu of the residential architectural guidelines in the Land Development Regulations.

D. Design Standards for Areas 6 and 7

- 1. Design for commercial areas shall follow the Commercial Architectural Pattern Book as described in the PD Booklet, in lieu of the non-residential architectural guidelines in the Land Development Regulations.

E. The following requirements in the Land Development Regulations shall not apply to any Area within the PD:

- 1. Maximum Building Coverage
- 2. Maximum Impervious + Semi-Pervious Coverage
- 3. Minimum Coverage of Front Property Line
- 4. Minimum Principal Building Height
- 5. Attached Garage Façade Proportion
- 6. Façade Requirements, including Transparency, Cap & Base Types, Building Materials, and Building Variety

IV. ROADWAYS, ACCESS, AND PARKING

- A. Residential lots may be front-loaded from public streets or rear-loaded with access from alleys.
- B. There is no requirement to dedicate or improve Canada Road. E. Davies Plantation Road will be improved to provide two drive lanes and a turn lane (no median), curb, and gutter along the property frontage. Additional ROW dedication will be provided along the property frontage to match the 86'-ROW (43' from centerline) as indicated by the Transportation Plan.
- C. All dedicated public improvements required herein shall be made to the specifications of the City of Lakeland, unless otherwise approved.
- D. All public streets interior to the development shall be dedicated and improved according to the Street Types described within the Ashmont PD Booklet and Outline Plan and approved by the City Engineer.
- E. A maximum of 4 curb cuts are allowed on Canada Road. The curb cut locations shown on the Circulation Plan are conceptual and may be adjusted to work with final site plans of individual commercial lots. A maximum of 2 may be full-access and must be aligned with proposed Canada Road median openings. Any additional curb cuts may only be right-in/right-out.

- F. A maximum of 6 curb cuts are allowed on Davies Plantation Road. The curb cut locations shown on the Circulation Plan are conceptual and may be adjusted to work with final site plans of individual commercial lots. All curb cuts on Davies Plantation Road may be full access.

G. Parking and loading spaces for all uses shall be in accordance with Lakeland's Land Development Regulations. The specific type of Senior Living uses in Area 1 shall follow the parking regulations that correspond to the use category:

- 1. Independent Living: 1.25 spaces/studio unit, 1.5 spaces/1 bdrm unit, and 1.75 spaces/2 bdrm unit
- 2. Hospice/Assisted Living/Nursing Home: 0.25 spaces/bed and 1 space/employee

The Planning Commission may approve a lower parking requirement during Site Plan approval if justification based on industry standards is provided.

- H. All corner radii at intersections of public streets within the development may be a minimum of 15' at the face of curb.

- I. In Areas 2-5, driveways may be a maximum of 18' wide at the curb.

- J. In Areas 2-5, driveways shall not be closer than 10' from the end of radius of a public street intersection.

- K. In Areas 1, 6, and 7, driveways shall not be closer than 50' from the end of radius of a public street intersection.

- L. Alleys may be a minimum of 20 feet in width of pavement, with no curb and gutter. All alleys shall be owned and maintained by the Homeowners' Association.

- M. Head-in parking may be provided within any COS area directly off of the ROW of an interior public street in order to provide convenient resident access to common amenities.

V. LANDSCAPING, SCREENING, AND OPEN SPACE

- A. Common Open Space areas within Ashmont PD include a total of ± 28 acres, or ± 44% of the gross residential area. These spaces may vary from the areas shown on the Conceptual Development Plan with final design and engineering, but the Common Open Space will not go below 35%.

- B. All Common Open Space areas, medians, streetscape areas, and neighborhood greens are to be preserved and maintained by a Homeowners Association and/or Business Owners Association. At the time that the Phase 1 Final Plan is submitted, the articles of incorporation and bylaws of the Business and Homeowners Associations shall be submitted to staff for review.

- C. All common open space may have amenities such as hardscape plazas, pool areas, shade structures, walking trails, sidewalks, open lawn areas, shelter structures, bike racks, lighting, fencing, and benches where appropriate. These areas and amenities shall be submitted to the City with Final Plans.

- D. A tree survey shall be provided with the Preliminary Development Plan only for the portions of the site that are proposed to remain undisturbed. This shall satisfy the tree survey requirements of the Tree Management Ordinance.

- E. The minimum street tree size shall be 2 inches in caliper.

- F. Landscape Plates, including streetscapes and buffers, shall be as described within the Landscape Plates section of the Ashmont PD Booklet. All on-center tree spacing required by the Landscape Plates are approximate average spacing and may vary along any particular street frontage to work with building façade rhythm, lot layout, utilities, driveway locations, and pedestrian facilities.

- G. All required landscaping shall be located on the property such that it shall not interfere with any utility easements and may be altered according to MLGW requirements, including utilization of trees with a smaller mature size than required underneath power lines.

