



City of Munford  
Planning Commission  
June 13, 2023  
Munford Municipal Building

**AGENDA**

City of Munford Planning Commission – Regular Monthly Meeting  
Tuesday, June 13, 2023 6:30 p.m.  
Municipal Building, 70 College Street, Munford, Tennessee

- I. **CALL TO ORDER & ESTABLISHMENT OF QUORUM**
  
- II. **APPROVAL OF MINUTES**      -May 9, 2023 –
  
- III. **OLD BUSINESS**
  
- IV. **NEW BUSINESS**
  - A. **The Reserves of Munford – Planned Village Development Overlay Request**
  - B. **The Reserves of Munford – Preliminary Development Plan**
  - C. **Village of Green Meadows – Phase 3 – Construction Plans**
  
- 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: June 7, 2023**  
**SUBJECT: Staff Recommendations for the June meeting of the Municipal-Regional Planning Commission.**

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**A. The Reserves of Munford – Planned Village Development Overlay Request**

Background

A request has been submitted by Signal Source LLC for property near the intersection of Highway 51 South and McLaughlin drive to establish a Planned Village Development (PVD) Overlay district. The properties can be further identified as Parcel 12.07 on Tipton County Tax Map 111. The properties do not appear to be located in a federally identified flood hazard area.

Analysis

The underlying zoning for this area is P-B. The Planned Village Development Regulations (PVD) do not state a base zoning requirement as found in Planned Residential Development regulations. This is likely intentional for the regulations as the intent of the PVD is to create a mixed-use residential and commercial area.

The Planning Commission should consider the suitability for a PVD to locate in this area. If recommended approval by the Planning Commission, an ordinance to establish a PVD overlay along with the Preliminary Development Plans will go to the Board of Mayor and Aldermen.

Recommendation

**Staff recommends in favor of the PVD request.**

**B. The Reserves of Munford – Preliminary Development Plan**

## Background

A Planned Village Development (PVD) Preliminary Plan has been submitted by Signal Source LLC for property near the intersection of McLaughlin Drive and U.S. Highway 51 South. The properties can be further identified as Parcel 12.07 on Tipton County Tax Map 111. The property does not appear to be located in a federally identified flood hazard area.

## Analysis

This Preliminary Development plan will function as a preliminary major subdivision plat and must be in compliance with Munford's Municipal Subdivision Regulations.

A commercial drive is being planned with access to U.S. Highway 51.

The plat is showing 177 High Density Residential Lots with 6 Commercial lots for 183 total lots and 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.

## Recommendation

**Staff recommends approval of the PVD preliminary development plan provided the Planning Commission make a positive recommendation on establishing the PVD 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 (PVD Overlay Establishment and PVD Preliminary approval) have been passed by the Board of Mayor and Aldermen.**

### **C. Village of Green Meadows – Phase 3 – Construction Plans**

#### Background

A Construction 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 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.**