



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

AGENDA

City of Munford Regional Board of Zoning Appeals
Tuesday, December 14, 2021 6:15 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. Fallon Kitchens – Home Occupation Request

- V. **OTHER BUSINESS**

Adjourn –



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MEMORANDUM

TO: The Munford Regional Board of Zoning Appeals

FROM: Will Radford, AICP

DATE: December 8, 2021

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

Background

A request for a Customary Home Occupation has been submitted by Fallon Kitchens to operate a Hair Salon from her residence. The property is located at 3009 Munford Gilt Edge Road. The property can be further identified as Parcel 61.00 on Tipton County Tax Map 082. The property is zoned FAR (Forestry Agriculture Residential) District. The property does not appear to be located in a federally identified flood hazard area.

Analysis

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

B. Incidental Home Occupations - Customary incidental home occupations; provided that no building permit or certificate of occupancy for such use shall be issued without 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:

1. Location - The proposed use shall be located and conducted in the principal building only.
2. Principals and employees - The principals and employees engaged in the proposed use shall be residents of the dwelling unit in which the proposed use is located. V - 2 Munford Regional Zoning Ordinance As Updated 07/02/19

3. Floor area - Not more than twenty percent (20%) of the total floor area in a dwelling unit shall be devoted to such use.
4. Storage - The proposed use shall not be the primary or incidental storage facilities for a business, industrial, or agricultural activity conducted elsewhere.
5. Visibility - No activity, material, goods, or equipment indicative of the proposed use shall be visible from any public street or alley.
6. Advertising - The proposed use shall not be advertised by the use of signs on the lot on which the proposed use is located.
7. Undesirable effects - The proposed use shall not generate noise, odor, fumes, smoke, vehicular or pedestrian traffic, nor nuisance of any kind which would tend to depreciate the residential character of the neighborhood in which the proposed use is located.
8. On-Site Retail Sales - Retail sales of firearms shall not be permitted as a home occupation.

Recommendation

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