- H. Through the Development Agreement process, the Developer may work with City staff to make Landscape Plate modifications.

- I. Ashmont PD may utilize landscape features such as, but not limited to, masonry columns, icon markers, public art, rail fencing, and ornamental metal fencing as additional streetscape features or entrance treatments at any entrance into the development or into an Area. Such features shall be submitted to the City with Final Plans.
- J. The parkland dedication requirements for Area 1 shall be determined with the site plan submittal.
- K. This development is not subject to the Conservation Area Requirements (Article II, Section 11) of the LDR.
- L. All retention ponds are required to have a fountain.
- M. The Common Open Space walking trails within Ashmont PD will be a minimum of 5' wide and will be concrete.

VI. SIGNAGE

- A. The signage in Ashmont PD shall follow the City of Lakeland Sign Ordinance as modified herein.
- B. Ashmont PD may provide 1 overall development identity ground sign at each public street entrance into the development, to meet the requirements of the Subdivision Entry Sign. These overall development signs shall not count toward the signage allowed for any particular Area or parcel. The overall development identity ground signs shall be submitted to the City with Final Plans.
- C. Within Area 6, all single-occupant buildings and all tenants of a multi-occupant building are allowed a maximum of two wall signs, one facing the primary street frontage and the other facing the parking area entrance. If two wall signs are utilized, the total wall sign area allowed per building (by the Sign Ordinance) shall be calculated based on the linear feet of these two building facades.

VII. DRAINAGE FACILITIES & SERVICES

- A. The stormwater drainage system shall be designed and constructed to the drainage design standards of the City of Lakeland stormwater management program and State of Tennessee Department of Environmental Quality.
- B. A Storm Water Pollution Prevention Plan (SWPPP) will be filed with the state authorities prior to commencement of construction.
- C. Grading, drainage, and engineering construction plans to be approved by the City Engineer.
- D. All public storm drainage shall require a public easement.
- E. The following note shall be placed on the final plat of any development requiring on-site drainage facilities: The areas denoted by "Reserved for Stormwater Retention" shall not be used as a building site or filled without first obtaining written permission from the City Engineer. Stormwater detention systems located in these areas, except for those parts located in a public drainage easement, shall be owned and maintained by the respective property owner. Such maintenance shall be performed to ensure that the system operates in accordance with the approved plan on file in the City Engineer's office. Such maintenance shall include, but is not limited to removal of sedimentation, fallen objects, debris, trash mowing, outlet cleaning and repair of drainage structures.
- F. All construction improvements within the development shall be in compliance with erosion and sediment control guidelines and ordinances of the City of Lakeland and the State of Tennessee.

VIII. SANITARY SEWER & SERVICES

- A. A Master Sanitary Sewer Concept Plan shall be submitted at the time Phase One Plan is submitted for review and approval. The City of Lakeland will provide sewer service.
- B. Sanitary sewer improvements shall be provided by the Developer under contract in accordance with the subdivision regulations and specifications of the City of Lakeland and the State of Tennessee.
- C. Sizes of sanitary sewer lines shall be determined at the time the final construction plans are submitted to the City Engineer.

- D. Sanitary Sewer Plans shall be submitted to the Tennessee Department of Environmental Quality (TDEQ) for written approval.
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- A. A Master Water Service Concept Plan shall be submitted at the time the Phase 1 Plan is submitted for review and approval. The City of Lakeland will provide public potable water service.
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- A. A Preliminary Phasing Plan for Ashmont PD is provided in the PD booklet. Phase boundaries are not required to follow Area boundaries.
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Municipal Planning and Design Review Commission

Meeting Date: Thursday, December 14, 2023

Project: Ashmont Preliminary Development Plan

Staff Contact: Alex Barthol, Staff Planner

PROJECT INFORMATION

Location: 9640 Davies Plantation Road

Parcel ID: L0159 00395

Zoning District: C-2 (Regional Commercial)

Site Area: 99.3 acres

Applicant: Vince Smith

Representative: Cory Brady (ils – Integrated Land Solutions, PLLC)

STAFF RECOMMENDATION

City Staff recommends approval of the Ashmont Preliminary Development Plan with conditions.

BACKGROUND:

The Ashmont Planned Development located at the northwest corner of Canada Road and Davis Plantation Road was approved by the Board of Commissioners on June 9, 2022, via resolution R-43-2022. Ashmont is a mixed-use development permitting commercial and residential uses. A land Disturbance permit has been approved to allow for clearing and grading of the site.

