



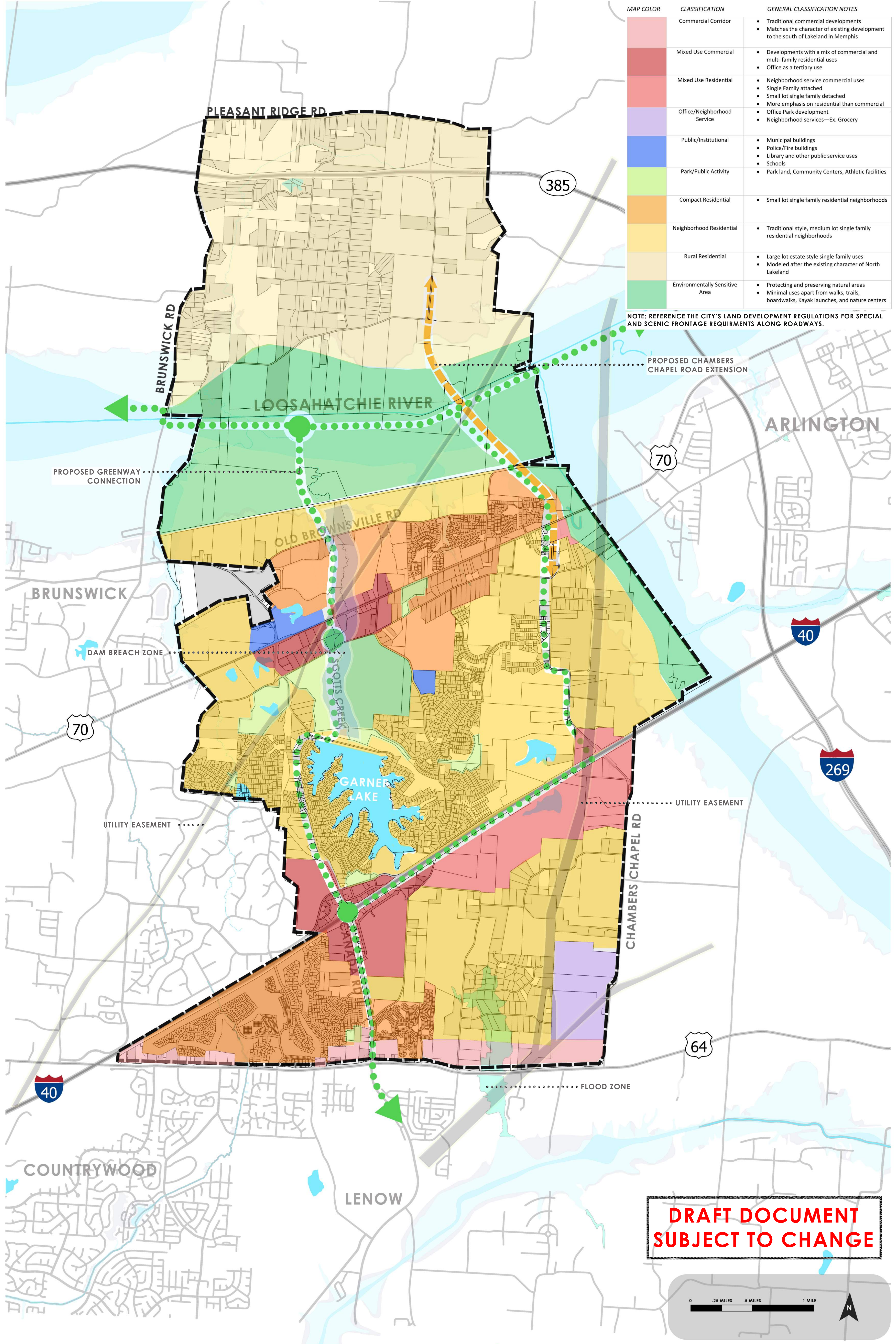
Lakeland PULSE Advisory Committee
Meeting Agenda
Tuesday, May 16, 2023, 6:00 PM
City Hall, Lakeland, Tennessee 38002

- I. CALL TO ORDER:
- II. ROLL CALL:
- III. NEW BUSINESS:
 - 1. Review draft Future Land Use Plan
- IV. ANNOUNCEMENTS:
- V. ADJOURNMENT:

LAND USE CLASSIFICATIONS

MAP COLOR	CLASSIFICATION	GENERAL CLASSIFICATION NOTES
[Light Red]	Commercial Corridor	<ul style="list-style-type: none"> Traditional commercial developments Matches the character of existing development to the south of Lakeland in Memphis
[Red]	Mixed Use Commercial	<ul style="list-style-type: none"> Developments with a mix of commercial and multi-family residential uses Office as a tertiary use
[Light Orange]	Mixed Use Residential	<ul style="list-style-type: none"> Neighborhood service commercial uses Single Family attached Small lot single family detached More emphasis on residential than commercial Office Park development Neighborhood services—Ex. Grocery
[Purple]	Office/Neighborhood Service	<ul style="list-style-type: none"> Municipal buildings Police/Fire buildings Library and other public service uses Schools Park land, Community Centers, Athletic facilities
[Blue]	Public/Institutional	<ul style="list-style-type: none"> Municipal buildings Police/Fire buildings Library and other public service uses Schools Park land, Community Centers, Athletic facilities
[Light Green]	Park/Public Activity	<ul style="list-style-type: none"> Park land, Community Centers, Athletic facilities
[Orange]	Compact Residential	<ul style="list-style-type: none"> Small lot single family residential neighborhoods
[Yellow]	Neighborhood Residential	<ul style="list-style-type: none"> Traditional style, medium lot single family residential neighborhoods
[Light Yellow]	Rural Residential	<ul style="list-style-type: none"> Large lot estate style single family uses Modeled after the existing character of North Lakeland
[Green]	Environmentally Sensitive Area	<ul style="list-style-type: none"> Protecting and preserving natural areas Minimal uses apart from walks, trails, boardwalks, Kayak launches, and nature centers

NOTE: REFERENCE THE CITY'S LAND DEVELOPMENT REGULATIONS FOR SPECIAL AND SCENIC FRONTAGE REQUIREMENTS ALONG ROADWAYS.



**DRAFT DOCUMENT
SUBJECT TO CHANGE**



MIXED-USE COMMERCIAL

**DRAFT DOCUMENT
SUBJECT TO CHANGE**

LAND USE TYPES

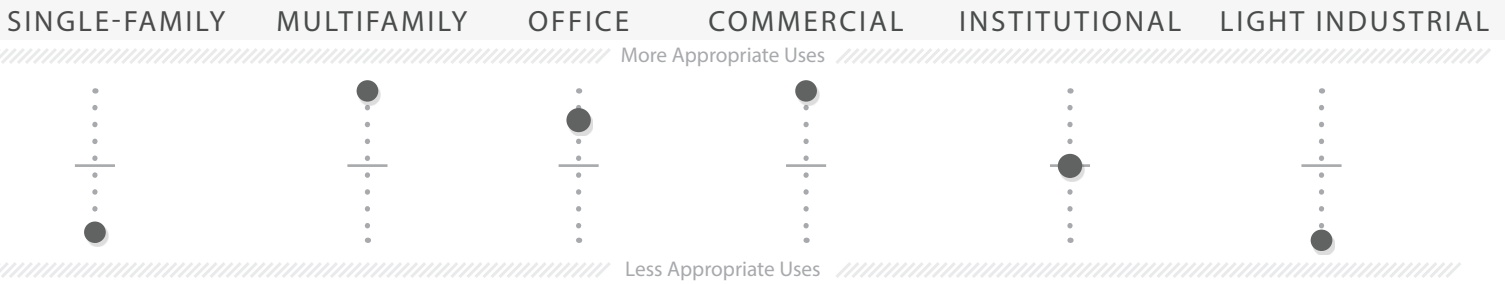
DESCRIPTION

The proposed Mixed-Use Commercial land uses are located along both I-40 and Highway 70. The goal of this designation is to create central, commercial uses that serve the surrounding neighborhoods. These developments should be appropriately scaled as to complement surrounding uses and existing character.

