



Municipal Planning & Design Review Commission
Regular Meeting Agenda
Thursday, January 20, 2022, 5:30 PM
City Hall, Lakeland, Tennessee 38002

- I. CALL TO ORDER:
- II. ROLL CALL:
 - 1. Election of Officers
- III. APPROVAL OF MINUTES OF PREVIOUS MEETING:
 - 1. December 16, 2021
- IV. PUBLIC DISCUSSION:
- V. REPORTS OF OFFICERS AND COMMITTEES:
- VI. OLD BUSINESS:
- VII. NEW BUSINESS:
 - 1. Action on Approval of Sign Permit Application for Wall Sign – S & A Carwash at 3665 Canada Road.
 - 2. Action on Approval of Sign Permit Application for Wall Sign, Window Signs, Identification Signs – Bansfield Pet Hospital 8950 US Highway 64.
 - 3. Action on approval of an Amendment to an Outline Plan - Lakeland Commons Planned Development.
 - 4. Review and feedback on a Sketch Plan Application – Taylor Farms PD.
- VIII. ANNOUNCEMENTS:
- IX. ADJOURNMENT:

**LAKELAND MUNICIPAL PLANNING COMMISSION
MEETING MINUTES
THURSDAY, DECEMBER 16, 2021, 5:30 PM
CITY HALL, LAKELAND, TN.**

DRAFT

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

II. ROLL CALL BY ACTING RECORDER:

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

Others present:

Shane Horn, City Manager
Richard Donovan, Planning Director
Jordan McKenzie, City Planner

III. APPROVAL OF MEETING MINUTES:

Mr. Laessig moved to approve the regular meeting minutes of November 18, 2021, as written.

Mayor Cunningham seconded the motion.

Motion passed unanimously, voice vote, 5 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. Action on approval of a Final Plat and Subdivision Modification at 9176 Old Brownsville Road – The McGrory Property.

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

Mayor Cunningham seconded the motion.

Discussion ensued.

For the record: Comments were heard from the following:

Vince & Lisa McGrory – 4000 block of Loch Meade Dr. (*the applicants*)

**LAKELAND MUNICIPAL PLANNING COMMISSION
MEETING MINUTES
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CITY HALL, LAKELAND, TN.**

DRAFT

After discussion, Mayor Cunningham moved to approve the final plat with the requested subdivision modifications with the following condition be added to the plat: "All dwelling units on the site are required to be served by a fire sprinkler system and plans for said system shall be submitted with any application for a building permit to Lakeland and Shelby County."

And further stated that the subdivision modification criteria had been justified by the Commissions discussion. The Commission discussion included the following reason that the subdivision modification criteria had been met as follows:

1. Approval of this plat does not diminish the purpose of the LDRs due to the property maintaining it maintaining a rural setting (5 acres lot size) and not being developed as a small lot subdivision (less than 5 acres).
2. The lots are not intended for resale on the public market at the time of this plat's approval but will be gifted to within the ownerships family so there is no financial benefit to the owner.
3. These issues with the water lines are due to the decisions of the past water district and not due to the development of the property.
4. The minimum modification needed is being granted since the current water line has the ability to serve the 5 lots without needing improvement and sprinklers will be provided in each house to compensate for the lack of fire hydrants.
5. The approval of these lots is unique in that MLGW serves the remainder of the City with Water currently except for this portion of the City that was served by a defunct water district inherited by the City of Bartlett. This making this situation applicable in this portion of the City.
6. The plat as presented meets all applicable requirements of the Agriculture Zoning District and no further variances will be needed to construct single-family residences on the properties.

Mr. Laessig seconded the motion.

Motion passed unanimously, voice vote, 5 in favor 0 against.

VIII. ANNOUNCEMENTS:

LAKELAND MUNICIPAL PLANNING COMMISSION
MEETING MINUTES
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DRAFT

IX. ADJOURNMENT:

Mayor Cunningham moved to adjourn the meeting. Mr. Laessig seconded the motion.

Motion passed unanimously, voice vote, 5 in favor 0 against.

The meeting was adjourned at 6:22 p.m.

Jeff Adams, *Secretary*

ATTEST:

Debra Murrell, *City Recorder*

These minutes were approved on January 20, 2022.

Meeting Cycle: Thursday, January 20, 2022

Subject: Action on approval of Wall Signage, 3665 Canada Road – S & A Carwash.

Staff Contact: Jordan McKenzie, City Planner

STAFF RECOMMENDATION

Staff recommends approval of the wall sign for S&A Carwash.

DISCUSSION

SITE INFORMATION:

LOCATION: 3665 CANADA ROAD

PARCEL ID: L0159 00419

ZONING: C2- GENERAL BUSINESS

BUILDING SIZE:

LOT SIZE: 1.65 ACRES

APPLICANT/OWNER: STEVEN MCCAIN

REPRESENTATIVE: SIGNS FIRST DIGITAL

BACKGROUND:

S&A Carwash is seeking to have a wall sign on the north side of the building façade (Davies Plantation Road). The building itself is located behind the Mobile Gas Station on Canada Road and the zoning (C2) allows for carwash use. The proposed sign area will be 25 Square feet and will not be illuminated.

ANALYSIS & DISCUSSION ITEMS:

The sign application has been reviewed by staff with comments. The comments were addressed, and the sign is now in full compliance with the Sign Ordinance. Because the carwash is independently owned/operated, the building is allowed to have one wall sign per street frontage. Since it is screened by the gas station on the Canada Roadside, it is only allowed a wall sign on the Davies Plantation side, which the applicant has conformed to. As a result, staff recommends approval of the wall sign.

PROPOSED (EXAMPLE) MOTIONS:

1. To approve the Wall Sign with the following conditions:
 - a. Commission's discussion.
 - b. Staff comments and conditions in the staff report.
2. To approve of the S&A Carwash Wall Sign without conditions.

#27162 S&A Carwash

63"w x 19"t, ACM Letters, Contour Cut

120"w x 19"t, ACM Letters, Contour Cut

Qty: 1 of each

Colors: 051 Gentian Blue and 031 Red on White



Meeting Cycle: Thursday, January 20, 2022

Subject: Action on Approval of Sign Permit Application Wall Sign, Window Signs, Identification Signs – Banfield Pet Hospital at 8950 U.S. Highway 64.

Staff Contact: Jordan McKenzie, City Planner

STAFF RECOMMENDATION

Staff recommends approval of sign application for Banfield Hospital.

DISCUSSION

SITE INFORMATION:

LOCATION: 8950 U.S. HIGHWAY 64

PARCEL ID: L0159 00528

ZONING: C2 – GENERAL BUSINESS

BUILDING SIZE: 4,000 SQ FEET

LOT SIZE: .63 ACRES

APPLICANT/OWNER: HAROLD JACKSON

REPRESENTATIVE: JESSICA BUTAUSKI (VISUAL DYNAMICS)

BACKGROUND:

Banfield Pet Hospital is seeking to have a wall sign on the South Side of the building façade (U.S Highway 64), 2 Identification Signs (Parking Lot Signs), and Window signage. The zoning (C2) allows for commercial use. The proposed sign area for the wall sign is 57.7 Square feet and illuminated via channel letters. The identification signs are 1 square foot and will not be illuminated.

ANALYSIS & DISCUSSION ITEMS:

The sign application has been reviewed by staff with comments. The applicant initially proposes a wall sign for each side of the building. This goes against our sign ordinance which only allows for one wall sign per frontage. The applicant has also been asked to articulate the placement of the parking lots signs on their site plan. Lastly, the applicant was instructed to show on the elevations that the window sign allotment of 25% would not be breached. The applicant has

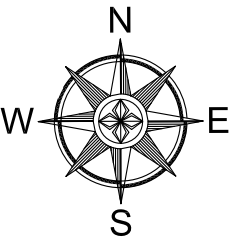
submitted revisions to their application, and they meet sign ordinance requirements. As a result, staff recommends approval of the sign application.

PROPOSED (EXAMPLE) MOTIONS:

1. To approve the Banfield Sign Application with the following conditions:
 - a. Commission's discussion.
 - b. Staff comments and conditions in the staff report.
2. To approve the Banfield Sign Application without conditions

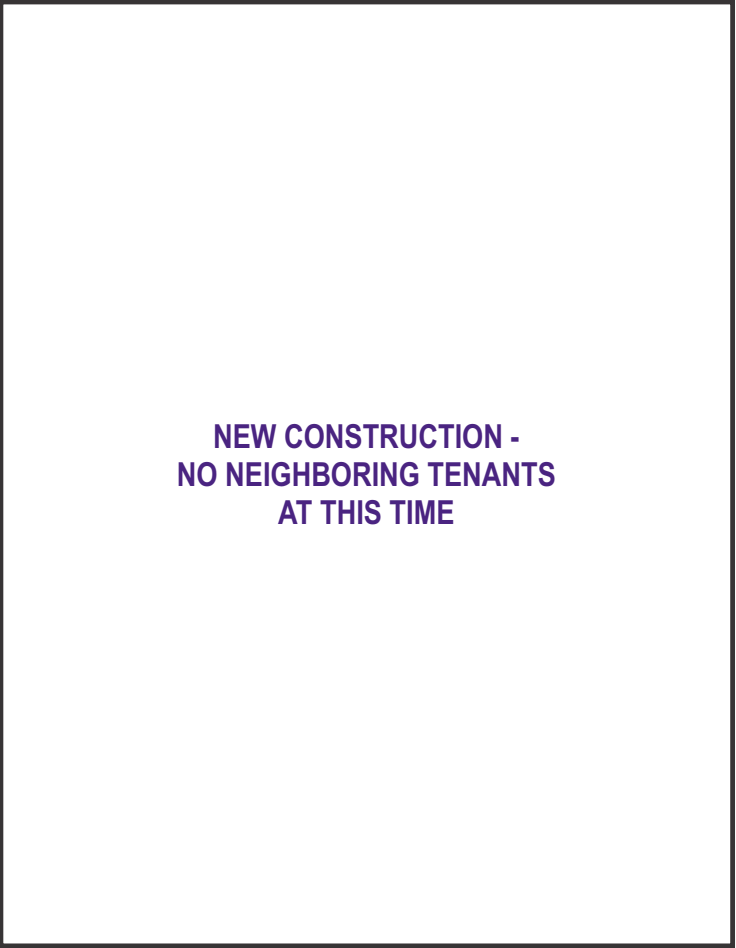
SITE PLAN

Scale: NOT TO SCALE



NEIGHBORING TENANTS

For Reference Only



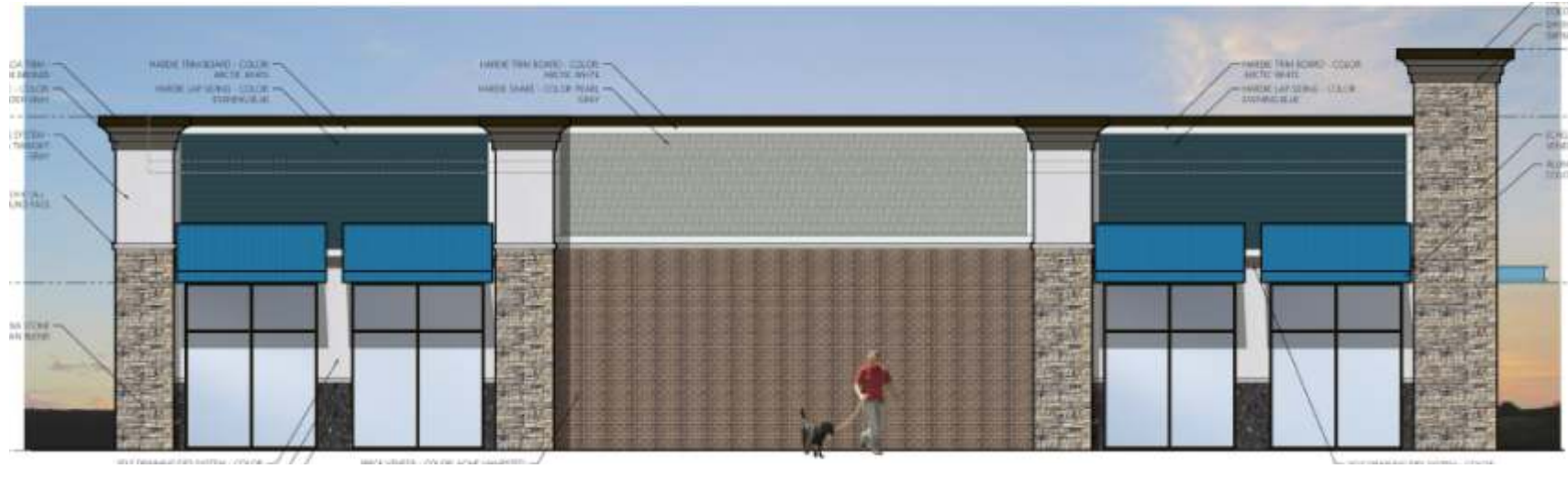
Added parking spaces

EXISTING CONDITIONS

Scale: NOT TO SCALE



FRONT ELEVATION



LEFT SIDE ELEVATION

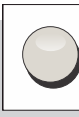


REAR ELEVATION



RIGHT SIDE ELEVATION

COLOR PALETTE:



BUILDING COLOR:
Pearl Gray Hardie Lap Siding

STOREFRONT ELEVATION

Scale: 1/8"=1'-0"

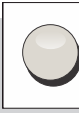
SOUTH



SIMULATED NIGHTTIME VIEW



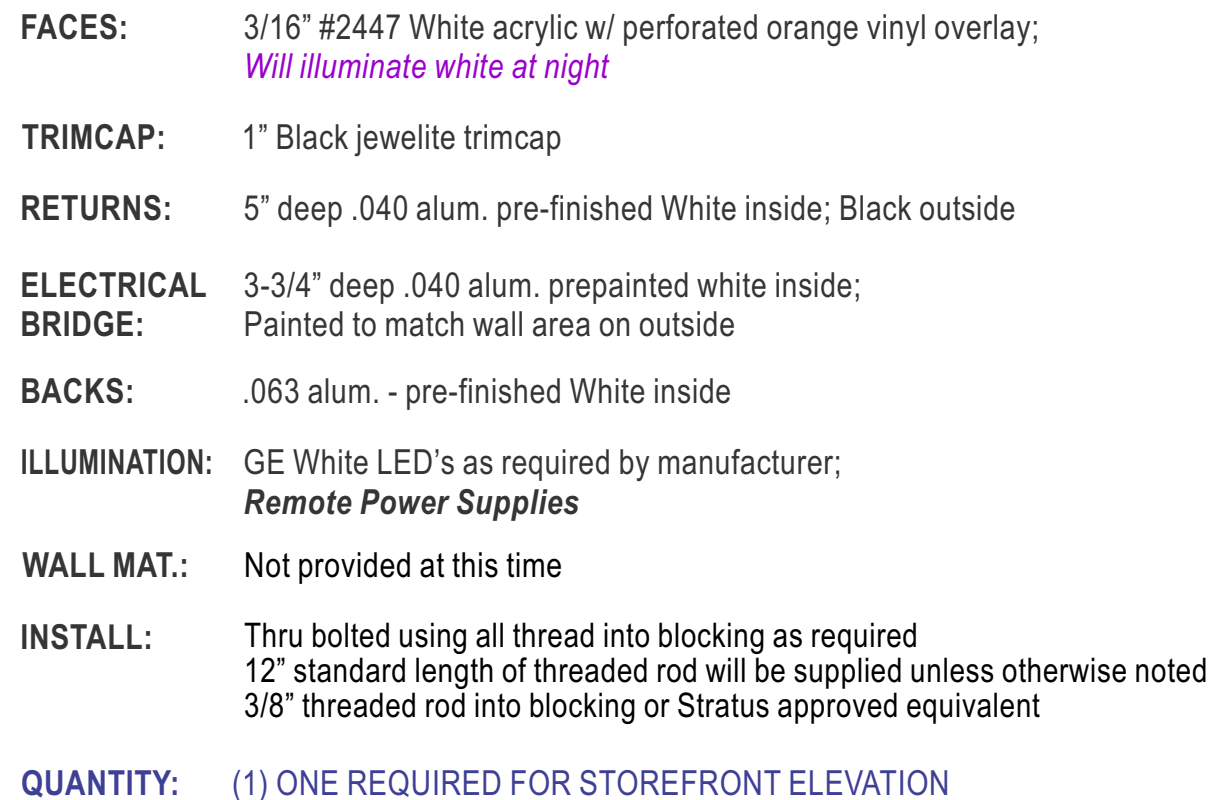
COLOR PALETTE:

 **BUILDING COLOR:**
Pearl Gray Hardie Lap Siding

Removed other options
Removed red
Removed proposed elevations for Rear, Left & Right Sides

Scale: 3/8"=1'-0"

57.7 square feet



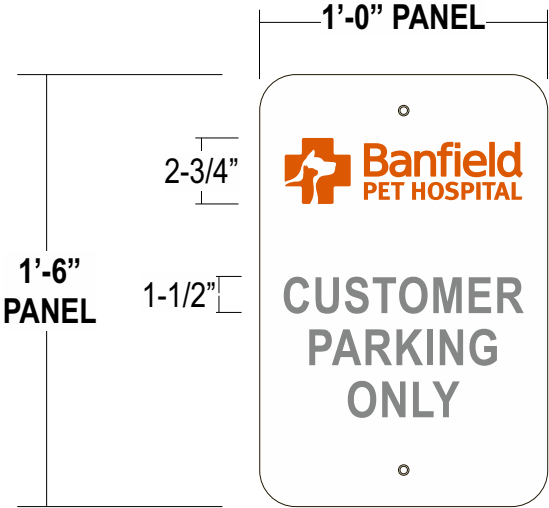
<u>LETTER FACES:</u> DN00517 Formula # 9800-333 Mesh 380 Substrate 3635-210 Att# 6		<u>RETURNS/TRIMCAP:</u> Black	
<u>ELECTRICAL BRIDGE:</u> Pearl Gray Hardie Lap Siding			

FACE LIT LED | REMOTE, FLUSH | GENERIC INSTALL



S/F PARKING LOT SIGNS

Scale: 1-1/2" = 1'-0"



SIGN BKGD: .080 Aluminum panel with engineer grade reflective White overlay; 1-1/2" radius corners; Pre-drilled 3/8" holes centered top and bottom

GRAPHICS: Surface applied vinyl graphics to match colors shown

INSTALL: Mechanically fasten to **NEW** U-channel posts using fasteners to suit - painted White to match bkgd Silver U-Channels preferred - if not available paint U-channel to match PMS cool gray 9 C Direct burial installation

