



City of Munford, Tennessee
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Dwayne Cole, Mayor

Munford Municipal-Regional Planning Commission
April 12, 2022

The regular monthly meeting of the Munford Municipal-Regional Planning Commission met on Tuesday, April 12, 2022, at 6:30 P.M. With the following:

PRESENT: Chairman Roy Meadors, Vice-Chairman David Keeton, Secretary Sue Arthur, Mayor Dwayne Cole, John Moren and Vernon Paimore.

ABSENT: Rick Wilson

ALSO, PRESENT, Keith Moor, Pinky Dike, Tony Terhune, Janice Bomar, Planner Will Radford, Code Enforcement/Building Inspector Glenn Stringfellow, and Recording Secretary Barbara Younger.

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

I. APPROVAL OF MINUTES – February 8, 2022

There was a motion by John Moren, seconded by David Keeton to approve the minutes from February 8, 2022, as presented. Motion carried all present voting aye

II. OLD BUSINESS - None

III. NEW BUSINESS

A. Patriot Square Commercial Re-subdivision – Lots 4 and 5

Background

A minor subdivision plat has been submitted on behalf of Munford Development Company to re-subdivide two lots. The total area is approximately 2.3 acres. The properties are located on U.S. Highway 51 near its intersection with Tabb Drive. The properties can be further identified as Parcels 6.00 and 7.00 on Tipton County Tax Map 111G, Group B. The properties are zoned PB (Planned Business) in the Munford Municipal Zoning District. The properties do not appear to be located in a federally identified flood hazard area according to FIRM #47167C0310F, effective 12/19/2006.

Analysis

This area appears to have a previous re-subdivision approved by the Planning Commission in February 2017.

The purpose of the plat appears to adjust the previous common property line from the previously approved re-subdivision by increasing the size of "Lot 5".

U.S. Highway 51 is classified as an arterial street on the Munford Major Road Plan the existing right of way appears sufficient in this area and no further right of way dedication is needed.

Staff asks that the abandoned property line be shown on the plat.

Recommendation

Staff recommends approval upon the addition of the flood note and abandoned property line shown on the plat.

There was a motion by Sue Arthur, seconded by David Keeton to approve the Patriot Square Commercial Re-subdivision of Lots 4 and 5 as presented. Motion carried with all present voting aye.

B. Ortho Express Site Plan

Background

A site plan has been submitted to construct a new medical building. The property is located on U.S. Highway 51 near its intersection with Tabb Drive. The property can be further identified as Parcel 7.00 on Tipton County Tax Map 111G, Group B. The property is zoned PB (Planned Business) in the Munford Municipal Zoning District. The property does not appear to be located in a federally identified flood hazard area according to FIRM #47167C0310F, effective 12/19/2006.

Analysis

A previous site plan for this area was approved by the Planning Commission in February 2017. According to notes from staff, the site plan showed the construction of two building on this site and Parcel 6.00 to the northeast of this site. (Redmed Urgent Care Clinic) This parcel was not developed after the approval of the site plan.

The site plan is showing a new intersection on U.S. Highway 51, this requires approval from the Tennessee Department of Transportation. Staff seeks assurances that this approval and the approval of this design has been obtained. The "right in/ right out" design as shown is the preference of the planning staff.

Staff prefers the interconnect shown with the adjacent property to the north (Redmed Urgent Care Clinic), which will provide access to the rest of the development and reduce entrances onto Highway 51.

The number of parking spaces and handicap spaces shown on the site plan appear sufficient. (Clinics and Dentist Office: 1 space per 300 total square feet).

The grading and drainage plans have been approved by the City Engineer.

Recommendation

Staff recommends approval upon approval of the access point from TDOT.

There was a motion by Mayor Dwayne Cole, seconded by Vernon Paimore to approve the Ortho Express Site Plan as presented. Motion carried, all present voting aye.

C. Glenview PRD Overlay Request

Background

A request has been submitted by W.H. Porter Consultants, PLLC for property near Drummonds Road and Countryside Drive to establish a Planned Residential Development (PRD) Overlay district. The properties can be further identified as Parcel 15.00 on Tipton County Tax Map 112, and Parcels 50.04 and 67.00 on Tipton County Tax Map 095. The properties do not appear to be located in a federally identified flood hazard area according to FIRM #47167C0305F, effective on 12/19/2006.

Analysis

This area qualifies for a PRD overlay request as the underlying zoning is R-1 (Low Density Residential).

Recommendation

Staff recommends in favor of the PRD Request.

There was a motion by Vernon Paimore, seconded by John Moren to send a positive recommendation to the Board of Mayor and Aldermen for approval of the Glenview Planned Residential Development (PRD). Motion carried with all members voting aye.

D. Glenview Planned Residential Development (PRD) Preliminary Development Plan (Pre-application procedure)

Background

A Planned Residential Development (PRD) Preliminary Plan has been submitted by W.H. Porter Consultants, PLLC for property near Drummonds Road and Countryside Drive. The properties can be further identified as Parcel 15.00 on Tipton County Tax Map 112, and Parcels 50.04 and 67.00 on Tipton County Tax Map 095. The properties do not appear to be located in a federally identified flood hazard area according to FIRM #47167C0305, 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 Municipal Subdivision Regulations.

Countryside Drive is being shown as a collector street with a 60 foot right of way in width.

The plat is showing 400 lots with new road construction. Staff is recommending that the Munford Fire Department reviews the street layouts, right of way widths, and access procedures to ensure adequate fire protection can be provided.

The plat includes an extension of Countryside Drive being shown as a collector street with a 60 foot right of way in width.

The plat includes approximately 18% of the area as dedicated open space.

Recommendation

Staff recommends approval of the Planned Residential Development (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 David Keeton, seconded by Vernon Paimore to send a positive recommendation to the Board of Mayor and Aldermen for approval of the Glenview Planned Residential Development (PRD) Preliminary Development Plan. Motion carried with all members voting aye.

IV. OTHER BUSINESS - None

V. REPORTS

Mayor Comments: There were no Mayor Comments

Building Inspector – Permitting and Enforcement Report

There was a motion by John Moren, seconded by Sue Arthur to accept the Building Inspector-Permitting and Enforcement Report as presented. Motion carried, all present voting aye.

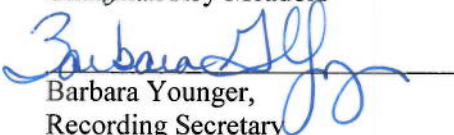
There being no further business, the meeting was adjourned at 7:10 PM.



Chairman Roy Meadors



Sue Arthur, Secretary



Barbara Younger,
Recording Secretary