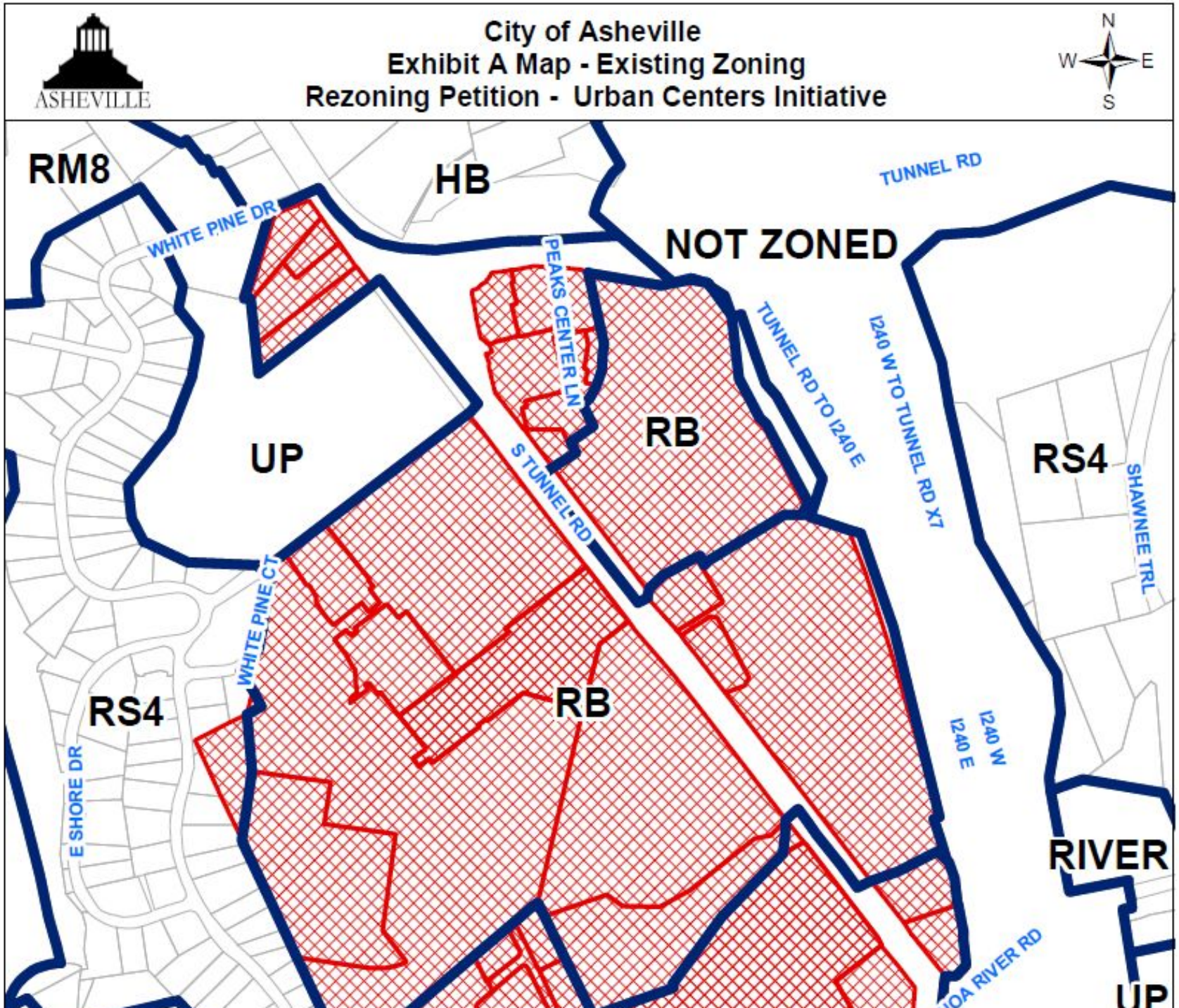
