



# City of Smyrna

City of Smyrna  
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## Legislation Details (With Text)

**File #:** 2020-520      **Version:** 2      **Name:** Plat Approval with Variances - 3278 & 3288 King Springs  
**Type:** Variance Request      **Status:** Agenda Ready  
**File created:** 12/9/2020      **In control:** City Council  
**On agenda:** 12/21/2020      **Final action:** 12/14/2020  
**Title:** Public Hearing - Plat Approval with Variances - V20-073 - Subdivision of two lots into four lots for four single-family detached homes - Land Lot 485 - 1.8 acres - 3278 & 3288 King Springs Road - PM Builders LLC

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Issue Sheet 2020-520.pdf, 2. Staff Memo\_V20-073\_MC.pdf, 3. Site Plan\_V2\_V20-073.pdf, 4. Land Use Map\_V20-073.pdf, 5. Zoning Map\_V20-073.pdf, 6. Notification Letters\_V20-073, 7. Variance Application\_V20-073.pdf

Date	Ver.	Action By	Action	Result
12/21/2020	2	City Council	Approved Item	Pass
12/14/2020	1	Planning and Zoning Commission	Approved	Pass

**WARD / COUNCILMEMBER:** Ward 3 / Councilmember Lindley

**\$ IMPACT:** N/A

**Public Hearing** - Plat Approval with Variances - V20-073 - Subdivision of two lots into four lots for four single-family detached homes - Land Lot 485 - 1.8 acres - 3278 & 3288 King Springs Road - PM Builders LLC

### **ISSUE AND BACKGROUND:**

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

**RECOMMENDATION / REQUESTED ACTION:** Community Development has reviewed the proposed plat against requirements of the R-15 zoning district. The variances are necessary to orient the homes along King Springs to preserve vegetation and reduce land disturbance of the property. The subject property will maintain an R-15 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:

The property shall maintain the following setbacks:  
Front - 40 feet  
Side - 5 feet

Rear - 30 feet

The project shall have a minimum lot width of 50 feet.

A site distance analysis shall be provided for the proposed shared driveway.

The homes shall be rear-entry homes.

development of more than 5,000 sq. ft. of new impervious surface the Storm Water Management ordinance would be applicable.

Approval is conditioned upon substantial compliance with the site plan submitted on December 9, 2020.