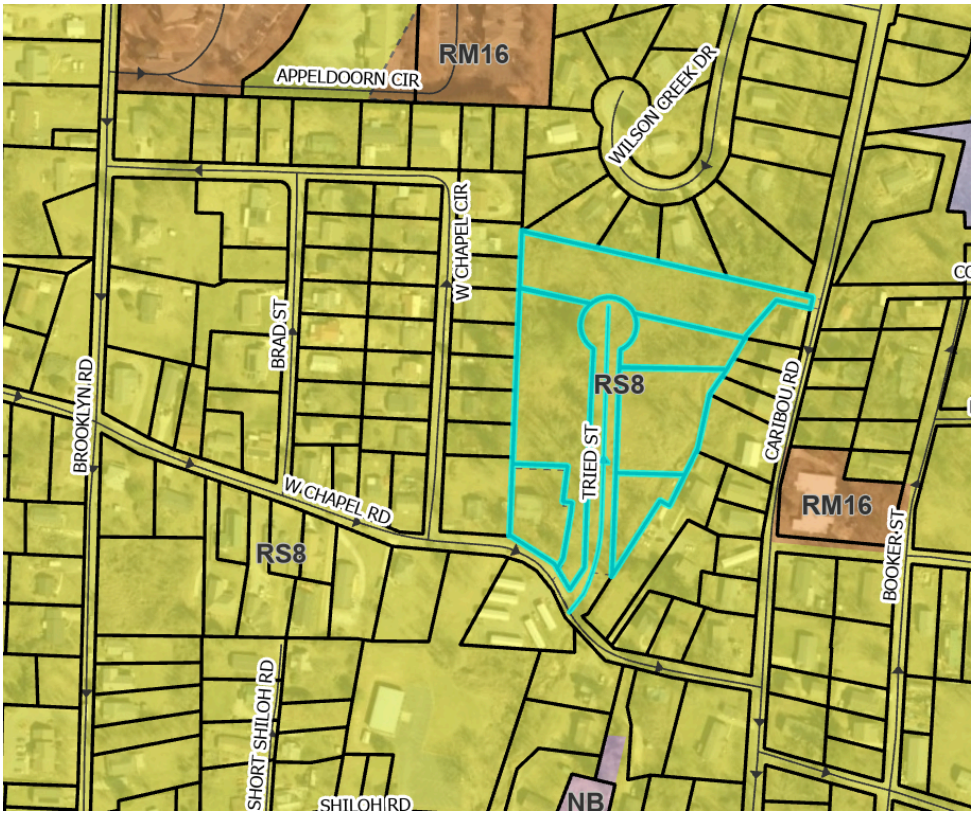


Project Number	17-04094PZ
Project Name	Asheville Area Habitat - Tried Street CZ
Review Type:	Conditional Zoning - Conceptual
Primary Project Address:	3, 10, 12, 18, 99999 Tried Street and 990 West Chapel Rd | Pins: 9657-13-2806, 9657-14-2055, 9657-14-4225, 9657-14-4174, and 9657-13-4808, and 9657-13-2806
Project Planner:	Sam Starr-Baum
Last Action:	Mar 3, 2026 12:00 PM | Neigborhood Meeting
Current Recommendation:	Approve with Conditions
Next Action:	TBD | Planning & Zoning Commission

THE CITY OF ASHEVILLE

Site and Plan Data

Applicant Name(s):	Jared DeRidder
Owner Name(s):	Asheville Habitat for Humanity
Current Zoning:	RS-8 -CZ
Overlay Zoning:	7F legacy neighborhood
Proposed Zoning: (if applicable)	RS-8 -CZ
Site Area (Ac.):	4.45
Existing Land Use:	Singe-Family Residential
Proposed Land Use:	Singe-Family Residential
Adjacent Zoning	
North:	RS-8
South:	RS-8
East:	RS-8
West:	RS-8

UDO Compliance

UDO Provision	Requirement	Proposed
Gross Floor Area:	–	–
Density:	Density in the RS-8 District shall be determined by the minimum lot size standards	5.11 units/acre - 5 Single Family Homes - 18 Townhomes
Lot Size Minimum:	4000 SF	3,740 SF
Lot Width Minimum:	40 SF	32.5 SF
Building Height(s):	40’	40’
Building Setbacks:	Front: 15’ Side: 6’ Rear:15’	Front: 15’ Side: 0’ Rear:15’
Vehicle Parking Spaces:	Dependent on bedroom count	2 vehicle spaces per unit

