



Ballantree Plan on a Page

Neighborhood Description

The Ballantree neighborhood is located on the west slope of Busbee Mountain in South Asheville with an entrance at the intersection of Ballantree Drive and Sweeten Creek Road. The community is fully-developed with 170 single-family homes. Businesses and commercial facilities are prohibited.

Ballantree has a suburban feel with a mix of housing styles, mostly ranch-style, but with a variety of other designs as well. Lots range from about a half-acre to one acre. At the higher-elevation areas of the subdivision, a number of Ballantree homes enjoy the beautiful view facing west.

Ballantree is a close-knit community with diverse residents. Families with children are drawn to the housing stock and good schools. Retirees, many of whom raised their children in these homes, have lived here for many years and play a very active role in the community.

Neighborhood History

Ballantree is situated on land that was formerly Nettlewood Nursery. Robert Deigert purchased this acreage and began development in the fall of 1968, designing the first houses in Ballantree. After Deigert's death, H. M. Rice & Sons purchased the subdivision and, as Ballantree Properties, Inc., continued the development.

Neighborhood Vision

Ballantree looks to maintain its diverse character and beautiful surroundings. We would like the community to allow individuals to “age in place” and to attract new families when houses become available. Additionally, Ballantree seeks to be able to access South Asheville amenities without needing to drive.

Ballantree Strengths	Ballantree Challenges	Responsible Parties	Asheville City Goals
<ul style="list-style-type: none"> • Peaceful, suburban character in a beautiful location • Diversity of residents • Proximity to amenities such as grocery stores, restaurants and movie theaters 	<ul style="list-style-type: none"> • Explosive development growth in South Asheville without corresponding infrastructure improvements • Reliance on car to go anywhere even though Hendersonville Road amenities are so close • Concerns about what will happen with proposed Sweeten Creek Road widening • Lack of a comprehensive Sweeten Creek Corridor plan 	<p>Whereas the ultimate responsibility for the “challenges” noted may not be fully in Ballantree’s control, we do have a responsibility as a neighborhood to participate in finding solutions to these challenges and to actively advocate for our vision.</p>	<ul style="list-style-type: none"> • Prioritizing a transportation system that supports biking, walking, greenways, and transit by trying to find ways to access South Asheville amenities without having to use a car (CC-G) • Address traffic and pedestrian safety throughout Asheville in partnership with the North Carolina Department of Transportation (CC-G) • Pursue targeted capacity improvements at intersections to improve traffic flow, with particular emphasis on turning lanes (ACDP-G) • City should ensure that as land is developed or redeveloped, provision is made for access by various means of transportation (ACDP-G) • City should work with NCDOT to identify gateway areas and develop a streetscape/landscape plan, including signage, for each gateway that emphasizes an important entrance to the City (ACDP-G)

Key: CC-G: City Council 2015-16 Strategic Operating Plan goal; **ACDP-G:** Asheville City Development Plan 2025 goal