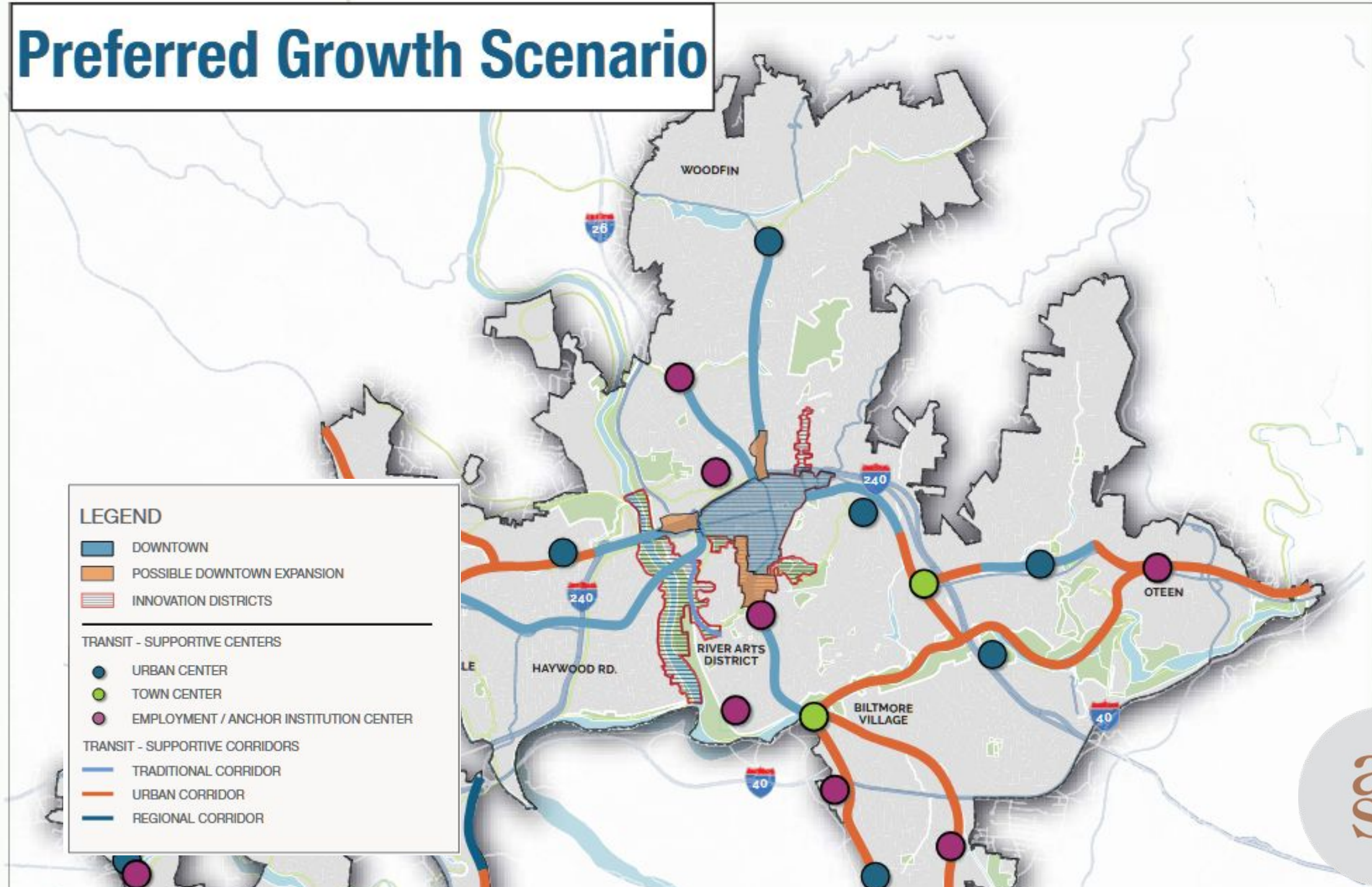