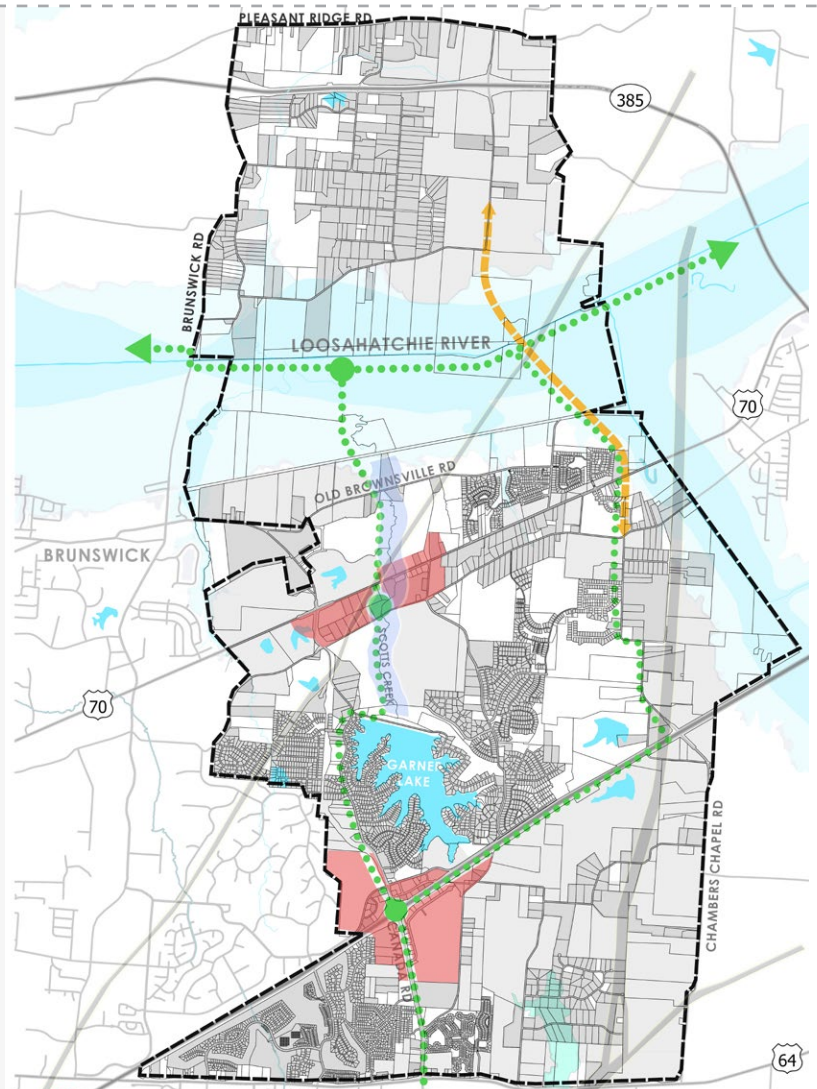
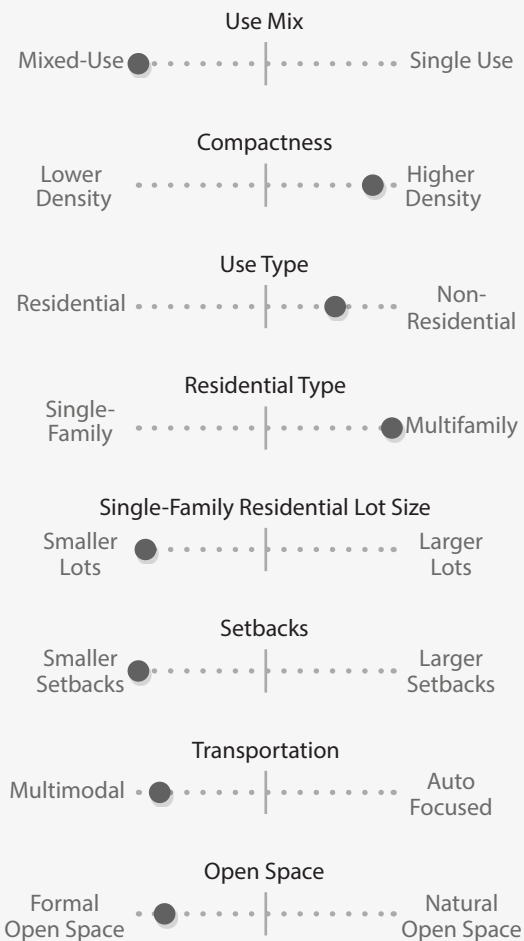
INTENT

- Provide accessible commercial space in centralized, compact areas occupied by businesses that serve Lakeland resident's wants and needs.
- Multi-family residential housing options may accompany the commercial uses only where deemed appropriate.
- Formal open space should accompany developments.
- Multi-modal transportation such as sidewalk and bike paths should be easily accessible.

APPROPRIATE LAND USES



CHARACTERISTICS



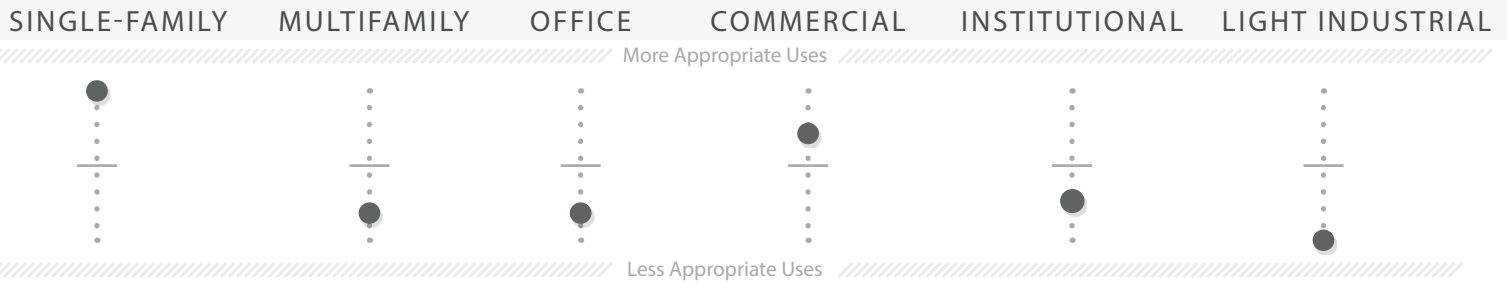
DESCRIPTION

The proposed Mixed-Use Residential land use is located along I-40. Development in this land use should be predominately single family attached and small lot single family detached uses. Neighborhood-scale commercial development may be permitted where appropriate to serve residential uses. These uses should be easily walkable and bikeable.

