



Municipal Planning & Design Review Commission
Regular Meeting Agenda
Thursday, June 12, 2025, 5:30 PM
City Hall, 10001 Hyw 70 Lakeland, Tennessee 38002

- I. CALL TO ORDER:
- II. ROLL CALL:
- III. APPROVAL OF MINUTES OF PREVIOUS MEETING:
 1. **Regular Meeting Minutes** - May 8, 2025
- IV. PUBLIC DISCUSSION:
- V. REPORTS OF OFFICERS AND COMMITTEES:
- VI. UNFINISHED BUSINESS:
- VII. NEW BUSINESS:
 1. **Action** - approval of the Final Development Plan for Phases 1, 2 & 3 of the Ashmont Planned Development.
 2. **Action** - approval of site plan and architectural design / signage for the Lakeland Community Center.
- VIII. ANNOUNCEMENTS:
- IX. ADJOURNMENT:

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

I. CALL TO ORDER:

The meeting was called to order by Chair Adam Henry 5:30 p.m. on Thursday, May 8, 2025.

II. ROLL CALL:

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

Staff personnel in attendance were City Engineer Emily Harrell, Planning Director Paul Luker, Staff Planner Alex Barthol and Community Development Specialist Lisa West as acting recorder.

III. APPROVAL OF MINUTES OF PREVIOUS MEETING:

1. **Regular Meeting Minutes** - April 10, 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 (6-0-0).

IV. PUBLIC DISCUSSION:

None.

V. REPORTS OF OFFICERS AND COMMITTEES:

None.

VI. UNFINISHED BUSINESS:

None.

VII. NEW BUSINESS:

1. **Action** - approval of an Outline Plan Amendment for the Lakeland Meadows Planned Development.

Sal Feraci moved to bring this item to the floor, seconded by Shawn Rowland.

Planning Director Paul Luker and Staff Planner Alex Barthol presented this item.

Discussion ensued.

When the question was called the outline plan amendment for the Lakeland Meadows PD passed as presented, voice vote, 6 in favor 0 against 0 abstain (6-0-0).

2. **Action** - approval of a Final Development Plan for Lots A & B of the Lakeland Meadows Planned Development.

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

Staff Planner Alex Barthol presented this item.

Discussion ensued.

Sal Feraci moved to add the following conditions to the final development plan, seconded by Carl Helton:

- Remove lot lines and the street that was drawn on Area B.

No objections were heard.

When the question was called the final development plan for Lots A & B of the Lakeland Meadows PD passed with conditions (outlined above), voice vote, 6 in favor 0 against 0 abstain (6-0-0).

3. **Action** - approval of a Preliminary Development Plan for Phase 2 of the Lakeland Meadows Planned Development.

Sal Feraci moved to bring this item to the floor, seconded by Shawn Rowland.

Staff Planner Alex Barthol presented this item.

Discussion ensued.

For the record: Applicant Louis Ricci addressed the board.

Discussion ensued.

When the question was called the preliminary development plan for phase 2 of the Lakeland Meadows PD passed as presented, voice vote, 6 in favor 0 against 0 abstain (6-0-0).

VIII. ANNOUNCEMENTS:

None.

IX. ADJOURNMENT:

There being no other business on which to act, the meeting was adjourned without objection at 5:46pm on Thursday, May 8, 2025.

These minutes were approved on June 12, 2025.

Shawn Rowland
Secretary

ATTEST:

Cheyenne Carter
City Recorder

Meeting Date: Thursday, June 12, 2025

Project: Ashmont Planned Development – Phases 1 2 & 3 Final 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 application with the following conditions:

- The Area 2 Plat needs a note that all sanitary sewer is public.
- The Area 2 Plat needs a public sewer easement in the streets, since they are private.
- The Area 2 Plat needs a note that the drainage is private.
- The plat will not be recorded until punch list items for Area 6 Lot 1 & Area 7A Lots 2-6 and Area 2 are substantially complete as determined by the City Engineer.

BACKGROUND:

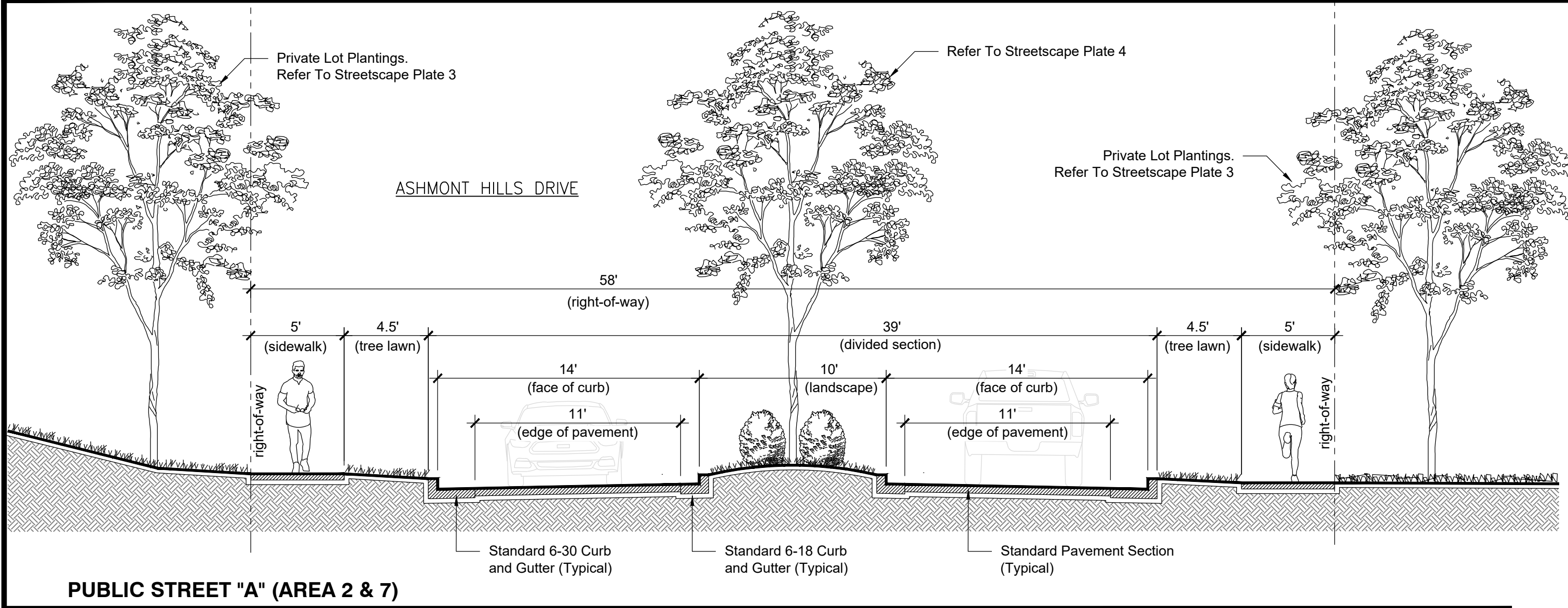
The Ashmont Planned Development located at the northwest corner of Canada Road and Davis Plantation Road was approved by the Board of Commissioners on June 9, 2022, via resolution R-43-2022. The Phase 1 Preliminary Development Plan was approved by the Municipal Planning Commission on December 14, 2023. The Phase 2 PDP was approved on February 8, 2024. The Phase 3 PDP was approved on January 9, 2025.

DISCUSSION

The applicant is seeking approval of a Final Development Plan application for Phases 1, 2 & 3 of the Planned Development. These phases include forty-nine (49) total lots. These lots are a mix of residential and commercial uses. There are no significant changes between the original PDP submittals and the FDPs that are currently seeking approval.

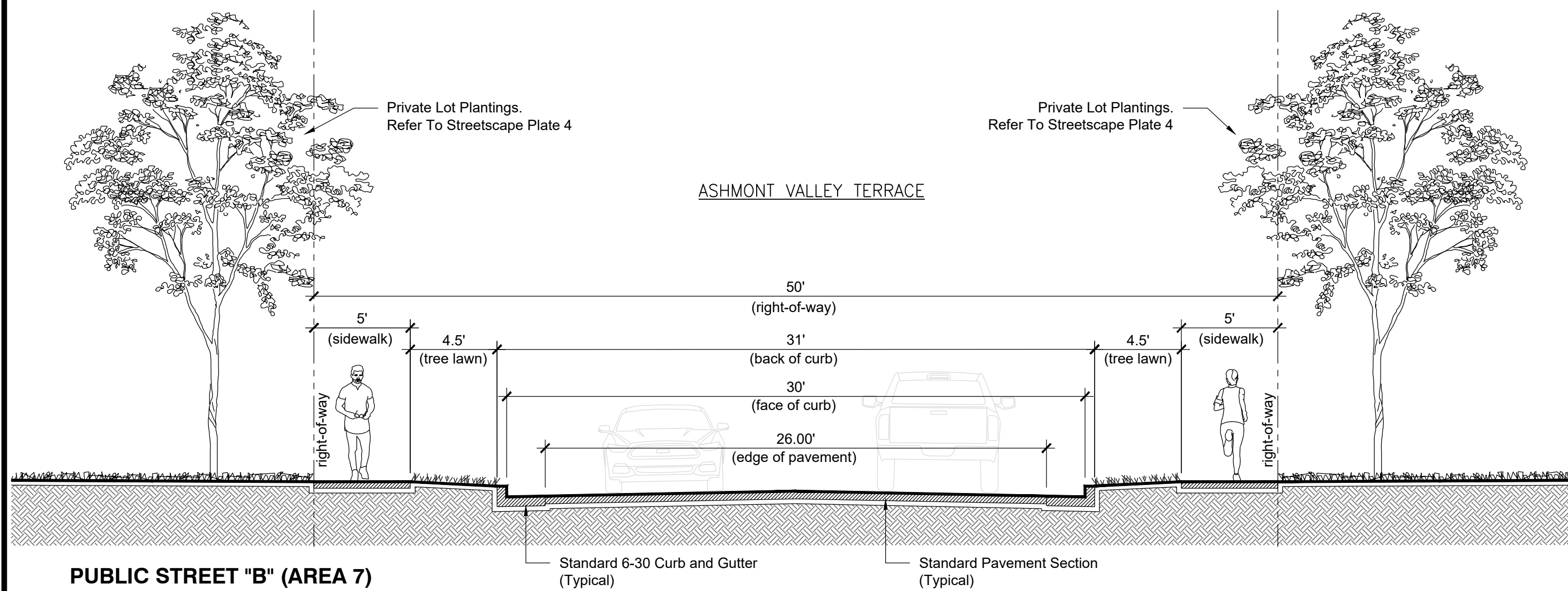
ANALYSIS AND RECOMMENDATION:

