

Edgewood Ave Lot I-1 to R-6 | P21-17-RZO

CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT STAFF REPORT

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PROJECT SUMMARY

Applicant: Joey Burnette

Property Owner: Tamara Peacock Co.
Architects

Property Address: 0 Edgewood Ave

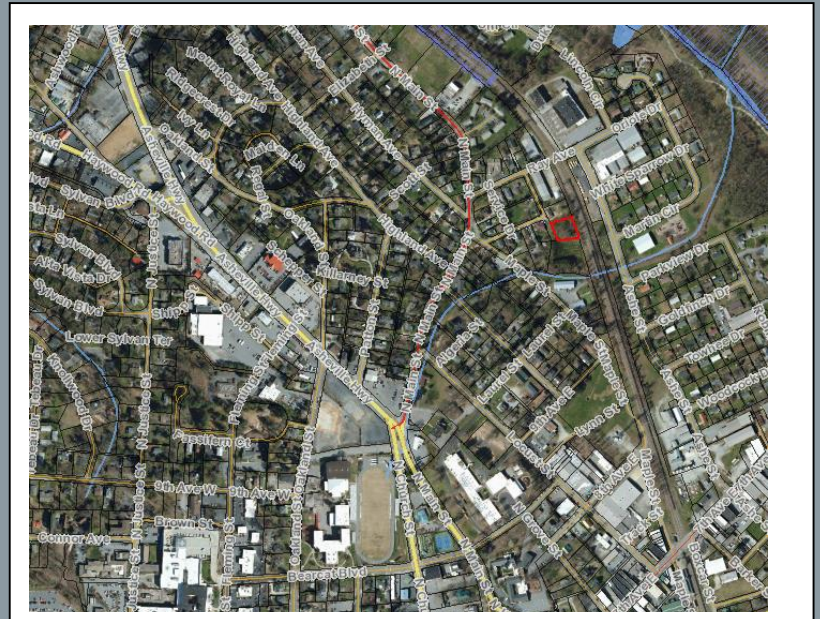
Project Acreage: .03 Acres

Parcel Identification Number(s):
9569812770

Current Parcel Zoning: I-1

Proposed Zoning: R-6

Neighborhood Compatibility Meeting
[if applicable]: N/A



SITE VICINITY MAP

The City is in receipt of a Zoning Map Amendment (standard rezoning) application from Tamara Peacock Architects to rezone the property at 0 Edgewood Ave (PIN # 9569812770) from I-1 Industrial to R-6 High Density Residential. The .03 Acre (13,068 Sq Ft) site is currently a vacant wooded lot that is adjacent to a railroad line. The lot is accessed by a platted right-of-way which extends from the corner of Edgewood Ave. There is an additional vacant lot to the south of the subject property (accessed by the same platted right-of-way) which has been approved for development as an R-6-CZD. Across the platted right-of-way, the lots are zoned R-6. The residential use to the north of the subject property is zoned I-1 Industrial as is the railroad right-of-way to the east of the subject property.

The proposed rezoning from I-1 to R-6 would be an extension of the R-6 Zoning District that is prevalent in this area. The development of this site would be for infill residential uses which are in high demand.

As a standard rezoning, there is no binding site plan or restriction of uses beyond what is permitted by the Zoning Code.

PROJECT SUMMARY – CONTINUED



City of Hendersonville Current Zoning Map

The predominant uses in the area around the subject property are residential. However, Industrial uses are also found. The subject property sits adjacent to an active Watco rail line that runs north to south. Due to this location, the property is in an area that is transitioning from industrial to residential.

The area around the subject property would be considered an older part of town. The industrial area has a long history as does the residential uses. The subject property is just 1 block from [Cold Spring Park National Register Historic District](#) (1920s).

While the current I-1 zoning does allow residential uses, the minimum lot size, width at front building line and setback requirements are not conducive to infill, residential development.

Subject Property



SITE CONDITIONS – SITE IMAGES

View of Edgewood Ave ROW providing access to the lot. Facing south.



View of lot from front property line. Facing east.



View of railroad line at rear of lot. Facing east.



View of rise in the center of the lot. Facing northeast.



View of adjoining lot to the south (Vacant, Zoned R-6-CZD with an approved site plan).



View of adjacent single-family home to the west.



View of some site trees. Facing south



View of dump site on the north end of lot



Goal LU-6.

Medium-Intensity Neighborhood:

Provide a transition between High- and Low-Intensity Neighborhood areas while providing a wide range of housing formats and price points. Promote walkable neighborhood design and compatible infill development in new neighborhoods and as a means of preserving and enhancing existing neighborhoods.

Strategy LU-6.1.

