



City of Smyrna

City of Smyrna
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Issue Sheet

File Number: 2021-445

Agenda Date: 11/15/2021

Version: 2

Status: ATS Review

In Control: City Council

File Type: Zoning

Agenda Number: A.

WARD / COUNCILMEMBER: Ward 3 / Councilmember Lindley

\$ IMPACT: N/A

Agenda Title:

Public Hearing - Zoning Request - Z21-012 - Allow rezoning from R-15 to R-8 for the development of two single-family homes at a density of 4.59 units per acre - Land Lot 560 - 0.435 acres - 1439 Walker Court - Joe Callahan.

Ward 3 / Councilmember Travis Lindley

ISSUE AND BACKGROUND:

The applicant is requesting a rezoning from R-15 (Residential) to R-8 (Residential) for a two lot single-family detached subdivision. The rezoning requires a future land use change from Moderate Density Residential to Medium Density Residential. The Planning & Zoning Board voted to approve the request by a vote of 4-3 at the November 8, 2021 meeting.

RECOMMENDATION / REQUESTED ACTION: The zoning proposal is inconsistent with the City's Comprehensive Plan and the Future Land Use Plan. The density associated with the zoning request will require a change to the Future Land Use Plan. Changing the Future Land Use Plan would create inconsistency in the plan because you would be placing a property with MEDR designation (up to 6 units per acre) in a neighborhood designated as MODR (up to 4.5 units per acre). City staff worked with the applicant to develop remedies to the density issue, but the applicant was unsuccessful in resolving the issue.

Therefore, Community Development recommends **denial** of the rezoning from R-15 to R-8 with a density of 4.59 units per acre at 1439 Walker Court.