



Municipal Planning & Design Review Commission
Regular Meeting Agenda
Thursday, February 8, 2024, 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** - January 11, 2024.
- IV. PUBLIC DISCUSSION:
- V. REPORTS OF OFFICERS AND COMMITTEES:
- VI. OLD BUSINESS:
- VII. NEW BUSINESS:
 - 1. **Action** - approval of Ashmont PD Area 2 Preliminary Development Plan.
- VIII. ANNOUNCEMENTS:
- IX. ADJOURNMENT:

LAKELAND MUNICIPAL PLANNING & DESIGN REVIEW COMMISSION
REGULAR MEETING MINUTES
THURSDAY, JANUARY 11, 2024, 5:30 PM
CITY HALL, LAKELAND, TENNESSEE 38002

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

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

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

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

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

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

Carl Helton moved to bring this item to the floor seconded by Commissioner Atkinson.

When the question was called, the minutes were approved, voice vote, 4 in favor 0 against (4-0).

IV. **PUBLIC DISCUSSION:**

None

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

None

VI. **OLD BUSINESS:**

1. **Discussion and Possible Action** - recommendation of proposed amendments relating to multi-family/assisted living uses in the Ashmont Planned Development Outline Plan.

Commissioner Atkinson moved to bring this item to the floor seconded by Carl Helton.

Paul Luker provided an update on this item that the representative for Ashmont was not in attendance.

Discussion ensued.

**LAKELAND MUNICIPAL PLANNING & DESIGN REVIEW COMMISSION
REGULAR MEETING MINUTES
THURSDAY, JANUARY 11, 2024, 5:30 PM
CITY HALL, LAKELAND, TENNESSEE 38002**

Commissioner Atkinson moved to defer this item the next meeting seconded by Sal Feraci.

When the question was called, the motion to defer was approved, voice vote, 4 in favor 0 against (4-0).

VII. NEW BUSINESS:

1. **Action** – approval of a Land Disturbance Permit for 3135 Cobb Road.

Sal Feraci moved to bring this item to the floor seconded by Commissioner Atkinson.

Planning Director Paul Luker and City Engineer Emily Harrell presented this item.

Discussion ensued.

For the record: Charles Murphy of the 3000 block of Cobb Road spoke on behalf of the property as the owner to provide an overview of plans and answer questions from the board.

Discussion ensued.

Commissioner Atkinson motioned to approve the Land Disturbance Permit seconded by Carl Helton.

When the question was called, the Land Disturbance Permit for 3135 Cobb Road was approved as presented, voice vote, 4 in favor 0 against (4-0).

VIII. ANNOUNCEMENTS:

Planning Director Paul Luker announced a combined meeting for the Board of Commissioners and the Municipal Planning/Design Review Commission on February 29th, 2024.

IX. ADJOURNMENT:

There being no other business on which to act, the meeting was adjourned without objection at 5:40 p.m. on Thursday, January 11, 2024.

**LAKELAND MUNICIPAL PLANNING & DESIGN REVIEW COMMISSION
REGULAR MEETING MINUTES
THURSDAY, JANUARY 11, 2024, 5:30 PM
CITY HALL, LAKELAND, TENNESSEE 38002**

These minutes were approved on February 8, 2024.

Shawn Rowland
Secretary

ATTEST:

Cheyenne Carter
City Recorder

DRAFT



Municipal Planning and Design Review Commission

Meeting Date: Thursday, February 8, 2023

Project: Ashmont Area 2 - 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 Phase 2 Preliminary Development Plan (PDP) 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. The Phase 1 Preliminary Development Plan was approved by the Municipal Planning Commission on December 14, 2023.

ANALYSIS:

Upon review by City Staff, the application is in basic compliance with the City of Lakeland Land Development Regulations. All lots meet the minimum size requirements and all have the appropriate setbacks. Included with this application is the landscape and signage plan for this area.

Landscape Plan:

The Landscape plan includes all plantings at the entrance features, interior plantings at cluster mailbox locations, and plantings that line the rear of lots 39-41. A total of 164 trees, 133 shrubs, 168 various smaller plantings and 77,656 square feet of ground cover(sod/seeding). All plantings conform to the requirements established in the City of Lakeland Land Development Regulations.

