



City of Smyrna

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Issue Sheet

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Status: Agenda Ready

In Control: Planning and Zoning Commission

File Type: Authorization

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WARD: 6

COMMITTEE: Community Development

\$ IMPACT: N/A

Agenda Title:

Public Hearing: Approval of subdivision plat for 13 residential lots in the R-20 zoning district - 7.01 acres - Land Lot 556 - 3360 and 3380 Pinetree Drive - Paramount Realty Group, LLC

ISSUE: The applicant is proposing 13 lots for the development of single family detached homes and retain the existing R-20 zoning at 3360 and 3380 Pinetree Drive. The applicant requests a variance for lot width reduction for lots 6 and 8 which are adjacent to the proposed cul-de-sac. The minimum lot width for R-20 is 100 feet. The applicant requests a reduction for Lot 6 to 77 feet and Lot 8 to 65 feet. The variance is requested due to the geometry of the lots as they are triangular in shape due to their proximity to the cul-de-sac. The subdivision is proposed for the development of 13 detached single family homes. A new road is proposed, with houses on either side that terminates to a cul-de-sac. This configuration provides the best opportunity for tree retention within the rear setbacks of the new homes that will provide a buffer to the existing homes.

BACKGROUND: Community Development has reviewed the proposed subdivision against the requirements of the R-20 zoning district. Staff believes the proposed subdivision meets the intent of the requirements of the R-20 zoning district with the exception of the lot width. Community Development has analyzed the lot width reduction and found it to be in conformance with the existing neighborhood character. The zoning request was heard by the Planning and Zoning Board at the July 10, 2017 meeting and was recommended for approval by a vote of 5-0 with staff recommendations.

RECOMMENDATION/REQUESTED ACTION: Community Development recommends **approval** of the requested subdivision and lot width reduction with the following conditions:

1. Approval shall be conditioned upon substantial compliance with the site plan submitted for plat approval on 4/21/17.

