



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2025-010

June 3, 2025

REQUEST

Current Zoning: N1-B (Neighborhood 1-B)
Proposed Zoning: N1-C (Neighborhood 1-C)

LOCATION

Approximately 1.04 acres located on the east side of Rockford Court, north of East Woodlawn Road, and south of Stacy Boulevard.
(Council District 1 - Anderson)

PETITIONER

David Phillips

**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 **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) recommends the Neighborhood 1 Place Type.

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:

- Advances Goals 1 (10-Minute Neighborhoods) and 2 (Neighborhood Diversity & Inclusion) by allowing more housing types in an established area.
- Both N1-B and N1-C zoning districts allow the same housing types (e.g., single-family homes, duplexes, triplexes), but N1-C permits smaller minimum lot sizes and widths. This allows for modest increases in housing density while maintaining neighborhood form and character.
- The subject property is significantly larger than nearby lots; and the surrounding residential area, in particular this block, lacks an established lot pattern. As a result, this rezoning wouldn't result in a disruption of a well defined residential character.
- The site is surrounded by other N1-zoned parcels but is located just north of East Woodlawn Road, where zoning transitions to commercial and multifamily districts (e.g., CG, UR-2(CD), R-8MF(CD)). This petition

offers a gradual zoning step between single-family uses and more intense development.

- Rezoning to N1-C preserves the residential character of the neighborhood while enabling housing diversity.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:

- 1: 10 Minute Neighborhoods
- 2: Neighborhood Diversity & Inclusion

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map* (2022) from current recommended place type to new recommended place type for the site.

Motion/Second: Shaw / Sealey

Yeas: Neeley, Sealey, Blumenthal, McDonald, Shaw, Stuart

Nays: None

Absent: Winiker

Recused: None

ZONING COMMITTEE DISCUSSION

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

There was no further discussion of this petition.

PLANNER

Emma Knauerhase (704) 432-1163