Bicycle Parking Spaces:	None Required	None provided
Open Space:	50%	Increasing TCP by 10% to receive Open Space exemption.
Impervious Surface Area:	None	29.67%
Sidewalks:	Required along W Chapel Road	Provided along W Chapel Road
Tree Canopy Preservation:	15% / 29,418	15.7% / 30,823 SF
Applicable Landscaping Standards	Property Line Buffer: Does not a… Street Buffer: Does not a… Street Trees: Does apply Parking Landscaping: Does not a… Building Landscaping: Does not a… Screening: Does not a…	• Street Trees are not shown, but will apply if the applicant intends to petition the city to accept Tried Street as public right of way. This will require 1 large maturing tree every 40' of property abutting a street. • A property line buffer does *not* apply here. This does not meet the standards required to rezone to an expansion district, and therefore will be rezoned to RS-8 CZ. No property buffer is required for RS-8 to RS-8 • Screening is not required, as all residences will have their own trash/recycling service.

THE CITY OF ASHEVILLE

Demographic Analysis (Source: data.census.gov/map)

Census Tract # 20

Race	*Tract*	*City of Asheville*
Total Population	*7,131*	*94,589*
White:	4,774 (66.9%)	71,669 (75.8%)
Black:	1,399 (19.6%)	9,938 (10.5)
Asian:	62 (0.8%)	1,512 (1.6%)
Native Hawaiian or Pacific Islander:	0 (0%)	268 (0.3%)
American Indian/Alaskan Native:	15 (0.2%)	357 (0.4%)
2+ Races:	617 (8.6%)	6,928 (7.3%)
Some Other Race:	264 (3.7%)	3,917 (4.1%)

Ethnicity	*Tract*	*City of Asheville*
Hispanic/Latino:	554 (10.5%)	7,657 (9.8%)
Not Hispanic/Latino:	4, 673 (89.5%)	70,252 (90.2%)

Socioeconomic	*Tract*	*City of Asheville*
Educational Attainment (Bachelor's Degree or Higher)	36.6%	55.6%
Homeownership Rate	54.2%	52.85%
Median Household Income	$67,303	$66,032
Legacy Neighborhood Status	Shiloh	n/a

Climate Vulnerability Index Score

CVI Score: 22 out of 25* City of Asheville CVI Map	**22**
Climate Threats Overall Score	5
Individual threats relative to local risk (1-3)	
Flood Risk Score:	1
Wildfire Risk Score:	2
Landslide Risk Score:	2
Heat Vulnerability Index	4
Energy Burden Score	4
CDC Vulnerability Score	4
* CJI score is calculated based on 5 factors each scaled 1-5 based on relative value within City of Asheville Census Block Groups.	

Review Commentary

Project Planner Highlights & Notes

- Pursuant to Section 7-7-8, Conditional Zoning, Expansion zoning districts are only allowed as conditional zoning districts for Level III projects and as otherwise indicated in the Table of Permitted Uses and this UDO. This development does not meet the thresholds for a level III project, and therefore this will be rezoned to RS-8 CZ.
    - Were it not for the technical modifications and presence of duplexes, this would be reviewed as a simple level I project.
- Sidewalks are proposed along West Chapel Road, but not interior to Tried Street. Tried Street will not meet the requirements under 7-11-8 to require sidewalk.
- Street trees are only required along publicly maintained roads. If the applicant seeks to have the City of Asheville accept maintenance and ownership of Tried Street, the applicant will need to show large maturing street trees every 40’ linear feet along Tried St.
- Under the UDO amendments passed on 03/25, bicycle parking is not required for single family or duplex developments. Bicycle parking is not required as part of this project. The city would still encourage the applicant to consider thoughtful placement of U racks for community use to advance COA and Shiloh goals.
- Both the Shiloh Community Plan 2025 and the Living Asheville Comprehensive Plan call for greater pedestrian connectivity. The applicant is not required, but is encouraged to work with the Transportation Department and Parks and Recreation Department to explore ways to improve and protect existing gravel and natural surface trails on and near the subject property.

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Review Comments

Planning and Zoning

Staff: Sam Starr-Baum
Recommendation: Approve with Conditions
Comments

- [ ] Provide Street Trees as required by UDO Sec. 7-11-3.
- [ ] Work with the Transportation Department to explore gravel trail connections south to the Linwood Crump Community Center and other Shiloh neighborhood resources.
- [ ] Revise C-900 to reflect the correct canopy requirements and ROW reductions.

