



City of Munford
Planning Commission
March 12, 2024
Munford Municipal Building

AGENDA

City of Munford Planning Commission – Regular Monthly Meeting
Tuesday, March 12, 2024 6:30 p.m.
Municipal Building, 70 College Street, Munford, Tennessee

- I. **CALL TO ORDER & ESTABLISHMENT OF QUORUM**

- II. **APPROVAL OF MINUTES** -February 13, 2024 –

- III. **OLD BUSINESS**

- IV. **NEW BUSINESS**
 - A. **River of Life – Minor Subdivision Plat**

 - B. **Michael O’Brien Rezoning Request**

 - C. **R-4 Lot Width and Lot Area Discussion**

- V. **OTHER BUSINESS**

- VI. **REPORTS**
 - A. Mayoral comments and issues
 - B. Building Inspector – Permitting and Enforcement Report
 - C. Report on Outstanding Bonds (Letters of Credit)

Adjourn –



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MEMORANDUM

TO: The Munford Municipal-Regional Planning Commission
FROM: Will Radford, AICP
DATE: March 8, 2024
SUBJECT: Staff Recommendations for the March meeting of the Municipal-Regional Planning Commission.

A. River of Life – Minor Subdivision Plat

Background

A minor subdivision plat has been submitted on behalf of River of Life Development to create two lots from a 17.76-acre parent tract. The property is located on McLaughlin Drive near its intersection with U.S. Highway 51 South. The property can be further identified as Parcel 12.06 on Tipton County Tax Map 111. The property is zoned P-B (Planned Business) District. The properties do not appear to be located in a federally identified flood hazard area.

Analysis

The new lot meets the lot area and setback requirements for the P-B District.

The Plat has the necessary certificates for approval.

The lots have two spaces that are 50 feet wide to allow for potential access for future development.

Recommendation

Staff recommends approval plat.

B. Michael O'Brien Rezoning Request

Background

A rezoning request has been submitted on behalf of Michael O'Brien. The property is located near 14967 U.S. Highway 51 South. The property can be further identified as Parcel 71.00 on Tipton County Tax Map 127. The rezoning request is to rezone the parcel from R-1 (Low Density Residential) District to P-B (Planned Business) District. The property does not appear to be located in a federally identified flood hazard area.

Analysis

The property has adjacent P-B zoning to the northeast of the parcel.

Commercial areas benefit from access to arterial streets. U.S. Highway 51 is an arterial street on the Munford Major Road Plan.

The Munford Future Land Use Map designates the area as Commercial.

The parcel has enough depth that future construction should be able to comply with the Planned Business setbacks. (50 feet front, 20 rear, and 15 side)

Recommendation

Staff recommends in favor of the rezoning request due to the adjacent PB zoning and its location on an arterial street.

C. R-4 Lot width and lot area discussion

Background/Analysis

Wayne Bouler has asked to address the Planning Commission in regards to the Lot Width and Lot Area regulations of the R-4 district. The request is consideration to lower the lot width requirement from 25 feet to 20 feet and the lot area requirement from 3,000 square feet to approximately 2,200 square feet. The Lot and setback regulations for the R-4 district are as follows:

64.4 Minimum Lot Area

Multi-family dwellings

3,000 square feet per dwelling unit plus an additional 15 percent required open space calculated on the entire development

Townhouses and

3,000 square feet per dwelling

Attached dwellings	unit plus an additional fifteen percent (15%) required open space calculated on the entire development
Traditional Neighborhood Single-Family Dwellings	3,500 square feet, with designated open space required in the planned development as depicted in this Article, Section 64.102(8).
Churches	As required by the Board of Zoning Appeals after review of the site plan and consideration of the size of the congregation and building
Schools	Five acres (5) plus one-acre (1) for each one hundred (100) students or additional acreage as required by the State Board of Education
Other uses	As required by the Board of Zoning Appeals

64.5 Minimum Lot Width at Building Line

Multi-family dwellings	60 feet
Townhouses and Attached dwellings	60 feet for the tract of land developed and 25 feet for each dwelling unit
Traditional Neighborhood Single-Family Dwellings	40 feet
Other uses	As required by the Board of Zoning Appeals

64.6 Minimum Yard Requirements

64.61 Minimum Required Front Yard

Multi-family dwellings	30 feet for the exterior boundary of the development and 10 feet for interior lots
Attached dwellings	30 feet for the exterior boundary of the development and 10 feet for interior lots
Traditional Neighborhood Single-Family Dwellings	30 feet for exterior lots and 10 feet with a maximum setback of 15 feet for interior lots
Other uses	30 feet or more as required by the Board of Zoning Appeals

64.62 Minimum Required Side Yard on Each Side of Lot

Multi-family dwellings	20 feet for the exterior boundary of the development and 5 feet for interior lots except for units built with adjoining walls.
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20 feet for the exterior boundary of the development and 5 feet for interior lots except for units built with adjoining walls

Traditional Neighborhood Single-Family Dwellings	5 feet for interior lots, with 20 feet setbacks for lots adjacent to property outside the development
Other uses	20 feet or more as required by the Board of Zoning Appeals

64.63 Yards on Corner Lots

On corner lots there shall be one designated front yard. The front yard shall be the yard faced by the principal building. Corner Lots shall have one side yard, a side street yard, and a rear yard. The yard opposite the designated front yard shall be considered the rear yard, if applicable, and the remaining yard would be considered side yard.

64.64 Minimum Required Rear Yard

Multi-family dwellings	15 feet for the exterior boundary of the development and 5 feet for interior lots
Townhouses and Attached dwellings	15 feet for the exterior boundary of the development and 5 feet for interior lots
Traditional Neighborhood Single-Family Dwellings	5 feet for interior lots, with 15 feet setbacks for lots adjacent to property outside the development
Other Uses	30 feet or more as required by the Board of Zoning Appeals