Fencing/Signage

Neighborhood entrance signage is proposed at the main entrance at the intersection of road a and road c. Private access is proposed at this entrance with a remote accessed gate. A nine (9) foot brick wall will extend from the north and south of the gate to the adjacent property lines. A separate sign application will need to be submitted for the proposed ground sign.

Cluster Mailbox

Three (3) USPS cluster mailboxes are proposed in common open space B. The boxes are placed behind the curb with ADA accessible ramps, decorative lighting and plantings provided.

Recommendation

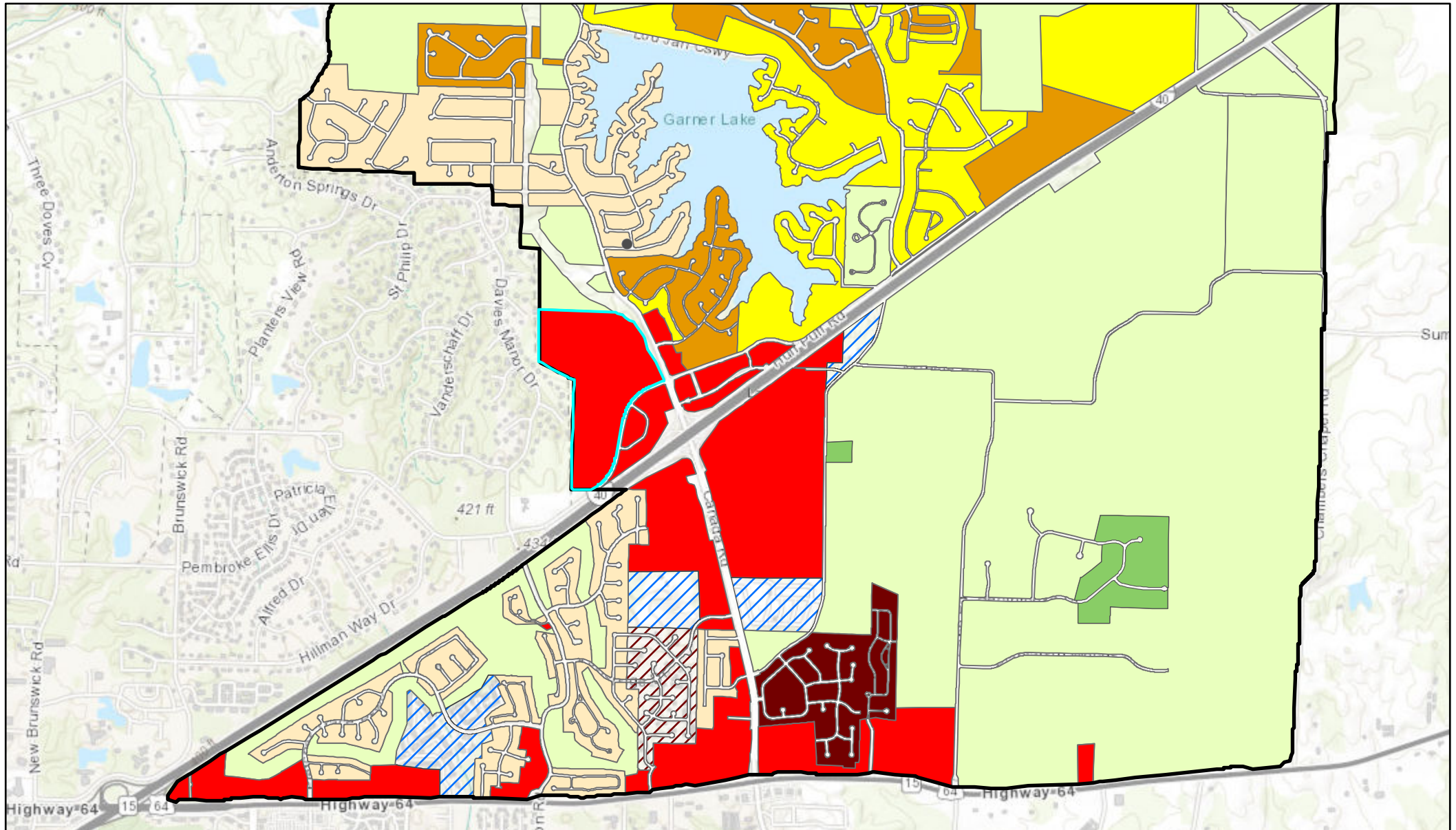
City Staff recommends approval with the following condition:

- Revise PDP to provide a twenty (20) foot sewer easement along the western boundary of the development.