Locations:

- Existing neighborhoods zoned R-15, R-10, and R-6, including residential historic districts

Strategy LU-6.2.

Primary recommended land uses:

- Single-family attached and detached residential
- Open space

Strategy LU-6.4.

Development guidelines:

- Two to eight units per gross acre
- At least 60% open space in new developments on three or more acres
- Architectural guidelines to encourage compatibility when different housing types abut one another (e.g. similar building height, massing, roof pitch, and rhythm of windows and façade detailing)
- Encouragement of walkable neighborhood design, as described under Goal PH-3 in Chapter 2



REZONING CRITERIA

COMPREHENSIVE PLAN CONSISTENCY

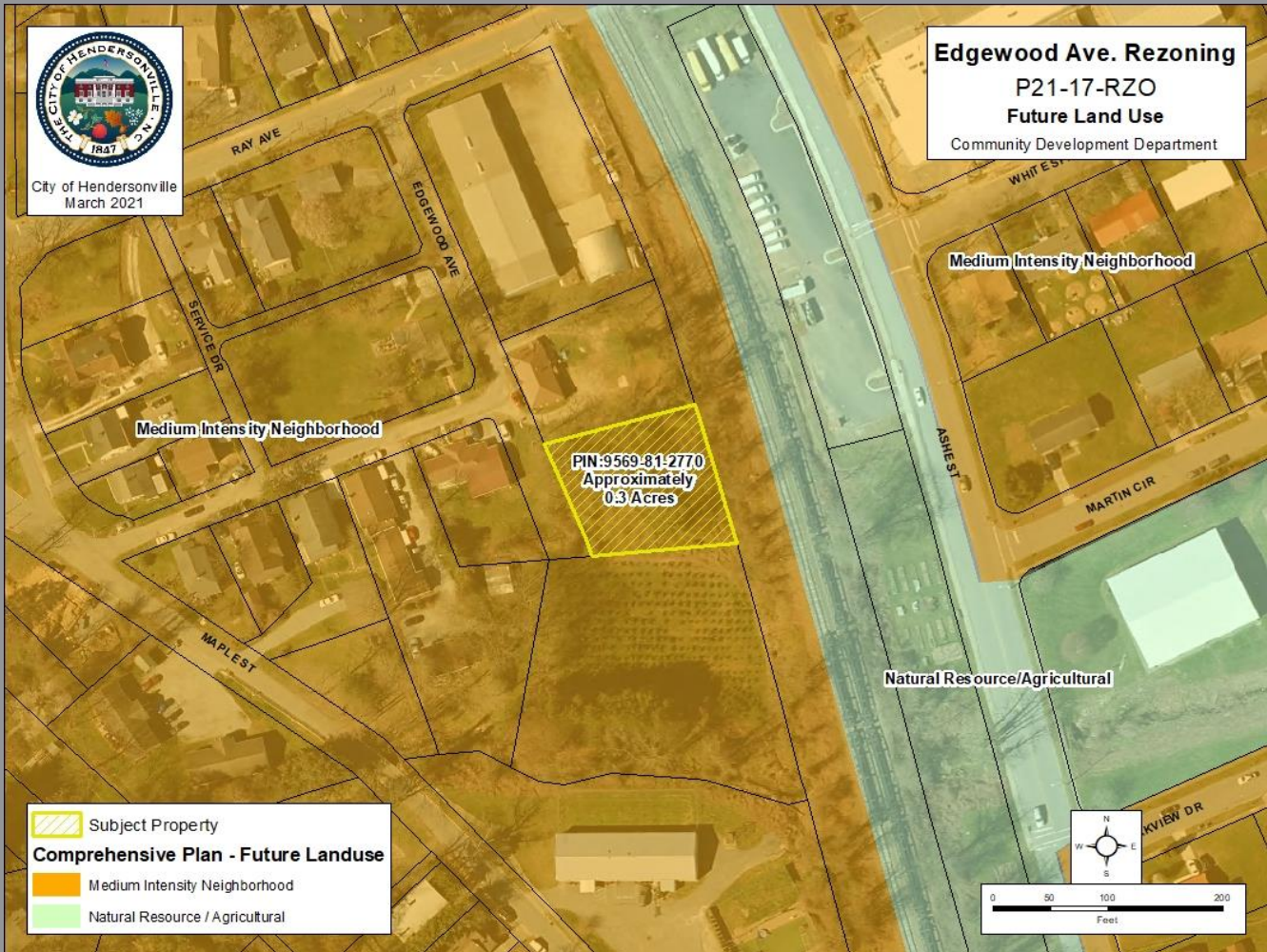
The subject property is classified as **Medium Intensity Neighborhood** on the *2030 Comprehensive Plan's Future Land Use Map (FLUM)*. The rezoning site (being a vacant parcel in an older section of the city) is also included in the *Preservation/Enhancement Area*.