ANALYSIS AND RECOMMENDATION:

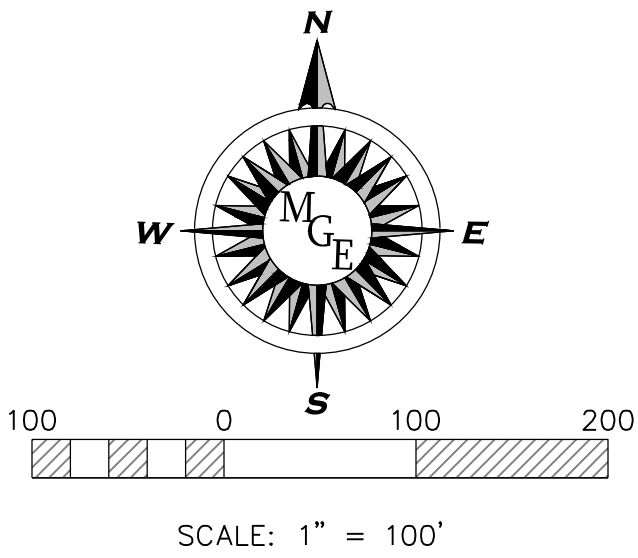
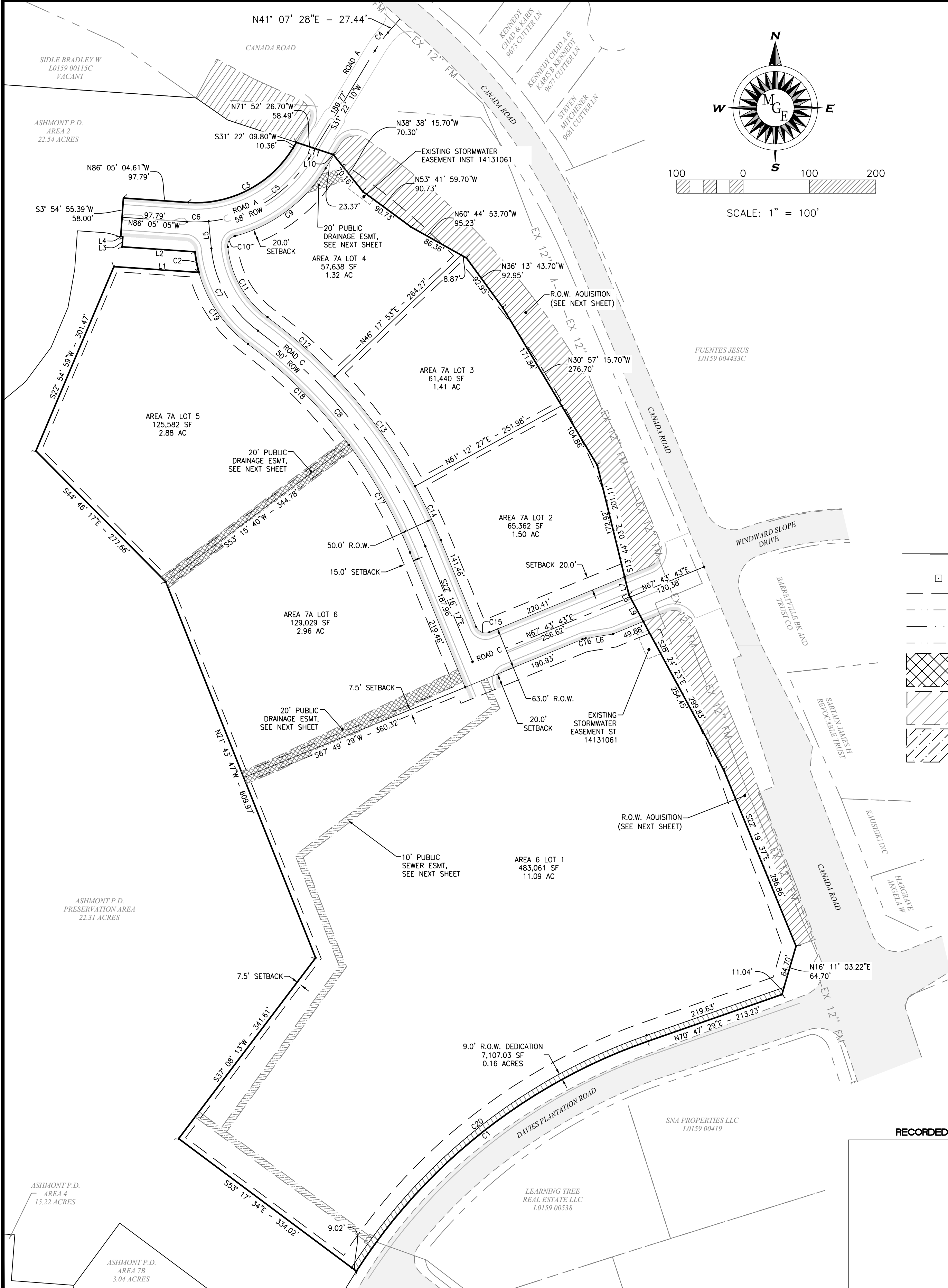
Upon review by City Staff, the application is in basic compliance with the City of Lakeland Land Development Regulations. City Staff recommends approval with the following conditions:

- Change Preliminary Plat to Preliminary Development Plan in the title box.
- Sewer and grading plans are needed before construction.
- Right of way on Davies Plantation needs to total 86-feet; remove 9-foot hatching dedication and adjust so the total right of way is 86-feet.
- Remove excess right of way acquisition on Canada Road in the legend.

