



City of Munford, Tennessee
1397 Munford Avenue
Munford, TN 38058
City Hall (901) 837-0171
www.munford.com
Dwayne Cole, Mayor

Munford Municipal-Regional Planning Commission
April 11, 2023

The regular monthly meeting of the Munford Municipal-Regional Planning Commission met on Tuesday, April 11, 2023, at 6:30 p.m. with the following:

PRESENT: Vice-Chairman David Keeton, John Moren, Aldermen Steve Childress, Terry Waits, Mayor Dwayne Cole and Vernon Pairmore.

ABSENT- Chairman Roy Meadors

ALSO, PRESENT- Rusty Norville, Chad Fischer, William Gordy, Wayne Boulter, Planner Will Radford, Building Inspector/Code Enforcement Officer Glenn Stringfellow and Recording Secretary Barbara Younger.

The meeting was called to order at 6:30 p.m. by Vice-Chairman David Keeton. There was a quorum present.

I. APPROVAL OF MINUTES – March 14, 2023

There was a motion by Steve Childress, seconded by John Moren to approve the minutes from March 14, 2023, as presented. Motion carried all present voting aye.

II. OLD BUSINESS – None

III. NEW BUSINESS

A. Village of Green Meadows – Phase 4A – Final Plat

Background

A Final subdivision plat has been submitted on behalf of PFMT Holdings LLC to create 14 lots and new road construction. The property is located on McCormick Road. The property can be further identified as Parcel number 1.00 on Tipton County Tax Map #127. The area is zoned R-1 (Low Density Residential) with a PVD (Planned Village Development) overlay in the Munford Municipal Zoning District. The property does not appear to be located in a federally identified flood hazard area according to Tipton County FIRM panel #47167C0315G, effective on 05/04/2009.

Analysis

The Preliminary Plat and Construction Plats for this subdivision were approved in May, 2022.

Construction Plat staff report stated that a development contract was requested by the City prior to final plat approval.

The plat is showing the necessary certificates for approval.

Recommendation

Staff recommends approval of the plat.

There was a motion by John Moren, seconded by Terry Waits to approve the Village of Green Meadows – Phase 4A – Final Plat as presented. Motion carried, all present voting aye.

B. Village of Green Meadows – Phase 3 – Preliminary Plat

Background

A preliminary subdivision plat has been submitted on behalf of PFMT Holdings LLC to create 81 lots and new road construction. The property is located near Watson Road and the proposed “Green Meadows Boulevard”. The property can be further identified as Parcel number 1.00 on Tipton County Tax Map #127. The area is zoned R-1 (Low Density Residential) with a PVD (Planned Village Development) overlay in the Munford Municipal Zoning District. The property does not appear to be located in a federally identified flood hazard area according to Tipton County FIRM panel #47167C0315G, effective on 05/04/2009.

Analysis

The subdivision is creating 81 lots with new sidewalks as required for new subdivisions.

Lot 318 is below the 10,000 sq.ft. requirement for PVD district and R-1 district regulations. Consideration on Lot Size can be given by the Planning Commission under the following standards:

67.3 Modification of District Regulations

Planned Village Developments may be constructed subject to the standards and procedures set forth below:

The Ordinance approving the preliminary development plan for the Planned Village Development may provide for such exceptions from the district regulations governing area, setback, width and other bulk regulations, parking and such subdivision regulations as may be necessary or desirable to achieve the objectives of the proposed Planned Village Development, provided such exceptions are consistent with the standards and criteria contained in this section and have been specifically requested in the application for a Planned Village Development and further provided that no modification of the district requirements or subdivision regulation may be allowed when such proposed modification would result in:

- a. Inadequate or unsafe access to the Planned Village Development.
- b. Traffic volume exceeding the anticipated capacity of the major street network in the vicinity.
- c. An undue burden on public parks, recreation areas, schools, fire and police protection and other public facilities which serve or are proposed to serve the Planned Village Development.
- d. A development which will be incompatible with the purposes of this Ordinance.

