



City of Munford
Planning Commission
June 11, 2024
Munford Municipal Building

AGENDA

City of Munford Planning Commission – Regular Monthly Meeting
Tuesday, June 11, 2024 6:30 p.m.
Municipal Building, 70 College Street, Munford, Tennessee

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

- II. **APPROVAL OF MINUTES** -June 11, 2024 –

- III. **OLD BUSINESS**

- IV. **NEW BUSINESS**
 - A. **Burditt McLaughlin Drive Minor Subdivision**

 - B. **Sam Grisham Rezoning Request**

 - C. **Chick-Fil-A Site Plan**

- 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: June 5, 2024
SUBJECT: Staff Recommendations for the June meeting of the Municipal-Regional Planning Commission.

A. Burditt McLaughlin Drive Minor Subdivision

Background

A minor subdivision plat has been submitted on behalf of Creative Development, INC to create four lots from a 2.14 acre parent tract. The property is located on McLaughlin Drive. The property can be further identified as Parcel 12.08 on Tipton County Tax Map 111. The property is zoned R-1 (Low Density Residential) District. The properties do not appear to be located in a federally identified flood hazard area.

Analysis

The property was recently rezoned from P-B and B-1 to R-1.

The new lot meets the lot area and setback requirements for the R-1 District.

The Plat has the necessary certificates for approval.

Recommendation

Staff recommends approval plat.

B. Sam Grisham Rezoning Request

Background

A rezoning request has been submitted on behalf of Sam Grisham rezone .414 acres of property. 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 request is rezone the property from B-1 (Neighborhood Business) District to R-1 (Low Density Residential) District. The property does not appear to be located in a federally identified flood hazard area.

Analysis

The request is rezone .414 acres of the property to R-1. A legal description of the area requested to be rezoned is being requested by staff.

Commercial areas benefit from access to arterial streets. McLaughlin Drive is an arterial street on the Munford Major Road Plan.

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

The property has adjacent R-1 District zoning to the west. This was recently rezoned from B-1 to R-1. (REI Capital rezoning request)

Recommendation

Staff recommends in favor of the rezoning request due to the adjacent R-1 zoning.

C. Chick-Fil-A Site Plan

Background

A site plan has been submitted for a proposed Chick-Fil-A restaurant. The property is located near the intersection of McLaughlin Drive and Highway 51 in Munford, TN. The property can be further identified as Parcel 12.06 on Tipton County Tax Map 111. 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 #47167C0310F, effective on 12/19/2006.

Analysis

Staff has been advised that the access points as shown have been approved by the Tennessee Department of Transportation.

The site plan has the required number of parking spaces and handicap parking spaces for restaurants. (1 space per 250 sq. ft. of total floor area)

Staff has been advised that the City Engineer has reviewed the site plan. And will review the construction plans once submitted and approved by the City Engineer.

The site plan is subject to review and approval by Munford Fire Department.

The building appears to meet all of the setbacks and lot requirements of the P-B zoning district.

The site plan appears to have the area dedicated for the required 10% minimum landscaped area but more detailed landscaping plans are needed for review.

The site is utilizing a connection to the adjacent development and to McLaughlin Drive. The connectivity should help lessen the impact on U.S. Highway 51 traffic.

Recommendation

Staff recommends approval of the site plan provided all above issues (Construction Plans, Fire and Landscaping) are adequately addressed.