



Municipal Planning & Design Review Commission  
Regular Meeting Agenda  
Thursday, May 8, 2025, 5:30 PM  
City Hall, Lakeland, Tennessee 38002

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- I. CALL TO ORDER:
- II. ROLL CALL:
- III. APPROVAL OF MINUTES OF PREVIOUS MEETING:
  1. **Regular Meeting Minutes** - April 10, 2025
- IV. PUBLIC DISCUSSION:
- V. REPORTS OF OFFICERS AND COMMITTEES:
- VI. UNFINISHED BUSINESS:
- VII. NEW BUSINESS:
  1. **Action** - approval of an Outline Plan Amendment for the Lakeland Meadows Planned Development.
  2. **Action** - approval of a Final Development Plan for Lots A & B of the Lakeland Meadows Planned Development.
  3. **Action** - approval of a Preliminary Development Plan for Phase 2 of the Lakeland Meadows Planned Development.
- VIII. ANNOUNCEMENTS:
- IX. ADJOURNMENT:

Municipal Planning & Design Review Commission  
Regular Meeting Minutes  
Thursday, April 10, 2025, 5:30 PM  
City Hall, Lakeland, Tennessee 38002

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I. CALL TO ORDER:

The meeting was called to order by Chair Adam Henry 5:30 p.m. on Thursday, April 10, 2025.

II. ROLL CALL:

Adam Henry	Present
Amber Hitchcock	Present
Shawn Rowland	Present
Sal Feraci	Present
Carl Helton	Present
Commissioner Jim Atkinson	Present
Rebecca Hecker-Mosbrugger	Absent
Bill Sheridan	Absent
Cat Wright	Absent

Staff personnel in attendance were City Engineer Emily Harrell, Staff Planner Alex Barthol, Community Development Specialist Lisa West, and City Recorder Cheyenne Carter.

III. APPROVAL OF MINUTES OF PREVIOUS MEETING:

1. **Regular Meeting Minutes** - February 13, 2025

Sal Feraci moved to bring this item to the floor, seconded by Carl Helton.

Discussion ensued.

***When the question was called the meeting minutes passed as presented, voice vote, 6 in favor 0 against 0 abstain (0-0-0).***

IV. PUBLIC DISCUSSION:

Public comments were heard at the time of the correlating agenda items.

V. REPORTS OF OFFICERS AND COMMITTEES:

None.

VI. UNFINISHED BUSINESS:

None.

VII. NEW BUSINESS:

1. **Action** - approval of site elevation changes at Zaxby's from the Design Review Commission.

Shawn Rowland moved to bring this item to the floor, seconded by Amber Hitchcock.

Staff Planner Alex Barthol presented this item.

Discussion ensued.

***When the question was called the site elevation changes passed as presented, voice vote, 6 in favor 0 against 0 abstain (0-0-0).***

2. **Action** - rezoning recommendation to the Board of Commissioners for the northwest corner of Lot L015900126 from C-2 Regional Commercial to R-2 Suburban Manor.

Shawn Rowland moved to bring this item to the floor, seconded by Amber Hitchcock.

*For the record:* Due to conflict of interest, Sal Feraci will recuse himself from the vote for this item.

Planning Director Paul Luker presented this item.

Discussion ensued.

Public comments were heard from:

1. Resident Doug Barnes of the 3000 block of Bluebridge Cove
2. Applicant Cory Brady

Discussion ensued.

***When the question was called the recommendation for rezoning passed as presented, roll call vote, 5 in favor 0 against 1 abstain (5-0-1).***

**Yea:** Adam Henry, Amber Hitchcock, Shawn Rowland, Carl Helton, Commissioner Atkinson

**Nay:** None

**Abstain:** Sal Feraci

3. **Action** - approval of a Preliminary Subdivision Plat for the proposed Canada Road Subdivision.

Shawn Rowland moved to bring this item to the floor, seconded by Carl Helton.

*For the record:* Due to conflict of interest, Sal Feraci will recuse himself from the vote for this item.

Planning Director Paul Luker presented this item.

Discussion ensued.

Public comments were heard from:

1. Applicant Cory Brady

The item conditions are as follows:

1. Canada Road at Street A intersection to be improved to match Lake District Drive.
2. Provide trip generation report for the uses as described in the Sewer Request Letter.
3. Board of Sewerage Commission approval.
4. Final BOC approval of the rezoning request.
5. Removal of the portion of El Hill Road shown on the City of Lakeland's property.

***When the question was called the preliminary subdivision plat passed with conditions, roll call vote, 5 in favor 0 against 1 abstain (5-0-1).***

**Yea:** Adam Henry, Amber Hitchcock, Shawn Rowland, Carl Helton, Commissioner Atkinson

**Nay:** None

**Abstain:** Sal Feraci

#### VIII. ANNOUNCEMENTS:

#### IX. ADJOURNMENT:

There being no other business on which to act, the meeting was adjourned without objection at 5:53pm on Thursday, April 10, 2025.

These minutes were approved on May 8, 2025.

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Shawn Rowland  
*Secretary*

ATTEST:

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Cheyenne Carter  
*City Recorder*

DRAFT

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**Meeting Date:** Thursday, May 8, 2025

**Project:** Lakeland Meadows – Planned Development Outline Plan Amendment

**Staff Contact:** Alex Barthol, Staff Planner

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**PROJECT INFORMATION**

**Location:** 0 Old Brownsville Rd

**Zoning District:** AG: Agriculture (Planned Development Overlay)

**Site Area:** 166.71 acres

**Applicant:** Valley Brook Development, LLC

**Representative:** David Bray, The Bray Firm

**STAFF RECOMMENDATION**

City Staff recommends approval of the Outline Plan Amendment Application for Lakeland Meadows Planned Development as submitted:

**BACKGROUND:**

The subject property is located On the Northside of Highway 70 just west of Adagio Lane and extends north across Old Brownsville Road. The last MPC Outline Plan approval for Lakeland Meadows was January 19, 2023. This approval reduced the overall lot count from three-hundred and sixty-seven (367) to three-hundred and five (305) and portioned off a section of the property to be reserved for the Lakeland School District.

