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MEMORANDUM

TO: The Munford Municipal-Regional Planning Commission

FROM: Will Radford, AICP

DATE: March 3, 2021

SUBJECT: Staff Recommendations for the March meeting of the Municipal-Regional Planning Commission.

A. George Ellis Drive/Glennview Estates Annexation Request

Background

An annexation request has been by Anthony L. Terhune and Stephen D. Toarmina Trust to be annexed into the City of Munford. The property can be further identified as Parcel 5.01 on Dyer County Tax Map 112. The property does not appear to be located in a federally identified flood hazard area.

Analysis

According 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 has prepared a Resolution to adopt a Plan of Services, a Resolution to Annex, and an Ordinance to Establish Zoning. Staff will present all of the above-mentioned documents for review by the Planning Commission.

The request for zoning upon Annexation is for R-1 (Low Density Residential) District. Staff feels that the requested zone is compliant with the adjacent zoning and R-1 is the appropriate zone upon annexation. 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

Staff recommends in favor of zoning the property R-1 should the City decide the annexation is beneficial to the City.

B. Glennview Estates Preliminary Plat

Background

A preliminary subdivision plat has been submitted on by 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 FAR (Forestry, Agriculture, Residential) District in the Munford Planning Region and is being developed as 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 Lots meet the lot area requirements of the R-1 district. Preliminary Approval shall be contingent upon the City Board approving the annexation request and the annexation area becoming effective. Annexation becomes effective 30 days after the final reading of the City Board.

The building setback lines are not shown on the preliminary plat. Staff recommends the setback lines added to the lots.

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 and determine if a temporary turnaround is needed at the end of the streets or if the "T" design of the roads will allow for adequate turnaround areas.

Recommendation

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

C. Discussion of New Pavement Standards

Background/Analysis

The City Engineer is requesting changes to the pavement requirements for new subdivisions to be changed in the Municipal Subdivision Regulations. The proposed language is included in the agenda packet for review by the Planning Commission. This language will be presented in the form of a resolution at the April Planning Commission meeting.