allen
stahl +
kilbourne

Derek J. Allen
Jesse M. Swords
20 Town Mountain Rd, Suite 100
Asheville, NC 28801
828-254-4778
www.asklawnc.com


City of Asheville
Exhibit A Map - Existing Zoning
Rezoning Petition - Urban Centers Initiative
ASHEVILLE
N
W
E
S
RM8
HB
NOT ZONED
WHITE PINE DR
TUNNEL RD
PEAKS CENTER LN
TUNNEL RD TO I240 E
I240 W TO TUNNEL RD X7
UP
RB
RS4
SHAWNEE TRL
S TUNNEL RD
WHITE PINE CT
RB
RS4
E SHORE DR
I240 W
I240 E
RIVER
UP

Preferred Growth Scenario



Buncombe County GIS

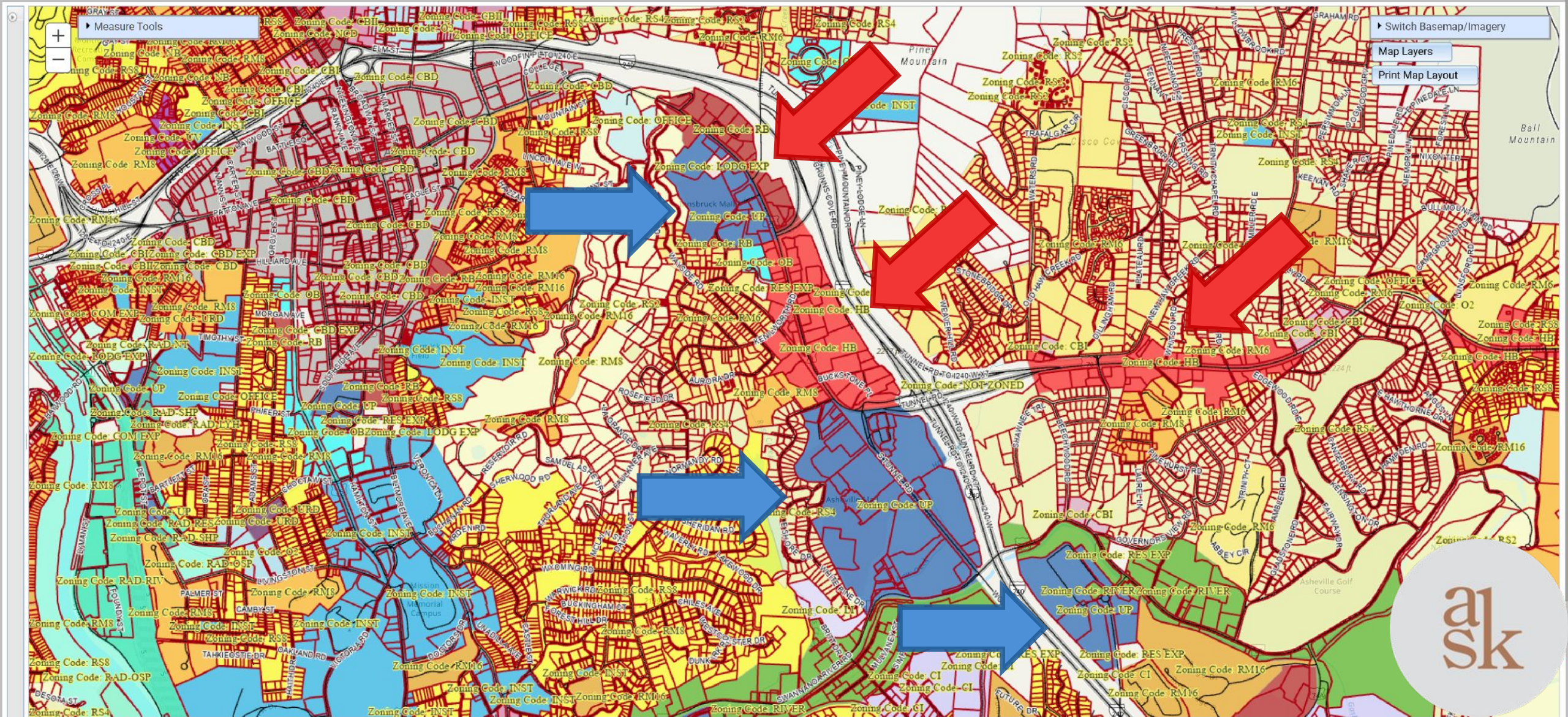
Search by: PIN, Address, Owner or Street Name

Search By Deed or Plat

-82° 29' 18.67", 35° 36' 8"