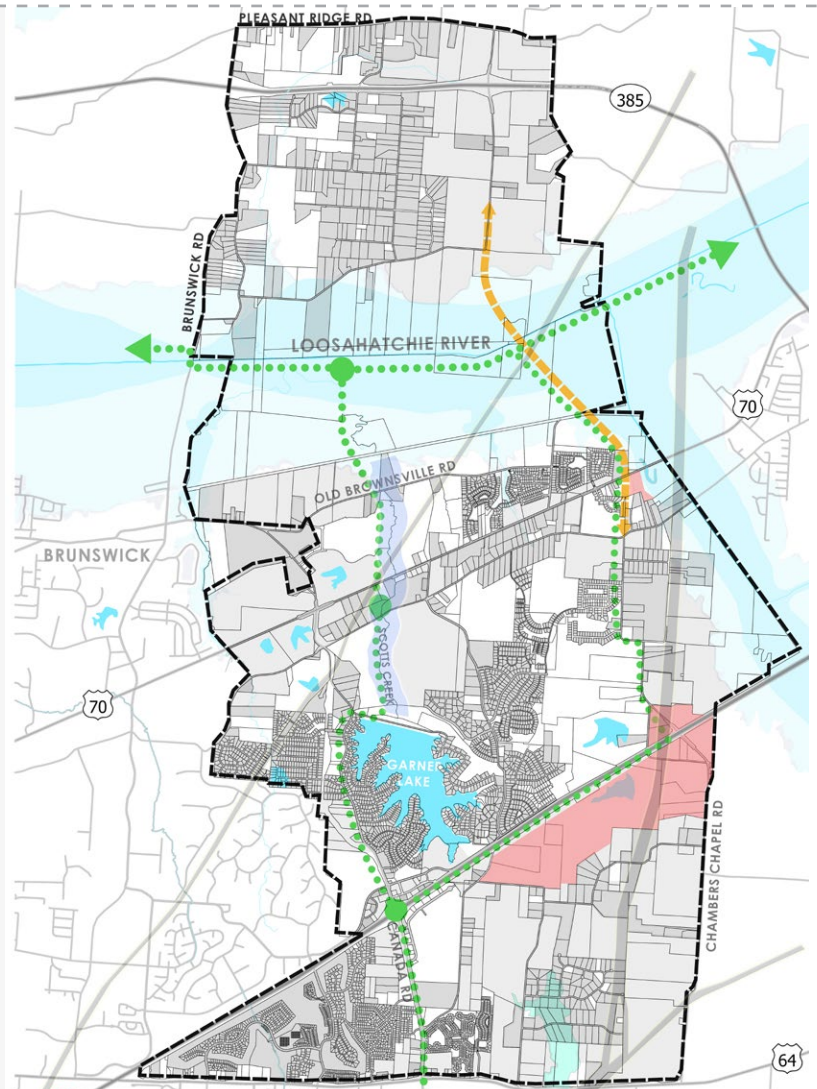
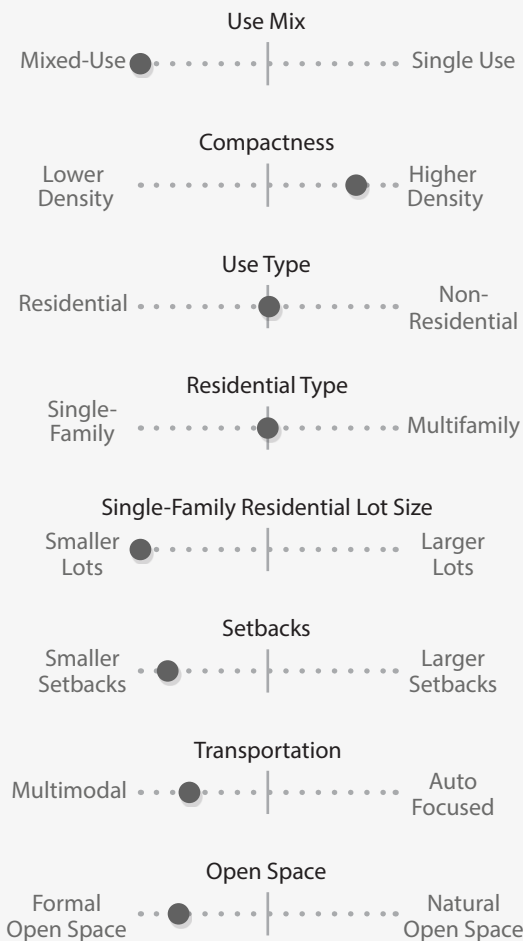
INTENT

- Provide single family attached and small lot single family detached housing.
- Limited, neighborhood-scale commercial uses
- Walking and biking infrastructure connecting single family and commercial uses.

APPROPRIATE LAND USES



CHARACTERISTICS



COMMERCIAL CORRIDOR

**DRAFT DOCUMENT
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LAND USE TYPES

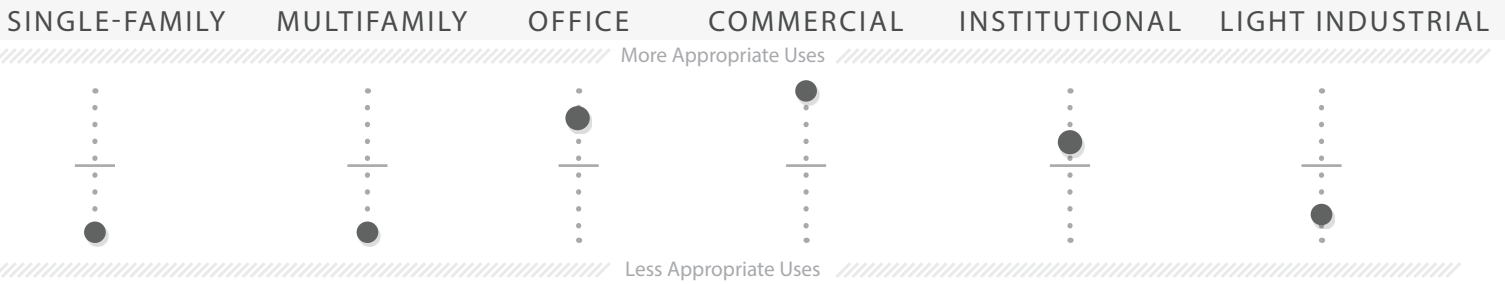
DESCRIPTION

The proposed Commercial Corridor land uses are located along Highway 64. The goal of this designation is to create a commercial coordinator along Highway 64, capitalizing on the vehicular traffic along this corridor and matching the commercial uses to the south.

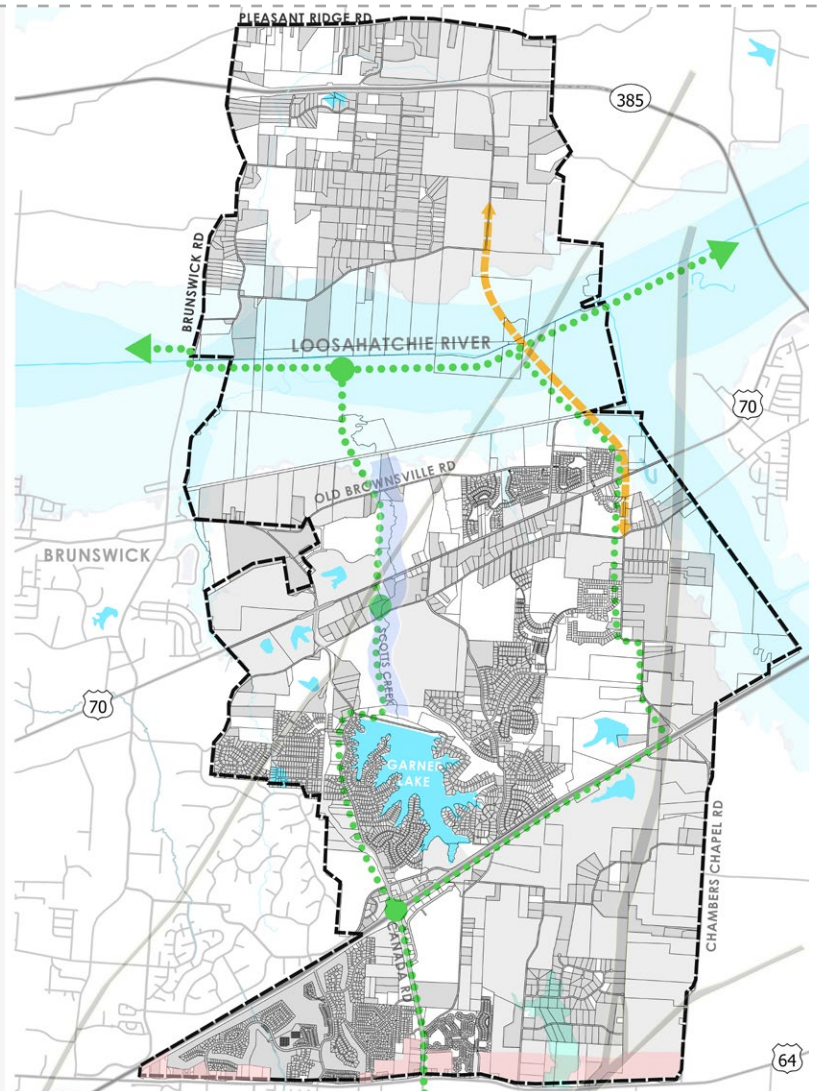
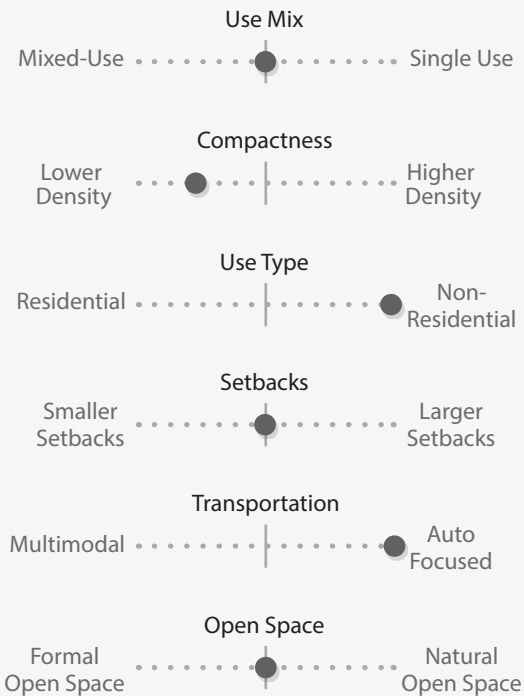
INTENT

- Provide traditional style commercial space.
- Match style of existing development across Highway 64 to the south.

