



City of Munford
Municipal Board of Zoning Appeals
December 14, 2021
Munford Municipal Building

AGENDA

City of Munford Regional Board of Zoning Appeals
Tuesday, December 14, 2021 6:00 p.m.
Municipal Building, 70 College Street, Munford, Tennessee

- I. **CALL TO ORDER & ESTABLISHMENT OF QUORUM**

- II. **APPROVAL OF MINUTES** - August 10, 2021-

- III. **OLD BUSINESS**

- IV. **NEW BUSINESS**
 - A. Hunter Grant – Home Occupation Request

- V. **OTHER BUSINESS**

Adjourn –



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MEMORANDUM

TO: The Munford Municipal Board of Zoning Appeals

FROM: Will Radford, AICP

DATE: December 8, 2021

SUBJECT: Staff Recommendations for the November meeting of the Municipal Board of Zoning Appeals.

Background

A request for a Customary Home Occupation has been submitted by Hunter Grant to operate an Auto Detailing Business from his residence. The property is located at 204 South Gretna Green Drive. The property can be further identified as Parcel 34.00 on Tipton County Tax Map 111B, 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.

Analysis

The R-1 district allows for the Customary home occupations as a Use Permitted on Appeal with the following provisions:

61.22 Customary incidental home occupations provided that no building permit or certificate of occupancy for such use shall be issued without the written approval of the Board of Zoning Appeals and subject to such conditions as the Board of Zoning Appeals may require in order to preserve and protect the character of the neighborhood in which the proposed use is located, and provided further that:

61.221 The proposed use shall be located and conducted in the principal building only;

- 61.222** The persons engaged in any such use shall be residents of the dwelling unit in which the proposed use is located;
- 61.223** Not more than twenty percent (20%) of the total ground floor area in the dwelling unit shall be devoted to such proposed use;
- 61.224** The proposed use shall not constitute primary or incidental storage facilities for a business, industrial, or agricultural activity conducted elsewhere;
- 61.225** No activity, materials, goods, or equipment indicative of the proposed use shall be visible from any public way;
- 61.226** The proposed use shall not be advertised by the display of goods or signs on the lot on which the proposed use is located.

Recommendation

Staff recommends approval of the home occupation request provided the above mentioned provisions can be met.