



Municipal Planning & Design Review Commission  
Regular Meeting Agenda  
Thursday, November 18, 2021, 5:30 PM  
City Hall, Lakeland, Tennessee 38002

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- I. CALL TO ORDER:
- II. ROLL CALL:
- III. APPROVAL OF MINUTES OF PREVIOUS MEETING:
  - 1. October 21, 2021
- IV. PUBLIC DISCUSSION:
- V. REPORTS OF OFFICERS AND COMMITTEES:
- VI. OLD BUSINESS:
- VII. NEW BUSINESS:
  - 1. Action on approval of a Final Plat - Oakwood Grove Phase 5.
  - 2. Review and feedback on a Sketch Plan Application – Taylor Farms PD.
- VIII. ANNOUNCEMENTS:
- IX. ADJOURNMENT:

**LAKELAND MUNICIPAL PLANNING COMMISSION  
MEETING MINUTES**

**THURSDAY, OCTOBER 21, 2021, 5:30 PM  
CITY HALL, LAKELAND, TN.**

**DRAFT**

- I. CALL TO ORDER:** The meeting was called to order at 5:30 PM by Mayor Mike Cunningham.

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

|                           |                           |
|---------------------------|---------------------------|
| Jeff Adams                | Present                   |
| Commissioner Jim Atkinson | Present                   |
| Scott Carmichael          | Absent ( <i>excused</i> ) |
| Mayor Mike Cunningham     | Present                   |
| Todd Laessig              | Present                   |
| Brian Sullivan            | Absent ( <i>excused</i> ) |
| (C) Susan Mitchell        | Absent ( <i>excused</i> ) |

Others present:

Shane Horn, City Manager  
Richard Donovan, Planning Director  
Emily Harrell, City Engineer

*For the record:* Commissioner Gonzales and Commissioner Wright were present in the audience.

**III. APPROVAL OF MEETING MINUTES:**

Commissioner Atkinson moved to approve the regular meeting minutes of September 16, 2021, as written.

Mr. Laessig seconded the motion.

Motion passed unanimously, voice vote, 4 in favor 0 against.

**IV. PUBLIC DISCUSSION:**

*For the record:* No comments were heard.

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

**VI. OLD BUSINESS:** None

**VII. NEW BUSINESS:**

**1. Review and feedback on a Sketch Plan Application – Lakeland Park PD.**

Commissioner Atkinson moved to bring this item to the floor.

Mr. Laessig seconded the motion.

*For the record:* Comments were heard from the following:

- Bob Dalholff – DT Design Studio
- John Hyneman, Hyneman Companies – Applicant

Discussion only, no action was taken.

LAKELAND MUNICIPAL PLANNING COMMISSION  
MEETING MINUTES  
THURSDAY, OCTOBER 21, 2021, 5:30 PM  
CITY HALL, LAKELAND, TN.

**DRAFT**

**3. Action on a Subdivision Modification for Lakeland Meadows and Kensington Manor – Request to use Overhead Power within a portion of the Subdivision.**

*For the record:* This item was removed from the agenda and was handled administratively.

**4. Action on a Recommendation to Amend the Land Development Regulations of Lakeland, Tennessee to add requirements for a School Impact Study.**

Commissioner Atkinson moved to bring this item to the floor.

Mr. Laessig seconded the motion.

Discussion ensued.

After the discussion, Commissioner Atkinson moved to recommend approval to the Board of Commissioners on the amendment of the Land Development Regulations to add requirements for a School Impact Study as listed in the staff report with the one change as discussed to include writing an exemption for age restricted developments.

Mayor Cunningham seconded the motion.

Motion passed unanimous, roll call vote, 4 in favor 0 against.

|                      |     |
|----------------------|-----|
| Adams                | Yea |
| Atkinson             | Yea |
| Laessig              | Yea |
| (C) Mayor Cunningham | Yea |

**5. Action on a Recommendation to Amend the Land Development Regulations of Lakeland, Tennessee to add requirements for Sketch Plan notification, neighborhood meetings, and time limit.**

Mr. Laessig moved to bring this item to the floor.

Mayor Cunningham seconded the motion.

Discussion ensued.