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



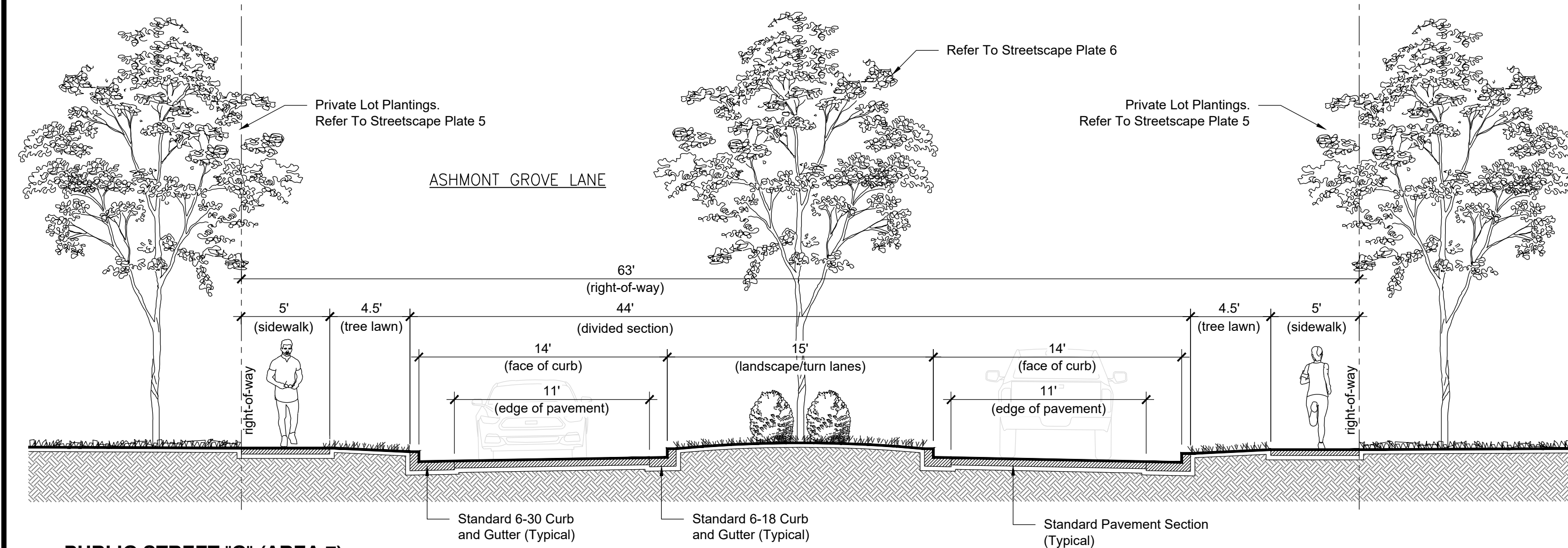
PUBLIC STREET "A" (AREA 2 & 7)

SCALE: 3/16" = 1'



PUBLIC STREET "B" (AREA 7)

SCALE: 3/16" = 1'



PUBLIC STREET "C" (AREA 7)

SCALE: 3/16" = 1'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	570.56	859.00	38.06	S51° 45' 47"W	560.13
C2	149.14	859.00	9.95	S27° 45' 38"W	148.96
C3	22.23	83.50	15.26	S78° 27' 23"E	22.17
C4	7.99	30.00	15.26	S78° 27' 23"E	7.96
C5	186.67	171.00	62.55	N62° 38' 33"E	177.54
C6	185.38	200.00	53.11	S57° 55' 23"W	178.81
C7	32.95	200.00	9.44	S89° 11' 46"W	32.91
C8	146.43	175.00	47.94	S29° 29' 40"E	142.20
C9	416.49	765.00	31.19	S37° 52' 06"E	411.37
C10	18.88	229.00	4.72	S33° 43' 51"W	18.87
C11	38.08	243.63	8.96	S40° 42' 47"W	38.04
C12	117.60	230.46	29.24	S60° 22' 32"W	116.33
C13	21.09	15.00	80.56	S34° 45' 32"W	19.40
C14	125.51	150.00	47.94	S29° 29' 40"E	121.88
C15	134.61	790.00	9.76	S48° 35' 03"E	134.44
C16	205.72	790.00	14.92	S36° 14' 33"E	205.14
C17	89.77	790.00	6.51	S25° 31' 37"E	89.73
C18	23.56	15.00	90.00	S67° 16' 17"E	21.21
C19	4.81	21.00	13.13	S74° 17' 44"W	4.80
C20	176.85	740.00	13.69	N29° 07' 05"W	176.43
C21	10.00	740.00	0.77	N36° 21' 06"W	10.00
C22	10.00	740.00	0.77	N37° 07' 34"W	10.00
C23	206.03	740.00	15.95	N45° 29' 21"W	205.36
C24	133.14	200.00	38.14	N34° 23' 39"W	130.70
C25	31.58	200.00	9.05	N10° 48' 00"W	31.54
C26	511.85	877.00	33.44	S54° 04' 17"W	504.62
C27	12.00	877.00	0.78	S36° 57' 34"W	12.00
C28	20.00	877.00	1.31	S35° 54' 50"W	20.00
C29	37.42	877.00	2.44	S34° 02' 18"W	37.41
C30	149.06	877.00	9.74	S27° 56' 49"W	148.88

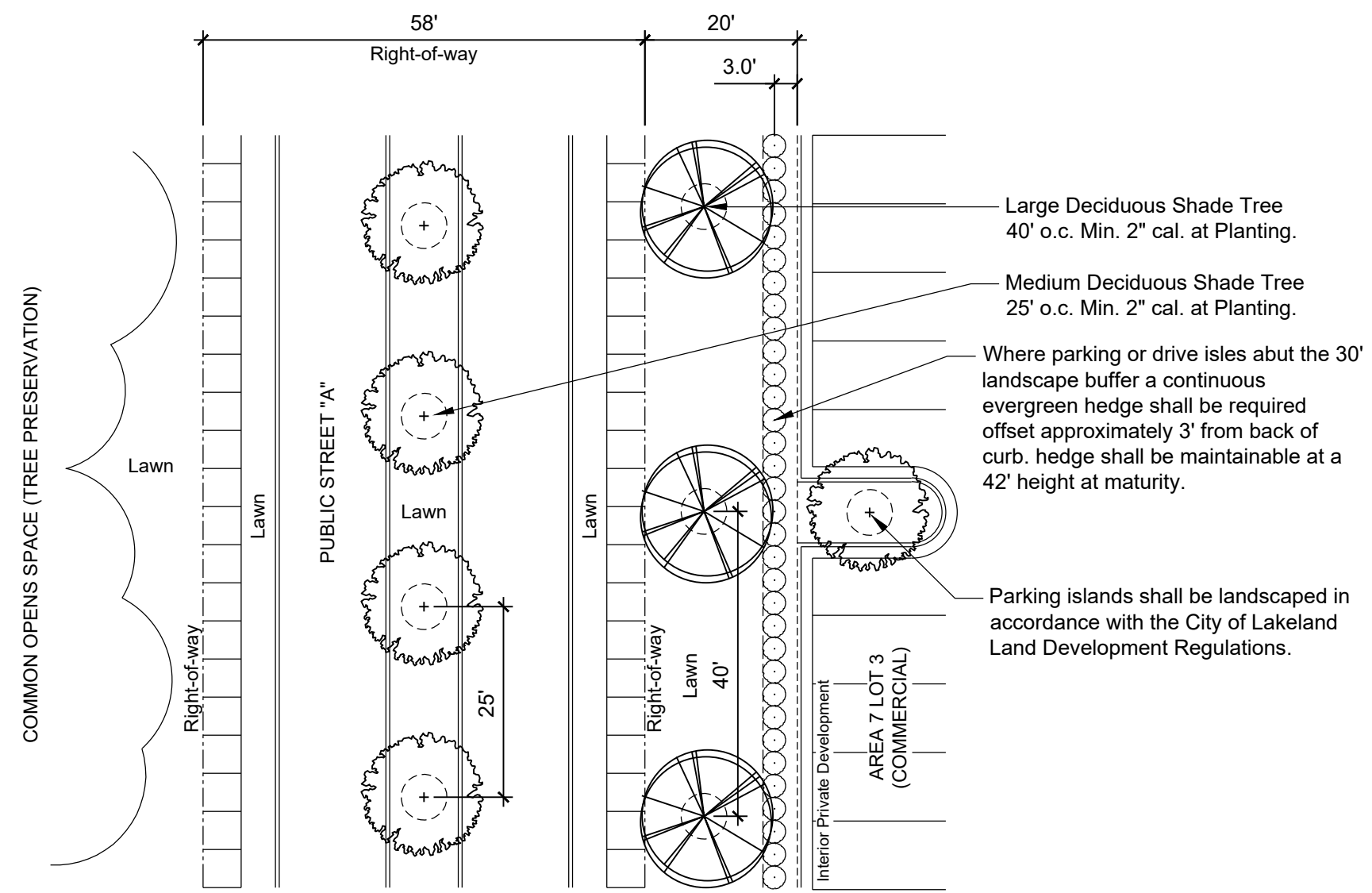
PARCEL LINE TABLE

LINE #	LENGTH	DIRECTION
L1	58.49	S71° 52' 27"E
L2	71.30	S38° 38' 16"E
L3	90.73	S53° 42' 00"E
L4	95.23	S60° 44' 54"E
L5	92.95	S36° 13' 44"E
L6	75.74	S16° 11' 03"W
L7	103.54	N40° 46' 28"W
L8	55.00	N29° 54' 34"E
L9	21.36	S24° 54' 03"E
L10	109.47	S87° 04' 49"E
L11	133.64	N60° 48' 33"E
L12	103.53	N26° 17' 29"E
L13	103.53	N3° 42' 31"W
L14	83.80	N27° 40' 23"W
L15	88.48	N54° 33' 55"W
L16	23.47	N61° 12' 24"E
L17	65.08	S88° 47' 07"E
L18	65.08	N77° 34' 23"E
L19	65.08	N63° 55' 53"E
L20	65.08	N50° 17' 23"E
L21	65.08	N36° 38' 53"E

