

**RESOLUTION \_\_\_\_\_**

**A RESOLUTION TO AMEND THE MUNFORD MUNICIPAL SUBDIVISION REGULATIONS BY ALLOWING ADMINISTRATIVE APPROVAL FOR MINOR SUBDIVISIONS OF TWO LOTS OR LESS**

**WHEREAS**, pursuant to Tennessee Code Annotated Sections 13-3-402 and 13-4-303 subdivision regulations have been adopted for the City of Munford and its Planning Region and;

**WHEREAS**, the Munford Municipal-Regional Planning Commission has seen fit to amend the Regional Subdivision Regulations; and,

**WHEREAS**, pursuant to Tennessee Code Annotated a public hearing was held before this body on Tuesday, the 13<sup>th</sup> day of April, 2021, pursuant to a notice published in a newspaper of general circulation at least 30 days in advance of the hearing;

**NOW, THEREFORE, BE IT RESOLVED BY THE MUNFORD MUNICIPAL-REGIONAL PLANNING COMMISSION:**

**SECTION 1** that the Munford Municipal Subdivision Regulations are amended by adding the following language to Article III, Section A. **PROCEDURE:**

4. Whenever subdivision meets the criteria described below, the Secretary of the Munford Municipal-Regional Planning Commission may approve a subdivided plat without the approval of the planning commission.
  - a. The divided tract involves no more than two (2) lots;
  - b. The planning staff of the planning commission certifies that the subdivision meets all the regulations adopted by the planning commission, and;
  - c. No request for variance from the adopted regulations of the planning commission has been made.
  - d. Re-subdivision involving no more than 2(two) lots or establishing new or additional utility easements.

**SECTION 2 BE IT FURTHER RESOLVED**, that this Resolution shall become effective immediately upon its passage, **THE PUBLIC WELFARE REQUIRING IT.**

Date: \_\_\_\_\_

\_\_\_\_\_  
Chairman, Munford Municipal-Regional Planning Commission

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Secretary, Munford Municipal-Regional Planning Commission

**RESOLUTION \_\_\_\_\_**

**A RESOLUTION TO AMEND THE MUNFORD REGIONAL SUBDIVISION REGULATIONS BY ALLOWING ADMINISTRATIVE APPROVAL FOR MINOR SUBDIVISIONS OF TWO LOTS OR LESS**

**WHEREAS**, pursuant to Tennessee Code Annotated Sections 13-3-402 and 13-4-303 subdivision regulations have been adopted for the City of Munford and its Planning Region and;

**WHEREAS**, the Munford Municipal-Regional Planning Commission has seen fit to amend the Regional Subdivision Regulations; and,

**WHEREAS**, pursuant to Tennessee Code Annotated a public hearing was held before this body on Tuesday, the 13<sup>th</sup> day of April, 2021, pursuant to a notice published in a newspaper of general circulation at least 30 days in advance of the hearing;

**NOW, THEREFORE, BE IT RESOLVED BY THE MUNFORD MUNICIPAL-REGIONAL PLANNING COMMISSION:**

**SECTION 1** that the Munford Regional Subdivision Regulations are amended by adding the following language to Article III, Section A. **PROCEDURE:**

4. Whenever subdivision meets the criteria described below, the Secretary of the Munford Municipal-Regional Planning Commission may approve a subdivided plat without the approval of the planning commission.
  - a. The divided tract involves no more than two (2) lots;
  - b. The planning staff of the planning commission certifies that the subdivision meets all the regulations adopted by the planning commission, and;
  - c. No request for variance from the adopted regulations of the planning commission has been made.
  - d. Re-subdivision involving no more than 2(two) lots or establishing new or additional utility easements.

**SECTION 2 BE IT FURTHER RESOLVED**, that this Resolution shall become effective immediately upon its passage, **THE PUBLIC WELFARE REQUIRING IT.**

Date: \_\_\_\_\_

\_\_\_\_\_  
Chairman, Munford Municipal-Regional Planning Commission

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Secretary, Munford Municipal-Regional Planning Commission

**RESOLUTION \_\_\_\_\_**

**A RESOLUTION TO AMEND THE MUNFORD MUNICIPAL SUBDIVISION REGULATIONS BY AMENDING THE PAVEMENT STANDARDS FOR NEW STREETS IN NEW SUBDIVISIONS**

**WHEREAS**, pursuant to Tennessee Code Annotated Sections 13-3-402 and 13-4-303 subdivision regulations have been adopted for the City of Munford and its Planning Region and;

**WHEREAS**, the Munford Municipal-Regional Planning Commission has seen fit to amend the Regional Subdivision Regulations; and,

**WHEREAS**, pursuant to Tennessee Code Annotated a public hearing was held before this body on Tuesday, the 13<sup>th</sup> day of April, 2021, pursuant to a notice published in a newspaper of general circulation at least 30 days in advance of the hearing;

