



# City of Smyrna

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## Issue Sheet

File Number: 2018-67

**Agenda Date:** 2/19/2018

**Version:** 1

**Status:** ATS Review

**In Control:** City Council

**File Type:** Authorization

**Agenda Number:** E.

**WARD:** 6

**COMMITTEE:** Community Development

**\$ IMPACT:** N/A

**Agenda Title:**

**Public Hearing** - Plat approval with variances for two residential lots - 0.946 Acres -  
Land Lot 527 - 1272 Hayes Drive - JW Hall Custom Building

**ISSUE:** JW Hall Custom Building is requesting approval to replat and reconfigure the existing two residential lots at 1272 Hayes Drive. The subject property is currently comprised of two lots of record with one lot fronting on Hayes Drive and another lot being landlocked behind the first lot (See Zoning Vicinity Map). The lot that fronts on Hayes Drive has a single-family home and the landlocked lot is vacant with a stream running through the middle of the site. The applicant is proposing to demolish the existing home and build two new single-family homes on the replatted lots.

**BACKGROUND:** The plat approval with variances was heard by the Planning and Zoning Board at the February 12, 2018 meeting and was recommended for approval by vote of 7-0.

**RECOMMENDATION/REQUESTED ACTION:** Community Development has reviewed the proposed reconfiguration and replatting against the requirements of the R-15 zoning district. The variances are necessary maintain two buildable lots due to the location of the existing stream. The subject property will maintain an R-15 zoning classification and will not increase the density for the property. Community Development recommends **approval** of the requested reconfiguration and replatting of 1272 Hayes Drive.