PARCEL LINE TABLE

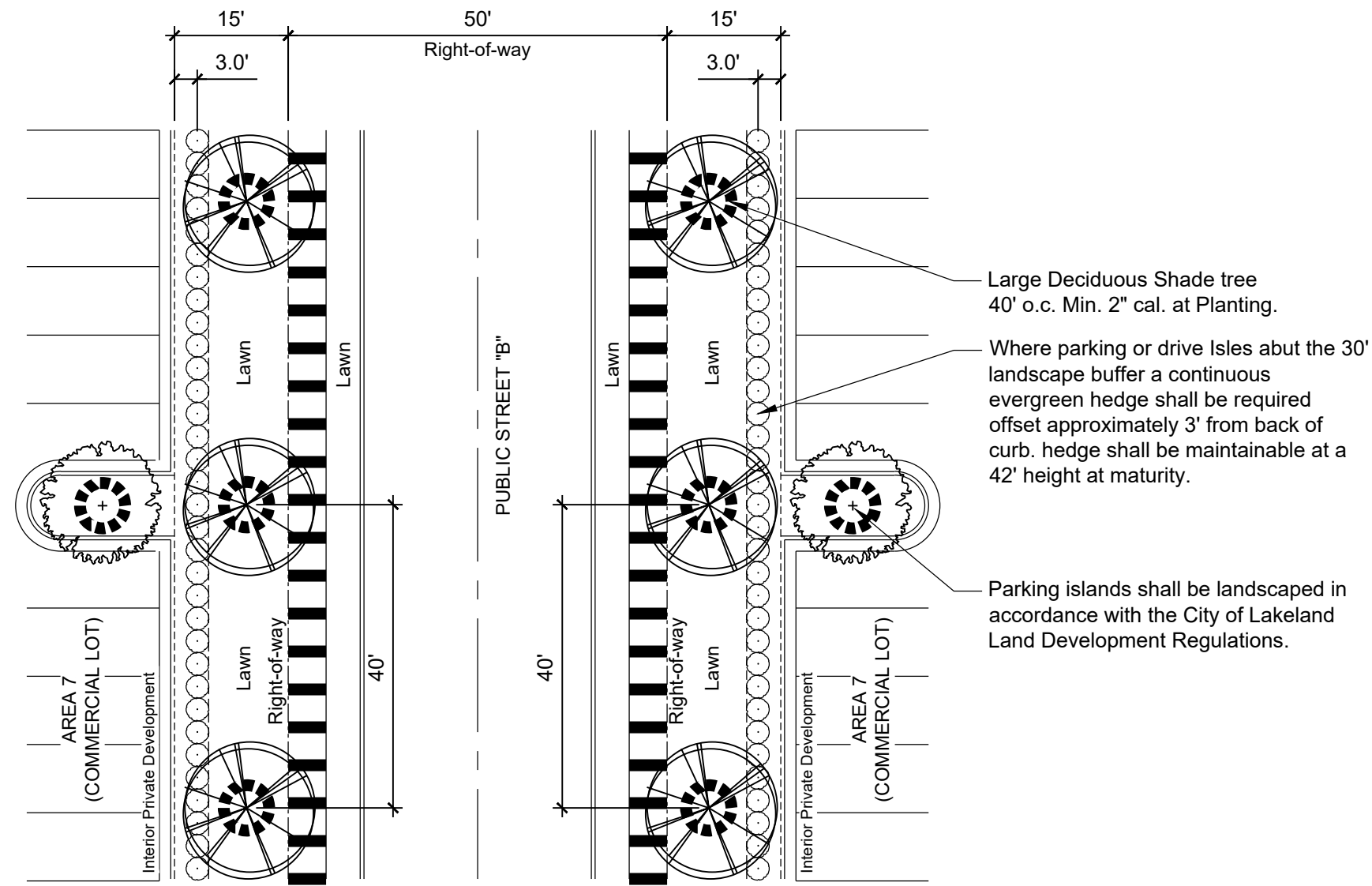
LINE #	LENGTH	DIRECTION
L22	65.08	N23° 00' 23"E
L23	58.57	N10° 03' 02"E
L24	58.14	N3° 54' 55"E
L25	36.00	S86° 05' 05"E
L26	3.18	S86° 05' 05"E
L27	15.49	S3° 54' 55"W
L28	94.60	S86° 05' 05"E
L29	73.49	N3° 54' 55"E
L30	10.36	N31° 22' 10"E
L31	17.18	S31° 22' 10"W
L32	41.06	S5° 31' 24"E
L33	31.50	S22° 16' 17"E
L34	23.37	S31° 22' 10"W
L35	41.59	S80° 51' 45"W
L36	15.32	N86° 05' 05"W
L37	42.70	S72° 03' 57"W
L38	83.38	S72° 03' 57"W
L39	51.41	S67° 49' 29"W
L40	52.19	S67° 49' 29"W
L41	49.99	S23° 34' 23"E
L42	29.95	S23° 34' 23"E

FINAL PLAT		
ASHMONT PLANNED DEVELOPMENT AREA 6 LOT 1 & AREA 7A LOTS 2-6		
LAKELAND, TENNESSEE		
TOTAL AREA 43.39 AC. (1,889,894 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 COLLIERSVILLE, TN 38017
DATE: MAY 2025	SCALE: N.T.S.	SHEET 2 OF 5



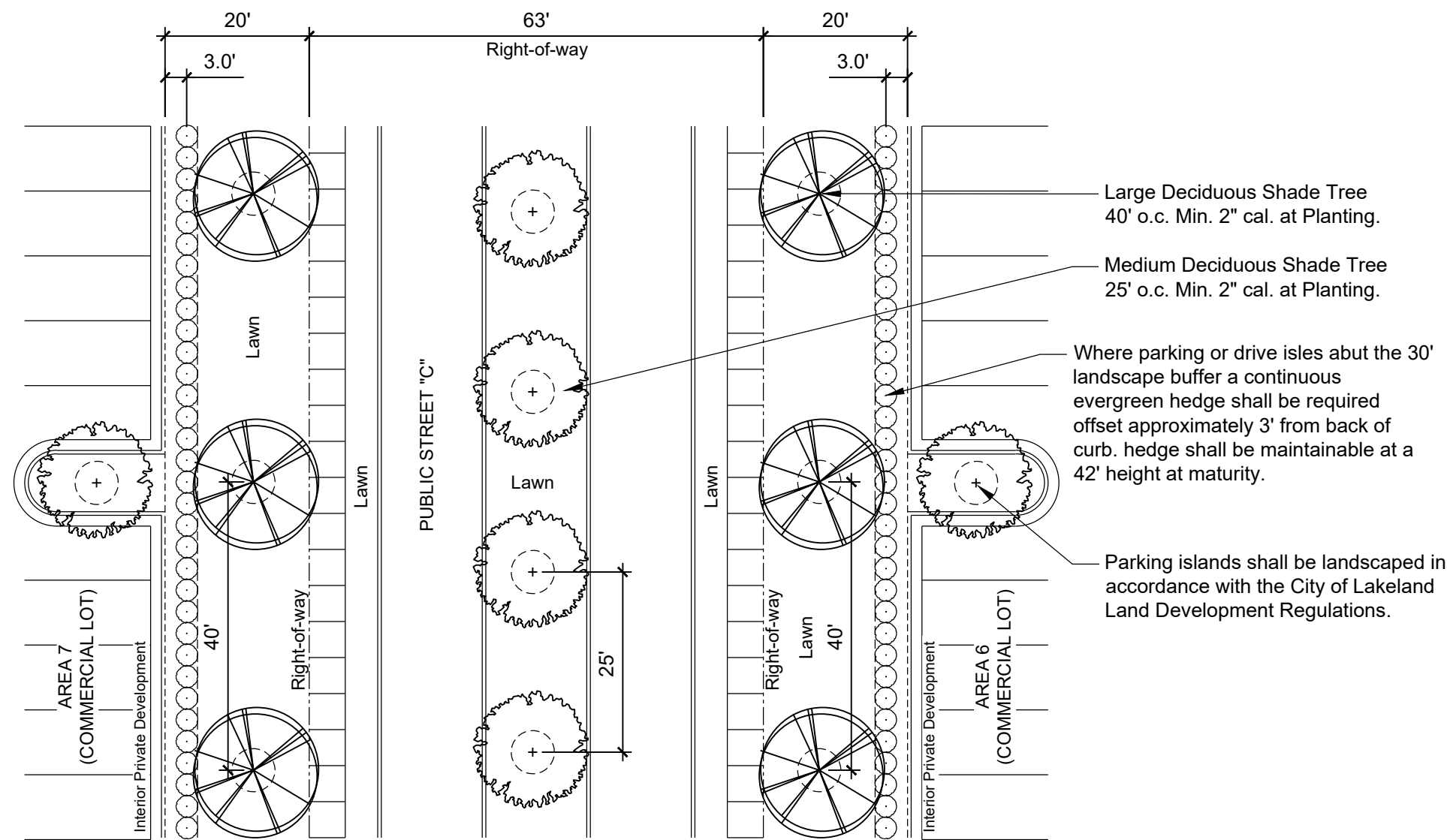
STREETSCAPE PLATE 3 - PUBLIC STREET "A"

1" = 20'-0"



STREETSCAPE PLATE 4 - PUBLIC STREET "B"

1" = 20'-0"



STREETSCAPE PLATE 5 - PUBLIC STREET "C"

1" = 20'-0"

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:

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 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 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:** 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

- 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 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' 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: 90-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

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DATE: MAY 2025	SCALE: N.T.S.	SHEET 3 OF 5

C. BULK REGULATIONS (Continued)

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

- a. Minimum Lot Width: 50-foot
- b. Minimum Lot Size: N/A
- c. Building Setbacks:
 - Canada Rd*: 70-foot (Measured from back of FUTURE Canada Rd. sidewalk)
 - Davies Plantation Rd: 9-foot (Area 6)/ 20-foot (Area 7a/b)
 - Public Street "A & C": 20-foot
 - Public Street "B": 15-foot
 - Internal Private Dr.: 10-foot
 - Side Yard: 7.5-foot
 - Rear Yard: 7.5-foot
- d. Min. Bldg. Separation: 10-foot (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 sidewalk, lighting, signage, and landscape related improvements within the current Canada Road right-of-way;
- b. 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 18-foot 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.
- 3. 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.
- 4. All private streets and alley shall be improved in accordance with the street section provided herein, subject by 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. 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 18' 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/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, bufferyards, 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 Streamside Management Ordinance provisions. Permitted disturbance shall be limited to transitional grading and drainage improvements, stormwater detention facilities, 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, 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.
- 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.