Lots 323, 324, 325, and 374 through 379 as 7,200 square feet.

All common Open spaces are to be maintained by a Homeowner's Association as stated on the plat.

Green Meadows Boulevard appears to be created as a Collector Street with a 60 foot right of way.

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.

Recommendation

Staff recommends approval of the Preliminary Plat, provided all the above issues are adequately addressed.

There was a motion by Mayor Cole, seconded by John Moren to approve the Village of Green Meadows – Phase 3 – Preliminary Plat as presented. Motion carried, all present voting aye.

C. Need Space Storage – Mini Storage Site Plan

Background

A site plan has been submitted on behalf of Need Space Storage to build a new mini-storage facility with a 2,400 sq.ft. retail space. The entire project consists of 13 (previously 9) buildings. The property is located on Tabb Drive between the intersections of Munford Avenue and U.S. Highway 51 (North of Walgreens). The property can be further identified as Parcel 8.00 on Tipton County Tax Map 111G, Group B. The property is zoned P-B (Planned Business) District. The property does not appear to be located in a federally identified flood hazard area.

Analysis

This is a revised site plan from an approved site plan at the July, 2022 Planning Commission meeting.

The site plan is showing 25 (previously 30) parking spaces. The parking requirements in the Munford Municipal Zoning Ordinance are as follows:

Self-Storage / Mini Storage 3 spaces plus 1 space for each 100 units

The proposed retail use and number of units are unknown at this time.

The City Engineer has reviewed the site plan in regard to grading and drainage to ensure no additional runoff occurs onto adjacent properties or the TDOT right of way.

The driving lanes and turning radiuses should be reviewed by the Munford Fire Department to determine adequate space for fire protection and maneuvering of public safety vehicles.

The building appears to meet all of the setbacks and lot requirements of the P-B zoning district.

The site plan is claiming 46% of the site is dedicated to “Open Space”.

Recommendation

Staff recommends approval of the Site Plan provided all above mentioned issues (parking) are adequately addressed.

There was a motion by Vernon Paimore, seconded by Terry Waits to approve the Need Space Storage – Mini Storage Site Plan as presented. Motion carried, all present voting aye.

D. Text Amendment changing the front yard setbacks in residential districts from 25 feet to 30 feet.

Background

Staff is proposing an increase in the front yard setbacks as follows:

	<u>Current</u>	<u>Proposed</u>
R-1	25 feet	30 feet
R-2	25 feet	30 feet
R-3	25 feet	30 feet (Single and Two - Family Dwellings)
R-4	25 feet	30 feet (for Multi-Family and Townhouses on Exterior Lots)
R-4	10 feet with a Maximum setback Of 15 feet (Interior Lots)	Same but add 30 feet front from exterior single-family lots.

Recommendation

Staff recommends the Planning Commission send a positive recommendation on the proposed text amendment to the Board of Mayor and Aldermen.

There was a motion by Terry Waits, seconded by John Moren to send a positive recommendation to the Munford Board of Mayor and Aldermen to Amend the Text changing the front yard setbacks in residential districts from 25 feet to 30 feet as described above. Motion carried, all present voting aye.

VI. REPORTS

Mayor Comments:

- Munford Avenue has turn lanes and lines painted.
- The City of Munford closed on the First Citizens property. This property will be used for the Veteran's Plaza project.
- It is Budget season, with so many needs and only so much funding.
- East Street suffered from a terrible incident of arson where there was loss of life.
- The Mayor would like to look at changing the acreage requirements for a PVD (Planned Village Development) from 100 acres to a smaller size. He would like the Planning Commission to make a recommendation and asked for their thoughts. The Planning Commission agreed they feel that 30 acres should be required instead of 100 acres for a PVD (Planned Village Development).

Building Inspector – Permitting and Enforcement Report

There was a motion by Terry Waits, seconded by Vernon Paimore 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.

Vice-Chairman David Keeton

Secretary John Moren

Barbara Younger,
Recording Secretary