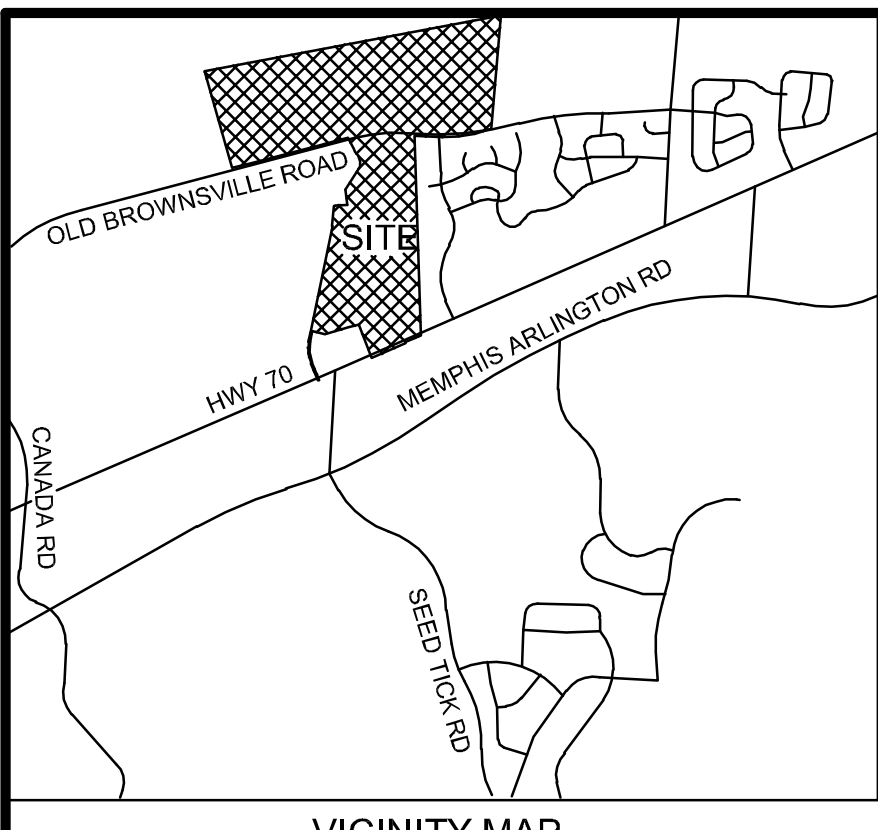
**ANALYSIS:**

The specific request in this amendment is to reflect the 23.975 acres being deeded to the City of Lakeland shown in Lot A with the remaining undeveloped 8.63 acres shown in Lot B to be the future residential phase two. These changes will result in the loss of an additional sixty-six (66) future residential lots. The new total lot count for the entire development will be two-hundred and fifty-one (251). Upon review by City Staff, this Outline Plan Amendment application is supported by the recently approved Comprehensive Plan for the City of Lakeland. This application is submitted in conjunction with a Final Development Plan application for Lots A and B as well as

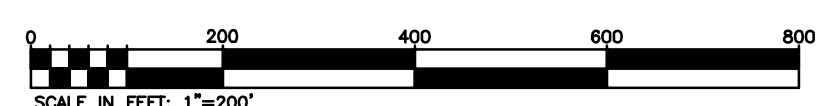
a Preliminary Development Plan Application for phase two. City staff recommends approval of the Outline Plan Amendment as submitted.

**EXAMPLE MOTIONS**

1. Motion to approve the Lakeland Meadows Outline Plan Amendment Application subject to the following conditions:
  - a. Conditions as determined by the Planning Commission
  - b. Conditions as recommended by staff.
2. Motion to approve the Lakeland Meadows Outline Plan Amendment Application without conditions.
3. Motion to deny the Lakeland Meadows Outline Plan Amendment Application:
  - a. Reason for denial



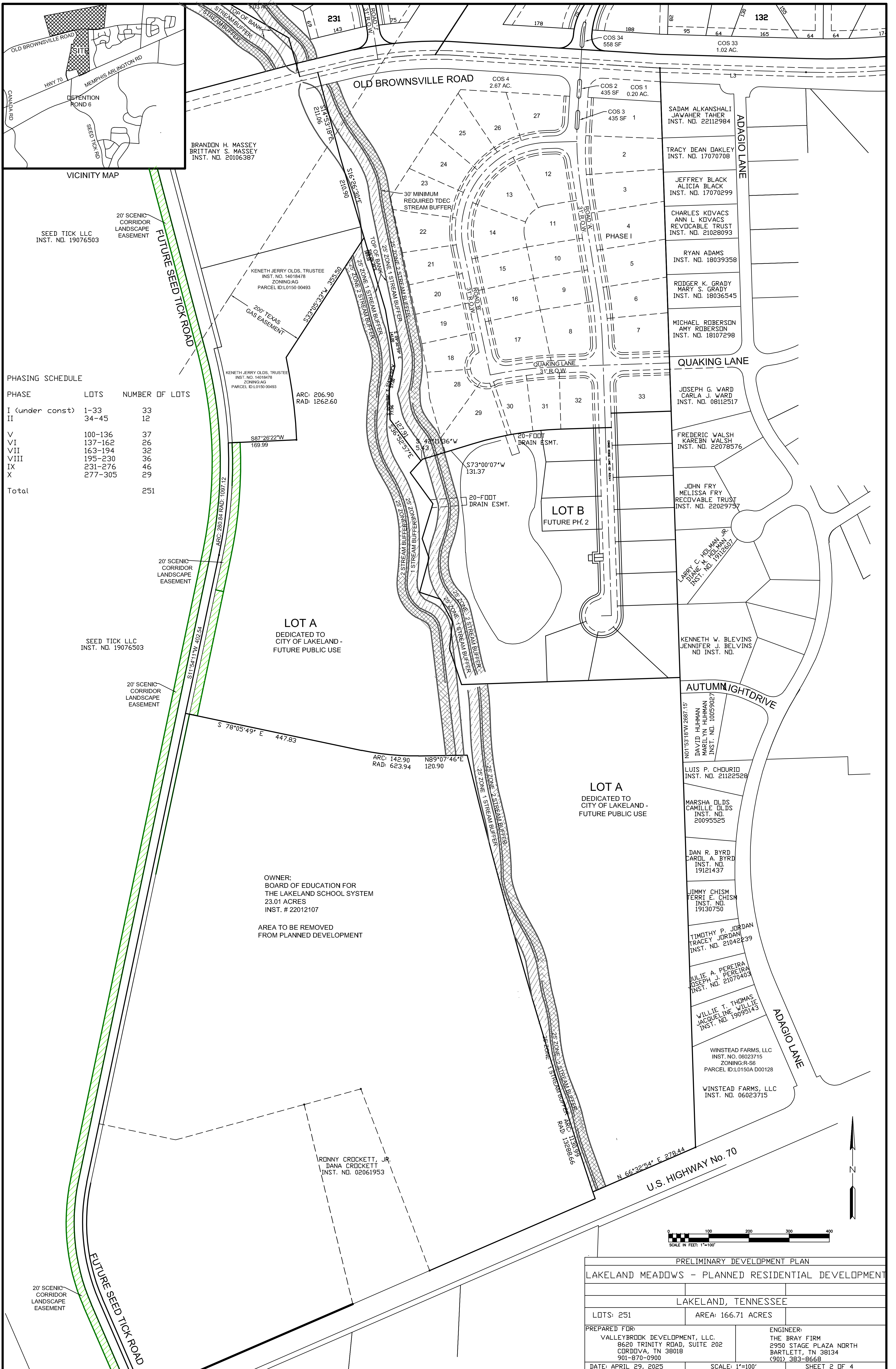
VICINITY MAP



SCALE IN FEET: 1"=200'



PRELIMINARY DEVELOPMENT PLAN	
LAKELAND MEADOWS - PLANNED RESIDENTIAL DEVELOPMENT	
LAKELAND, TENNESSEE	
LOTS: 251	AREA: 166.71 ACRES
PREPARED FOR: VALLEYBROOK DEVELOPMENT, LLC. 8620 TRINITY ROAD, SUITE 202 CIRRDVA, TN 38018 901-870-0900	ENGINEER: THE BRAY FIRM 2950 STAGE PLAZA NORTH BARTLETT, TN 38134 (901) 383-8668
DATE: APRIL 29, 2025	SCALE: 1"=200' SHEET 1 OF 4



