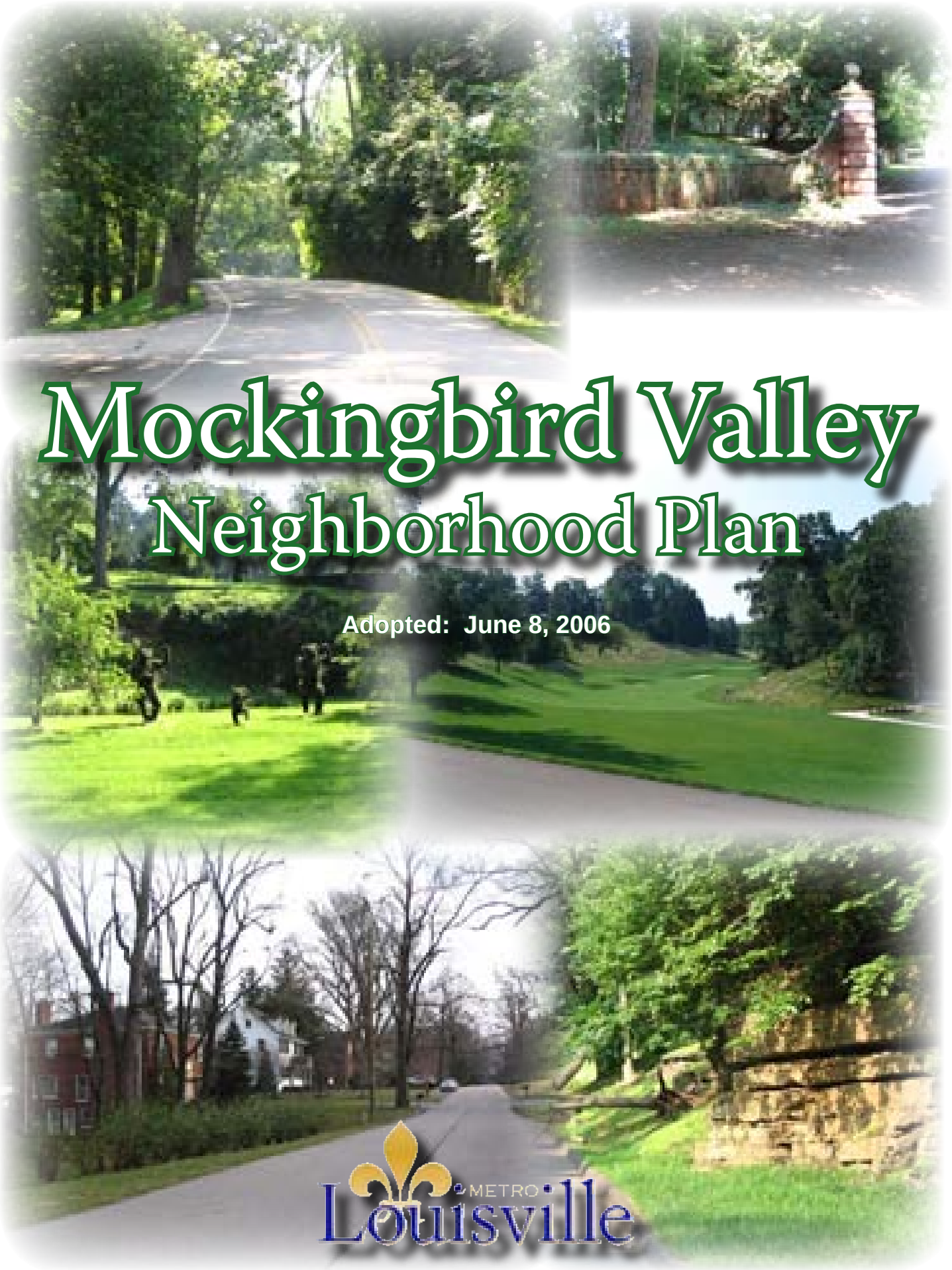

Mockingbird Valley
Neighborhood Plan

Adopted: June 8, 2006

METRO Louisville

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Prepared by: Sabak, Wilson & Lingo, Inc.

Task Force Members:
Paul Bickel III
Elizabeth Davis
John Hanley
Davis Harcourt
Margaret McClellan
Sarah McNabb
Dr. Jonathan Reinstine
John Treitz, Jr.
Clyde Warner Jr.

Sabak, Wilson & Lingo, Inc.

http://www.louisvilleky.gov/PlanningDesign/Neighborhood+Plans/

Cornerstone 2020 Vision Statement

In our vision of 2020, Louisville and Jefferson County is a community widely recognized for its high quality of life, sense of tradition and competitive spirit. Our children have inherited a livable, vibrant and economically diverse community. We have clearly recognized that the quality of life depends upon continued success in the economic marketplace and an ongoing commitment to the conservation of environmental resources which define our heritage and enhance the livability of our community.

Community residents share a sense of place and take great pride in their established and emerging neighborhoods which are culturally and economically diverse. Residents are proud of their differences in heritage and culture. Economic and educational opportunities are available to all residents, in every neighborhood. Every neighborhood is a safe place to live.

The community enjoys a rich fabric of urban and suburban areas, interwoven with environmental resources, accessible parks, open space and the Ohio River Corridor, all representing a heritage of natural beauty. A multi-modal transportation system serves and ties together the entire community. Unified government services enhance the ability of the community to speak with a single voice in matters related to the investment of human, environmental and capital resources.

The Cornerstone 2020 Vision for Louisville and Jefferson County is nothing less than the best of the past merged with the best of the future, creating a community where all residents can grow and prosper.

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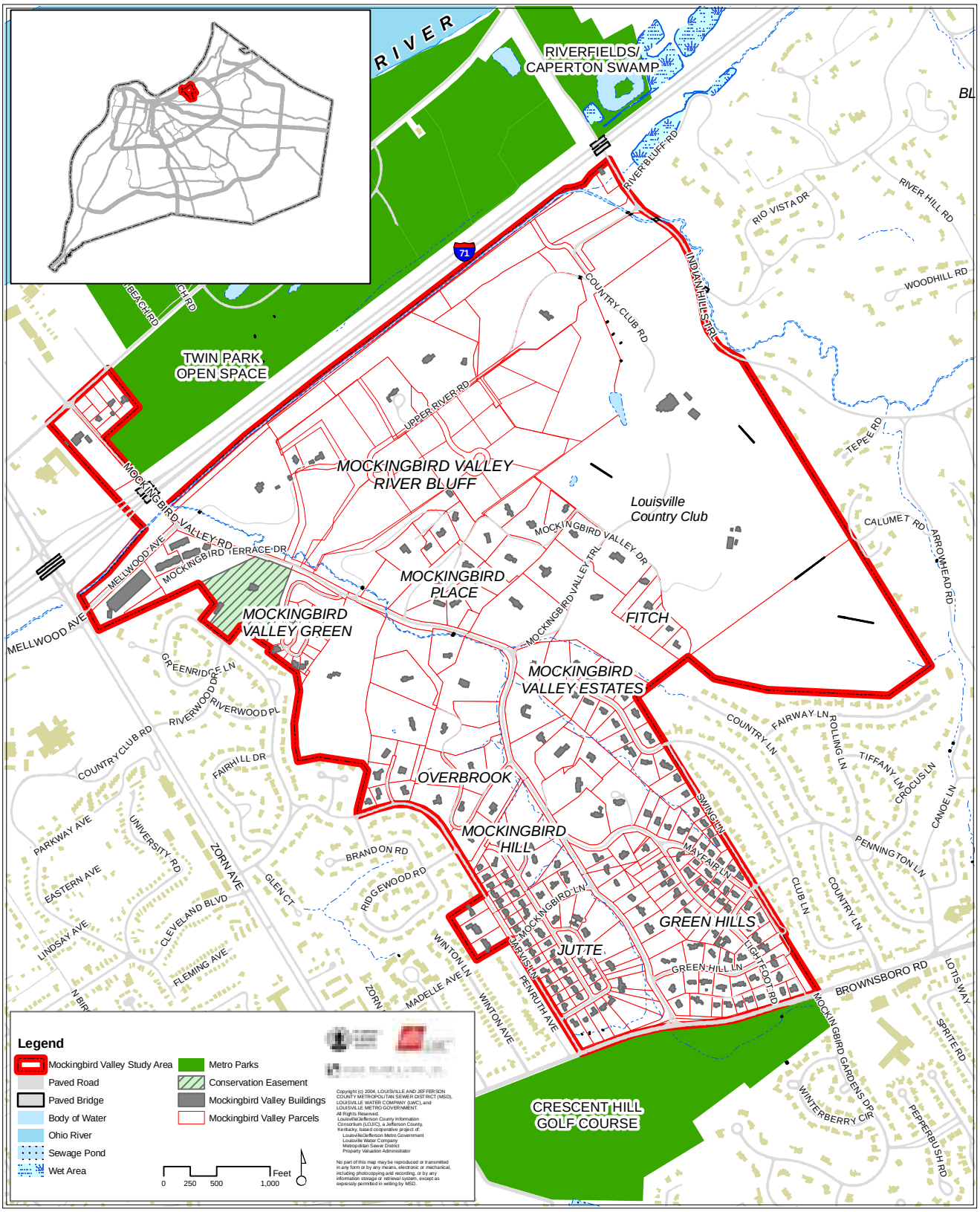
Mockingbird Valley Study Area



Introduction

Background

The Mockingbird Valley Neighborhood serves as a living time line for innovative development in Jefferson County from the mid nineteenth century to today. From Rock Hill, the oldest house in the study area built circa 1840 to the 2006 development of Mockingbird Valley River Bluff, perceptive homeowners and developers have seen the neighborhood's beautiful bluffs and mature tree canopy as an asset rather than an obstacle. Although not required by law and innovative for the time, deed restrictions were developed in many of the neighborhoods that deal with issues such as setbacks, tree preservation and building materials. This insight has led to the creation of an aesthetic, rural neighborhood just minutes from downtown Louisville.

Typical Mockingbird Valley Road

Purpose

Through the years, deep roots and highly developed planning have helped to preserve the ambiance of the Mockingbird Valley Neighborhood. The purpose of this plan is to ensure that the intents of previous developers and homeowners and the desire of current residents to maintain the rural character remain evident throughout the neighborhood. It will serve as a guide for future planning decisions regarding the Mockingbird Valley study area and will help to foster compatible design and prevent development that would be a detriment to the neighborhood. This plan will help to ensure that the Mockingbird Valley Neighborhood remains an historic, environmental, and cultural resource not only for the residents of the Neighborhood, but for all of Jefferson County.

Process

The Mockingbird Valley Neighborhood Plan was initiated by Louisville Metro Planning and Design Services in conjunction with the Mockingbird Valley Preservation Alliance and Metro Council Persons Tina Ward-Pugh (District 9) and Kenneth Fleming (District 7). A representative group of residents and business people were selected from the community and appointed by Mayor Jerry Abramson to serve on a task force intended to guide the plan with input from various perspectives within the community. The task force participated in a series of meetings to determine the strengths and weaknesses of the Mockingbird Valley Neighborhood, including a public meeting where a brief survey was handed out to help develop the list of strengths, threats and opportunities facing the study area. This list, along with other exhibits developed throughout the process, served as a basis for the recommendations made in this plan.