After the discussion, Commissioner Atkinson moved to recommend approval to the Board of Commissioners to amend the Land Development Regulations as detailed in the staff report.

Mayor Cunningham seconded the motion.

Motion passed unanimous, roll call vote, 4 in favor 0 against.

|                      |     |
|----------------------|-----|
| Adams                | Yea |
| Atkinson             | Yea |
| Laessig              | Yea |
| (C) Mayor Cunningham | Yea |

**LAKELAND MUNICIPAL PLANNING COMMISSION  
MEETING MINUTES  
THURSDAY, OCTOBER 21, 2021, 5:30 PM  
CITY HALL, LAKELAND, TN.**

**DRAFT**

**VIII. ANNOUNCEMENTS:**

**IX. ADJOURNMENT:**

Commissioner Atkinson moved to adjourn the meeting. Mr. Laessig seconded the motion.

Motion passed unanimously, voice vote, 4 in favor 0 against.

The meeting was adjourned at 6:59 p.m.

\_\_\_\_\_  
Jeff Adams, *Secretary*

ATTEST:

\_\_\_\_\_  
Debra Murrell, *City Recorder*

These minutes were approved on November 18, 2021.

Meeting Cycle: Thursday, November 18, 2021

Subject: Action on approval of a Final Plat – Oakwood Grove Phase 5

Staff Contact: Jordan McKenzie, City Planner

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### **STAFF RECOMMENDATION**

Staff Recommends Approval of the Oakwood Grove Phase 5 Final Plat.

### **DISCUSSION**

#### **SITE INFORMATION:**

|                         |                              |
|-------------------------|------------------------------|
| <b>LOCATION:</b>        | Unaddressed Maple Walk Drive |
| <b>PARCEL ID:</b>       | L0151-00500                  |
| <b>ZONING:</b>          | R2                           |
| <b>LOT SIZE:</b>        | 6.6 Acres                    |
| <b>APPLICANT/OWNER:</b> | TFB, LLC.                    |
| <b>REPRESENTATIVE:</b>  | Lawson Engineering           |

