

CITY OF SMYRNA

COMMUNITY DEVELOPMENT DEPARTMENT

MEMORANDUM

To: Mayor and Council

From: Russell Martin, AICP, Director of Community Development
Joey Staubes, AICP, Planner II

Date: September 7, 2022

CC: Planning and Zoning Board
Joe Bennett, City Administrator

RE: Plat Approval – 825 Austin Drive

Applicant: Sue Varon

Titleholder: Harold Smith

Location: 825 Austin Drive

Land Lot: 384

Ward: 4

Access: Austin Drive

Existing Improvements: One single-family house on one lot

Existing Zoning: R-15

Proposed Zoning: R-15

Size of Tract: 2.0 acres

Contiguous Zoning:

North	R-15
South	R-15
East	R-15
West	R-15

Hearing Dates:

P&Z	September 12, 2022
Mayor and Council	September 19, 2022

Proposed Use:

The subdivision of the lot at 825 Austin Drive into three single-family residential lots.

Staff Recommendation:

Approval of the proposed subdivision.

Planning & Zoning Board Recommendation:

Approval by a vote of 7-0 at the September 12, 2022 meeting.



STAFF COMMENTS

Sue Varon is requesting approval to subdivide property at 825 Austin Drive into three single-family residential lots. The applicant plans to subdivide the property within the requirements of the R-15 zoning district, so no rezoning is required. The subject property is 2.0 acres in size and is zoned R-15 (single-family residential). The proposed subdivision will result in three new lots with each being approximately 28,000 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	28,000	96'	35'	10'	30'	35'	35	2,000

The proposed lots meet all the zoning requirements of the R-15 zoning district.

Community Development has reviewed the proposed subdivision against the requirements of the R-15 zoning district. Staff believes the proposed subdivision meets the intent of the requirements of the R-15 zoning district. The subdivision proposal depicts side-entry garage house plans with a driveway width of 18.5'. While the zoning ordinance does not regulate driveway geometry, Community Development recommends a driveway width of a minimum 22' for side-entry garages.

STAFF RECOMMENDATION

Community Development has reviewed the proposed subdivision against the requirements of the R-15 zoning district. Staff believes the proposed subdivision meets the intent of the requirements of the R-15 zoning district. Community Development recommends **approval** of the requested land subdivision.