- Outline plan conditions need to be an attachment to PDP.
- The public sewer easement in Area 6 Lot 1 needs to match the easement as shown in the construction set
- Update right of way label in middle section of Road C running North/South

EXAMPLE MOTIONS

1. Motion to approve the Ashmont Preliminary Development Plan subject to the following conditions:
 - a. Conditions as determined by the Planning Commission
 - b. Conditions proposed by staff
2. Motion to approve the Ashmont Preliminary Development Plan without conditions.
3. Motion to deny the Ashmont Preliminary Development Plan application:
 - a. Reason for denial



PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	128.45	N86° 05' 05"W
L2	109.92	S86° 05' 05"E
L3	15.49	S3° 54' 55"W
L4	3.18	S86° 05' 05"E
L5	41.06	N5° 31' 24"W
L6	41.59	S80° 51' 45"W
L7	28.19	S13° 44' 03"E
L8	3.64	S28° 24' 27"E
L9	41.74	S28° 24' 27"E
L10	1.14	N38° 38' 16"W
L11	58.49	N71° 52' 27"W

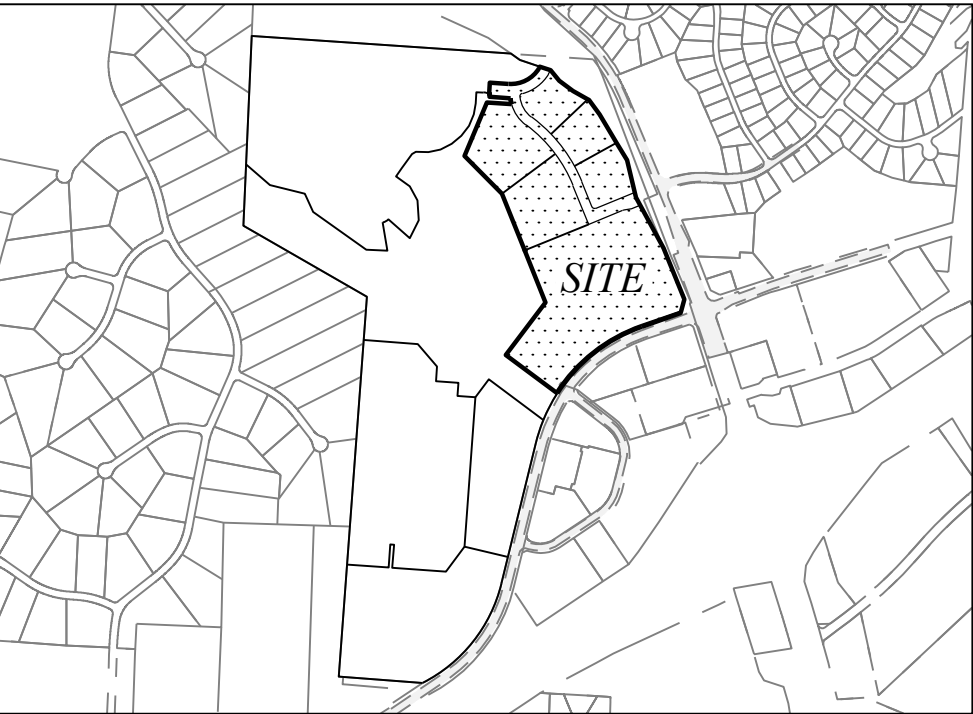
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	570.56	859.00	38.06	N51° 45' 47"E	560.13
C2	31.58	200.00	9.05	N10° 48' 00"W	31.54
C3	186.67	171.00	62.55	S62° 38' 33"W	177.54
C4	34.05	200.00	9.76	N36° 14' 49"E	34.01
C5	185.38	200.00	53.11	N57° 55' 23"E	178.81
C6	32.95	200.00	9.44	N89° 11' 46"E	32.91
C7	146.43	175.00	47.94	N29° 29' 40"W	142.20
C8	416.49	765.00	31.19	N37° 52' 06"W	411.37
C9	174.55	229.00	43.67	N53° 12' 19"E	170.35
C10	21.09	15.00	80.56	N34° 45' 32"E	19.40
C11	125.51	150.00	47.94	N29° 29' 40"W	121.88
C12	134.61	790.00	9.76	N48° 35' 03"W	134.44
C13	205.72	790.00	14.92	N36° 14' 33"W	205.14
C14	89.77	790.00	6.51	N25° 31' 37"W	89.73
C15	23.56	15.00	90.00	N67° 16' 17"W	21.21
C16	4.81	21.00	13.13	S74° 17' 44"W	4.80
C17	186.85	740.00	14.47	N29° 30' 19"W	186.36
C18	216.03	740.00	16.73	N45° 06' 08"W	215.26
C19	133.14	200.00	38.14	N34° 23' 39"W	130.70
C20	575.92	868.00	38.02	S51° 47' 01"W	565.41

