

CITY OF SMYRNA COMMUNITY DEVELOPMENT DEPARTMENT MEMORANDUM

To: Mayor and Council

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

Date: December 8, 2020

CC: Planning and Zoning Board
Joe Bennett, Interim City Administrator

RE: Plat Approval with Variances – 3278 & 3288 King Springs Rd

Applicant:	<u>PM Builders LLC</u>	Existing Zoning:	<u>R-15</u>
Titleholder:	<u>Ratchford at Basque Properties</u>	Proposed Zoning:	<u>R-15</u>
Location:	<u>3278 & 3288 King Springs</u>	Size of Tract:	<u>1.88 acres</u>
Land Lot:	<u>485</u>	Contiguous Zoning:	
Ward:	<u>3</u>	North	R-15
Access:	<u>King Springs Rd</u>	South	R-15
Existing Improvements:	<u>Two Residential Structures</u>	East	R-20
		West	R-15
		Hearing Dates:	
		P&Z	December 14, 2020
		Mayor and Council	December 21, 2020

Proposed Use:

The subdivision of two (2) lots into four (4) lots with variances for lot width and side setback reduction

Staff Recommendation:

Approval of the proposed plat with variance.

The Planning board recommended **approval** by a vote of 7-0 at the December 14, 2020 meeting.



STAFF COMMENTS

The applicant is requesting approval to subdivide two lots into four lots while retaining the existing R-15 zoning category. The property is currently occupied with two residential structures that will be demolished. The subdivision will allow four new single-family detached homes to be built on separate lots. The acreage of the subject properties is approximately 1.88 acres (81,976 sq. ft.) The proposed subdivision will create four lots approximately 0.46 acres (20,000 sq. ft.) each. The width of the lots will be range from 50 to 57 feet with a depth of approximately 400 feet. The lots have the following area: Lot 1 is 20,466 sq. ft. , Lot 2 is 21,033 sq. ft., Lot 3 is 20,342 sq. ft., and Lot 4 is 20,135 sq. ft.

The City Engineer will require a site distance analysis for the driveway and the driveway will be configured such that drivers are not required to back out on King Springs Rd. To satisfy these requirements the proposed subdivision has a central common driveway, 18 feet wide, with rear entry garages that will be accessed by a shared driveway. The common driveway consolidates the number of driveways, and provides area for vehicle maneuvering at the rear of each home.

The proposed subdivision will result in four new lots having frontage on King Springs Road with rear-entry garages. Table 1 below shows a comparison of the proposed lot to the R-15 zoning district (Section 801 of the Zoning Ordinance).

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

	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'	40'	10'	30'	35'	35	2,000
Proposed Lots	20,000	50'	40'	5'	30'	35'	35	2,000

The proposed reconfiguration and replatting will require the following variances:

1. Reduction in the minimum side setback from 10' to 5' (**Staff Supports**)
2. Reduction in the minimum lot width from 85' to 50' (**Staff Supports**)

The property could be subdivided to yield greater lot widths with a cul-de-sac, or private road to access the rear of the subject property. However, this would generate significantly greater land disturbance and tree removal. The lot width and side setback reductions are necessary to accommodate the proposed plan. The homes will have a minimum 15 feet separating each home.

The proposed new lots will have a minimum area of 20,000 sq. ft. and is consistent with the existing development pattern in this immediate area. The subject properties have a land use of Moderate Density Residential (under 4.5 units/acre). The four-lot subdivision will yield a density of 2.22 units/acre.

The property could be subdivided to yield greater lot widths with a cul-de-sac, or private road to access the rear of the subject property. However, this would generate significantly greater land disturbance and tree removal. Community Development supports the proposed site plan as it preserves significantly more vegetation than other lot configurations and allows all the homes to face King Springs Road. Furthermore, the proposed configuration reduces fiscal costs for the city associated with new road, water, and sewer infrastructure.

STAFF RECOMMENDATION

Community Development has reviewed the proposed plat against the requirements of the R-15 zoning district. The variances are necessary to orient the homes along King Springs and preserve vegetation and reduce land disturbance of the property. The subject property will maintain an R-15 zoning classification and will yield a density of 2.22 units per acre. Community Development recommends **approval** of the requested reconfiguration and replatting with the following conditions:

1. The property shall maintain the following setbacks:
 - Front - 40 feet
 - Side – 5 feet
 - Rear – 30 feet
2. The project shall have a minimum lot width of 50 feet.
3. A site distance analysis shall be provided for the proposed shared driveway.
4. The homes shall be rear-entry homes.
5. The development of more than 5,000 sq. ft. of new impervious surface the Storm Water Management Ordinance would be applicable.
6. Approval is conditioned upon substantial compliance with the site plan submitted on December 9, 2020.

Subject Property



Adjacent Properties

