



# **SUP #2021-00035**

## **32 North Donelson Street**

Planning Commission  
June 24, 2021

# Site Context

- Surrounded by single-family dwellings
- Zoned R-8/residential single-family



# SUP Request

Applicant requests SUP approval to construct a two-story dwelling on substandard lot



*Existing dwelling*



*Proposed dwelling*



	Required/Permitted	Provided /Proposed
<b>Lot Area</b>	8,000 Sq. Ft.	<b>9,846 Sq. Ft.</b>
<b>Lot Width</b>	65 Ft.	<b>62.8 Ft.</b>
<b>Lot Frontage</b>	40 Ft.	<b>60.57 Ft.</b>
<b>Front Yard</b>	30 Ft. (minimum)	<b>35.3 Ft.</b>
<b>Side Yard (North)</b>	10.7 Ft. (1:2 height to setback ratio, 8 Ft. min.)	<b>11.5 Ft.</b>
<b>Side Yard (South)</b>	11.1 Ft. (1:2 height to setback ratio, 8 Ft. min.)	<b>11.3 Ft.</b>
<b>Rear Yard</b>	25.0 Ft. (1:1 height to setback ratio, 8 Ft. min.)	<b>49.2 Ft.</b>
<b>Net Floor Area</b>	3,446 Sq. Ft. 0.35 Floor Area Ratio (FAR)	<b>3,437 Sq. Ft.</b> <b>0.35 FAR</b>
<b>Maximum Height</b>	30 Ft.	<b>25.9 Ft.</b>
<b>Maximum Threshold Height</b>	<b>2.5 Ft.</b>	<b>2.5 Ft.</b>



# Substandard Lot

- Subject property is substandard (does not meet minimum lot width requirement)
- SUP review required for redevelopment of substandard lot
- Pursuant to Section 12-901(C), City Council must find the proposal compatible with existing neighborhood character in terms of:
  - Bulk
  - Height
  - Design

# Height

Height is compatible with neighborhood character

24 N. Donelson St.	18.6 Ft.
40 N. Donelson St.	18.9 Ft.
108 N. Donelson St.	19.0 Ft.
116 N. Donelson St.	19.2 Ft.
16 N. Donelson St.	20.5 Ft.
<b>Average</b>	<b>21.6 Ft.</b>
33 N. Donelson St.	24.9 Ft.
<b>Average Height + 20%</b>	<b>25.9 Ft.</b>
<b>Proposed Dwelling</b>	<b>25.9Ft.</b>
25 N. Donelson St.	29.8 Ft.

# Bulk and Design

Compatible with neighborhood character in terms of bulk and design.





# **Staff Recommends Approval**