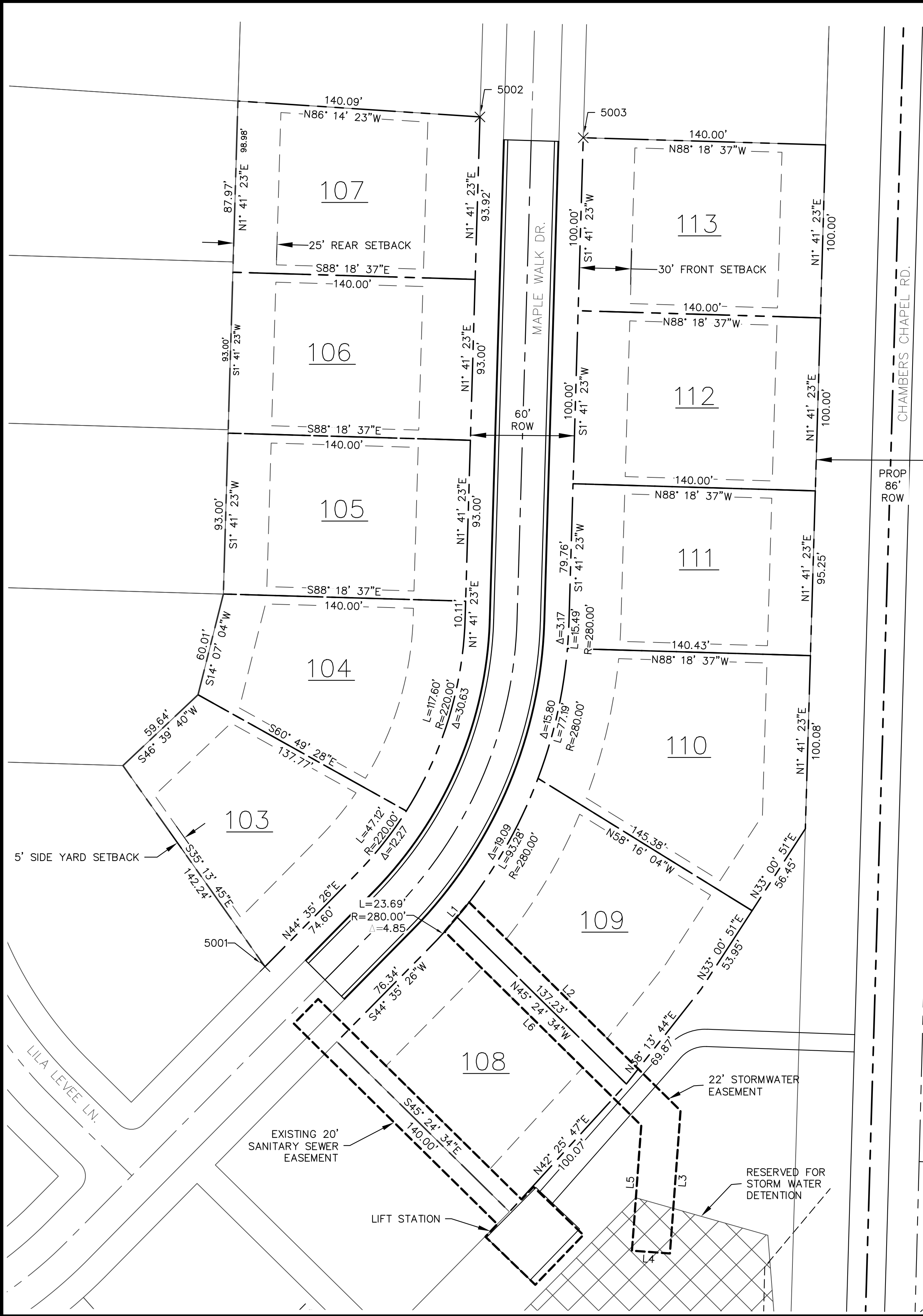
#### **BACKGROUND AND ANALYSIS:**

Phase 5 is a 6.6-acre subdivision, creating 11 lots that range from 12000-17000 square feet in size with common open space. The final plat acknowledges that the constructed roads, sidewalks, public utility infrastructure, stormwater facilities, and lot configuration are consistent with the approved preliminary plat and construction drawings.

The city engineer and city planner have confirmed that the construction of Oakwood Grove Phase 5 is complete. Staff has informed the applicant that all signatures must be affixed to the plat before approval. Staff expects a fully executed plat for the meeting on Thursday.

#### **PROPOSED (EXAMPLE) MOTIONS:**

1. To approve the Oakwood Grove Phase 5 Final Plat with the following conditions:
  - a. Commission's discussion.
  - b. Staff comments and conditions in the staff report.
2. To approve of the Oakwood Grove Phase 5 Final Plat without conditions.
3. To deny the Oakwood Grove Phase 5 Final Plat.
  - a. State the reason for denial.

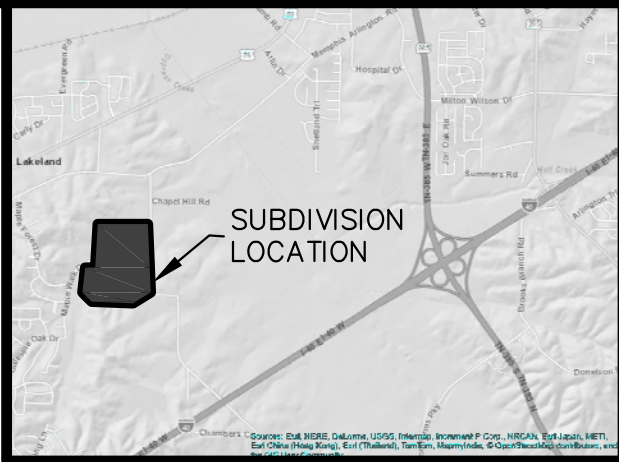


JAMES T. & JEFFIE M. DACUS  
ZONED: AG  
INST. #AL5927

JAMES T. DACUS JR  
ZONED: AG  
INST. #LK4078

LEGEND

- SUBDIVISION PROPERTY/ BOUNDARY LINE
- LOT LINES
- PROPOSED RETENTION AREA
- EXISTING STREAM
- PROPOSED ROAD
- PROPOSED UTILITY EASEMENT
- BUILDING SETBACK



VICINITY MAP  
NTS

GRAPHIC SCALE



( IN FEET )  
1 inch = 40 ft.

