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**MEMORANDUM**

**TO: The Munford Municipal-Regional Planning Commission**  
**FROM: Will Radford, AICP**  
**DATE: August 4, 2021**  
**SUBJECT: Staff Recommendations for the August meeting of the Municipal-Regional Planning Commission.**

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**A. McCormick Hills Preliminary Subdivision Plat**

Background

A preliminary subdivision plat as been submitted by REI Capital LLC to create 233 Lots and new road construction along McCormick Road and Campground Road in the recently annexed portion of Munford, TN. The property can be further identified as Parcel 16.00 on Tipton County Tax Map 126. A portion of the property appears to be located in a Zone AE Flood Hazard Area according to FIRM #47167C0315G, effective on 05/04/2009.

Analysis

The Lots meet the lot area requirements (8,000 sq. ft. Lot Area) and the setback requirements of the R-2 district.

The subdivision is creating 4 access points to Campground Road. There are two access points in the northern phase and 78 lots. The Southern phases (Lots 1 through 145) have multiple roads and two access points to Campground Road. The remaining section contain 9 lots that front on McCormick Road.

*d. **Number of Access Points** - Residential developments with more than fifty (50) lots or dwelling units shall have at least two (2) separate points of public road access. Developments with two hundred (200) lots or dwelling units shall have at least three (3) separate points of public road access.*

Sidewalks, Curb and Gutter are required for new major subdivisions within the City according to Munford's Municipal Subdivision Regulations:

The developer shall install, at their expense, sidewalks, curbs and gutters, curb cuts and driveway aprons and handicap ramps within the subdivision and within the right-of-way of all existing streets bordering the subdivision, under conditions specified herein.

Sidewalks shall be required to be installed by the developer on either or both sides of the street within the right-of-way of all new streets and may be required along any street if so desired by the Planning Commission when the Planning Commission deems it necessary for Public Safety.

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.

The Munford Fire Department should approve the layout of the roads.

All road names should be approved by Tipton County E-911.

### **Recommendation**

**Staff recommends approval provided the above mentioned issues are adequately addressed.**

### **B. Wooten Farms Minor Subdivision Plat**

#### **Background**

A minor subdivision plat has been submitted on behalf Wooten Enterprises to create three lots near 637 Tipton Road. The property can be further identified as Parcel 33.00 on Tipton County Tax Map 112. The property is zoned R-1 (Low Density Residential) District. The property does not appear to be located in a federally identified flood hazard area according to FIRM #47167C0305F, effective on 12/19/2006.

#### **Analysis**

This plat is labeled Lots 4, 5, and 6. Lots 1, 2, and 3 were approved by the Planning Commission in March, 2020. Six lots meet the definition of a Major Subdivision according to the Munford Municipal Subdivision Regulations. While no utility or road construction is required, this should be subject to further review considering the potential development of six lots. Staff recommends this subdivision be reviewed by the City Engineer for drainage purposes.

The purpose of this plat is to create 3 new lots from a 194 (approximate) acre parent tract.

Tipton Road is classified as an Arterial Street on the Munford Major Road Plan and has an existing 80 foot right of way according to the survey. No further right of way dedication is needed.

The lots meet the minimum lot requirements (10,000 sq. ft), Lot width (100 feet), and setback requirements of the R-1 District.

The plat has the necessary certificates for approval.

**Recommendation**

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