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

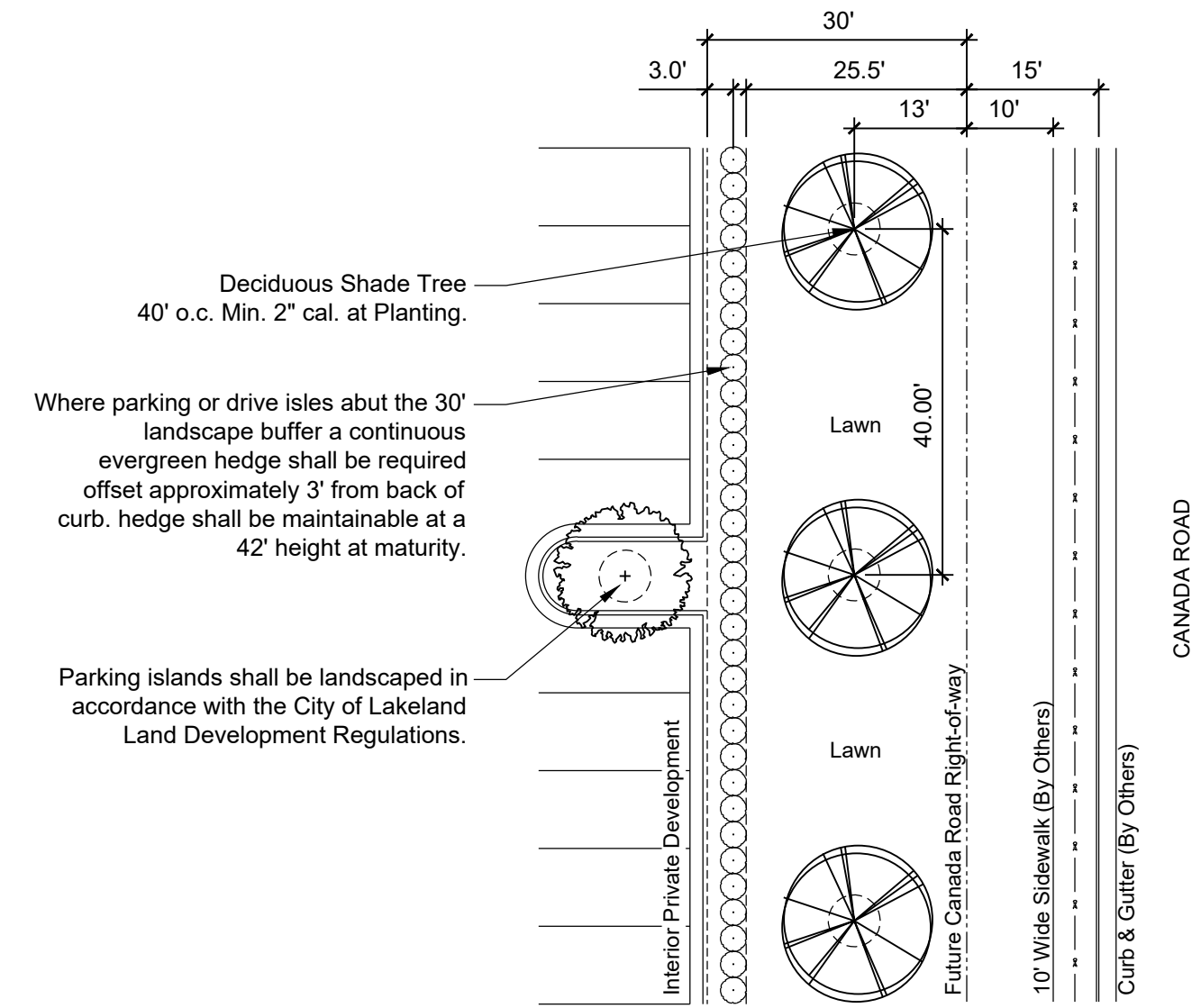
- A. Master Sanitary Sewer Concept Plan shall be submitted at the time Phase One Plan is submitted for review and approval. The City of Lakeland will provide sewer service.
- B. Sanitary sewer improvements shall be provided by the Developer under contract in accordance with the subdivision regulations 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. Sanitary Sewer Plans shall be submitted to the Tennessee Department of Environmental Quality (TDEQ) for written approval.
- D. 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.

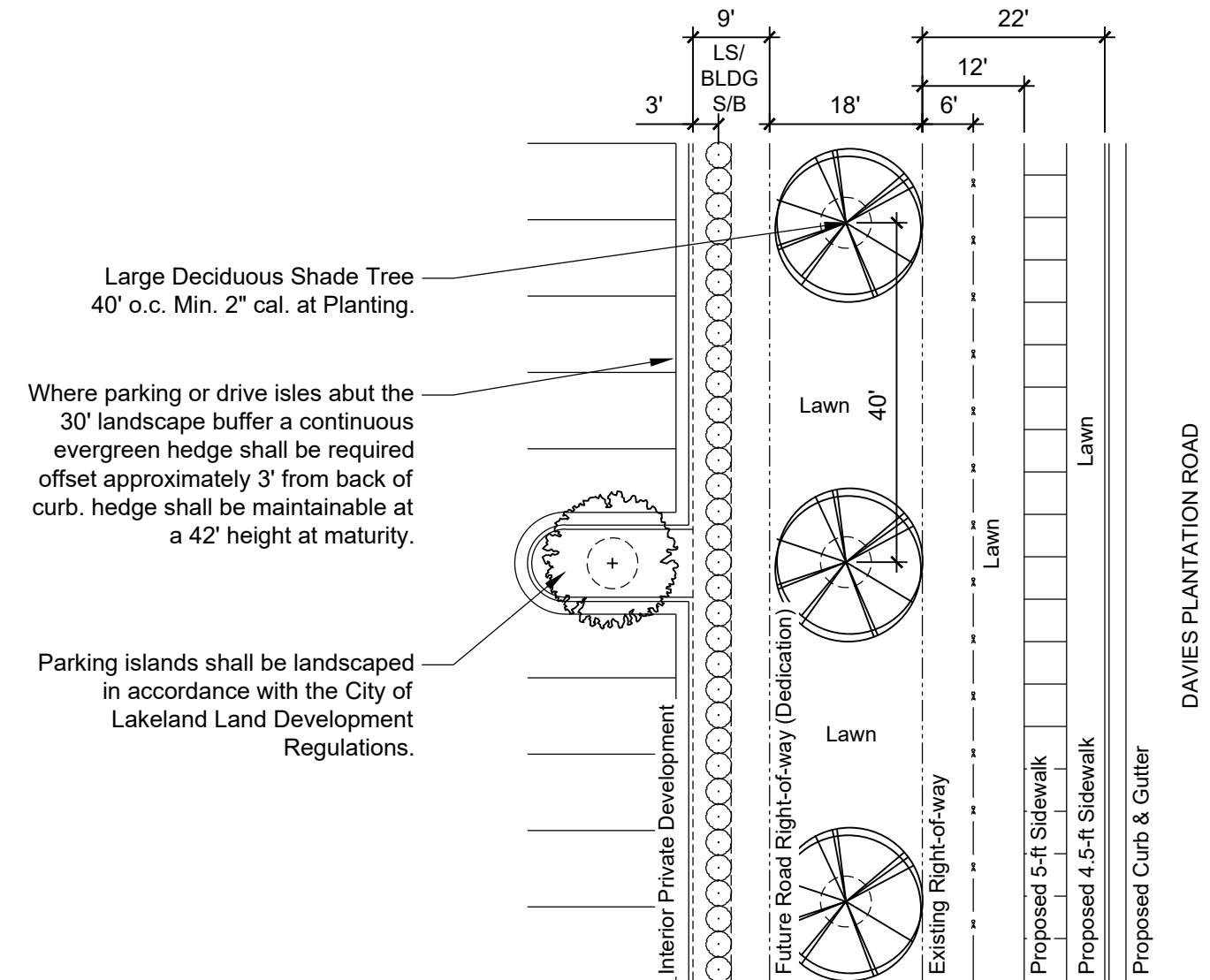
VIII. DEVELOPMENT PHASING

- 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.



STREETSCAPE PLATE 1 - CANADA ROAD

1" = 20'-0"



STREETSCAPE PLATE 2 - DAVIES PLANTATION ROAD

1" = 20'-0"

FINAL PLAT		
ASHMONT PLANNED DEVELOPMENT AREA 6 LOT 1 & AREA 7A LOTS 2-6		
LAKELAND, TENNESSEE		
TOTAL AREA 43.39 AC. (1,889,894 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: MAY 2025	SCALE: N.T.S.	SHEET 4 OF 5

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



FINAL PLAT		
ASHMONT PLANNED DEVELOPMENT AREA 6 LOT 1 & AREA 7A LOTS 2-6		
LAKELAND, TENNESSEE		
TOTAL AREA 43.39 AC. (1,889,894 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: MAY 2025	SCALE: N.T.S.	SHEET 5 OF 5

N: 347,722.38
E: 849,903.42

N: 347,630.03
E: 851,252.71

N: 347,562.89
E: 851,404.05

N: 347,399.15
E: 851,235.96

N: 346,733.88
E: 849,860.83

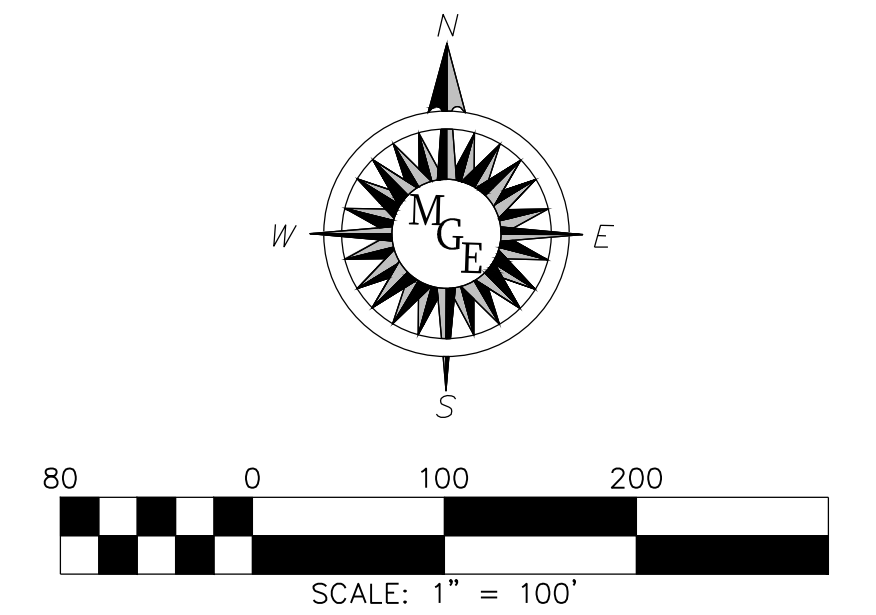
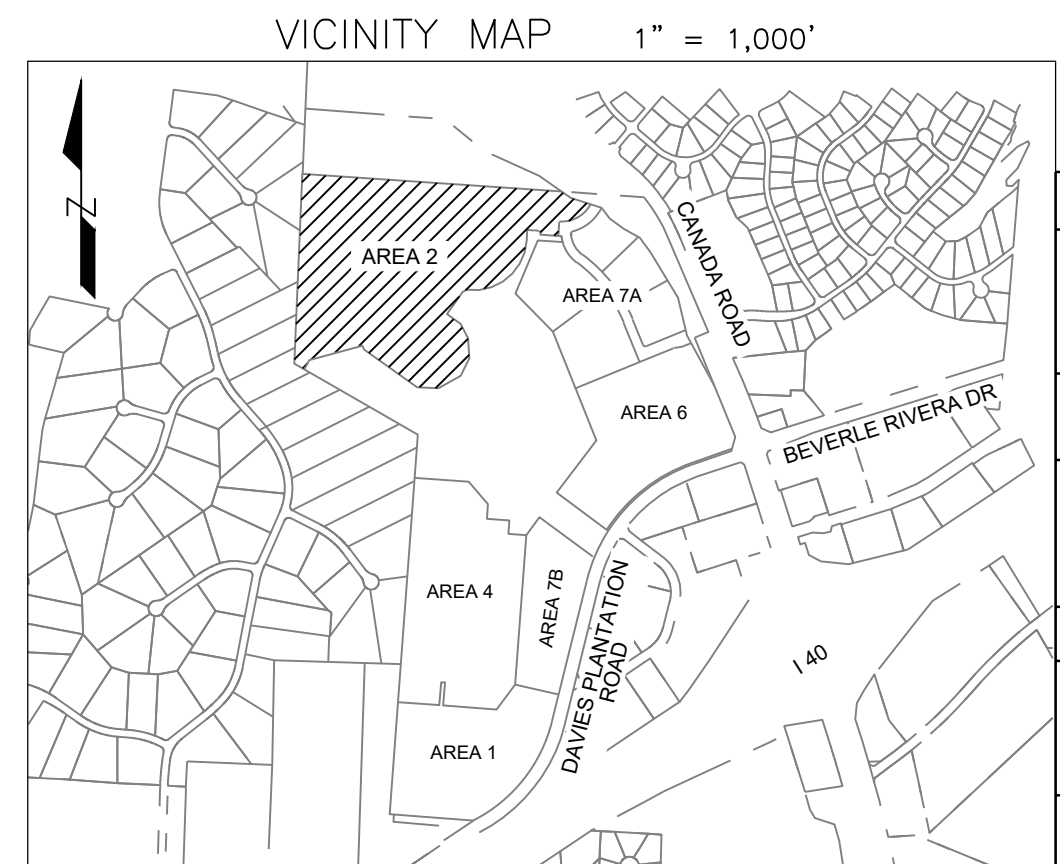
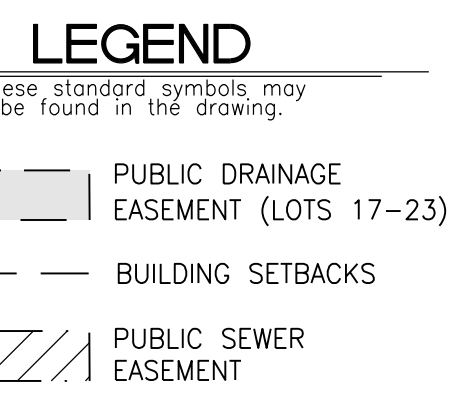
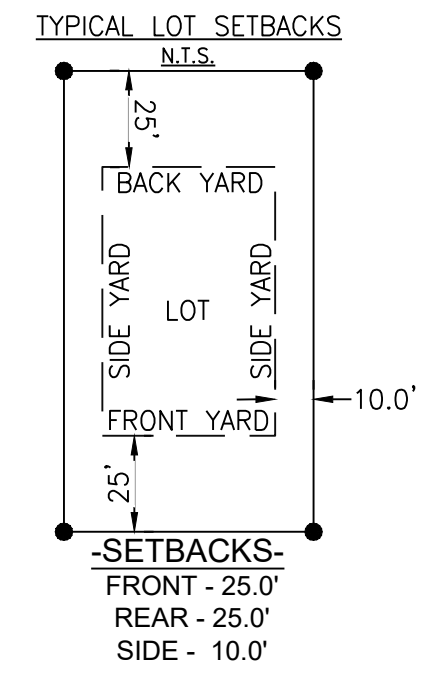
N: 346,704.38
E: 849,912.12



PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	10.36	S31° 22' 10"W
L2	73.49	S3° 54' 55"W
L3	94.60	N86° 05' 36"W
L4	15.51	N3° 54' 29"E
L5	3.18	N86° 05' 05"W
L6	36.00	N86° 05' 05"W
L7	58.14	S3° 54' 55"W
L8	58.57	S10° 03' 02"W
L9	65.08	S23° 00' 23"W
L10	65.08	S36° 38' 53"W
L11	65.08	S50° 17' 23"W
L12	65.08	S63° 55' 53"W
L13	65.08	S77° 34' 23"W
L14	65.08	N88° 47' 07"W
L15	23.47	S61° 12' 24"W
L16	88.48	S54° 33' 55"E
L17	83.80	S27° 40' 23"E
L18	103.53	S3° 42' 31"E
L19	103.53	S26° 17' 29"W
L20	133.64	S60° 48' 33"W
L21	109.47	N87° 04' 49"W
L22	21.36	N24° 54' 03"W
L23	55.00	S29° 54' 34"W
L24	59.16	N60° 05' 26"W
L25	58.54	S55° 16' 29"E
L26	108.62	S71° 52' 27"E
L27	1.47	S55° 11' 15"E
L28	2.18	N39° 45' 14"E
L29	11.94	N16° 44' 23"E
L30	0.47	S15° 38' 43"W
L31	48.82	S3° 54' 55"W
L32	27.11	N54° 33' 55"W
L33	29.49	N35° 26' 05"E
L34	24.14	N86° 05' 05"W
L35	63.49	S35° 26' 05"W
L36	73.07	S54° 33' 58"E
L37	61.11	N54° 33' 55"W
L38	73.54	S39° 45' 14"W

LOT #	MIN. FFE	LOT #	MIN. FFE
1	388.75	22	378.75
2	387.75	23	377.50
3	385.00	24	376.00
4	383.00	25	373.25
5	380.75	26	369.75
6	377.90	27	368.75
7	379.00	28	366.25
8	379.75	29	365.75
9	378.75	30	365.50
10	379.75	31	365.00
11	378.75	32	368.00
12	374.25	33	369.50
13	374.00	34	370.00
14	370.50	35	372.25
15	367.75	36	374.50
16	364.85	37	377.50
17	364.75	38	383.00
18	369.00	39	384.00
19	371.00	40	385.00
20	373.75	41	386.00
21	376.25		

- NOTES:
- SITE BENCHMARK (I.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'
 - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENTS 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.
 - ANY 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 PROPERTY OWNER'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.
 - THERE SHALL BE A 5 FOOT UTILITY EASEMENT ALONG ALL PROPERTY LINES.
 - THE CITY OF LAKELAND SHALL HAVE THE RIGHT TO ENTER THE PROPERTY FOR THE PURPOSE OF MAINTAINING THE DRAINAGE, WATER, AND SEWER SYSTEMS LOCATED WITHIN PUBLIC EASEMENTS. HOWEVER, THE CITY DOES NOT HAVE THE RESPONSIBILITY TO REPAIR ANY DAMAGE TO THE YARDS, PARKING LOT, STREETS OR DRIVES CAUSED BY SOIL SETTLEMENT OR OTHER REASONS THAT ARE NOT DIRECTLY CAUSED BY THE CITY'S ACTION OF PERFORMING MAINTENANCE TO THE UNDERGROUND SYSTEMS.
 - DRAINAGE AND ASSOCIATED EASEMENTS LOCATED HEREON ARE PUBLIC UNLESS OTHERWISE NOTED.
 - ALL COMMON OPEN SPACES AND PRIVATE RIGHTS-OF-WAY ARE TO ACT AS PUBLIC DRAINAGE/UTILITY EASEMENTS.
 - ALL SIDE AND REAR YARD SWALES ARE TO ACT AS DRAINAGE WAYS. THEY ARE PRIVATE AND ARE TO BE MAINTAINED BY THE HOMEOWNER. THEY ARE SUBJECT TO ENFORCEMENT BY THE HOMEOWNER ASSOCIATION.
 - ALL SIDEWALK RAMPS / STREET CROSSINGS SHALL MEET CURRENT CITY AND ADA REGULATIONS.
 - EACH LOT IS REQUIRED TO HAVE ONE 1 TREE FOR EVERY 40 FEET OF STREET FRONTAGE WITH A MINIMUM OF 1 STREET TREE PER STREET FRONTAGE. LARGE TREES SHALL BE SPACED BETWEEN 30 AND 50 FEET APART (ON CENTER). MEDIUM TREES SHALL BE SPACED BETWEEN 20 AND 40 FEET APART (ON CENTER).
 - LOT 16 WILL HAVE A 5' DRAINAGE EASEMENT ALONG THE EAST LOT LINE. LOT 17 WILL HAVE A 10' DRAINAGE EASEMENT ALONG ITS WEST LOT LINE AND A 15' DRAINAGE EASEMENT ALONG THE LOT LINE IT SHARES WITH LOT 28. LOTS 18, 24, 25, 26, AND 27 WILL HAVE A 15' DRAINAGE EASEMENT ALONG THE REAR LOT LINE. LOT 21 WILL HAVE A 5' DRAINAGE EASEMENT ALONG THE REAR LOT LINE. LOT 22 WILL HAVE A 5' DRAINAGE EASEMENT ALONG THE EAST SIDE LOT LINE. LOT 23 WILL HAVE A 15' DRAINAGE EASEMENT ALONG THE WEST SIDE LOT LINE. LOT 28 WILL HAVE A 5' DRAINAGE EASEMENT ALONG ITS NORTHWEST REAR LOT LINE.



FINAL PLAT		
ASHMONT PLANNED DEVELOPMENT AREA 2		
LAKELAND, TENNESSEE		
TOTAL AREA: 24.18 AC. (1,053,130 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: MAY 2025	SCALE: 1"=100'	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	7.99	30.00	15.26	S86° 17' 14"W	7.96
C5	17.10	83.50	11.74	S84° 31' 36"W	17.07
C6	5.13	83.50	3.52	N87° 50' 42"W	5.13
C7	55.17	210.00	15.05	S86° 23' 22"W	55.01
C8	83.91	210.00	22.89	S67° 25' 00"W	83.35
C9	75.26	210.00	20.53	S45° 42' 08"W	74.86
C10	14.14	9.00	90.00	S80° 26' 05"W	12.73
C11	64.27	230.00	16.01	N62° 34' 14"W	64.06
C12	82.39	230.00	20.52	N80° 50' 16"W	81.95
C13	82.39	230.00	20.52	S78° 38' 17"W	81.95
C14	121.05	230.00	30.15	S53° 17' 56"W	119.65
C15	13.60	9.00	86.59	S81° 31' 02"W	12.34
C16	12.39	9.00	78.87	S15° 45' 04"W	11.43
C17	50.10	48.00	59.81	N6° 13' 06"W	47.86
C18	55.85	48.00	66.67	N69° 27' 23"W	52.75
C19	55.85	48.00	66.67	S43° 52' 30"W	52.75
C20	55.06	48.00	65.73	S22° 19' 24"E	52.09
C21	12.09	9.00	76.99	S16° 41' 26"E	11.20
C22	27.97	230.00	6.97	S18° 19' 22"W	27.96
C23	103.07	375.00	15.75	S22° 42' 45"W	102.75
C24	60.00	375.00	9.17	S35° 10' 13"W	59.94
C25	8.39	9.00	53.38	S66° 26' 40"W	8.09
C26	9.11	48.00	10.87	S87° 41' 53"W	9.10
C27	72.42	48.00	86.45	S39° 02' 12"W	65.75
C28	51.75	48.00	61.77	S35° 04' 27"E	49.28
C29	52.64	48.00	62.83	N82° 37' 22"E	50.04
C30	54.31	48.00	64.83	N18° 47' 22"E	51.46
C31	8.39	9.00	53.38	N13° 03' 48"E	8.09
C32	93.07	425.00	12.55	N33° 28' 50"E	92.88
C33	91.75	425.00	12.37	N21° 01' 22"E	91.57
C34	101.34	180.00	32.26	N34° 46' 11"E	100.01
C35	234.16	180.00	74.54	N88° 10' 00"E	218.00
C36	14.14	9.00	90.00	S9° 33' 55"E	12.73
C37	61.24	175.00	20.05	S25° 24' 36"W	60.93
C38	43.37	52.00	47.78	S39° 47' 48"W	42.12
C39	39.13	48.00	46.71	S40° 20' 01"W	38.06
C40	66.20	48.00	79.02	S22° 31' 52"E	61.08
C41	17.41	48.00	20.78	S72° 25' 50"E	17.31
C42	43.84	52.00	48.30	S58° 40' 05"E	42.55
C43	14.81	175.00	4.85	S36° 56' 26"E	14.80
C44	46.43	175.00	15.20	S46° 57' 55"E	46.29
C45	37.79	48.00	45.11	S77° 07' 10"E	36.82
C46	32.70	47.98	39.05	N60° 48' 33"E	32.07
C47	15.27	48.02	18.22	N50° 24' 08"E	15.21
C48	4.97	48.00	5.93	N38° 19' 40"E	4.96
C49	50.27	48.00	60.00	N11° 17' 29"E	48.00
C50	91.77	48.00	109.55	N73° 28' 52"W	78.42
C51	4.34	48.00	5.19	S49° 09' 12"W	4.34
C52	12.39	9.00	78.87	S85° 59' 50"W	11.43
C53	196.35	125.00	90.00	N9° 33' 57"W	176.78
C54	14.14	9.00	90.00	N80° 26' 05"E	12.73
C55	63.12	132.00	27.40	S68° 15' 53"E	62.52
C56	62.86	132.00	27.28	N84° 23' 38"E	62.26
C57	62.86	132.00	27.28	N57° 06' 38"E	62.26
C58	62.86	132.00	27.28	N29° 49' 38"E	62.26
C59	28.27	132.00	12.27	N10° 03' 02"E	28.21
C60	14.14	9.00	90.00	N48° 54' 55"E	12.73
C61	188.83	185.00	58.48	S64° 40' 30"W	180.74
C62	117.81	150.00	45.00	S12° 56' 04"W	114.81
C63	117.81	150.00	45.00	S32° 03' 57"E	114.81
C64	226.94	107.00	121.52	S64° 40' 30"W	186.73
C65	344.06	205.00	96.16	S77° 21' 15"W	305.07
C66	51.65	205.00	14.44	S22° 03' 22"W	51.51
C67	173.94	400.00	24.92	S27° 17' 46"W	172.58
C68	30.27	18.50	93.75	S42° 57' 26"E	27.00
C69	194.06	91.50	121.52	S64° 40' 30"W	159.68
C70	29.06	18.50	90.00	N9° 33' 55"W	26.16
C71	161.93	169.50	54.74	N62° 48' 09"E	155.84

