

# CITY OF SMYRNA COMMUNITY DEVELOPMENT DEPARTMENT MEMORANDUM

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**To:** Mayor and Council

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

**Date:** May 15, 2018

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

**RE:** Plat Approval with Variances – 1300 Hayes Drive

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<b>Applicant:</b>	<u>JW HALL Custom Building</u>	<b>Existing Zoning:</b>	<u>R-15</u>
<b>Titleholder:</b>	<u>Kamron Rush</u>	<b>Proposed Zoning:</b>	<u>R-15</u>
<b>Location:</b>	<u>1300 Hayes Drive</u>	<b>Size of Tract:</b>	<u>0.953 acres</u>
<b>Land Lot:</b>	<u>527</u>	<b><u>Contiguous Zoning:</u></b>	
<b>Ward:</b>	<u>6</u>	North	R-15
<b>Access:</b>	<u>Hayes Drive</u>	South	RAD
<b>Existing Improvements:</b>	<u>One Single-Family Residence</u>	East	R-15
		West	R-15
		<b><u>Hearing Dates:</u></b>	
		P&Z	May 14, 2018
		Mayor and Council	May 21, 2018

**Proposed Use:**

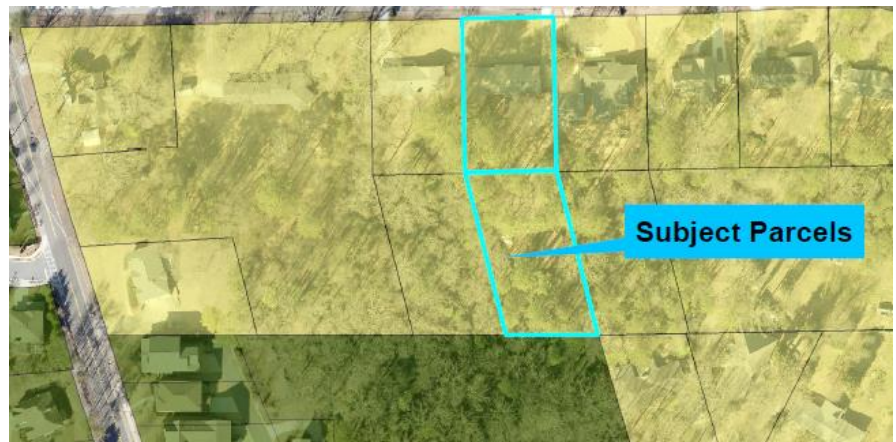
The reconfiguration and platting of the two lots at 1300 Hayes Drive into two new single-family residential lots.

**Planning and Zoning Board**

**Recommendation:** Approval by vote of 6-0

**Staff Recommendation:**

Approval of the proposed plat.



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**STAFF COMMENTS**

JW Hall Custom Building is requesting approval to replat and reconfigure the existing two residential lots at 1300 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. The applicant has submitted a proposed site plan for the development for your reference.

The subject property is 0.953 acres in size and is zoned R-15 (single-family residential). The proposed subdivision will result in two new lots having frontage on Hayes Drive with a lot widths of 55' and being 21,064 sq. ft. and 21,000 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	21,000	55'	35'	5'	30'	35'	35	2,000

The proposed reconfiguration and replatting of the lots will require two (2) variances:

1. Reduction in the minimum lot width at the setback line from 85' to 55';
2. Reduction of the minimum side setback from 10' to 5'; and

The presence of the stream and the required city stream buffers make the landlocked lot unbuildable. The variances will allow for the reconfiguration of the lots into two buildable lots that will be consistent with the development on the adjoining property to the west at 1272 Hayes Drive, which was approved by Mayor and Council in February 2018. Additionally the adjacent property at King Springs and Hayes Drive was rezoned in May of 2017 for five single-family homes (four fronting Hayes Drive and one single-family home fronting on King Spring Road). The Mayor and Council approved lot width, side setback and driveway setback variances as part of that zoning request (See attached site plan for Zoning Case Z17-005). The proposed reconfiguration and replatting of the lots will be consistent with both adjoining developments to the west. The proposal will maintain the development along the south side of Hayes Drive.

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**STAFF RECOMMENDATION**

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 1300 Hayes Drive.

### **Subject Property**



### **Adjacent Properties**











**Proposed Site Plan with Lots Previously Approved**