EXAMPLE MOTIONS

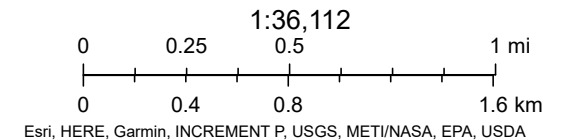
1. Motion to approve the Ashmont Area 2 Preliminary Development Plan subject to the following conditions:
 - a. Conditions as determined by the Planning Commission
 - b. Conditions proposed by staff
2. Motion to approve the Ashmont Area 2 Preliminary Development Plan without conditions.
3. Motion to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

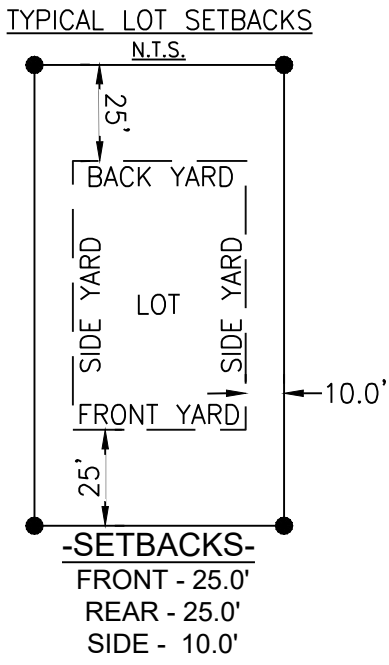
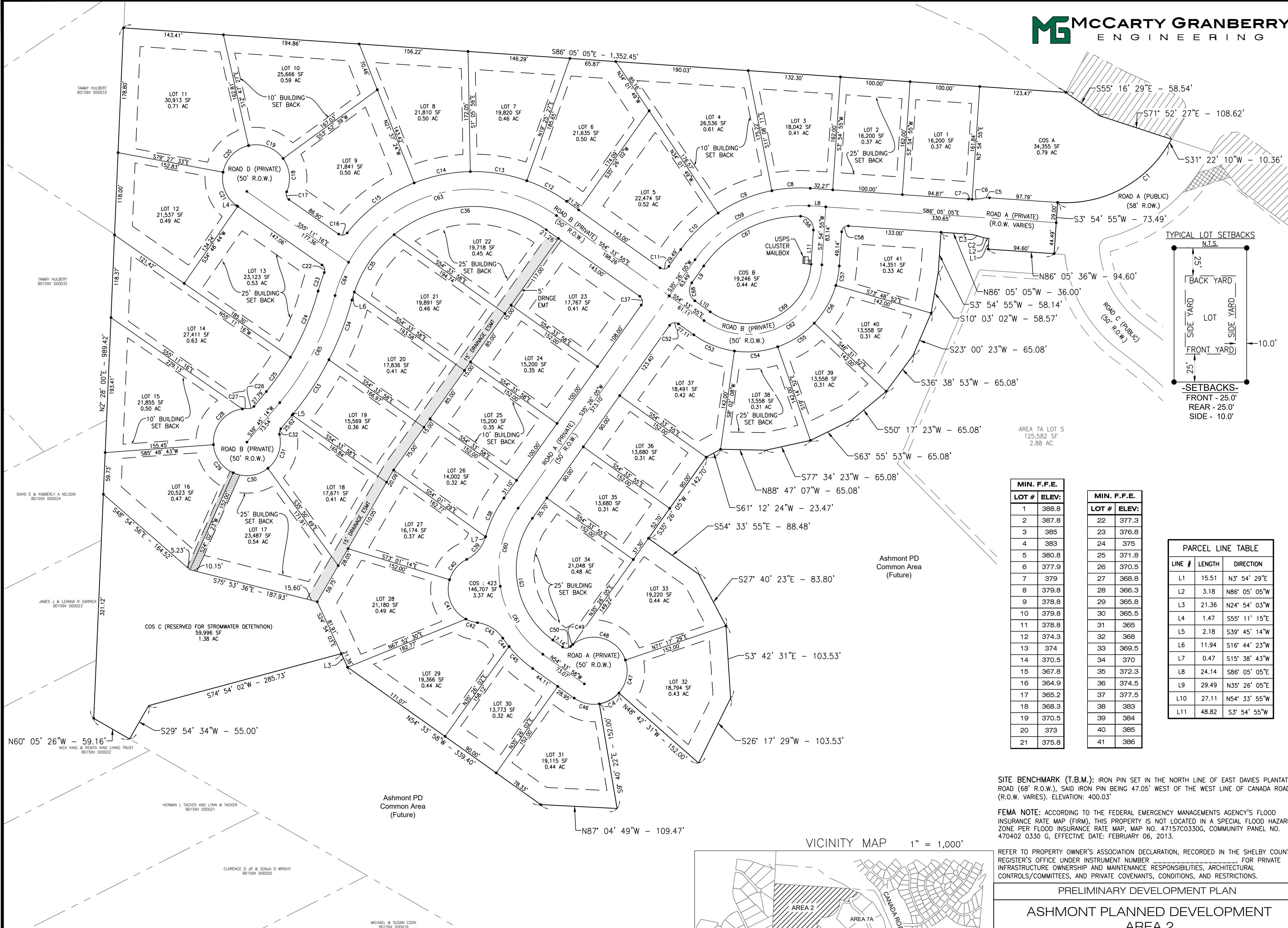
Ashmont Planned Development Zoning Map



