



City of Munford
Planning Commission
February 8, 2022
Munford Municipal Building

AGENDA

City of Munford Planning Commission – Regular Monthly Meeting
Tuesday, February 8, 2022 6:30 p.m.
Municipal Building, 70 College Street, Munford, Tennessee

- I. **CALL TO ORDER & ESTABLISHMENT OF QUORUM**
- II. **APPROVAL OF MINUTES** - January 11, 2022 –
- III. **OLD BUSINESS**
- IV. **NEW BUSINESS**
 - A. Election of Officers
 - B. Millington Telephone Minor Subdivision Plat
 - C. Mathis – Maple Hill Minor Subdivision – Section B – Lot 2 Resubdivision
- V. **OTHER BUSINESS**
 - A. Statement of Interest Forms
- VI. **REPORTS**
 - A. Mayoral comments and issues
 - B. Building Inspector – Permitting and Enforcement Report
 - C. Report on Outstanding Bonds (Letters of Credit)

Adjourn –



P.O. BOX 112 | Huntingdon, TN 38344 | 731.234.7798 | RadfordPlanning@gmail.com

MEMORANDUM

TO: The Munford Municipal-Regional Planning Commission

FROM: Will Radford, AICP

DATE: February 2, 2022

SUBJECT: Staff Recommendations for the February meeting of the Municipal-Regional Planning Commission.

B. Millington Telephone Minor Subdivision Plat

Background

A minor subdivision plat has been submitted on behalf of Millington Telephone Company to create 2 lots. The property is located on Tipton Road. The property can be further identified as Parcel 21.00 Tipton County Tax Map 112D, Group B. The area is zoned B-3 (Central Business) District. The property does not appear to be located in a federally identified flood hazard area.

Analysis

The purpose of the plat is to create two lots totaling approximately 36,925 square feet of property

The lots meet the requirements of the B-3 District.

The plat is showing the necessary certificates for approval.

Munford Avenue is a major arterial street according to the Munford Major Road Plan. A minimum of 40 feet from the centerline is required. The existing right of way needs to be verified on the plat.

Recommendation

Staff recommends approval of the plat provided the above mentioned issues (Right of way) is adequately addressed.

C. Mathis – Maple Hill Minor Subdivision – Section B – Lot 2 Resubdivision

Background

A minor subdivision plat has been submitted on behalf of John Mathis to create 1 lot while resubdividing two lots. The property is located near 507 Maple Hill Road. The property can be further identified as Parcels 81.00, 81.01, and 82.02 on Tipton County Tax Map 111. The area is zoned R-1 (Low Density Residential). The property does not appear to be located in a federally identified flood hazard area.

Analysis

The purpose of the plat is to create one lot (Lot 2) within Parcel 82.02 with the remainder of Parcel 82.02 being combined with adjacent properties with common ownership. The property owner is requesting an existing fence line to be the new property line which is creating confusion as to the property line locations on the plat. Parcel 81.01 and 82.02 are the properties that appear to be affected by this subdivision and should be added to the plat.

The plat is showing the necessary certificates for approval.

Maple Hill Road is a collector street on the Munford Major Road Plan. The plat is showing the required right of way from centerline of Maple Hill Road. The right of way dedication should continue to Parcel 81.01.

Recommendation

Staff is withholding a recommendation of approval at this time until the above issues are addressed.