



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

**AGENDA**

City of Munford Planning Commission – Regular Monthly Meeting  
Tuesday, April 11, 2022 6:30 p.m.  
Municipal Building, 70 College Street, Munford, Tennessee

- I. **CALL TO ORDER & ESTABLISHMENT OF QUORUM**
- II. **APPROVAL OF MINUTES** - February 8, 2022 –
- III. **OLD BUSINESS**
- IV. **NEW BUSINESS**
  - A. **Patriot Square Resubdivision of Lots 4 and 5**
  - B. **Ortho Express Site Plan**
  - B. **Glenview PRD Overlay Request**
  - C. **Glenview PRD Preliminary Development Plan (Pre-Application Procedure)**
- 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:** April 2, 2022

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

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### A. Patriot Square Commercial Resubdivisions – Lots 4 and 5

#### Background

A minor subdivision plat has been submitted on behalf of Munford Development Company to resubdivide 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 on 12/19/2006.

#### Analysis

This area appears to have a previous resubdivision 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 resubdivision by increasing the size of “Lot 5”

US. 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.**

### **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 on 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 buildings 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.**

### **B. 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.**

#### **D. Glenview PRD Preliminary Development Plan (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 Country 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's Municipal Subdivision Regulations.

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

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

### Recommendation

**Staff recommends approval of the 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.**