



City of Munford, Tennessee
1397 Munford Avenue
Munford, TN 38058
City Hall (901) 837-0171
www.munford.com
Dwayne Cole, Mayor

Munford Municipal-Regional Planning Commission
September 11, 2018

The regular monthly meeting of the Munford Municipal-Regional Planning Commission met on Tuesday, September 11, 2018 at 6:30 P.M. in the Munford Municipal building located at 70 College Street with the following:

PRESENT: Vice-Chairman Rick Wilson, Secretary Sue Arthur, Jerry Trobaugh David Keeton, Mayor Dwayne Cole and Vernon Paimore.

ABSENT: Chairman Roy Meadors and Code Enforcement/ Building Inspector Glenn Stringfellow

ALSO PRESENT: Don Cole, Ronnie Oliver, Planner Will Radford and Recording Secretary Barbara Younger.

The meeting was called to order at 6:30 PM. There was a quorum present.

I. APPROVAL OF MINUTES – from August 14, 2018

There was a motion by David Keeton, seconded by Jerry Trobaugh to approve the minutes from August 14, 2018 as presented.. Motion carried.

II. OLD BUSINESS

None

III. NEW BUSINESS

A. Glennview Acres Lot #15 Minor Subdivision

Background

A minor subdivision plat has been submitted on behalf of Oliver Investments, LLC to create two lots from one 5.09 acre parent tract. The property is located near 1859 Munford-Giltedge Road. The property can be further identified as Parcel 35.00 on Tipton County Tax Map 095. The property is zoned FAR (Forestry, Agricultural, Residential) District. The property does not appear to be located in a federally identified flood hazard area according to FIRM #47167C0305F, effective on 12/19/2006.

Analysis

The plat appears to call the wrong FIRM #47167C0310F instead of #47167C0305F.

Munford-Giltedge Road is a Rural Arterial Street according to the Munford Major Road Plan. A minimum right of way of 40 feet from the centerline of the road is required to be dedicated according to the Munford Regional Subdivision Regulations.

In the FAR District, lots fronting on Arterial Streets are required to have a front setback of 60 feet. The developers have provided documentation from the Tennessee Department of Environment and Conservation showing where a septic system has been applied for, staff seeks assurances that this application is for both lots.

Recommendation

Staff recommends approval of the plat provided the above mentioned issues are addressed. All issues were addressed before and/or during the meeting.

There was a motion by Jerry Troubaugh, seconded by Sue Arthur to approve the Glennview Acres Lot #15 Minor Subdivision as presented. Motion carried, all present voting aye.

B. Glennview Acres Lot #7 Minor Subdivision

Background

A minor subdivision plat has been submitted on behalf of Oliver Investments, LLC to create two lots from one 5.27 acre parent tract. The property is located on Munford-Giltedge Road near its intersection with Starnes Road. The property can be further identified as Parcel 35.07 on Tipton County Tax Map 095. The property is zoned FAR (Forestry, Agricultural, Residential) District. The property does not appear to be located in a federally identified flood hazard area according to FIRM #47167C0305F, effective on 12/19/2006.

Analysis

The plat appears to call the wrong FIRM #47167C**0310F** instead of #47167C**0305F**.

Munford-Giltedge Road is a Rural Arterial Street according to the Munford Major Road Plan. A minimum right of way of 40 feet from the centerline of the road is required to be dedicated according to the Munford Regional Subdivision Regulations.

In the FAR District, lots fronting on Arterial Streets are required to have a front setback of 60 feet. The developers have provided documentation from the Tennessee Department of Environment and Conservation showing where a septic system has been applied for, staff seeks assurances that this application is for both lots.

Recommendation

Staff recommends approval of the plat provided the above mentioned issues are addressed. All issues were addressed before and/or during the meeting.

There was a motion by Vernon Paimore, seconded by Sue Arthur to approve the Glennview Acres Lot #7 Minor Subdivision as presented. Motion carried, all present voting aye.

