



City of Munford, Tennessee
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Dwayne Cole, Mayor

Munford Municipal-Regional Planning Commission
May 9, 2017

The regular monthly meeting of the Munford Municipal-Regional Planning Commission met on Tuesday, April 11, 2017 at 6:30 P.M. in the Munford Municipal building located at 70 College Street with the following:

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

ABSENT: Secretary Sue Arthur

ALSO PRESENT: Wise Smith, Elizabeth Heiles, Alderman Lonnie Glass, Don Cole, Kevin Griffin, Peter Colin, 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 Rick Wilson approve the minutes from April 11, 2017 as corrected. Motion carried.

II. OLD BUSINESS

None

III. NEW BUSINESS

A. RedMed Site Plan

Background

A site plan has been submitted by Carlson Consulting Engineers, Inc. on behalf of Marketplace Development to construct a new medical building. The property is located on U.S. Highway 51 near its intersection with Tabb Drive. The property can be further identified as Parcel 6.00 (Lot 4) on Tipton County Tax Map 111G, Group B. The property is zoned PB (Planned Business) in the Munford Municipal Zoning District. The property does not appear to be located in a federally identified flood hazard area according to FIRM #47167C0310F, effective on 12/19/2006.

Analysis

This site was previously approved as a two-phase site plan at the February Planning Commission meeting along with a minor subdivision plat resubdividing this parcel and the adjacent parcel, Parcel 7.00 (Lot 5) on Tipton County Tax Map 111G, Group B. Since that time, a change of circumstances for Lot 5 of the

previously approved resubdivided lots has occurred, and the developers have decided to withhold the recordation of the resubdivision plat and resubmit a site plan for just the “RedMed” phase of the project.

The site plan appears to be using the existing ingress/egress point on U.S. Highway 51, and therefore shouldn’t require approval from the Tennessee Department of Transportation.

The number of parking spaces and handicap spaces shown on the site plan appear sufficient.

The grading and drainage plans have been approved by the City Engineer.

Recommendation

Staff recommends approval of the site plan.

There was a motion by David Keeton, seconded by Roy Meadors to approve the RedMed Site Plan as presented. Motion carried, all present voting aye.

B. Quality Tire Preliminary Subdivision Plat

Background

A preliminary subdivision plat has been submitted on behalf of Quality Tire and Service, LLC for the purposes of creating three (3) lots from two (2) existing parcels and the construction of water and sewer lines. The properties are located near Watson Road and Highway 51 in Munford, TN. The properties can be further identified as Parcel 55.00 on Tipton County Tax Map 127 and Parcel 02.00 on Tipton County Tax Map 127K, Group B. The properties are zoned P-B (Planned Business) and M-1 (Light Industrial) in the Munford Municipal Zoning 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

This plat is being submitted after a previous submission from the September 2016 meeting. The proposed lots have been redesigned from the previously approved, unrecorded plat.

The plat is being submitted in accordance with the Major Subdivision Procedures of Munford’s Municipal Subdivision Regulations due to the public improvements.

All lots appear to meet the setbacks of the P-B and M-1 zoning districts and have adequate lot area and road frontage.

There doesn’t appear to be a need for additional right of way dedication along Highway 51 or Watson Road.

Recommendation

Staff recommends approval of the plat.

There was a motion by Jerry Trobaugh, seconded by David Keeton to approve the Quality Tire Preliminary Subdivision Plat. Motion carried, all present voting aye.

C. Quality Tire Final Subdivision Plat

Background

A final subdivision plat has been submitted on behalf of Quality Tire and Service, LLC for the purposes of creating three lots from 2 existing parcels and the construction of water and sewer lines. The properties are located near Watson Road and Highway 51 in Munford, TN. The properties can be further identified as Parcel 55.00 on Tipton County Tax Map 127 and Parcel 02.00 on Tipton County Tax Map 127K, Group B. The properties are zoned P-B (Planned Business) and M-1 (Light Industrial) in the Munford Municipal Zoning 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

Staff has been advised that the construction plans for the utility extensions have been submitted to the City Engineer as well as the drainage plans for the plat. Review comments by the City Engineer are not available at this time.

The Plat appears to have all of the necessary certificates for approval.

Recommendation

Staff recommends approval of the plat subject to City Engineer approval.

There was a motion by Mayor Cole, seconded by Jerry Trobaugh to approve the Quality Tire Final Subdivision Plat. Motion carried, all present voting aye.

D. Quality Tire Site Plan

Background

A site plan has been submitted on behalf of Quality Tire and Service, LLC for the purposes of constructing a new Tire and Service Store on Lot 1. The property is located near Watson Road and Highway 51 in Munford, TN. The property can be further identified as Parcel 55.00 on Tipton County Tax Map 127. The property is zoned P-B (Planned Business) in the Munford Municipal Zoning District. The property does not appear to be located in a federally identified flood hazard area according to FIRM #47167C0315G, effective on 05/04/2009.

Analysis

The site plan has an adequate number of parking spaces when applying the “Auto Sales and Service Auto Parts” standard of 1 space per 400 sq. ft.

The site plan and detention areas have been reviewed and approved by the City Engineer.

Staff has been advised that the access points onto Highway 51 have been reviewed and approved by the Tennessee Department of Transportation.

Recommendation

Staff recommends approval of the site plan.

There was a motion by David Keeton, seconded by Rick Wilson to approve the Quality Tire Site Plan as presented. Motion carried, all present voting aye.

IV. Other Business

A. Munford Municipal Zoning Ordinance

Planner Will Radford provided an electronic copy of the Ordinance for review prior to the meeting, with the changes made to date. Further discussion led to other recommended revisions regarding the requirements for the PVR and the PRD Districts for Bonds, Letter of Credits, or Contract Amounts for completion, which will be presented at the June 2017 meeting.

Reports

Mayoral Comments and Issues

Mayor Dwayne Cole made a brief comment:

- The Mayor made sure to give all of the Planning Commission members his email address.dcole@munford.com.

Building Inspector – Permitting and Enforcement Report

There was a motion by David Keeton, seconded by Roy Meadors 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 7:50 PM.

Gary Fodor, Chairman

Sue Arthur, Secretary

Barbara Younger,
Recording Secretary