LEGEND

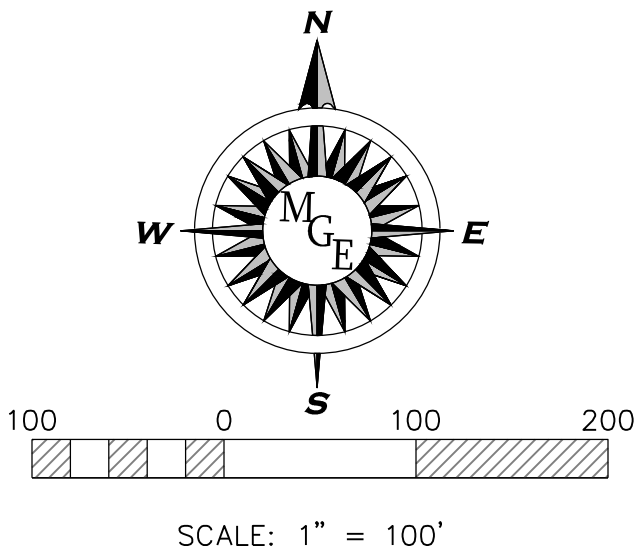
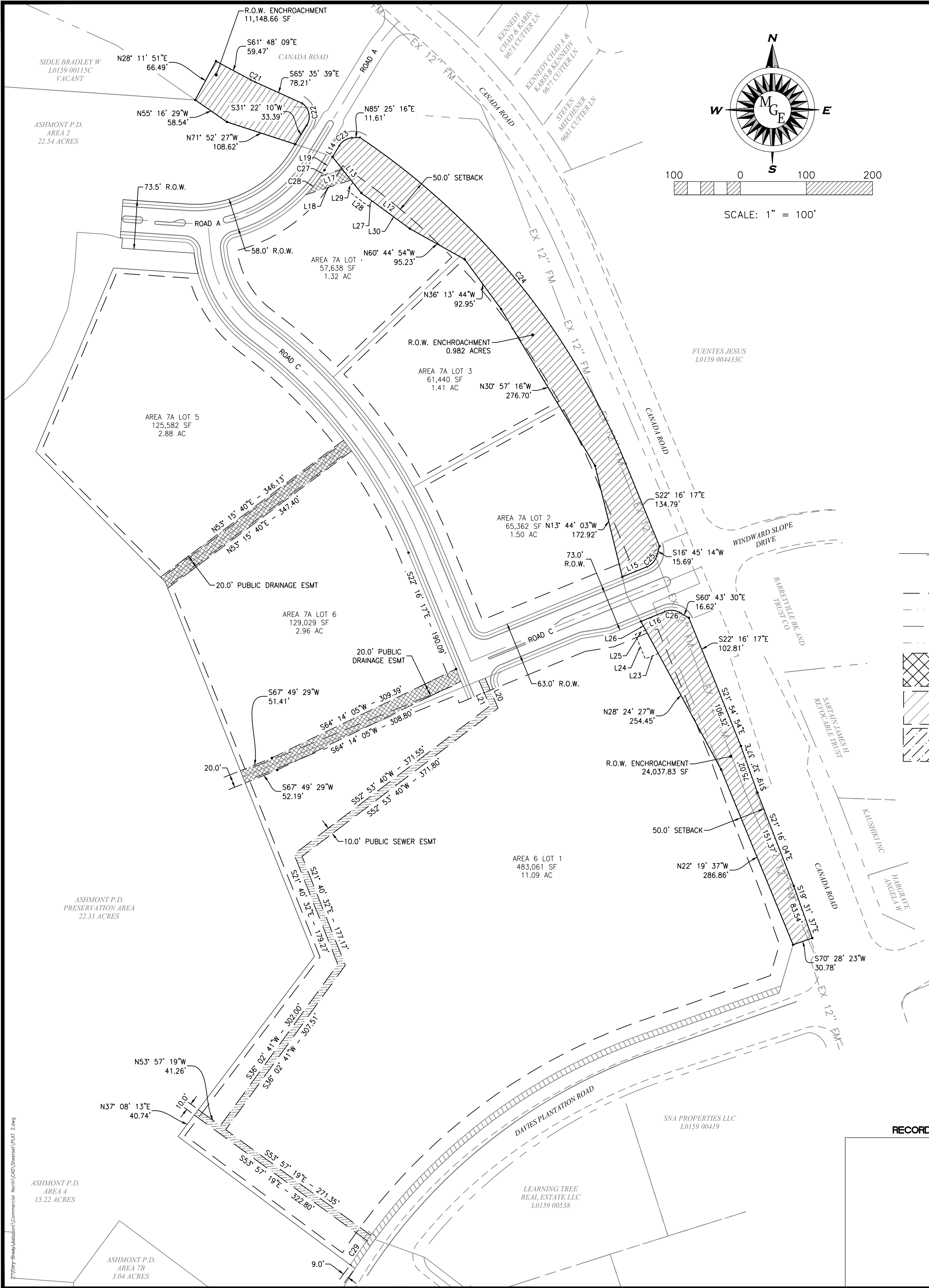
These standard symbols may be found in the drawing.

