



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
November 12, 2019

The regular monthly meeting of the Munford Municipal-Regional Planning Commission met on Tuesday, November 12, 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, Mayor Dwayne Cole, David Keeton and Vernon Paimore.

ABSENT: Jerry Trobaugh

ALSO PRESENT: Henry Porter, Wayne Bouler, Planner Will Radford and Code Enforcement /Building Inspector Glenn Stringfellow.

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

I. APPROVAL OF MINUTES – from October 8, 2019

There was a motion by David Keeton, seconded by Sue Arthur to approve the minutes from October 8, 2019 as presented. Motion carried.

II. OLD BUSINESS - None

III. NEW BUSINESS

A. Bond – Crigger Circle Minor Subdivision Plan

Background

A minor subdivision plat has been submitted on behalf of Robert and Marilyn Bond to create two lots from a 3.97-acre tract. The property is located near 191 Tipton Road near its intersection with Crigger Circle. The property can be further identified as Parcel 2.00 on Tipton County Tax Map 112E, Group A. The property is zoned R-1 (Low Density Residential) District.

Analysis

The purpose of the plat appears to be to create two lots from a 3.97-acre parent tract. Lot 2 has the required 50 feet of road frontage.

Both lots meet the minimum area requirement and setback requirement of the R-1 district.

No right of way dedication is required as part of this subdivision.

The plat is showing the necessary certificates for approval.

Recommendation

Staff recommends approval of the plat.

This item was withdrawn.

B. Walker Meadows PRD Overlay Request

Background

A request has been submitted on behalf of Charles Walker Residuary Trust and W.H. Porter Consultants, PLLC for properties along McLaughlin Drive to establish a Planned Residential Development (PRD) Overlay district. The properties can be further identified as Parcels 2.00 and 11.02 on Tipton County Tax Map 111. 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

This area qualifies for a PRD overlay request as the underlying zoning is R-3 (High Density Residential).

Recommendation

Staff recommends in favor of the PRD request.

There was a motion by David Keeton, seconded by Sue Arthur in favor of the Walker Meadows North PRD Overlay Request. Motion carried, all present voting aye.

C. Walker Meadows PRD Preliminary Development Plan (Preliminary Subdivision Plat)

Background

A Planned Residential Development (PRD) Preliminary Plan has been submitted on behalf of Charles Walker Residuary Trust and Munford Development Company for properties along Doctor Drive and McLaughlin Drive. The properties can be further identified as Parcels 2.00, 9.00 and 11.02 on Tipton County Tax Map 111 and Parcel 12.01 on Tipton County Tax Map 111B, Group A. 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

This Preliminary Development plan will function as a preliminary major subdivision plat and must be in compliance with Munford's Municipal Subdivision Regulations.

The plat is showing 57 lots with new road construction of public and private roads. The private road does not meet the street standards in the Munford Subdivision Regulations. Fire Protection will need to be provided to these areas. Staff is recommending that the Munford Fire Department review the street layouts, right of way widths, and access procedures to ensure adequate fire protection can be provided.

Refuse collection for private drive areas should be addressed on the record by the developer.

The plan is showing two access points to current roads. One on McLaughlin Drive and one from Kilkenny Drive on the adjacent subdivision. Staff recommends the Kilkenny Drive access be increased to a 60-foot right of way to match the developed street. A 3rd access point is being proposed for access to future development to the north. Future development will have to plan for access off of Pritchett Drive to meet the access to number of lots requirement.

The right of way for Tralee Drive extends to the property line and doesn't appear to have a cul-de-sac platted. It appears it was developed to extend towards this development.

The Plat does not require additional right of way dedication on McLaughlin Drive but is showing a 25-foot landscaped area.

Recommendation

Staff recommends approval of the PRD preliminary development plan provided the Planning Commission make a positive recommendation on establishing the PRD overlay and all above issues are adequately addressed.

This development will be subject to final development plan approval that staff recommends not being approved until after: 1. A Development Contract is agreed to with the developer and the City, 2. The City Engineer has approved all construction and drainage/grading plans, and 3. The above ordinance (PRD Overlay Establishment and PRD Preliminary approval) have been passed by the Board of Mayor and Aldermen.

There was a motion by Vernon Paimore, seconded by Rick Wilson to send a positive recommendation to the Board of Mayor and Aldermen for approval of the Walker Meadows North PRD Preliminary Development Plan (Pre-Application Procedure) contingent upon the Munford Fire Department approval of the private road and cul-de-sac. Motion carried with David Keeton – Abstaining from the vote.

- IV. **OTHER BUSINESS** - Planning Commission member Sue Arthur asked Planner Will Radford to propose wording to be adopted into the Planning Commission By-Laws regarding Video voting in the event that there is a meeting where there are agenda items that can't or shouldn't be postponed and a quorum is not available.

V. **REPORTS**

Mayoral Comments and Issues

- Christmas Decorations are going up around the City of Munford.
- The Christmas Parade will be December 7.
- The Fire Department ISO rating remains a 4.
- The City of Munford has added a school resource officer to Munford Middle School, and 2 new Firefighters.
- On November 21 the Mayor and Building Inspector will meet with the U.S. Post Office official for clarification on CBU's for previous recorded and /or approved subdivisions, as well as clarification for future developments.

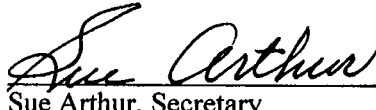
Building Inspector – Permitting and Enforcement Report

There was a motion by Rick Wilson, seconded by David Keeton 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 8:15 PM.



Roy Meadows, Chairman



Sue Arthur, Secretary



Barbara Younger,
Recording Secretary