Vision Statement

The Mockingbird Valley Neighborhood is an historic, rural enclave within suburban Jefferson County. Future development and land use decisions should compliment the historic neighborhood patterns including lot size, building materials, setbacks and orientations.

Mockingbird Valley Road will remain a rural, two-lane road reminiscent of the Olmstedian influence throughout the area. Privately owned roads within the study area shall remain private in order to preserve their rural nature which adds to the area's unique character.

Environmental resources will be protected within the study area including mature tree canopy, perennial streams, floodplains and steep slopes.

Historic resources will be preserved through context sensitive design that takes into consideration the historic landscape such as rock outcroppings, rolling hills and man-made stone walls, as well as the magnificent homes and structures within.

<Topiary Bears along Mockingbird Valley Road

Neighborhood Identity

General Inventory

Development History

The development of the Mockingbird Valley Neighborhood parallels that of many American towns during the same era. It began with farmers who were attracted to the fertile land with convenient access to the Ohio River. Then Louisville business men introduced seasonal homes for their families, beginning with the Carrie G. and Attilla Cox, Jr. house built in 1905. Shortly thereafter, with transportation advances such as the interurban railroad, permanent residences on large tracts began to appear, starting with the home of Annie and Stuart Duncan built in 1908.

In 1912 the Jarvis Addition, the first traditional subdivision, was developed in the area. Although a majority of this subdivision lies outside the Mockingbird Valley Neighborhood, it plays an important role in the time line. The Jarvis Addition contains small narrow lots with homes built close to the street and alleys, similar to typical urban neighborhoods of this era. In fact, urban design of today, like Norton Commons, is going back to these old design principles. From there came Green Hills in 1924 and Overbrook in 1929. When compared to the Jarvis Addition, these subdivisions had larger lots with larger setbacks and no alleys. (See Development Patterns map, page A1)

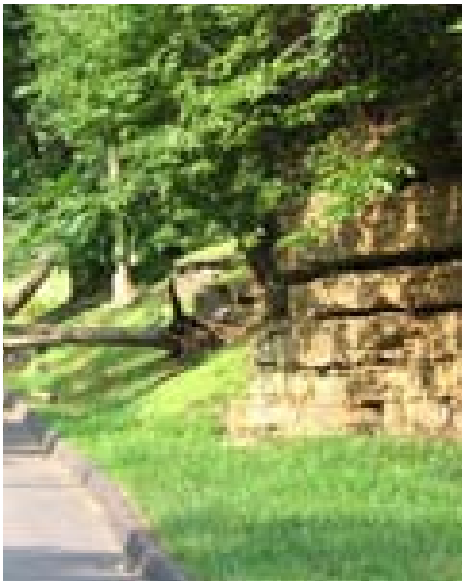
Green Hills and Overbrook were both ahead of their time, implementing thorough deed restrictions and subdivision regulations limiting things such as building materials, setbacks and sidewalks. Although it had been discussed as early as 1901, it wasn't until 1932 when Louisville adopted their first Comprehensive Plan, that development was guided in any uniform way.

Most developments within the neighborhood have continued to uphold the integrity of many of these deed restrictions and subdivision regulations as laid out with the areas first subdivisions, even though they are more restrictive than current regulations.

One of the unique characteristics of the Mockingbird Valley

Neighborhood is the number of private roads that can be found throughout the study area. Approximately 1/3 of the residences in Mockingbird Valley are served by private roads. (See map, page 17.) No where else in Louisville is such a concentration found.

Another unique feature is the deliberate preservation of the historic landscape that gives the Neighborhood much of its character. Shallow bedrock and dramatic topography, including rolling hills, high bluffs and low stream valleys would deter many developers. Fortunately those that have chosen to develop properties in the Mockingbird Valley Neighborhood have gone to great lengths to protect these geologic features by designing roads and houses to sit on the land rather than molding the land to fit their engineering needs.



Rock Outcropping

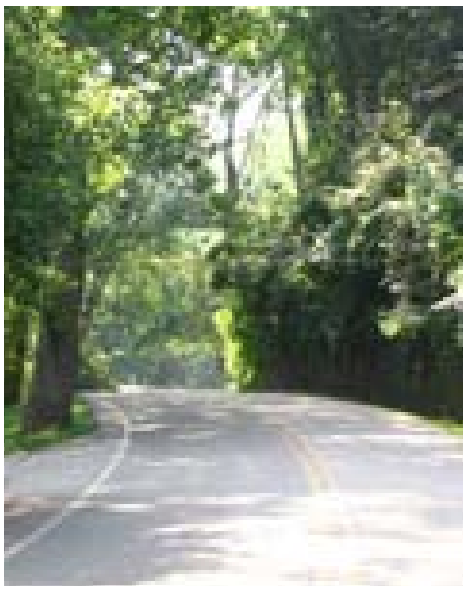
One of the greatest inspirations for this type of context sensitive development was Frederick Law Olmsted Sr. Although Olmsted Sr. did not directly influence Mockingbird Valley, his principles were the model for the design of much of the Neighborhood. This is evident in the deep setbacks, curvilinear streets and elements of surprise.

Olmsted Sr.'s influence was also spread through the work of his sons and the Olmsted Brothers Firm who had a hand in the design of the Louisville Country Club and the Indian Hills Neighborhood to the east of the study area, as well as several private residences throughout the neighborhood.

Environmental Resources

The Mockingbird Valley Neighborhood is located on a high bluff overlooking the Ohio River. Because of past developers willingness to work with the existing landscape, the Mockingbird Valley Neighborhood is brimming with natural environmental resources. (See the Environmental Resources Map on page 5.) Resources protected by existing regulations in the Land Development Code include the following:

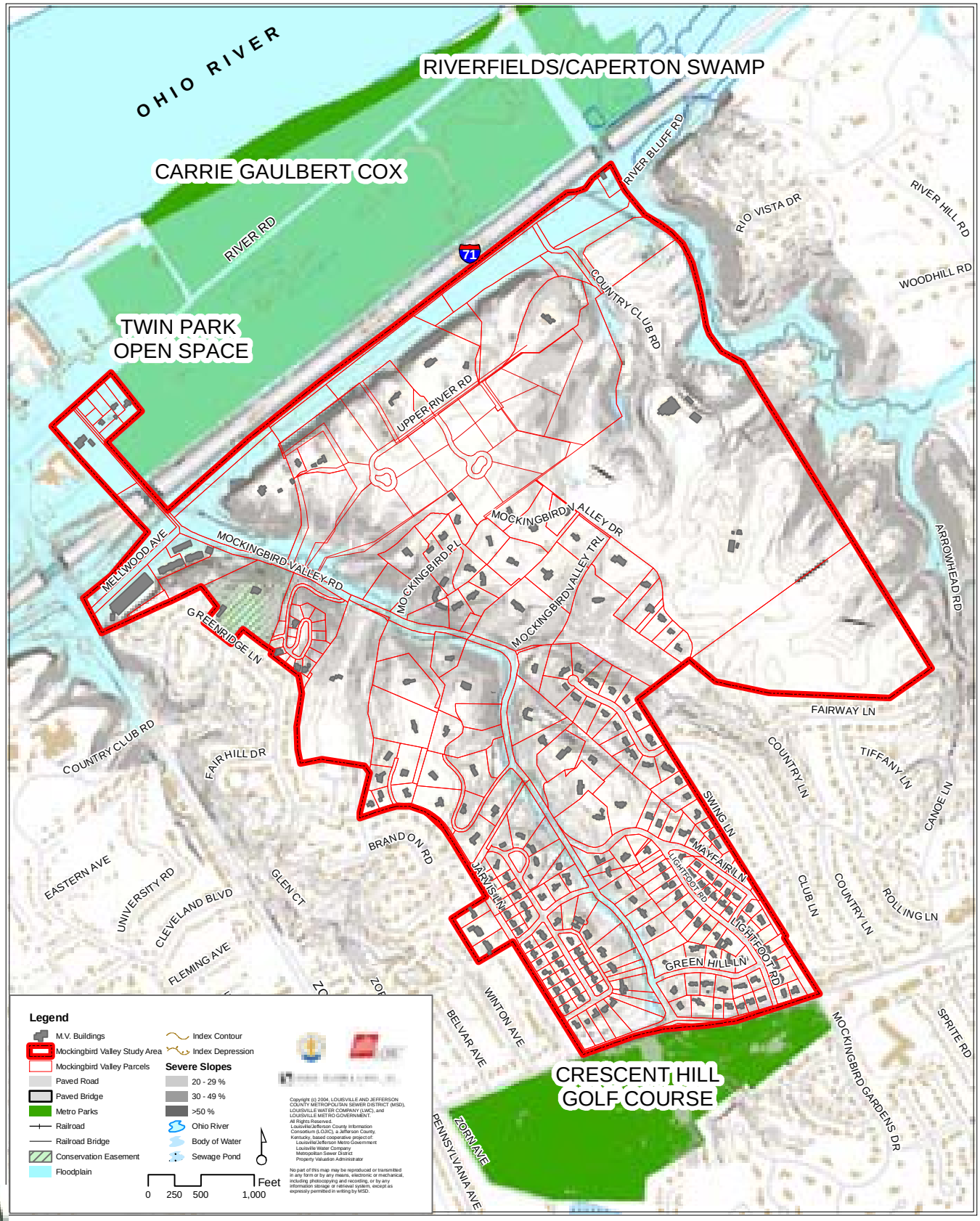
- Steep Slopes- Development is restricted on slopes of 20 and 30% or greater as per National Resources Conservation Service determination. (LDC 4.7) Areas with steep slopes can be found throughout the study area.



Curve in Mockingbird Valley Road

- Floodplain- Activities that take place within the 100-year floodplain as depicted on the FEMA Flood Insurance Rate Maps must comply with the Jefferson County Floodplain Ordinance. (LDC 4.8) About one quarter of the Mockingbird Valley Neighborhood is covered with floodplain.
- Protected Waterways- Perennial blue line streams as depicted on United States Geological Survey Maps are subject to 100 foot setbacks. (LDC 4.8) Development activities may be subject to Kentucky Division of Water and United States Army Corps of Engineers approval. A portion of Muddy Fork Beargrass Creek to the east of the study area is considered a protected perennial

Environmental Resources



blue line stream.

- Wetlands- Wetlands are subject to United States Army Corps of Engineers jurisdiction and require a minimum buffer of 25 feet per the Land Development Code. (LDC 4.8) Wetlands may be present along stream corridors and floodplains throughout the study area.

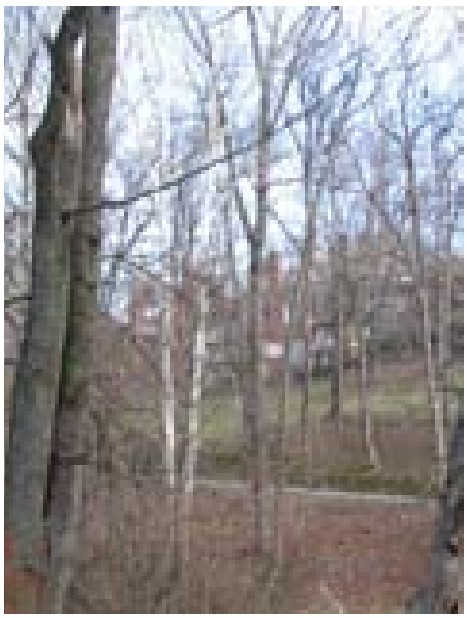
Infrastructure /Community Services

Development is often constrained by the availability of infrastructure and community services such as sanitary sewers and electric. The following infrastructure and community services are shown on the map on page A4.