Note: To be installed in (2) Spaces noted on site plan

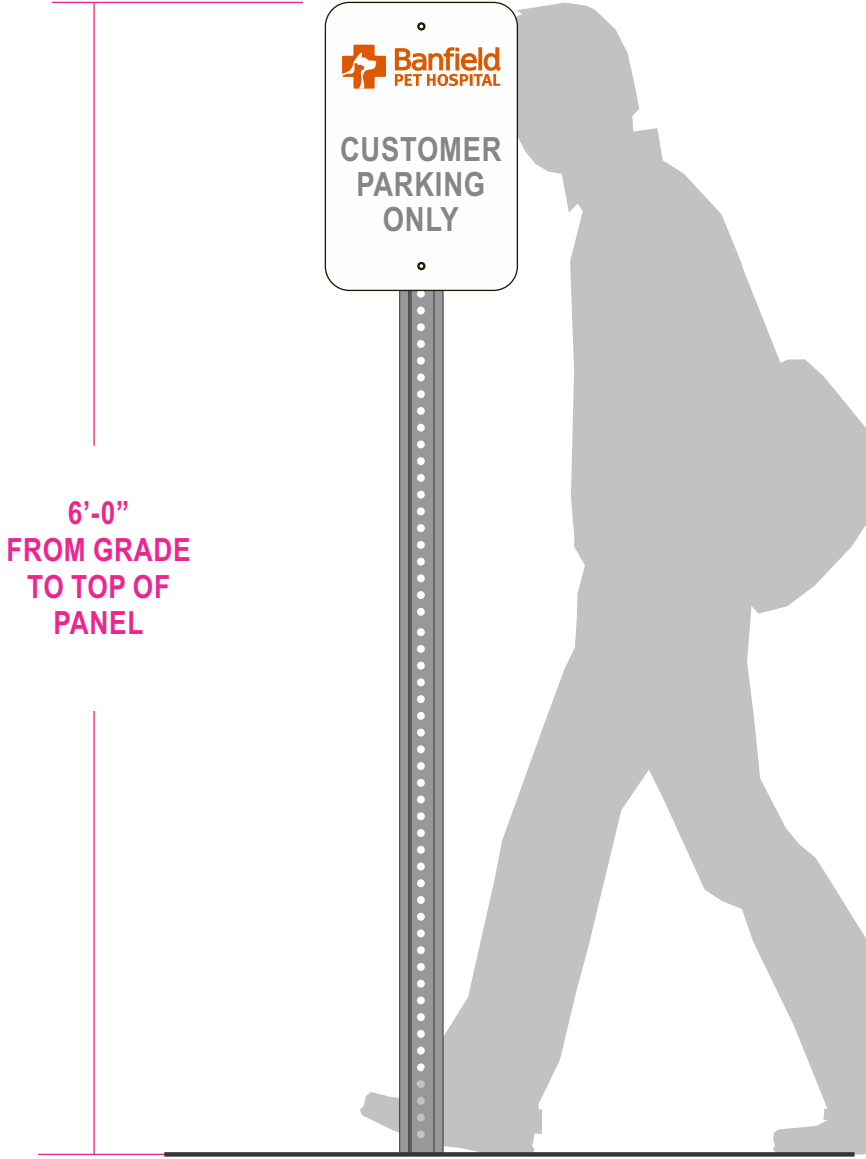
QUANTITY: (2) TWO REQUIRED

BPH - PARK - LOGO

1.5 square feet

COLOR PALETTE:

	BACKGROUND: 3M 680-10 Reflective White
	GRAPHICS: 3M 3630-44 Orange
	GRAPHICS: 3M 3630-61 Slate Grey

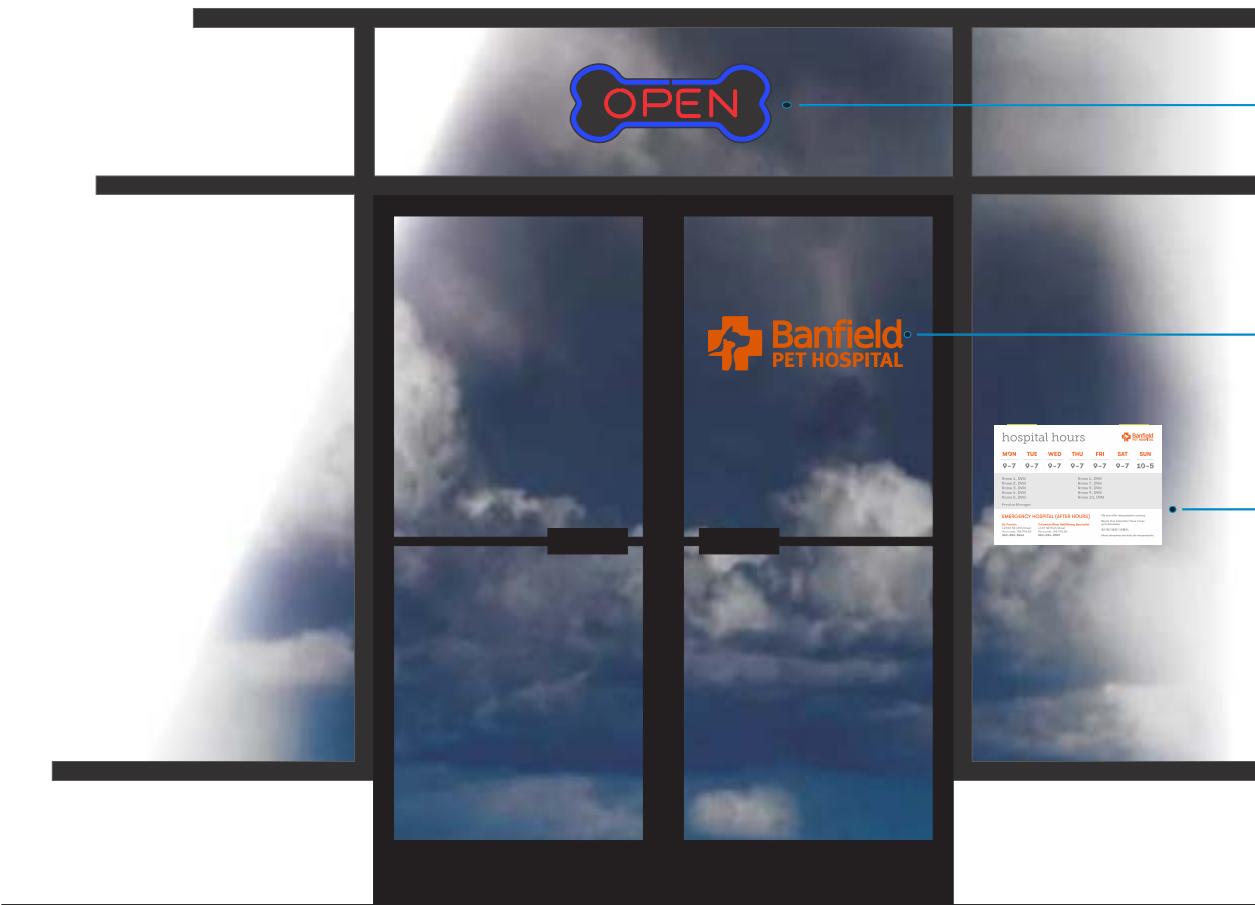


TYPICAL MOUNTING
Scale: 1"=1'-0"

Noted install on (2) spaces noted on site plan

ENTRANCE & WINDOW LAYOUT

DOUBLE DOOR



STANDARD DOUBLE DOOR & WINDOW LAYOUT
Scale: 1/2"=1'-0"

NOT MANUFACTURED BY STRATUS

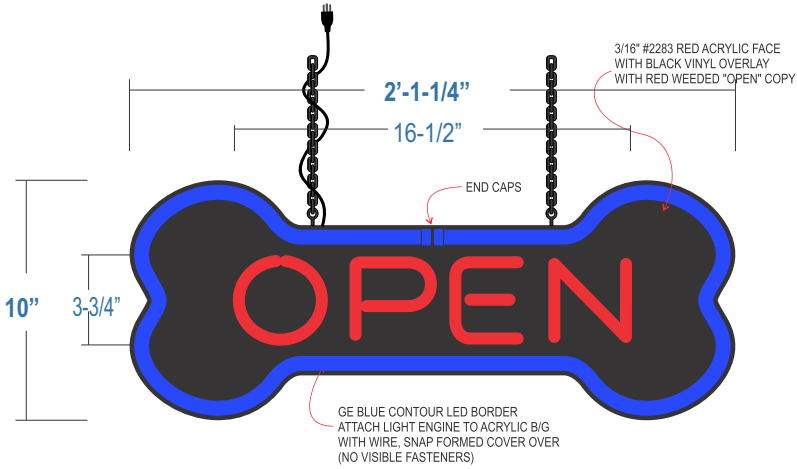
10" x 25-1/4" OPEN SIGN
TO BE ORDERED BY
THE HOSPITAL OPENINGS TEAM

NOT MANUFACTURED BY STRATUS

6-3/4" x 24-1/2" DOOR VINYL
TO BE ORDERED BY
THE BANFIELD MARKETING TEAM

NOT MANUFACTURED BY STRATUS

15" x 21" DIGITALLY PRINTED STORE HOURS
TO BE ORDERED BY
THE BANFIELD MARKETING TEAM



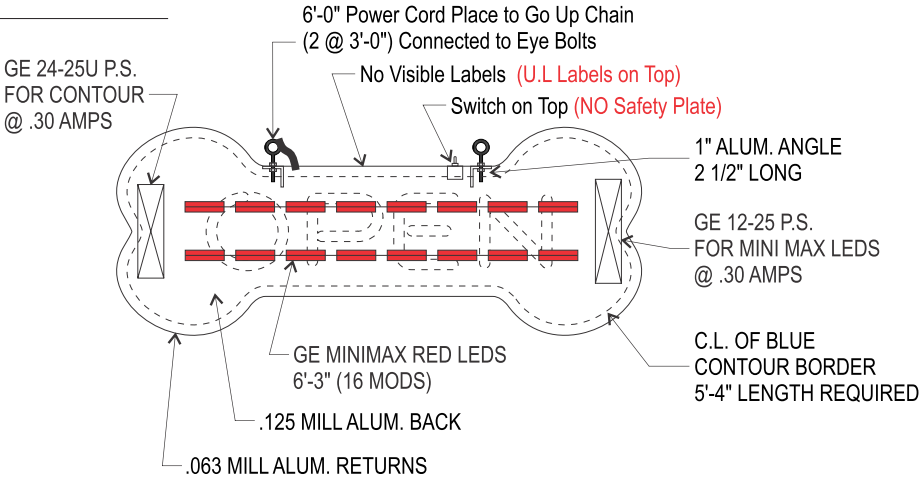
**FOR ALL ELECTRIC INTERIOR
SIGN INSTALLATIONS:**
1. UL labels must be positioned on top side
of signage or as necessary to keep from
line of sight.
2. No drain holes! No visible fasteners!

COLOR PALETTE:

- LETTER FACES:**
#2283 Red Acrylic
- LETTER FACES:**
3M 7725-22 Black

TRIMCAP:
Black Jewelite

- FACE:** 3/16" #2283 Red acrylic with surface applied, reverse weeded opaque black vinyl graphics - Copy to show thru red
- TRIMCAP:** 1" Black jewelite trimcap
- RETURNS:** 5" deep .063 mill aluminum painted Satin Black outside; White inside
- BACKS:** .125 Mill aluminum painted White inside, Satin Black outside
- ILLUM. :** GE Red minimax LED's behind OPEN copy ; 1/2" Blue GE Contour LED border required around perimeter of face; *Power supplies to be housed within cabinet*
- INSTALL:** Install to be determined following site survey
Shown to be suspended in window using chain
- QUANTITY:** (1) One req'd



Cabinet Detail:
Not to scale

BANNER ELEVATIONS

Scale: 1/8"=1'-0"

STOREFRONT ELEVATION



REAR ELEVATION



Updated approved lettersets
Removed red
Removed Letterset from rear elevation

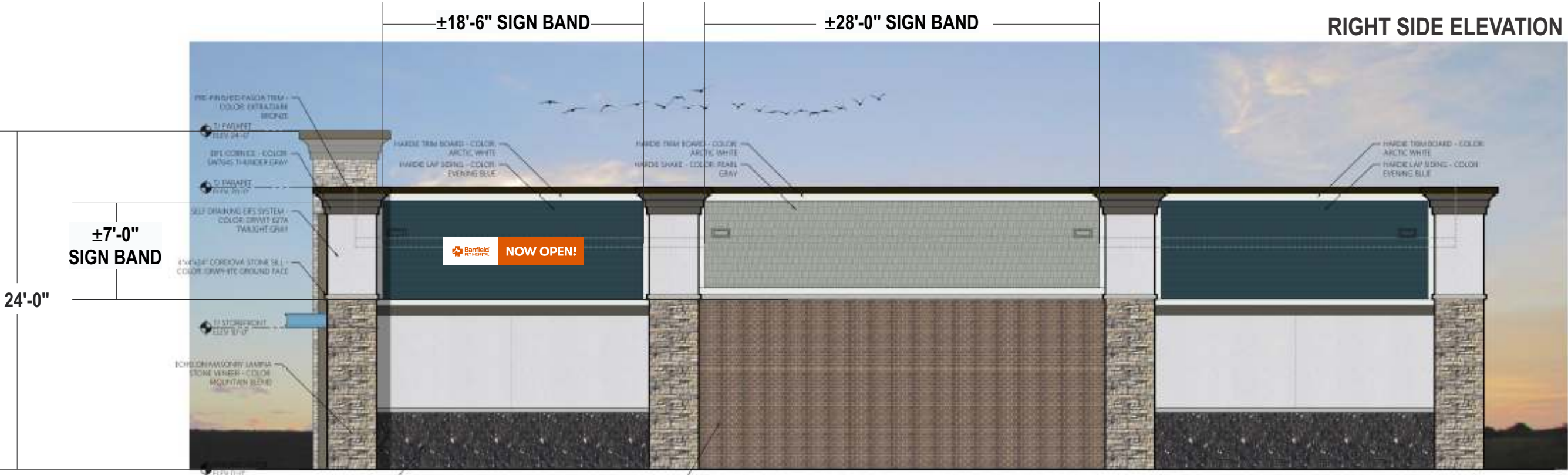
BANNER ELEVATIONS

Scale: 1/8"=1'-0"

LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



Removed red
Removed Lettersets from both elevations

TEMPORARY D/F BANNER

Scale: 3/4"=1'-0"

BPH - BANNER - 2x10

20 square feet



BKGD: 13 oz. White banner material hemmed & grommeted as required

GRAPHICS: Digitally printed to match colors shown

INSTALL: *Install based on Landlord preference; see box below*

QUANTITY: (4) FOUR D/F BANNERS REQUIRED

COLOR PALETTE



GRAPHICS:
Pantone 166 C

INSTALL METHOD:

- (Please mark preferred option.)*
- ☐ Standard fasteners mounted directly to facade
 - ☐ Sand Bags & Rope
 - ☐ Window mounted w/ suction cups to glass

Meeting Cycle: Thursday, January 20, 2022

Subject: Action on approval of an Amendment to an Outline Plan - Lakeland Commons Planned Development.

Staff Contact: Richard Donovan, Planning Consultant

STAFF RECOMMENDATION

Staff recommends approval of the PD Amendment.

DISCUSSION

The applicant is seeking approval for Outline Plan amendments to the Lakeland Commons PD. Lakeland Commons is 40.7 acre mixed-use planned development located at the southwest corner of HWY 70 and Seed Tick Road. The PD provides an integrated town center with commercial, office and residential uses in close proximity to one another in keeping with New Urbanist design principles. The property is zoned AG with a PD Overlay.

SITE INFORMATION:

LOCATION:	Highway 70, Seed Tick Road, and Memphis-Arlington Road
PARCEL ID:	L0150-00549, -00550, -00551, -00552, -00553, & -00554
ZONING:	AG (Agriculture) with PD Overlay (Lakeland Commons PD)
NEIGHBORHOOD TYPE:	Type IV
AREA:	39.6 acres
APPLICANT/OWNER:	Vince Smith - Lakeland Commons, LP.
APPLICANT REPRESENTATIVE:	Cory Brady, PLA, AICP - Integrated Land Solutions, PLLC.

BACKGROUND:

Lakeland Commons Planned Development has extensive history with the City of Lakeland including prior approvals, litigation and a consent order. Formerly approved in September 2011 as a mixed-use development, Area D was amended in 2015 to replace the single family uses with a vertically integrated mixed-use concept of retail, office and multi-family residential. The BOC approved a Development Contract for Lakeland Commons PD, Phase 1 on 5/1/19. Phase 1 received Certificates of Occupancy for all buildings and is completing interior build outs for commercial uses with the multi-family currently being occupied.

DISCUSSION ITEMS:

Lakeland Commons is back before this body for a PD Amendment at the request of City Staff. Upon review of Phase D of the development Staff noticed inconsistencies with the PD as amended notified the applicant of the steps that need to be taken to resolve those issues.

Below is a copy of the amendment that was made with the BOC's approval and the concerns being addressed are highlighted in yellow. The amendment required two areas be deeded to the City with specific uses in mind and specific locations and of specific building size. As it stands the amendment requires a parcel to be deed for a "fire hall" corner of Seed Tick and Shady Village Lane and another for municipal use (city hall or school) building at the end of the plaza with a base building of 18,000 sq. ft.

