



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
December 13, 2016

The regular monthly meeting of the Munford Municipal-Regional Planning Commission met on Tuesday, December 13, 2016 at 6:30 P.M. in the Munford Municipal building located at 70 College Street with the following:

PRESENT: Chair Gary Fodor, Vice-Chair Jerry Trobaugh, Mayor Dwayne Cole, Secretary Sue Arthur, David Keeton, Roy Meadors and Rick Wilson.

ABSENT: None

ALSO PRESENT: Don Cole, Daryl Boulter, Planner Will Radford, Code Enforcement/Building Inspector Glenn Stringfellow and Recording Secretary Barbara Younger.

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

I. APPROVAL OF MINUTES

There was a motion by Jerry Trobaugh, seconded by David Keeton to approve the minutes from November 15, 2016 as distributed. Motion carried.

II. OLD BUSINESS

None

III. NEW BUSINESS

A. Simonton Subdivision – Minor Subdivision Plat

Background

A minor subdivision plat has been submitted on behalf of Simonton Assembly of God to create two lots from a 3.10 acre (approximate) parent tract. The property is located near 4100 Munford-Gilt Edge Road. The property can be further identified as Parcel 31.00 on Tipton County Tax Map 82. The property is zoned FAR (Forestry, Agriculture, Residential) in the Munford Regional Zoning 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

Munford-Gilt Edge Road is classified as an arterial street on the Munford Major Road Plan and the plat appears to be dedicating the required right of way.

Lots fronting on arterial streets in the FAR district require a 60 foot front setback. The lots are showing the correct setbacks for the FAR district and meet the area requirements.

The plat is missing the certification for septic approval. If the existing structures have existing systems, then an owner's affidavit certifying both systems are in working order is necessary.

Recommendation

Staff recommends approval upon the addition of the septic certificate.

Due to non-representation, a motion to table the Simonton Subdivision – Minor Subdivision Plat was made by Sue Arthur. A second to the motion was made by Roy Meadors. Motion carried, all present voting aye.

B. Oak Grove – Preliminary Subdivision Plat

Background

A preliminary subdivision plat has been submitted on behalf of Charles Walker Residuary Trust to create 45 lots near McLaughlin Drive and Kilkenny Street. The plat will also extend Kilkenny Street and Tralee Street. The property can be further identified as Parcel 11.02 on Tipton County Tax Map 111. The property is zoned R-3 (High Density Residential) and is located within the Munford Municipal Zoning District. The property consists of approximately 20.4 acres (Staff measurement). The property does not appear to be situated in a federally identified flood hazard area according to Tipton County FIRM panel #47167C0310F, effective on 12/19/2006.

Analysis

The lots appear to meet all setback and lot requirements of the R-3 (High Density Residential) District.

Kilkenny Drive appears to be developed as a collector street with a 60 foot right-of-way width. Staff seeks assurances from the street department that the existing portions of Tralee Street and Kilkenny Drive will be able to handle the additional traffic of the new subdivision.

The new roads with cul-de-sacs do not appear to have road names listed. The roads names need to be approved by the Tipton County E-911 coordinator.

The Plat is missing the planning commission certificate for approval and the 9-11 certificate.

Recommendation

Staff recommends approval provided the above issues are adequately addressed.

A motion to approve the Oak Grove – Preliminary Subdivision Plat was made by David Keeton. A second to the motion was made by Jerry Trobaugh. Motion carried, all present voting aye.

C. Walker Meadows PRD Preliminary Subdivision Plat / Pre-Application Procedure

Background

A Planned Residential Development (PRD) Preliminary Plat has been submitted on behalf of Charles Walker Residuary Trust and Munford Development Company for properties along Doctor Drive and McLaughlin Drive. The properties can be further identified as Parcels 2.00, 9.00 and 11.02 on Tipton County Tax Map 111 and Parcel 12.01 on Tipton County Tax Map 111B, Group A. The properties do not appear to be located in a federally identified flood hazard area according to FIRM # 47167C0310F, effective on 12/19/2006.