- Metropolitan Sewer District (MSD)- A majority of the existing parcels within the study area are currently served by MSD with sewers that connect to the Morris Forman treatment plant. Other parcels are served by on-site septic systems.
- The Louisville Water Company (LWC)- LWC serves some of the study area, while others are served by private wells and cisterns.
- Louisville Gas & Electric (LG&E)- There are several underground gas lines that cross the study area. Most of the Electric service is served by overhead utility lines. More recent subdivisions have underground electric service.
- Telephone- Again, a majority of the telephone service is served by overhead utility lines. More recent subdivisions have underground service.
- Cable- There is cable service available within a portion of the study area.
- Interstate 71- There is access to Interstate 71 via Zorn Avenue. This provides convenient access to Downtown Louisville.

Form District

Under the Cornerstone 2020 Comprehensive Plan, the entire study area is located in the Neighborhood Form District. This is a broad classification which encompasses most of suburban Louisville. It is a predominately residential form district integrated with neighborhood scale retail, service, parkland and public spaces.



Typical view from Mockingbird Valley Road

The study area is bordered by the Campus District to the south.

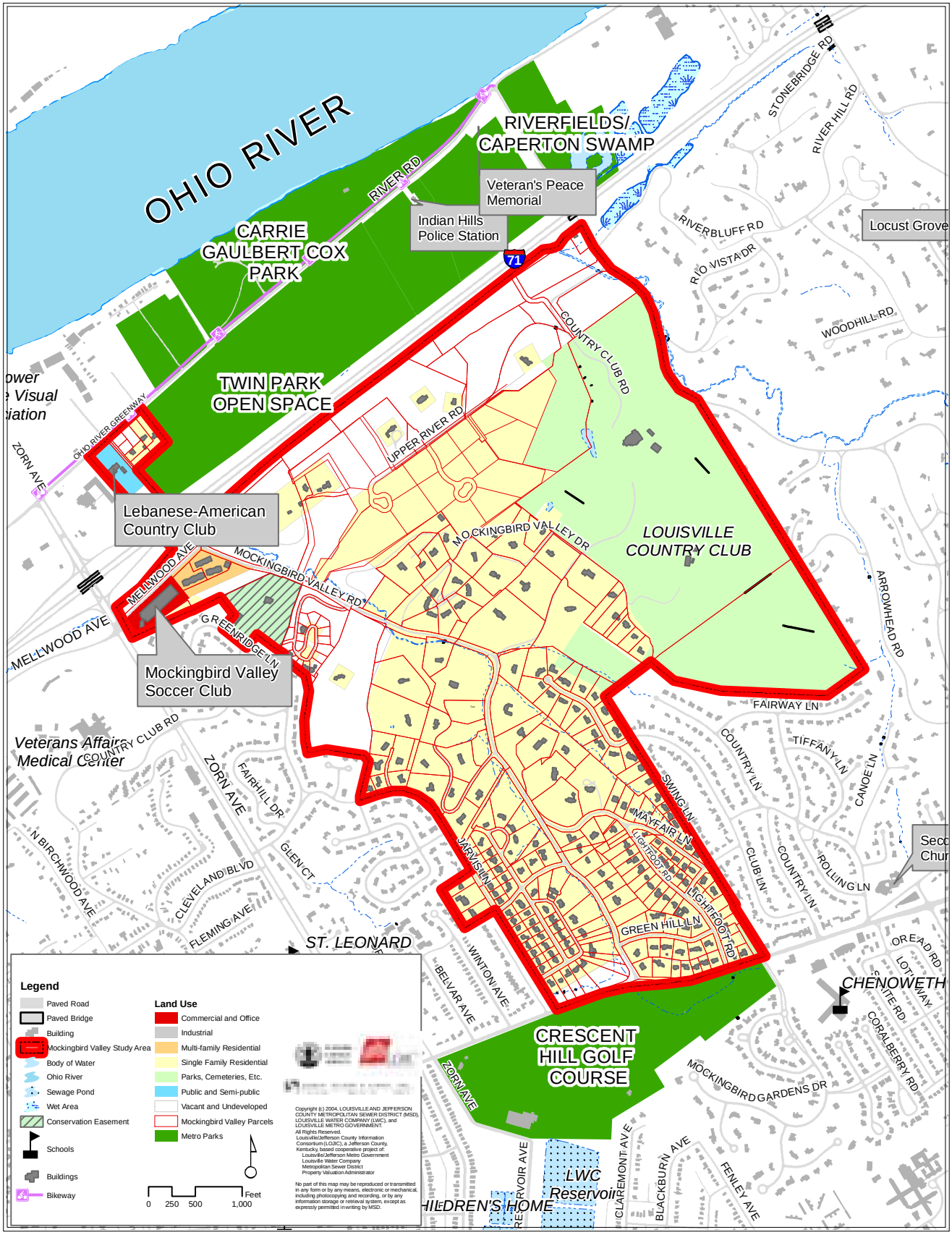
The primary goal of the Comprehensive Plan and the establishment of form districts is to ensure that future development is compatible with the surrounding neighborhood. Development proposals requiring re-zoning are evaluated on their compliance with general form district guidelines dealing with mass, scale and density of the proposed use. These are broad development "descriptions" which can vary widely throughout Metro Louisville.

Land Use & Community Facilities

According to inventory maps located on pages 7, A1 and A2, the Mockingbird Valley Neighborhood is made up of the following:

- Residential- A large majority of the study area consists of residential zoning, including R-1, R-3, R-4, R-5, R-5A, R-6 and R-7. Most of the un-subdivided land is zoned R-4.
- Commercial- The only commercial zoning in the study area is located at the rear of 3020 River Road and it accommodates parking. All commercial facilities serving the neighborhood are located outside the study area along Brownsboro Road and River Road.
- Churches- There are no churches within the Mockingbird Valley neighborhood, however there are

Land Use/Community Facilities



several just outside the study area. They include Broadway Baptist, Second Presbyterian, and St. Leonard Catholic.

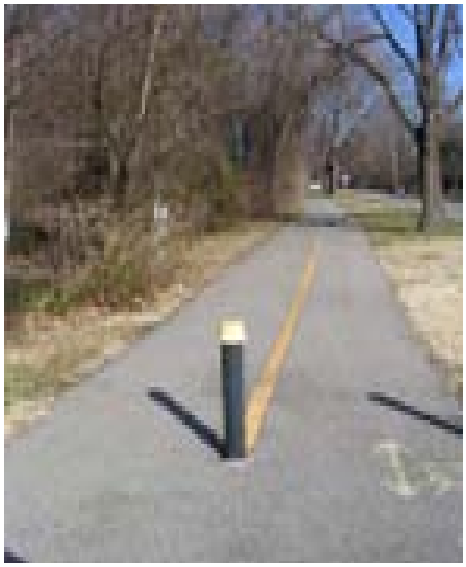
- Schools- There are no schools within the study area. Children from the neighborhood would attend the following Jefferson County Schools: Chenoweth Elementary School, Kammerer Middle School and Waggener Traditional High School. There are also several private schools serving the area, including: St. Leonard, Holy Trinity School, Highlands Latin School, Sacred Heart Academy, Ballard High School and Trinity High School. Louisville Collegiate School is also nearby.
- Hospitals- The nearest hospitals include the Veterans Affairs Medical Center across Zorn Avenue, and Baptist Hospital East and Suburban in St Matthews.
- Private Clubs- There are three private clubs within the Mockingbird Valley Neighborhood. The Mockingbird Valley Soccer Club is located at the corner of Zorn and Mellwood, the Lebanese-American Cultural Center is located at the corner of Mockingbird Valley Road and River Road, and the Louisville Country Club is located on Mockingbird Valley Trail.
- Public Parks and Recreation- Public parks or recreation facilities immediately adjacent to the study area include Crescent Hill Golf Course and the Mary T. Meagher Aquatic Center south of the study area, and Twin Park Open Space, Carrie Gaulbert Cox Park and Riverfields/Caperton Swamp north of the study area. The Ohio River Greenway system, north of River Road is also easily accessible from the Mockingbird Valley Neighborhood, and allows residents to bike to Downtown Louisville.

Louisville Country Club

Demographics

The following demographic information has been gathered through Louisville Metro Planning and Design Services and is based on United States Census Bureau data for 2000.

- There are approximately 737 people living within the Mockingbird Valley Neighborhood.
- There are 376 housing units, with 87% owner occupied.



Ohio River Greenway Along River Road

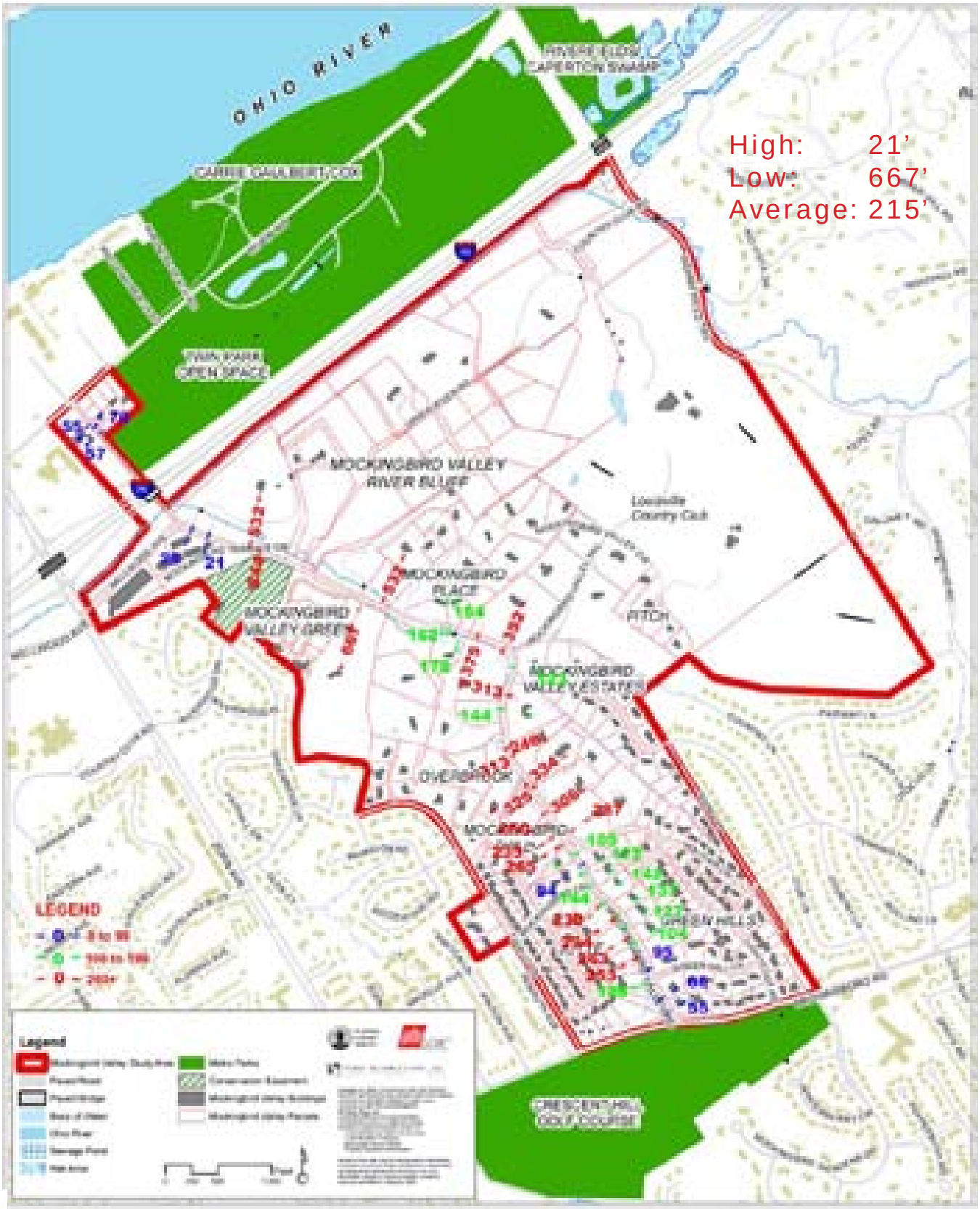
- Average household size is 2 people per household.
- One and two person households make up 75% of all households.

