



Zoning Committee

---

---

**REQUEST**

Current Zoning: ML-1 (manufacturing and logistics-1) and N2-B (neighborhood 2-B)  
Proposed Zoning: IMU (innovation mixed-use)

**LOCATION**

Approximately 8.035 acres located along the west side of Statesville Avenue and the south side of Tipton Drive.  
(Council District 1 - Anderson)

**PETITIONER**

Clay Robinson, Victory Lane Karting

---

**ZONING COMMITTEE  
ACTION/ STATEMENT  
OF CONSISTENCY**

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

**To Approve:**

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

- The *2040 Policy Map* calls for Manufacturing 7 Logistics and Neighborhood 2.

However, 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 site is located at the intersection of Statesville Avenue and Tipton Drive with close proximity to Interstates 77 and 85. The immediate area hosts primarily commercial and industrial uses along the major transportation corridors, with residential areas stemming off collector streets along the west side of Statesville Avenue.
- The parcels within the rezoning area designated as Neighborhood 2 on the *2040 Policy Map* are vacant and are not within an existing residential development.
- Although inconsistent with the *2040 Policy Map* recommendation for Manufacturing and Logistics on the majority of the site, this petition would establish a better transition between the commercial and industrial uses to the north and east and the residential and institutional uses to the south and west. Shifting the site away from industrial zoning would allow the site to act as a buffer for the more sensitive uses it abuts.

- The application of the innovation mixed-use zoning district is intended for sites such as these that currently have or had industrial developments but are situated in areas that are transitioning to an array of commercial, residential, and artisan industrial uses.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
  - 8: Diverse & Resilient Economic Opportunity

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Manufacturing & Logistics and Neighborhood 2 to Innovation Mixed-Use for the site.

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

**ZONING COMMITTEE DISCUSSION**

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

There was no further discussion of this petition.

**PLANNER**

Holly Cramer (704) 353-1902