

# CITY OF SMYRNA

## COMMUNITY DEVELOPMENT DEPARTMENT

### MEMORANDUM

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**To:** Mayor and Council

**From:** Russell Martin, AICP, Director of Community Development  
Joey Staubes, AICP, Planner II

**Date:** January 3, 2024

**CC:** Planning and Zoning Board  
Joe Bennett, City Administrator

**RE:** Plat Approval – 3767 & 3777 King Springs Road

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**Applicant:** Davin Harris

**Titleholder:** Davin Harris

**Location:** 3767 & 3777 King Springs Rd

**Land Lot:** 528

**Ward:** 6

**Access:** King Springs Road & Spring Wood Drive

**Existing Improvements:** Two Single-family homes

**Existing Zoning:** R-15

**Proposed Zoning:** R-15

**Size of Tract:** 1.58 acres

**Contiguous Zoning:**

North	R-15
South	RM-12
East	RD
West	NS

**Hearing Dates:**

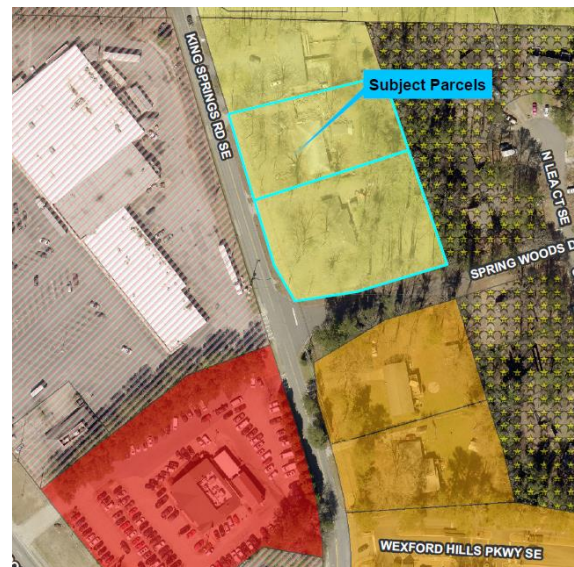
P&Z	January 8, 2024
Mayor and Council	January 16, 2024

**Proposed Use:**

The subdivision of 3767 & 3777 King Springs Road into three single-family residential lots.

**Staff Recommendation:**

Approval of the proposed subdivision.



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## STAFF COMMENTS

Davin Harris is requesting approval to subdivide property at 3767 & 3777 King Springs Road into three single-family residential lots. The applicant plans to subdivide the property within the requirements of the R-15 zoning district, so no rezoning is required. The subject property is 1.58 acres with a proposed density of 1.89 units/acre which is within the Low Density Residential land use classification (under 3 units/acre). The proposed subdivision will result in three (3) new lots being 21,470 sq. ft., 26467 sq. ft., and 21,706 sq. ft. in size. The two (2) existing homes will remain and one (1) new lot will be accessed from Spring Wood Drive. 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'	40'	10'	30'	35'	35	2,000
Proposed Lots	21,470	85'	40'	10'	30'	35'	35	2,000

The proposed lots meet all the zoning requirements of the R-15 zoning district.

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## STAFF RECOMMENDATION

Community Development has reviewed the proposed subdivision against the requirements of the R-15 zoning district. Staff believes the proposed subdivision meets the intent of the requirements of the R-15 zoning district. Community Development recommends **approval** of the requested subdivision.