Defining Characteristics

The Mockingbird Valley Neighborhood is reminiscent of traditional neighborhoods built in the early to mid 1900s. Even newer development has been careful to adopt the values of the older homes in most cases throughout the neighborhood. Large setbacks coupled with rolling manicured lawns give Mockingbird Valley Road a unique character that is accented by natural stone outcroppings, towering tree canopies and walls and bridges made of native materials.

The residents of Mockingbird Valley are passionate about their neighborhood and hope to see it preserved.

Typical Building Setbacks



Land Use & Community Form

Summary and Analysis

An analysis of the inventory data relating to the Mockingbird Valley Neighborhood Plan reveals a rural, single family neighborhood served by a network of narrow, winding, public and private roads with an overall low density, making it inappropriate for high density attached housing or commercial development.

Most of the remaining un-subdivided land is zoned R-4. This allows for lots as small as 9,000 square feet, which would be inappropriate, both topographically and characteristically in much of the study area. R-1 zoning, which requires lots no smaller than 40,000 square feet, would be more appropriate. (See table 1)

The Mockingbird Valley Neighborhood is characterized highly by what is seen while traveling along Mockingbird Valley Road. Narrow winding drives lead up to large homes up on the bluff which are set back from the road creating a scenic roadway surrounded by a combination of well manicured lawns and woodlands. Most building setbacks along Mockingbird Valley Road well exceed the required minimum for any zoning district within the Neighborhood Form District. (See map on page 9.) In R-4 zoning, the minimum required setback is 30 feet from the right-of-way. (See table 1) Homes this close to the road would be out of character for the neighborhood. Within the subdivisions, setbacks are more consistent with what is required today, but even most new development has respected the more generous and varied setback patterns along Mockingbird Valley Road.

Winding Private Drive

Mature tree canopy and understory plants create varying landscape buffers which work together with these large setbacks to add to the rural feel of the Mockingbird Valley Neighborhood. The plant palate throughout the Mockingbird Valley Neighborhood consists of native hardwoods such as Oak, Maple and Poplar with instances of understory plants such as Dogwood, and Serviceberry. Berming and privacy fencing is almost nonexistent.

Throughout the Mockingbird Valley Neighborhood, the main façade of most homes adjacent to Mockingbird Valley Road face toward Mockingbird Valley Road. Of those that face local and private roads, the rear and side facades of these homes consist of the same materials and details as the front, enhancing the view from Mockingbird Valley Road.

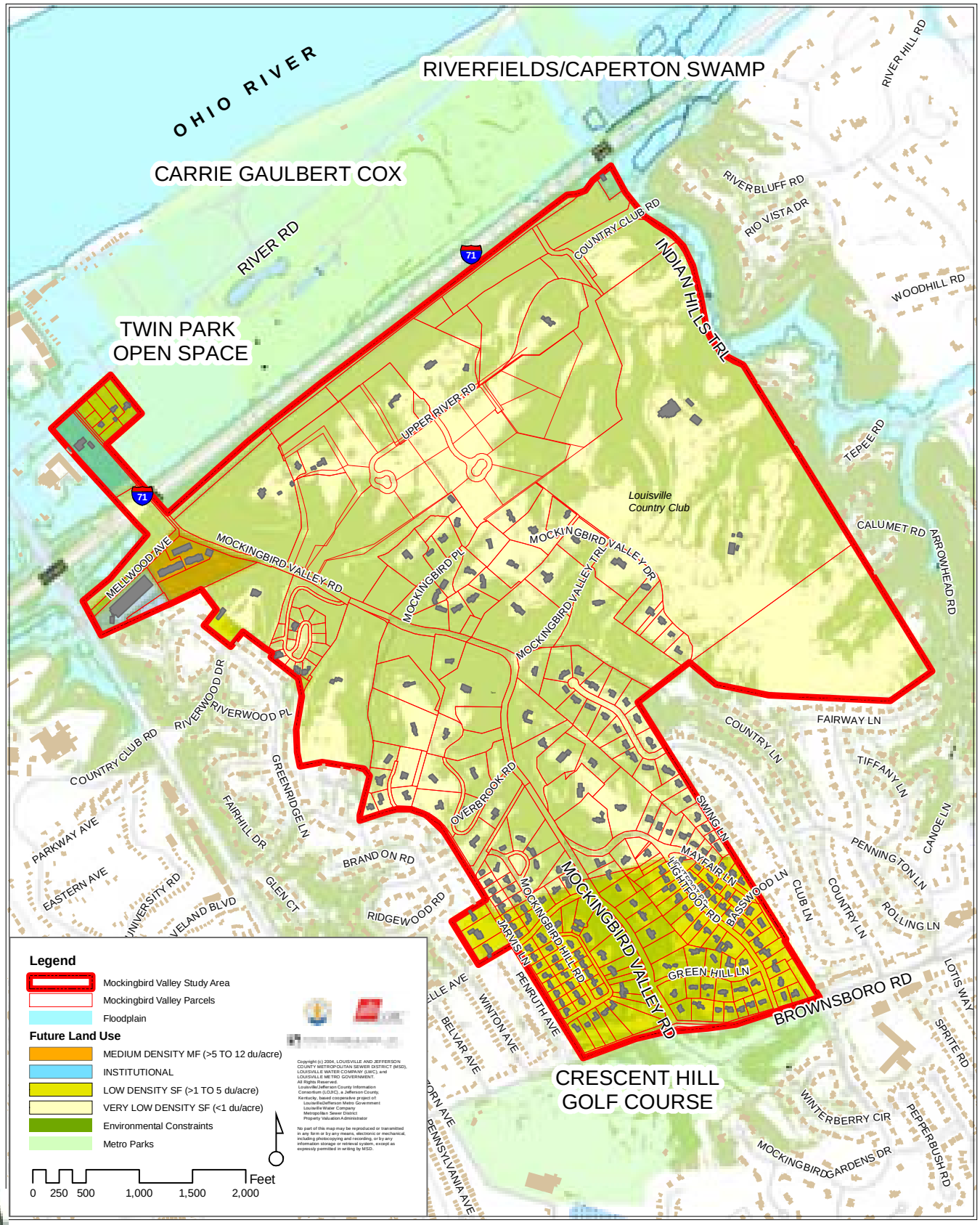
Zoning Comparison	R-4	R-1
Minimum Lot Area	9,000 SF	40,000 SF
Minimum Lot Width	60 FT	150 FT
Minimum Front Yard Setback	30 FT	75 FT
Minimum Street Side Yard Setback	30 FT	25 FT
Minimum Side Yard Setback	5 FT	15 FT (45 FT TOT.)
Minimum Rear Yard Setback	25 FT	25 FT
Maximum Building Height	35 FT	35 FT
Maximum Floor Area Ratio	.05 (1.5 for ADI)	.3
Maximum Density	4.84 DU/AC	1.08 DU/AC

See page A-1 for uses and conditional use permits allowed in each zone.

Table 1: Zoning Comparison

Many of the homes and man-made walls in the Mockingbird Valley Neighborhood are made of locally available materials including brick and stone. Subdivision entrances are narrow, two-lane roadways with subdued markers such as stone bridges or columns with a small sign surrounded by mature landscape.

Land Use Recommendations



Recommendations

The following recommendations are proposed to guarantee the compatibility of future development with existing land uses and community form within the study area. These recommendations have been based on guidelines drawn from the existing Cornerstone 2020 plan for Jefferson County.

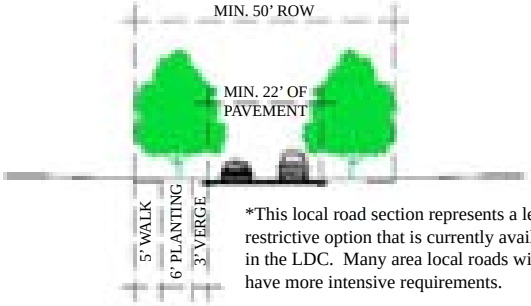
1. Limit future commercial development to the re-use of existing zoned areas along River Road with a high standard of architectural design and a scale consistent with surrounding low density residences. (See map on page 11.)
2. Re-zone portions of the study area from R-4 to R-1 zoning as shown on the Area to be Re-Zoned Map on page A3 to ensure a more compatible density.
3. Implement context-specific building setbacks by taking an average of setbacks on adjacent properties.
4. Require tree and understory preservation, rather than new plantings and mounding as the preferred means of buffering. Deed restrictions shall protect woodland canopy on private property. The removal of dead and diseased plants shall be allowed.
5. Require new plantings of an equal number in caliper for each existing healthy tree which is removed within the required Landscape Buffer. (For example, if a healthy 24” tree is removed, eight 3” trees must be planted.)

Signature Entrance
Mockingbird Valley Road

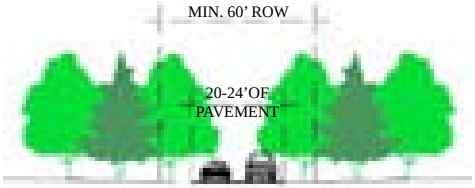
6. Use native hardwood species such as oak, maple, sycamore, tulip poplar, birch, and elm trees in new plantings. Appropriate understory species include dogwood, redbud, viburnum and serviceberry trees.
7. Limit the use of evergreen trees. When evergreens are used, they shall be limited to 25% of the plant palate. Species such as holly, cedar, arborvitae, or juniper shall be used rather than white pines or spruces.
8. New development should require a tree survey prior to beginning construction in order to locate and flag all large specimen trees for protection.
9. Orient new homes toward Mockingbird Valley Road. Garages shall be placed at the side or rear of the home and garage doors shall not be visible from Mockingbird Valley Road.
10. Promote the use of architectural features such as brick and stone walls and columns and wrought iron fencing rather than solid wood, chain link or vinyl fence.
11. Require 50% of the required building setback be reserved as a landscape buffer along Mockingbird Valley Road.
12. Limit signature entrance walls to 4’ in height and 30’ in length. Columns shall be no taller than 6’. Entrance walls and columns shall be constructed of stone, stone veneer or brick and may be combined with wrought iron fencing. Up-lighting from ground-mounted fixtures is required over lantern or pole mounted fixtures.
13. Limit subdivision entrances to two lane roads rather than boulevard entrances.
14. Establish a line of communication with Louisville Water Company, Metropolitan Sewer District, Metro Public Works, and other utility company representatives to coordinate future utility installation and public drainage or roadway improvements and to minimize site disturbance and disruption.
15. Request that MSD conduct a stream assessment, make recommendations, and implement natural-rather than structural-stream bank restoration and stabilization techniques.
16. Designate the Mockingbird Valley Preservation Alliance as the official citizen neighborhood group to receive notice of future development activities within the study area.

