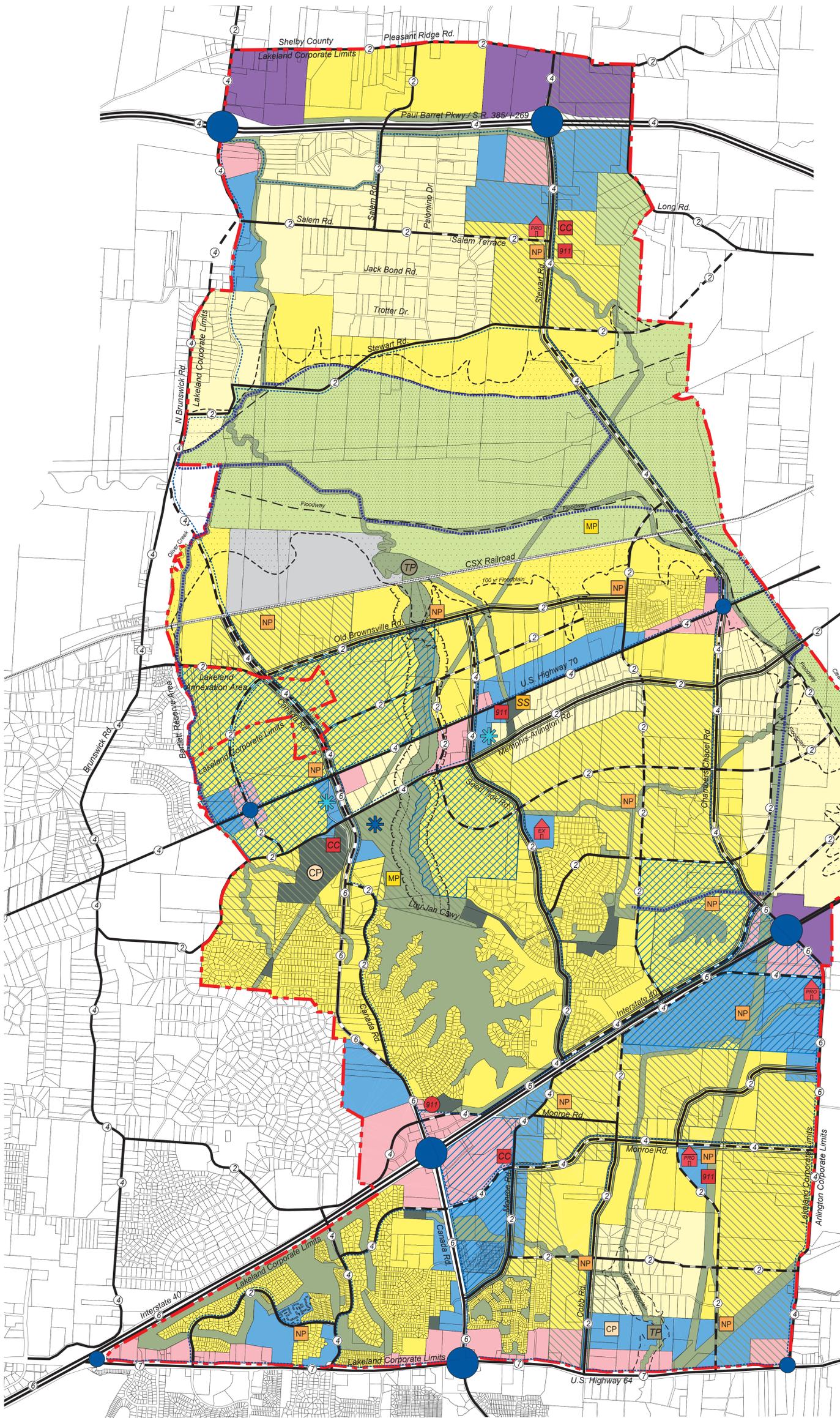
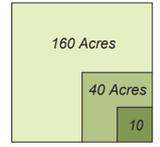