C. McCullough Farms Major Subdivision – Section A - Final Plat

Background

A final subdivision plat has been submitted on behalf of McCullough Farms, LLC to create 11 lots from a 18.40 acre (approximate) parent tract on McCormick Road. The property can be further

identified as Parcel 16.00 on Tipton County Tax Map 126. The property is zoned FAR (Forestry, Agricultural, Residential) District. The property does not appear to be located in a federally identified flood hazard area 47167C0315F, effective on 05/04/2009.

Analysis

McCormick Road is designated as Collector Street. The adequate amount of right of way is being shown on the plat.

Septic availability areas are shown on the plat.

There do not appear to be any improvements required for the plat, therefore the Planning Commission may consider waiving construction plat approval for this subdivision.

Staff is recommending a certificate on the plat for availability of water and a certificate to be signed by Tipton County Public Works Director

Recommendation

Staff recommends approval of the plat provided the above mentioned issues are adequately addressed. All issues were addressed before and/or during the meeting.

There was a motion by Jerry Trobaugh, seconded by Sue Arthur to approve the McCullough Farms – Section A – Final Subdivision as presented. Motion carried, all present voting aye.

D. City of Munford Rezoning Request - 1728 S. Tipton Road.

Background

A rezoning request has been submitted on behalf of the City of Munford for property along South Tipton Road. The property can be further identified as Parcel 14.01 on Tipton County Tax Map 127. The request is for the above mentioned parcel to be rezoned from B-2 (General Business) District to R-1 (Low Density Residential) District. The properties do not appear to be located in a federally identified flood hazard area according to FIRM #47167C0315G, effective on 05/04/2009.

Analysis

The Future Land Use Map (2009) is showing the area designated as Low Density Residential. The area being proposed for rezoning has adjacent R-1 zoning in all directions. Tipton Road is designated as an arterial street on the Munford Major Road plan which could be conducive to commercial development.

Recommendation

Staff recommends in favor of the rezoning due to the adjacent R-1 zoning and the Low Density Residential Designation on the Future Land Use Map.

There was a motion by David Keeton, seconded by Vernon Paimore to send a positive recommendation to the Board of Mayor and Aldermen. Motion carried, all present voting aye.

IV. OTHER BUSINESS

A. Text Amendment – Amending the Lot Width Requirements in the R-1 and R-2 districts.

Background

Last month, The Planning Commission discussed the need for increasing the lot width requirements within the R-1 and R-2 district:

Below is the current Lot Width Requirements for the R-1 District

61.5 Minimum Lot Width at Building Line

Single-Family dwellings 70 feet

Staff is proposing the following changes to the Municipal Zoning Ordinance

61.5 Minimum Lot Width at Building Line

Single-family dwellings 100 feet

Below is the current Lot Width Requirements for the R-2 District:

62.5 Minimum Lot Width at Building Line

Single-family dwellings 60 feet

Staff is proposing the following changes to the Municipal Zoning Ordinance

62.5 Minimum Lot Width at Building Line

Single-family dwellings 75 feet

Recommendation

Staff recommends the Planning Commission send a positive recommendation to the Board of Mayor and Aldermen for the adoption of this amendment.

There was a motion by David Keeton, seconded by Sue Arthur to send a positive recommendation to the Board of Mayor and Aldermen for the Lot Width Requirements in the R-1 and the R-2 Districts to be changed as proposed above. Motion carried.

V. REPORTS

Mayoral Comments and Issues

Mayor Dwayne Cole made a few brief comments:

- Police Chief Jim Harger will be retiring. His final day with the city will be September 30, 2018. There will be a retirement reception held for Chief Harger on September 27, 2018 at 2:00, all are invited to attend.
- Celebrate Munford will be this Saturday September 15.

- The street lights on College, Tipton, McLaughlin and Munford Ave have been converted to LED.
- The city will be applying for a new Multi-Modal Grant. This is a 95/5 matching grant.

Building Inspector – Permitting and Enforcement Report

There was a motion by David Keeton, seconded by Vernon Paimore to accept the Building Inspector-Permitting and Enforcement Report as presented. Motion carried, all present voting aye.

There being no further business, the meeting was adjourned at 7:30 PM.

Rick Wilson, Vice-Chairman

Sue Arthur, Secretary

Barbara Younger,
Recording Secretary