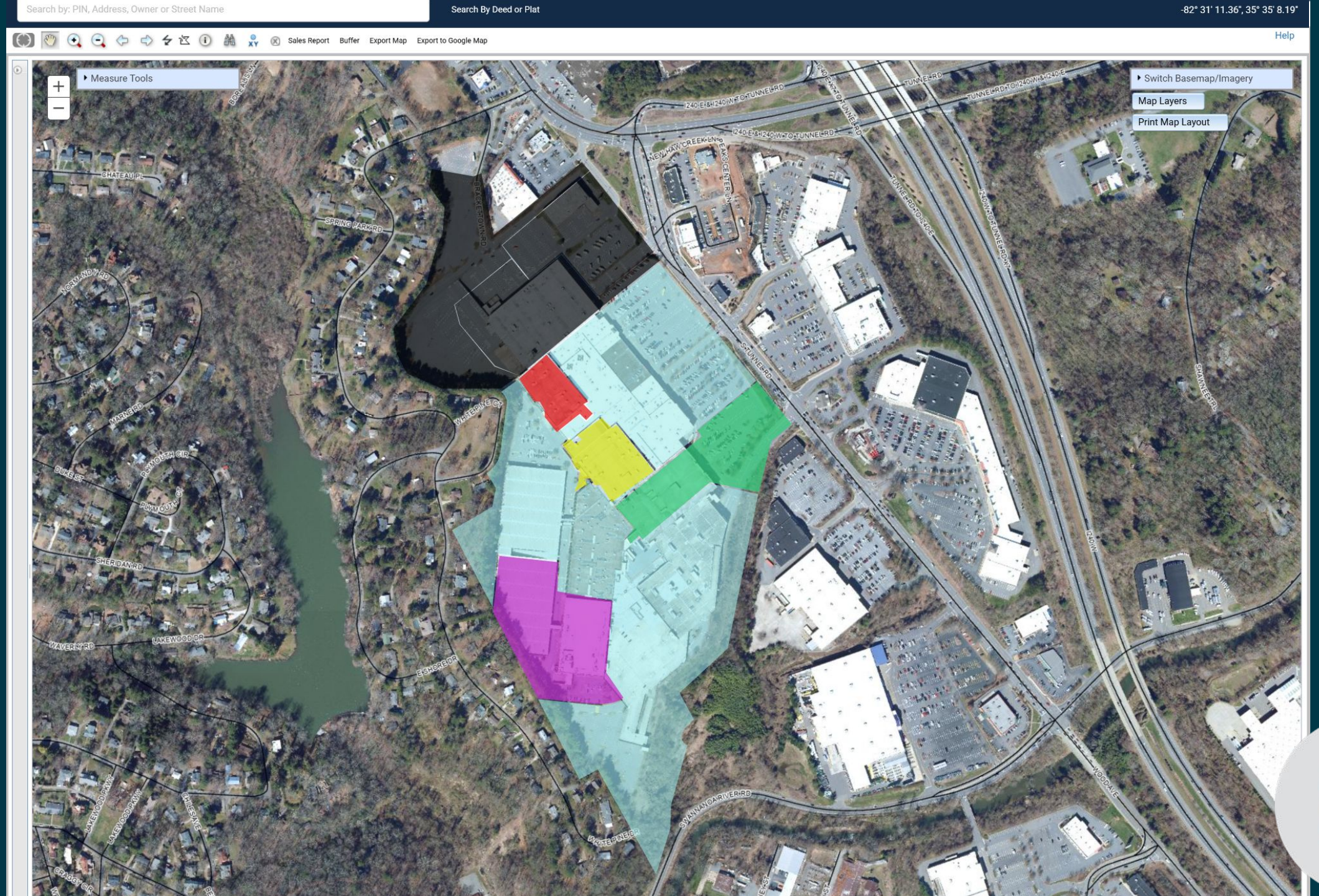
Sales Report | Buffer | Export Map | Export to Google Map

Help


Measure Tools
Switch Basemap/Imagery
Map Layers
Print Map Layout
Piney Mountain
Ball Mountain
Asheville Golf Course
Mission Memorial Campus
Zoning Code: RS8
Zoning Code: RS4
Zoning Code: RS2
Zoning Code: RM6
Zoning Code: RM8
Zoning Code: RM16
Zoning Code: CBD
Zoning Code: CBI
Zoning Code: OFFICE
Zoning Code: INST
Zoning Code: RB
Zoning Code: HB
Zoning Code: LODG EXP
Zoning Code: RES EXP
Zoning Code: UP
Zoning Code: OB
Zoning Code: O2
Zoning Code: NOT ZONED
Zoning Code: RIVER
Zoning Code: CI
Zoning Code: LI
Zoning Code: RAD-OSP
Zoning Code: RAD-RIV
Zoning Code: RAD-SHP
Zoning Code: RAD-NT
Zoning Code: COM EXP
Zoning Code: URD
Zoning Code: GBD EXP
Zoning Code: GBD
Zoning Code: RAD-RES
Zoning Code: RAD-LYH
Zoning Code: NB
Zoning Code: RS8
Zoning Code: RM16
Zoning Code: RM8
Zoning Code: RM6
Zoning Code: RS4
Zoning Code: RS2
Zoning Code: RB
Zoning Code: OB
Zoning Code: HB
Zoning Code: CBI
Zoning Code: INST
Zoning Code: UP
Zoning Code: O2
Zoning Code: RES EXP
Zoning Code: LODG EXP
Zoning Code: RIVER
Zoning Code: CI
Zoning Code: LI
Zoning Code: NOT ZONED