VICINITY MAP

PHASING SCHEDULE

PHASE	LOTS	NUMBER OF LOTS
I (under const)	1-33	33
II	34-45	12
V	100-136	37
VI	137-162	26
VII	163-194	32
VIII	195-230	36
IX	231-276	46
X	277-305	29
Total		251

LOT A

DEDICATED TO CITY OF LAKELAND - FUTURE PUBLIC USE

OWNER:  
BOARD OF EDUCATION FOR THE LAKELAND SCHOOL SYSTEM  
23.01 ACRES  
INST. # 22012107

AREA TO BE REMOVED FROM PLANNED DEVELOPMENT

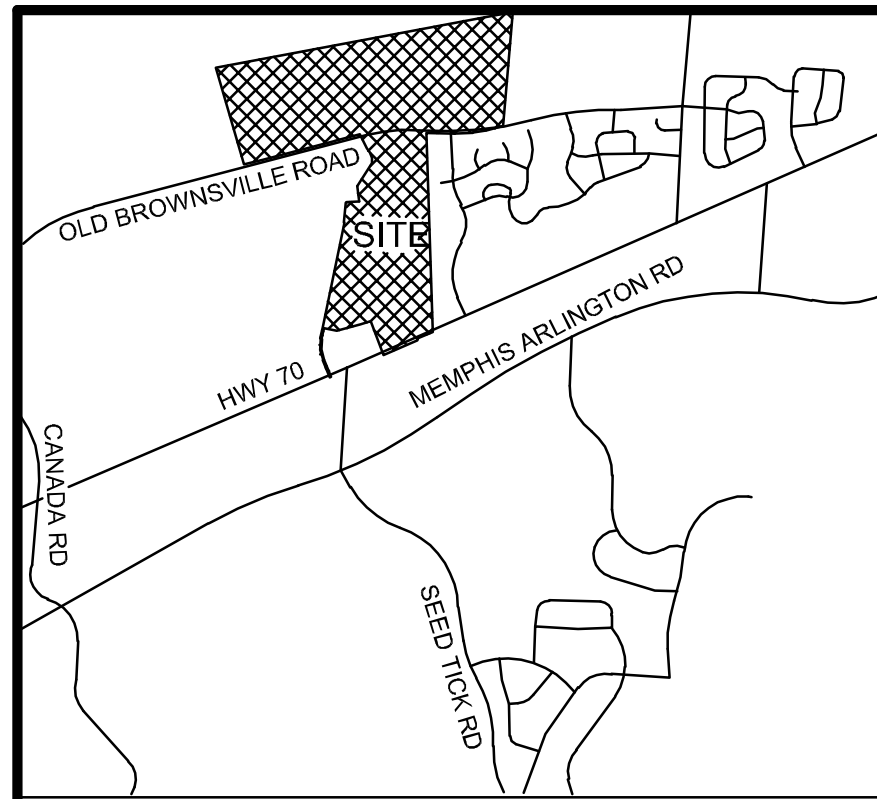
LOT A

DEDICATED TO CITY OF LAKELAND - FUTURE PUBLIC USE

LOT B

FUTURE PH. 2

PRELIMINARY DEVELOPMENT PLAN	
LAKELAND MEADOWS - PLANNED RESIDENTIAL DEVELOPMENT	
LAKELAND, TENNESSEE	
LOTS: 251	AREA: 166.71 ACRES
PREPARED FOR: VALLEYBROOK DEVELOPMENT, LLC. 8620 TRINITY ROAD, SUITE 202 CORDOVA, TN 38018 901-870-0900	ENGINEER: THE BRAY FIRM 2950 STAGE PLAZA NORTH BARTLETT, TN 38134 (901) 383-8668
DATE: APRIL 29, 2025	SCALE: 1"=100'
SHEET 2 OF 4	



VICINITY MAP



BRANDON H. MASSEY  
BRITTANY S. MASSEY  
INST. NO. 20106387

30' MINIMUM  
REQUIRED TDEC  
STREAM BUFFER

ADAGIO LANE

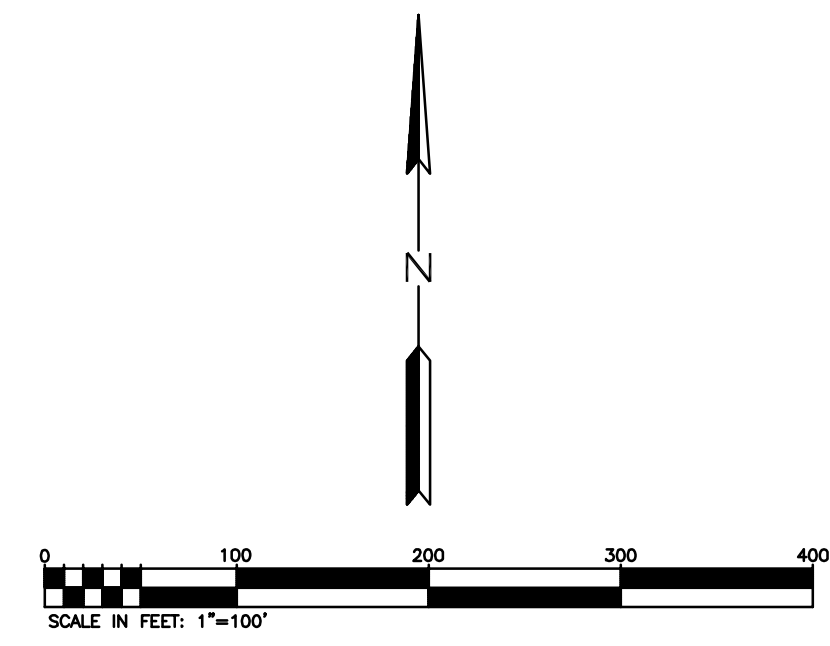
SADAM ALKANSHALI  
JAWAHER TAHER  
INST. NO. 22112984

TRACY DEAN OAKLEY  
INST. NO. 17070708

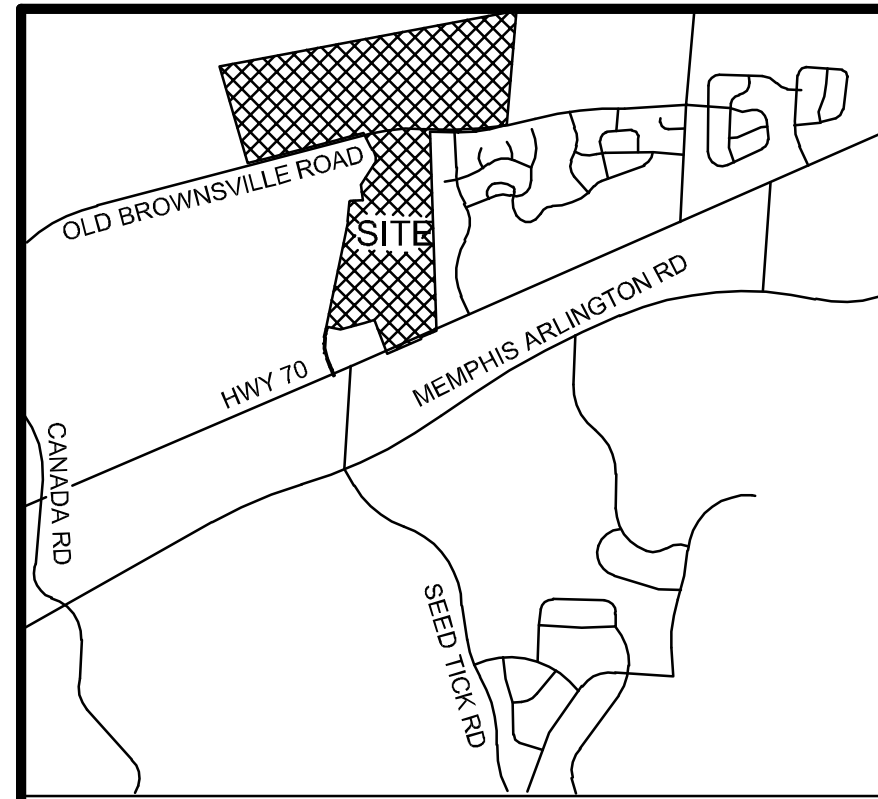
JEFFREY BLACK  
ALICIA BLACK  
INST. NO. 17070299