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

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





MIN. F.F.E.	
LOT #	ELEV.
1	388.8
2	387.8
3	385
4	383
5	380.8
6	377.9
7	379
8	379.8
9	378.8
10	379.8
11	378.8
12	374.3
13	374
14	370.5
15	367.8
16	364.9
17	365.2
18	368.3
19	370.5
20	373
21	375.8

MIN. F.F.E.	
LOT #	ELEV.
22	377.3
23	376.8
24	375
25	371.8
26	370.5
27	368.8
28	366.3
29	365.8
30	365.5
31	365
32	368
33	369.5
34	370
35	372.3
36	374.5
37	377.5
38	383
39	384
40	385
41	386

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	15.51	N3° 54' 29"E
L2	3.18	N86° 05' 05"W
L3	21.36	N24° 54' 03"W
L4	1.47	S55° 11' 15"E
L5	2.18	S39° 45' 14"W
L6	11.94	S16° 44' 23"W
L7	0.47	S15° 38' 43"W
L8	24.14	S86° 05' 05"E
L9	29.49	N35° 26' 05"E
L10	27.11	N54° 33' 55"W
L11	48.82	S3° 54' 55"W

SITE BENCHMARK (T.B.M.): IRON PIN SET IN THE NORTH LINE OF EAST DAVIES PLANTATION ROAD (68' R.O.W.), SAID IRON PIN BEING 47.05' WEST OF THE WEST LINE OF CANADA ROAD (R.O.W. VARIES). ELEVATION: 400.03'

FEMA NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGERMENTS AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE PER FLOOD INSURANCE RATE MAP, MAP NO. 47157C0330G, COMMUNITY PANEL NO. 470402 0330 G, EFFECTIVE DATE: FEBRUARY 06, 2013.

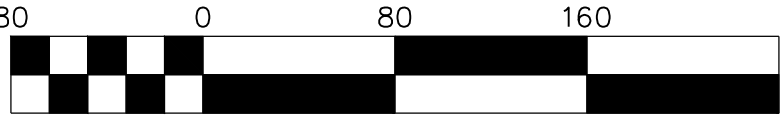
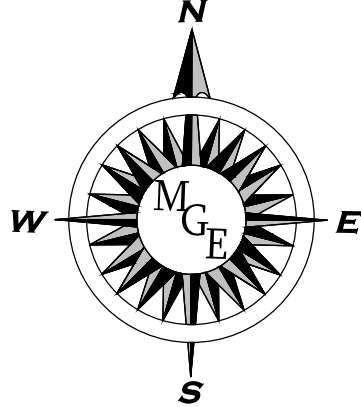
REFER TO PROPERTY OWNER'S ASSOCIATION DECLARATION, RECORDED IN THE SHELBY COUNTY REGISTER'S OFFICE UNDER INSTRUMENT NUMBER _____ FOR PRIVATE INFRASTRUCTURE OWNERSHIP AND MAINTENANCE RESPONSIBILITIES, ARCHITECTURAL CONTROLS/COMMITTEES, AND PRIVATE COVENANTS, CONDITIONS, AND RESTRICTIONS.