Whereas, The Developer has agreed to dedicate to the City of Lakeland two (2) portions of Area B of the subject property for use by the City as a fire station, city hall, school or other municipal office uses, in the approximate locations of the "fire station" ("Dedication Parcel A") and "city hall" ("Dedication Parcel B) shown on the 10-12- 2018 master plan for the TIF financing for the project. Dedication Parcel A is also shown as Lot 8 on General Development Plan. Dedication Parcel B shall accommodate a first floor base building area of approximately 18,000 square feet along with fifteen (15) dedicated parking spaces. The final legal descriptions of such parcels shall be reasonably acceptable to the City and developer, and the dedication shall be set forth in the final plat recorded for Area B of the project. Both Dedication Parcel A and Dedication Parcel B shall be dedicated subject to any recorded property owners' association or similar agreements governing the construction and use of improvements, common areas and shared facilities; and

Whereas, The Developer has agreed starting on the Trigger Date, defined below, Declarant shall use good faith efforts to sell 10% of the townhomes for owner occupancy annually until at least 50% of the townhomes have been sold for owner occupancy. Notwithstanding the foregoing, Declarant may defer any such sales to a subsequent year if any Deferral Conditions, defined below, exist. The "Trigger Date" shall mean the date on which the existing senior secured financing on the Project has matured and been paid in full. The "Deferral Conditions" mean that either (i) the projected net proceeds of any townhome sale, as reasonably estimated by Declarant, will be insufficient to pay in full the deed of trust release price requirement of any secured lender(s) on such townhome or (ii) Declarant reasonably determines that market conditions (including without limitation then current interest rates and mortgage lending requirements) are such that deferring sale of the townhome to a subsequent period will result in materially higher net sales proceeds from such townhome; and

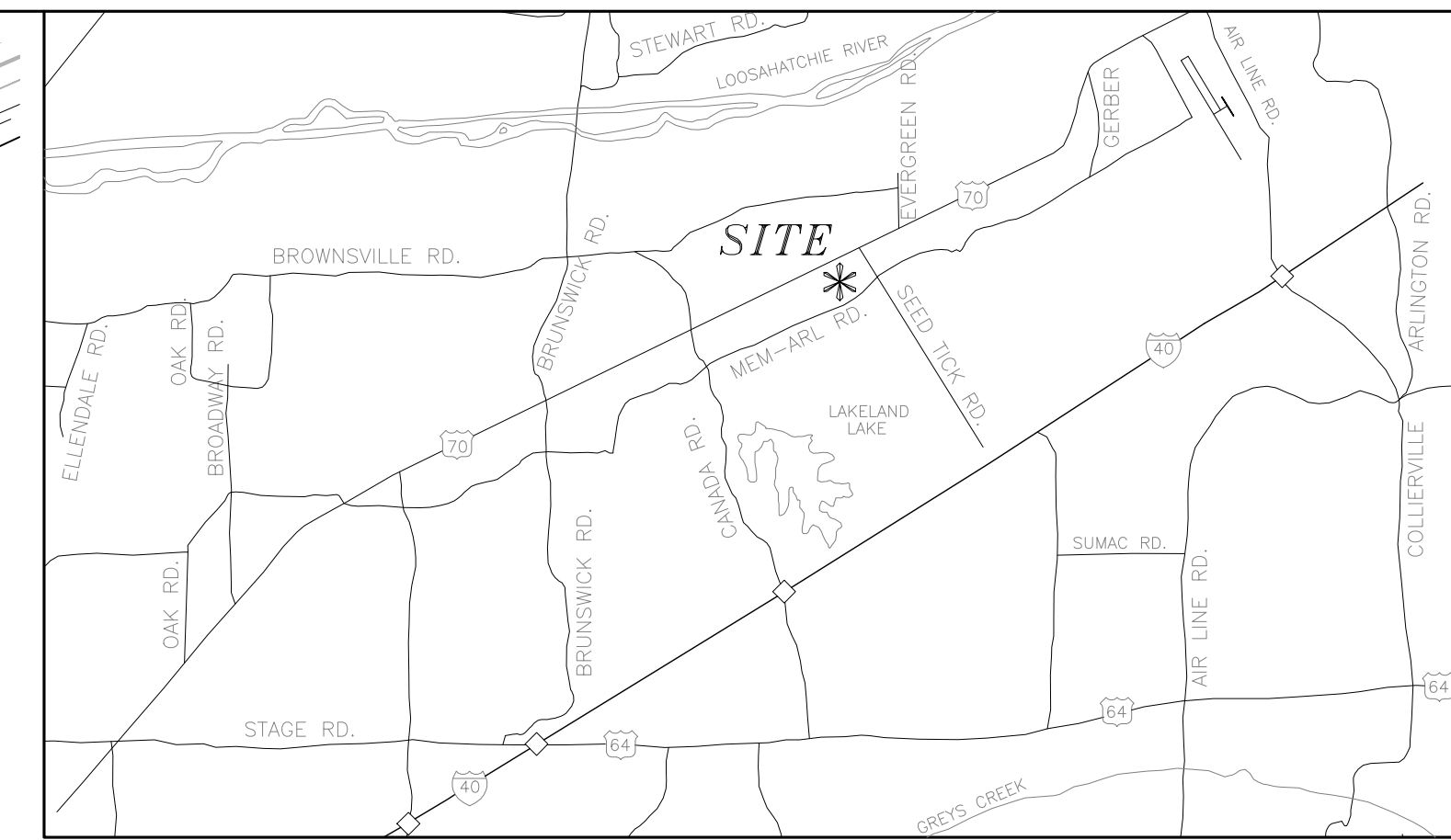
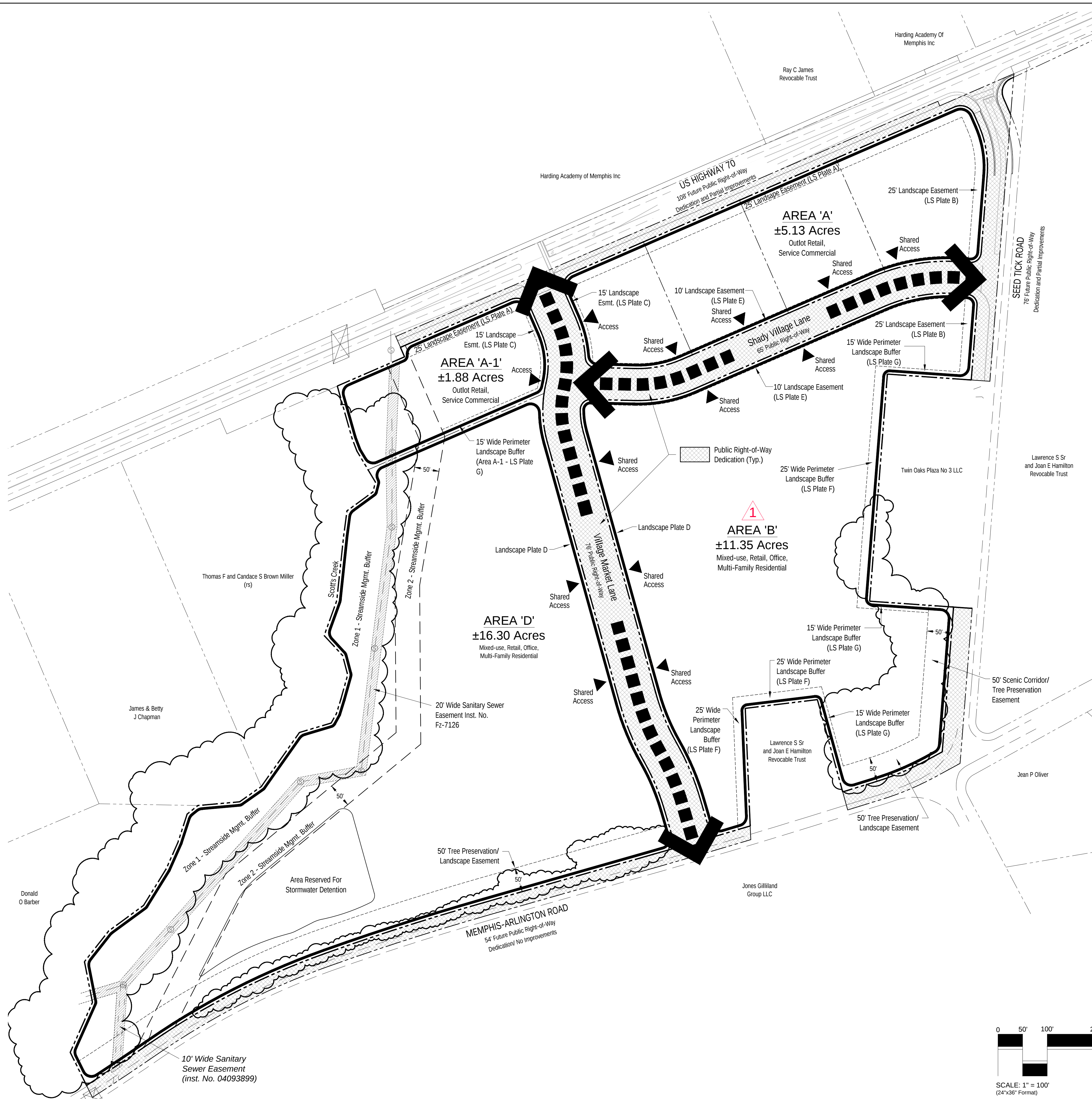
Whereas, The Developer agrees to amend the plan reducing the number of apartments in Phase 2 by ten (10) percent or eleven (11) units and converting those units into additional townhomes, if approved this would bring the project total number of apartments down from 250 to 239 while increasing the number of townhomes from 39 to 50.

Upon further discussion and review the City is unlikely to relocate the City Hall or a School Administration to this location as other sites are being used or considered for those uses. The City has discussed with the developer and the developer has agreed to provide a civic use property that the City can make use in another location is the development, as indicated on the

outline plan. The fire hall location is to remain in the PD and for City use and the other amendments made by the BOC are to remain in place and in effect for the developer.

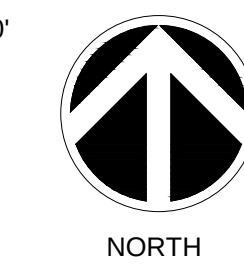
PROPOSED (EXAMPLE) MOTIONS:

1. To recommend approval of the Lakeland Commons PD Amendment with the following conditions:
 - a. Commission's discussion.
 - b. Staff comments and conditions in the staff report.
2. To recommend approval of the Lakeland Commons PD Amendment without conditions.
3. To recommend denial of the Lakeland Commons PD Amendment.
 - a. State the reason for denial.



This property is not located in a Special Flood Hazard Area per Flood Insurance Rate Map, 47157C0215G, Community Panel No. 470402 0215 G, Effective Date, February 6, 2013.

1
DRAFT AMENDMENT (Pending Review)
December 2021
OUTLINE PLAN AMENDED (RESOLUTION 2020/11-01)
LAKELAND COMMONS
PLANNED MIXED USE DEVELOPMENT



landscape architecture
planning

ils

INTEGRATED LAND SOLUTIONS, PLLC
9967 Bentwood Creek Cv., Collierville, TN 38017
901.493.6996 corybrady@gmail.com

Lakeland, Tennessee
Total Site Area: 40.713 Acres
Parcel ID: L0150 00479C
Underlying Zoning: AG

Property Owner/Developer:
Lakeland Commons, LLC
355 Tara Lane
Memphis, TN 38111

LAKELAND COMMONS
A PLANNED MIXED USE DEVELOPMENT

I. GENERAL STATEMENT AND INTENT

Lakeland Commons is a 40.7-acre planned, mixed-use development located at southwest corner of U.S. Highway 70 and Seed Tick Road. Formally approved in August of 2011, the Lakeland Commons PMUD is amended to better reflect current development trends and provide a town center environment in the City's geographic center. This planned development offers Lakeland residents a variety of community oriented commercial services with vertically integrated office and multi-family residential uses throughout.

The subject property is appropriately zoned C-2 Regional Commercial to allow a "Residential Support Center" as defined and recommended by the City's Comprehensive Land Use Plan.

The intent of this planned development is to establish clear zoning entitlement and bulk regulations which will govern the incremental development of the property while promoting a unified design theme that is both respectful of the surrounding neighborhood and responsive to the needs of the district.

This Outline Plan shall serve as a diagrammatic illustration graphically delineating the land use distribution, public road hierarchy, regulatory buffers, streetscapes and landscape easements, etc. described and provisioned herein. The General Development Plan shall serve as a conceptual master plan illustrating a hypothetical implementation of these development conditions and distribution of the uses permitted herein.

II. SURVEYORS DESCRIPTION

Description of the Lakeland Commons, LP property recorded at Instrument Nos. 06097948 and 06097949 in Lakeland, Shelby County, Tennessee:

Beginning at a found cotton picker spindle at the intersection of the centerline of existing pavement of Memphis-Arlington Road and Seed Tick Road, said point being the southeast corner of the Lakeland Commons LP property recorded at Instrument No 06097949; thence in a southwesterly direction with the centerline of existing pavement of said Memphis-Arlington Road the following calls: south 61 degrees 32 minutes 24 seconds west, 57.52 feet to a point of curvature; along a curve to the right having a radius of 597.50 feet, a delta angle of 11 degrees 15 minutes 35 seconds, chord = south 67 degrees 10 minutes 11 seconds west - 117.23 feet, an arc length of 117.42 feet to a point of tangency; south 72 degrees 47 minutes 59 seconds west, 72.98 feet to a found pk nail in the east line of the Lawrence S. Hamilton, Sr. and Joan E Hamilton Revocable Trust property recorded at Instrument No. 17087371; thence north 15 degrees 20 minutes 45 seconds west with the east line of said property recorded at Instrument No. 17087371, 232.47 feet to a found rebar; thence south 83 degrees 03 minutes 31 seconds west with the north line of said property recorded at Instrument No. 17087371, 147.46 feet to a found rebar; thence south 02 degrees 23 minutes 36 seconds east with the west line of said property recorded at Instrument No. 17087371, 266.91 feet to a found pk nail in the centerline of existing pavement of the aforesaid Memphis-Arlington Road; thence in a southwesterly direction with the centerline of said Memphis-Arlington Road the following calls: along a curve to the right having a radius of 14,443.60 feet, delta angle of 00 degrees 47 minutes 22 seconds, chord = south 73 degrees 41 minutes 53 seconds west - 198.98 feet, an arc length of 198.98 feet to a point of tangency; south 74 degrees 05 minutes 34 seconds west, 357.75 feet to a point of curvature; along a curve to the left having a radius of 5163.00 feet, delta angle of 03 degrees 44 minutes 28 seconds, chord = south 72 degrees 13 minutes 20 seconds west - 337.07 feet, an arc length of 337.13 feet to a point of compound curvature; along a curve to the left having a radius of 1500.00 feet, delta angle of 14 degrees 55 minutes 32 seconds, chord = south 62 degrees 53 minutes 19 seconds west - 389.65 feet, an arc length of 390.75 feet to a point of reverse curvature; along a curve to the right having a radius of 5127.00 feet, delta angle of 01 degrees 48 minutes 03 seconds, chord = south 56 degrees 19 minutes 35 seconds west - 161.14 feet, an arc length of 161.14 feet to a found pk nail in a bridge and being in the centerline of Scotts Creek; thence northwardly with the centerline of said Scotts Creek the following calls: north 26 degrees 11 minutes 49 seconds west, 102.15 feet; north 24 degrees 00 minutes 16 seconds east, 111.04 feet; north 11 degrees 06 minutes 38 seconds west, 84.36 feet; north 38 degrees 15 minutes 18 seconds east, 79.45 feet; north 53 degrees 45 minutes 39 seconds east, 87.89 feet; north 31 degrees 45 minutes 37 seconds east, 86.80 feet; north 23 degrees 57 minutes 28 seconds east, 58.77 feet; north 18 degrees 02 minutes 28 seconds east, 60.92 feet; north 51 degrees 26 minutes 20 seconds east, 27.94 feet; north 84 degrees 57 minutes 08 seconds east, 84.96 feet; north 54 degrees 53 minutes 24 seconds east, 53.84 feet; north 35 degrees 11 minutes 40 seconds east, 134.45 feet; north 73 degrees 25 minutes 06 seconds east, 67.28 feet; north 29 degrees 09 minutes 20 seconds east, 21.73 feet; north 17 degrees 06 minutes 54 seconds east, 30.57 feet; north 15 degrees 40 minutes 26 seconds east, 51.57 feet; north 14 degrees 43 minutes 29 seconds west, 40.75 feet; north 42 degrees 39 minutes 21 seconds west, 55.17 feet; north 19 degrees 48 minutes 47 seconds east, 75.31 feet; north 06 degrees 06 minutes 02 seconds east, 133.84 feet; north 07 degrees 36 minutes 28 seconds east, 49.80 feet; north 53 degrees 53 minutes 05 seconds east, 65.16 feet; north 14 degrees 45 minutes 00 seconds east, 20.53 feet; north 30 degrees 50 minutes 26 seconds west, 73.48 feet; north 20 degrees 56 minutes 51 seconds west, 27.63 feet; north 15 degrees 44 minutes 48 seconds west, 110.59 feet to a point in the south right-of-way line of U.S. Highway No. 70 (R.O.W. varies) (75' from centerline); thence northeastwardly with the south right-of-way line of said U.S. Highway No. 70 the following calls: north 66 degrees 32 minutes 11 seconds east, 148.91 feet to found rebar; north 23 degrees 27 minutes 49 seconds west, 45.00 feet found rebar (30' from centerline); north 66 degrees 32 minutes 11 seconds east, 1200.00 feet to found rebar; south 23 degrees 27 minutes 49 seconds east, 10.00 feet to found rebar (40' from centerline); north 66 degrees 32 minutes 11 seconds east, 164.16 feet to a found cotton picker spindle in the centerline of existing pavement of the aforesaid Seed Tick Road; thence south 04 degrees 27 minutes 29 seconds west with the centerline of existing pavement of said Seed Tick Road, 626.87 feet to a found cotton picker spindle in the north line of the James E. Dempsey, Sr. and wife, Marilyn Dempsey property recorded at Instrument No. 07185202, 208.75 feet to a found rebar; thence south 04 degrees 27 minutes 29 seconds west with the west line of said property recorded at Instrument No. 07185202, 462.75 feet to a found rebar; thence south 85 degrees 58 minutes 13 seconds east with the south line of said property recorded at Instrument No. 07185202, 208.75 feet to a found cotton picker spindle in the centerline of existing pavement of said Seed Tick Road; thence south 04 degrees 27 minutes 29 seconds west with the centerline of existing pavement of said Seed Tick Road, 315.96 feet to a point of beginning and containing 40.713 acres of 4 land, more or less.