Standard comments, no response necessary:

- [ ] All outdoor lighting shall comply with UDO Sec. 7-11-10.
- [ ] All signage shall comply with UDO, Article XIII.
- [ ] All retaining walls over 4' in height must meet UDO Sec. 7-10-5.
- [ ] Provide a note on the landscape plan stating that, "All required plant material shall meet the plant specification and maintenance requirements of UDO Sec. 7-11-3(f)",
- [ ] A tree canopy preservation plat that complies with UDO Sec. 7-19-2 and notes: "the tree canopy shown on this plat must be preserved and maintained in perpetuity" must be recorded prior to the issuance of a Certificate of Occupancy.

Transportation Engineering

Staff: Christopher Cairns Hayley Burton
Recommendation: Approve with Conditions
Comments

- [ ] Both the Shiloh Community Plan 2025 and the Living Asheville Comprehensive Plan call for greater pedestrian connectivity. The applicant is not required, but is encouraged to work with the Transportation Department and Parks and Recreation Department to explore ways to improve and protect existing gravel and natural surface trails on and near the subject property.
- [ ] Bicycle parking is not required as part of this project. However, the city would still encourage the applicant to consider thoughtful placement of inverted "U" racks (SSDM 3J.02a) for community use to advance COA and Shiloh goals.
- [ ] Sidewalk and curb and gutter construction is required for property frontage along W Chapel St. Sidewalk must be 5 feet wide with a 5-foot utility strip unless the applicable zoning indicates a different width. If not located within the existing right of way, the sidewalk facilities plus 1.5-ft setback from the back of sidewalk (SSDM Table 3-18) should be placed in a recorded easement prior to TCO. Comment addressed - HB 8/13/26
- [ ] Sidewalk is required to be installed along all new streets. However, the anticipated traffic volumes will be less than 300 vehicles per day and therefore is not required (SSDM 3H.02). Though sidewalk is not required, the City encourages the addition of internal sidewalks for pedestrian connectivity and safety within the project along the new street. Comment addressed - HB 8/13/26

THE CITY OF ASHEVILLE

- [ ] The new street connection, Tried Street, shall be privately maintained. Petitioned to become public ROW; Transportation and Public Works to review.
- [ ] Refine site visibility triangles to be measured from the back of the right-of-way (UDO 7-11-2-h) or back of sidewalk. Comment addressed - HB 8/13/26
- [ ] All driveway connections to streets must conform to City of Asheville Standard Specifications and Details Manual, including the distances between individual driveways. Include the appropriate detail (e.g., 3.15) on the site and detail plans. Comment addressed - HB 8/13/26

Building Safety

Staff: Sam Beck II

Recommendation: Approve with Conditions

Comments: No Change (08/24/26 - SRB)

- [ ] Compliance with the 2018 NC Residential Building Code will be reviewed during the building permit application process.
- [ ] Retaining walls require engineering and special inspections. Retaining walls adjacent to walking surfaces, parking spaces, or drive aisles require fall protection, guardrails or both.
- [ ] Verify that all exterior wall and site lighting will comply with City of Asheville ordinance Section 7-11-10.
- [ ] In the best interest of the completed (final) project the contractor, civil engineer and architect, upon receiving the permit, should physically walk the site to evaluate the site accessibility and identify any issues in meeting the minimum requirements of the NC State Building Code. This could include actual finished grades and/or widths of walking surfaces as well as obstacles and objects that might interfere with a clear and unobstructed accessible path.

E-911 Emergency Addressing

Staff: Jackson Marks

Recommendation: Approve with Conditions

Comments **No Change in comments from 8/5/2026**

- [ ] 1. Tried St will remain the named street, it is unique and distinguishable from all other streets in Buncombe County
- [ ] 2. Here are the preliminary lot numbers, as W Chapel Cir nearby has a range of 1-20 the range for Tried has been set at 40-70 to help distinguish these homes. As these are townhomes and single family, it would be best to avoid unit designation. On future plats show the addresses on their respective lots, this is the only addressing condition at this time.
    - Lot 1, the 7,536 SF lot, will be assigned the address 40 Tried St
    - Lot 2, the 5,642 SF lot, will be assigned the address 42 Tried St
    - Lot 3, the 5,642SF lot, will be assigned the address 44 Tried St
    - Lot 4, the 3,742 SF lot, will be assigned the address 46 Tried St
    - Lot 5, the 3,742 SF lot, will be assigned the address 48 Tried St
    - Lot 6, the 3,742 SF lot, will be assigned the address 50 Tried St
    - Lot 7, the 3,742 SF lot, will be assigned the address 52 Tried St