SITE DATA TABLE  
(PHASE 3)

|                        |            |
|------------------------|------------|
| SIZE OF TRACT (AC)     | 6.6        |
| ZONING CLASSIFICATION  | R2,0S2,0S5 |
| NUMBER OF LOTS         | 11         |
| DENSITY (UNITS/AC)     | 1.7        |
| COMMON OPEN SPACE (AC) | 2.4        |

| Parcel Line Table |        |                  |
|-------------------|--------|------------------|
| Line #            | Length | Direction        |
| L1                | 22.08  | N39° 44' 23.36"E |
| L2                | 171.49 | S45° 24' 34.46"E |
| L3                | 82.76  | S4° 14' 30.23"W  |
| L4                | 22.00  | N85° 45' 29.77"W |
| L5                | 72.58  | N4° 14' 30.23"E  |
| L6                | 159.45 | N45° 24' 34.46"W |

LOT AREA TABLE  
PHASE 5

| Lot Number | Zoning | Square Feet | Min FFE |
|------------|--------|-------------|---------|
| 103        | R-2    | 12,578      | 287.3   |
| 104        | R-2    | 13,308      | 287.0   |
| 105        | R-2    | 13,020      | 287.1   |
| 106        | R-2    | 13,020      | 287.5   |
| 107        | R-2    | 13,502      | 287.7   |
| 108        | R-2    | 13,819      | 287.0   |
| 109        | R-2    | 15,069      | 286.7   |
| 110        | R-2    | 17,035      | 286.3   |
| 111        | R-2    | 13,337      | 286.3   |
| 112        | R-2    | 14,000      | 286.1   |
| 113        | R-2    | 14,000      | 286.6   |

MINIMUM NO  
OF STREET  
TREES PER LOT

| LOT # | NO. OF TREES |
|-------|--------------|
| 103   | 2            |
| 104   | 2            |
| 105   | 2            |
| 106   | 2            |
| 107   | 2            |
| 108   | 2            |
| 109   | 2            |
| 110   | 2            |
| 111   | 2            |
| 112   | 2            |
| 113   | 2            |

MONUMENTS

| POINT NO. | NORTHING | EASTING  | DESCRIPTION |
|-----------|----------|----------|-------------|
| 5001      | 357287.7 | 860975.0 | IRON PIN    |
| 5002      | 357778.7 | 861099.1 | IRON PIN    |
| 5003      | 357766.7 | 861158.8 | IRON PIN    |

SIDEWALK CHART

| STREET NAME    | PLANTING<br>ZONE/GRASS<br>STRIP WIDTH (FT) | SIDEWALK<br>WIDTH (FT) |
|----------------|--------------------------------------------|------------------------|
| MAPLE WALK RD. | 9.0                                        | 5.0                    |

SETBACKS

| ZONING | FRONT<br>SETBACK | SIDE<br>SETBACK | REAR<br>SETBACK | LOT<br>NUMBERS |
|--------|------------------|-----------------|-----------------|----------------|
| R-2    | 30 FT            | 5 FT            | 25 FT           | 103-113        |

GENERAL NOTES:

