

# CITY OF SMYRNA COMMUNITY DEVELOPMENT DEPARTMENT MEMORANDUM

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**To:** Mayor and Council

**From:** Ken Suddreth, Director of Community Development  
Joey Staubes, AICP, Planner II

**Date:** May 15, 2018

**CC:** Planning and Zoning Board  
Tammi Saddler-Jones, City Administrator

**RE: Plat Approval with Variances – 1114 Church Street**

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<b>Applicant:</b>	<u>Brad Thompson</u>	<b>Existing Zoning:</b>	<u>R-15</u>
<b>Titleholder:</b>	<u>Brad Thompson</u>	<b>Proposed Zoning:</b>	<u>R-15</u>
<b>Location:</b>	<u>1114 Church Street</u>	<b>Size of Tract:</b>	<u>0.819 acres</u>
<b>Land Lot:</b>	<u>487</u>	<b>Contiguous Zoning:</b>	
<b>Ward:</b>	<u>3</u>	North	R-15
<b>Access:</b>	<u>Church Street</u>	South	RHR
<b>Existing Improvements:</b>	<u>Duplex dwelling</u>	East	R-15
		West	R-15
		<b>Hearing Dates:</b>	
		P&Z	May 14, 2018
		Mayor and Council	May 21, 2018

## Proposed Use:

The reconfiguration and platting of one lot at 1114 Church Street into two new single-family residential lots.

## Planning and Zoning Board

**Recommendation:** Approval by vote of 6-0.

## Staff Recommendation:

Approval of the proposed plat.



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**STAFF COMMENTS**

Brad Thompson is requesting approval to divide an existing lot with a duplex into two residential lots for two single family detached homes at 1114 Church Street. The subject property is currently comprised of one lot of record fronting on Church Street (See Zoning Vicinity Map). However, in 1913, the same property was platted as two lots within the Reid and Walker Subdivision. The applicant wishes to revert back to the two lot configuration. Several lots to the east of the subject property are divided in two at the midpoint, as they have access from Love Street. However, Love Street terminates about two lots to the east of the subject property, thus it is only accessible from Church Street. The applicant has submitted a proposed site plan for the development for your reference.

The subject property is 0.810 acres in size and is zoned R-15 (single-family residential). The proposed subdivision will result in two new lots having frontage on Church Street with lot widths of 49.71' and being 17,790 sq. ft. in size. Table 1 below shows a comparison of the proposed lots to the R-15 zoning district (Section 801 of the Zoning Ordinance).

**Table 1: Lot Requirements for R-15 Zoning District vs. Proposed Lots**

	Min. Lot Size (Square Feet)	Min. Lot Width at Setback Line	Min. Front Setback	Min. Side Setback	Min. Rear Setback	Max. Height	Max. Lot Coverage (percent)	Min. Square Footage
R-15 Zoning District	15,000	85'	35'	10'	30'	35'	35	2,000
Proposed Lots	17,790	49.71'	35'	5'	30'	35'	35	2,000

The proposed reconfiguration and replatting of the lots will require two variances:

1. Reduction in the minimum lot width at the setback line from 85' to 49.71';
2. Reduction of the minimum side setback from 10' to 5'

Lot sizes along this section of Church Street vary from 0.21 acres to 0.87 acres. Average lot size is 0.41 acres. The two proposed lots have an area of 0.41 acres each, and are consistent with the existing development pattern in this immediate area. Approval of the proposed lot split, will revert the lots back to their original configuration in the Reid and Walker Subdivision plat recorded in 1913. The adjacent property at 1102 Church Street was approved for subdivision with similar lot width and side setbacks by Mayor and Council in March 2018.

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**STAFF RECOMMENDATION**

Community Development has reviewed the proposed reconfiguration and replatting against the requirements of the R-15 zoning district. The variances are necessary to reconfigure the two lots as they were originally. The subject property will maintain an R-15 zoning classification and will not increase the density for the property in its original configuration. Community Development recommends **approval** of the requested reconfiguration and replatting of 1114 Church Street.

### **Subject Property**



### **Adjacent Properties**



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