

Zoning Reforms for Housing 2025-01-ZTA		
Chapter 4 - The Vision for the Future	Consistent	Inconsistent
SUPPLY, SUITABILITY, & INTENSITY		
LAND SUPPLY MAP (Pg. 81, Figure 4.4)	N/A	
LAND SUITABILITY MAP (Pg. 84-86, Figure 4.5-4.7)	N/A	
DEVELOPMENT INTENSITY MAP (Pg. 89, Figure 4.9)	Consistent	
FUTURE LAND USE & CONSERVATION MAP		
Future Land Use and Conservation Map (Note classification here, Pg. 117, Figure 4.12)	RR/FNL / MGL	
Character Area Description (Pg. 122-131)	Consistent	
Zoning Crosswalk (Pg. 132-133, Figure 4.18)	Consistent	
Focus Area Map (Pg. 134-159)	Consistent	

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Chapter 4 - The Vision for the Future

Consistent

Inconsistent

GOALS

Vibrant Neighborhoods (Pg. 93)

Promote lively neighborhoods that increase local safety.

Consistent

Enable well-maintained homes, streets, and public spaces.

Consistent

Promote diversity of ages (stage of life), income levels, and a range of interests.

Consistent

The design allows people to connect to nearby destinations, amenities, and services.

Consistent

Abundant Housing Choices (Pg. 93)

Housing provided meets the need of current and future residents.

Consistent

Range of housing types provided to help maintain affordability in Hendersonville.

Consistent

Housing condition/quality exceeds minimum standards citywide

Consistent

Healthy and Accessible Natural Environment (Pg. 94)

Recreational (active and passive) open spaces are incorporated into the development.

Inconsistent

Water quality is improved with the conservation of natural areas that serve as filters and soil stabilizers.

N/A

Natural system capacity (floodplains for stormwater; habitats to support flora/fauna; tree canopy for air quality, stormwater management, and microclimate) is maintained.

Consistent

Development is compact (infill/redevelopment) to minimize the ecological footprint.

Consistent

New development respects working landscapes (e.g., orchards, managed forests), minimizing encroachment.

Consistent

Authentic Community Character (Pg. 94)

Downtown remains the heart of the community and the focal point of civic activity

Consistent

A development near a gateway sets the tone, presenting the image/brand of the community.

N/A

Historic preservation is utilized to maintain the city's identity.

Consistent

City Centers and neighborhoods are preserved through quality development.

Consistent

Safe Streets and Trails (Pg. 95)

Interconnectivity is promoted between existing neighborhoods through the building out of street networks, including retrofits and interconnectivity of new developments.

N/A

Access is increased for all residents through the provision of facilities that promote safe walking, biking, transit, automobile, ride share, and bike share.

Consistent

Design embraces the principles of walkable development.

Consistent

Reliable & Accessible Utility Services

Wastewater treatment (service and capacity) adequately serves existing and future development

Consistent

Satisfying Work Opportunities (pg. 96)		
The development promotes quality job options.	Consistent	
The lives of residents are enriched with opportunities to learn, build skills, and grow professionally.	Consistent	
Welcoming & Inclusive Community		
Accessibility exceeds minimum standards of ADA, fostering residents' and visitors' sense of belonging.	Consistent	
An inviting public realm (i.e., parks, public buildings) reflects the attitudes of city residents and leaders, and helps residents develop a sense of place and attachment to Hendersonville.	Consistent	
Accessible & Available Community Uses and Services (Pg. 97)		
Private development is plentiful, meeting the demands of current and future populations.	N/A	N/A
Resilient Community		
Adaptation to a changing world (e.g., economic, technological, social, environmental, etc.) is a priority of City leaders.	Consistent	
A fiscally sound government ensures the City's ability to function efficiently and remain competitive, particularly in the face of unexpected challenges.	Consistent	
GUIDING PRINCIPALS (pg. 98)		
Mix of Uses (Pg. 98)		
Revitalization of Outdated Commercial Areas	Consistent	
New business and office space promotes creative hubs.	Consistent	
Compact Development (Pg. 100)		
Development is consistent with efforts in the area to establish 15-minute neighborhoods.	Consistent	
The infill project is context sensitive [Small Infill Site].	Consistent	
Sense of Place (Pg. 102)		
The development contributes to Hendersonville's character and the creation of a sense of place through its architecture and landscape elements. [Placekeeping and Placemaking and 3rd Places]	Consistent	
Conserved & Integrated Open Spaces (Pg. 106)		
A diverse range of open space elements are incorporated into the development.		Inconsistent
Desirable & Affordable Housing (Pg. 108)		
Missing middle housing concepts are used in the development.	Consistent	
Connectivity (Pg. 112)		
The development encourages multimodal design solutions to enhance mobility.	Consistent	
Efficient & Accessible Infrastructure (Pg. 114)		
The development utilizes existing infrastructure	Consistent	