APPROPRIATE LAND USES



CHARACTERISTICS



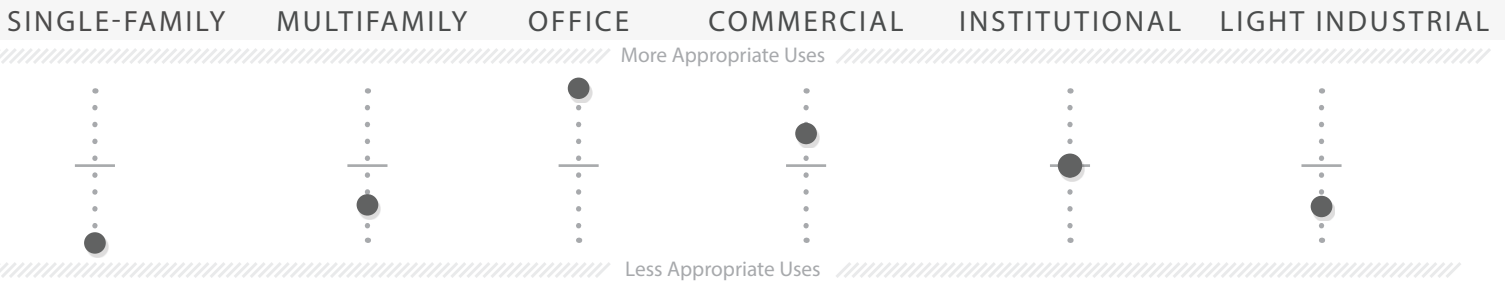
DESCRIPTION

The proposed Office/Neighborhood Service land use is located along Chambers Chapel Road near Highway 64. Development within this land use should provide space for office park developments and neighborhood services uses.

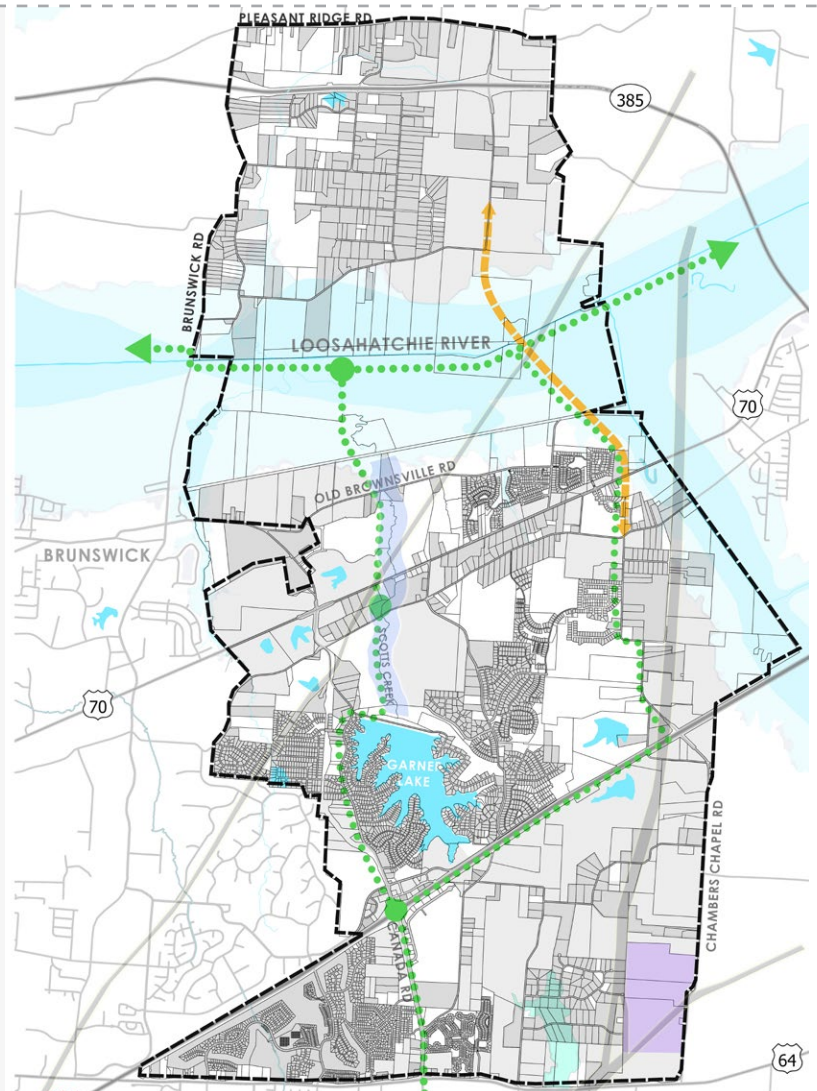
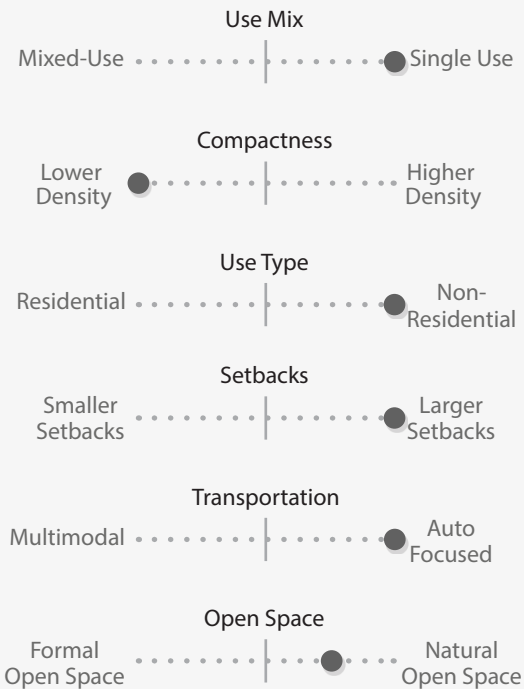
INTENT

- Less dense, office park style development
- Neighborhood service uses such as grocery, etc.

APPROPRIATE LAND USES



CHARACTERISTICS



PUBLIC/INSTITUTIONAL

LAND USE TYPES

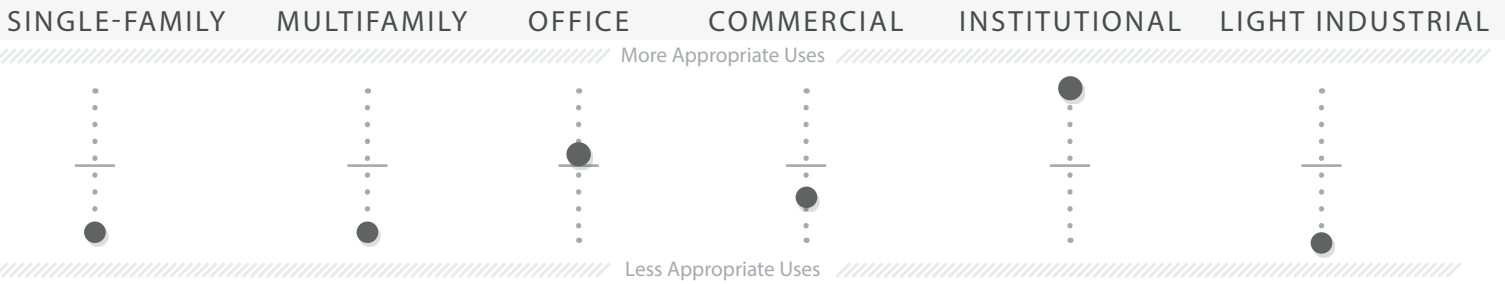
DESCRIPTION

The proposed Public/Institutional land use is located along Highway 70. The goal of this designation is to create an institutional core for civic and municipal uses to be consolidated. In addition to municipal uses, this land use may provide opportunity for future public service uses such as fire and police stations.