CHARLES KOVACS  
ANN L. KOVACS  
REVOCABLE TRUST  
INST. NO. 21028093

RYAN ADAMS



PRELIMINARY DEVELOPMENT PLAN	
LAKELAND MEADOWS - PLANNED RESIDENTIAL DEVELOPMENT	
LAKELAND, TENNESSEE	
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DATE: APRIL 29, 2025	SCALE: 1"=100'
SHEET 3 OF 4	



VICINITY MAP



OTTO FAMILY TCP TRUST  
INST. NO. 22111901

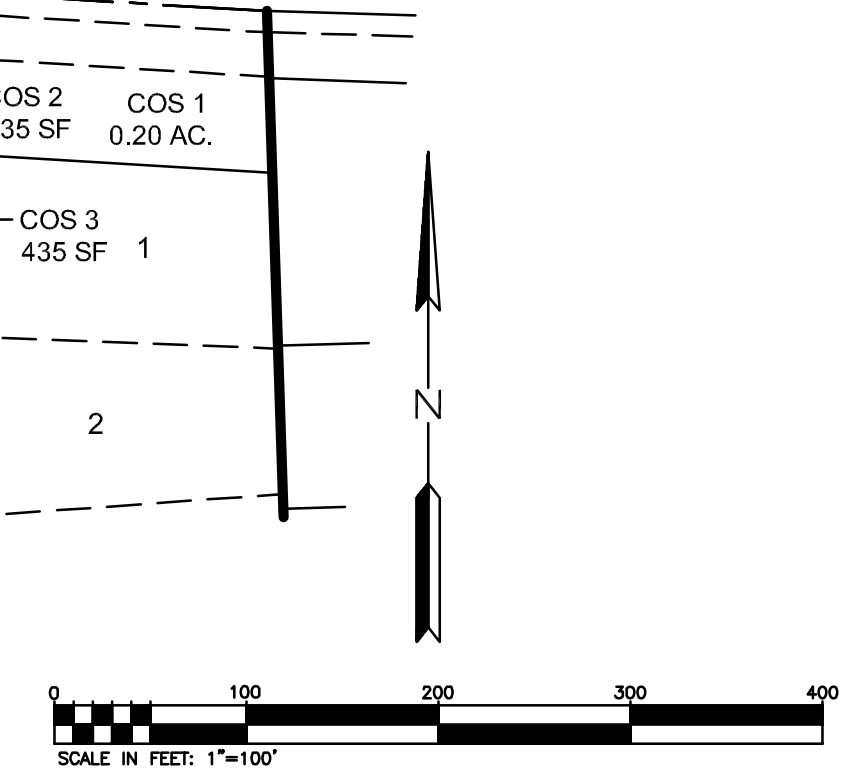
WARNER R. WILES, JR.  
EVELYN F. WILES  
INST. NO. 04111769

JOSHUA N. WELLS  
MEREDITH WELLS  
INST. NO. 20023471

SEED TICK LLC  
INST. NO. 19076503

BRANDON H. MASSEY  
BRITTANY S. MASSEY  
INST. NO. 20106387

KENETH JERRY OLDS, TRUSTEE  
INST. NO. 14018478  
ZONING: AG  
PARCEL ID: L0150 00493



PRELIMINARY DEVELOPMENT PLAN	
LAKELAND MEADOWS - PLANNED RESIDENTIAL DEVELOPMENT	
LAKELAND, TENNESSEE	
LOTS: 251	AREA: 166.71 ACRES
PREPARED FOR: VALLEYBROOK DEVELOPMENT, LLC. 8620 TRINITY ROAD, SUITE 202 CORDOVA, TN 38018 901-870-0900	ENGINEER: THE BRAY FIRM 2950 STAGE PLAZA NORTH BARTLETT, TN 38134 (901) 383-8668
DATE: APRIL 29, 2025	SCALE: 1"=100'
SHEET 4 OF 4	



## Municipal Planning and Design Review Commission

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**Meeting Date:** Thursday, May 8, 2025

**Project:** Lakeland Meadows – Final Development Plan – Lots A and B

**Staff Contact:** Alex Barthol, Staff Planner

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### PROJECT INFORMATION

**Location:** 0 Old Brownsville Rd

**Zoning District:** AG: Agriculture (Planned Development Overlay)

**Site Area:** 32.609 acres

**Applicant:** Valley Brook Development, LLC

**Representative:** David Bray, The Bray Firm

### STAFF RECOMMENDATION

City Staff recommends approval of the Final Development Plan Application for Lakeland Meadows Planned Development with the following conditions:

1. Remove proposed lot lines and associated streets in area B

### BACKGROUND:

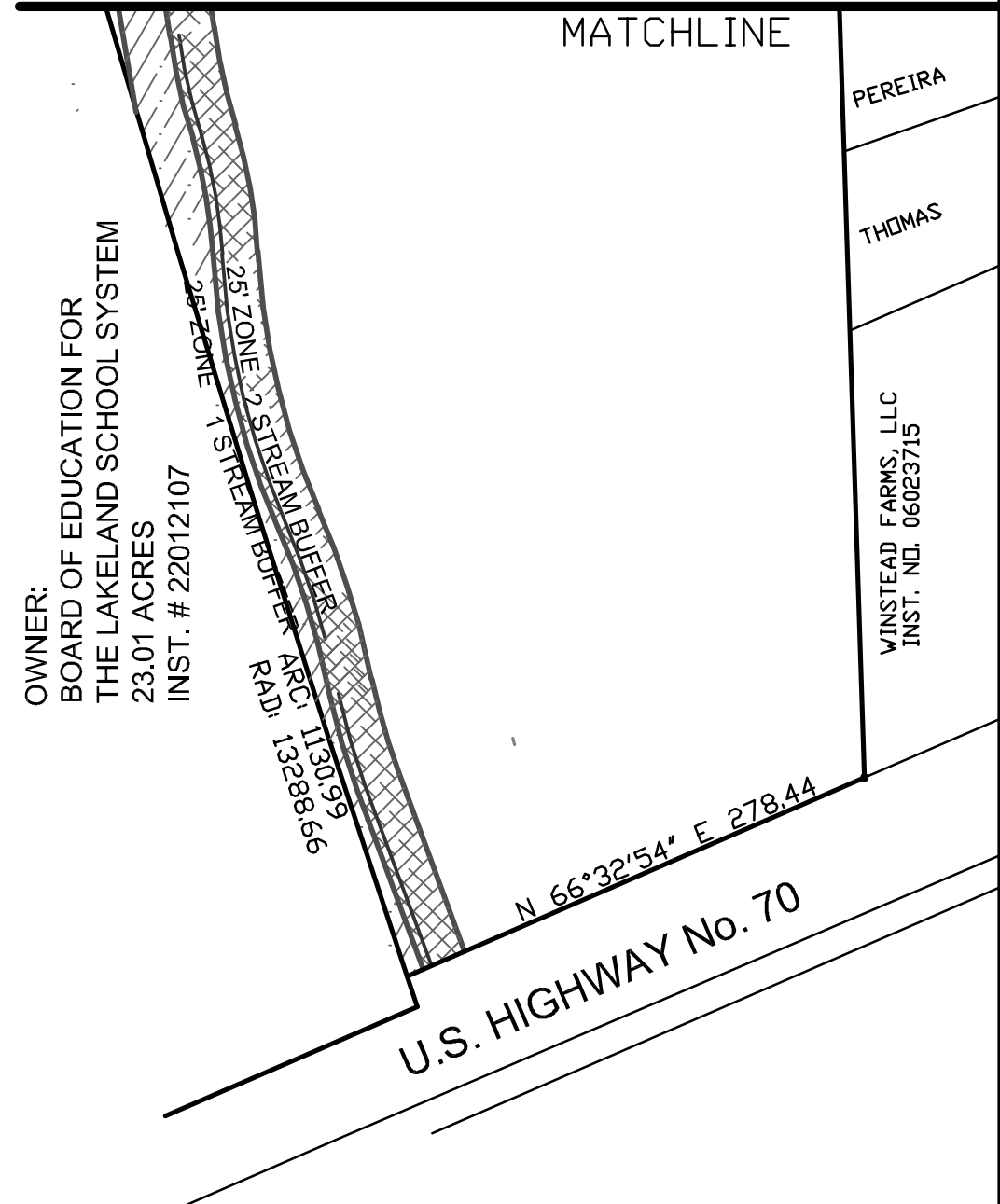
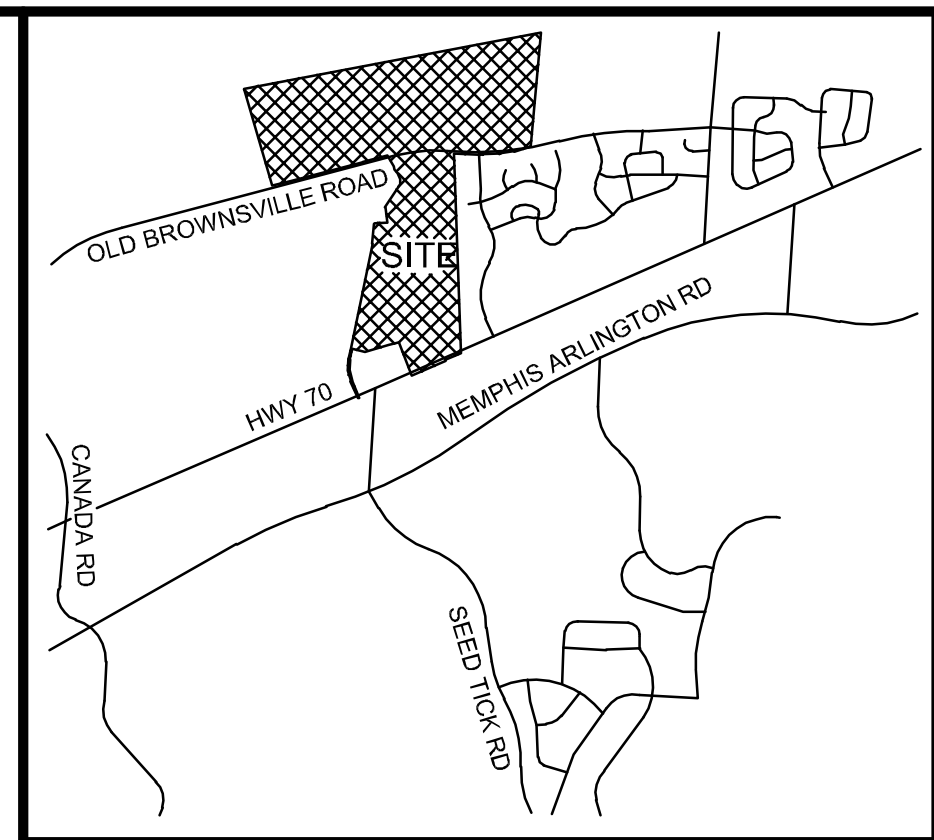
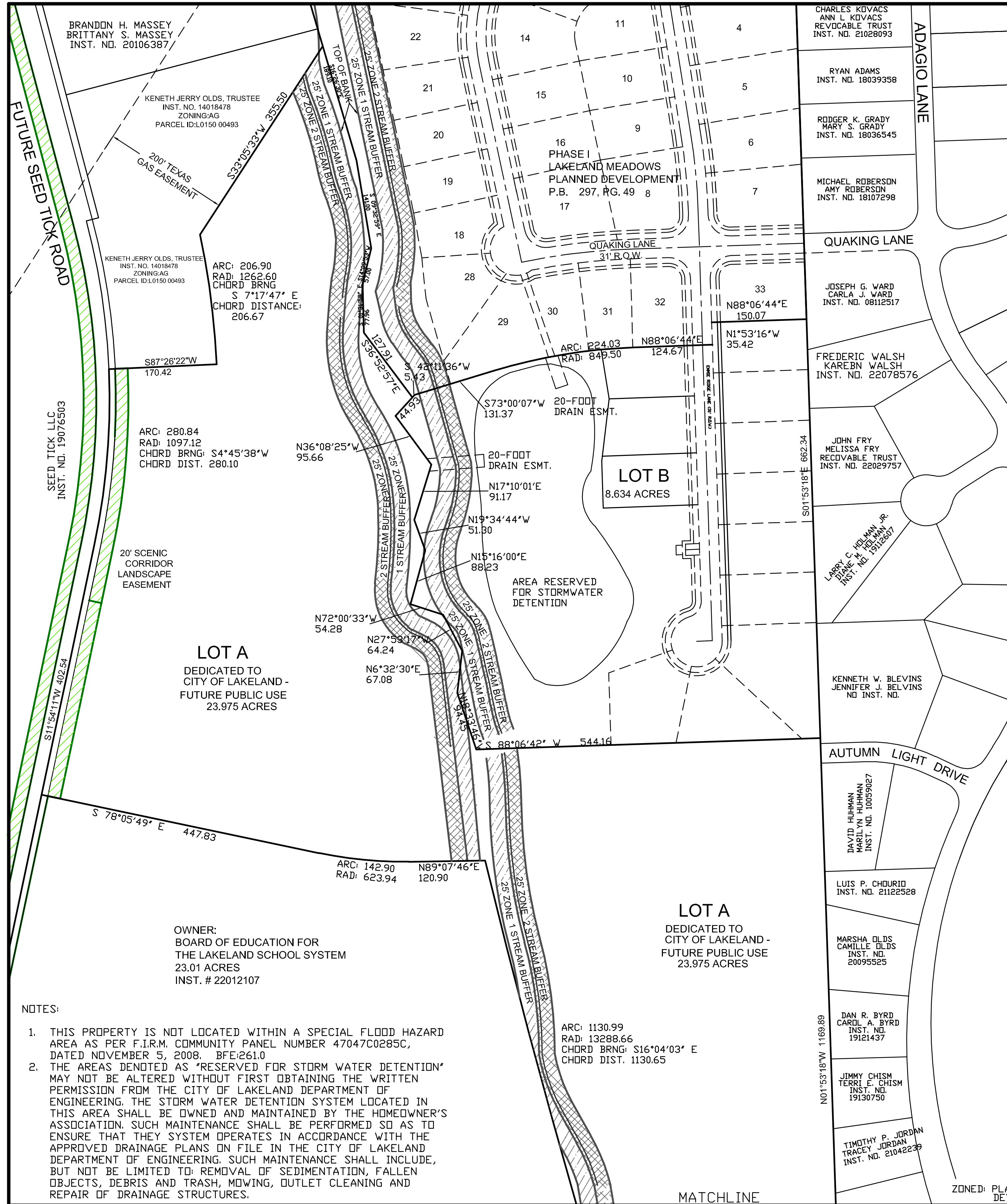
The subject property is located On the Northside of Highway 70 just west of Adagio Lane and extends north to connect to phase one of the Lakeland Meadows Planned Development. The last MPC approval for Lakeland Meadows was an Outline Plan Amendment on January 19, 2023. This approval reduced the overall lot count from three-hundred and sixty-seven (367) to three-hundred and five (305) and portioned off a section of the property to be reserved for the Lakeland School District.