- ALL LOTS HAVE A 5' UTILITY EASEMENT AROUND THE PERIMETER OF THE LOT
- ALL LOTS SHALL COMPLY WITH CITY OF LAKEAND TREE MANAGEMENT ORDINANCE
- ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS AS RECORDED IN THE SHELBY COUNTY REGISTER'S OFFICE
- THE CITY OF LAKEAND SHALL HAVE THE RIGHT TO ENTER THE PROPERTY FOR THE PURPOSE OF MAINTAINING DRAINAGE, WATER, AND SEWER SYSTEMS WITHIN PUBLIC EASEMENTS. HOWEVER, THE CITY DOES NOT HAVE THE RESPONSIBILITY TO REPAIR ANY DAMAGE TO THE GROUND CAUSED BY SOIL SETTLEMENT OR OTHER REASONS THAT ARE NOT CAUSED DIRECTLY BY THE CITY'S ACTION OF PERFORMING MAINTENANCE TO THE UNDERGROUND SYSTEM.
- STREET TREE NOTES:
  - A) EACH LOT SHALL HAVE ONE (1) TREE (2"-2.5" CALIPER MINIMUM) FOR EVERY FORTY (40) FEET OF STREET FRONTAGE WITH A MINIMUM OF ONE (1) STREET TREE PER STREET FRONTAGE.
  - B) STREET TREE SPACING MAY BE ADJUSTED TO ACCOMMODATE DRIVEWAYS, UTILITIES, ETC. SO LONG AS THE MINIMUM SPACING REQUIREMENT IS MET.
  - C) STREET TREES SHALL BE MEDIUM OR LARGE OVERTORY TREES IN ACCORDANCE WITH THE CITY OF LAKEAND TREE SPECIES SELECTION LIST.
- STORMWATER MANAGEMENT PLAN:
  - THE AREAS DENOTED BY "RESERVED FOR STORM WATER DETENTION" SHALL NOT BE USED AS A BUILDING SITE OR FILLED WITHOUT FIRST OBTAINING WRITTEN PERMISSION FROM THE CITY ENGINEER. THE STORM WATER DETENTION SYSTEMS LOCATED IN THESE AREAS EXCEPT FOR THOSE PARTS LOCATED IN A PUBLIC DRAINAGE EASEMENT, SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER AND/OR PROPERTY OWNER'S ASSOCIATION. SUCH MAINTENANCE SHALL BE PERFORMED SO AS TO ENSURE THAT THE SYSTEM OPERATES IN ACCORDANCE WITH THE APPROVED PLAN ON FILE IN THE CITY ENGINEER'S OFFICE. SUCH MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO: REMOVAL OF SEDIMENTATION, FALLEN OBJECTS, DEBRIS AND TRASH, MOWING, AND OUTLET CLEANING.
- LOT DRAINAGE SHALL BE PROVIDED AT A MINIMUM OF 1% WITH SWALES ALONG THE PROPERTY LINES TO ALLOW PROPER DRAINAGE TO THE STORMWATER COLLECTION SYSTEM. FENCES OR OTHER OBSTACLES SHALL NOT IMPEDE THE DRAINAGE ALONG THESE SWALES OR BETWEEN LOTS.

PHASE 5 FINAL PLAT

PHASE 5  
OAKWOOD GROVE SUBDIVISION  
LAKEAND, TENNESSEE

DEVELOPER:  
TFB, LLC.  
8620 TRINITY RD  
SUITE 202  
CORDOVA, TN 38018  
PHONE: (901)753-3950

ENGINEER:  
LAWSON ENGINEERING AND  
CONSULTING, INC.  
5909 POLK ST.  
ARLINGTON, TN 38002  
PHONE: (901)383-3278  
FAX: (901)867-5546

100 YEAR FLOOD  
ELEVATION: N/A

FEMA MAP PANEL  
NUMBER: 47157C0215 G

FEMA MAP DATE:  
FEBRUARY 6, 2013

DATE: 10/14/21

SCALE: 1"=40'

SHEET 1 OF 2

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.

Signature of Authorized Agent of Mortgagee \_\_\_\_\_ Date \_\_\_\_\_

STATE OF TENNESSEE  
COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared \_\_\_\_\_, with whom I am personally acquainted (or proved to me based on satisfactory evidence), and that he executed the instrument set forth above for the purposes therein contained, by signing his name.

WITNESS my hand, at office, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

[notarial seal]

\_\_\_\_\_  
Notary Public  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

CERTIFICATE OF OWNER(S) AND DEDICATION

The undersigned, \_\_\_\_\_, \_\_\_\_\_, (etc.) 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.

Signature of Owner(s) \_\_\_\_\_ Date \_\_\_\_\_

STATE OF TENNESSEE  
COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared \_\_\_\_\_, with whom I am personally acquainted (or proved to me based on satisfactory evidence), and that he executed the instrument set forth above for the purposes therein contained, by signing his name.