**NOW, THEREFORE, BE IT RESOLVED BY THE MUNFORD MUNICIPAL-REGIONAL PLANNING COMMISSION:**

**SECTION 1** that the Munford Municipal Subdivision Regulations are amended by deleting the below language in Article VI, Section D. **STREET IMPROVEMENTS** #4 in its entirety:

**4. Pavement Base Course**

After preparation of the subgrade, the roadbed shall be surfaced with an approved material conforming to the Technical Specifications of the City of Munford. Three (3) options are available to the developer for construction of base course as follows:

a. Alternative A

Six inches (6”) of grading D limestone over the pavement width installed in two inch (2”) to three inch (3”) compacted lifts per Tennessee Department of Transportation Section 303.

b. Alternative B

Six inches (6”) of soil cement of the pavement width, with design mix formula for soil type subject to planning staff approval, installed per Tennessee Department of Transportation Section 304.

c. Alternative C

Ten inches (10”) of Class A aggregate, Grading D as defined for a Type A Base over the pavement width installed in three (3) to four (4) compacted lifts per Tennessee Department of Transportation Section 303.

**SECTION 2** that the Munford Municipal Subdivision Regulations are amended by adding the below language to Article VI, Section D. **STREET IMPROVEMENTS** #4 in its entirety:

**4. Pavement Base Course**

After preparation of the subgrade, the roadbed shall be surfaced with an approved material conforming to the Technical Specifications of the City of Munford. Two (2) options are available to the developer for construction of base course as follows:

a. Alternative A

For streets with rights-of-way less than 80 feet:

Six inches (6”) of grading D limestone over the pavement width installed in two inch (2”) to three inch (3”) compacted lifts per Tennessee Department of Transportation Section 303.

For streets with rights-of-way of 80 feet or more:

Ten inches (10”) of grading D limestone over the pavement width installed in two inch (2”) to three inch (3”) compacted lifts per Tennessee Department of Transportation Section 303.

b. Alternative B

For streets with rights-of-way less than 80 feet:

Six inches (6”) of soil cement over the pavement width, with design mix formula for soil type subject to planning staff approval, installed per Tennessee Department of Transportation Section 304.

For streets with rights-of-way of 80 feet or more:

Ten inches (10”) of soil cement over the pavement width, with design mix formula for soil type subject to planning staff approval, installed per Tennessee Department of Transportation Section 304.

**SECTION 3 BE IT FURTHER RESOLVED**, that this Resolution shall become effective immediately upon its passage, **THE PUBLIC WELFARE REQUIRING IT.**

Date: \_\_\_\_\_

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Chairman, Munford Municipal-Regional Planning  
Commission

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Secretary, Munford Municipal-Regional Planning  
Commission

**RESOLUTION \_\_\_\_\_**

**A RESOLUTION TO AMEND THE MUNFORD MUNICIPAL SUBDIVISION REGULATIONS BY ADOPTING UNDERGROUND ELECTRIC REQUIREMENTS IN NEW MAJOR SUBDIVISIONS**

**WHEREAS**, pursuant to Tennessee Code Annotated Sections 13-3-402 and 13-4-303 subdivision regulations have been adopted for the City of Munford and its Planning Region and;

**WHEREAS**, the Munford Municipal-Regional Planning Commission has seen fit to amend the Regional Subdivision Regulations; and,

**WHEREAS**, pursuant to Tennessee Code Annotated a public hearing was held before this body on Tuesday, the 13<sup>th</sup> day of April, 2021, pursuant to a notice published in a newspaper of general circulation at least 30 days in advance of the hearing;

**NOW, THEREFORE, BE IT RESOLVED BY THE MUNFORD MUNICIPAL-REGIONAL PLANNING COMMISSION:**

**SECTION 1** that the Munford Municipal Subdivision Regulations are amended by adding the following language to Article 1, Section F. **DEFINITIONS:**

**Infill Development** - any case where lots are being divided in an established subdivision or where electric is already installed.

**SECTION 2** that the Munford Regional Subdivision Regulations are amended by adding the following language to Article V, Section K:

**K. UNDERGROUND ELECTRIC SERVICE**

Underground electric service is required by the City. With the exception of existing street facing infill development, and they must be approved by the city on a case by case basis. Consult with the Southwest Tennessee Electric Membership Corporation for specific design standards.

**SECTION 3 BE IT FURTHER RESOLVED**, that this Resolution shall become effective immediately upon its passage, **THE PUBLIC WELFARE REQUIRING IT.**

Date: \_\_\_\_\_

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Chairman, Munford Municipal-Regional Planning Commission

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Secretary, Munford Municipal-Regional Planning Commission