VICINITY MAP 1" = 1,000'



LEGEND

- PRIVATE DRAINAGE EASEMENT (LOTS 17-23)
- BUILDING SETBACKS
- PRIVATE DRAINAGE / ACCESS EASEMENT (LOTS 16-17)



SCALE: 1" = 80'

PRELIMINARY DEVELOPMENT PLAN

ASHMONT PLANNED DEVELOPMENT
AREA 2

LAKELAND, TENNESSEE

TOTAL AREA: 23.91 AC. (1,041,319 S.F.) - 41 LOTS

ZONED: R-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: JANUARY 2024

SCALE: 1"=80'

SHEET 1 OF 3

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	186.67	171.00	62.55	S62° 38' 33"W	177.54
C2	7.99	30.00	15.26	N78° 27' 23"W	7.96
C3	22.23	83.50	15.26	N78° 27' 23"W	22.17
C4	32.70	48.00	39.04	S60° 48' 33"W	32.07
C5	7.99	30.00	15.26	S86° 17' 14"W	7.96
C6	17.10	83.50	11.74	S84° 31' 36"W	17.07
C7	5.13	83.50	3.52	N87° 50' 42"W	5.13
C8	55.17	210.00	15.05	S86° 23' 22"W	55.01
C9	83.91	210.00	22.89	S67° 25' 00"W	83.35
C10	75.26	210.00	20.53	S45° 42' 08"W	74.86
C11	14.14	9.00	90.00	S80° 26' 05"W	12.73
C12	64.27	230.00	16.01	N62° 34' 14"W	64.06
C13	82.39	230.00	20.52	N80° 50' 16"W	81.95
C14	82.39	230.00	20.52	S78° 38' 17"W	81.95
C15	121.05	230.00	30.15	S53° 17' 56"W	119.65
C16	13.60	9.00	86.59	S81° 31' 02"W	12.34
C17	12.39	9.00	78.87	N15° 45' 04"W	11.43
C18	50.10	48.00	59.81	N6° 13' 06"W	47.86
C19	55.85	48.00	66.67	N69° 27' 23"W	52.75
C20	55.85	48.00	66.67	S43° 52' 30"W	52.75
C21	55.06	48.00	65.73	S22° 19' 24"E	52.09
C22	12.09	9.00	76.99	S16° 41' 26"E	11.20
C23	27.97	230.00	6.97	S18° 19' 22"W	27.96
C24	103.07	375.00	15.75	S22° 42' 45"W	102.75
C25	60.00	375.00	9.17	S35° 10' 13"W	59.94
C26	8.39	9.00	53.38	S66° 26' 40"W	8.09
C27	9.11	48.00	10.87	S87° 41' 53"W	9.10
C28	72.42	48.00	86.45	S39° 02' 12"W	65.75
C29	51.75	48.00	61.77	S35° 04' 27"E	49.28
C30	52.64	48.00	62.83	N82° 37' 22"E	50.04
C31	54.31	48.00	64.83	N18° 47' 22"E	51.46
C32	8.39	9.00	53.38	N13° 03' 48"E	8.09
C33	93.07	425.00	12.55	N33° 28' 50"E	92.88
C34	91.75	425.00	12.37	N21° 01' 22"E	91.57
C35	101.34	180.00	32.26	N34° 46' 11"E	100.01
C36	234.16	180.00	74.54	N88° 10' 00"E	218.00
C37	14.14	9.00	90.00	S9° 33' 55"E	12.73
C38	61.24	175.00	20.05	S25° 24' 36"W	60.93
C39	43.37	52.00	47.78	S39° 47' 48"W	42.12
C40	39.13	48.00	46.71	S40° 20' 01"W	38.06
C41	66.20	48.00	79.02	S22° 31' 52"E	61.08
C42	17.41	48.00	20.78	S72° 25' 50"E	17.31
C43	43.84	52.00	48.30	S58° 40' 05"E	42.55
C44	14.81	175.00	4.85	S36° 56' 26"E	14.80
C45	46.43	175.00	15.20	S46° 57' 55"E	46.29
C46	37.79	48.00	45.11	S77° 07' 10"E	36.82
C47	50.27	48.00	60.00	N11° 17' 29"E	48.00
C48	91.77	48.00	109.55	N73° 28' 52"W	78.42
C49	4.34	48.00	5.19	S49° 09' 12"W	4.34
C50	12.39	9.00	78.87	S85° 59' 50"W	11.43
C51	196.35	125.00	90.00	N9° 33' 57"W	176.78
C52	14.14	9.00	90.00	N80° 26' 05"E	12.73
C53	63.12	132.00	27.40	S68° 15' 53"E	62.52
C54	62.86	132.00	27.28	N84° 23' 38"E	62.26
C55	62.86	132.00	27.28	N57° 06' 38"E	62.26
C56	62.86	132.00	27.28	N29° 49' 38"E	62.26
C57	28.27	132.00	12.27	N10° 03' 02"E	28.21
C58	14.14	9.00	90.00	N48° 54' 55"E	12.73
C59	188.83	185.00	58.48	S64° 40' 30"W	180.74
C60	117.81	150.00	45.00	S12° 56' 04"W	114.81
C61	117.81	150.00	45.00	S32° 03' 57"E	114.81
C62	226.94	107.00	121.52	N64° 40' 30"E	186.73
C63	344.06	205.00	96.16	S77° 21' 15"W	305.07
C64	51.65	205.00	14.44	S22° 03' 22"W	51.51
C65	173.94	400.00	24.92	N27° 17' 46"E	172.58
C66	30.27	18.50	93.75	S42° 57' 26"E	27.00
C67	161.93	169.50	54.74	N62° 48' 09"E	155.84
C68	29.06	18.50	90.00	N9° 33' 55"W	26.16
C69	194.06	91.50	121.52	S64° 40' 30"W	159.68

