



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
June 11, 2019

The regular monthly meeting of the Munford Municipal-Regional Planning Commission met on Tuesday, June 11, 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, Jerry Trobaugh, David Keeton, Mayor Dwayne Cole and Vernon Pairmore.

ABSENT: Secretary Sue Arthur

ALSO PRESENT: Sonny Pittman, Sherman McGill, Planner Will Radford and 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 May 14, 2019

There was a motion by Jerry Trobaugh, seconded by Vernon Pairmore to approve the minutes from May 14, 2019 as presented. Motion carried.

II. OLD BUSINESS - None

III. NEW BUSINESS

A. Wooten West Drive Minor Subdivision Plat

Background

A minor subdivision plat has been submitted to resubdivide a 5.01 acre (approximate) lot. The property can be further identified as Parcel 11.00 on Tipton County Tax Map 112F, Group A. The property 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 #47167C0305F, effective on 12/19/2006.

Analysis

A previous version of this plat was approved in February, 2019. Upon development of the lot, more engineering review was required and additional construction plans were submitted. This has been approved by the City Engineer.

The City of Munford passed a resolution acknowledging the City has no maintenance responsibility for detention area shown on the plat. A reference to this resolution has been asked to be added to the plat.

The purpose of this plat is to create 4 new lots from a 5.01 (approximate) acre parent tract.

West Road is classified as a Minor Residential Street on the Munford Major Road Plan and has an existing 60 foot right of way according to the survey. No further right of way dedication is needed.

The lots meet the minimum lot requirements (10,000 sq.ft.), Lot width (100 feet), and setback requirements of the R-1 District.

Recommendation

Staff recommends approval of the plat.

There was a motion by David Keeton, seconded by Rick Wilson to approve the Wooten West Drive Minor Subdivision Plat as presented. Motion carried, all present voting aye.

B. Text Amendment – Removing the Street Frontage Requirement from the Municipal Zoning Ordinance

Background

The Munford Municipal Subdivision Regulations require that all new lots have at least a 50 feet of street frontage. This may be in contradiction to the following standard found in the Municipal Zoning Ordinance:

Section 33 Minimum Required Street Frontage

No dwelling shall be erected on a lot which does not abut at least one public street for at least thirty-five feet (35') and contain a minimum width of fifty feet (50') at the building setback line except for "special" developments identified in Article VI of this Ordinance where less than fifty feet (50') of width at the building line are allowed.

Staff is proposing to delete this section all together. This will require all new lots to have 50 feet of road frontage and a Lot Width Requirement as determined by the zoning district.

Recommendation

Staff recommends the Planning Commission send a positive recommendation to the Board of Mayor and Aldermen.

There was a motion by Rick Wilson, seconded by Jerry Trobaugh to send a positive recommendation the Board of Mayor and Aldermen for the Text Amendment – Removing the Street Frontage Requirement from the Municipal Zoning Ordinance.

IV. OTHER BUSINESS - None

V. **REPORTS**

Mayoral Comments and Issues


The Mayor had no comments:

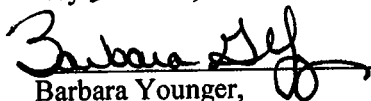
Building Inspector – Permitting and Enforcement Report

There was a motion by David Keeton, 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 6:53 PM.


Roy Meadors, Chairman


Sue Arthur, Secretary


Barbara Younger,
Recording Secretary