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-foot
 - Internal Private Dr.: 10-foot
 - Side Yard (Adj. Properties): 20-foot
 - Rear Yard (Adj. Properties): 20-foot
- 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-foot (Lots 1-37)/ 75-foot (Lots 38-41)
- Minimum Lot Size: 13,500sf (Lots 1-37)/ 10,500sf (Lots 38-41)
- Building Setbacks:
 - Front Yard/Street Side: 25-foot
 - Side Yard: 10-foot
 - Rear Yard: 25-foot
 - 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-foot (Alley)/ 75-foot (Perimeter)
- Minimum Lot Size: 6,250sf (Alley)/ 9,000sf (Perimeter)
- Building Setbacks:
 - Front Yard/Street Side: 20-foot
 - Side Yard: 5-foot
 - Rear Yard (Alley): 18-foot
 - Rear Yard (Perimeter): 15-foot
 - Maximum Building Height: 2-story

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

- Minimum Lot Width: 50-foot
- Minimum Lot Size: N/A
- Building Setbacks:
 - Canada Rd*: 70-foot (Measured from back of FUTURE Canada Rd. sidewalk)
 - Davies Plantation Rd.: 9-foot (Area 6)/ 20-foot (Area 7a/b)
 - Public Street "A" & "C": 20-foot
 - Public Street "B": 15-foot
 - Internal Private Dr.: 10-foot
 - Side Yard: 7.5-foot
 - Rear Yard: 7.5-foot
 - Min. Bldg. Separation: 10-foot (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 an 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, 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.
- The parkland dedication requirements for Area 1 shall be determined with the site plan submittal.
- All retention ponds are required to have a fountain.
- All retention ponds 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 signs 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.

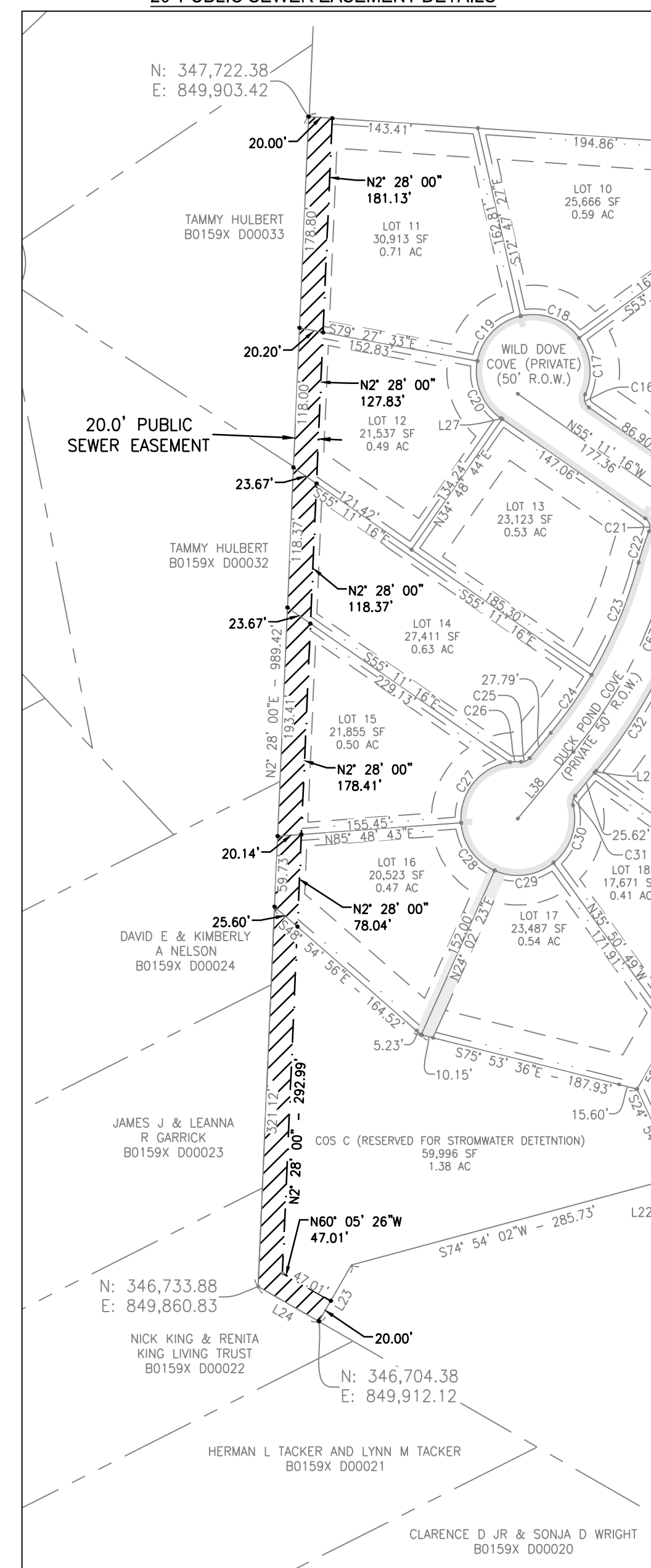
VII. WATER SERVICE / UTILITIES

- 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

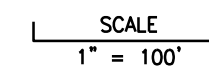
- A Preliminary Phasing Plan for Ashmont PD is provided in the PD booklet. Phase boundaries are not required to follow Area boundaries.
- The Preliminary Phasing Plan is subject to change as plans are finalized and as market demands fluctuate. Construction of phases may be singular or a mix to meet current 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.

20' PUBLIC SEWER EASEMENT DETAILS



LEGEND

- These standard symbols may be found in the drawing.
- BUILDING SETBACKS
- PUBLIC DRAINAGE EASEMENT
- PUBLIC SEWER EASEMENT



FINAL PLAT

ASHMONT PLANNED DEVELOPMENT AREA 2

LAKELAND, TENNESSEE

TOTAL AREA: 24.18 AC. (1,053,130 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: MAY 2025	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: _____