- CONCRETE MONUMENT
- BUILDING SETBACKS
- PEDESTRIAN/UTILITY EASEMENT
- PEDESTRIAN/STREETSCAPE EASEMENT
- UTILITY EASEMENT
- PUBLIC DRAINAGE EASEMENT
- RIGHT OF WAY ACQUISITION
- PUBLIC SEWER EASEMENT

VICINITY MAP
1" = 1,000'



PRELIMINARY PLAT		
ASHMONT PLANNED DEVELOPMENT AREA 6 LOT 1 & AREA 7A LOTS 2-6		
LAKELAND, TENNESSEE		
TOTAL AREA 23.08 AC. (1,005,460 S.F.) - 6 LOTS		
ZONE: C-2 w PD OVERLAY		
DEVELOPER: ASHMONT DEVELOPER, LLC PO BOX 772808 MEMPHIS, TN 38177		ENGINEER: MCCARTY GRANBERRY ENGINEERING 198 PROGRESS ROAD COLLIERVILLE, TN 38017
DATE: NOVEMBER 2023	SCALE: 1"=100'	SHEET 1 OF 3



PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L12	90.73	N53° 42' 00"W
L13	70.16	N38° 38' 16"W
L14	19.76	N31° 22' 10"E
L15	40.47	S67° 43' 43"W
L16	39.19	N67° 43' 43"E
L17	34.18	S72° 03' 57"W
L18	71.93	S72° 03' 57"W
L19	43.12	N31° 22' 10"E
L20	49.64	S23° 27' 02"E
L21	41.78	S23° 27' 02"E
L23	21.35	S67° 42' 51"W
L24	40.00	N22° 17' 09"W
L25	17.06	N67° 42' 51"E
L26	14.97	N28° 24' 27"W
L27	9.67	S36° 57' 16"W
L28	40.00	N53° 02' 44"W
L29	14.58	N36° 57' 16"E
L30	70.73	N53° 42' 00"W

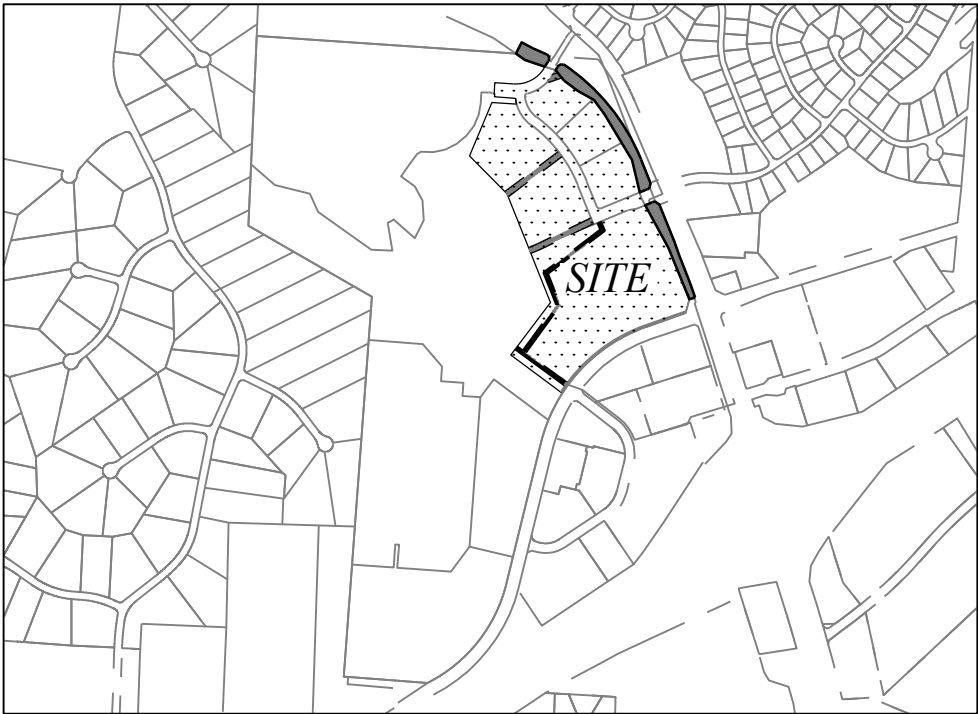
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C21	7.28	110.00	3.79	S63° 41' 54"E	7.28
C22	37.86	25.00	86.77	S12° 00' 53"E	34.34
C23	23.58	25.00	54.05	N58° 23' 43"E	22.72
C24	646.51	1095.92	33.80	S39° 10' 17"E	637.17
C25	22.24	25.00	50.97	S42° 14' 29"W	21.52
C26	22.49	25.00	51.55	S86° 29' 53"E	21.74
C27	174.55	229.00	43.67	N53° 12' 19"E	170.35
C28	174.55	229.00	43.67	N53° 12' 19"E	170.35
C29	44.52	868.00	2.94	N34° 14' 43"E	44.52