III. LAND USE

- A. These planned development conditions are based substantially upon the City of Lakeland's Land Development Regulations as adopted at the time of this planned development's approval. Where conflicts exist, the conditions herein shall apply. Where these conditions are silent upon a particular provision, the City of Lakeland Land Development Regulations shall apply.
- B. The Zoning District Classifications, their descriptions and definitions, outlined in §III.1 of the Lakeland Land Development Regulations apply as modified herein.
- C. The following Zoning District Classifications shall be permitted in the Areas designated in the Permitted Zoning Classification Table, III.D below.
- D. PERMITTED ZONING CLASSIFICATION TABLE
(Refer to The Outline Plan for Area designations)

X = Permitted, Blank = Not Permitted				
ZONING CLASSIFICATION	AREA A	AREA A-1	AREA B	AREA D
Mixed Use and Commercial Districts				
(NC) Neighborhood Commercial District	X	X	X	X
(C1) Community Commercial District	X	X	X	X
(C2) Regional Commercial District	X	X		
Office Districts:				
(NO) Neighborhood Office District			X	X
(O) Office District			X	
Residential Districts				
(R6) Attached District			X	X
(R7) Multi-Family District			X	X

- E. Permitted Principal Uses.
- The Use Classifications (Retail, Office, etc), their descriptions and definitions, outlined in §III.2 of the Lakeland Land Development Regulations apply as modified herein. Refer to the Permitted Use Table, III.F herein for Principal Uses and Area designations.
 - Any Use listed in the Permitted Use Table, III.F herein that is not defined by Lakeland's Development Regulations shall be defined herein.
 - Any Use that is not specifically listed and that does not meet the criteria in the category description of Lakeland's Land Development Regulations, the Planning Director, or designee shall interpret the Use as inappropriate; this Use shall only be permitted through amendment of these Land Development Regulations.
 - The Open Space definitions and regulations outlined in §III.4, Section 4 of the Lakeland Land Development Regulations SHALL NOT apply. Greenspace shall be regulated by the bulk regulations and landscape regulations outlined herein.
 - The "Upper Story" Use limitations specified in §III.2.L-2 of the Lakeland Land Development Regulations SHALL NOT apply. Vertical integration is permitted as specified herein. Refer to §IV.C herein.
 - The Development Standards regulations specified in §III.2.L-3 and §III.2.M of the Lakeland Land Development Regulations SHALL NOT apply. Development Standards are specified herein.

- E. Permitted Principal Uses. (Continued)
- The individual conditions specified for any Use listed on Table 2.L-1 of the Lakeland Land Development Regulations as a Conditional Use SHALL APPLY. The PROCEDURAL regulations specified in § I.4.N of the Lakeland Land Development Regulations SHALL NOT apply.
 - The Open Space definitions and regulations outlined in §III.4 of the Lakeland Land Development Regulations SHALL NOT apply. Greenspace shall be regulated by the bulk regulations and landscape regulations outline herein.
 - Streamside Management Buffer. Land uses shall be in accordance with the City of Lakeland Streamside Management Regulations.
- F. PERMITTED USE TABLE
(Refer to The Outline Plan for Area designations)

X = Permitted, Blank = Not Permitted				
PRINCIPAL USE	AREA A	AREA A-1	AREA B	AREA D
Single-Family Attached Residential			X	X
Multi-Family Residential			X	X
Neighborhood Assembly			X	X
Police/Fire Station	X	X	X	X
Post Office	X	X	X	X
Neighborhood Retail				
Antique Shop	X	X	X	X
Apparel & Accessory Store	X	X	X	X
Art & Education Supplies	X	X	X	X
Bakery	X	X	X	X
Bicycle Sales & Repair	X	X	X	X
Book, Magazine, Newspaper Store	X	X	X	X
Camera and Photo Supply Store	X	X	X	X
Collectable Items			X	X
China and Glassware Shop			X	X
Convenience Store (No Fuel Sales)	X	X	X	X
Convenience Store w/Automotive Fuel Sales	X	X	X	
Drug Store/Pharmacy	X	X	X	X
Fabric & Craft Store	X	X	X	X
Florist	X	X	X	X
Grocery Store	X	X	X	X
Hardware Store	X	X	X	X
Jewelry Sales and Repair	X	X	X	X
Luggage and Leather Goods	X	X	X	X
Specialty Food Market	X	X	X	X
Music Store	X	X	X	X
Office Supply	X	X	X	X
Optical Goods Shop	X	X	X	X
Party Supply Shop	X	X	X	X
Pet Shop	X	X	X	X
Tobacco Sales	X	X	X	X
Sporting Goods Sales (No Rental)	X	X	X	X
Stationary and Paper Store	X	X	X	X
Toy Shop	X	X	X	X
General Retail				
Appliance and Electronic Sales and Service	X	X	X	X
Computer Software Sales and Leasing	X	X	X	X
Department Store	X	X	X	X
Home Furnishings and Accessories	X	X	X	X
Musical Instrument Repair and Sales	X	X	X	X
Vehicle Supply Shop	X	X		
Convenience Store w/Automotive Fuel Sales	X	X	X	
Liquor Store	X	X	X	X
Firearms Dealer			X	X
Neighborhood Personal Services				
Bank	X	X	X	X
Barber Shop, Beauty Salon, Spa	X	X	X	X
Dry Cleaning and Laundry	X	X	X	X
Eating and Drinking Establishments	X	X	X	X
Pet Grooming (No Boarding)	X	X	X	X
Photocopying/Printing	X	X	X	X
Photography Studio/Supplies	X	X	X	X
Shoe Repair	X	X	X	X
Tailor/Seamstress	X	X	X	X
Tanning Salon	X	X	X	X
Travel Agency	X	X	X	X
Child Day Care	X	X	X	X
Amphitheatre			X	
Neighborhood Office				
Architecture/Engineering/Design			X	X
Business Consulting			X	X
Computer Programming/Support			X	X
Educational Services			X	X
Financial and Insurance			X	X
Governmental Offices			X	X
Neighborhood Office				
Law Firm			X	X
Management Services			X	X
Licensed Massage Therapy			X	X
Medical and Dental without Labratory			X	X
PR and Advertising			X	X
Real Estate			X	X
Veterenarian			X	X
General Office			X	X
Craftsman Use				
Bakery, Commercial	X	X	X	X
Furniture and Fixtures			X	X
Leather Products			X	X
Miscellaneous Repair			X	X
Pottery and Related Products			X	X
Sign and Letter Shop			X	X
Small Goods			X	X
Wireless Transmission Facilities			X	X
PRINCIPAL USE	AREA A	AREA A-1	AREA B	AREA D

- G. Use Definitions and Provisions
- Single-Family Attached Residential. A Single-Family Dwelling Unit located horizontally adjacent to another Single Family Dwelling Unit that share common wall(s).
 - Multi-Family Residential. Two (2) or more Dwelling Units located in the Principal Structure of a Lot in which the units may or may not share a common wall with the adjacent (horizontally or vertically) unit(s) or have individual entrances from the outside.
 - Neighborhood Assembly. A Use that occupies a structure less than 10,000 square feet in size that has organized services, meetings, or programs to benefit, educate, entertain, or promote discourse amongst the residents of the community in a public or private setting. Assembly includes such Uses as a community center, house of worship, and private clubs and lodges.
 - Police and Fire. A facility providing public safety and emergency services; training facilities, locker rooms, and limited overnight accommodations may also be included.
 - Post Office. A publicly accessed facility for the collection and distribution of mail and packages and the selling of supplies and mail related products.
 - Neighborhood Retail. A Use that involves the selling of goods or merchandise to the general public for personal or household consumption to residents in adjacent neighborhoods. A Use in this category occupies an area of less than 5,000 square feet.
 - General Retail. A retail Use involving the sale of goods or merchandise to residents living in the community. A Use in this category occupies an area between 5,000 and 30,000 square feet.
 - Large Scale Retail. A retail Use involving the large Scale sale of goods to residents living within the region. It is almost exclusively accessed by automobile and therefore additional consideration shall be given to parking and traffic issues when developing this Use. The goods or merchandise sold may be of the same type or a variety of types as General Retail and occupy a space greater than 30,000 and less than 75,000 square feet.
 - Convenience Store with Automotive Fuel Sales shall be defined has a retail establishment offering indoor sales of convenience merchandise and outdoor automotive fuel dispensaries. Convenience Stores with Automotive Fuel Sales may be attached to neighborhood or general retail buildings.
 - Only one (1) Convenience Store with Automotive Fuel Sales shall be permitted within Lakeland Commons Planned Development.
 - Permitted at public street intersections only.
 - Development Standards are specified herein.
 - Liquor Stores. A retail Use that sells alcoholic beverages solely for off-premise consumption and regulated pursuant to Title 57 of the Tennessee Code Annotated (TCA). For the purposes of this definition, alcoholic beverage means any beverage that contains more than five (5) percent alcohol content by weight as defined in TCA.
 - Only one (1) liquor store shall be permitted within the Lakeland Commons Planned Development.
 - No liquor store shall be located within 500' of any church or school.
 - The retail sale of alcoholic beverages shall be permissible in accordance with Tennessee State Law §57-3.
 - Grocery Stores are exempt in accordance with Chapter 3, Section 8 of the Lakeland Municipal Code and Tennessee State Law Title 57, Chapter 3.
 - Firearms Dealer. A retail Use involving the sale of Firearms or Ammunition and occupying a space no greater than 10,000 square feet.
 - Neighborhood Personal Services. A Uses that provide patrons services and limited retail products related to residents in adjacent neighborhoods. A Use in this category occupies less than 5,000 square feet.
 - Child Care. A licensed facility that provides for the care of children under seventeen (17) years of age for twelve (12) hours or less per day without a transfer of custody.
 - Amphitheatre. An open circular or oval structure with a central space surrounded by tiers of seats for spectators, for the presentation of theatrical events, events concerts, presentations, etc.
 - Neighborhood Office. A Use for businesses that involve the transaction of affairs of a profession, service, industry, or government. Patrons of these businesses usually have set appointments or meeting times; the businesses do not rely on walk-in customers. Typically occupies less than 5,000 square feet and involves twenty (20) or fewer employees at a given location.
 - General Office. An office Use that typically occupies more than 5,000 square feet and more than twenty (20) employees at a given location.
 - Craftsman Use. A Use that involves the small Scale production or assemblage of goods resulting in little to no by-products, non-noxious or noxious. It includes a showroom or retail store to showcase or sell the goods produced on-site.
 - Wireless Transmission Facilities. Use shall be defined and regulated by City of Lakeland Ordinances #14-217 and #19-271 amending §III.14 of the Lakeland Land Development Regulations regarding wireless transmission towers and facilities.
- H. Prohibited Uses, ALL AREAS:
- Single Family Detached Residential, Bed and Breakfast, Large Scale Retail, Warehouse Retail, Outdoor Sales Lot, Cemetery, Outdoor Kennels, Sexually Oriented Businesses, Cemetery, Hotel/Motel, General Assembly, Independent, Assisted Living, and Nursing Home, Hospice, Pawn Shop, Title Loan, Payday Lender, Check Cashing Operations, Tattoo/Piercing Parlor, Funeral Home.
- I. Permitted Accessory Uses and Structures:
- Accessory Uses and Structures permitted within the C1, O, R6 and R7 Zoning Districts as defined and regulated by §III.2.N-O of the Lakeland Land Development Regulations shall be permitted as modified herein. Where conflicts exist, these regulations shall govern.
 - The Development Standards specified in §III.2.P-Q of the Lakeland Land Development Regulations for Uses within the C-1, O, and R-7 Zoning Districts SHALL APPLY as modified herein. Where conflicts exist, these regulations shall govern.
 - Outdoor Storage shall be permitted as an Accessory Use in accordance with §III.2.Q.2.J of the Lakeland Land Development Regulations.
 - Animal Boarding shall be permitted as an accessory to veterinarian clinics only. External/Outdoor facilities and/or dog runs are PROHIBITED.
 - Dog Parks shall be permitted as an Accessory Use within common areas only.

IV. BULK REGULATIONS

(Refer to the Outline Plan for area identification):

A. Areas A and A-1: Outlot Retail/Service Commercial

Building Setbacks:	
US Highway 70:	50 feet
Shady Village Lane:	25 feet
Shady Village Lane:	20 feet
Seed Tick Road:	40 feet
Side Yard Setback:	*None/20 feet (Area A-1 Only)
Rear Yard Setback:	*None/15 feet (Area A-1 Only)
* None where lot adjoins Streamside Management Buffer (SMB)	

Minimum Lot Size:	N/A
Minimum Lot Width:	N/A
Maximum Building Height:	35 feet
Maximum Floor Area Ratio:	0.20
Maximum Impervious Area:	75%

B. Areas B and D: Mixed Use

Building Setbacks:	
Village Market Lane:	None/9 feet*
Shady Village Lane:	10 feet
Memphis-Arlington Road:	50 feet
Seed Tick Road:	40/50 feet**
Private Drive:	8 feet
Side Yard Setback:	20 feet
Rear Yard Setback:	None***
* None where balconies and/or other building appendages exist. Primary building facade shall be setback a minimum 9 feet from the right-of-way line.	
** 50 feet where regulated by the Scenic Corridor Regulations	
*** Where regulated by Streamside Management Buffer	

IV. BULK REGULATIONS (continued)

(Refer to the Outline Plan for area identification):

B. Areas B and D: Mixed Use (continued)

Minimum Lot Size:	N/A
Minimum Lot Width:	N/A
Mininum Building Separation:	20 feet
Maximum Building Height:	48 feet
Maximum Floor Area Ratio:	.50 FAR
Maximum Single Use Bldg Size or Tenant:	30,000 SF
Maximum Number of Residential Units:	289 Units
Maximum Impervious Area:	75%

Vertical Integration and Use Distribution:

- Retail Uses restricted to 1st floor only;
Office Uses permitted on all floors;
Multifamily Residential Uses permitted on all floors.

C. Parking Requirements: (All Areas)

- Parking shall be in accordance with §III.6 of the Lakeland Land Development Regulations except where otherwise noted or modified herein.
- Commercial Parking:
 - Useable Floor Area for Computing Parking, Commercial Building: 75% of gross square of floor area.
 - Maximum Permitted Parking: 4.5 spaces/1000 useable floor area.
 - Actual parking count shall be determined by use distribution.
 - Office Parking Requirement:
 - Useable Floor Area for Computing Parking, Office: 80% of gross building area.
 - Useable Floor Area for Computing Parking, Medical Office: 85% of gross building area.
 - Maximum Permitted Parking: 4.5 spaces/1000 useable SF.
 - Actual parking count shall be determined by use distribution.
 - Multifamily Residential Parking:
 - Maximum Permitted Parking: 1.5 spaces/ Unit.
 - Parking distribution shall be permitted as generally illustrated on the General Development Plan and as specified herein:
 - On-street parking shall be permitted within the Village Market Lane and Shadow Village Lane public right-of-ways only.
 - Areas A and A-1: A double row of off-street parking shall be permitted in the front yards of all development fronting US Highway 70 and Seed Tick Road.
 - Areas B and D: No off-street parking shall be permitted in the front yards of any development fronting Village Market Lane, Shadow Village Lane, or Memphis-Arlington Road.
 - Loading Berths, All Areas.
Loading Berths shall be provided in accordance with the §III.6.D of the Lakeland Land Development Regulations.
 - Open Storage, Refuse Areas, and Utility Appurtenances, All Areas.
Location of Open Storage, Refuse Areas, and Utility Appurtenances shall be in accordance with §III.5.M of the Lakeland Land Development Regulations.

V. PUBLIC ROADS, VEHICULAR ACCESS, AND PEDESTRIAN CIRCULATION

(Refer to Street Sections for details)

A. PUBLIC ROADS

- All public roads shall comply will all governing regulations where applicable.
- U.S. Highway 70: Existing Right-of-Way Varies.
 - Dedicate 54' from centerline, or as required to provide one half of a 108' public right-of-way;
 - Improve to provide a center turn lane, two (2) east bound travel lanes, improved shoulder, and rural drainage swale in accordance with TDOT standards.
- Memphis-Arlington Road: Existing Right-of Way is prescriptive
 - Dedicate 27' from centerline or as required to provide one half of a 54' public right-of-way;
 - No further improvements are proposed or required.
- Seed Tick Road, north of the Twin Oaks Plaza No 3 LLC Property: Existing Right-of-Way is prescriptive.
 - Dedicate 34' from centerline, or as required to provide one half of a 68' public right-of-way;
 - Improve to provide a 48' urban cross section with sidewalk and improved intersection geometry at U.S. Highway 70 in accordance with City of Lakeland Standards.
- Seed Tick Road, south of the Twin Oaks Plaza No 3 LLC Property: Existing Right-of-Way is prescriptive.
 - Dedicate 34' from centerline, or as required to provide one half of a 68' public right-of-way;
 - No further improvements are proposed or required.
- Village Market Lane, north of Shady Village Lane: Proposed North/South Collector Road.
 - Dedicate a 76' public right-of-way;
 - Improve to provide a four lane, 48' wide public collector road with striped median and designated turn lanes;
 - On-street parking PROHIBITED;
 - Sidewalks shall be constructed concurrently with adjacent lot development.
- Village Market Lane, south of Shady Village Lane: Proposed North/South Collector Road.
 - Dedicate a 76' public right-of-way;
 - Improve to provide a two lane, 43' wide urban cross section;
 - On-street parking permitted;
 - Sidewalks shall be constructed concurrently with adjacent lot development.
- Shady Village Lane: Proposed East/West Collector Road.
 - Dedication a 65' public right-of-way;
 - Improve to provide a two lane, 36' wide urban cross section;
 - On-street parking permitted;
 - Sidewalks shall be constructed concurrently with adjacent lot development.