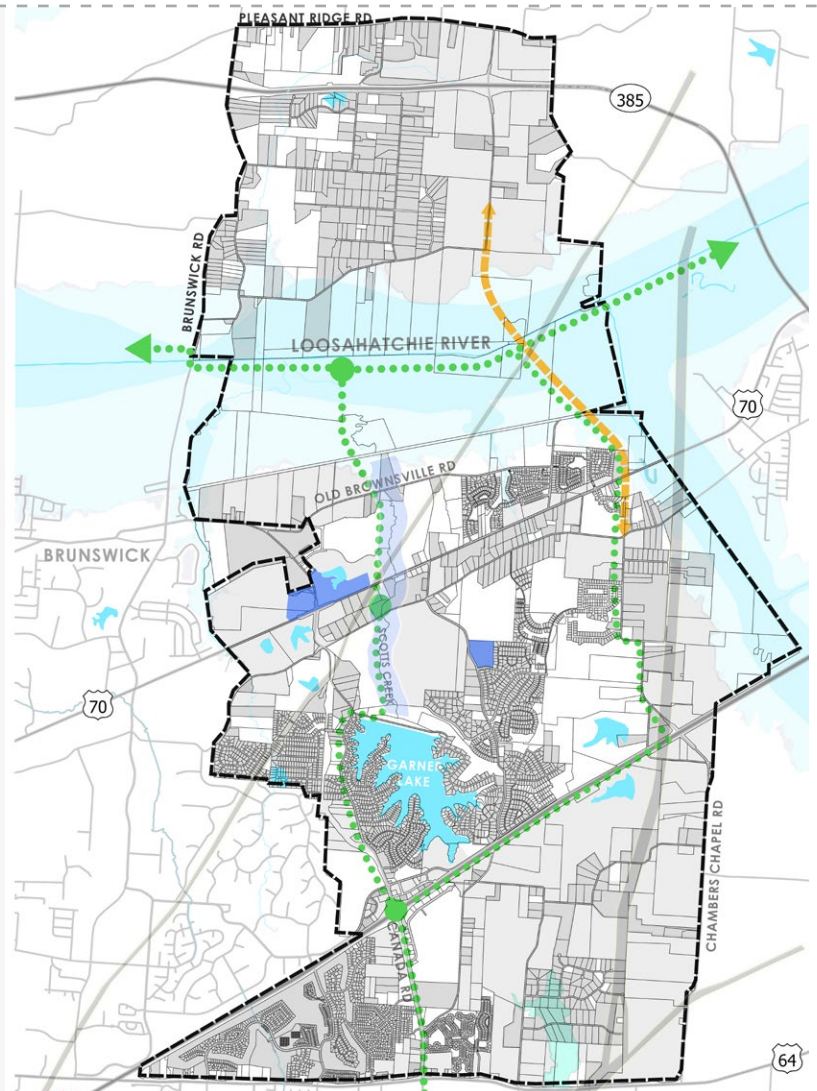
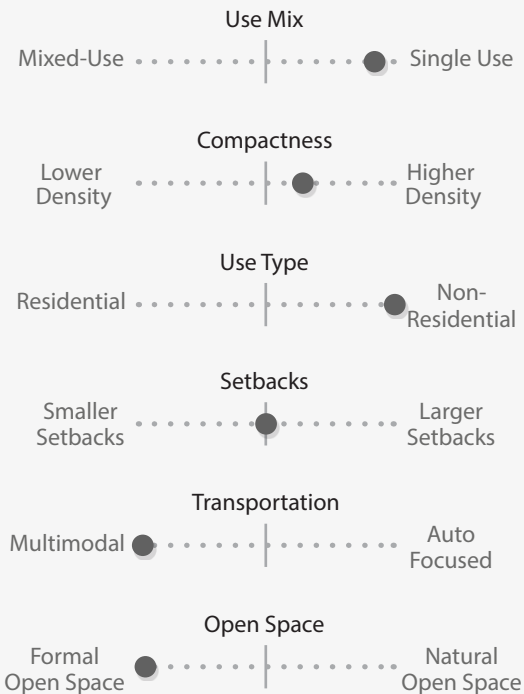
INTENT

- Provide a municipal, formalized core for city government buildings to consolidate
- Allow the planned growth of public services such as police and fire stations
- Allot land for desired community services such as a library or farmers market if desired by the community
- Create formal open space for city gatherings and celebrations

APPROPRIATE LAND USES



CHARACTERISTICS



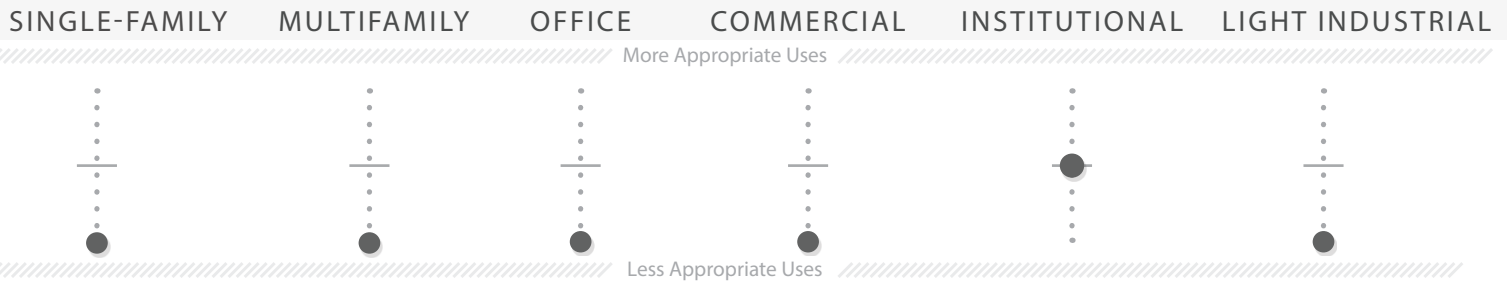
DESCRIPTION

The proposed Park/Public Activity land uses are located at existing, planned, and proposed park and public open spaces based on the Parks and Recreation master plan.