Gerald Green (Sept. 28, 2021, City Council YouTube at 00:56:00):

- *"The challenge is how to get from the current reality of existing development patters to the vision that the Urban Place Form District implements. The draft ordinance does not address this challenge.* ***It attempts to move the development pattern from the current suburban standard to a highly urban standard in one giant step****, irrespective of market forces, site constraints, and impacts on surrounding uses."*
- *"[Urban Place] will serve to stifle development rather than promote it."*


Search by: PIN, Address, Owner or Street Name
Search By Deed or Plat
-82° 31' 11.36", 35° 35' 8.19"
Sales Report
Buffer
Export Map
Export to Google Map
Help
Measure Tools
Switch Basemap/Imagery
Map Layers
Print Map Layout
I240 E & I240 W TO TUNNEL RD
TUNNEL RD
CHATEAU PL
SPRING PARK RD
NORMANDY RD
MARNE RD
DUKE ST
PLYMOUTH CIR
SHERIDAN RD
WAVERLY RD
LAKEWOOD DR
E SHORE DR
WHITE PINE CT
WHITE PINE DR
SWANNANOA RIVER RD
I240 W
WOOD AVE
SHAWNEE TRL
NEW HAW CREEK LN
PEAKS CENTER LN
BRACKETTOWN RD
LAKEWOOD PKWY
CHILES AVE
CRAGGY CIR

B. Street Connectivity

1. Proposed streets and buildings must be interconnected and must connect with adjacent streets external to the site in order to provide multiple routes for accessible pedestrian and vehicle trips from, to and within the project. Street connectivity shall be provided by a regular grid pattern with intersections that join perpendicularly.
    a. Existing street stubs, paper streets, or half completed streets shall be extended into the development on their proper projection.
    b. Additional new streets shall strive to meet the ideal block length of 200 feet, and shall comply with the City's standards and specifications for streets.
    c. New street stubs to adjacent commercial properties are required where the difference in grade is less than 15 percent.
    d. Existing connections to nearby properties shall be maintained for cross access and shall not be closed unless improved connections are provided.
2. Streets shall avoid cul-de-sacs and dead end roads and other features that hamper current or future connectivity, unless there is no possible alternative.
3. Streets may terminate at a monumental structure or a public open space such as a park or a plaza. In such cases, a sidewalk or other connection must be provided to ensure network connectivity.
4. Proposed streets may not exceed the maximum block length and (if applicable) maximum block perimiter.

Existing and Proposed Zoning Review



“ *Conditional zoning is available to any of the general zoning classifications enumerated in this chapter,* ***except for those that require a master plan as part of the application*** *. . . .”*

UDO § 7-7-8(b).

Wyatt Stevens (Sept. 28, 2021, City Council YouTube at 00:52:07):

- "*I suspect many folks would like to see these centers redeveloped, especially Innsbruck, with new buildings, new landscaping, new sidewalks—**all of which would be required under the current zoning**. But a mandate which fails to take into account the characteristics of these sites, and attempts to require private property owners to build something they don't want and that won't work is doomed to fail.*"

Buncombe County GIS

Search By Deed or Plat

-82° 31' 30.09", 35° 34' 56.97"

Sales Report | Buffer | Export Map | Export to Google Map | Help



© 2026 - BC :: Information Technology - GIS

Buncombe County GIS

Search By Deed or Plat

-82° 31' 30.09", 35° 34' 56.97"

Sales Report | Buffer | Export Map | Export to Google Map

Help



© 2026 - BC :: Information Technology - GIS

Buncombe County GIS

Search By Deed or Plat

-82° 31' 30.09", 35° 34' 56.97"

Sales Report | Buffer | Export Map | Export to Google Map | Help



© 2026 - BC :: Information Technology - GIS


ask
allen
stahl +
kilbourne