



# City of Smyrna

City of Smyrna  
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## Legislation Details (With Text)

**File #:** 2018-67      **Version:** 1      **Name:** Plat Approval for 1272 Hayes Drive  
**Type:** Authorization      **Status:** Passed  
**File created:** 2/8/2018      **In control:** City Council  
**On agenda:** 2/19/2018      **Final action:** 2/19/2018  
**Title:** Public Hearing - Plat approval with variances for two residential lots - 0.946 Acres - Land Lot 527 - 1272 Hayes Drive - JW Hall Custom Building  
**Sponsors:** Derek Norton  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. IssueSheet 2018-67 Plat approval 1272 Hayes Drive .pdf, 2. Staff Memo\_V.2\_V18-019.pdf, 3. Zoning Vicinity Map\_V18-019.pdf, 4. Variance Application\_V18-019.pdf, 5. Proposed Plat\_V18-019.pdf, 6. Proposed Site Plan\_V18-019.pdf, 7. Building Elevations\_v18-003.pdf, 8. Zoning Case Z17-005\_Site Plan & Bldg Elevations.pdf

Date	Ver.	Action By	Action	Result
2/19/2018	1	City Council	Approved Item	Pass
2/12/2018	1	Planning and Zoning Commission	Approved with Condition(s)	Pass

**WARD:** 6

**COMMITTEE:** Community Development

**\$ IMPACT:** N/A

**Public Hearing** - Plat approval with variances for two residential lots - 0.946 Acres - Land Lot 527 - 1272 Hayes Drive - JW Hall Custom Building

JW Hall Custom Building is requesting approval to replat and reconfigure the existing two residential lots on 1272 Hayes Drive. The subject property is currently comprised of two lots of record with one lot fronting on King Street Drive and another lot being landlocked behind the first lot (See Zoning Vicinity Map). The lot that fronts on King Street Drive has a single-family home and the landlocked lot is vacant with a stream running through the middle of it. The applicant is proposing to demolish the existing home and build two new single-family homes on the two landlocked lots.

**BACKGROUND:** The plat approval with variances was heard by the Planning and Zoning Board at the February 12, 2018 meeting and was recommended for approval by vote of 7-0.

**RECOMMENDATION/REQUESTED ACTION:** Community Development has reviewed the proposed reconfiguration and replatting against the requirements of the R-15 zoning district. The variances are necessary to create 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 1272 Hayes Drive.