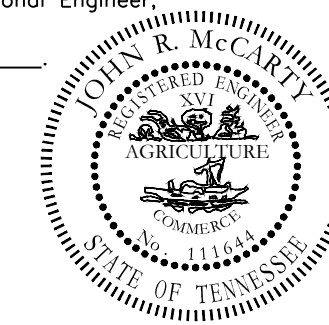
CERTIFICATE OF ENGINEER

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



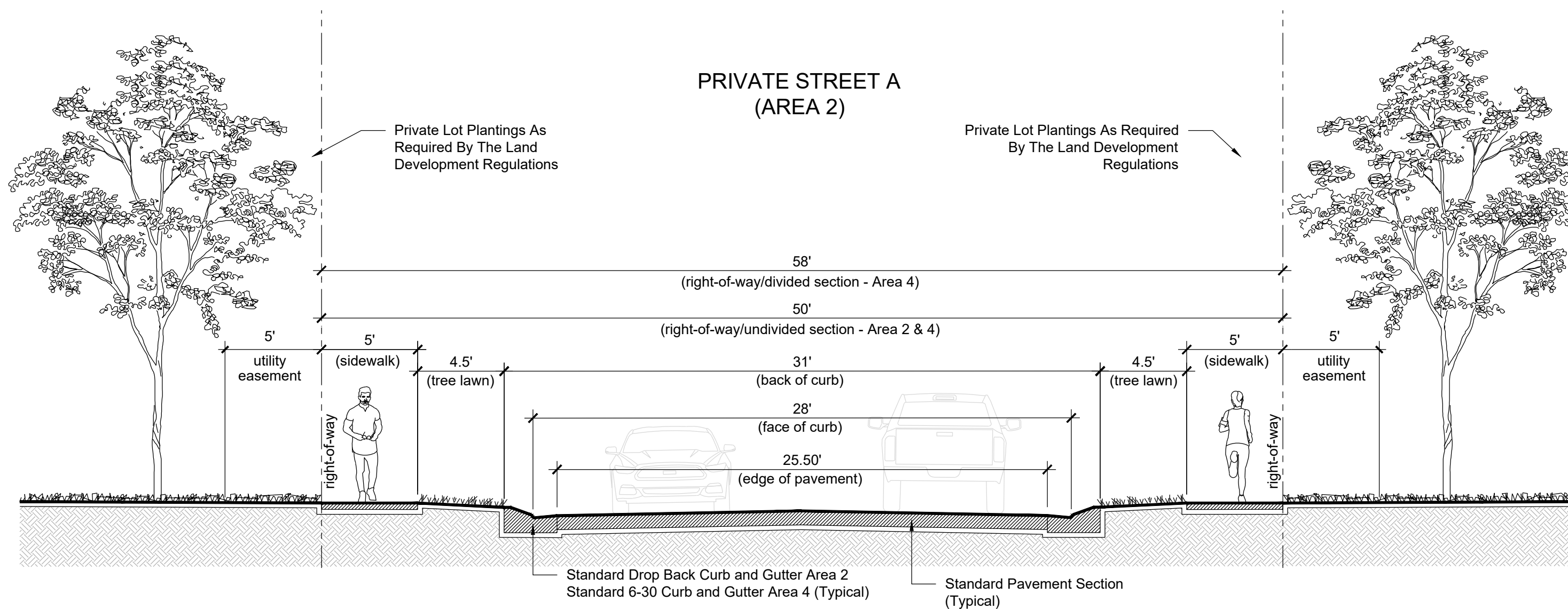
CERTIFICATE OF SURVEYOR

State of Tennessee
County of Shelby

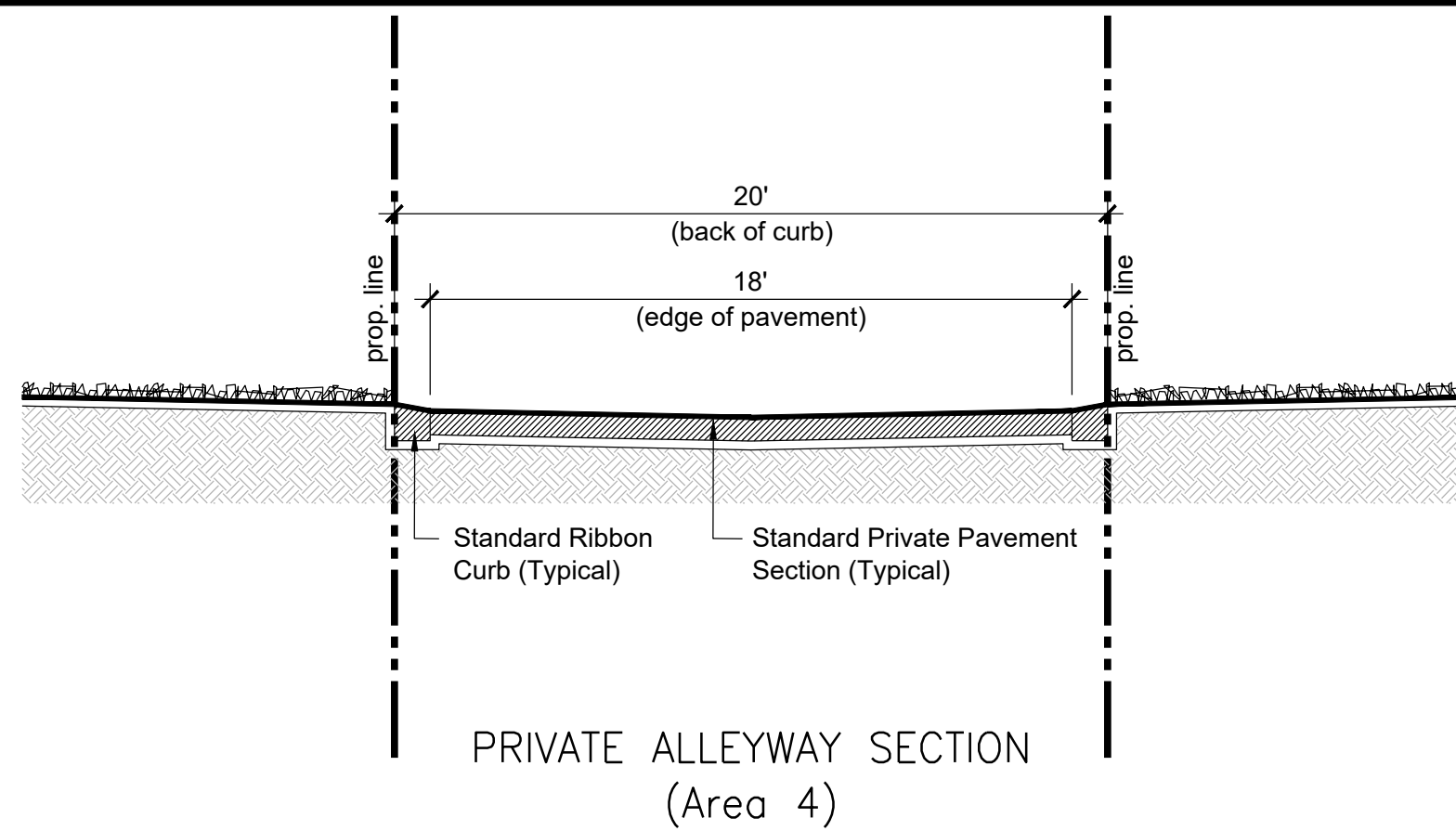
I, Jeff Harris, hereby certify that this is a category I survey and the ratio of precision of the unadjusted survey is at least 1:10,000 as shown hereon. This survey has been made using the latest recorded deed, is in compliance with the current Tennessee Minimum Standards of Practice and is correct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

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

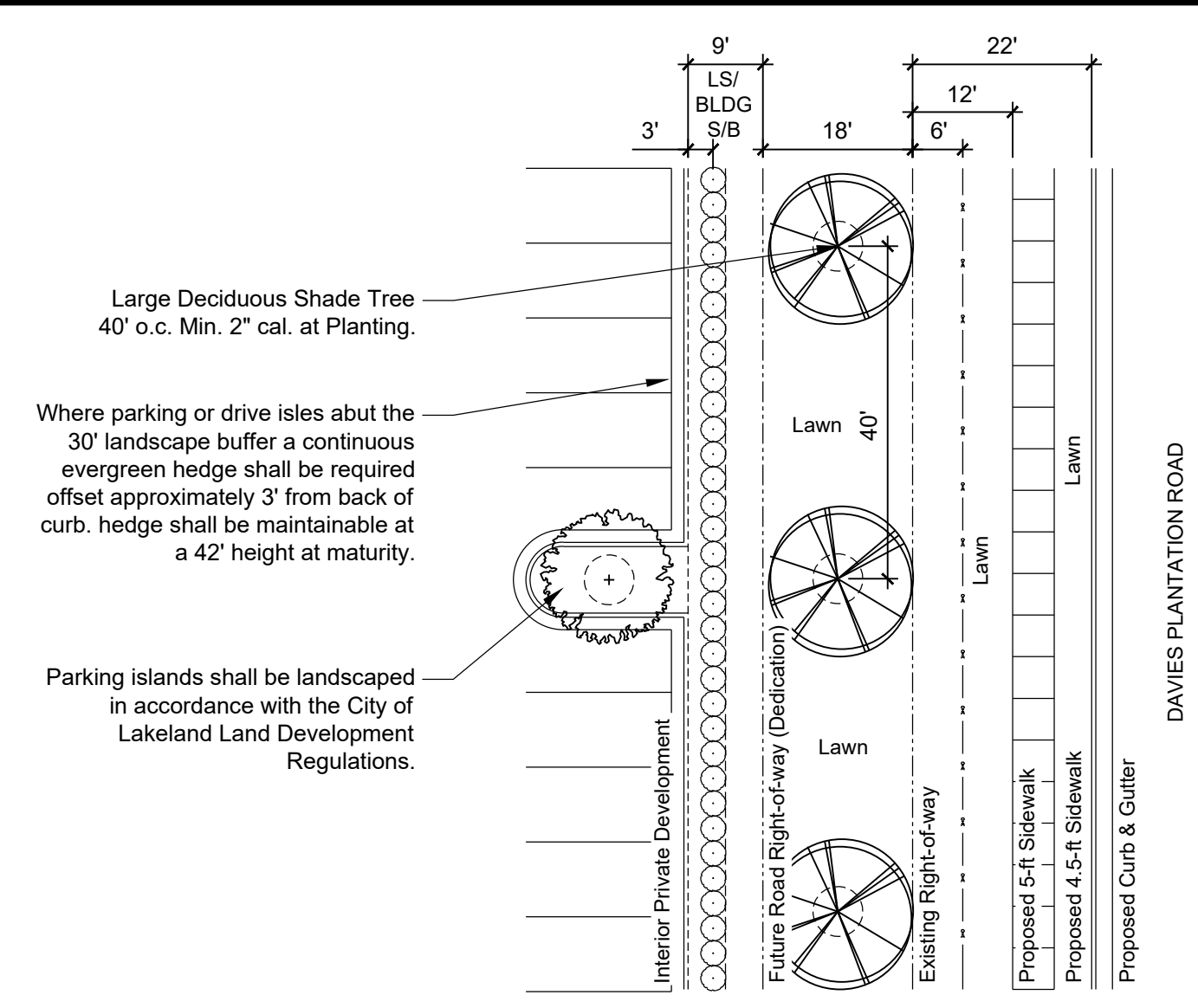
Tennessee Registration No. 1818



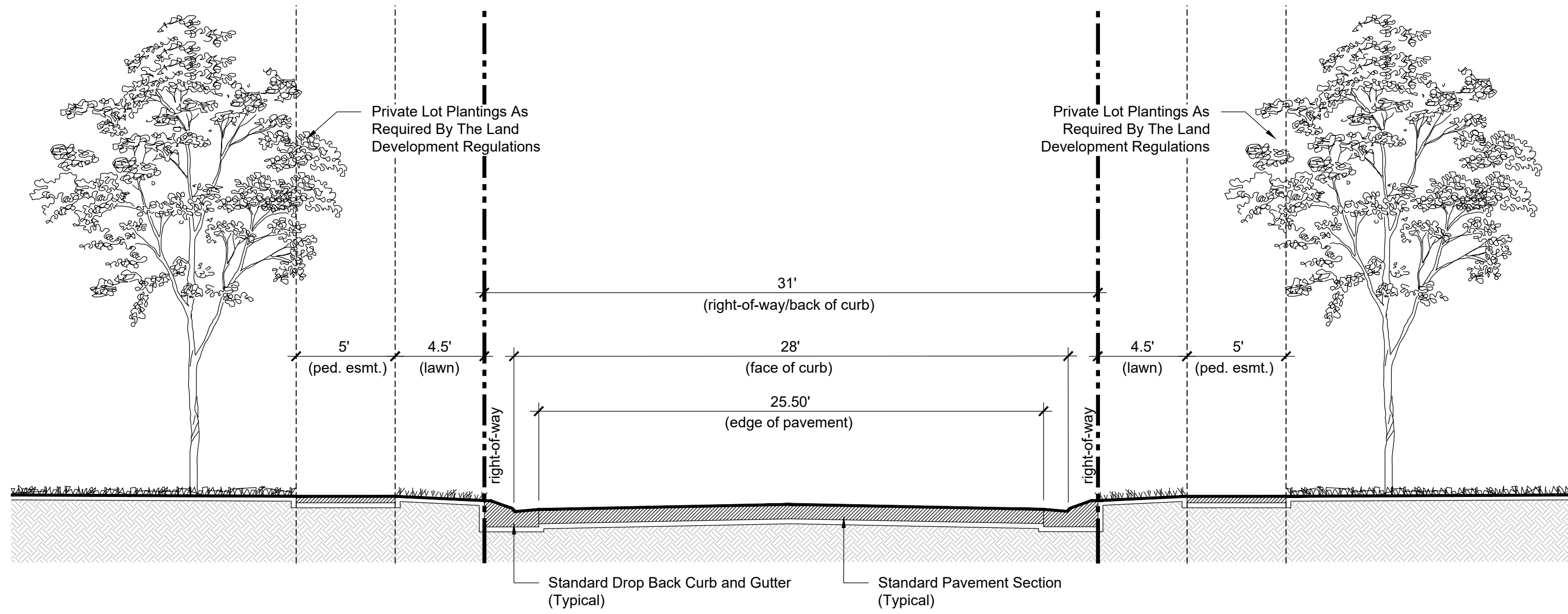
FINAL PLAT		
ASHMONT PLANNED DEVELOPMENT AREA 2		
LAKELAND, TENNESSEE		
TOTAL AREA: 24.18 AC. (1,053,130 S.F.) - 41 LOTS		
ZONED: R-2 W/ PD OVERLAY		
DEVELOPER: ASHMONT DEVELOPER, LLC. PO BOX 772808 MEMPHIS, TN 38177	ENGINEER: MCCARTY GRANBERRY ENGINEERING 198 PROGRESS ROAD COLLIERVILLE, TN 38017	
DATE: MAY 2025	N.T.S.	SHEET 3 OF 3



