



City of Munford, Tennessee  
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[www.munford.com](http://www.munford.com)  
Dwayne Cole, Mayor

**Munford Municipal-Regional Planning Commission**  
**February 13, 2018**

The regular monthly meeting of the Munford Municipal-Regional Planning Commission met on Tuesday, February 13, 2018 at 6:30 P.M. in the Munford Municipal building located at 70 College Street with the following:

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

**ABSENT:** None

**ALSO PRESENT:** Pat Harcourt, Rich Ali, Steve Brigance, Charles Ennis, 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 January 9, 2018 as distributed. Motion carried.*

**II. OLD BUSINESS**

**A. Munford Municipal Zoning Ordinance – Re-adoption**

Staff will present the updated version of the Munford Municipal Zoning Ordinance to the Planning Commission. This version is being considered for re-adoption and will serve as the updated Munford Municipal Zoning Ordinance once adopted by the Board of Mayor and Aldermen.

Planner Will Radford will bring back an amended paragraph for minimum yard requirements, and Bond Requirements for Improvements.

**III. NEW BUSINESS**

**A. Village of Green Meadows – Phase V – Preliminary Plat**

**Background**

A preliminary subdivision plat has been submitted on behalf of Green Meadows Development Corporation to create 71 lots and 3 common open space areas. The properties are located near Watson Road and Green Meadows Boulevard (Proposed extension). The property can be further identified as Parcel number 1.00 on Tipton County Tax Map #127. The area is zoned R-1 (Low Density Residential) with a PVD (Planned Village Development) overlay in the Munford Municipal Zoning District. A portion of the property appears to be situated in a Zone AE Flood hazard area with no floodway designation according to Tipton County FIRM panel #47167C0315G, effective on 05/04/2009.

### Analysis

Green Meadows Boulevard is being continued as a Collector Street with a 60 foot right of way.

The plat is showing 70 lots with the only access to them being from Green Meadows Boulevard. This isn't in compliance with the following standard:

**Number of Access Points** – Residential developments with more than fifty (50) lots or dwelling units shall have at least two (2) separate points of public road access. Developments with two hundred (200) lots or dwelling units shall have at least three (3) separate points of public road access.

The plat is showing temporary turnarounds at the end of the three platted roads, staff is requesting to see the plans overall development to determine if the access for these lots is adequate.

Several of the lots are below the 12,500 sq. ft. minimum lot requirement for single family detached homes.

The Munford Municipal Zoning Ordinance, PVD Regulations state:

### **67.3 Modification of District Regulations**

Planned Village Developments may be constructed subject to the standards and procedures set forth below:

The Ordinance approving the preliminary development plan for the Planned Village Development may provide for such exceptions from the district regulations governing area, setback, width and other bulk regulations, parking, and such subdivision regulations as may be necessary or desirable to achieve the objectives of the proposed Planned Village Development, provided such exceptions are consistent with the standards and criteria contained in this section and have been specifically requested in the application for a Planned Village Development and further provided that no modification of the district requirements or subdivision regulation may be allowed when such proposed modification would result in:

- a. Inadequate or unsafe access to the Planned Village Development.
- b. Traffic volume exceeding the anticipated capacity of the major street network in the vicinity.
- c. An undue burden on public parks, recreation areas, schools, fire and police protection and other public facilities which serve or are proposed to serve the Planned Village Development.
- d. A development which will be incompatible with the purposes of this Ordinance.

The Zoning Ordinance further states:

The Planning Commission may waive certain minimum lot area requirements in order to provide for cluster-type development. However, the Planning Commission may require additional landscaping and open space requirements.

The plat is showing a 20ft. by 20ft. sewer easement on the corner of Lot 101. This is presumably for a new sewer pumping station. Staff requests the City Engineer review this preliminary phase to determine if appropriate improvements to the City's sewer system are being made.

The maintenance of the Common Open Space Area needs to be clearly articulated in the notes on the final plat.

Construction plans are to be required and submitted to the City Engineer after Preliminary Plat approval and must be approved prior to the final plat approval.

**Recommendation**

**Staff recommends approval of the preliminary plat contingent upon City Engineer approval and a review of the overall development plan prior to the meeting and if the Planning Commission agrees to allow the lot sizes presented.**

*There was a motion by Sue Arthur, seconded by Jerry Trobaugh to approve the Village of Green Meadows, Phase V, Preliminary Plat as presented. Motion carried by majority vote. Rick Wilson and David Keeton voted nay.*

**B. Village of Green Meadows -- Phase IV -- Preliminary Plat**

**Background**

A preliminary subdivision plat has been submitted on behalf of Green Meadows Development Corporation to create 55 lots and 3 common open space areas. The properties are located near Watson Road and Green Meadows Boulevard (Proposed extension). The property can be further identified as Parcel number 1.00 on Tipton County Tax Map #127. The area is zoned R-1 (Low Density Residential) with a PVD (Planned Village Development) overlay in the Munford Municipal Zoning District. A portion of the property appears to be situated in a Zone AE flood hazard area with no floodway designation according to Tipton County FIRM panel #47167C0315G, effective on 05/04/2009.

**Analysis**

Green Meadows Boulevard is being continued as a Collector Street with a 60 foot right of way.

The plat is showing 55 lots with two access points to them from Green Meadows Boulevard.

Some of the lots on the curved portions of the road appear below the 75 foot in lot width requirements and will require the front setbacks to be changed.

A permanent utility easement is needed on Common Open Space #3 where an existing pump station is in place.

The maintenance of the Common Open Space Area needs to be clearly articulated in the notes on the final plat.

Construction plans are to be required and submitted to the City Engineer after Preliminary Plat approval and must be approved prior to final plat approval.

**Recommendation**

**Staff recommends approval provided the lot width requirements are met and the utility easement is shown on the plat.**

*There was a motion by David Keeton, seconded by Vernon Paimore to approve the Village of Green Meadows Phase IV Preliminary Plat as presented. Motion carried, all present voting aye.*

**V. OTHER BUSINESS**

**A. Discussion – Campground Road – Proposed Development**

This proposed project would be about 50 lots. Some of these lots will front Campground road and will possibly have coves. Planner prefers to not have a lot of driveways coming out on Campground Road. Properties will be Single family homes with 3-4 bedrooms.

**Mayoral Comments and Issues**

Mayor Dwayne Cole made a few brief comments:

- Bob Dodson will be retiring from the City of Munford on March 1, 2018.
- Multi Modal pre-construction meeting is to take place the first of March 2018
- The City is working to improve the Beaver Road Intersection.

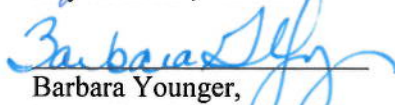
**Building Inspector – Permitting and Enforcement Report**

*There was a motion by David Keeton, seconded by Jerry Trobaugh 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.

  
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Roy Meadors, Chairman

  
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Sue Arthur, Secretary

  
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Barbara Younger,  
Recording Secretary