### ANALYSIS:

The specific request in this Final Development Plan is to reflect the 23.975 acres being deeded to the City of Lakeland shown in Lot A with the remaining undeveloped 8.63 acres shown in Lot B to be the future residential phase two. City staff recommends approval of the Final Development Plan as submitted.

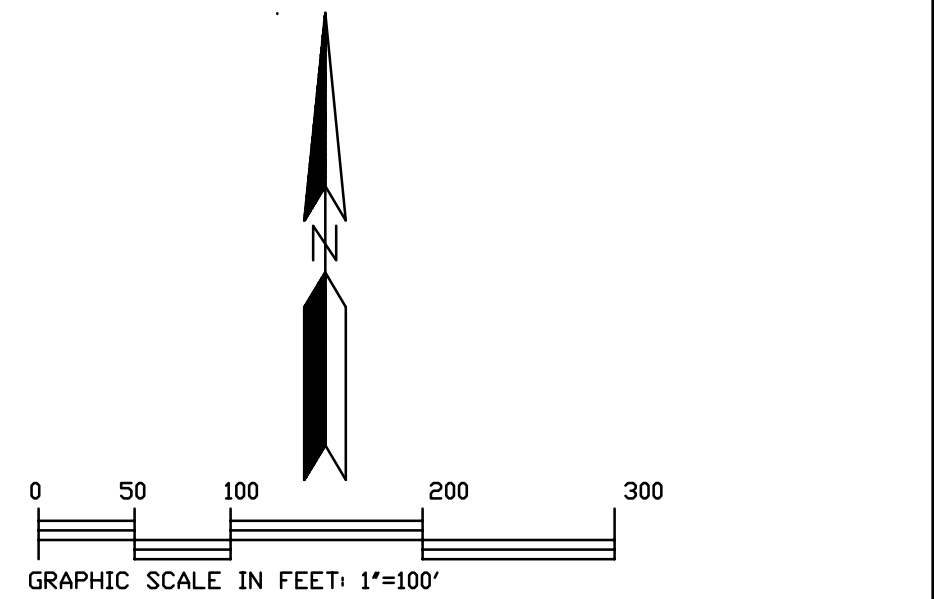
## **EXAMPLE MOTIONS**

1. Motion to approve the Lakeland Meadows Final Development Plan Application subject to the following conditions:
  - a. Conditions as determined by the Planning Commission
  - b. Conditions as proposed by staff
    - a. Remove proposed lot lines and associated streets in area B.
2. Motion to approve the Lakeland Meadows Final Development Plan Application without conditions.
3. Motion to deny the Lakeland Meadows Final Development Plan Application:
  - a. Reason for denial



**NOTES:**

1. THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS PER F.I.R.M. COMMUNITY PANEL NUMBER 47047C0285C, DATED NOVEMBER 5, 2008. BFE: 261.0
2. THE AREAS DENOTED AS "RESERVED FOR STORM WATER DETENTION" MAY NOT BE ALTERED WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION FROM THE CITY OF LAKELAND DEPARTMENT OF ENGINEERING. THE STORM WATER DETENTION SYSTEM LOCATED IN THIS AREA SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. SUCH MAINTENANCE SHALL BE PERFORMED SO AS TO ENSURE THAT THE SYSTEM OPERATES IN ACCORDANCE WITH THE APPROVED DRAINAGE PLANS ON FILE IN THE CITY OF LAKELAND DEPARTMENT OF ENGINEERING. SUCH MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO: REMOVAL OF SEDIMENTATION, FALLEN OBJECTS, DEBRIS AND TRASH, MOWING, OUTLET CLEANING AND REPAIR OF DRAINAGE STRUCTURES.



**SHEET 1 OF 2**  
**FINAL DEVELOPMENT PLAN**  
**LOTS A AND B**  
**LAKELAND MEADOWS PLANNED DEVELOPMENT**  
**LAKELAND, SHELBY COUNTY, TENNESSEE**

**VALLEYBROOK DEVELOPMENT, LLC.**  
8620 TRINITY ROAD, SUITE 202  
CORDOVA, TN 38018  
901-870-0900  
**OWNER/DEVELOPER**

**THE BRAY FIRM**  
2950 STAGE PLAZA NORTH  
BARTLETT, TN 38134  
901-383-8668  
**ENGINEER**

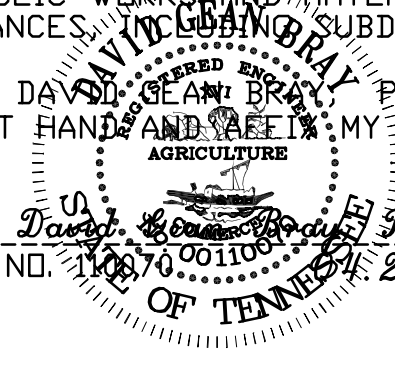
**ZONED: PLANNED DEVELOPMENT**    **DATE: APRIL 2025**    **SCALE: 1"=100'**    **LOTS: 2**    **ACRES: 32.609 ACRES**

CERTIFICATE ENGINEER

I, DAVID GEAN BRAY, 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 AND SUBDIVISIONS.

IN WITNESS, WHEREOF, I, THE SAID DAVID GEAN BRAY, PROFESSIONAL CIVIL ENGINEER, HEREUNTO SET OUT HAND AND AFFIX MY SEAL THIS 8TH DAY OF APRIL, 2024.

PROFESSIONAL CIVIL ENGINEER  
STATE OF TENNESSEE CERTIFICATE NO. 10870-0110-29.2025



CERTIFICATE OF OWNER(S) AND DEDICATION:

THE UNDERSIGNED, \_\_\_\_\_, HERE BY CERTIFY THAT HE IS THE CHIEF MANAGER OF VALLEYBROOK DEVELOPMENT, LLC, 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 AND 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.