- Lot 8, the 3,742 SF lot, will be assigned the address 54 Tri2d St
- Lot 9, the 3,742 SF lot, will be assigned the address 56 Tried St
- Lot 10, the 3,742 SF lot, will be assigned the address 58 Tried St
- Lot 11, the 3,742 SF lot, will be assigned the address 60 Tried St
- Lot 12, the 3,742 SF lot, will be assigned the address 62 Tried St
- Lot 13, the 3,742 SF lot, will be assigned the address 64 Tried St
- Lot 14, the 3,742 SF lot, will be assigned the address 66 Tried St
- Lot 15, the 3,742 SF lot, will be assigned the address 68 Tried St
- Lot 16, the 4,799 Sf lot, will be assigned the address 67 Tried St
- Lot 17, the 3,754 Sf lot, will be assigned the address 65 Tried St
- Lot 18, the 5,643 Sf lot, will be assigned the address 63 Tried St
- Lot 19, the 3,742 Sf lot, will be assigned the address 61 Tried St
- Lot 20, the 3,742 Sf lot, will be assigned the address 59 Tried St
- Lot 21, the 3,742 Sf lot, will be assigned the address 57 Tried St
- Lot 22, the 3,742 Sf lot, will be assigned the address 55 Tried St
- Lot 23, the 4,015 Sf lot, will be assigned the address 55 Tried St

☐ 3. The remaining area, including the parcel the stormwater infrastructure and other site improvements will sit on, will be unaddressed at this time. If necessary an address can be assigned at a future date

Fire Marshal

Staff: Amy Pollard

Recommendation: Approve with Conditions

Comments

☐ 1. Access road to be paved 20’ wide
☐ 2. Access road be able to support 75,000lbs
☐ 3. Access road to be built to City of Asheville specifications
☐ 4. Access road to be within 150’ of all exterior portions of the building
☐ 5.Hydrant within 600’ of single family homes. If a hydrant cannot be installed, a 13D fire sprinkler shall be installed.
☐ 6. Project requires a water flow test
☐ 7.Turnaround provides 30’ of depth
☐ 8. Water supply to be established before construction begins
☐ 9. Grade - Buildings on grades 15% or greater require a sprinkler system. Grades exceeding 18% require fire chief approval.
☐ 10. No Parking - Fire Lane signs required
☐ 11. Turn radius 25’ 3” for engines, 35’7” for straight ladder truck, 34’ for tiller

Water Resources

Staff: Chad Pierce

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Recommendation: Approve with Conditions

Comments

- [ ] 1. A Letter of Commitment for water service has been issued for this project. All terms and conditions indicated in said Letter of Commitment are applicable to the proposed waterline extension.
- [ ] The TRC review process does not constitute an approval of the proposed waterline extension as waterline extensions are received and reviewed separately by the Water Resources Department. Please submit plans for waterline extension approval to the Water Engineering Division for review, approval and permitting.
- [ ] A 20 feet easement is required around all publicly owned and maintained water infrastructure. Minor landscaping improvements, shrubs or ground cover, can occur within the 20 feet easement of existing or proposed public waterlines. However, the planting of trees and erecting of structures, signs, etc., is restricted within this 20 feet easement.
- [ ] Existing waterlines shall be field located at the request of the applicant and trees or other obstructions shall not be installed in areas that would violate required separations from existing water line/meter/hydrant etc.
- [ ] Separation requirements between proposed water infrastructure and other improvements; utilities, structures, landscaping, etc. must be adhered to. Please verify requirements can be met.

Public Works

Staff: Dylan Wingler Robert Heinis

Recommendation: Pending Review

Comments

- [ ] 1. All households must have access to Sanitation services. If the road is designated as private, contact the City of Asheville sanitation division to complete a private roadway agreement.
- [ ] 2. Each unit will be billed separately for sanitation services upon set up of water billing to each address and allotted one trash (green) and recycling (blue) collection cart.

Development Engineering

Staff: Nancy Watford

Recommendation: Approve with Conditions

Comments

- [ ] 1. Stormwater Quantity and Quality are indicated as required. Please note that the design of this system is to be based on full build out of total impervious surfaces, in perpetuity. This will directly impact any additional impervious surfaces, including accessory structures, patios, additional parking areas, etc. Please be thoughtful in designing to accommodate the site over time.
- [ ] 2. Deed Restrictions will be required per 7-12-2(f)(8)f of City UDO.
- [ ] 3. Submit the FRO form with wet signatures submitted to our office, prior to the issuance of the permit.