A site-specific section of the *FLUM* is included in this staff report (see below).

The *FLUM* designates all adjacent parcels as **Medium Intensity Neighborhood** with the exception of the railroad right-of-way which is designated as **Natural Resource/Agriculture**.

The most relevant goals of the **Medium Intensity Neighborhood** classification are outlined on this page.

- **Preservation/Enhancement Areas (gray):** Developed areas in which few significant changes are expected, or undeveloped areas that are not considered a high priority for growth. The City should respond to development or redevelopment in these areas by maintaining and enhancing existing neighborhood character and maintaining consistency with Comprehensive Plan goals and strategies.



Future Land Use Map

REZONING CRITERIA

COMPREHENSIVE PLAN CONSISTENCY, COMPATABILITY, CHANGED CONDITIONS, PUBLIC INTEREST, ADEQUATE PUBLIC FACILITIES AND ENVIRONMENTAL IMPACTS [AS APPLICABLE]

The proposed rezoning to R-6 aligns with the Comprehensive Plan's Land Use & Development Chapter with the designation of this area as **Medium Intensity Residential**. Additionally, the Comp Plan designation as a *Preservation/Enhancement Area* is also supported by the rezoning to R-6. The proposed residential use is in line with the existing uses in the area therefore preserves the residential character while enhancing the area by putting an underutilized lot (undeveloped, overgrown with ivy, used as a dump site, etc.) in to use.

Section 2.3. Goals and Strategies

Goal PH-1.

Maintain and enhance older neighborhoods so that they retain their value and viability in the face of demographic and market changes.

Strategy PH-1.1.

Promote compatible infill development. Compatible infill development helps to reinvigorate older neighborhoods with new housing products, amenities or services while minimizing negative impacts. Compatibility is achieved through selection of appropriate land uses and and/or design strategies that smooth the transition between potentially conflicting land uses. Design strategies should address architectural compatibility and scale as well as landscape buffering.

Strategy PH-2.3.

Allow housing arrangements in existing and new neighborhoods that provide affordable and/or multi-generational housing alternatives in single-family neighborhoods. An additional rental housing unit on a single-family property can provide rental income to the homeowner as well as an affordable housing alternative. Such housing can assist families in providing for older or younger family members who cannot afford housing or have special needs that require home care. Additional units may be detached accessory structures or integral to the principal unit. Zoning standards should encourage such arrangements while protecting existing neighborhoods from impacts such as parking shortages and significant exterior changes.

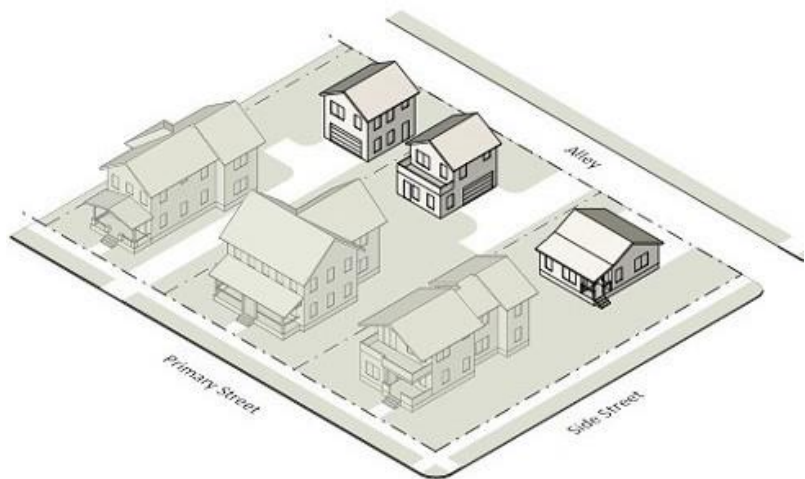
Action PH-2.3.1.

Continue allowing accessory and integral additional housing units that are associated with single-family detached units. Ensure that conversions of single-family properties do not disrupt the character of existing neighborhoods.

REZONING CRITERIA CONT.

The proposed rezoning further serves the Comprehensive Plan's goals in the *Population & Housing Chapter* by helping to enhance an older neighborhood with infill residential development.

Given the size of the parcel, it can be subdivided into two lots, thus providing an opportunity for by-right single-family and ADU development (subject to Section 16-4) under the R-6 zoning.



STAFF ASSESSMENT

Given the compatibility with the Comprehensive Plan goals, the surrounding existing residential uses, the existing R-6 zoning adjacent to the site and throughout the area, the best practice of providing opportunities for/incentivizing infill development, and the need for additional housing in Hendersonville, the proposal to rezone the property from I-1 to R-6 appears to provide a benefit to the City.