\_\_\_\_\_  
VALLEYBROOK DEVELOPMENT, LLC. \_\_\_\_\_ DATE

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, ACKNOWLEDGES HIMSELF TO BE CHIEF MANAGER OF VALLEYBROOK DEVELOPMENT, LLC. AND HE AS SUCH OWNER, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED BY SIGNING HIS NAME AS OWNER.

WITNESS MY HAND AND NOTARIAL SEAL, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

MY COMMISSION EXPIRES \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

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.

MPC SECRETARY \_\_\_\_\_ DATE

CERTIFICATE OF CITY ENGINEER

THE FINAL PLAT IS REVIEWED AND DEEMED COMPLIANT WITH THE LAND DEVELOPMENT REGULATIONS, SUBJECT TO ANY WAIVERS, MODIFICATIONS, OR VARIANCES THEREOF GRANTED BY THE CITY OF LAKELAND.

CITY ENGINEER \_\_\_\_\_ DATE

SHEET 2 OF 2  
FINAL DEVELOPMENT PLAN  
LOTS A AND B  
LAKELAND MEADOWS PLANNED DEVELOPMENT  
LAKELAND, SHELBY COUNTY, TENNESSEE

VALLEYBROOK DEVELOPMENT, LLC.  
8620 TRINITY ROAD, SUITE 202  
CORRDVA, TN 38018  
901-870-0900

THE BRAY FIRM  
2950 STAGE PLAZA NORTH  
BARTLETT, TN 38134  
901-383-8668

OWNER/DEVELOPER

ENGINEER

ZONED: PLANNED DEVELOPMENT DATE: APRIL 2025 SCALE: NONE LOTS: 2 ACRES: 32.609 ACRES



## Municipal Planning and Design Review Commission

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**Meeting Date:** Thursday, May 8, 2025

**Project:** Lakeland Meadows – Preliminary Development Plan – Phase 2

**Staff Contact:** Alex Barthol, Staff Planner

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### PROJECT INFORMATION

**Location:** 0 Old Brownsville Rd

**Zoning District:** AG: Agriculture (Planned Development Overlay)

**Site Area:** 8.634 acres

**Applicant:** Valley Brook Development, LLC

**Representative:** David Bray, The Bray Firm

### STAFF RECOMMENDATION

City Staff recommends approval of the Final Development Plan Application for Lakeland Meadows Planned Development as submitted:

#### BACKGROUND:

The subject property is located On the Northside of Highway 70 just west of Adagio Lane and extends north to connect to phase one of the Lakeland Meadows Planned Development. The last MPC approval for Lakeland Meadows was an Outline Plan Amendment on January 19, 2023. This approval reduced the overall lot count from three-hundred and sixty-seven (367) to three-hundred and five (305) and portioned off a section of the property to be reserved for the Lakeland School District.

#### ANALYSIS:

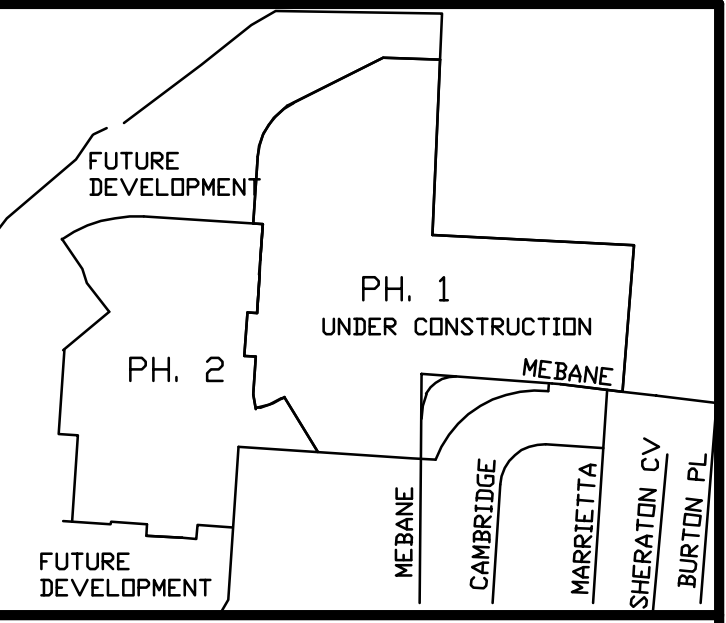
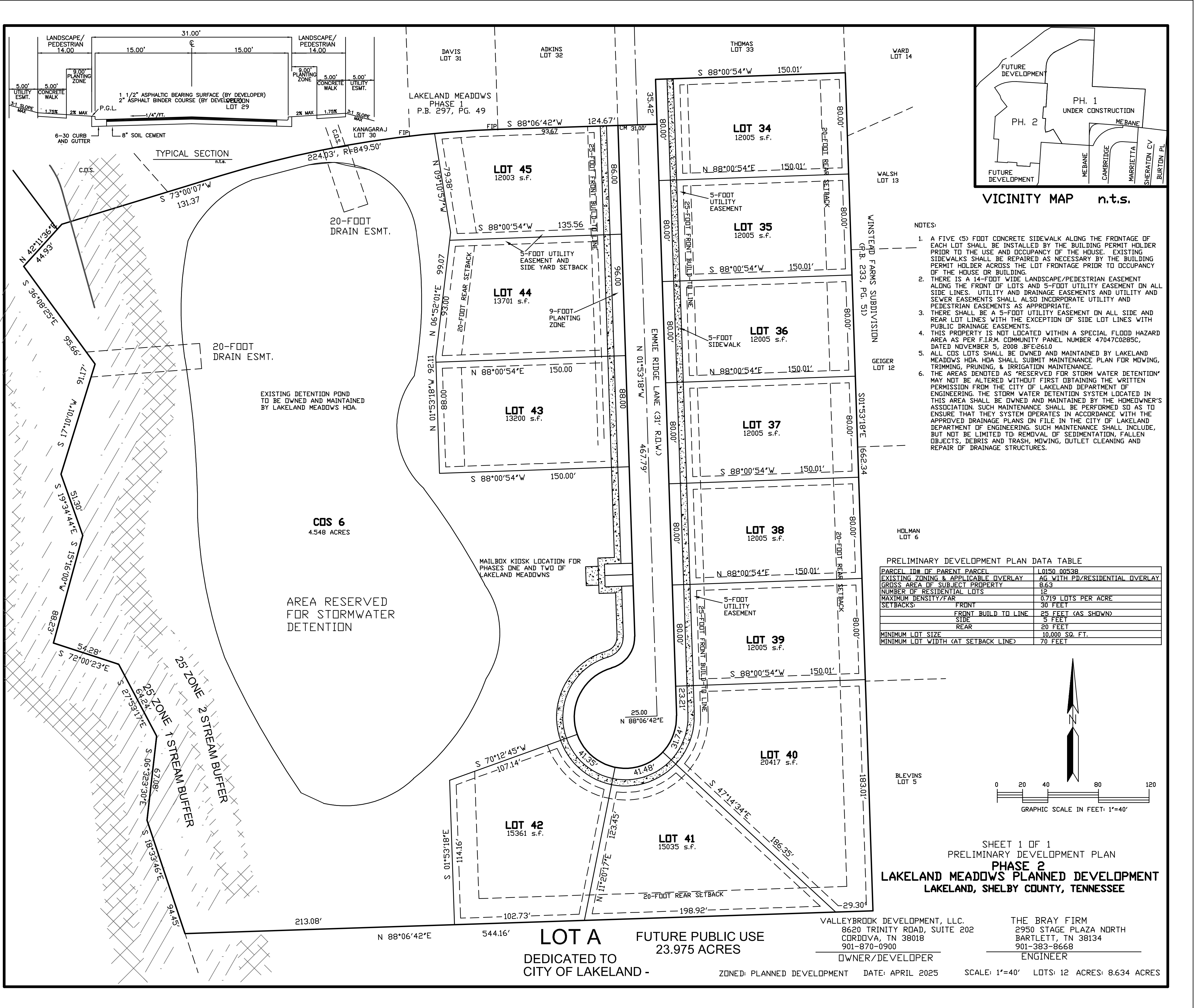
The specific request in this Preliminary Development Plan is to create twelve (12) residential lots off of Emmie Ridge Lane terminated by a cul-de-sac. This PDP application will complete the residential development for Lakeland Meadows south of Old Brownsville Road. Upon review by City Staff, the application 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.