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.

The design for single-family homes and commercial areas shall follow the previously approved single-family architectural pattern book and commercial architectural pattern book separately on file with the City of Lakeland's planning department.

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

- Maximum Building Coverage;
- Maximum Impervious + Semi-Pervious Coverage;
- Minimum Coverage of Front Property Line;
- Minimum Principal Building Height;
- Attached Garage Facade Proportion;
- Facade Requirements, including Transparency, Cap & Base Types, Building Materials, and Building Variety;
- 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

- This area is intended to permit lodging and housing and residential uses, together with uses typically associated with senior living facilities as categorized in Article III, Section 2 of the Land Development Regulations.
- ALLOWABLE USES:** Uses allowed within the C2 – Regional Commercial District to also include Independent Living, Assisted Living, Nursing Home, and on-site incidental services and amenities.

AREA 2: R2 - Suburban Manor District

- This area is intended to permit single-family residential as categorized in Article III, Section 2 of the Land Development Regulations.
- Single-family residential uses are permitted in accordance with the bulk regulations assigned herein.
- 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.
- 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

- This area is intended to permit single-family residential as categorized in Article III, Section 2 of the Land Development Regulations.
- Single-family residential uses are permitted in accordance with the bulk regulations assigned herein.
- 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.
- Homes may be accessed from a street or alley. All alleys shall be private, owned and maintained by a homeowner's association.
- The proposed subdivision may be privatized at the developer's discretion, subject to all applicable regulations.

AREA 6 and 7A: C2 - Regional Commercial District

- 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.
- 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.
- 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

- This area is intended to permit conventional retail, service and office uses as categorized in Article III, Section 2 of the Land Development Regulations.
- ALLOWABLE USES:** All uses permitted within The City of Lakeland's Land Development Regulations' 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

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

2. Area 2: R2 - Suburban Manor District

- Front load garages are prohibited. All garages shall be internal side load format.
- Minimum Lot Width: 90-feet (Lots 1-37)/ 75-feet (Lots 38-41)
- Minimum Lot Size: 13,500sf (Lots 1-37)/ 10,500sf (Lots 38-41)
- Building Setbacks:**
 - Front Yard/Street Side: 25-feet
 - Side Yard: 10-feet
 - Rear Yard: 25-feet
- Maximum Building Height: 2-story

3. Area 4: R4 - Urban Estate District

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

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

- Minimum Lot Width: 50-feet
- Minimum Lot Size: N/A
- Building Setbacks:**
 - Canada Rd*: 70-feet (Measured from back of FUTURE Canada Rd. sidewalk)
 - Davies Plantation Rd: 9-feet (Area 6)/ 20-feet (Area 7a/b)
 - 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
- Min. Bldg. Separation: 10-feet (detached only)
- Maximum Building Height:**
 - Hotel: 5-story
 - All other uses: 2-story