Road Character Comparisons

Standard Local Road VS Standard Private Road



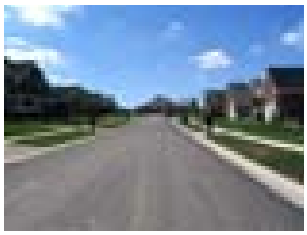
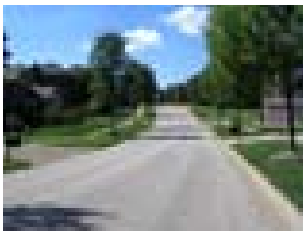
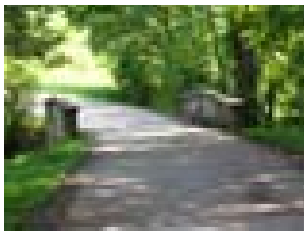
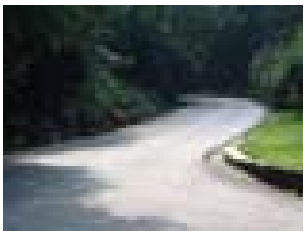
*This local road section represents a lesser restrictive option that is currently available in the LDC. Many area local roads will have more intensive requirements.



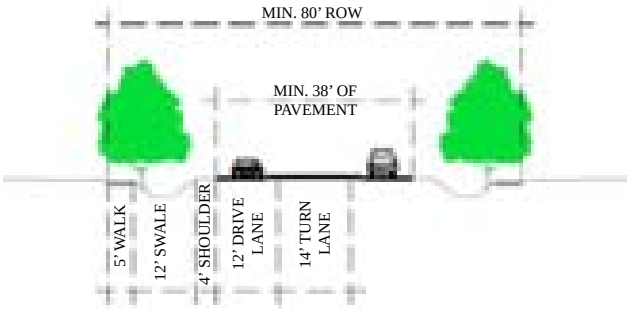
*This is the section for a private road in the LDC. Several of the existing private roads within the Mockingbird Valley Neighborhood do not currently meet these standards.

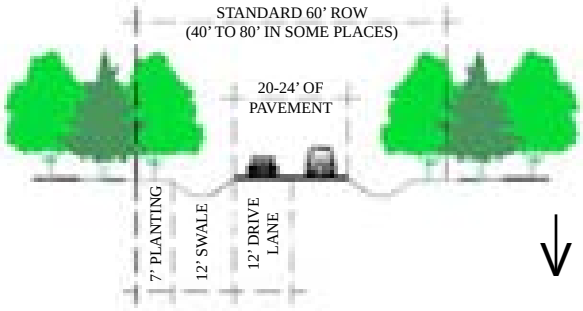
- Minimum 50' public ROW required.
- Minimum 22' of pavement required.
- Sidewalks required both sides.
- Curb and gutter required.
- Clearing of trees in the ROW.
- Maintained by City/County.
- Can serve any number of lots.

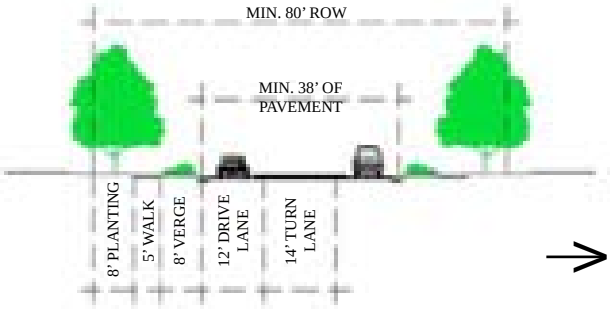
- May be in an easement or ROW.
- Minimum 18' of pavement required.
- No sidewalks required.
- No curb and gutter required.
- No clearing of trees outside pavements.
- Maintained by users.
- Can serve a maximum of 5 lots.

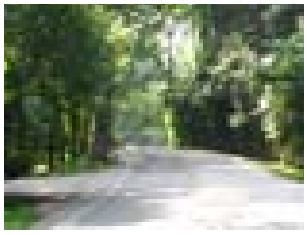
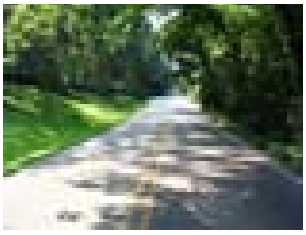





Standard Primary Collector VS Existing Mockingbird Valley Road







Mobility

Summary and Analysis

As a primary collector, Mockingbird Valley Road has the potential to serve a substantial number of cars during peak travel hours. As future development increases, this number will also increase. Mockingbird Valley Road has a sufficient width for one safe travel lane in each direction. (See map on page 17.) No pavement improvements are anticipated beyond standard maintenance practices. Additional signage may be added to alert motorists of possible hazard areas such as hidden driveways or pedestrian crossings. In addition, Mockingbird Valley Road is difficult to see at night from River Road. This poses a safety hazard.

Zorn offers the potential for a greenway from Brownsboro Road to River Road since a substantial green median already exists and it is easily accessible to many potential users.

Secondary local and private roads throughout the study area are currently favored paths for bicycle riders, walkers and joggers. The roads' low carrying capacities promote their multi-modal use. Signage should be added to make visitors aware that these private and local roads are multi-modal corridors.

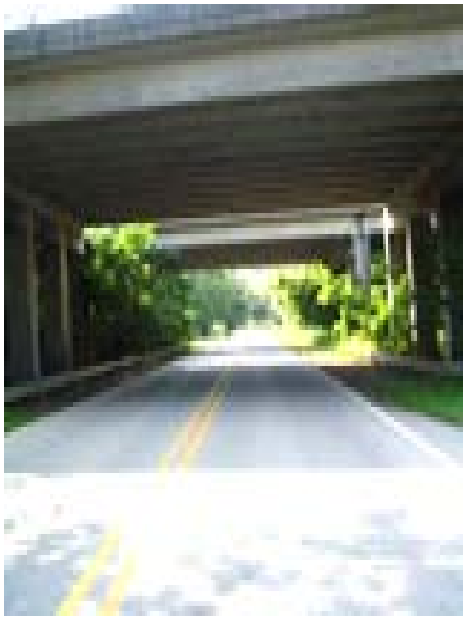
Due to the concentration of private roads throughout the un-subdivided portions of the study area, (see map on page 15) residents have more control over what is developed in their neighborhood. Under the new Land Development Code, it is more difficult to develop new private roads.

Private Drive with Stone Curbing

Curbs and gutters are rare throughout most of the Mockingbird Valley Neighborhood. If they are provided, they are generally made of stone rather than concrete. There are no sidewalks throughout the study area.

The culvert north of Overbrook Road that diverts water under Mockingbird Valley Road is very narrow, creating a safety hazard. In addition, there is a significant drop leading to and from that culvert.

The Kentucky State Highway Department plans to begin Interstate 71 improvements soon. The improvements directly affecting the Mockingbird Valley Neighborhood include the addition of one auxiliary lane for exit and one for entrance on both sides of Interstate 71 to alleviate congestion at the interchange for Zorn Avenue, and widening of the bridge that passes over Mockingbird Valley Road. No additional Right-of-Way acquisition is anticipated. When improvements begin on Interstate 71, there will be a temporary increase of noise and congestion to the Mockingbird Valley Neighborhood. Steps should be taken to minimize these inconveniences. In addition, measures should be taken to screen additional noise and excess lighting after completion of the improvements. All materials, specifically those used to improve the bridge over Mockingbird Valley Road should take in to consideration the historic, rural character of the neighborhood.



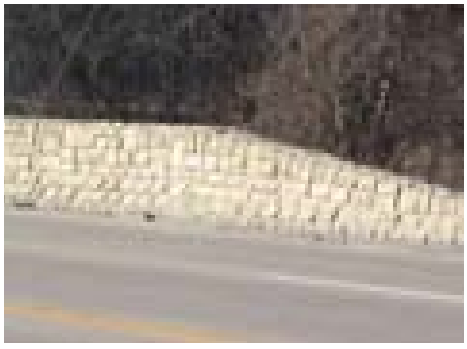
Interstate 71 Bridge

Existing Road Widths

Recommendations

The following recommendations are proposed to direct future mobility decisions within the study area. These recommendations have been based on guidelines drawn from the existing Cornerstone 2020 plan for Jefferson County.

1. Ensure that Mockingbird Valley Road remains a two-lane scenic roadway.
2. Provide a low, cowled light fixture at the intersection of Mockingbird Valley Road and River Road.
3. Encourage the multi-modal use of Mockingbird Valley Road, as well as secondary local and private roads as labeled on the Street Classifications Map (page 17) by bicyclists, walkers and joggers.
4. Encourage a future greenway/bikeway connection along Zorn Avenue to connect the neighborhood to parks along River Road and Crescent Hill Golf Course, as well as the Ohio River Greenway.
5. Assure that existing private roads remain private and allow new private roads to be developed.
6. Permit no curbs or gutters along Mockingbird Valley Road.
7. Encourage the use of native materials rather than concrete curbs where necessary in adjacent developments.
8. Require no sidewalks along Mockingbird Valley Road. The design standards and recommendations contained herein shall be justification for a waiver.
9. Extend the culvert just north of Overbrook Road that runs under Mockingbird Valley Road per Public Works requirements.
10. Add a cor-ten guardrail on either side of the road leading to and from the culvert just north of Overbrook Road that runs under Mockingbird Valley Road per Public Works requirements.
11. Use cor-ten steel guardrails with wooden posts as the design standard where guardrails are required. Replace all existing galvanized guardrail with cor-ten. (See photo, this page.)
12. Provide a pedestrian connection along Mellwood Avenue which would link Mockingbird Valley Road to the proposed greenway/bikeway connection along Zorn Avenue.
13. Future improvements for I-71 shall observe the following:
    - ♦Construction traffic for the I-71 improvement project shall not use Mockingbird Valley Road.