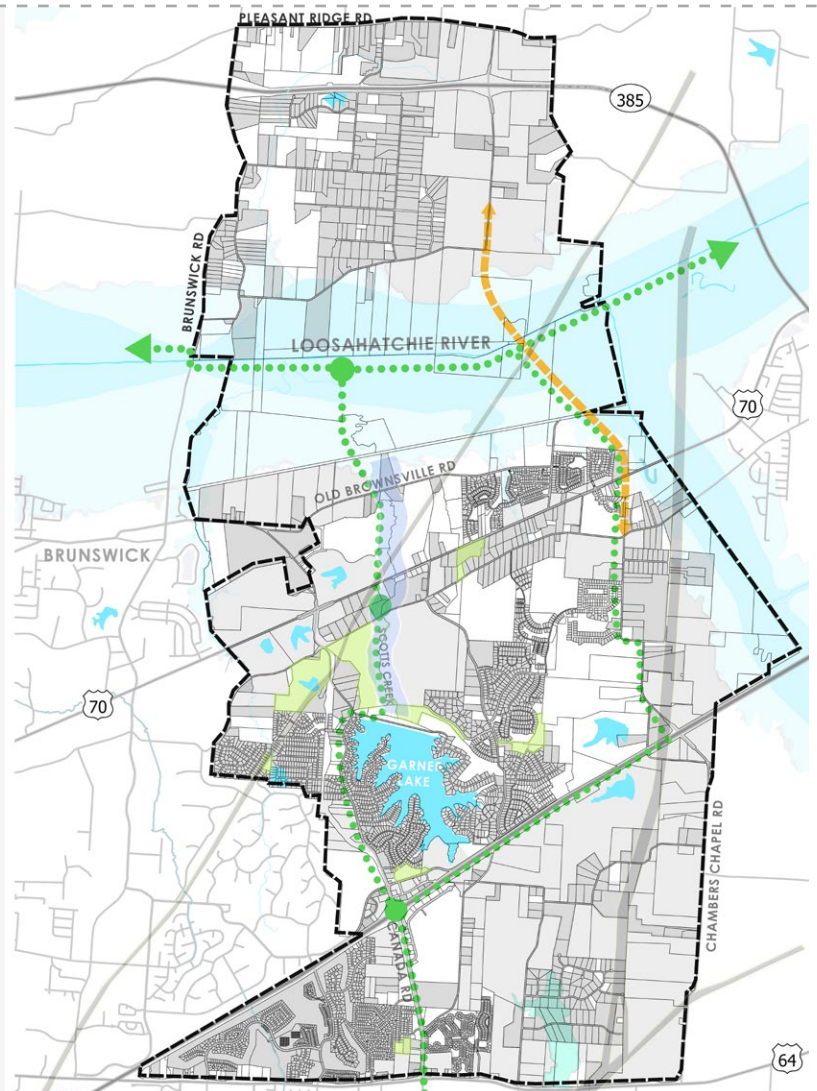
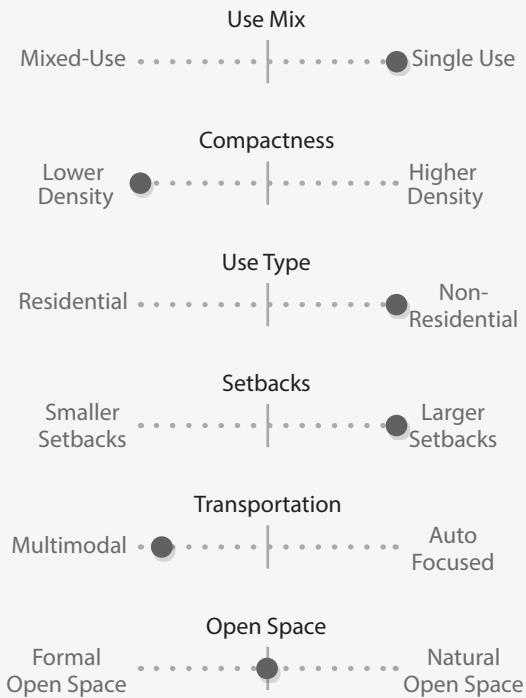
INTENT

- Conserve open space for public use
- Provide outdoor recreation amenities

APPROPRIATE LAND USES



CHARACTERISTICS



COMPACT RESIDENTIAL

**DRAFT DOCUMENT
SUBJECT TO CHANGE**

LAND USE TYPES

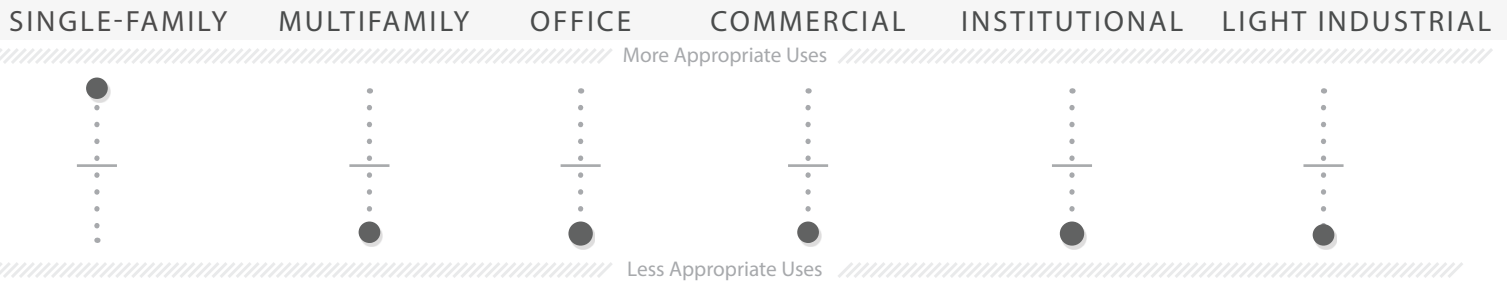
DESCRIPTION

The proposed Compact Residential land uses are located south of the Loosahatchie River. The goal of this designation is to create tight-knit, walkable neighborhoods that transition in density between mixed use areas and neighborhood residential areas.

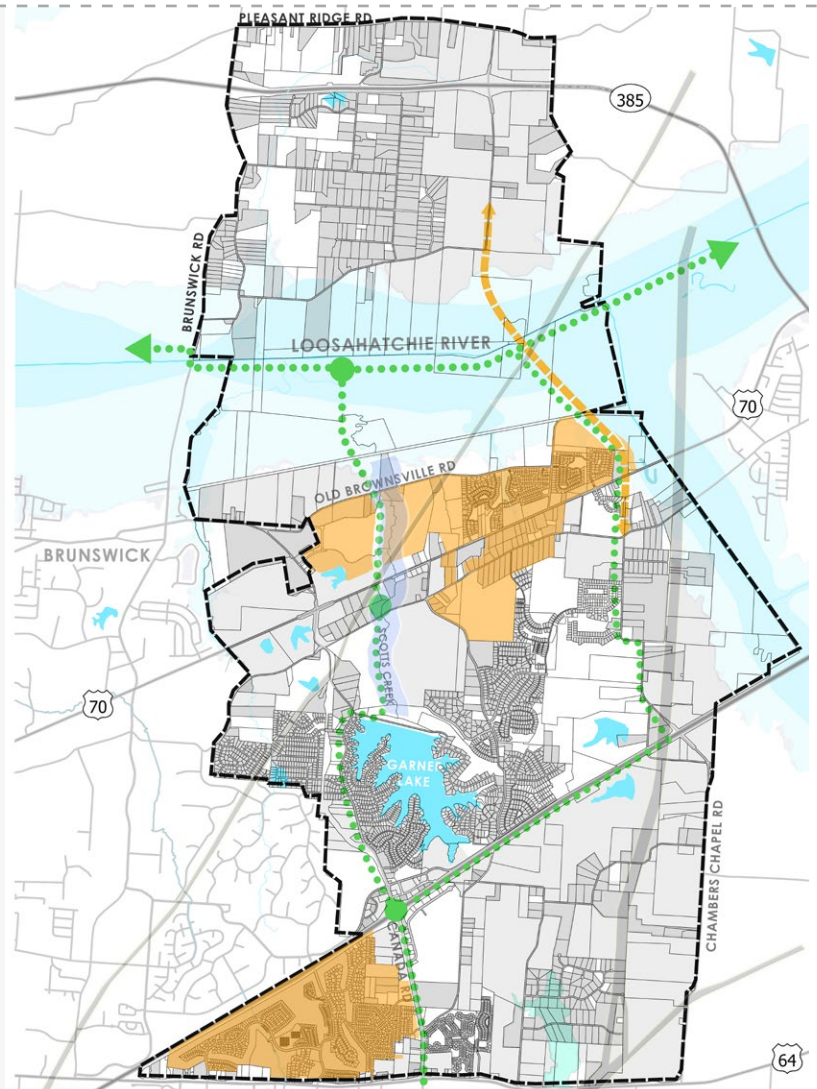
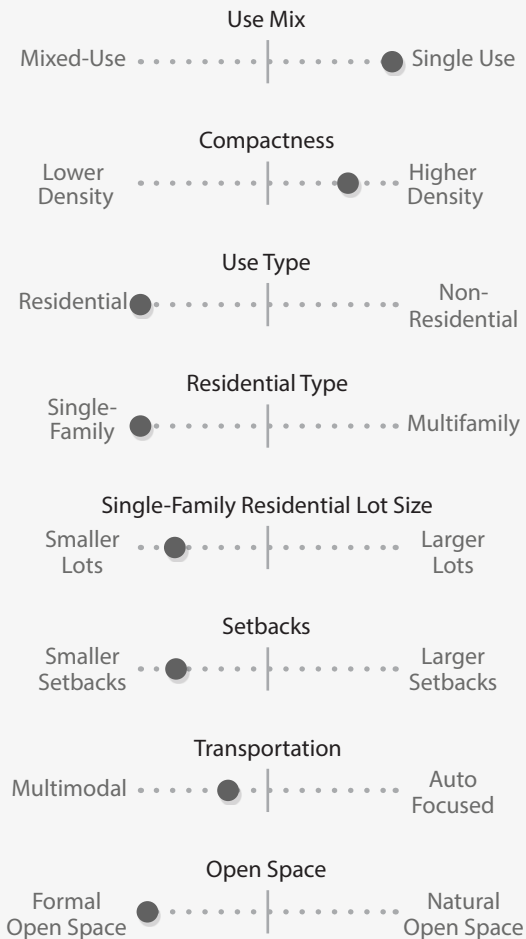
INTENT