- [ ] 4. Erosion Control shall comply with Section 7-12-2 City of Asheville UDO, City Standard Specifications and Details Manual, and SPCA.
- [ ] 5. Stormwater Quality and Quantity shall comply with, Section 7-12-2 City of Asheville UDO, City Standard Specifications and Details Manual, and NCDEQ Stormwater Manual.
- [ ] 6. A table indicating the amounts of pre- and post-development pervious, pre- and post-development impervious areas in acres, and the percentage of total parcel for pre- and post-development impervious areas.
- [ ] 7. Please provide a chart on the preliminary plat and final plat for total impervious surface for the project and total impervious surface allowable per lot, based on the stormwater system design. This is **the total maximum allowable impervious in perpetuity**, unless the individual lot installs individual stormwater control measures (quantity and quality). Ensure the system is designed for full build out including any future accessory structures, outbuildings, or other impervious areas.
- [ ] 8. Applications for Grading and Stormwater permits were received. Specific permit review comments are not covered under this TRC review and will be issued separately, via email to the contact and applicant, on October 28, 2026. (Asheville, North Carolina – Code of Ordinances Chap. 7, Article XII, Sec. 7-12-2)

Standard comments, no response necessary:

- [ ] 1. A pre-construction conference will be required for this project. The conference will be scheduled after all City departments have completed their review, and after all required Grading and Stormwater Permits have been approved. The Zoning and Grading Permits will be issued at this meeting. (Code of Ordinances, City of Asheville, North Carolina, Part II, Chapter 7, Sec. 7-12-2 (c)(2)e.)
- [ ] 2. For sites greater than one acre of disturbance, A Certificate of Coverage/NCG01 (COC) will be required and a copy provided to the City. Upon approval of the site plans a Formal Letter of Approval from the City will be provided. This letter must be submitted with the Notice of Intent (NOI) application to NC DEQ. Please note that the NPDES requirements for the state permit has additional requirements than the City ordinance, please review these requirements at: https://deq.nc.gov/about/divisions/energy-mineral-land-resources/energy-mineral-land-permits/stormwater-permits/construction-sw
- [ ] 3. If requirements for other departments affect grading and stormwater, revisions will be required, historic drainage patterns shall be maintained and/or changed to concentrated flow shall be managed.
- [ ] 4. SW O&M Agreement and Stormwater easement will be required along with final platting, prior to TCC on the site, or any public occupancy of a building.

Urban Forestry

Staff: Keith Aitken

Recommendation: Administrative Revisions Required

Comments

- [ ] 1. Provide a separate plan sheet for TCP with required calculations and notes. Do not include any landscaping or open space
- [ ] 2. To claim an area for TCP that area must be free of invasive species. The areas proposed appear to be fully involved with those species

- ☐ 3. All trees that meet Heritage status (3 size classes) and are within the limits of disturbance must be identified on the TCP plan sheet in tabular form. See General Comments.
- ☐ 4. TCP areas cannot include utility (SS) ROW, See middle polygon.
- ☐ 5. TCP requires a standard 10' buffer around infrastructure, retaining walls (center polygon) and storm water infrastructure (stabilized outlet, northern polygon)
- ☐ 6. The proposed areas are not adequately stocked (80% cover) and will need some planting to meet the requirements.
- ☐ 7. Calculations on C-900 are incorrect. The project is Urban class C 41-75% (54%) cover averaged from all parcels. Preserved: 15%=29,418sqft, 25% (no open space)=49,029sqft.
- ☐ 8. If using utility ROW deductions to the requirement show ROW on the sheet in light gray and include calculations in the data block.
- ☐ Provide a landscape sheet with a plant schedule and calculations for the street trees.