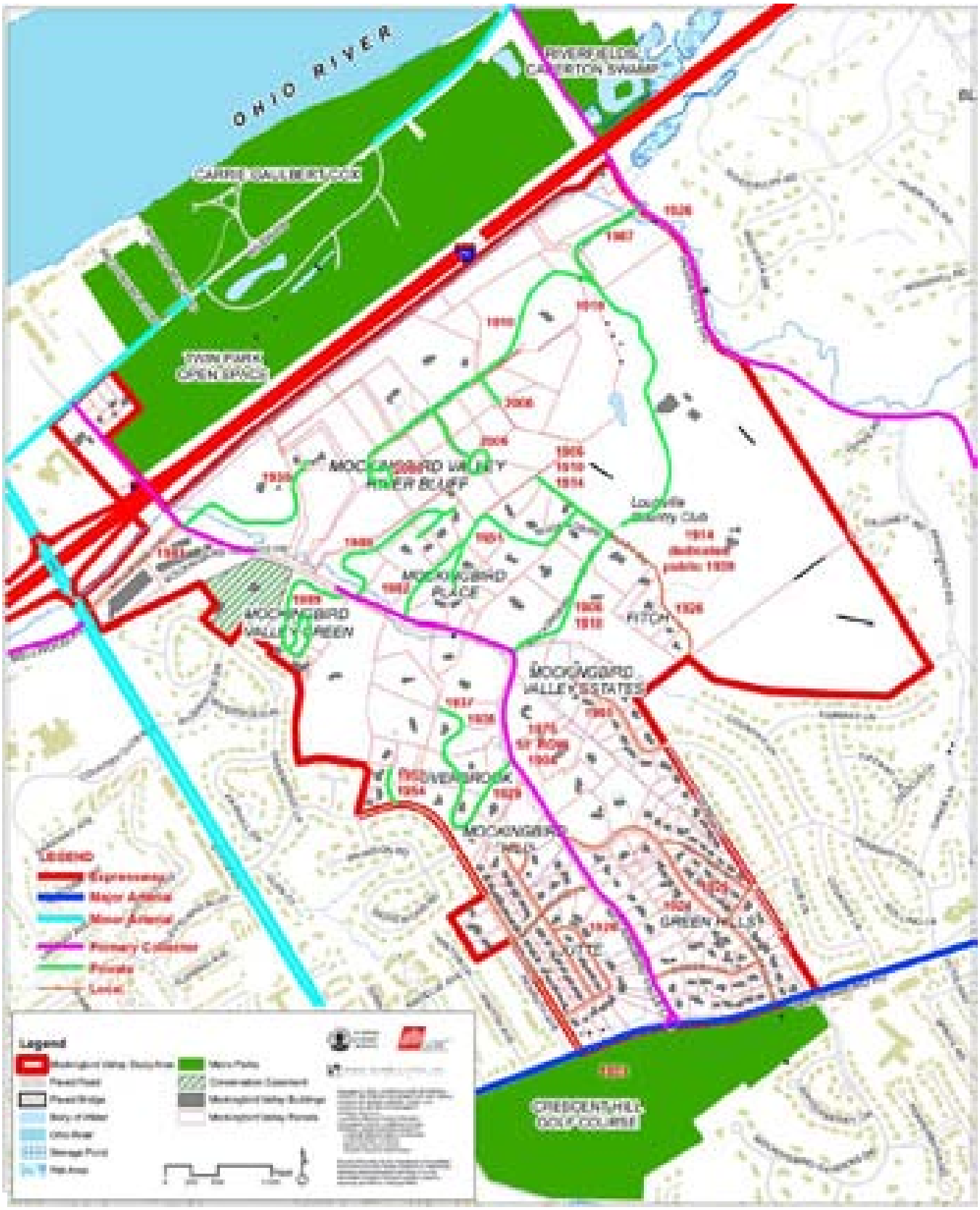


Bridge facing along River Road

Cor-ten Guard Rail on River Road

- ♦When the I-71 bridge over Mockingbird Valley Road is widened, significant efforts will be made to enhance the compatibility of bridge materials with those most prominent in the Mockingbird Valley Neighborhood.
- ♦Lighting along the improved I-71 will include low cowled lighting fixtures designed to maximize safety while minimizing light pollution.
- ♦The use of quiet pavement shall be explored and implemented if determined appropriate for I-71 improvements.
- ♦Significant efforts will be made to preserve existing mature tree canopy adjacent to the I-71 improvement project.

Street Classifications and Dates



Historic Preservation

Summary and Analysis

The Mockingbird Valley Preservation Alliance was created in 2004 as a tool to initiate preservation efforts in the neighborhood. As a measure of preservation, they are currently seeking a National Register of Historic Places Nomination for the entire Mockingbird Valley Neighborhood.

If the Mockingbird Valley Neighborhood is accepted as a National Register Historic District, any Federal projects that affect the neighborhood, such as the Interstate 71 improvements, will have to be considerate of its history. Individual property owners with eligible homes should be encouraged to nominate their homes for individual National Register consideration as well.

Another available means of preserving individual properties is through a Conservation Easement. Variations in restrictions are available and it affects all improvement projects subject to review, not only the federal projects in the area. The Duncan property at 404 Mockingbird Valley Road has a current conservation easement.

Many of the homes in the Mockingbird Valley Neighborhood, both large and small, were built in the early 1900's. Defining characteristics of the neighborhood include distinct architectural features such as brick columns, stone walls and grand facades.

Recommendations

The following recommendations are proposed to ensure the compatibility of future development with historic resources within the study area. These recommendations are based on guidelines from the existing Cornerstone 2020 plan for Jefferson County.

1. Support the designation of the Mockingbird Valley Neighborhood to the National Register of Historic Places.
2. Recognize the historic Mockingbird Valley Neighborhood through the placement of a historic marker at each end of Mockingbird Valley Road.
3. Promote the voluntary designation of individual properties and structures to the National Register of Historic Places as a means of documenting their importance and integrity, thus encouraging long-term preservation.
4. Promote the voluntary use of conservation easements to protect existing homesteads and historic properties.
5. Promote the adaptive re-use of older historic homes and properties which retain the character of the original use such as private homes, carriage houses and guest houses.
6. Create a scenic roadway designation for all of Mockingbird Valley Road to ensure future protection for the rural character of the road.

Stone Column on Mockingbird Valley Trail

Architectural Detail at The Louisville Country Club

Plan Implementation

The recommendations made in this plan are the result of a collective effort from members of the task force and city representatives. Upon adoption by the Metro Council, they are intended to supplement the LDC and Cornerstone 2020 and to serve as a guide to planning officials in future decisions within the Mockingbird Valley Neighborhood.

Strategies for implementation of all recommendations can be grouped under the following three recommendations:

1. Re-zone all un-subdivided R-4 land to R-1 zoning as shown on the Area to be Re-zoned map on page A3.
2. Create a scenic roadway designation for all of Mockingbird Valley Road to ensure future protection for the rural character of the road.
3. Support the designation of the Mockingbird Valley Neighborhood to the National Register of Historic Places.

Policy and Program

LAND USE/COMMUNITY FORM RECOMMENDATIONS	AGENCY	TIME
1. Establish a line of communication with Louisville Water Company, Metropolitan Sewer District, Metro Public Works, and other utility company representatives to coordinate future utility installation and public drainage or roadway improvements and to minimize site disturbance and disruption.	LG&E, LWC, MSD, PW	LONG
2. Designate the Mockingbird Valley Preservation Alliance as the official citizen neighborhood group to receive notice of future development activities within the study area.	PDS, MVPA	SHORT
HISTORIC RESOURCES RECOMMENDATIONS	**AGENCY**	**TIME**
3. Support the designation of the Mockingbird Valley Neighborhood to the National Register of Historic Places.	NR, N, MVPA	SHORT
4. Promote the voluntary designation of individual properties and structures to the National Register of Historic Places as a means of documenting their importance and integrity, thus encouraging long-term preservation.	NR, N, MVPA	LONG
5. Promote the voluntary use of conservation easements to protect existing homesteads and historic properties.	N, MVPA, PDS	LONG

Infrastructure & Capital Projects

MOBILITY RECOMMENDATIONS	AGENCY	TIME
1. Provide a low, cowled light fixture at the intersection of Mockingbird Valley Road and River Road.	LG&E, PW	SHORT
2. Encourage a future greenway/bikeway connection along Zorn Avenue to connect the neighborhood to parks along River Road and Crescent Hill Golf Course, as well as the Ohio River Greenway.	PDS, PD, PW	SHORT
3. Encourage the multi-modal use of Mockingbird Valley Road, as well as secondary local and private roads (as labeled on the Street Classifications Map on page 17) by bicyclists, walkers and joggers.	PDS, PW	LONG

4. Encourage the use of native materials rather than concrete curbs where necessary in adjacent developments.	PDS, PW	SHORT
5. Extend the culvert just north of Overbrook Road that runs under Mockingbird Valley Road per Public Works requirements.	PW	SHORT
6. Add a cor-ten guardrail on either side of the road leading to and from the culvert just north of Overbrook Road that runs under Mockingbird Valley Road per Public Works requirements.	PW	SHORT
7. Use cor-ten steel guardrails with wooden posts as the design standard where guardrails are required. Replace all existing galvanized guard rail with cor-ten. (See photo, page 16)	PW	SHORT
8. Construction traffic for the I-71 improvement project shall not use Mockingbird Valley Road.	KDOT	SHORT
9. When the I-71 bridge over Mockingbird Valley Road is widened, significant efforts will be made to enhance the compatibility of bridge materials with those most prominent in the Mockingbird Valley Neighborhood.	KDOT	SHORT
10. Lighting along improved I-71 will include low cowled lighting fixtures designed to maximize safety while minimizing light pollution.	KDOT	SHORT
11. The use of quiet pavement shall be explored and implemented if determined appropriate for I-71 improvements.	KDOT	SHORT
12. Significant efforts will be made to preserve existing mature tree canopy adjacent to the I-71 improvement project.	KDOT	SHORT
13. Provide a pedestrian connection along Mellwood Avenue which would link Mockingbird Valley Road to the proposed greenway/bikeway connection along Zorn Avenue.	PDS, PD, PW	SHORT
LAND USE/COMMUNITY FORM RECOMMENDATIONS	**AGENCY**	**TIME**
14. Request that MSD conduct a stream assessment, make recommendations, and implement natural-rather than structural-stream bank restoration and stabilization techniques.	MSD	SHORT
HISTORIC RESOURCES RECOMMENDATIONS	**AGENCY**	**TIME**
15. Recognize the historic Mockingbird Valley Neighborhood through the placement of a historic marker at each end of Mockingbird Valley Road.	MVPA	SHORT

Cornerstone 2020 & The Land Development Code

LAND USE/COMMUNITY FORM RECOMMENDATIONS	AGENCY	TIME
1. Limit future commercial development to the re-use of existing zoned areas along River Road with a high standard of architectural design and a scale consistent with surrounding low density residences. (See map on page 11.)	PDS	SHORT
2. Re-zone portions of the study area from R-4 to R-1 zoning as shown on the Area to be Re-Zoned map on page A3 to ensure a more compatible density.	PDS	SHORT