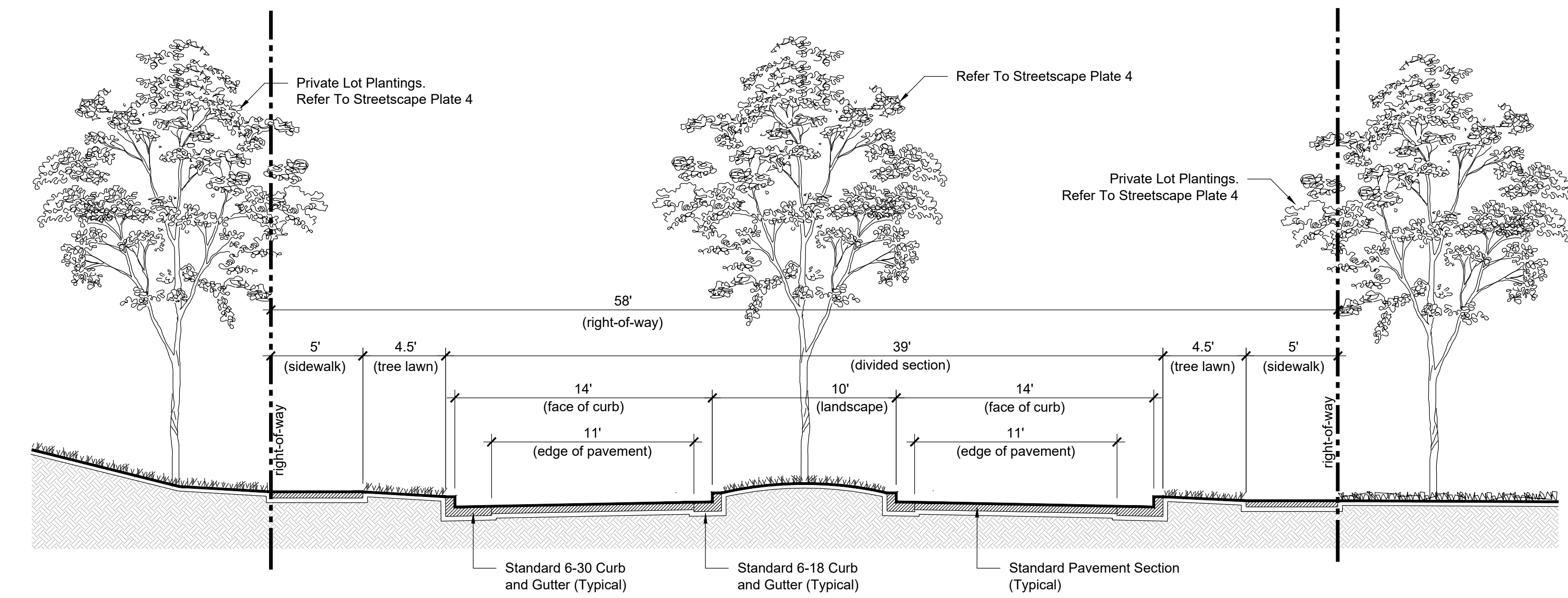
PRIVATE ALLEYWAY SECTION
(Area 4)



STREETSCAPE PLATE 2 - DAVIES PLANTATION ROAD
1" = 20'-0"



PRIVATE STREET SECTION
(Area 4)



PRIVATE ROAD E

FINAL PLAT	
ASHMONT PLANNED DEVELOPMENT AREAS 1, 4, & 7B	
LAKELAND, TENNESSEE	
TOTAL AREA 31.38 AC. (1,366,705 S.F.) - 2 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: MAY 2025	SCALE: N.T.S.
SHEET 2 OF 4	

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:

- 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 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 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: 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

- 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 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' 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: 90-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)

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

- a. Minimum Lot Width: 50-feet
b. Minimum Lot Size: N/A
c. 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
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 sidewalk, lighting, signage, and landscape related improvements within the current Canada Road right-of-way;
b. 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 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.
3. 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.
4. All private streets and alley shall be improved in accordance with the street section provided herein, subject by 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. 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 18' 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/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, bufferyards, 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 Streamside Management Ordinance provisions. Permitted disturbance shall be limited to transitional grading and drainage improvements, stormwater detention facilities, 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, 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.
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.

Table with 3 columns and 6 rows containing project details: FINAL PLAT, ASHMONT PLANNED DEVELOPMENT AREAS 1, 4, & 7B, LAKELAND, TENNESSEE, TOTAL AREA 31.38 AC. (1,366,705 S.F.) - 2 LOTS, ZONE: C-2 w PD OVERLAY, DEVELOPER: ASHMONT DEVELOPER, LLC, ENGINEER: MCCARTY GRANBERRY ENGINEERING, DATE: MAY 2025, SCALE: N.T.S., SHEET 3 OF 4

IV. LANDSCAPING, SCREENING, AND COMMON OPEN SPACE (CONTINUED)

- 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 specified in the City of Lakeland's development regulations.

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.

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



FINAL PLAT		
ASHMONT PLANNED DEVELOPMENT AREAS 1, 4, & 7B		
LAKELAND, TENNESSEE		
TOTAL AREA 31.38 AC. (1,366,705 S.F.) - 2 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: MAY 2025	SCALE: N.T.S.	SHEET 4 OF 4



Municipal Planning and Design Review Commission

Meeting Date: Thursday, June 12, 2025

Project: Lakeland Community Center. – Site Plan Application

Staff Contact: Paul Luker, Planning Director

PROJECT INFORMATION

Location: 9822 Huff n Puff Road

Parcel ID: L0159 00142C

Zoning District: C-2 (Regional Commercial)

Site Area: 4.91 acres

Applicant: City of Lakeland

Representative: 4F Design

STAFF RECOMMENDATION

City Staff recommends approval of the Site Plan application for the Lakeland Community Center as submitted.

BACKGROUND:

Over the last several years, the public has expressed interest in the City of Lakeland building a community center that would offer much needed services that would allow residents to stay in Lakeland. Now, because of a partnership offered with The YMCA, the City is able to bring this ideal to fruition.

ANALYSIS:

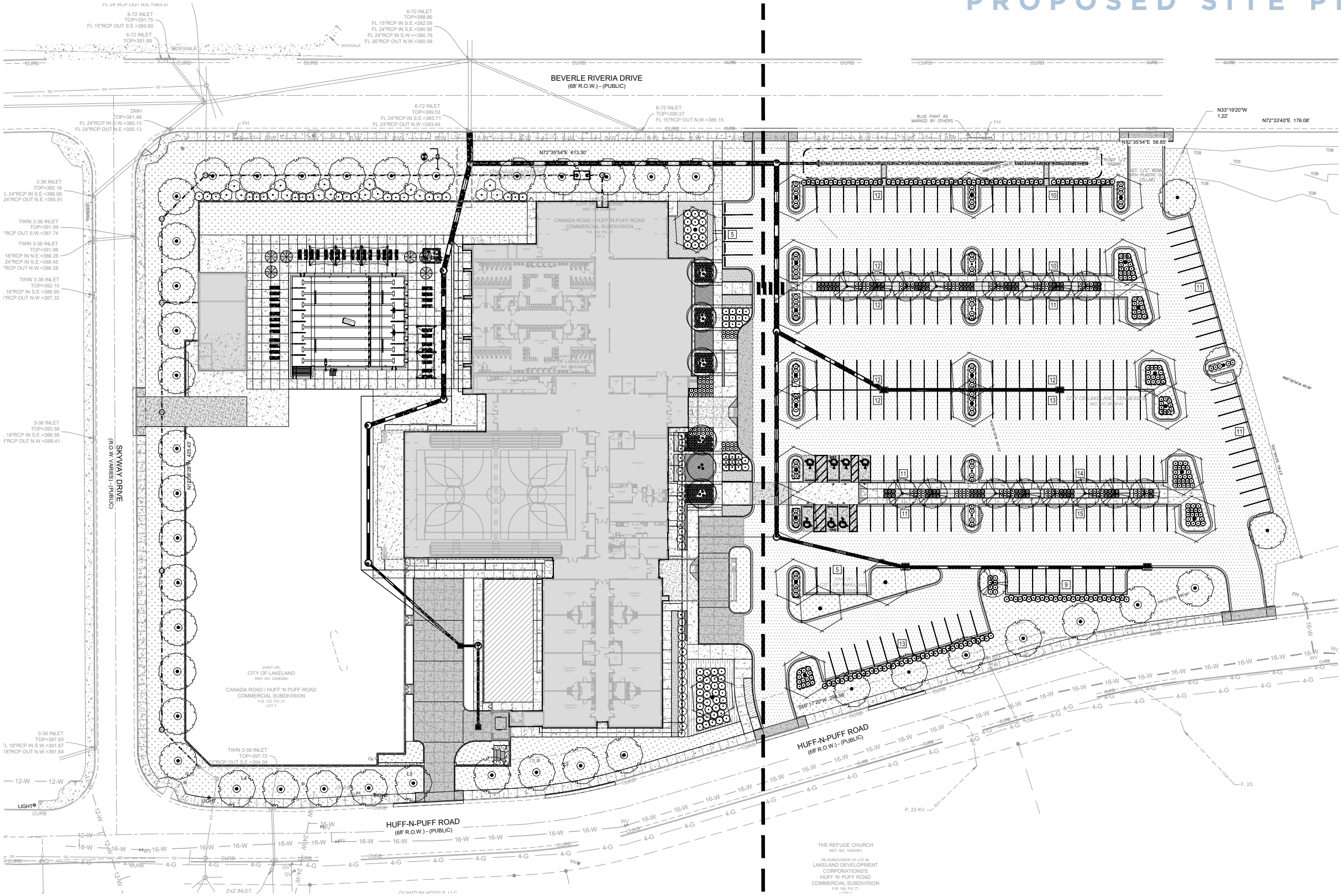
The Design presented is a result of several rounds of refinement. The Parks Board, community input and City staff have all closely monitored and tailored the end product being proposed to best meet the needs the community as expressed. The Board of Commissioners have reviewed and endorsed the end design being proposed. City Staff fully recommends approval of the application as submitted.

LAKELAND COMMUNITY CENTER - EXTERIOR REVIEW

June 5, 2025



PROPOSED SITE PLAN



MATERIAL BREAKDOWN



EAST ELEVATION



WEST ELEVATION

WITH GYM

BRICK	31%
*METAL PANEL	50%
GLAZING AND ENTRIES	19%

*Note: the gymnasium is 28% of the total elevation

WITHOUT GYM

BRICK	39%
METAL PANEL	37%
GLAZING AND ENTRIES	24%



NORTH ELEVATION



SOUTH ELEVATION