



City of Munford
Planning Commission
October 11, 2022
Munford Municipal Building

AGENDA

City of Munford Planning Commission – Regular Monthly Meeting
Tuesday, October 12, 2022 6:30 p.m.
Municipal Building, 70 College Street, Munford, Tennessee

- I. **CALL TO ORDER & ESTABLISHMENT OF QUORUM**
- II. **APPROVAL OF MINUTES** - September 13, 2022 –
- III. **OLD BUSINESS**
- IV. **NEW BUSINESS**
 - A. **McCormick Hills Preliminary Plat (Revision from August, 2021)**
 - B. **McCormick Hills Construction Plans (Revision from May, 2022)**
- V. **OTHER BUSINESS**
- VI. **REPORTS**
 - A. Mayoral comments and issues
 - B. Building Inspector – Permitting and Enforcement Report
 - C. Report on Outstanding Bonds (Letters of Credit)

Adjourn –



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MEMORANDUM

TO: The Munford Municipal-Regional Planning Commission

FROM: Will Radford, AICP

DATE: October 4, 2022

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

IV. NEW BUSINESS

A. McCormick Hills Preliminary Subdivision Plat (Revision from August, 2021)

Background

A preliminary subdivision plat has been submitted by McCormick Hills, LLC. to create 186 Lots (Revised from 233 lots) and new road construction along McCormick Road and Campground Road in the recently annexed portion of Munford, TN. The property can be further identified as Parcel 16.00 on Tipton County Tax Map 126. A portion of the property appears to be located in a Zone AE Flood Hazard Area according to FIRM #47167C0315G, effective on 05/04/2009.

Analysis

The Lots meet the lot area requirements (8,000 sq. ft. Lot Area) and the setback requirements of the R-2 district.

The subdivision is creating 3 access points to Campground Road. There are two access points in the northern phase. The Southern phases (Lots 1 through 112) have multiple roads and two access points to Campground Road. The remaining section contain 18 lots that front on McCormick Road.

*d. **Number of Access Points** - Residential developments with more than fifty (50) lots or dwelling units shall have at least two (2) separate points of public road access. Developments with two hundred (200) lots or dwelling units shall have at least three (3) separate points of public road access.*

Sidewalks, Curb and Gutter are required for new major subdivisions within the City according to Munford's Municipal Subdivision Regulations:

The developer shall install, at their expense, sidewalks, curbs and gutters, curb cuts and driveway aprons and handicap ramps within the subdivision and within the right-of-way of all existing streets bordering the subdivision, under conditions specified herein.

Sidewalks shall be required to be installed by the developer on either or both sides of the street within the right-of-way of all new streets and may be required along any street if so desired by the Planning Commission when the Planning Commission deems it necessary for Public Safety.

Construction plans are to be required and submitted to the City Engineer after Preliminary Plat approval and must be approved prior to final plat approval.

The Munford Fire Department should approve the layout of the roads.

All road names should be approved by Tipton County E-911.

Recommendation

Staff recommends approval provided the above mentioned issues are adequately addressed.

B. McCormick Hills Construction Plans (Revision from May, 2022)

Background

Construction Plans have been submitted by REI Capital LLC to create 186 Lots (Revised from 233) and new road construction along McCormick Road and Campground Road in the recently annexed portion of Munford, TN. The property can be further identified as Parcel 16.00 on Tipton County Tax Map 126. A portion of the property appears to be located in a Zone AE Flood Hazard Area according to FIRM #47167C0315G, effective on 05/04/2009.

Analysis

The Construction plans have been received by the City Engineer and are in the process of waiting for City Engineer approval.

Approval of construction plans does not constitute approval of a final plat. A final plat is still to be submitted and approved at a later date.

After installation of improvements, staff recommends the City Engineer inspect the installed improvements to determine the bonding amount that is necessary to cover any uninstalled infrastructure (final wearing surface) and an appropriate warranty period.

City Staff has requested a development contract be entered into with the development and the City prior to final plat approval.

Recommendation

Staff recommends approval of the construction plat subject to approval by the City Engineer.