November 2020
OUTLINE PLAN CONDITIONS AMENDED (RESOLUTION 2020/11-01)
LAKELAND COMMONS
PLANNED MIXED USE DEVELOPMENT



Lakeland, Tennessee
Total Site Area: 40.713 Acres
Parcel ID: L0150 00479C
Underlying Zoning: AG

Property Owner/Developer:
Lakeland Commons, LLC
355 Tara Lane
Memphis, TN 38111

B. VEHICULAR ACCESS

1. All internal drives shall be private, designed in accordance with the City of Lakeland engineering standards, and subject to approval by the Lakeland City Engineer and Shelby County Fire Department.
2. All internal, private drives shall be owned and maintained by a Property Owners' Association with shared access easements conveyed unless otherwise dedicated to the City of Lakeland.
3. Shared Driveways. The number of access drives and private street intersections with public streets shall be minimized by the use of shared driveways with adjoining lots where feasible. The Property Owner's Association Architectural Review Committee shall require shared driveways as a condition of land division, development review, or site design review, as applicable, for traffic safety and access management purposes in accordance with the following standards:
 - a. Shared driveways and frontage streets may be required to consolidate access onto the collector street. When shared driveways or frontage streets are required, they shall be stubbed to adjacent developable parcels to indicate future extension. "Stub" means that a driveway or street temporarily ends at the property line, but may be extended in the future as the adjacent parcel develops. "Developable" means that a parcel is either vacant or it is likely to receive additional development.
 - b. Access easements shall be recorded for all shared driveways, including pathways, at the time of final plat approval.
 - c. Exception. Shared driveways are not required when existing development patterns or physical constraints (e.g., topography, parcel configuration, and similar conditions) prevent consolidation of access points to public streets.
 - d. Cross Access. Cross access is encouraged, and may be required, between contiguous sites in order to provide more direct circulation between sites and uses for pedestrians, bicyclists, and drivers.
4. US Highway 70: Vehicular access for all lots within Areas A and A-1 shall be restricted to the Village Market Lane and/or Shady Village Lane. Direct vehicular access to U.S. Highway 70 shall be PROHIBITED.
5. Memphis-Arlington Road: Vehicular access for all lots within Areas B and D shall be restricted to the Village Market Lane and/or Shadow Village Lane. Direct vehicular access to Memphis-Arlington Road shall be PROHIBITED.
6. Seed Tick Road: One (1) point of access shall be permitted along Seed Tick Road in the general location illustrated on the Outline Plan.
7. Village Market Lane:
 - a. Area A: One (1) point of vehicular access shall be permitted along Village Market Lane in the general location illustrated on the Outline Plan.
 - b. Area B: Three (3) points of vehicular access shall be permitted along Village Market Lane in the general location illustrated on the Outline Plan.
 - c. Area A-1: One (1) point of vehicular access shall be permitted along Village Market Lane in the general location illustrated on the Outline Plan.
 - d. Area D: Two (2) points of vehicular access shall be permitted along Village Market Lane in the general location illustrated on the Outline Plan.
8. Shady Village Lane:
 - a. Area A: Four (4) points of shared vehicular access shall be permitted along Village Market Lane in the general location illustrated on the Outline Plan.
 - b. Area A-1: Not Applicable
 - c. Area B: Two (2) points of shared vehicular access shall be permitted along Village Market Lane in the general location illustrated on the Outline Plan.
 - d. Area D: Not Applicable

C. PEDESTRIAN CIRCULATION

1. No sidewalks shall be required or constructed along US Highway 70, Memphis-Arlington Road, or Seed Tick Road south of the Twin Oaks Plaza No3 property. A 5' wide pedestrian easement shall be conveyed for future sidewalk connections, if desired and constructed by the City of Lakeland.
2. Concrete sidewalks, a minimum 5' wide, shall be constructed along each side of Village Market Lane and Shady Village Lane. Sidewalks shall be constructed concurrently with each incremental phase.
3. All internal lots shall have pedestrian interconnectivity. Sidewalks shall be constructed concurrently with each incremental phase.
4. A 10' wide, public multi-use, asphalt trail shall be constructed in Phase 1, within Area D as generally illustrated on the General Development Plan with final alignment to be determined with detailed site plans. A 10' wide pedestrian easement shall be conveyed.

VII. TREE MANAGEMENT, STREET SCAPE, ORNAMENTAL LANDSCAPING, and PERIMETER BUFFERS.

A. TREE PRESERVATION AND MANAGEMENT:

1. The Lakeland Tree Management Ordinance Title 13, Chapter 4 of the Municipal Code shall govern.
2. Compliance with the Tree Management Ordinance shall be determined with the detailed site plan and construction drawing review. Tree preservation does not nullify the landscape requirements outlined herein.
3. Tree Preservation:
 - a. A fifty-foot wide (50') Scenic Corridor/Tree Preservation Easement shall be required along the east boundary, south of the Twin Oaks Plaza No 3 LLC property, along Seed Tick Road, to preserve the existing tree stand and provide a natural buffer to the adjacent single-family residential properties.
 - b. A fifty-foot wide (50') Tree Preservation/Landscape Easement shall be required along the south boundary, east of the Lawrence S Sr and Joan E Hamilton Revocable Trust property, along Seed Tick Road, to preserve the existing tree stand and provide a natural buffer to the adjacent single-family residential district.
 - c. A fifty-foot wide (50') Tree Preservation/Landscape Easement shall be required along the south boundary, west of Village Market Lane, along Memphis-Arlington Road to preserve the existing tree stand and provide a natural buffer to the adjacent single-family residential district.
 - d. All trees existing within the designated Streamside Management Buffer, with the exception of dead, diseased, dying, or invasive species, shall be preserved.

B. STREETSCAPE LANDSCAPING: (REFER TO LANDSCAPE PLATES FOR DETAILS)

7. US Highway 70 Frontage
A 25' wide landscape easement shall be required along the planned development's US Highway 70 frontage with the intent to establish a unified streetscape appearance. The following streetscape improvements shall be required:
 - a. One (1) over-story deciduous shade tree, 2"-2.5" caliper at planting shall be installed at 40' o.c. or equivalent thereof;
 - b. Where parking fields are located between the building and public right-of-way, a continuous row of evergreen shrubs, 24" height at planting, shall be installed at 3' o.c. with the intent is to establish and maintain a continuous 42" tall mature hedge, PLUS, one (1) ornamental tree, 2"-2.5" caliper at planting shall be installed in a random fashion at a ratio equivalent to or greater than 40' o.c. or equivalent thereof.
2. Seed Tick Road, north of the Twin Oaks Plaza No 3 LLC Property
A 25' wide landscape easement shall be required along the planned development's Seed Tick Road frontage to establish a unified streetscape appearance materially consistent with the US Highway 70 frontage and compatible with the previously approved Lakeland Meadows Planned Development "Seed Tick Road Landscape Plate 1" improvements specified. The following streetscape improvements shall be required:
 - a. One (1) over-story deciduous shade tree, 2"-2.5" caliper at planting shall be installed at 40' o.c. or equivalent thereof;
 - b. Where parking fields OR private drives are located between the building and public right-of-way, a continuous row of evergreen shrubs, 24" height at planting, shall be installed at 3' o.c. with the intent is to establish and maintain a continuous 42" tall mature hedge.
3. Seed Tick Road, south of the Twin Oaks Plaza No 3 LLC Property
No landscape improvements required. Refer to §VII.A.3a herein for tree preservation requirements.
4. Memphis-Arlington Road
No landscape improvements required. Refer to §VII.A.3b-c herein for tree preservation requirements.
5. Village Market Lane
 - a. Area A and Area A-1:
A 20' wide landscape easement shall be required along the planned development's Village Market Lane frontage with the intent to provide a unified streetscape materially consistent with the US Highway 70 frontage. The following streetscape improvements shall be required:
 - i. One (1) over-story deciduous shade tree, 2"-2.5" caliper at planting, shall be installed at 40' o.c. or equivalent thereof;
 - ii. Where parking fields OR private drives are located between the building and public right-of-way, a continuous row of evergreen shrubs, 24" height at planting, shall be installed at 3' o.c. with the intent is to establish and maintain a continuous 42" tall mature edge.

B. STREETSCAPE LANDSCAPING: (Continued)

(REFER TO LANDSCAPE PLATES FOR DETAILS)

5. Village Market Lane
 - a. Area A and Area A-1:
A 20' wide landscape easement shall be required along the planned development's Village Market Lane frontage with the intent to provide a unified streetscape materially consistent with the US Highway 70 frontage. The following streetscape improvements shall be required:
 - i. One (1) over-story deciduous shade tree, 2"-2.5" caliper at planting, shall be installed at 40' o.c. or equivalent thereof;
 - ii. Where parking fields OR private drives are located between the building and public right-of-way, a continuous row of evergreen shrubs, 24" height at planting, shall be installed at 3' o.c. with the intent is to establish and maintain a continuous 42" tall mature edge.
 - b. Area B and Area D:
All required street tree and ornamental shrubbery shall located within the Village Market Lane as generally illustrated on the General Development Plan and Street Sections for details. The following streetscape improvements shall be required:
 - i. One (1) over-story deciduous shade tree, 2"-2.5" caliper at planting shall be installed at 40' o.c. or equivalent thereof;
 - ii. Over-story trees may be substituted by under-story ornamental trees at a ratio of 3:1
 - iii. Where on-street parking is proposed, mixed ornamental shrubbery and seasonal groundcovers shall be installed incrementally in planters to segregate the vehicular and pedestrian zones;
 - iv. Where parking fields OR private drives are located between the building and public right-of-way, a continuous row of evergreen shrubs, 24" height at planting, shall be installed at 3' o.c. with the intent is to establish and maintain a continuous 42" tall mature hedge.
6. Shady Village Lane
 - a. Area A and Area B:
A 10' wide landscape easement shall be required along the planned development's Shady Village Lane frontage with the intent to provide a unified streetscape materially consistent with the overall planned development while providing additional landscape buffer to the rear service areas, mechanical areas, and secondary facades of the developed out lots fronting US Highway 70. The following streetscape improvements shall be required:
 - i. One (1) over-story deciduous shade tree, 2"-2.5" caliper at planting, shall be installed at 40' o.c. or equivalent thereof, within the right-of -way between the sidewalk and curb;
 - ii. Where parking fields are located between the building and public right-of-way, a continuous row of evergreen shrubs, 24" height at planting, shall be installed at 3' o.c. with the intent is to establish and maintain a continuous 42" tall mature hedge, PLUS, one (1) ornamental tree, 2"-2.5" caliper at planting shall be installed in a random fashion at a ratio equivalent to or greater than 40' o.c. or equivalent thereof.
7. Segregated Internal Private Drives
 - a. A minimum 10' wide landscape island shall be required along all internal private drives, EXCLUDING parking lot drive isles;
 - b. At a minimum, the 10' wide landscape island shall contain one of the following:
 - i. Ornamental over-story trees, 8'-10' height or 1.5" caliper at planting, installed at 20' o.c. or equivalent thereof, OR,
 - ii. Over-story deciduous shade trees, 2"-2.5" caliper at planting, installed at 40' o.c. or equivalent thereof.
 - c. Where parking fields front the segregated internal private drives, a row of evergreen shrubs, 24" height at planting, shall also be installed at 3' o.c. with the intent is to establish and maintain a continuous 42" tall mature hedge;
 - d. Where buildings, fences, walls, or other architectural feature exist in proximity to the internal private drives, the ornamental landscaping requirements shall apply.

C. ORNAMENTAL LANDSCAPING:

- The landscaping requirements outlined in §III.5 of the Lakeland Land Development Regulations shall apply as modified herein.
- a. Landscape Materials and Specifications. The landscape materials and methods specified shall be consistent and compatible throughout the development to establish a unified landscape treatment across all phases of implementation.
 - b. All ornamental landscaped areas shall be irrigated with an automated system having proper head to head coverage. Streamside Management Buffers and tree preservation areas area excluded.
 - c. All entries to developments shall be highlighted with shrubs, ground cover, and small ornamental trees in addition to the required streetscape landscaping.
 - d. Foundation Planting. Except where a commercial storefront, entryway, patio exists, buildings shall include a minimum 4-foot wide landscape area between the building foundation and any sidewalk or impervious feature. A wider landscape area is recommended for taller buildings. The building shall be softened with foundation plantings totaling a minimum of 40% of the building's perimeter with priority given to those areas visible from any public or shared drive. Where a commercial storefront, entryway, patio is visible from any public or shared drive, any combination of pots, raised planters, hanging baskets, window boxes, espalier, trellis structures or cable systems, tree pits, or tree wells, shall be provided to serve as foundation landscaping.

D. PERIMETER BUFFERS:

1. Perimeter Buffers, as specified herein, shall be installed commensurate with the associated phase of vertical (building) construction.
2. A 25-foot wide perimeter landscape buffer shall be required along the west boundary of the Twin Oaks Plaza No 3 LLC property. At a minimum, the 25-foot wide landscape buffer shall contain the following material:
 - a. One (1) over-story deciduous shade tree, 2"-2.5" caliper at planting, shall be installed at 40' o.c. or equivalent thereof;
 - b. A double row of large evergreen, naturalized screening shrubs, 5'-6' height at planting, shall be installed between each over-story tree at 10' o.c. triangular spacing.
- c. OPTIONAL. A 6-foot tall opaque fence installed continuously along the shared boundary line.
3. A 15-foot wide perimeter landscape buffer shall be required along the north and south boundaries of the Twin Oaks Plaza No 3 LLC property. At a minimum, the 15-foot wide landscape buffer shall contain the following material:
 - a. One (1) over-story deciduous shade tree, 2"-2.5" caliper at planting, shall be installed at 40' o.c. or equivalent thereof;
 - b. A single row of large evergreen, naturalized screening shrubs, 5'-6' height at planting, installed at 8' o.c.
- c. OPTIONAL. A 6-foot tall opaque fence installed continuously along the shared boundary line.
4. A 25-foot wide perimeter landscape buffer shall be required along the west and north boundaries of the Lawrence S Sr and Joan E Hamilton Revocable Trust property. At a minimum, the 25-foot wide landscape buffer shall contain the following material:
 - a. One (1) over-story deciduous shade tree, 2"-2.5" caliper at planting, shall be installed at 40' o.c. or equivalent thereof;
 - b. A double row of large evergreen, naturalized screening shrubs, 5'-6' height at planting, shall be installed between each over-story tree at 10' o.c. triangular spacing.
- c. OPTIONAL. A 6-foot tall opaque fence installed continuously along the shared boundary line.
5. A 15-foot wide perimeter landscape buffer shall be required along the east boundary of the Lawrence S Sr and Joan E Hamilton Revocable Trust property. At a minimum, the 15-foot wide landscape buffer shall contain the following material:
 - a. One (1) over-story deciduous shade tree, 2"-2.5" caliper at planting, shall be installed at 40' o.c. or equivalent thereof;
 - b. A single row of large evergreen, naturalized screening shrubs, 5'-6' height at planting, installed at 8' o.c.
- c. OPTIONAL. A 6-foot tall opaque fence installed continuously along the shared boundary line.
6. Where existing, dense vegetation is preserved within the required perimeter buffer areas, meeting the minimum size requirements, is in good health, and are an acceptable species per the City's tree list may be utilized in place of the buffer planting requirement at the same spacing. Preserved vegetation may require supplementation to satisfy the requirement of the appropriate landscape buffer.
7. If any portion of the Twin Oaks Plaza No 3 LLC property or Lawrence S Sr and Joan E Hamilton Revocable Trust property develops as a Use classified as C1, C2, NO, or O prior to or concurrently with development within Area B of the Lakeland Commons; the corresponding perimeter buffer requirements shall be eliminated.

VIII. LIGHTING

Site lighting requirements shall be in accordance §III, 13 of the Lakeland Land Development Regulations.

IX. SIGNS

Signs shall be permitted in accordance with the City of Lakeland Sign Ordinance, Title 14, Chapter 4 of the City of Lakeland's Municipal Code.

X. ARCHITECTURAL STANDARDS

- A. Committee establishment. An Architectural Review Committee (ARC) shall be established. This committee or its designated architect will review all proposed structures, site plans, building elevations, landscaping and construction materials. The ARC will follow all conditions and guidelines contained in the Outline Plan when reviewing individual plans. The City of Lakeland shall use these guidelines as a reference when reviewing building permits. Interpretation of regulations is by the City of Lakeland, if there is any disagreement with the ACC, developer, or builder.
- B. Site Planning. Setbacks and/or build-to lines are enumerated in the bulk regulations for the development. The ARC reserves the right to review, revise and approve all proposed site plans. The ARC shall be subject to the Design Guidelines in this Outline Plan and other applicable City approvals and regulations. The City of Lakeland shall utilize the Outline Plan to determine compliance with these design guidelines prior to the issuance of building permits or other applicable permits.
- C. Unified Design Theme. Lakeland Commons Planned Development shall be constructed having a unified design theme. Design elements including construction materials, architecture, signage, fencing, landscaping, site furnishings and site lighting shall be of a consistent nature.
- D. Architectural Style. Building styles for this development shall be consistent throughout utilizing sympathetic architecture. All buildings shall comply with the following:
 1. Primary facades are those facades that can be seen from any public road. These facades shall incorporate mixed materials appropriate to the style. The primary material on each façade shall be a minimum of 50% brick and/or stone (exclusive of windows of doors), with secondary materials which may include, efis (above 10 feet), fiber cement panels and other cement plaster (when applied over brick).
 - a. Minimum percentage of storefront façade window area: 25%.
 - b. Minimum articulated pier distance: 50'. Recommended frequency shall be 30' to 40'.
 - c. Covered entrances and arcades are encouraged as single story transitional elements.
 - d. Window openings and awnings are strongly encouraged.
 - e. Horizontal material changes are strongly encouraged.
 - f. Raised planters and landscaping are encouraged to soften building facades.
 - g. Entrance pavilions and tower elements are encouraged to break up large format architecture.
 - h. Skylights and other forms of natural lighting are encouraged.
 2. Secondary facades are those facades that cannot be seen from a public road. Due to their decreased impact upon the public realm, the design criteria can be relaxed in the following ways:
 - a. At minimum these facades shall be composed of painted split face block.
 - b. Use of other complimentary materials is encouraged.
 - c. Service bays shall not be visible from a public way.
 3. Decorative metalwork is strongly encouraged, which may include, but is not limited to, balconies or terraces, handrails, window boxes, finials and cupolas. All exposed metalwork shall be style appropriate, in cast iron, wrought iron or copper.
- E. Building form shall respect and relate to all street frontages through incorporation of secondary door access, windows, etc. No blank walls shall be visible from any street or shared access private drive.
- F. Drive through services.

The following requirements apply:

 1. No drive through services shall be permitted within Areas B, and D as defined on the Outline Plan.
 2. No "drive-in" restaurants, i.e. restaurants where dining service is rendered in the vehicle, shall be permitted in any area of this planned development.
 3. All drive through services and queuing spaces shall be located at the side or rear of the proposed building or structure adjoining a public way.
 4. Drive through service areas shall be designed to mimic and/or blend with the architectural features of the primary façade.
 5. Drive through stacking lanes shall be minimized and integrated into the overall landscape and streetscape concept.
- G. Fuel Pumps. The placement of fuel pumps (if proposed) shall be such that the pumps are oriented to minimize their impact and exposure, and so that they are placed to be partially hidden by columns. Design shall substantially conform to the Design Guidelines attached herein and the overall architectural character of the development.
- H. Glazing. Glazing in windows and doors shall be true divided-light windows or simulated divided lite windows on all front elevations. Simulated divided lite windows shall have surface applied muntins on both their interior and exterior faces as well as a muntin bar within the glass if insulated glass is used. Retail storefront windows excluded.
- I. Roofing. Roofing, where visible within the development, shall be primarily textured architectural shingles designed to give the appearance of wooden shakes or slate and to be in similar color ranges. In limited applications, the ACC may approve the use of patinated copper roofing or tern plate, particularly for dormers, entries and other accent locations. Large pitched roof areas shall require plane breaks and roof dormers. Flat roofs shall terminate with an appropriately proportioned cornice element and screened from public view.
- J. Accent Lighting. The use of style appropriate lighting is encouraged to draw attention to building entrances and features. These lights, where used, shall be low wattage, LED, incandescent or natural gas and shall conform to the building guidelines.
- K. Screening. HVAC units, utility meters, commercial equipment, waste disposal containers, connection boxes and all like items shall be placed to the sides or rear of buildings, out of view from public ways. HVAC units may be either roof or ground mounted but must be screened from the public view, where necessary, with landscaping or approved fencing/wall. Waste disposal containers shall be screened as required in the bulk regulations, and the screens shall be of similar materials as the buildings to which they are proximate.
- L. Outbuildings. Any and all outbuildings and detached structures shall be permitted only with full review and approval by the ARC. All outbuildings must be constructed of the same building materials and detailing as the primary structure. All plans must be reviewed and approved prior to construction. Temporary, pre-fabricated, or modular outbuildings shall not be permitted.
- M. Professional Office Buildings. Office buildings (if proposed) shall be designed in compatible character with consistent architecture and materials on all sides.
- N. Convenience store with Automotive Fuel Sales. Convenience store with Automotive Fuel Sales (if proposed) shall be designed in compatible character consistent with the unified architectural appearance established with the overall planned development. The principal building and fuel canopy shall exhibit consistent materials, colors, and design features on all sides. The fuel canopy shall complement their associated buildings in scale, methods and materials and be integrated in the buildings' overall design. All signage shall comply with the City of Lakeland's Sign Ordinance.
- O. The architectural elevations provided herein are intended to convey architectural intent only and shall be considered conceptual. Final, detailed architecture shall be reviewed incrementally for general compliance with the standards outlined herein as each independent phase is proposed for development.

