



City of Munford, Tennessee  
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Munford, TN 38058  
City Hall (901) 837-0171  
[www.munford.com](http://www.munford.com)  
Dwayne Cole, Mayor

**Munford Municipal-Regional Planning Commission**  
**October 8, 2019**

The regular monthly meeting of the Munford Municipal-Regional Planning Commission met on Tuesday, October 8, 2019 at 6:30 P.M. in the Munford Municipal building located at 70 College Street with the following:

**PRESENT:** Secretary Sue Arthur (by video), Mayor Dwayne Cole, David Keeton and Vernon Pairmore.

**ABSENT:** Chairman Roy Meadors, Vice-Chairman Rick Wilson and Jerry Trobaugh

**ALSO PRESENT** Rusty Norville, Wayne Boulter, Pinky Dike, 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 September 10, 2019**

*There was a motion by David Keeton, seconded by Vernon Pairmore to approve the minutes from September 10, 2019 as presented. Motion carried.*

**II. OLD BUSINESS - None**

**III. NEW BUSINESS**

**A. 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 on 12/19/2006.

This is a revision of a previously approved Preliminary Plat that was approved at the April 9, 2019 Planning Commission meeting. A subsequent revision was approved at the July 9, 2019 Planning Commission meeting.

The purpose of this revision is to “add a cul-de-sac” at the south end of Pritchett Drive and also reconfigure the configuration of Hearst Cove.

**Analysis**

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

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.

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**

*There was a motion by Sue Arthur, seconded by Vernon Pairmore to approve the Walker Meadows Subdivision-Phase II- Preliminary Plat as presented. Motion carried, all present voting aye.*

### **B. Walker Meadows Subdivision – Phase II – Construction Plat**

#### **Background**

A Construction 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 Construction plans have been received and approved by the City Engineer.

The maintenance of the Detention Pond Areas need to be clearly articulated in the notes on the final plat.

After installation of improvements, staff recommends the City Engineer inspect the installed improvements to determine the bonding amount that is necessary to cover any uninstalled infrastructure (final wearing surface) and an appropriate warranty period.

City Staff has requested a development contract be entered into with the development and the City prior to final plat approval.

### **Recommendation**

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

*There was a motion by David Keeton, seconded by Vernon Pairmore to approve the Walker Meadows Subdivision – Phase II – Construction Plat contingent upon approval from the City Engineer. Motion carried, all present voting aye.*

### **C. Central Park Subdivision Rezoning Request**

#### **Background**

A rezoning request has been submitted by the developers of Central Park Subdivision to rezone the portion of the proposed subdivision that is currently R-1 (Low Density Residential) District to R-2 (Medium Density Residential) District. 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 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 majority of the parcel is currently zoned R-2. This request is to rezone the remaining southern area of the parcel from R-1 to R-2.

If approved, the subdivision would have uniform zoning throughout the development.

#### **Recommendation**

**Staff recommends approval of the rezoning request due to the adjacent zoning.**

*There was a motion by David Keeton, seconded by Sue Arthur to send a positive recommendation to the Board of Mayor and Aldermen for approval of the Central Park Subdivision Rezoning Request as presented. Motion carried, all present voting aye.*

### **D. Central Park Subdivision – Preliminary Plat**

#### **Background**

A preliminary subdivision plat has been submitted on behalf of PFMT Holdings, LLC to create 46 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**

Lot 41 is noted as a “non-buildable” lot. This lot needs to be labeled as a common open space area and not labeled as a lot.

The subdivision is in the process of asking for a rezoning from R-1 to R-2 for the southern portion of the development.

The lots meet the requirement of the R-2 district (8,000 sq.ft.) but not the requirements of the R-1 district (10,000 sq.ft). The preliminary plat approval assumes the rezoning will be approved by the Board of Mayor and Aldermen. If not approved, a preliminary plat will have to be revised prior to the submittal of a final plat.

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

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.

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 a motion by Vernon Pairmore, seconded by David Keeton to approve the Central Park Subdivision – Preliminary Plat as presented. Motion carried, all present voting aye.*

### **E. Central Park Subdivision Construction Plat**

#### **Background**

A construction plat has been submitted on behalf of PFMT Holdings, LLC to create 46 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 zones 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**

The Construction plans have been received and approved by the City Engineer.

The maintenance of the Common Open Space areas and detention easements needs to be clearly articulated in the notes on the final plat.

After installation of improvements, staff recommends the City Engineer inspect the installed improvements to determine the bonding amount that is necessary to cover any uninstalled infrastructure (final wearing surface) and an appropriate warranty period.

City Staff has requested a development contract be entered into with the development and the City prior to final plat approval.

### **Recommendation**

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

*There was a motion by David Keeton, seconded by Vernon Pairmore to approve the Central Park Subdivision Construction Plat contingent upon approval from the City Engineer. Motion carried, all present voting aye.*

IV. **OTHER BUSINESS** - None

V. **REPORTS**

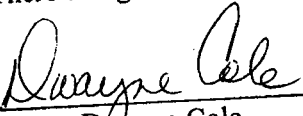
**Mayoral Comments and Issues**

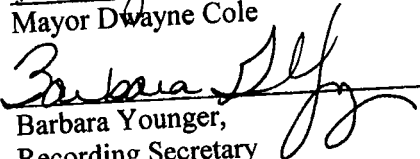
No comments for this month.

**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 6:58 PM.

  
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Mayor Dwayne Cole

  
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Barbara Younger,  
Recording Secretary

  
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Sue Arthur, Secretary