WITNESS my hand, at office, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

[notarial seal]

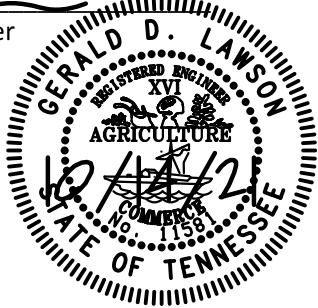
\_\_\_\_\_  
Notary Public  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

CERTIFICATE OF ENGINEER

I GERALD D. LAWSON, a Professional Engineer, do hereby certify that the design of public and private improvements provided for in the Final Plat 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 GERALD D. LAWSON, a Professional Engineer, hereunto set out hand and affix my seal this 16th day of December 2020.

Tennessee Registration No. 11581

\_\_\_\_\_  
Professional Engineer



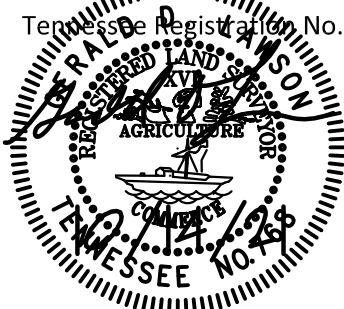
CERTIFICATE OF SURVEYOR

State of Tennessee )  
County of Shelby )

I, GERALD D. LAWSON, hereby certify that this plat was prepared from notes taken during an actual survey made by me during the month of September, 2020, and that this Plat or Site Plan correctly represents said survey. All bearings are referenced to the 1983 Tennessee State Plane Coordinate System; all new property corners are marked in accordance with Lakeland Subdivision Standards; the precision of the unadjusted survey is 1:10,000 or greater and all special flood hazard areas are properly located as per the latest Flood Insurance Rate Map. All dimensions are expressed in feet and decimals. All bearings, distances, and field information are true and correct to the best of my knowledge.

In witness, whereof, I the said GERALD D. LAWSON, a Land Surveyor, hereunto set out hand and affix my seal this 16th day of November 2020.

Tennessee Registration No. 768



CERTIFICATE OF MUNICIPAL PLANNING COMMISSION APPROVAL - SUBDIVISION

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

MPC Secretary \_\_\_\_\_ Date \_\_\_\_\_

CERTIFICATE OF CITY ENGINEER

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

City Engineer \_\_\_\_\_ Date \_\_\_\_\_

| PHASE 5 FINAL PLAT—CERTIFICATES                                                                      |                                        |                                                                                                                                               |
|------------------------------------------------------------------------------------------------------|----------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| PHASE 5<br>OAKWOOD GROVE SUBDIVISION<br>LAKELAND, TENNESSEE                                          |                                        |                                                                                                                                               |
| DEVELOPER:<br>TFB, LLC.<br>8620 TRINITY RD<br>SUITE 202<br>CORDOVA, TN 38018<br>PHONE: (901)753-3950 |                                        | ENGINEER:<br>LAWSON ENGINEERING AND<br>CONSULTING, INC.<br>5909 POLK ST.<br>ARLINGTON, TN 38002<br>PHONE: (901)383-3278<br>FAX: (901)867-5546 |
| 100 YEAR FLOOD<br>ELEVATION: N/A                                                                     | FEMA MAP PANEL<br>NUMBER: 47157C0215 G | FEMA MAP DATE:<br>FEBRUARY 6, 2013                                                                                                            |
| DATE: 10/14/21                                                                                       | SCALE: N/A                             | SHEET 2 OF 2                                                                                                                                  |

Meeting Cycle: Thursday, November 18, 2021

Subject: Review and feedback on a Sketch Plan Application – Taylor Farms PD

Staff Contact: Richard Donovan, Planning Consultant

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### **STAFF RECOMMENDATION**

Staff is withholding a formal recommendation as the purpose is to provide feedback to the applicant on how to proceed forward.

### **DISCUSSION**

The applicant is seeking discussion and feedback on a sketch plan submittal for the proposed Taylor Farms PD.

