



Zoning Committee

**REQUEST**

Current Zoning: N1-A (neighborhood 1-A)  
Proposed Zoning: N1-E(CD) (neighborhood 1-E, conditional)

**LOCATION**

Approximately 1.988 acres located at the deadend of Pickway Drive, west of North Graham Street.  
(Council District 1 - Anderson)

**PETITIONER**

Men in Motion Home Renovations, LLC

**ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY**

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

**To Approve:**

This petition is found to be **consistent** with the *2040 Policy Map (2022)* based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map (2022)* calls for Neighborhood 1.

Therefore, we find this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- This rezoning offers missing middle density housing in an area that is largely populated by single family detached neighborhoods interspersed among industrial and commercial facilities along the Graham Street corridor. Although this type of residential product does not currently exist in the area, the proposal is not incompatible with surrounding uses and the specified maximum unit count of 10 units across the approximately two acres is fairly modest in density.
- The Neighborhood 1, E zoning district permits the development of duplexes and triplexes by-right. The existing N1-A zoning district would also permit such uses, but the N1-E district allows for greater flexibility in dimensions such as lot size.
- This petition would maintain a sizeable tree save area along the site's southwestern boundary. The tree save area would buffer the proposed residential uses from the existing manufacturing and logistics zoning to the south.
- The proposal is consistent with the recommended

Neighborhood 1 Place Type and maintains the neighborhoods single family character.

- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
  - 2: Neighborhood Diversity & Inclusion
  - 5: Safe & Equitable Mobility
  - 6: Healthy, Safe & Active Communities

Motion/Second: Whilden / Russell  
 Yeas: Lansdell, Neeley, Russell, Sealey, Welton, Whilden, Winiker  
 Nays: None  
 Absent: None  
 Recused: None

**ZONING COMMITTEE DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the *2040 Policy Map*.

Commissioner Russell noted that this petition was subject to a lengthy discussion during the public hearing, but that he finds it to be a good plan that improves the existing infrastructure on the site.

Chairperson Welton asked staff if it has been a challenge for petitioners to meet the UDO’s driveway requirements as it was a challenge for this petition. Staff responded that there have not been too many conditional N1 plans that contend with this issue, but it has started to come up more.

There was no further discussion of the petition.

**PLANNER**

Holly Cramer (704) 353-1902