IIIX. PHASING OF DEVELOPMENT/COMPLETION/EXPIRATION

Lakeland Commons will be constructed in multiple phases with a development schedule subject to actual market conditions and subject to change without notice.

Development Phasing and tentative schedule:

- Phase 1: Overall site clearing, mass grading and public infrastructure improvements.
Phase 2: Area A, C, and D development specific site improvements and vertical construction. Construction anticipated: Summer 2020
Phase 3: Area B development specific site improvements and vertical construction. Construction Anticipated Spring 2021.
Completion of all phases is anticipated with 10 years of approval subject to actual economic conditions.

IX. AMENDMENTS

- Delta #1: Area B Municipal Dedications
1. The developer shall dedicate Lot 8 and Lot 9 as generally identified on the General Development Plan to the City of Lakeland for municipal uses as permitted and regulated herein. The final legal descriptions of such parcels shall be reasonably acceptable to the City and developer, and the dedication shall be set forth in the final plat recorded for Area B of the project.
 2. The total development shall not exceed 239 apartments and 50 townhouses.

1
DRAFT AMENDMENT (Pending Review)

December 2020

OUTLINE PLAN CONDITIONS AMENDED (RESOLUTION 2020/11-01)

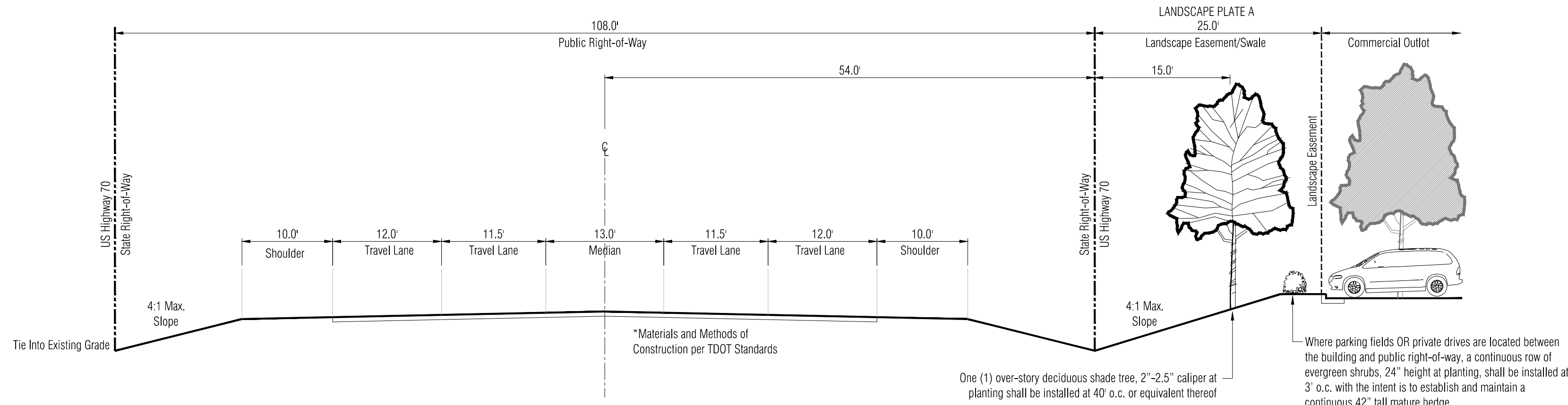
LAKELAND COMMONS

PLANNED MIXED USE DEVELOPMENT

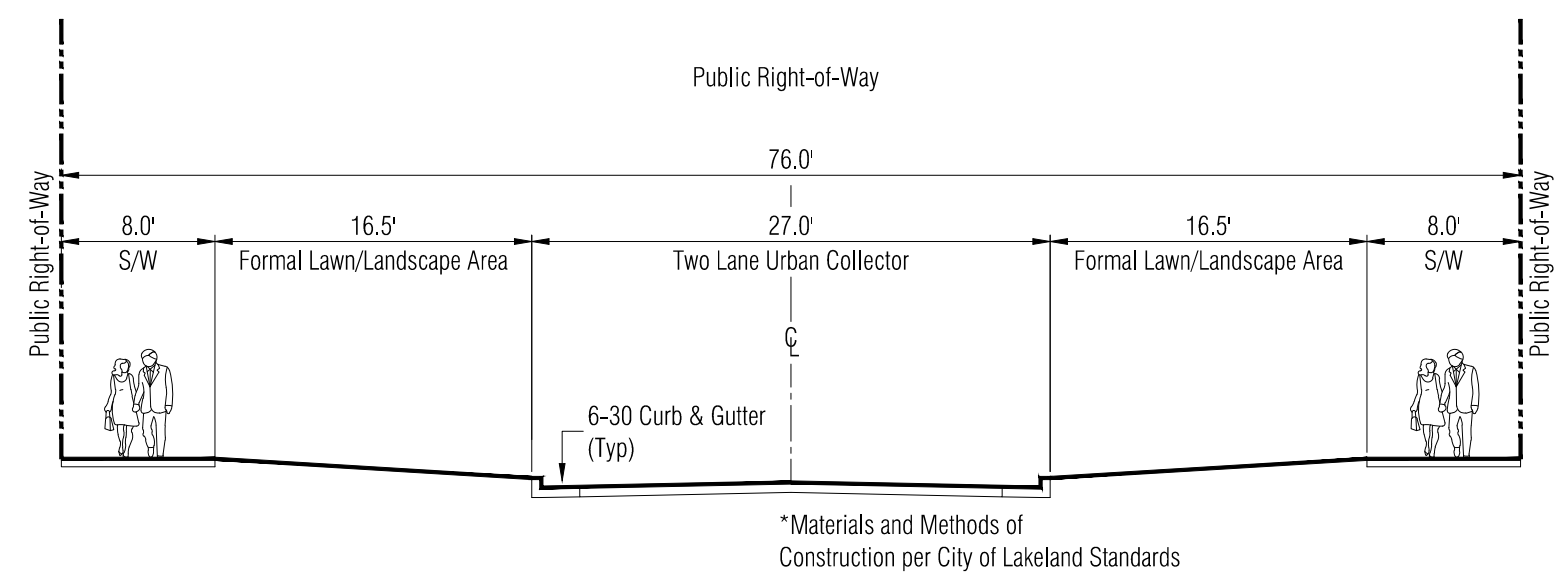


Lakeland, Tennessee
Total Site Area: 40.713 Acres
Parcel ID: L0150 00479C
Underlying Zoning: AG

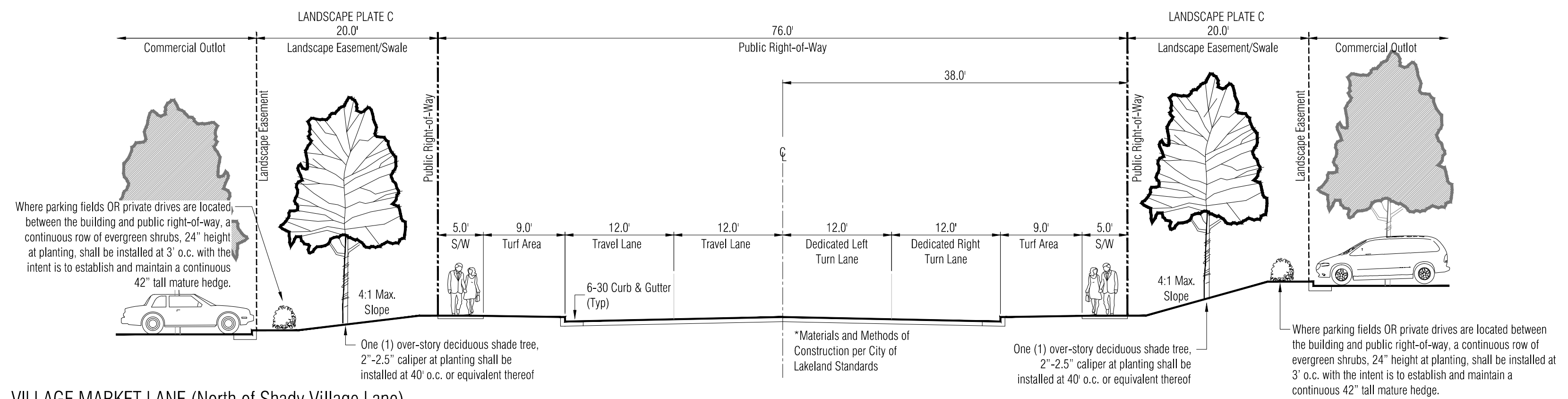
Property Owner/Developer:
Lakeland Commons, LLC
355 Tara Lane
Memphis, TN 38111



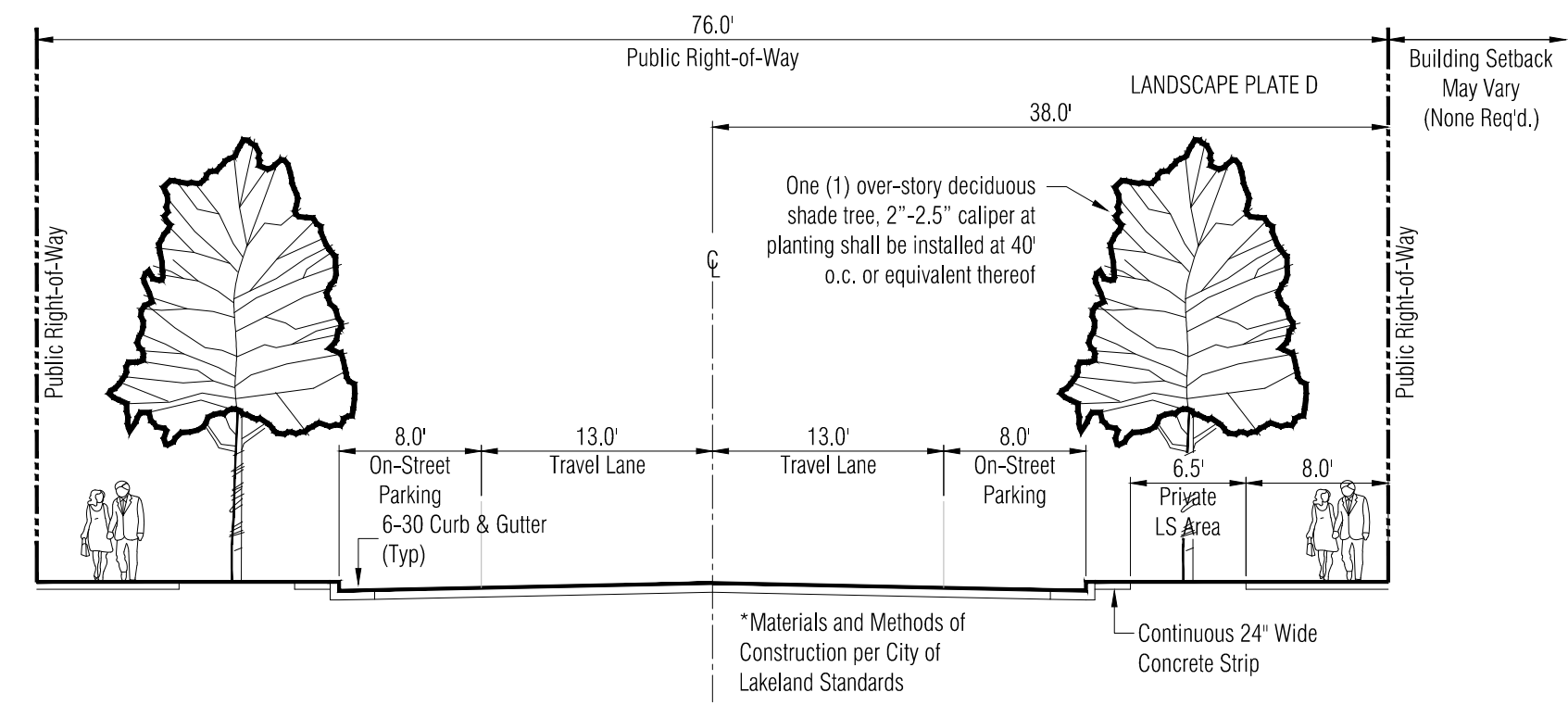
US HIGHWAY 70
T.D.O.T. Coordinated Section



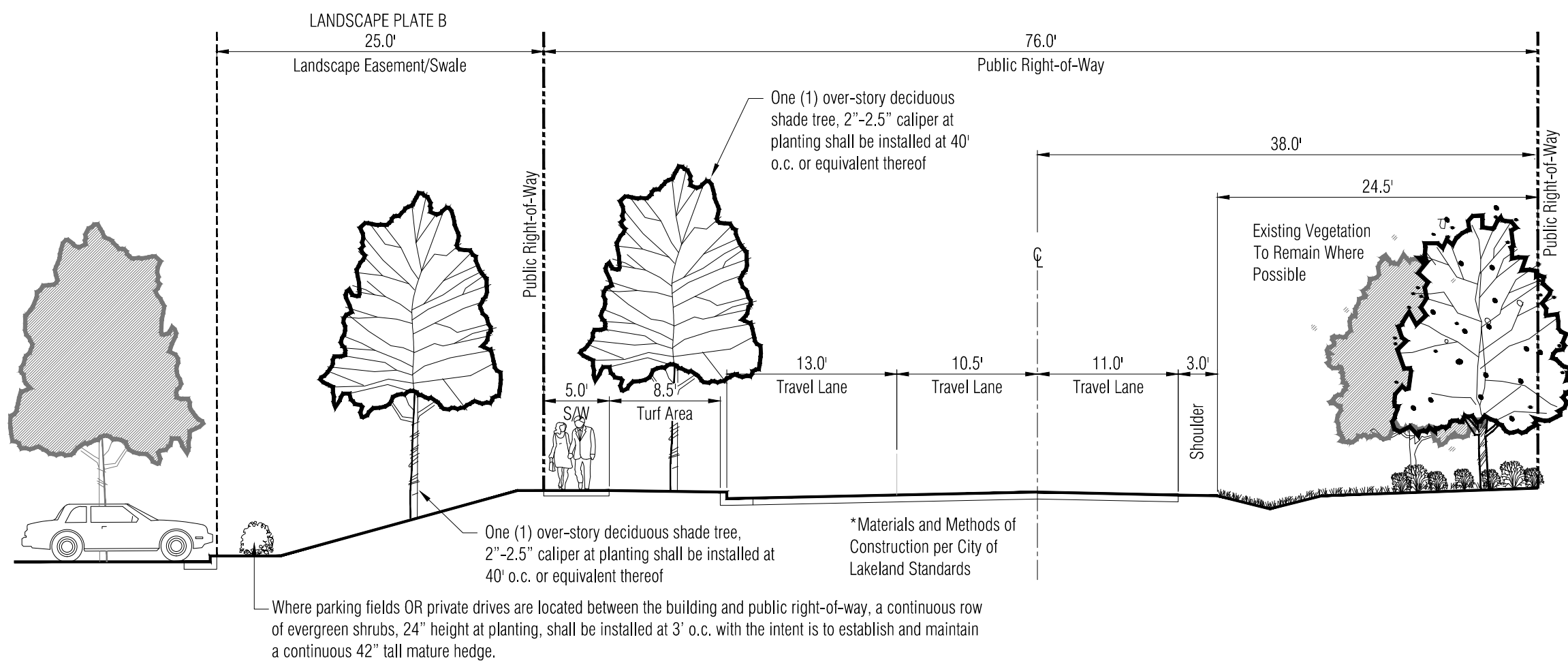
VILLAGE MARKET LANE STANDARD SECTION (South of Shady Village Lane)
Proposed North/South Collector



VILLAGE MARKET LANE (North of Shady Village Lane)
Proposed North/South Collector



VILLAGE MARKET LANE - ONSTREET PARKING SECTION (South of Shady Village Lane)
Proposed North/South Collector



SEED TICK ROAD (North of the Twin Oaks No 3, LLC Property)

November 2020
STREET SECTIONS (RESOLUTION 2020/11-01)