### **SITE INFORMATION:**

|                           |                              |
|---------------------------|------------------------------|
| <b>LOCATION:</b>          | Unaddressed Maple Walk Drive |
| <b>PARCEL ID:</b>         | L0151 00111                  |
| <b>ZONING:</b>            | AG (Agriculture)             |
| <b>NEIGHBORHOOD TYPE:</b> | Type II                      |
| <b>LOTS:</b>              | 147 Lots                     |
| <b>DENSITY:</b>           | 1.92 DU/Acre                 |
| <b>OPEN SPACE:</b>        | 23.1 ACRES (30%)             |
| <b>AREA:</b>              | 76.25 acres                  |
| <b>APPLICANT/OWNER:</b>   | TFB, LLC.                    |

### **BACKGROUND:**

Equestria PD was first approved in October 2007 with a later amendment in 2010 and a second amendment in 2013. The Taylor Farms PD sketch plan has been before the MPC on February 20, 2020; June 18, 2020; and August 20, 2020 with a different potential ownership group.

### **ANALYSIS:**

Taylor Farms PD is a planned residential development having a combined area of 76.25-acres. The subject property is bound to the east and south by the Grove, the west by Oakwood Grove, and the north by estate lots along Memphis Arlington Road.

TFB, LLC. intends to develop the combined 76-acre property as a planned residential development offering 147 single-family residential lots with 23.1 acres of green space. Included in the common open space are ponds, and tree preservation areas that will be utilized by residents in the development as well as connect to other adjacent neighborhoods. The proposed

lot sizes will range from 60-foot wide with a minimum 7,200 sq. ft. to 80-foot wide with a 13,500 sq. ft. minimum. The proposed overall density is 1.92 dwelling units per acre.

#### **DISCUSSION ITEMS:**

The applicant has submitted a sketch plan to receive feedback from the MPC. The applicant has provided a sketch plan booklet for review. The LDR only require the following of sketch plans:

- a. A statement of planning objectives to be achieved by the Planned Development through the design and use mixture approach proposed by the applicant. This statement should include detailed description of the proposed development.
- b. Conceptual Site Plan with proposed land uses, approximate density, lot configuration, approximate areas for common open space, and general road alignments.

#### **Relationship to Comprehensive Land Use Plan:**

Lakeland's Comprehensive Land Use Plan Update, adopted March of 2006, recommends "Suburban Neighborhood" for the property. "Suburban Neighborhood" is defined as "Primarily single-family residential lots with a maximum density of 2.5 dwelling units per acre, but may contain religious facilities, schools, and public buildings. Development requires public water and sanitary sewer service. Streets shall be designed with an urban cross section"

#### **Relationship to the Lakeland Development Regulations:**

The subject properties are currently zoned AG (Agriculture) as defined and regulated by the Lakeland Land Development Regulations. However, in the Spring of 2014 the City adopted a planned development ordinance. The planned development ordinance allows greater flexibility of design and relief from various provisions of the Lakeland Development Regulations (Zoning Ordinance) when the standards and criteria of the planned development ordinance are met. If the Developer proceeds forward the City will be provided detail on what flexibility from the LDRs is needed and why it is needed. When a planned development is approved, the underlying zoning of the property remains unchanged, but the conditions of the planned development regulate the uses and bulk regulations of the property as opposed to the zoning provisions.

#### **Past Major Discussion Items for Developments on this Site:**

The MPC expressed concern with the following items at prior meetings regarding the Taylor Farms site:

- Reduced number of lots to preserve more of the tree canopy on site
- Increased pavement width and street cross section of main drive to match the road section of Lakeland Trace south of Maple Walk Drive.
- Increased buffer along west property line, north of Ramblewood drive.
- Added the 2 estate lots of 4+ acres that are south of Memphis Arlington Rd
- Decreased density from 2.17 du/acre; last plan was 1.87 du/acre
- Reconfigured open space that was to the rear of rear loaded lots to the front side
- Added Access to the residential developments to the east and west as well as a stub street to the undeveloped large acreage to the NE of the property.
- Provide offsite connections to stub streets.

City Staff will review in greater detail with the submittal of the Outline Plan if the developer decides to proceed.

Current Staff Concerns:

1. Open Space

The Open Space is simply open space and does not add value through trails, benches, or other amenities as typically of other PDs.

2. Neighborhood Mix

The applicant is proposing a neighborhood mix that is inconsistent with the recent changes of the neighborhood mix.

