

CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



File Number: 6-C-26-SU **Related File Number:**
Application Filed: 4/27/2026 **Date of Revision:**
Applicant: AMY SHERRILL / BENEFIELD RICHTERS COMPANY

PROPERTY INFORMATION

General Location: South side of Asheville Hwy, north side of Holston Dr, west of S Burns Rd
Other Parcel Info.:
Tax ID Number: 71 P B 01601 **Jurisdiction:** City
Size of Tract: 2.36 acres
Accessibility: Access is via Asheville Highway, a median-divided major arterial with a pavement width which varies between 27 ft and 36 ft within a 105-ft right-of-way, and via Holston Drive, a minor collector with a pavement width which varies between 22.5 ft and 23.5 ft within a right-of-way which varies between 43 ft and 50 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial
Surrounding Land Use:
Proposed Use: Wholesale Establishment **Density:**
Planning Sector: East City **Plan Designation:** MU-SD / EC-2 (Mixed Use-Special District, Magnolia Avenue)
Growth Policy Plan: N/A (Within the City limits)
Neighborhood Context: This area is comprised of a mix of commercial and office uses on Asheville Highway with residential neighborhoods in the surrounding area consisting of single family dwellings on small lots interspersed with some multifamily apartment complexes.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 4302 ASHEVILLE HWY
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-H-2 (Highway Commercial)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

A. This part of the Asheville Highway corridor primarily includes a mix of commercial and office uses. The proposed wholesale establishment use is consistent with the auto-centric character of this area and the property's previous warehouse and distribution center use. The scale and size of the one-story structure are consistent with the surrounding commercial buildings.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY OR BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC, CONGESTION, OR OTHER IMPACTS DETRACT FROM THE IMMEDIATE ENVIRONMENT.

A. The proposed use is not expected to significantly injure the value of any adjacent properties. Large trucks are anticipated to access the Asheville Highway entrances, closer to the existing loading/unloading docks at the northeastern corner of the structure, and farther from the residential developments along Holston Drive southwest of the subject property. There is an existing service entrance facing Holston Drive, which is only intended to be used by small delivery trucks.

5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.

A. The proposed use will not significantly impact traffic on surrounding residential streets since Asheville Highway is a major arterial street and Holston Drive is a minor collector that supports other commercial uses.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. There are no aspects of the property or the surrounding context that pose a risk to the requested office use.

Action: Approved with Conditions **Meeting Date:** 6/11/2026

Details of Action:

Summary of Action: Approve the request for a wholesale establishment, subject to 5 conditions.

Date of Approval: 6/11/2026 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action: **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**