CITY OF LAKELAND, TENNESSEE

COMPREHENSIVE LAND USE PLAN UPDATE

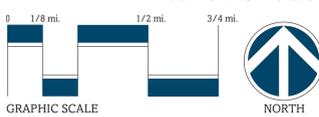


- ±1,662 Ac. **OPEN SPACE**
PUBLIC AND PRIVATE RECREATION FACILITIES AND GREENWAYS
- ±126 Ac. **EXISTING PUBLIC PARKS**
- ±2,089 Ac. **RURAL**
PRIMARILY AGRICULTURAL USES THAT MAY CONTAIN RESIDENTIAL LOTS GREATER THAN 5 ACRES. DEVELOPMENT DOES NOT REQUIRE PUBLIC WATER OR SANITARY SEWER SERVICE. STREETS ARE DESIGNED IN ACCORDANCE WITH A RURAL CROSS-SECTION.
- ±2,008 Ac. **EX-URBAN NEIGHBORHOOD**
PRIMARILY LARGE ESTATE RESIDENTIAL LOTS ON 3-5 ACRE TRACTS BUT MAY CONTAIN AGRICULTURAL USES. DEVELOPMENT REQUIRES PUBLIC WATER BUT NOT SANITARY SEWER SERVICE. STREETS MAY BE DESIGNED WITH A RURAL OR URBAN CROSS-SECTION. REFER TO MAJOR ROAD PLAN.
- ±6,454 Ac. **SUBURBAN NEIGHBORHOOD**
PRIMARILY SINGLE FAMILY RESIDENTIAL LOTS WITH A MAXIMUM DENSITY OF 2.5 LOTS 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.
- ±1,203 Ac. **MIXED USE CENTER**
PRIMARILY PLANNED DEVELOPMENTS THAT MAY CONTAIN SINGLE FAMILY DETACHED, SINGLE FAMILY ATTACHED, MULTIFAMILY RESIDENTIAL, RELIGIOUS FACILITIES, SCHOOLS, PUBLIC BUILDINGS, INSTITUTIONAL USES, OFFICE USES, AND LIMITED COMMERCIAL USES TO SERVE THE PLANNED DEVELOPMENT. DEVELOPMENT REQUIRES PUBLIC WATER AND SANITARY SEWER SERVICE. STREETS ARE DESIGNED WITH AN URBAN CROSS-SECTION.
- ±677 Ac. **RESIDENTIAL SUPPORT CENTER**
PRIMARILY PLANNED DEVELOPMENTS CONTAINING NEIGHBORHOOD COMMERCIAL USES WITH NO ONE USER HAVING GREATER THAN 75,000 SQUARE FEET. LIMITED OFFICE, RELIGIOUS FACILITIES, SCHOOLS, PUBLIC BUILDINGS, AND INSTITUTIONAL USES. DEVELOPMENT REQUIRES PUBLIC WATER AND SANITARY SEWER SERVICE. STREETS SHALL BE DESIGNED WITH AN URBAN CROSS-SECTION.
- ±368 Ac. **EMPLOYMENT CENTER**
PRIMARILY PLANNED DEVELOPMENTS CONTAINING OFFICE CENTERS, RESEARCH AND DEVELOPMENT USES, AND FLEXIBLE OFFICE-WAREHOUSE-COMMERCIAL BUILDINGS AND MAY CONTAIN COMMERCIAL BUILDINGS GREATER THAN 75,000 SQUARE FEET.
- ±227 Ac. **LIGHT INDUSTRIAL**
PLANNED DEVELOPMENTS CONTAINING OFFICE-WAREHOUSE BUILDINGS, SELF STORAGE FACILITIES, BULK WAREHOUSES LESS THAN 75,000 S.F., RIDING ACADEMIES, GREENHOUSES, LUMBERYARDS, MANUFACTURE AND FABRICATION OF SMALL ELECTRONIC EQUIPMENT AND CONTRACTORS STORAGE FACILITIES.
- ±1,173 Ac. **TND OVERLAY**
AREAS ACCEPTABLE FOR PLANNED DEVELOPMENTS SUBSCRIBING TO THE PRINCIPLES OF TRADITIONAL NEIGHBORHOOD DEVELOPMENTS. AREAS MAY CONTAIN SINGLE FAMILY DETACHED AND SINGLE FAMILY ATTACHED RESIDENTIAL AT A DENSITY OF LESS THAN 3.5 UNITS/LOTS PER ACRE. AREAS MAY ALSO CONTAIN LIMITED COMMERCIAL, LIMITED OFFICE, PUBLIC BUILDINGS, RELIGIOUS FACILITIES, SCHOOLS AND INSTITUTIONAL USES. AREAS SHALL CONTAIN SUBSTANTIAL ACTIVE AND PASSIVE OPEN SPACES. DEVELOPMENT REQUIRES PUBLIC WATER AND SANITARY SEWER SERVICE. STREETS SHALL BE DESIGNED WITH AN URBAN CROSS-SECTION.
- ±384 Ac. **CONSERVATION OVERLAY**
PRIMARILY PLANNED DEVELOPMENTS CONTAINING SINGLE FAMILY RESIDENTIAL LOTS THAT REQUIRE CONSERVATION DEVELOPMENT PRACTICES IN THE DESIGN AND PRESERVATION OF NATURAL RESOURCES. AREAS SHALL CONTAIN SUBSTANTIAL PASSIVE OPEN SPACE AND POSSIBLY SOME LIMITED ACTIVE OPEN SPACE. DEVELOPMENT REQUIRES PUBLIC WATER AND SANITARY SEWER SERVICE. STREETS MAY BE DESIGNED WITH A RURAL OR URBAN CROSS-SECTION AS APPROVED BY THE MUNICIPAL PLANNING COMMISSION AND BOARD OF COMMISSIONERS.
- ±732 Ac. **MAJOR ROADS AND R.O.W.**
PUBLIC STREETS.
- ±1,714 Ac. **PUBLISHED FLOODWAY**
- ±1,147 Ac. **PUBLISHED FLOODPLAIN**
100 YEAR FLOOD EVENT.
- MAJOR GATEWAY TO LAKELAND**
AREAS DESIGNED TO IDENTIFY VEHICULAR ENTRANCE INTO THE CITY OF LAKELAND.
- MINOR GATEWAY TO LAKELAND**
AREAS DESIGNED TO IDENTIFY ENTRANCE INTO THE CITY OF LAKELAND OR A SECTION OF THE CITY.
- SCENIC CORRIDOR**
PUBLIC RIGHT-OF-WAYS REQUIRING SPECIALIZED DESIGN CONSIDERATIONS TO MAINTAIN THE EXISTING CHARACTER OF THE TRAVEL WAY FOR BOTH VEHICULAR AND PEDESTRIAN USERS.
- POTENTIAL GARNER LAKE DAM BREACH AREA**
AN AREA 500' WIDE ON EACH SIDE OF THE EXISTING SCOTT'S CREEK CENTERLINE THAT MAY OR MAY NOT BE SUBJECT TO BREACH FLOODING. ADDITIONAL STUDY REQUIRED.