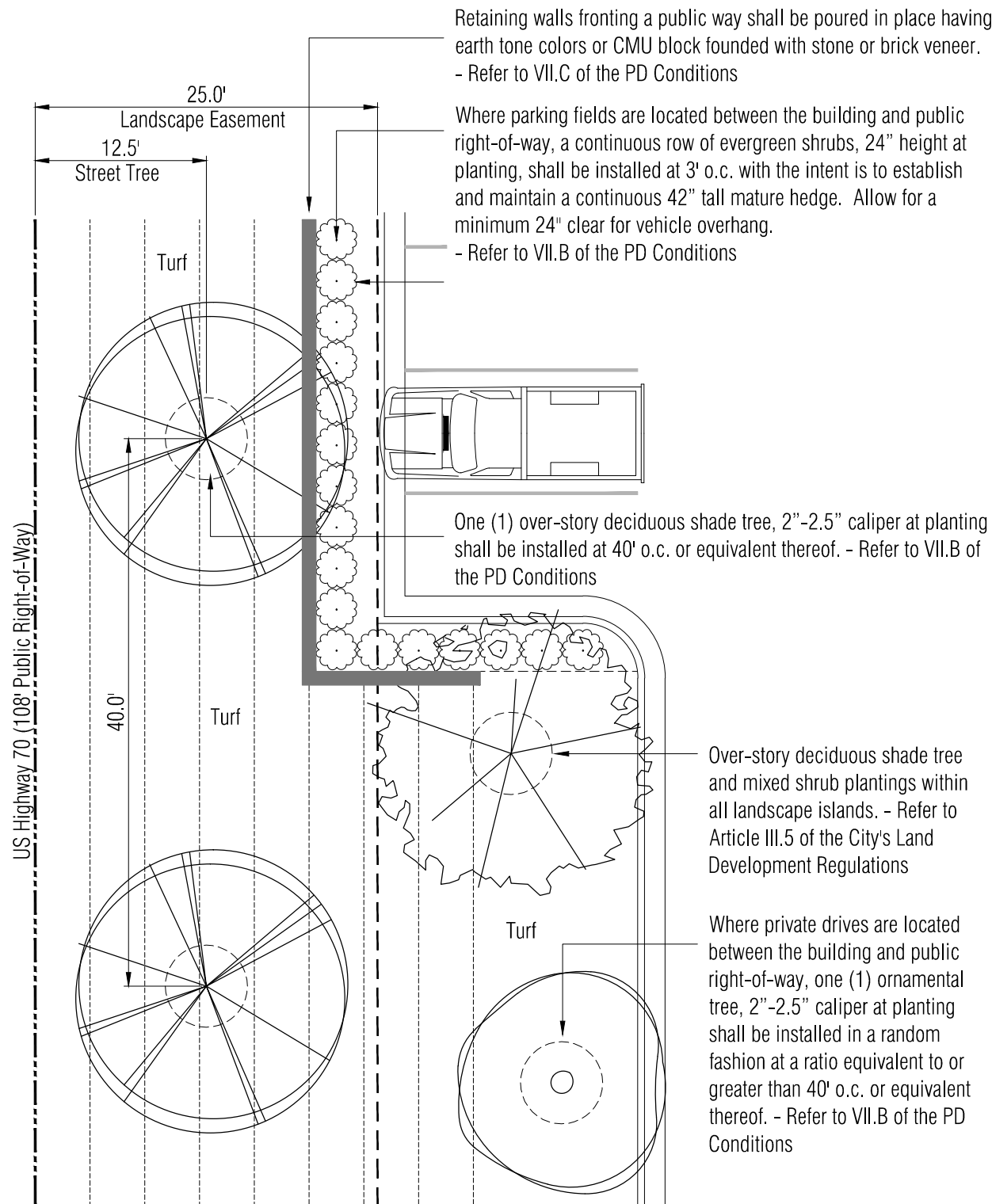
LAKELAND COMMONS

PLANNED MIXED USE DEVELOPMENT

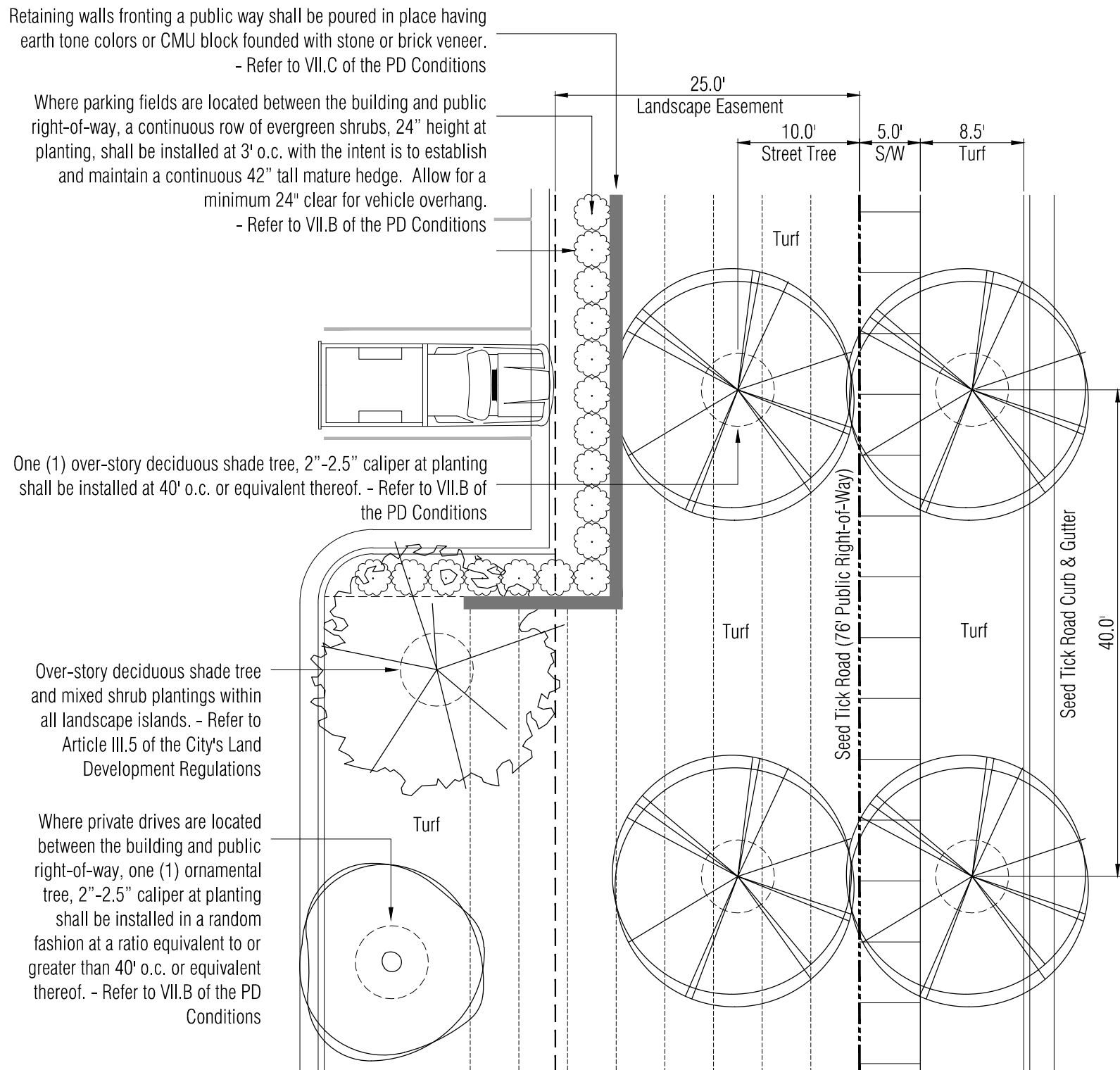


Lakeland, Tennessee
Total Site Area: 40.713 Acres
Parcel ID: L0150 00479C
Underlying Zoning: AG

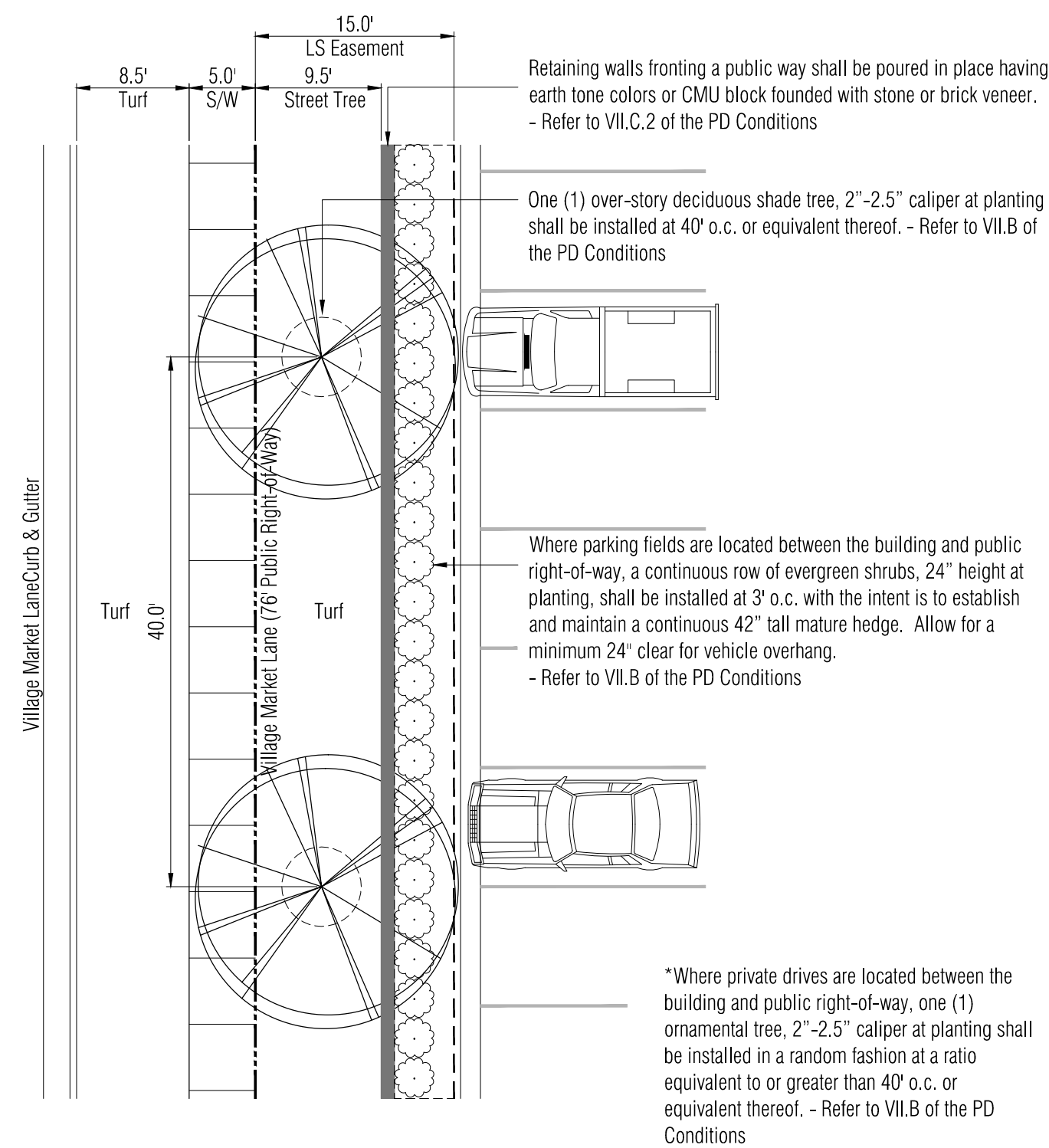
Property Owner/Developer:
Lakeland Commons, LLC
355 Tara Lane
Memphis, TN 38111



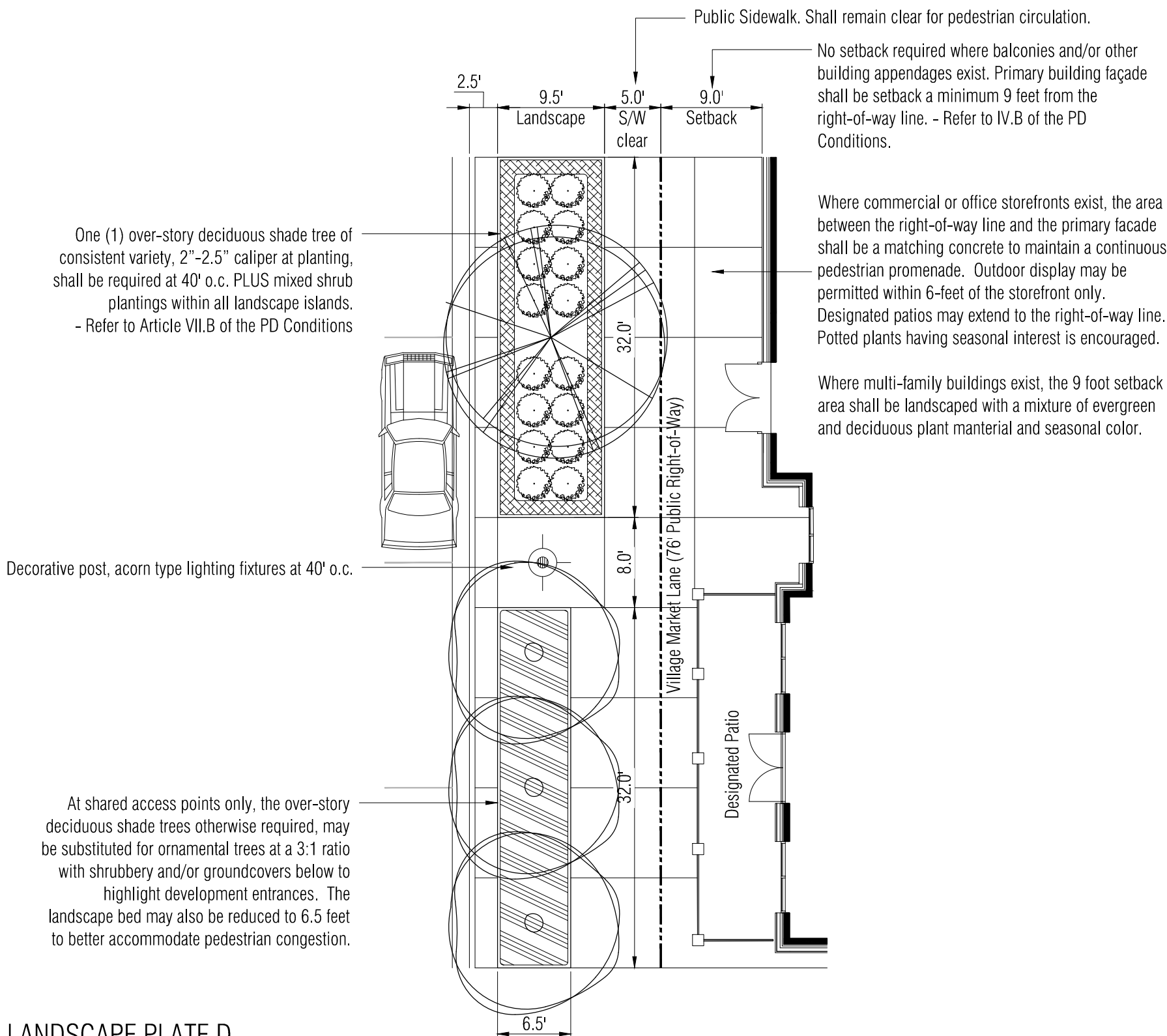
LANDSCAPE PLATE A
US Highway 70 Frontage



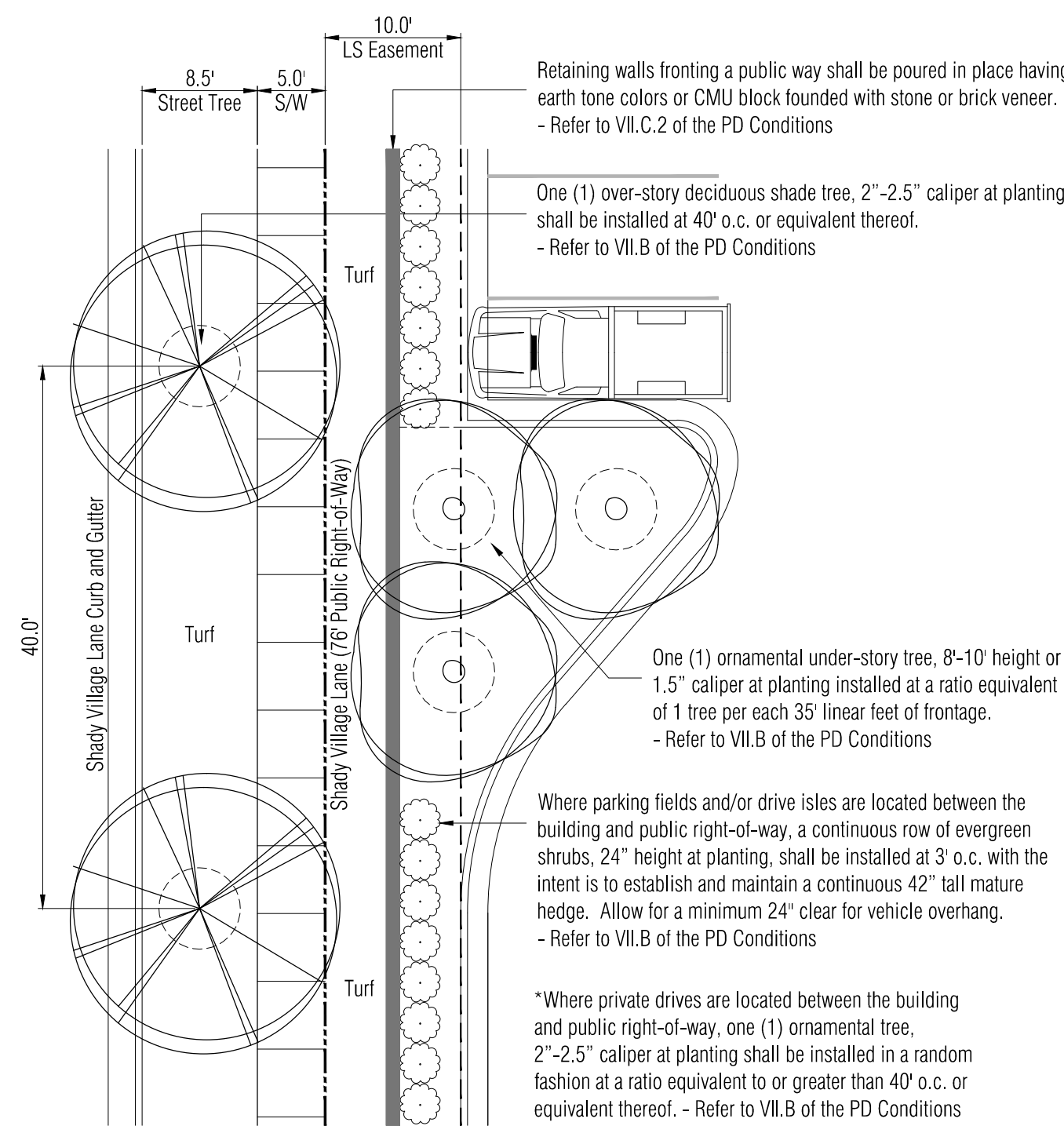
LANDSCAPE PLATE B
Seed Tick Road (North of The Twin Oaks No 3, LLC Property)



