



City of Munford  
Planning Commission  
May 11, 2021  
Munford Municipal Building

**AGENDA**

City of Munford Planning Commission – Regular Monthly Meeting  
Tuesday, May 11, 2021 6:30 p.m.  
Municipal Building, 70 College Street, Munford, Tennessee

- I. **CALL TO ORDER & ESTABLISHMENT OF QUORUM**
  
- II. **APPROVAL OF MINUTES** - April 13, 2021 –
  
- III. **OLD BUSINESS**
  
- IV. **NEW BUSINESS**
  - A. **McCormick Road/Campground Road Annexation Request (Recommendation to the Board of Mayor and Aldermen)**
    - 1. **Resolution to Annex**
    - 2. **Resolution to adopt Plan of Services**
    - 3. **Ordinance to Establish Zoning**
  
  - B. **Glennview Estates Construction Plat**
  
  - C. **TBL LLC Rezoning Request**
  
- 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 –



**RADFORD PLANNING SOLUTIONS**

*LOCAL PLANNERS. LOCAL SOLUTIONS.*

P.O. BOX 112 | Huntingdon, TN 38344 | 731.234.7798 | RadfordPlanning@gmail.com

**MEMORANDUM**

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

---

**A. McCormick Road/Campground Road Annexation Request**

Background

An annexation request has been by REI Capital LLC to be annexed into the City of Munford. 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

According to TCA 6-51-105, a City may annex residential property by resolution and only upon request from the property owner. The City is in possession of a statement from the owners of record requesting the annexation.

Staff will prepare a Resolution to adopt a Plan of Services, a Resolution to Annex, and an Ordinance to Establish Zoning. The Resolution to Annex and Ordinance to Establish Zoning is not available at this time due to lack of the legal description. The Ordinance and Resolution will be provided for review prior to the Planning Commission Meeting.

The request for zoning upon Annexation is for R-2 (Medium Density Residential) District (8,000 sq ft minimum lots). The Planning Commission may consider to establish other

designated municipal zoning districts. The R-1 (Low Density Residential) District (10,000 sq ft minimum lots) may be more appropriate for this area given its distance from the City center and consideration in regards to utility capacity. The property is currently zoned FAR (Forestry, Agricultural, Residential) District in the Munford Planning Region.

The Plan of Services will show that all City Services will be able to be provided immediately upon annexation with little or no cost to the City. Future Development will be required to install all public utilities in accordance with the Municipal Subdivision Regulations as development occurs.

### **Recommendation**

**The Planning Commission shall determine the benefits to the City upon annexation and determine the appropriate zoning district for the area.**

## **B. Glennview Estates Section D Construction Plat**

### **Background**

A construction plat has been submitted on behalf Apex Homes to create 21 lots and new right of way including the extension of George Ellis Drive. The properties are located near George Ellis Drive in the newly requested annexation area of Munford's Planning Region. The property can be further identified as Parcel number 5.01 on Tipton County Tax Map #112. The area is zoned R-1 (Low Density Residential) District consistent with the proposed zoning of the annexation area. 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**

The Construction plans have been received and approved by the City Engineer.

After installation of improvements, staff recommends the City Engineer inspect the installed improvements to determine the bonding amount that is necessary to cover any uninstalled infrastructure (final wearing surface) and an appropriate warranty period.

City Staff has requested a development contract be entered into with the development and the City prior to final plat approval.

### **Recommendation**

**Staff recommends approval of the construction plat provided all above-mentioned issues have been adequately addressed.**

## **C. TBL LLC Rezoning Request**

## Background

A rezoning request has been submitted by TBL LLC on to rezone properties near the intersection of McCormick and Tipton Road. The properties can be further identified as Parcel 39.00 on Tipton County Tax Map 112K. The request is to rezone the properties from B-1 (Neighborhood Business) District to B-2 (General Business) District. The area is approximately 4.12 acres per tax map. The properties do not appear to be located in a federally identified flood hazard area.

## Analysis

Commercial areas benefit from access to arterial streets. Tipton Road is an arterial street and McCormick Road is a Collector Street on the Munford Major Road Plan.

The parcel is located as part of a larger B-1 district. The Planning Commission should consider the appropriateness of changing the entire district to B-2 to encourage consistency in planning throughout the district. If this request is granted, it will create a stronger case for future requests for B-2 in the area.

The Planning Commission should give consideration to surrounding residential properties and the potential impact of industrial development.

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

The utilities in place should be adequate to support commercial development.

## Recommendation

**Staff recommends in favor of the rezoning request along with rezoning surrounding B-1 properties upon verification of adequate utilities as well as the location at the intersection of an arterial street and collector street.**