Analysis

This Preliminary Development plan will function as a preliminary major subdivision plat and must be in compliance with Munford's Municipal Subdivision Regulations.

The Plat includes additional right of way dedication as required by the Munford Municipal Subdivision Regulations.

Recommendation

Staff recommends approval of the PRD Preliminary Subdivision Plat provided the Planning Commission make a positive recommendation on establishing the PRD overlay, otherwise the front setbacks on Doctor Drive and the side setbacks are not compliant with R-3 standards. This development will be subject to final development plan approval that staff recommends not being approved until after: 1. a Development Contract is agreed to with the developer and the City, 2. The City Engineer has approved all construction and drainage/grading plans, and 3. The above ordinances have been passed by the Board of Mayor and Aldermen.

Pre-Application discussion and overview of concept development plan. No motion required.

D. Walker Meadows Rezoning Request

Background

A rezoning request has been submitted on behalf of Charles Walker Residuary Trust and Munford Development Company for properties along Doctor Drive and McLaughlin Drive. The properties can be further identified as Parcels 2.00, 9.00 and 11.02 on Tipton County Tax Map 111 and Parcel 12.01 on Tipton County Tax Map 111B, Group A. The request is for the mentioned parcels rezoned from B-1 (Neighborhood Business) and B-2 (General Business) to R-1 (Low Density Residential) and R-3 (High Density Residential) in the Munford Municipal Zoning District. The properties do not appear to be located in a federally identified flood hazard area according to FIRM # 47167C0310F, effective on 12/19/2006.

Analysis

The Future Land Use Map (2009) is showing the parcels to be a Commercial designation.

The properties have adjacent R-1 zoning to the east and R-3 zoning to the north of McLaughlin Drive.

McLaughlin Drive is designated as an Arterial Street which makes the area more suitable for Commercial Development.

A change in this large amount of land (Approximately 17 acres) from Commercial to a residential designation would be a significant deviation from the currently planned commercial designation.

The Planning Commission should consider the development trends of the area and determine what the most appropriate use for the future of the property would be.

Recommendation

Staff recommends against the rezoning due to the Future Land Use Map and McLaughlin's designation as an arterial street. The Planning Commission should consider whether the area is still potentially viable for commercial use or if commercial activity is more encouraged in other areas than at the time of the development of the future land use map.

A motion to send a positive recommendation to the Munford Board of Mayor and Alderman for the Walker Meadows Rezoning Request was made by David Keeton. A second to the motion was made by Rick Wilson. Motion carried, all present voting aye.

E. Walker Meadows PRD Overlay Request

Background

A request has been submitted on behalf of Charles Walker Residuary Trust and Munford Development Company for properties along Doctor Drive and McLaughlin Drive to establish a Planned Residential Development (PRD) Overlay district. The properties can be further identified as Parcels 2.00, 9.00 and 11.02 on Tipton County Tax Map 111 and Parcel 12.01 on Tipton County Tax Map 111B, Group A. The properties do not appear to be located in a federally identified flood hazard area according to FIRM # 47167C0310F, effective on 12/19/2006.

Analysis

This request cannot be granted if the previous request to rezone the same area to R-1 and R-3 is denied.

Staff has asked the developer to provide a legal description from a licensed surveyor of the entire area that will become the PRD overlay.

Recommendation

Staff recommends in favor of the PRD request if the previous rezoning request granted a positive recommendation by the Planning Commission.

A motion to send a positive recommendation to the Munford Board of Mayor and Alderman for the Walker Meadows PRD Overlay Request was made by Sue Arthur. A second to the motion was made by Jerry Trobaugh. Motion carried, all present voting aye.

Mayoral Comments and Issues

Mayor Dwayne Cole made a few brief comments:

- Wishing all a Merry Christmas.
- The Mayor's After Christmas dinner will be held on January 12, 2017.

Building Inspector – Permitting and Enforcement Report

There was a motion by Mayor Cole, seconded by David Keeton 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 8:00 PM.

Gary Fodor, Chair

Sue Arthur, Secretary

Barbara Younger,
Recording Secretary