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**MEMORANDUM**

**TO: The Munford Municipal-Regional Planning Commission**  
**FROM: Will Radford, AICP**  
**DATE: July 7, 2021**  
**SUBJECT: Staff Recommendations for the July meeting of the Municipal-Regional Planning Commission.**

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**A. Walker Meadows Subdivision – Phase II – Final Plat**

Background

A Final Subdivision Plat has been submitted on behalf of Charles Walker Residuary Trust to create 86 lots along Doctor Drive and McLaughlin Drive. The property can be further identified as Parcel 2.00, on Tipton County Tax Map 111. The property is zoned R-2 (Medium Density Residential) District. The properties do not appear to be located in a federally identified flood hazard area according to FIRM # 47167C0310F, effective on 12/19/2006.

Analysis

The Preliminary and Construction Plats for this development were approved in July, 2019.

The lots meet the requirement of the R-2 district. (8,000 sq. ft.)

Construction Plat staff report stated that a development contract was requested by the City prior to final plat approval.

The plat is showing necessary certificates for approval.

The note on "Sheet 1" states "Sheet 1 of 1" and should be revised to "Sheet one of 2".

Recommendation

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

## **B. Cole – Maple Hill Minor Subdivision**

### Background

A minor subdivision plat has been submitted on behalf of Robert C. Ellis to create 2 lots. The property is located on Tipton Road. The property can be further identified as Parcels 5.00, and 6.00 on Tipton County Tax Map #111H, Group A. The area is zoned R-1 (Low Density Residential). The property does not appear to be located in a federally identified flood hazard area.

### Analysis

The purpose of the plat is to resubdivide two lots totaling approximately 1.78 acres of property

Parcel 5.00 in its current state does not meet the lot width requirement of the R-1 district (100 feet) but this is improved by adding the buildable area from Parcel 6.00 to the rear of the lot. The proposed lots meet the requirements of the R-1 district.

The plat is showing the necessary certificates for approval.

The plat is showing the right of way dedication to obtain the minimum 25 feet from the centerline of Maple Hill Road.

### Recommendation

**Staff recommends approval of the plat.**

## **C. James Harkness Rezoning Request**

### Background

A rezoning request has been submitted on behalf of James Harkness to rezone property at 410 Munford Avenue from R-3 (High Density Residential) District to B-2 (General Business) District. The property can be further identified as Parcel 10.00 on Tipton County Tax Map 111. The property doesn't appear to be located in a federally identified flood hazard area.

### Analysis

The property has adjacent B-2 property to the west.

Munford Avenue is an arterial street which is conducive to commercial development.

The future land use map has this property designated as "High Density Residential".

This parcel has no current adjacent R-3.

The Planning Commission should consider the development trends of the area and determine what the most appropriate use for the future of the property would be.

The property has an existing residential structure which would become a non-conforming use if the request is approved.

**Recommendation**

**Staff recommends approval of the rezoning request due to its location on an arterial street and the adjacent B-2 district.**

**D. Wendy's Minor Subdivision Plat**

A minor subdivision plat has been submitted for Parker Properties South. The property is located near the intersection of Munford Avenue and Highway 51 in Munford, TN. The property can be further identified as Parcel 12.06 on Tipton County Tax Map 111. The property is zoned P-B (Planned Business) in the Munford Municipal Zoning District. The property does not appear to be located in a federally identified flood hazard area according to FIRM #47167C0310F, effective on 12/19/2006.

**Analysis**

The purpose of the subdivision plat is to a new 1,10 acre tract from a 32.37 acre parent tract.

Staff is unable to verify the existing right of way width at the time of this report. The plat does not appear to be dedicating any additional right of way. The right of way widths to the best of the site's ability should match adjacent previous subdivision to the southwest. (Margaritas Restaurant)

The right of way standards in the Munford Municipal Subdivision Regulations for arterial streets are as follows:

**8. Right-of-way Widths**

*The minimum width of right-of-way, measured from lot line to lot line, shall be as shown on the Major Street Plan, or if not shown on such plan, shall be not less than listed below. In cases where topography or other physical conditions make a street of the minimum required width impracticable, the Planning Commission may modify the above requirements by not more than ten (10%) percent of the specified widths. In no case shall the street widths be modified solely for the purpose of increasing the area of marketable land, nor to accommodate a land use which might otherwise be inappropriate:*

- a. Arterial ..... 80 to

*feet*

The lot has more than 80 feet of right of way when taking the entirety of Highway 51 into account. Staff seeks coordination with the Tennessee Department of Transportation to ensure the right of way is sufficient.

The Planning Commission has the authority to require sidewalks when deemed necessary to public safety according to the Munford Municipal Subdivision Regulations:

**G. CURBS, GUTTERS, SIDEWALKS AND HANDICAP RAMPS**

*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.*

*This section of the regulations shall apply to all residential, commercial, and industrial developments within the City of Munford.*

**Recommendation**

**Staff recommends approval of the plat upon right of way verification.**

**E. Wendy's Site Plan**

**Background**

A site plan has been submitted for Parker Properties South for a proposed Wendy's restaurant. The property is located near the intersection of Munford Avenue and Highway 51 in Munford, TN. The property can be further identified as Parcel 12.06 on Tipton County Tax Map 111. The property is zoned P-B (Planned Business) in the Munford Municipal Zoning District. The property does not appear to be located in a federally identified flood hazard area according to FIRM #47167C0310F, effective on 12/19/2006.

**Analysis**

Staff has been advised that the access points as shown have been approved by the Tennessee Department of Transportation.

The site plan has the required number of parking spaces and handicap parking spaces for restaurants. (1 space per 250 sq. ft. of total floor area)

Staff has been advised that the City Engineer has reviewed and approved the plans in regards to drainage and grading.

The building appears to meet all of the setbacks and lot requirements of the P-B zoning district.

The site plan appears to have the required 10% minimum landscaped area.

The site is utilizing a connection to the adjacent development (Margaritas) and future development to the northeast. The connectivity should help lessen the impact on U.S. Highway 51 traffic.

**Recommendation**

**Staff recommends approval of the site plan.**