



City of Munford
Planning Commission
May 14, 2024
Munford Municipal Building

AGENDA

City of Munford Planning Commission – Regular Monthly Meeting
Tuesday, May 14, 2024 6:30 p.m.
Municipal Building, 70 College Street, Munford, Tennessee

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

- II. **APPROVAL OF MINUTES** -April 9, 2024 –

- III. **OLD BUSINESS**

- IV. **NEW BUSINESS**
 - A. **Munford Storage – Master Signage Plan**
 - B. **Goulder Ridge Minor Subdivision**
 - C. **River of Life – McLaughlin Drive Minor Subdivision**
 - D. **James Harkness Rezoning Request**
 - E. **Village of Green Meadows – Phase 3 – Preliminary Plat (Resubmission – Previously Village of Green Meadows Phase V)**

- 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: May 8, 2024
SUBJECT: Staff Recommendations for the May meeting of the Municipal-Regional Planning Commission.

A. Munford Storage – Master Signage Plan

Background

A master signage plan has been submitted for Munford Storage. The property is located 11221 Highway 51 South. The property is zoned P-B (Planned Business) District. The property does not appear to be located in a federally identified flood hazard area.

Analysis

Attached Signs/Wall Signs are allowed 20% of the front wall. Staff has not reviewed plans for attached signage at this time.

The Freestanding sign is less than the 81 sq. ft. restriction of the P-B District.

Recommendation

Staff recommends approval of the Master Signage Plan.

B. Goulder Ridge Minor Subdivision

Background

A minor subdivision plat has been submitted on behalf of Dustin Goulder to create three lots. The property is located on Munford Giltedge Rd. The property can be further identified as Parcel 60.04 on Tipton County Tax Map 082. The property is zoned FAR (Forestry, Agricultural, Residential) 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 FAR District.

The Plat has the necessary certificates for approval.

The parent tract has over 100 acres and adequate road frontage remaining.

Recommendation

Staff recommends approval plat.

C. River of Life – McLaughlin Drive Minor Subdivision

Background

A minor subdivision plat has been submitted on behalf of River of Life Development to create one lot from a 14.08 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 B-1 (Neighborhood 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 B-1 District.

The Plat has the necessary certificates for approval.

Recommendation

Staff recommends approval plat.

D. James Harkness Rezoning Request

Background

A rezoning request has been submitted on behalf of James Harkness to rezone property near 4135 Munford-Gilt Edge Road from C (Commercial) to FAR (Forestry, Agricultural, Residential) District. The property can be further identified as Parcel 3.01 on Tipton County Tax Map 082. The properties do not appear to be located in a federally identified flood hazard area.

Analysis

The property has adjacent FAR zoning on all sides.

Munford-Gilt Edge Road is classified as an arterial street on the Munford Major Road.

Recommendation

Staff recommends in favor of the rezoning request

E. Village of Green Meadows – Phase 3 – Preliminary Plat (Resubmission – Previously Village of Green Meadows Phase V)

Background

A preliminary subdivision plat has been submitted on behalf of Green Meadows Development Corporation to create 107 (Previously 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 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 and many lots are 70 feet in width which doesn't meet the 75 feet lot width requirement.

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 14. This is presumably for a new sewer pumping station. Staff requests the City Engineer review this preliminary phase to determine 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 final plat approval.

Recommendation

Staff is withholding a recommendation of approval of the preliminary plat at this time. The Planning Commission should consider changing the lot width and lot area standards of the PVD district if this design is acceptable for this and future PVD Developments. Approval should also be contingent upon City Engineer approval and a review of the overall development plan.