

CITY OF SMYRNA

COMMUNITY DEVELOPMENT DEPARTMENT

MEMORANDUM

To: Mayor and Council

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

Date: March 8, 2018

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

RE: Plat Approval with Variances – 1102 Church Street

Applicant: Brad Thompson

Existing Zoning: R-15

Titleholder: Brad Thompson

Proposed Zoning: R-15

Size of Tract: 0.810 acres

Location: 1102 Church Street

Contiguous Zoning:

Land Lot: 487

North R-15

South RHR

Ward: 3

East R-15

West R-15

Access: Church Street

Hearing Dates:

Existing Improvements: Vacant Lot

P&Z March 12, 2018

Mayor and Council March 19, 2018

Proposed Use:

The reconfiguration and platting of one lot at 1102 Church Street into two new single-family residential lots. Reduction of side setback to 5 ft. with 15 ft. separation between structures.



Staff Recommendation:

Approval of the proposed plat.

STAFF COMMENTS

Brad Thompson is requesting approval to divide an existing vacant lot into two residential lots at 1102 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 49.65' and being 17,638 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	17,638	49.65'	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 49.65';
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 0.405 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.

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 1102 Church Street.

Subject Property



Adjacent Properties



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