3. Implement context-specific building setbacks by taking an average of setbacks on adjacent properties.	PDS	SHORT
4. Require tree and understory preservation, rather than new plantings and mounding as the preferred means of buffering. Deed restrictions shall protect woodland canopy on private property. The removal of dead and diseased plants shall be allowed.	PDS	SHORT
5. Require new plantings of an equal number in caliper for each existing healthy tree which is removed within the required landscape buffer. (For example, if a healthy 24" tree is removed, eight 3" trees must be planted.)	PDS	SHORT
6. Use native hardwood species such as oak, maple, sycamore, tulip poplar, birch, and elm trees in new plantings. Appropriate understory species include dogwood, redbud, viburnum and serviceberry trees.	PDS	SHORT
7. Limit the use of evergreen trees. When evergreens are used, they shall be limited to 25% of the plant palate. Species such as holly, cedar, arborvitae, or juniper shall be used rather than white pines or spruces.	PDS	SHORT
8. New development should require a tree survey prior to beginning construction in order to locate and flag all large specimen trees for protection.	PDS	SHORT
9. Orient new homes toward Mockingbird Valley Road. Garages shall be placed at the side or rear of the home and garage doors shall not be visible from Mockingbird Valley Road.	PDS	SHORT
10. Promote the use of architectural features such as brick and stone walls and columns and wrought iron fencing rather than solid wood, chain link or vinyl fencing.	PDS	SHORT
11. Limit signature entrance walls to 4' in height and 30' in length. Columns shall be no taller than 6'. Entrance walls and columns shall be constructed of stone, stone veneer or brick and may be combined with wrought iron fencing. Up-lighting from ground-mounted fixtures is required over lantern or pole mounted fixtures.	PDS, PW	SHORT
12. Limit subdivision entrances to two lane roads rather than boulevard entrances.	PDS, PW	SHORT
13. Require 50% of the required building setback be reserved as a landscape buffer along Mockingbird Valley Road.	PDS	SHORT
MOBILITY RECOMMENDATIONS	**AGENCY**	**TIME**
14. Assure that existing private roads remain private and allow new private roads to be developed.	PDS, PW	SHORT
15. Ensure that Mockingbird Valley Road remains a two-lane scenic roadway.	PDS, PW	LONG
16. Permit no curbs and gutters along Mockingbird Valley Road.	PDS, PW	SHORT
17. Require no sidewalks along Mockingbird Valley Road. The design standards and recommendations contained herein shall be justification for a waiver.	PDS, PW	SHORT
HISTORIC RESOURCES RECOMMENDATIONS	**AGENCY**	**TIME**
18. Create a scenic roadway designation for all of Mockingbird Valley Road to ensure future protection for the rural character of the road.	PDS, PW	SHORT

LEGEND: **LG&E**- Louisville Gas & Electric, **LWC**- Louisville Water Co., **N**- Neighbors, **PD**- Parks Department, **MVPA**- Mockingbird Valley Preservation Alliance, **MSD**- Metro. Sewer District, **PDS**- Planning & Design Services, **NR**- National Register of Historic Places, **PW**- Metro Public Works, **KDOT**- KY Department of Transportation

Executive Summary

Vision Statement

The Mockingbird Valley Neighborhood is an historic, rural enclave within suburban Jefferson County. Future development and land use decisions should compliment the historic neighborhood patterns including lot size, building materials, setbacks and orientations.

Mockingbird Valley Road will remain a rural, two-lane road reminiscent of the Olmstedian influence throughout the area. Privately owned roads within the study area shall remain private in order to preserve their rural nature which adds to the area's unique character.

Environmental resources will be protected within the study area including mature tree canopy, perennial streams, floodplains and steep slopes.

Historic resources will be preserved through context sensitive design that takes into consideration the historic landscape such as rock outcroppings, rolling hills and man-made stone walls, as well as the magnificent homes and structures within.

Historic Home at Soccer Club

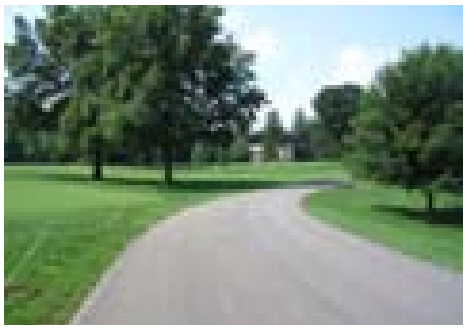
Summary of Recommendations

The following list represents all recommendations to be added to the Cornerstone 2020 Comprehensive Plan as listed under the "Cornerstone 2020 and The Land Development Code" portion of the Recommendations Table on pages 19-21. **For a complete list of recommendations for the Mockingbird Valley Neighborhood Plan, please refer to the Recommendations Table.**

Stone Curb and woodlands

Land Use & Community Form

1. Limit future commercial development to the re-use of existing zoned areas along River Road with a high standard of architectural design and a scale consistent with surrounding low density residences. (See map on page 11.)
2. Re-zone portions of the study area from R-4 to R-1 zoning as shown on the Area to be Re-Zoned map on page A3 to ensure a more compatible density.
3. Implement context-specific building setbacks by taking an average of setbacks on adjacent properties.
4. Require tree and understory preservation, rather than new plantings and mounding as the preferred means of buffering. Deed restrictions shall protect woodland canopy on private property. The removal of dead and diseased plants shall be allowed.
5. Require new plantings of an equal number in caliper for each existing healthy tree which is removed within the required Landscape Buffer. (For example, if a 24" tree is removed, eight 3" trees must be planted.)



Mockingbird Valley Trail

Stone Bridge at Mockingbird Valley Green

6. Use native hardwood species such as oak, maple, sycamore, tulip poplar, birch, and elm trees in new plantings. Appropriate understory species include dogwood, redbud, viburnum and serviceberry trees.

Historic Home on Private Road

7. Limit the use of evergreen trees. When evergreens are used, they shall be limited to 25% of the plant palate. Species such as holly, cedar, arborvitae, or juniper shall be used rather than white pines or spruces.
8. New development should require a tree survey prior to beginning construction in order to locate and flag all large specimen trees for protection.
9. Orient new homes toward Mockingbird Valley Road. Garages shall be

Brick Wall and Column

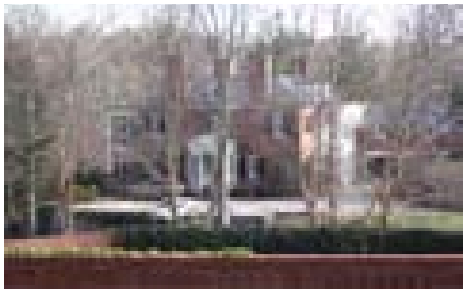
placed at the side or rear of the home and garage doors shall not be visible from Mockingbird Valley Road.
10. Promote the use of architectural features such as brick and stone walls and columns and wrought iron fencing rather than solid wood, chain link or vinyl fencing.
11. Limit signature entrance walls to 4' in height and 30' in length. Columns shall be no taller than 6'. Entrance walls and columns shall be constructed of stone, stone veneer or brick and may be combined with wrought iron fencing. Up-lighting from ground-mounted fixtures is required over lantern or pole mounted fixtures.

Stone Signature Entrance

12. Limit subdivision entrances to two lane roads rather than boulevard entrances.
13. Require 50% of the required building setback be reserved as a landscape buffer along Mockingbird Valley Road.

Mobility

1. Assure that existing private roads remain private and allow new private roads to be developed.
2. Ensure that Mockingbird Valley Road remains a two-lane scenic roadway.



Home on Overbrook Road

3. Permit no curbs and gutters along Mockingbird Valley Road.
4. Require no sidewalks along Mockingbird Valley Road. The design standards and recommendations contained herein shall be justification of a waiver.

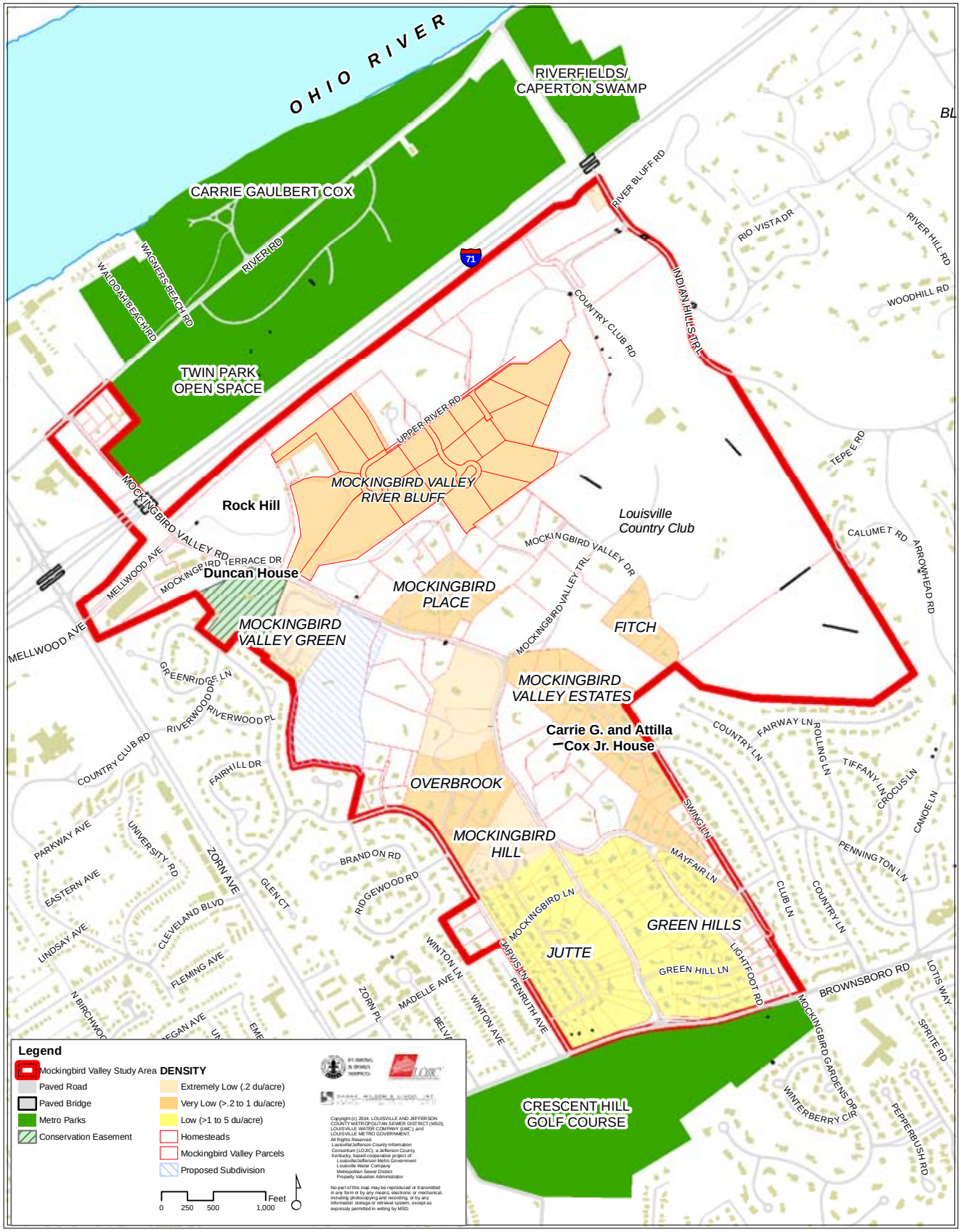
Historic Resources

1. Create a scenic roadway designation for all of Mockingbird Valley Road to ensure future protection for the rural character of the road.