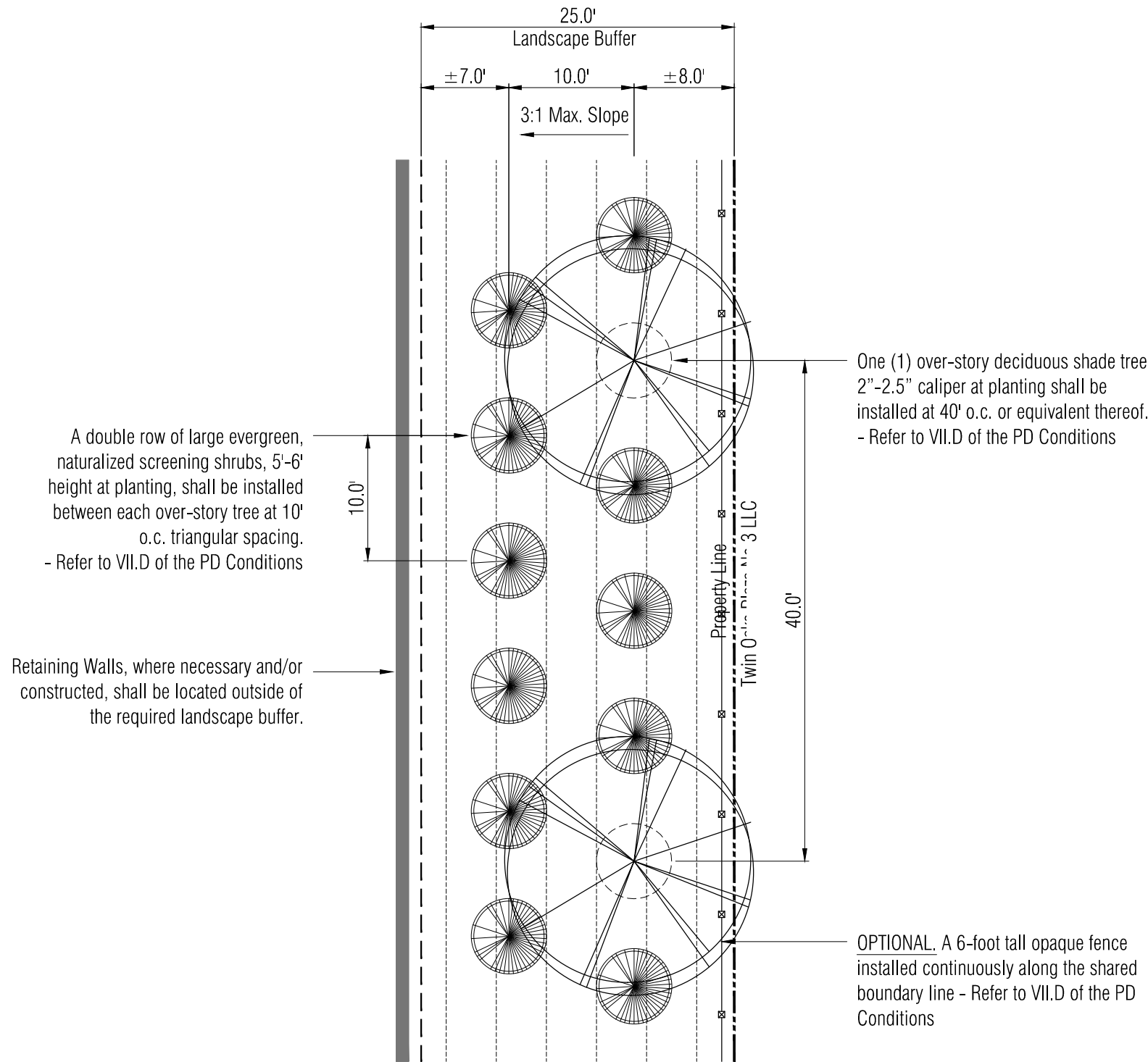
LANDSCAPE PLATE C
Village Market Lane (North of Shady Village Lane)



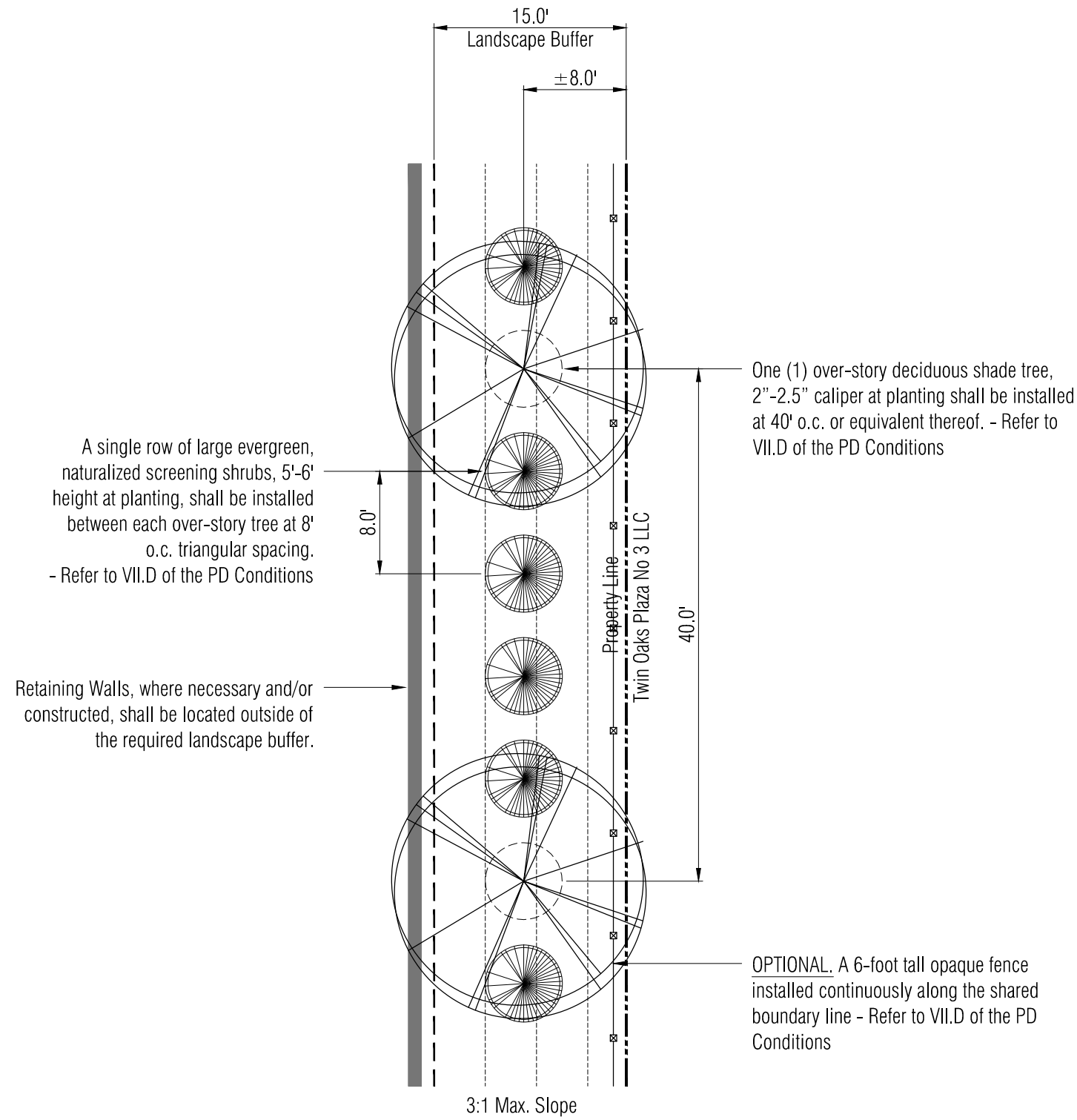
LANDSCAPE PLATE D
Village Market Lane (South of Shady Village Lane)



LANDSCAPE PLATE E
Shady Village Lane



LANDSCAPE PLATE F
Perimeter Landscape Buffer - East Boundary



LANDSCAPE PLATE G
Perimeter Landscape Buffer - East Boundary

November 2020
LANDSCAPE PLATES (RESOLUTION 2020/11-01)

LAKELAND COMMONS

PLANNED MIXED USE DEVELOPMENT

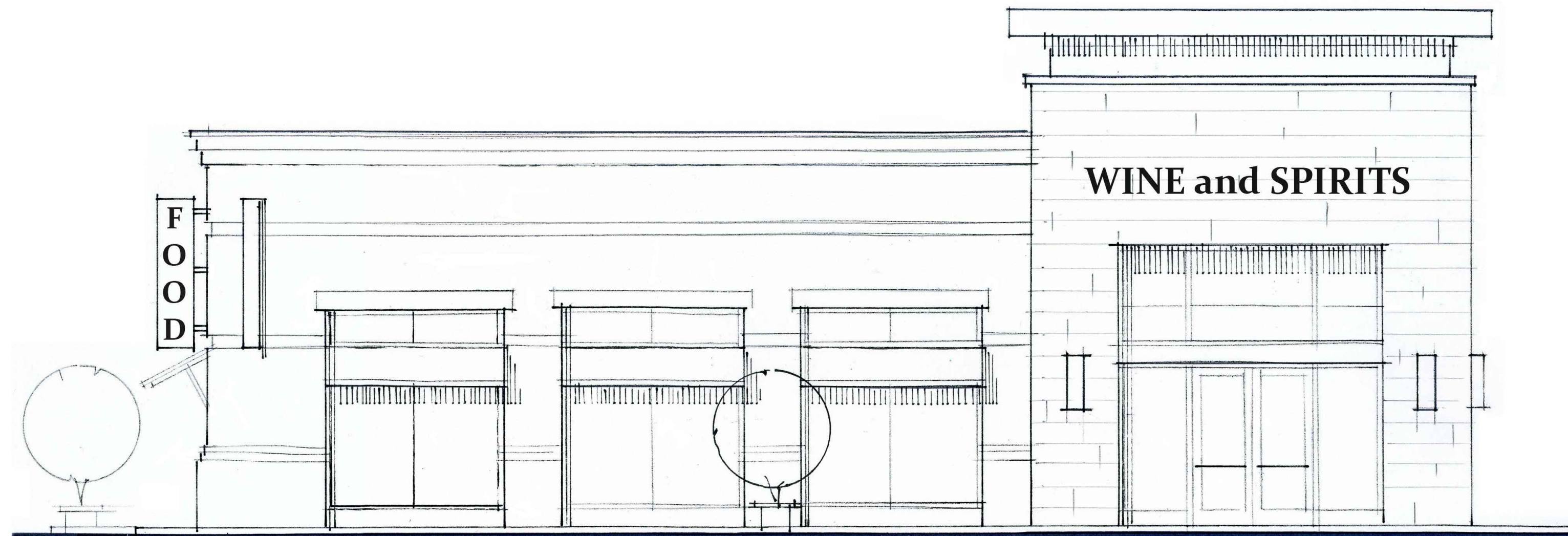


Lakeland, Tennessee
Total Site Area: 40.713 Acres
Parcel ID: L0150 00479C
Underlying Zoning: AG

Property Owner/Developer:
Lakeland Commons, LLC
355 Tara Lane
Memphis, TN 38111



3 STORY IN-LINE MIXED-USE BUILDING
Conceptual Elevation



STAND ALONE RETAIL/RESTAURANT
Conceptual Elevation



2 STORY IN-LINE RETAIL/OFFICE BUILDING
Conceptual Elevation



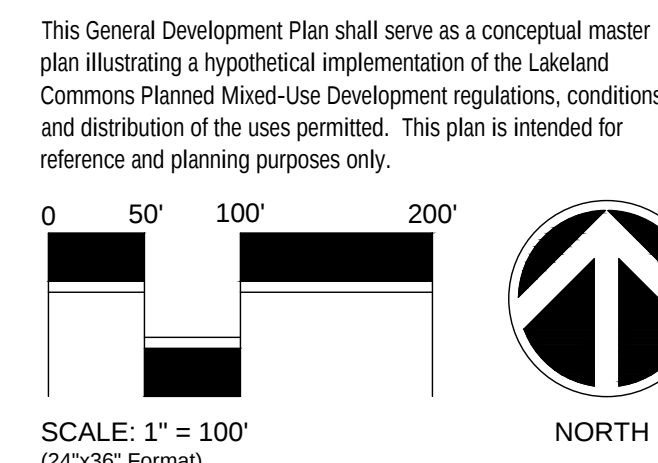
3 STORY IN-LINE RETAIL/OFFICE BUILDING
Conceptual Elevation

November 2020
ARCHITECTURAL STYLE (RESOLUTION 2020/11-01)
LAKELAND COMMONS
PLANNED MIXED USE DEVELOPMENT



Lakeland, Tennessee
Total Site Area: 40.713 Acres
Parcel ID: L0150 00479C
Underlying Zoning: AG

Property Owner/Developer:
Lakeland Commons, LLC
355 Tara Lane
Memphis, TN 38111



landscape architecture
planning

ils

INTEGRATED LAND SOLUTIONS, PLLC
9967 Bentwood Creek Cv. Collierville, Tn 38017
901.493.6996 corvbrady@gmail.com

Sheet 7 of 7

Meeting Cycle: Thursday, January 20, 2022

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

Staff Contact: Richard Donovan, Planning Consultant

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:

LOCATION:	Unaddressed Maple Walk Drive
PARCEL ID:	L0151 00111
ZONING:	AG (Agriculture)
NEIGHBORHOOD TYPE:	Type II
LOTS:	122 Lots
DENSITY:	1.58 DU/Acre
OPEN SPACE:	28.16 ACRES (36.6%)
AREA:	76.25 acres
APPLICANT/OWNER:	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. Most recently this was before the MPC on November 18, 2021.

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 i.e. conservation preservation
- 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.

Staff Concerns:

Staff has provided an update for the two items that were pointed out at the November meeting. Staff's updated comments are **highlighted in yellow.**

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.

- Applicant has addressed programing of open space through trails and to be determined HOA amenities.

2. Neighborhood Mix

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

- The applicant has addressed neighborhood mix the development as proposed meets the amended version of the neighborhood mix. By providing 58% R-1 lots, 28% R-2 lots, and 19% R-3 lots.

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
Residential Districts	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.

Additional Changes:

- The applicant has added a 50-foot buffer to the west side of the development.
- The applicant has added the sidewalk network to the plans.
- The applicant has also added the connection to Memphis-Arlington Road.
 - It is not clear what the intended zoning district the land on either side of the connection would be. If let AG it would have a 5 acre minimum.
 - Also the remainder of the subdivision shows the side walk and planting strip in the ROW while the connector has a 30' ROW.

CONCEPTUAL PLAN		
TAYLOR FARMS PLANNED DEVELOPMENT		
LAKELAND, TENNESSEE		
LOTS: 122	AREA: 76.93 ACRES	
PREPARED FOR: VALLEYBROOK DEVELOPMENT, LLC. 8620 TRINITY ROAD, SUITE 202 CORDOVA, TN 38018 901-870-0900		ENGINEER: THE BRAY FIRM 2950 STAGE PLAZA NORTH BARTLETT, TN 38134 (901) 383-8668
DATE: JANUARY 11, 2022	SCALE: 1"=100'	SHEET 1 OF 1

0100200300400

SCALE IN FEET: 1"=100'

N

PLAN DATA

ACREAGE76.93 ACRES

LOTS122 LOTS

R-1 (17500 S.F.)65 LOTS (53%)

R-2 (10000 S.F.)34 LOTS (28%)

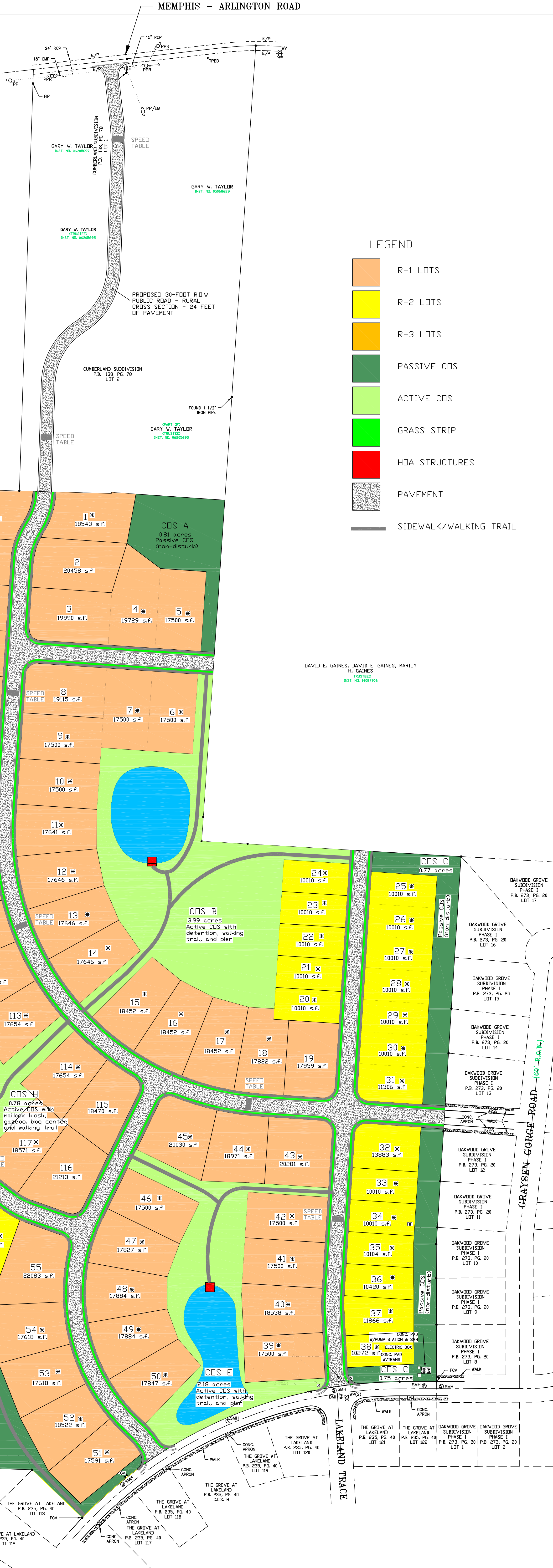
R-3 (5000 S.F.)23 LOTS (19%)

DENSITY1.58 D.U./ACRE

PROPOSED USESFR

CDS AREA28.16 AC. (36.6%)

* INDICATES LOT ABUTS CDS (80 OF 122 LOTS)



LEGEND

R-1 LOTS

R-2 LOTS

R-3 LOTS

PASSIVE CDS

ACTIVE CDS

GRASS STRIP

HOA STRUCTURES

PAVEMENT

SIDEWALK/WALKING TRAIL

CONCEPTUAL PLAN

TAYLOR FARMS PLANNED DEVELOPMENT

LAKELAND, TENNESSEE

LOTS: 122

AREA: 76.93 ACRES

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VALLEYBROOK DEVELOPMENT, LLC.
8620 TRINITY ROAD, SUITE 202
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