PUBLIC FACILITIES

- EXISTING SANITARY SEWER TREATMENT PLANT**
- PROPOSED SANITARY SEWER TREATMENT PLANT**
- EXISTING SCHOOL**
- PROPOSED SCHOOL**
- EXISTING FIRE STATION**
- PROPOSED FIRE STATION**
- PROPOSED SHERIFF SUBSTATION**
- MUNICIPAL PUBLIC FACILITIES**
PRIMARY LOCATION
- MUNICIPAL PUBLIC FACILITIES**
SECONDARY LOCATION
- EXISTING COMMUNITY PARK**
- PROPOSED MUNICIPAL PARK**
A PARK SERVING THE ENTIRE CITY CONTAINING A MINIMUM OF 100 ACRES. ACTIVITIES AND FACILITIES OF THE PARK ARE TO BE ESTABLISHED BY THE PARK AND RECREATION BOARD. PARK MAY CONTAIN ACTIVE AND OR PASSIVE FACILITIES.
- PROPOSED COMMUNITY PARK**
A PARK SERVING MULTIPLE NEIGHBORS WITHIN A TWO MILE RADIUS. SIZE OF PARK VARIES WITH FACILITIES TO BE PROVIDED AS DETERMINED BY THE PARK AND RECREATION BOARD. SIZE SHALL BE AT LEAST 25 ACRES.
- PROPOSED NEIGHBORHOOD PARK**
A PUBLIC PARK SERVING AN AREA OF A 1/2 MILE RADIUS THAT CONTAINS A MINIMUM OF 5 ACRES. PARK SHALL CONTAIN AREAS FOR OUTDOOR COURT GAMES, RECREATION EQUIPMENT, A SHELTER, PAVED PATHS, AN OPEN SPACE AND PARKING. NO LIGHTED FACILITIES.
- PROPOSED COMMUNITY CENTER**
A SITE CONTAINING INDOOR COURT GAMES, ART AND CRAFTS FACILITIES AND MEETING ROOMS. PARK SHALL ALSO PROVIDE SPACE FOR OUTDOOR COURT GAMES, OPEN PLAY SPACE, PASSIVE RECREATION FACILITIES AND RECREATION EQUIPMENT. SIZE OF SITE VARIES BY PROPOSED PROGRAM.
- BICYCLE / PEDESTRIAN PATHS**
PAVED PATHS 5' TO 12' WIDE DEPENDING ON LOCATION.
- EQUESTRIAN PATHS**
DESIGNATED EARTHEN PATHS ADEQUATE IN WIDTH FOR TWO RIDERS WITH A VERTICAL CLEARANCE OF 12 FEET.



LAND USE PLAN

Brenda P. Solomito
Land Planner
10145 Mackwood Drive • Lakeland, TN 38002
brendasolomito@bellsouth.net

DUGAN DESIGN GROUP, LLC
planning, landscape architecture, design
5100 WHEELIS DRIVE, SUITE 110 MEMPHIS, TN 38117
TEL 901.680.9080 FAX 901.680.9097
WWW.DUGANDESIGNGROUP.COM
March 20, 2006 E024FinalLandUsePlan.dwg