Standard comments, no response necessary:

Tree Canopy Preservation (UDO Article 7-19)

- ☐ 1. A separate Tree Canopy Protection plan sheet is required. This sheet shall **not** include any required landscaping details. A plan sheet is also required for those paying full or partial fee in lieu.
  - The sheet will include a scale, key, north arrow, tree schedule of preserved or planted trees with botanical names, TCP calculations, and a note stating: "Areas designated as tree canopy protection areas shall remain as such in perpetuity. Tree removal shall be prohibited in these areas unless otherwise permitted."
  - Examples of TCP plans Ex. 1 Ex. 2
  - To calculate the requirement use the Tree Canopy Calculator.
- ☐ (New 9/24/24) TCP plans shall include any trees on the site that meet Heritage Tree status regardless of preservation of those trees. Refer to Recommended Species List(RSL). Trees must meet or exceed 30" DBH for large canopy trees, 24" DBH for medium canopy trees, and 15" DBH for small canopy trees. These trees will be located on the plan with DBH and botanical name, do not include them in your tree schedule unless they are being preserved. Preserved Heritage Trees count as double sqft.
- ☐ Refer to UDO Sec. 7-19-2 for Tree canopy preservation requirements
  - Common TCP tree disqualifiers:
    - Critical root zones under/over utility ROWs or the potential to grow into ROW.
    - Critical root zones that intersect infrastructure (buildings, parking lots, roads etc) including buried stormwater structures.
    - Situations where invasive vegetation is growing on trees or in the critical root zone.
    - Trees listed as NA in the Recommended Species List.
- ☐ Refer to UDO Sec. 7-2-5 for Definitions of terms relating to 7-19

Landscaping: See Recommended Species List

- ☐ Landscaping trees are classified as either large maturing(> 35') or small maturing(<=35') by height. Do not confuse landscaping trees with TCP trees as those are based on average mature crown width.
- ☐ Trees listed as NA in the RSL cannot be used.
- ☐ Trees not listed on the RSL can be calculated using the NC Extension Gardener Plant Toolbox, see RSL for requirements.



Links

- [ ] Permitting Requirements for TCP: 7-19-6
- [ ] Steep Slopes 7-12-4(e) definitions. Steep Slopes begins at 2220' elevation with average grade >= 15%.
- [ ] Landscaping and Buffering Standards 7-11-3….(f)
- [ ] UDO Definitions 7-2-5

MSD

Staff: Samuel Gettleman (sgettleman@msdbc.org)
Recommendation: Approve with Conditions
Comments

- [ ] 1. MSD issued an Allocation Approval in the amount of 4,125 GPD for 22 Single Family Homes on January 15, 2026. This Allocation will expire on January 15, 2026 if no activity or progress towards building has taken place.
- [ ] 2. An 8-inch public gravity sewer extension is required. Please consult the Sewer Extension Manual for Developers and Sewer Extension Policy on MSD website at www.msdbc.org and have your engineer submit plans for review and permitting. If you have questions, please contact Samuel Gettleman at sgettleman@msdbc.org or (828)-225-8270.
- [ ] 3. MSD will require the existing onsite public sewer be replaced during construction (approximately 460 linear feet of 6-inch sewer and manholes). MSD will participate in the cost of the sewer replacement. Please have the project's Utility Contractor prepare a separate cost estimate for the replacement of the existing sewer. MSD will evaluate the estimate and, if accepted, reimburse the project owner accordingly. MSD will prepare a reimbursement agreement which will need to be executed prior to funds being released.
- [ ] 4. If the project is proposing to apply for the Affordable Housing Cost Recovery Reimbursement, please reference the MSD Policy and Appendices for guidance.
- [ ] 5. Sewer Service Applications will not be processed nor will building permits be released until Sewer Extension Permit has been issued. C.O.s will be on "HOLD" until sewer closeout is complete.

Parks & Recreation

Staff: Al Kopf
Recommendation: Approve 7.2.26
Comments

- [ ] 1. Comment placeholder
- [ ] 2. Comment placeholder

THE CITY OF ASHEVILLE

REVISED PLAN SUBMITTAL INSTRUCTIONS:

For projects heading to **Planning & Zoning Commission: (INSERT DATE)**

- A digital copy must be delivered prior to the Planning & Zoning Commission meeting no later than **(INSERT DATE).** These sets shall be delivered electronically to https://develop.ashevillenc.gov

For ***Final TRC & Revisions:*** All Final Technical Review Committee and Revised submissions should be delivered electronically at https://develop.ashevillenc.gov/

Also included in these submittals shall be:

- A letter to the City addressing all TRC staff report conditions/comments. **The letter shall state the specific condition and how and where the items have been addressed on the revised plans.**
- The revised plans shall **clearly identify and illustrate** the revision noted in the staff report (i.e. a symbol on the plan noted with the number of the condition).
- All revised plans and documents shall be submitted in PDF format in addition to required hard copies.