- Allow small lot single family residential neighborhoods
- Creating a more dense neighborhood without sacrificing the suburban character and feel enjoyed by many Lakeland residents

APPROPRIATE LAND USES



CHARACTERISTICS



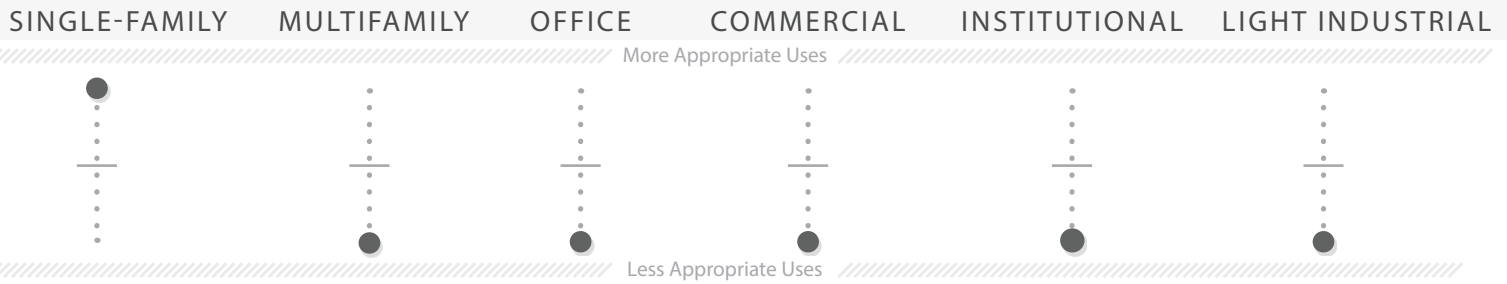
DESCRIPTION

The proposed Compact Residential land uses are located south of the Loosahatchie River. The goal of this designation is to expand upon the existing, medium density residential neighborhoods found today.

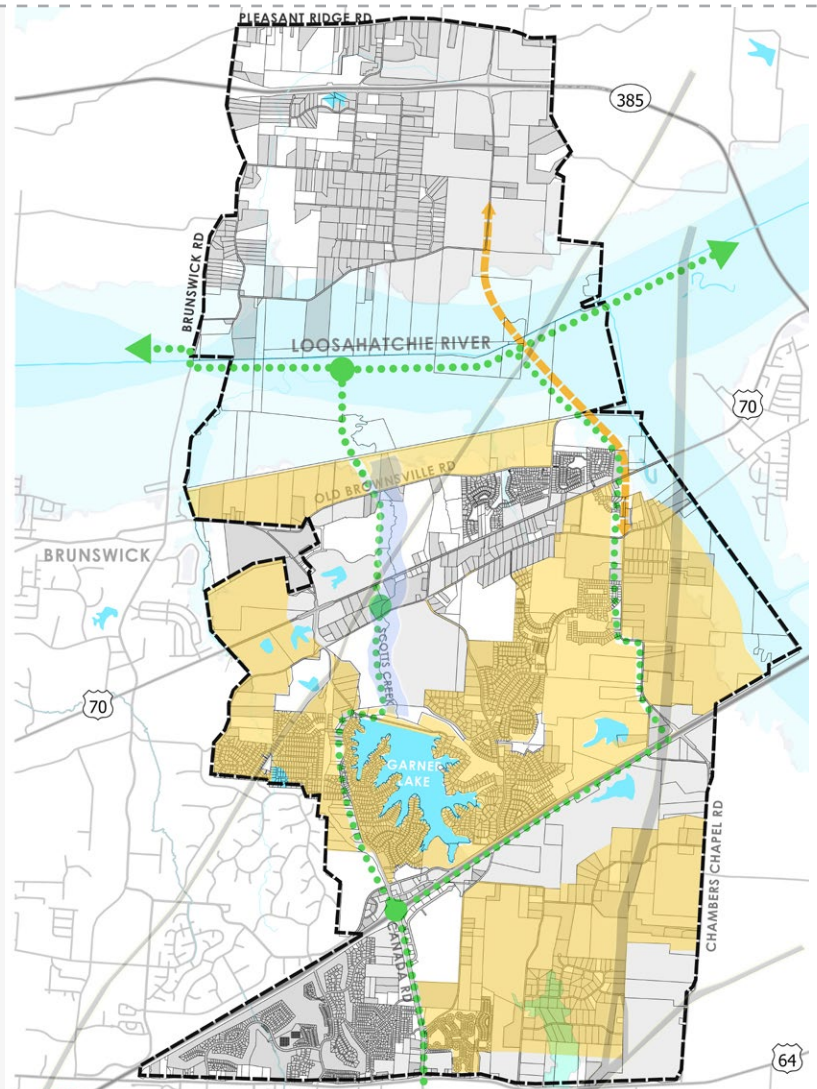
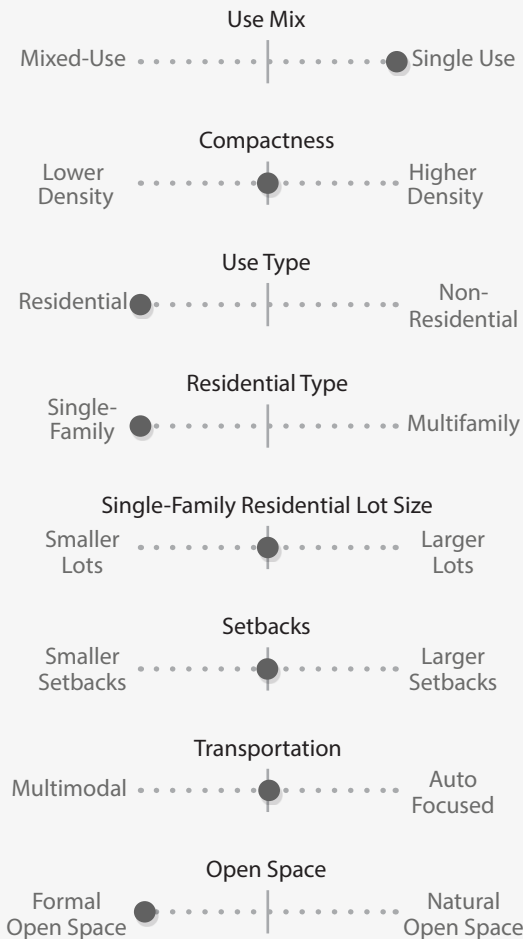
INTENT

- Encourage additional medium density, single family residential homes in line with the character of existing Lakeland neighborhoods

