



City of Munford, Tennessee
1397 Munford Avenue
Munford, TN 38058
City Hall (901) 837-0171
www.munford.com
Dwayne Cole, Mayor

Munford Municipal-Regional Planning Commission
April 9, 2019

The regular monthly meeting of the Munford Municipal-Regional Planning Commission met on Tuesday, April 3, 2019 at 6:30 P.M. in the Munford Municipal building located at 70 College Street with the following:

PRESENT: Chairman Roy Meadors, Vice-Chairman Rick Wilson, Secretary Sue Arthur, Jerry Trobaugh, David Keeton, Mayor Dwayne Cole and Vernon Pairmore.

ABSENT: None

ALSO PRESENT: Pat Harcourt, Mark Underwood, Wayne Boulter, Planner Will Radford, Code Enforcement /Building Inspector Glenn Stringfellow and Recording Secretary Barbara Younger

The meeting was called to order at 6:30 PM. There was a quorum present.

I. APPROVAL OF MINUTES – from March 19, 2019

There was a motion by Rick Wilson, seconded by David Keeton to approve the minutes from March 9, 2019 as presented. Motion carried.

II. OLD BUSINESS

A. Village of Green Meadows – Phase V – Construction Plans

The developers of the Village of Green Meadows have requested to make changes to the approved construction plans for Phase V. Staff will advise the Planning Commission of the requested changes.

The Village of Green Meadows – Phase V- Construction Plan is requesting that in exchange the roadway improvements currently shown in the plans along the Watson Road frontage of Phase 5 NOT be required. The Watson Road connection point right-of-way dedication will remain, but eliminate roadway improvement (no widening, no curb and gutter)

There was a motion by Sue Arthur, seconded by Mayor Dwayne Cole to approve the changes to the Village of Green Meadows – Phase V- Construction Plans as presented. Motion carried, all present voting aye.

III. NEW BUSINESS

A. Central Park Subdivision – Phase III – Preliminary Plat

Background

A preliminary subdivision plat has been submitted on behalf of PFMT Holdings, LLC to create 18 lots. The properties are located near Charles Avenue and Laurel Lane. The property can be further identified as Parcel number 79.00 on Tipton County Tax Map #111. The area 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 #47167C0310F, effective on 12/19/2006.

Analysis

Staff is showing a different FIRM # than what is being shown on the plat. The plat lists FIRM #47167C0305F.

Phase II is shown on the plat and has a note that says "approved". This should be removed as it has received preliminary approval but not final approval.

Sidewalks, Curb and Gutter are required for new major subdivisions within the City of Munford according to the Munford 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.

Recommendation

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

There was no action taken on this request. The Central Park Subdivision – Phase III – Preliminary Plat was withdrawn, at this time, by the developer.

B. Walker Meadows Subdivision – Phase II – Preliminary Plat

Background

A Preliminary 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 12/19/2006.

Analysis

All lots appear to meet the lot width, area, and setback requirements of the R-2 District.

McLaughlin Drive is an arterial street and Doctor's Drive is a "proposed collector" on the Munford Major Road Plan. The Planning Commission may require a dedication of 40 feet from the centerline of McLaughlin Drive and 30 feet from the Centerline of Doctor's Drive.

Staff has asked that the entrance point, driving aisles, and turning radius' be reviewed by the Fire Department to ensure that adequate emergency management access can be achieved at this site.

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 Development Plan approval and must be approved prior to final development approval.

Recommendation

Staff recommends approval of the plat provided all above issues are adequately addressed.

There was a motion by Sue Arthur, seconded by Mayor Dwayne Cole to approve the Walker Meadows Subdivision – Phase II – Preliminary Plat. Motion carried, all present voting aye.

IV. OTHER BUSINESS - None

V. REPORTS

Mayoral Comments and Issues


The Mayor had the following comments:

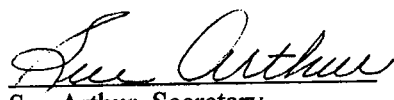
- Paving has started in the Highlands.
- Doctor Drive turn lane is to be completed soon.
- Tipton Home Furnishing is now Open for business
- Margaritas plan to open on April 22, 2019

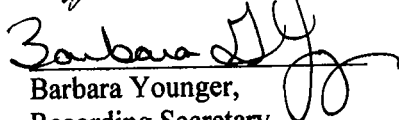
Building Inspector – Permitting and Enforcement Report

There was a motion by Rick Wilson, seconded by Vernon Paimore to accept the Building Inspector-Permitting and Enforcement Report as presented. Motion carried, all present voting aye.

There being no further business, the meeting was adjourned at 7:17 PM.


Roy Meadors, Chairman


Sue Arthur, Secretary


Barbara Younger,
Recording Secretary