**Cluster Mailbox**

USPS cluster mailboxes for phases one and two are proposed in common open space 6. The boxes are placed behind the curb with two (2) parking spaces provided.

**EXAMPLE MOTIONS**

1. Motion to approve the Lakeland Meadows Preliminary Development Plan Application subject to the following conditions:
  - a. Conditions as determined by the Planning Commission
2. Motion to approve the Lakeland Meadows Preliminary Development Plan Application without conditions.
3. Motion to deny the Lakeland Meadows Preliminary Development Plan Application:
  - a. Reason for denial

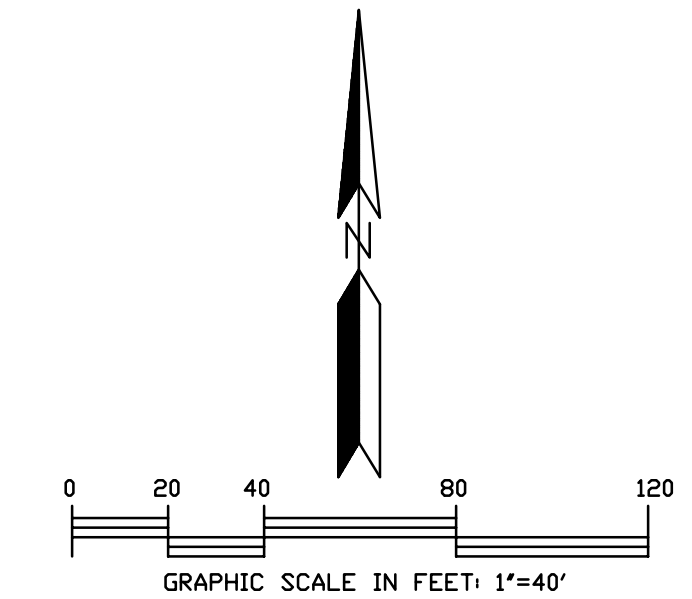


VICINITY MAP n.t.s.

- NOTES:
1. A FIVE (5) FOOT CONCRETE SIDEWALK ALONG THE FRONTAGE OF EACH LOT SHALL BE INSTALLED BY THE BUILDING PERMIT HOLDER PRIOR TO THE USE AND OCCUPANCY OF THE HOUSE. EXISTING SIDEWALKS SHALL BE REPAIRED AS NECESSARY BY THE BUILDING PERMIT HOLDER ACROSS THE LOT FRONTAGE PRIOR TO OCCUPANCY OF THE HOUSE OR BUILDING.
  2. THERE IS A 14-FOOT WIDE LANDSCAPE/PEDESTRIAN EASEMENT ALONG THE FRONT OF LOTS AND 5-FOOT UTILITY EASEMENT ON ALL SIDE LINES. UTILITY AND DRAINAGE EASEMENTS AND UTILITY AND SEWER EASEMENTS SHALL ALSO INCORPORATE UTILITY AND PEDESTRIAN EASEMENTS AS APPROPRIATE.
  3. THERE SHALL BE A 5-FOOT UTILITY EASEMENT ON ALL SIDE AND REAR LOT LINES WITH THE EXCEPTION OF SIDE LOT LINES WITH PUBLIC DRAINAGE EASEMENTS.
  4. THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS PER F.I.R.M. COMMUNITY PANEL NUMBER 47047C0285C, DATED NOVEMBER 5, 2008 BFE2610.
  5. ALL CDS LOTS SHALL BE OWNED AND MAINTAINED BY LAKELAND MEADOWS HOA. HOA SHALL SUBMIT MAINTENANCE PLAN FOR MOWING, TRIMMING, PRUNING, & IRRIGATION MAINTENANCE.
  6. THE AREAS DESIGNATED AS "RESERVED FOR STORM WATER DETENTION" MAY NOT BE ALTERED WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION FROM THE CITY OF LAKELAND DEPARTMENT OF ENGINEERING. THE STORM WATER DETENTION SYSTEM LOCATED IN THIS AREA SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. SUCH MAINTENANCE SHALL BE PERFORMED SO AS TO ENSURE THAT THEY SYSTEM OPERATES IN ACCORDANCE WITH THE APPROVED DRAINAGE PLANS ON FILE IN THE CITY OF LAKELAND DEPARTMENT OF ENGINEERING. SUCH MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO REMOVAL OF SEDIMENTATION, FALLEN OBJECTS, DEBRIS AND TRASH, MOWING, OUTLET CLEANING AND REPAIR OF DRAINAGE STRUCTURES.

PRELIMINARY DEVELOPMENT PLAN DATA TABLE

PARCEL ID# OF PARENT PARCEL	L0150 00538
EXISTING ZONING & APPLICABLE OVERLAY	AG WITH PD/RESIDENTIAL OVERLAY
GROSS AREA OF SUBJECT PROPERTY	8.63
NUMBER OF RESIDENTIAL LOTS	12
MAXIMUM DENSITY/FAR	0.719 LOTS PER ACRE
SETBACKS:	
FRONT	30 FEET
FRONT BUILD TO LINE	25 FEET (AS SHOWN)
SIDE	5 FEET
REAR	20 FEET
MINIMUM LOT SIZE	10,000 SQ. FT.
MINIMUM LOT WIDTH (AT SETBACK LINE)	70 FEET



SHEET 1 OF 1  
 PRELIMINARY DEVELOPMENT PLAN  
**PHASE 2**  
**LAKELAND MEADOWS PLANNED DEVELOPMENT**  
 LAKELAND, SHELBY COUNTY, TENNESSEE

**LOT A** FUTURE PUBLIC USE  
 DEDICATED TO CITY OF LAKELAND - 23.975 ACRES

VALLEYBROOK DEVELOPMENT, LLC.  
 8620 TRINITY ROAD, SUITE 202  
 CORRDVA, TN 38018  
 901-870-0900  
 OWNER/DEVELOPER

THE BRAY FIRM  
 2950 STAGE PLAZA NORTH  
 BARTLETT, TN 38134  
 901-383-8668  
 ENGINEER

ZONED: PLANNED DEVELOPMENT DATE: APRIL 2025 SCALE: 1"=40' LOTS: 12 ACRES: 8.634 ACRES