PUBLIC COMMENT

No Neighborhood Compatibility Meeting is required for a standard Zoning Map Amendment (rezoning) application. Staff has posted signs and mailed letters to property owners within 400' of the subject property in order to satisfy code requirements and encourage public engagement. Staff has not received any calls on the posted signs or letters.

PLANNING BOARD - SUMMARY OF ACTION [RESERVED]

Summary of Planning Board Discussion

Mr. Hanley asked if there were any known drainage issues on the property. Mr. Manley stated not that he is aware of.

Mr. Johnson asked about a denser zoning for the property. Mr. Manley stated to get additional density it would have to be zoned a minor PRD, which requires a minimum of three acres. Therefore, this lot would not qualify. Most of the properties in the area are zoned R-6 and this rezoning to R-6 makes more sense.

Ms. Guffey asked about extending Edgewood Avenue. Mr. Manley stated staff will discuss this with Public Works when they submit a site plan. This is just for the rezoning.

Chair stated the owner of the lot is a member of the Planning Board. Mr. Manley stated yes, Tamara Peacock is the owner of the lot, but she is not in attendance today. If she was, she would have to recuse herself. Joey Burnett is representing her on this item.

Planning Board Motion

April 12, 2021: Mr. Blatt moved in considering the proposed Zoning Map Amendment (rezoning) application P21-17-RZO; Edgewood Avenue Lot, the Planning Board recommends approval of the request to rezone the property at Edgewood Avenue (which means no address has been assigned) PIN # 9569-81-2770, from I-1, Industrial to R-6, High Density Residential, based on the following: that the map amendment is consistent with the 2030 Comprehensive Plan, Chapter 2 – Population & Housing and Chapter 8 – Land Use Development, that the rezoning is compatible with the surrounding land uses and that it is reasonable and in the public’s interest to approve the application because it will advance goals related to infill development and housing. Mr. Hanley seconded the motion which passed unanimously.

SUGGESTED MOTION(S) & CONSISTENCY STATEMENTS

PLANNING BOARD - APPROVAL

*In considering the proposed Zoning Map Amendment (rezoning) application **P21-17-RZO; Edgewood Ave Lot**, the Planning Board RECOMMENDS APPROVAL of the request to rezone the property at 0 Edgewood Ave (PIN # 9569812770) from I-1 Industrial to R-6 High Density Residential, based on the following:*

- *That the map amendment is consistent with the 2030 Comprehensive Plan, Chapter 2 – Population & Housing & Chapter 8 – Land Use & Development.*
- *That the rezoning is compatible with the surrounding land uses.*
- *That it is reasonable and in the public's interest to approve the application because it will advance goals related to infill development and housing.*

PLANNING BOARD - DENIAL

*In considering the proposed Zoning Map Amendment (rezoning) application **P21-17-RZO; Edgewood Ave Lot**, the Planning Board RECOMMENDS DENIAL of the request to rezone the property at 0 Edgewood Ave (PIN # 9569812770) from I-1 Industrial to R-6 High Density Residential, based on the following:*

- *That the map amendment is inconsistent with the 2030 Comprehensive Plan, Chapter 2 – Population & Housing & Chapter 8 – Land Use & Development.*
- *That it is NOT reasonable and in the public's interest to approve the application*

CITY COUNCIL - APPROVAL

*In considering the proposed Zoning Map Amendment (rezoning) application **P21-17-RZO; Edgewood Ave Lot**, the City Council APPROVES the request to rezone the property at 0 Edgewood Ave (PIN # 9569812770) from I-1 Industrial to R-6 High Density Residential, based on the following:*

- *That the map amendment is consistent with the 2030 Comprehensive Plan, Chapter 2 – Population & Housing & Chapter 8 – Land Use & Development.*
- *That the rezoning is compatible with the surrounding land uses.*
- *That it is reasonable and in the public's interest to approve the application because it will advance goals related to infill development and housing.*

CITY COUNCIL - DENIAL

*In considering the proposed Zoning Map Amendment (rezoning) application **P21-17-RZO; Edgewood Ave Lot**, the City Council DENIES the request to rezone the property at 0 Edgewood Ave (PIN # 9569812770) from I-1 Industrial to R-6 High Density Residential, based on the following:*

- *That the map amendment is inconsistent with the 2030 Comprehensive Plan, Chapter 2 – Population & Housing & Chapter 8 – Land Use & Development.*
- *That it is NOT reasonable and in the public's interest to approve the application*

ATTACHMENTS

- Ordinance
- Proposed Zoning Map
- Plan for Adjacent Parcel