LEGEND

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VICINITY MAP
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DATE: NOVEMBER 2023	SCALE: 1"=100'	SHEET 2 OF 3

CERTIFICATE OF OWNERS AND DEDICATION

The undersigned, Ashmont Developer, LLC, hereby certify that they are the owners of the foregoing property and that the plat is with the free consent and in accordance with the desires of the above named owners, proprietors, do hereby dedicate to the City of Lakeland all Public Improvements, Easements, or lands herein specifically identified for dedication, for the purposes of operation, construction and maintenance of these improvements, as needed for the proper development and maintenance of said Subdivision.

Date: _____

Vince Smith

NOTARY'S CERTIFICATE

State of Tennessee
County of Shelby

Before me, the undersigned, a notary public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared _____, with whom I am personally acquainted and who, upon oath, acknowledged himself to be owner of CANADA ROAD BUSINESS PARK, and he as such owner, executed the foregoing instrument for the purpose therein contained. In witness whereof, I hereunto set my hand and affix my seal this, the ____ day of _____, 20____.

Notary Public
My Commission expires:

CERTIFICATE OF MUNICIPAL PLANNING COMMISSION APPROVAL – SUBDIVISION

I, _____ do hereby certify that the City of Lakeland Municipal Planning Commission has approved this Final Plat. The signing of this certificate shall in no way be deemed to constitute or effect an acceptance of the dedication of any street, improvement, or other ground shown upon the plat.

Date: _____

MPC Secretary

CERTIFICATE OF PLANNING REVIEW AND COMPLIANCE

The Final Plat and Site Plan Review is reviewed and deemed compliant with the Land Development Regulations, subject to any waivers, modifications, or variances thereof granted by the City of Lakeland.

Date: _____

Code Administrator

CERTIFICATE OF CITY ENGINEER

The Final Plat and Site Plan Review is reviewed and deemed compliant with the Land Development Regulations, subject to any waivers, modifications, or variances thereof granted by the City of Lakeland.

Date: _____

City Engineer

CERTIFICATE OF MORTGAGEE AND DEDICATION

We, the Mortgagee, _____, do hereby freely consent to the Subdivision of this property in accordance with the Final Plat; dedicate the Public Improvements, Easements, or lands herein specifically identified for dedication, to the appropriate agencies as outlined in this Plat and approved by the Municipal Planning Commission of Lakeland, Tennessee for the purposes of operation, construction and maintenance of these improvements, as needed for the proper development and maintenance of said Subdivision.

Date: _____

Signature of Authorized Agent of Mortgagee

NOTARY'S CERTIFICATE

State of Tennessee
County of Shelby

Before me, the undersigned, a notary public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared _____ (printed name) of _____, with whom I am personally acquainted and who, upon oath, acknowledged himself to be _____ (title) of the _____, the within named bargainer, and that he executed the foregoing instrument for the purpose therein contained. In witness whereof, I hereunto set my hand and affix my seal this, the ____ day of _____, 20____.

Notary Public

My Commission expires: _____

CERTIFICATE OF ENGINEER

I, JOHN McCARTY, a Professional Engineer, do hereby certify that the design of public and private improvements provided for in the Preliminary Plat / Construction Plans / Final Plat (whichever is applicable) are in accordance with acceptable engineering practices, the Tennessee Department of Environment and Conservation, City of Lakeland Manual for Public Works and Materials Specifications, and all City of Lakeland ordinances, including Subdivisions.

In witness whereof, I the said JOHN McCARTY, a Professional Engineer, hereunto set out hand and affix my seal this _____ day of _____ 20____.