5. Right of Way Encroachment.

- 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 sidewalk, lighting, signage, and landscape related improvements within the current Canada Road right-of-way;
- 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:

- Canada Road: The developer shall not be responsible for dedication of right-of-way or improvements to existing or future Canada Road.
- Davies Plantation Road: Concurrent with each contiguous phase, the developer shall dedicate 18-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 curb, gutter and sidewalk along the property frontage.
- All internal public streets shall be dedicated to the City of Lakeland and improved in accordance with the street section provided herein, subject by approval of the City Engineer.
- All private streets and alley shall be improved in accordance with the street section provided herein, subject by approval of the City Engineer.
- All private streets and alleys shall be owned and maintained by an owners' association.

B. Access:

- 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.
- A maximum of 4 curb cuts are allowed on Canada Road as generally illustrated.
- 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.
- 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.
- All corner radii at intersections of public streets within the development may be a minimum of 15' at the face of curb.
- Residential lots within Area 2 shall be accessed from the public street.
- Residential lots within Area 4 shall be accessed either from the public street or private alley.
- In Areas 2 & 4, driveways may be a maximum of 18' wide at the curb.
- In Areas 2 & 4, driveways shall not be closer than 10' from the end of radius of a public street intersection.
- 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:

- Unless otherwise stated, parking and loading shall be provided in accordance with the City of Lakeland Land Development Regulations.
- The specific type of Senior Living uses in Area 1 shall follow the parking regulations that correspond to the use category:
 - Independent Living: 1.25 spaces/studio unit, 1.5 spaces/1 bedroom unit, 1.75 spaces/2 bedroom unit;
 - Hospice/Assisted Living/Nursing Home: 0.25 spaces/bed and 1 space/employee.
- The Planning Commission may approve a alternative parking requirement during Site Plan approval if justification based on industry standards is provided.
- 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.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 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.
- 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, bufferyards, etc shall qualify. Urban plazas and/or promenades may qualify when provided as a aesthetic element for the common enjoyment of patrons.
- Common Open Spaces areas shall be distributed throughout the residential portions of the planned development.
- Common Open Space areas are recommended within the commercial portions of the planned development by not required.
- 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.
- 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, and passive recreational uses only.
- 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.
- Streetscape Plate 1 shall be installed along the property's Canada Road frontage.
- Streetscape Plate 2 shall be installed along the property's Davies Plantation Road frontage.
- Streetscape Plate 3 shall be installed along the Public Street "A" frontages.
- Streetscape Plate 4 shall be installed along the Public Street "B" frontages.
- Streetscape Plate 5 shall be installed along the Public Street "C" frontages.
- In Areas 6 & 7, a right-of-way encroachment shall be permitted in facilitation of the Canada Road streetscape Plate as described.
- The minimum street tree size shall be 2 inches in caliper for all streetscapes.
- 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.
- Through the Development Agreement process, the Developer may work with City staff to make Landscape Plate modifications.
- 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.
- The parkland dedication requirements for Area 1 shall be determined with the site plan submittal.
- All retention ponds are required to have a fountain.
- Any walking trails proposed within designated Common Open Space areas shall be a minimum of 5' wide concrete.
- Unless otherwise specified, all plant material shall adhere to the minimum size criteria specified in the City of Lakeland's development regulations.

V. SIGNAGE

- Signage shall be permitted in accordance with the City of Lakeland Sign Ordinance as modified herein.
- 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 sign shall be submitted to the City with Final Plans.
- 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 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.
- 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.
- Sizes of sanitary sewer lines shall be determined at the time the final construction plans are submitted to the City Engineer.
- Sanitary Sewer Plans shall be submitted to the Tennessee Department of Environmental Quality (TDEQ) for written approval.
- 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 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.
- Public water improvements shall be provided by the Developer under contract in accordance with MLGW standards.
- All water services located in a private drive or otherwise outside of public right-of-way shall be within a public easement.
- All utilities and services (telephone, cable, etc.) to be installed underground, except for any 3-phase electric service.
- 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.

