



City of Munford, Tennessee
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 Dwayne Cole, Mayor

Munford Municipal-Regional Planning Commission
March 12, 2024

The regular monthly meeting of the Munford Municipal-Regional Planning Commission met on Tuesday, March 12, 2024, at 6:30 p.m. with the following:

PRESENT: Chairman Terry Waits, Vice-Chairman David Keeton, Mayor Dwayne Cole, Vernon Pairmore, Secretary John Moren, Aldermen Steve Childress and Mitchell Parker

ABSENT- N/A

ALSO, PRESENT- Wayne Bouler, Paul Frazier, Henry Porter, Sam Grisham, Sonny Pittman, Michael O’Brien, Chelsea Hall, Code Enforcement Officer Alan Patton, Building Inspector/Code Enforcement Officer Glenn Stringfellow, Planner Will Radford and Recording Secretary Barbara Younger.

The meeting was called to order at 6:30 p.m. by Chairman Terry Waits. There was a quorum present.

I. APPROVAL OF MINUTES – February 13, 2024

There was a motion by David Keeton, seconded by Vernon Pairmore to approve the minutes from February 13, 2024, as presented. Motion carried all present voting aye.

II. OLD BUSINESS – None

III. NEW BUSINESS

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 of the plat for the River of Life – Minor Subdivision Plat.

Mayor Cole recused himself from the discussion and the vote.

*There was a motion by David Keeton, seconded by John Moren to approve the River of Life – Minor Subdivision Plat as presented. Motion carried, **Steve Childress voting Nay**, David Keeton, Vernon Paimore, John Moren and Mitch Parker voting aye.*

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).

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

There was a motion by Mitch Parker, seconded by Steve Childress to send a positive recommendation to the Munford Board of Mayor and Aldermen for the approval of the Michael O'Brien Rezoning Request from R-1 to P-B. Motion carried, all present voting aye.

C. R-4 Lot Width and lot area discussion.

Background

Wayne Boulder has asked to address the Planning Commission in regard to the Lot Width and Lot Area regulations of the R-4 district. The request is a consideration to lower the lot width requirements from 25 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 fifteen percent (15%) required open space as calculated on the entire development.
Townhouses and Attached Dwellings	3,000 square feet per dwelling 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 then 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 Appeal.

64.5 Minimum Lot Width at Building Line

Multi-Family Dwelling	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	20 feet or more as required by the Board of Zoning Appeals.

64.62 Minimum Required Side Yard Each Side of Lot

Multi-Family Dwelling	20 feet for the exterior boundary of the development and 5 feet for the 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 dwelling	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.

This was for discussion only. No motions were made. The Planning Commission has asked Planning Staff to study other municipalities and counties and propose a possible revision to the R-4 district at the April Planning Commission meeting.

IV. REPORTS

Mayor Comments:

- The city has multiple projects going on in the downtown area. Local businesses are working hard to improve their store fronts and the appearance of their buildings inside and out.
- Erma's place is being redone and the Jeff Stimpson building is for sale.
- The Mayor and 4 Aldermen attended the TML conference in Nashville. This was an informative and educational experience.

Building Inspector – Permitting and Enforcement Report

There was a motion by Vernon Paimore, seconded by John Moren 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 7:31 pm.

Chairman Terry Waits

Secretary John Moren

Barbara Younger,
Recording Secretary