Tennessee Registration No. 111644

Professional Engineer

CERTIFICATE OF SURVEYOR

State of Tennessee
County of Shelby

I, Jeff Harris, hereby certify that this is a category I survey and the ratio of precision of the unadjusted survey is at least 1:10,000 as shown hereon. This survey has been made using the latest recorded deed, is in compliance with the current Tennessee Minimum Standards of Practice and is correct to the best of my knowledge and belief.

I, in witness thereof, hereunto set out hand and affix my seal this day of _____, 2023.

Tennessee Registration No. 1818

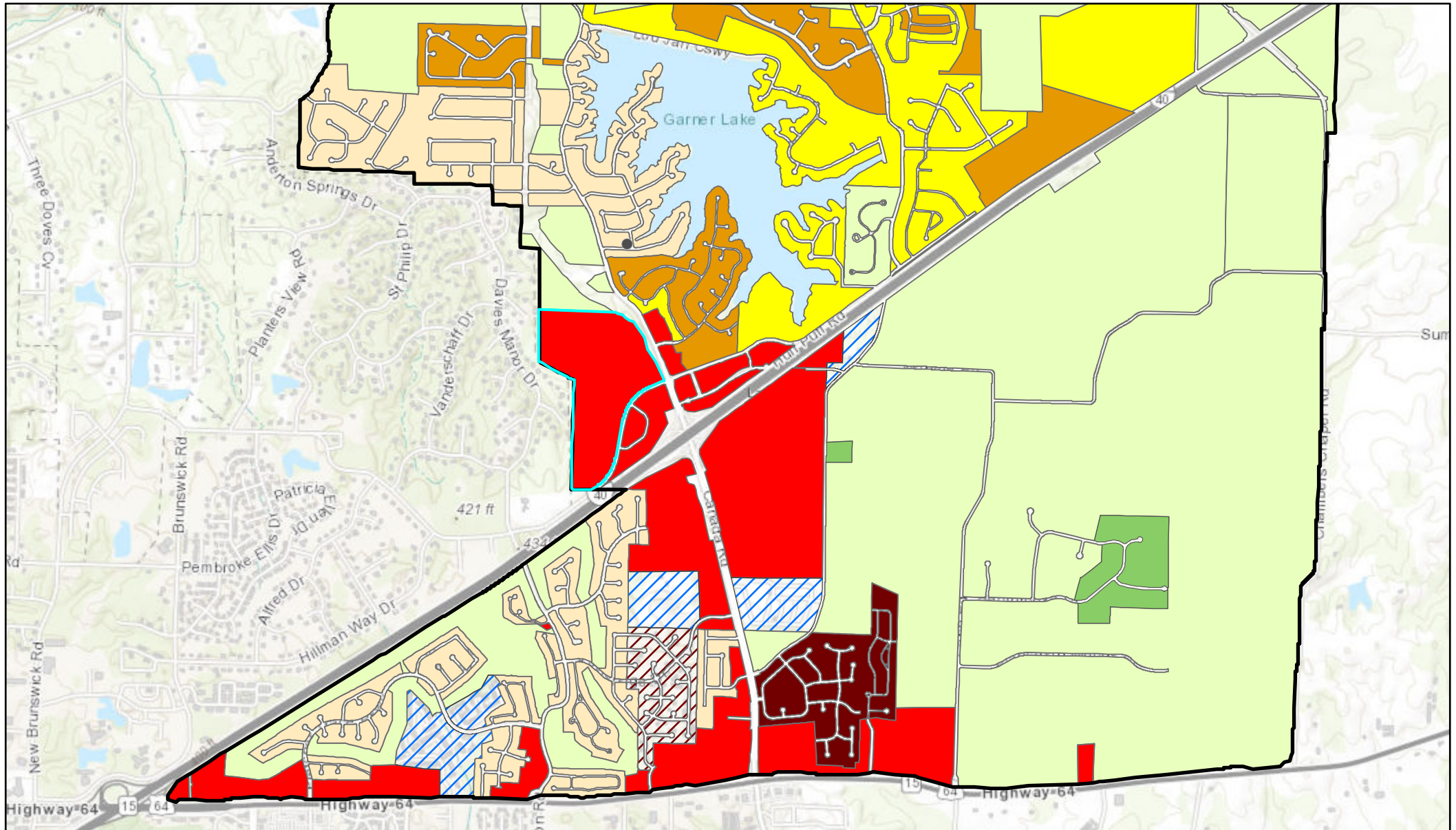


RECORDED:

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DATE: NOVEMBER 2023	SCALE:	SHEET 3 OF 3

Ashmont Planned Development Zoning Map



12/6/2023, 8:31:14 AM

City Boundary

Zoning District

AG: Agriculture

C-2: General Business

R-1: Low Density Residential

R-1 (PRD): Planned Low Density Residential

R-2: Medium Density Residential

R-2A: Alternate Medium Density Residential

R-2 (PRD): Planned Medium Density Residential

E-R: Estate Residential

M-R: Multiple Family Dwelling