The proposed lot sizes are as follows:

| Number of lots | Percentage | Lot Width | Lot Area       | Lakeland Zoning Equivalent |
|----------------|------------|-----------|----------------|----------------------------|
| 30             | 20.4%      | 60'       | 7,200 sq. ft.  | R3 (Suburban Manor)        |
| 117            | 79.6%      | 80'       | 13,500 sq. ft. | R2 (Suburban Cottage)      |

Lakeland Zoning Requirements for Equivalent District:

|                       | Minimum Lot Width | Maximum Lot Width | Minimum Lot Size |
|-----------------------|-------------------|-------------------|------------------|
| R3 (Suburban Manor)   | 55'               | 70'               | 10,000 sq. ft.   |
| R2 (Suburban Cottage) | 70'               | 100'              | 5,000 sq. ft.    |

Lakeland Subdivision Regulations Neighborhood Mix Requirements:

|                              |                               | Type II                                    |                                                                       |                                               |
|------------------------------|-------------------------------|--------------------------------------------|-----------------------------------------------------------------------|-----------------------------------------------|
|                              |                               | Less than 15 Acres of Developable Area     | 15 Acres or more of Developable Area                                  | R-1 primary option any sized Developable Area |
| <b>Residential Districts</b> | R7 District: Multi-Family     |                                            |                                                                       |                                               |
|                              | R6 District: Attached         |                                            |                                                                       |                                               |
|                              | R5 District: Urban Manor      |                                            |                                                                       |                                               |
|                              | R4 District: Urban Estate     |                                            |                                                                       |                                               |
|                              | R3 District: Suburban Cottage | • no more than 10% of all residential lots | • no more than 20% of all residential lots, with exception per II.3.B |                                               |
|                              | R2 District: Suburban Manor   | •                                          | •                                                                     |                                               |

|  |                              |                                                              |                                                              |                                            |
|--|------------------------------|--------------------------------------------------------------|--------------------------------------------------------------|--------------------------------------------|
|  | R1 District: Suburban Estate | • at least 60% of all residential lots must be this district | • at least 50% of all residential lots must be this district | •                                          |
|  | RE District: Exurban         |                                                              | • no more than 10% of all residential lots                   | • no more than 10% of all residential lots |
|  | AG District: Agriculture     |                                                              |                                                              |                                            |

- permitted

As currently proposed the development misses the 50% required R1 as no R1 equivalent lots are proposed. R3 lots are within the requirements, although maxed out.

Just for reference the neighborhood mix prior to this year's amendment required the following:

R3 – no more than 50% of lots

R2 – permitted without restriction

R1 – at least 20% of lots

The proposed development does not meet the requirement prior to the amendment.



November 4<sup>th</sup>, 2021

City of Lakeland

Jordan McKenzie, City Planner

10001 US-70

Lakeland, TN 38002

RE: Proposed Development, Taylor Farms

Taylor Farms is approximately 76.25 acres consisting of 147 lots. About 23.1 acres of common open space which equates to 30%. Over half of the lots back up or front to green space. The smallest lots are 7200 square feet, (60X120) and there are 30 of them. The remaining 117 lots are 13,500 square feet minimum, (80 feet wide). The overall all density is 1.92 dwelling units per acre.

The development group is TFB, LLC. This is Ronnie Faulkner, Doug Bayliff and Harry Todman. TFB is the same team that developed Oakwood Grove. They also own Hallmark Building Company and Crown Realty. Currently they are finishing the last 11 lots. Typical homes will be consistent with Oakwood Grove. Normandy, Country French and Traditional. Price range is \$600,000.00 to over \$750,000.00.

Phase 1 of Oakwood started in the 300's. Now they are selling in excess of 700's. Oakwood in our opinion has become a premier neighborhood in the city. Most of the home are sold prior to construction. Re sales occur within 7 days of being put on the market. The last lot prices were in the 120's.

Taylor Farms lot price will range from the low 100's to over \$130,000.00. Home square footages will range from 3000 to 4500. Price ranges from 500 plus up to the 800's. Home styles will be consistent with the surrounding neighborhoods. High end finishes, 4 and 5 bedrooms, 4 to 5 bathrooms with 3 and 4 car garages.

TFB is very happy to be a part of the Lakeland community. We respectfully request your approval of our concept plan and are anxious to get started with this new addition to the city.

Thank you for hearing and reviewing our request and will be happy to answer any questions.

Ronnie Faulkner, Partner (901.870.0900)