VIII. DEVELOPMENT PHASING

- A Preliminary Phasing Plan for Ashmont PD is provided in the PD booklet. Phase boundaries are not required to follow Area boundaries.
- 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.
- The synchronization of Phases may be modified by the Developer at any time to allow for current and future market demands.
- A final site plan / plat for each phase shall be made in accordance with the City of Lakeland Land Development Regulations.
- Minor changes may occur with the final plans that do not require Board of Commissioners approval. Minor changes are as defined below:
 - 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.
 - 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.

PRELIMINARY DEVELOPMENT PLAN		
ASHMONT PLANNED DEVELOPMENT AREA 2		
LAKELAND, TENNESSEE		
TOTAL AREA: 23.91 AC. (1,041,319 S.F.) - 41 LOTS		
ZONED: R-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: JANUARY 2024	N.T.S.	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

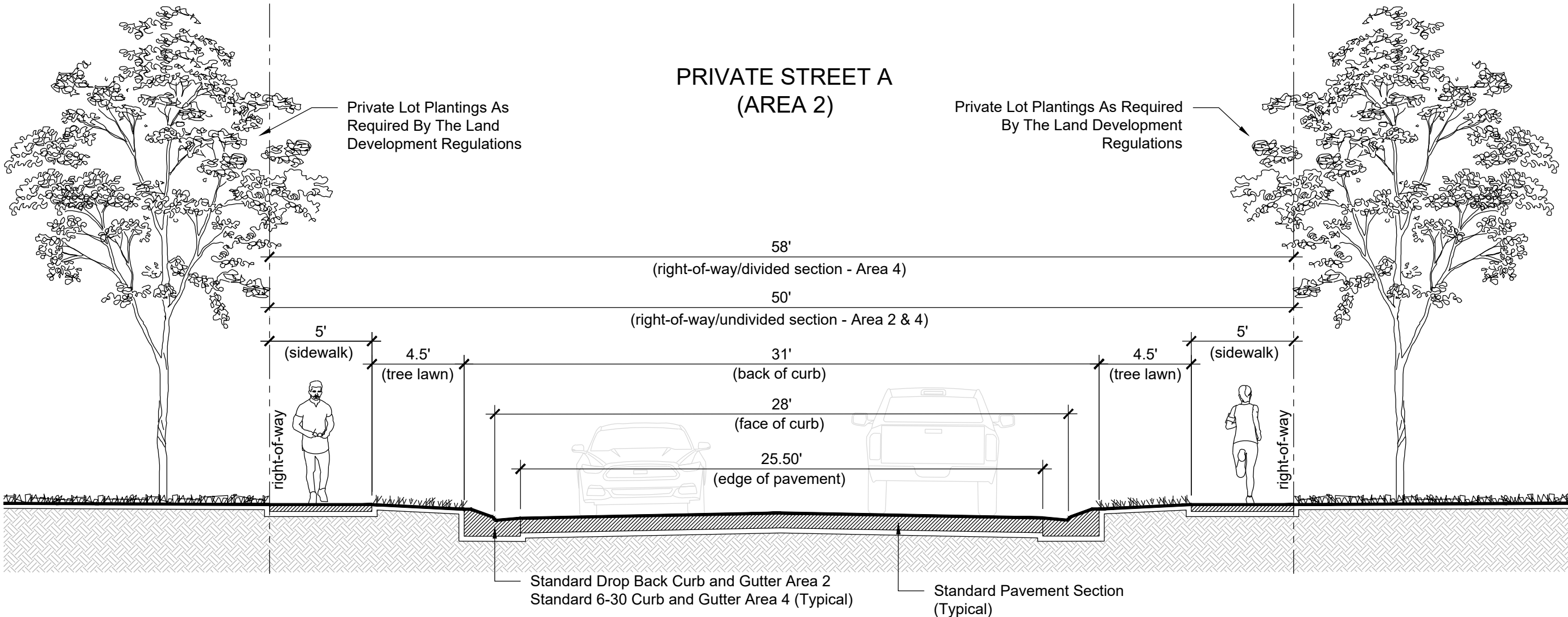
Professional Engineer

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



PRELIMINARY DEVELOPMENT PLAN		
ASHMONT PLANNED DEVELOPMENT AREA 2		
LAKELAND, TENNESSEE		
TOTAL AREA: 23.91 AC. (1,041,319 S.F.) - 41 LOTS		
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