APPROPRIATE LAND USES



CHARACTERISTICS



RURAL RESIDENTIAL

LAND USE TYPES

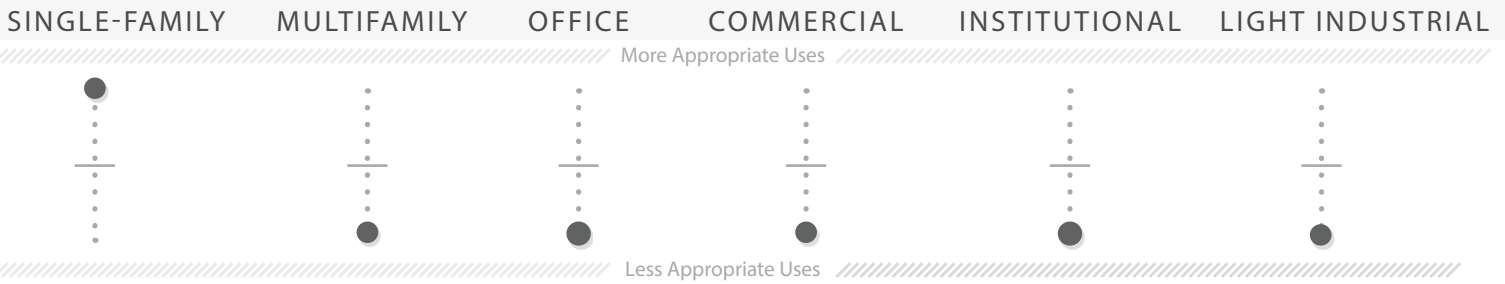
DESCRIPTION

The proposed Rural Residential land use is located North of the Loosahatchie River. The goal of this designation is to preserve the large lot, pastoral character of Lakeland. The Land Use Plan recognizes existing agricultural uses as acceptable. Intensive agricultural uses including, but not limited to, feed lots and dairy farming shall be prohibited. Acceptable agricultural uses and appropriate standards are further defined in the City's Land Development Regulations.

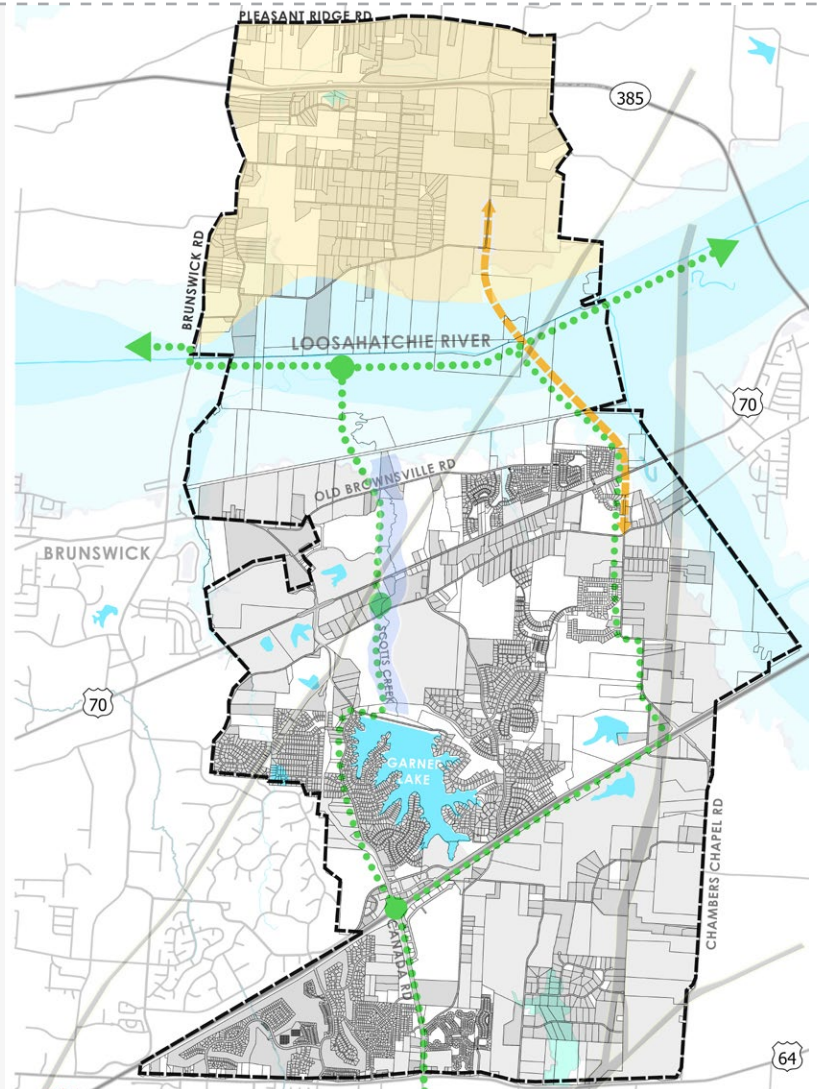
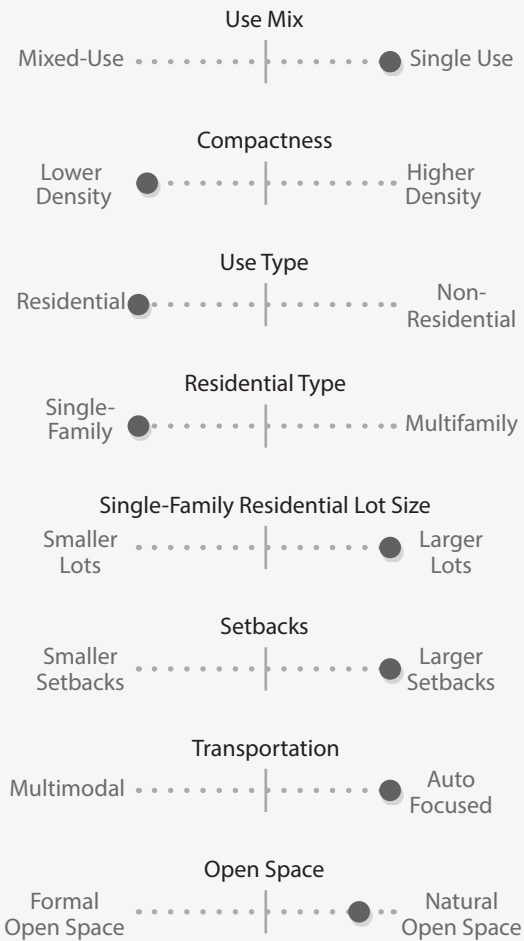
INTENT

- Preserve large, estate style single family residential lots
- Promote and maintain rural/pastoral character through setbacks and buffering

APPROPRIATE LAND USES



CHARACTERISTICS



ENVIRONMENTALLY SENSITIVE AREA

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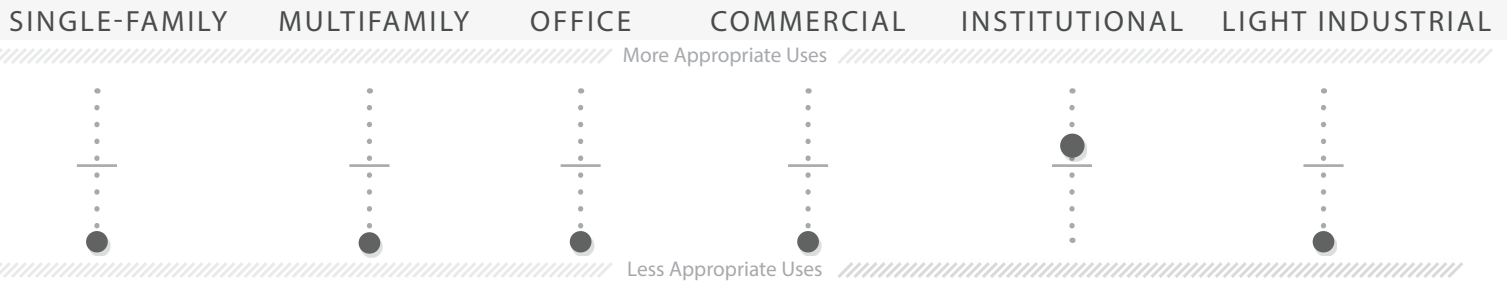
DESCRIPTION

The proposed Environmentally Sensitive land uses are located on the existing flood plains and flood way. The goal of this designation is to preserve natural space and capitalize on the existing natural recourses.

INTENT

- Preserve natural open space by discouraging invasive development in designated zones
- Encourage sustainable, pedestrian development such as board walks, trails, kayak launches, and nature education opportunities in order to promote sustainable public use of these areas.

APPROPRIATE LAND USES



CHARACTERISTICS

