



Zoning Committee Recommendation

Rezoning Petition 2025-042

September 3, 2025

REQUEST

Current Zoning: N1-B (Neighborhood 1-B)
Proposed Zoning: N2-B(CD) (Neighborhood 2-B, Conditional)

LOCATION

Approximately 6.42 acres located on the north side of Tom Hunter Road, west of Hunter Oaks Lane, and east of Hidden Stream Court.

(Council District 1 - Anderson)

PETITIONER

Bryan Elsey

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* recommends the Neighborhood 1 Place Type.

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:

- Located in an area with a mix of multi-family and single family residential development, this petition proposes a moderately intense multi-family development that is mindful of existing land use patterns as well as the necessity for attainable housing.
- The petition site has preferred place type adjacencies of Neighborhood 1, Neighborhood 2, and Parks and Preserves and meets the preferred minimum acreage for a place type amendment to Neighborhood 2.
- The site is less than ¼ mile from bus stops for CATS Route 211 and less than one mile from the Tom Hunter Blue Line Station.
- The site is across Tom Hunter Road from Tom Hunter Park.
- The petition commits to providing workforce housing at an average of 60% of the Area Median Income.

- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 3: Housing Access for All

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map* (2022) from the Neighborhood 1 Place Type to the Neighborhood 2 Place Type.

Motion/Second: Millen / McDonald

Yeas: Welton, Caprioli, McDonald, Millen, Shaw, Stuart

Nays: None

Absent: Gaston

Recused: None

ZONING COMMITTEE DISCUSSION

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

Commissioner McDonald commended the petitioner for their contribution toward the pedestrian crossing between the site and Tom Hunter Park and stated support for affordable housing. Chairperson Welton echoed Commissioner McDonald's comments.

PLANNER

Joe Mangum (704) 353-1908