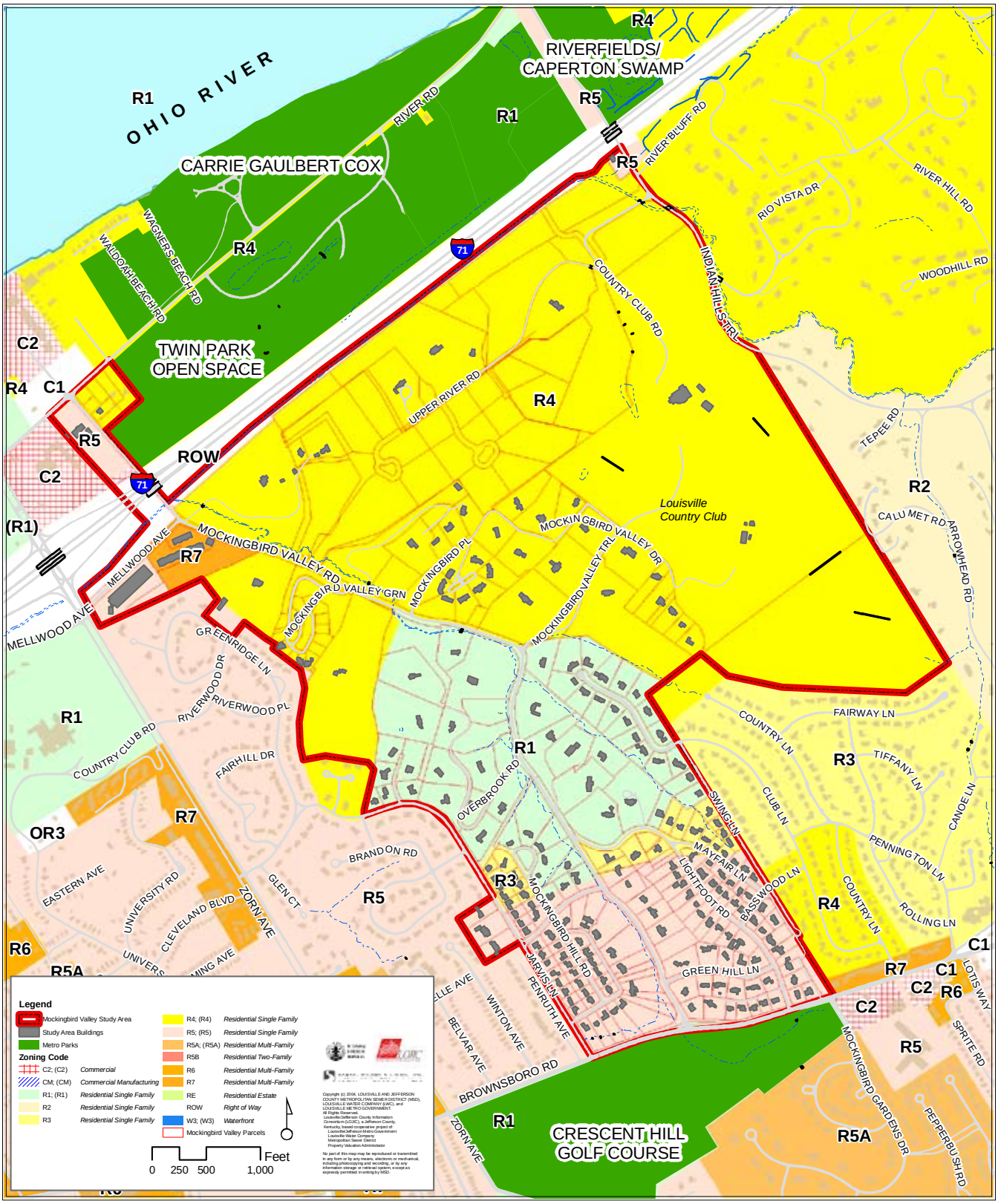
Appendices

Additional Maps
Photo Study

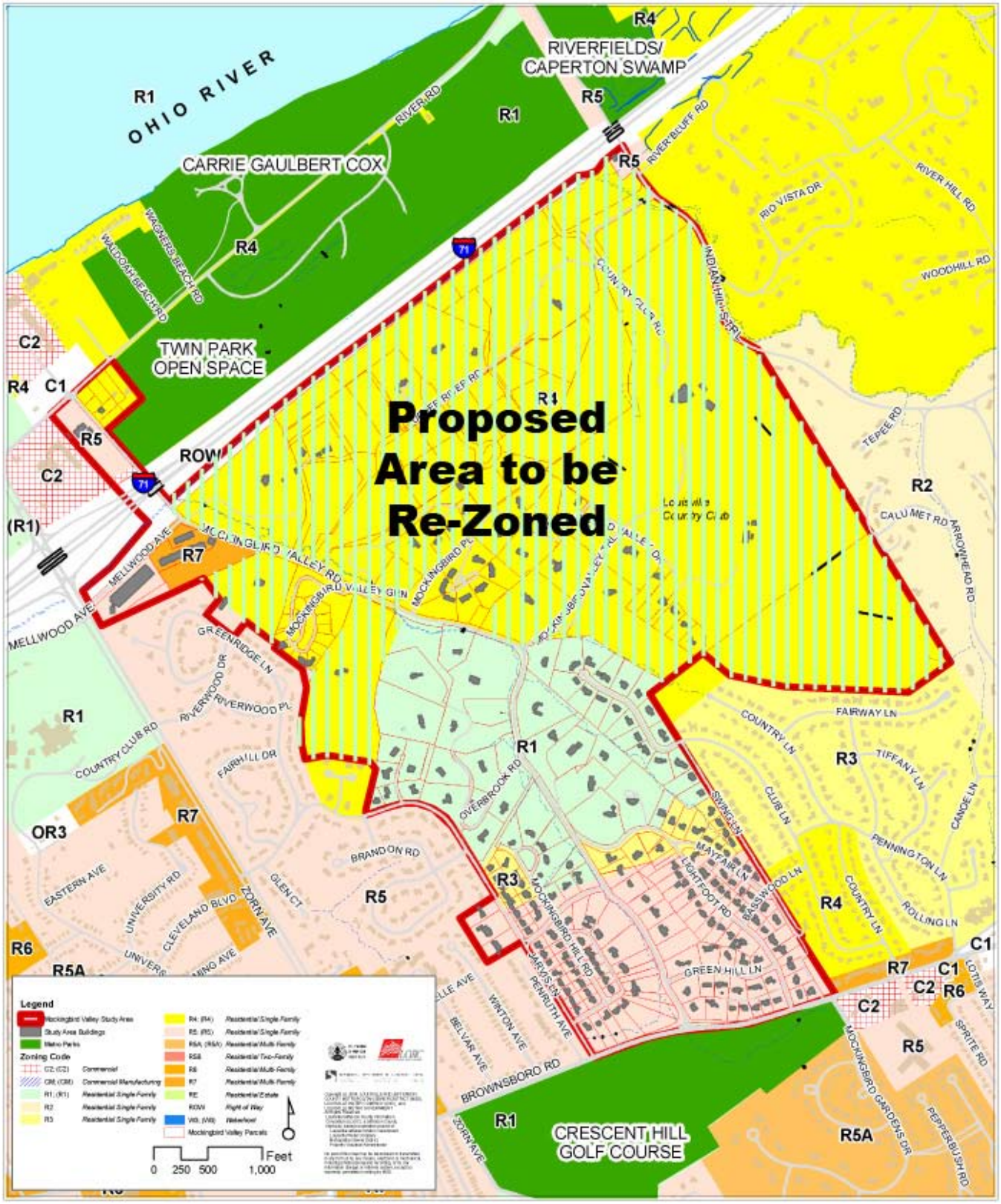
Development Patterns



Existing Zoning



Proposed Area to be Re-zoned



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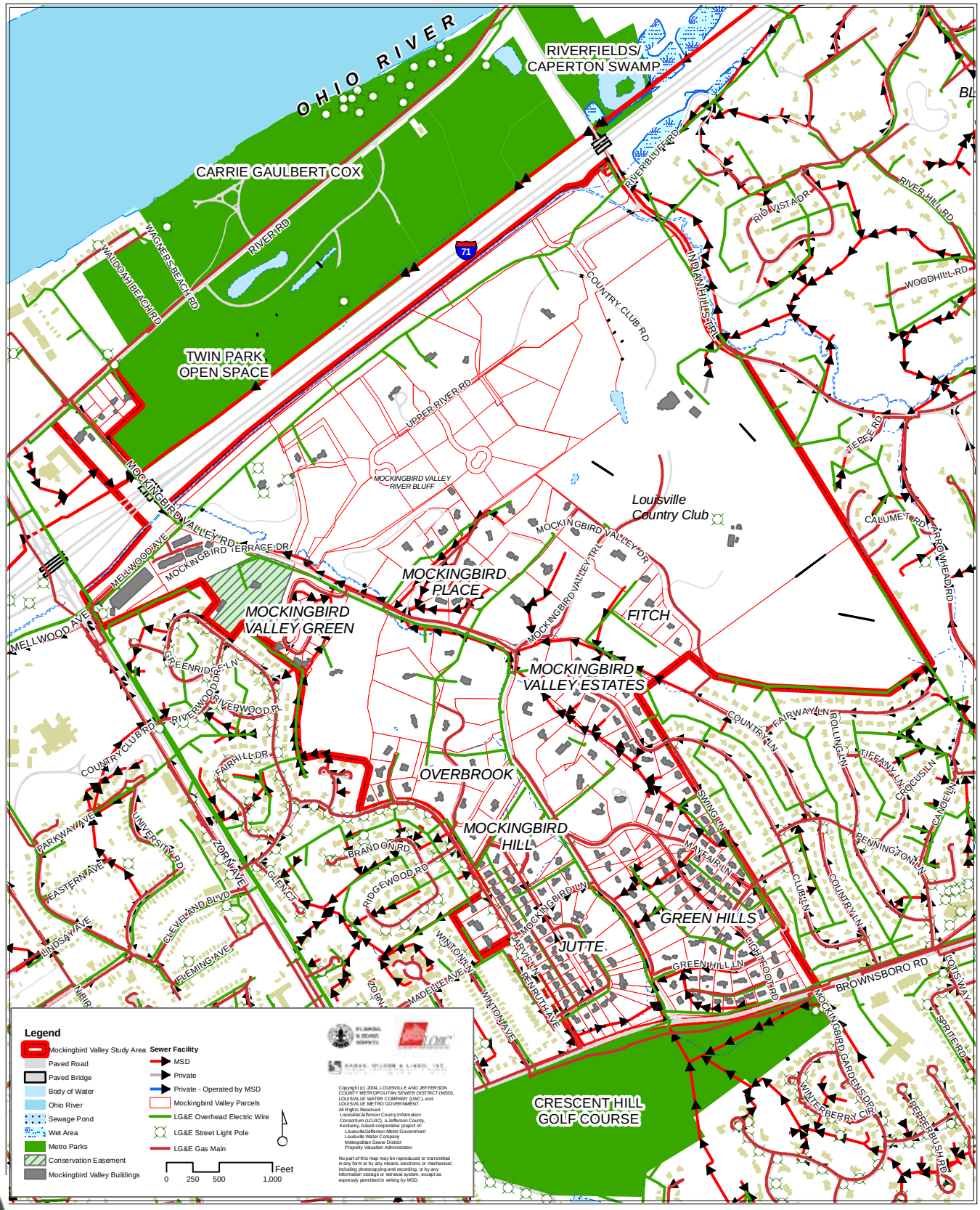
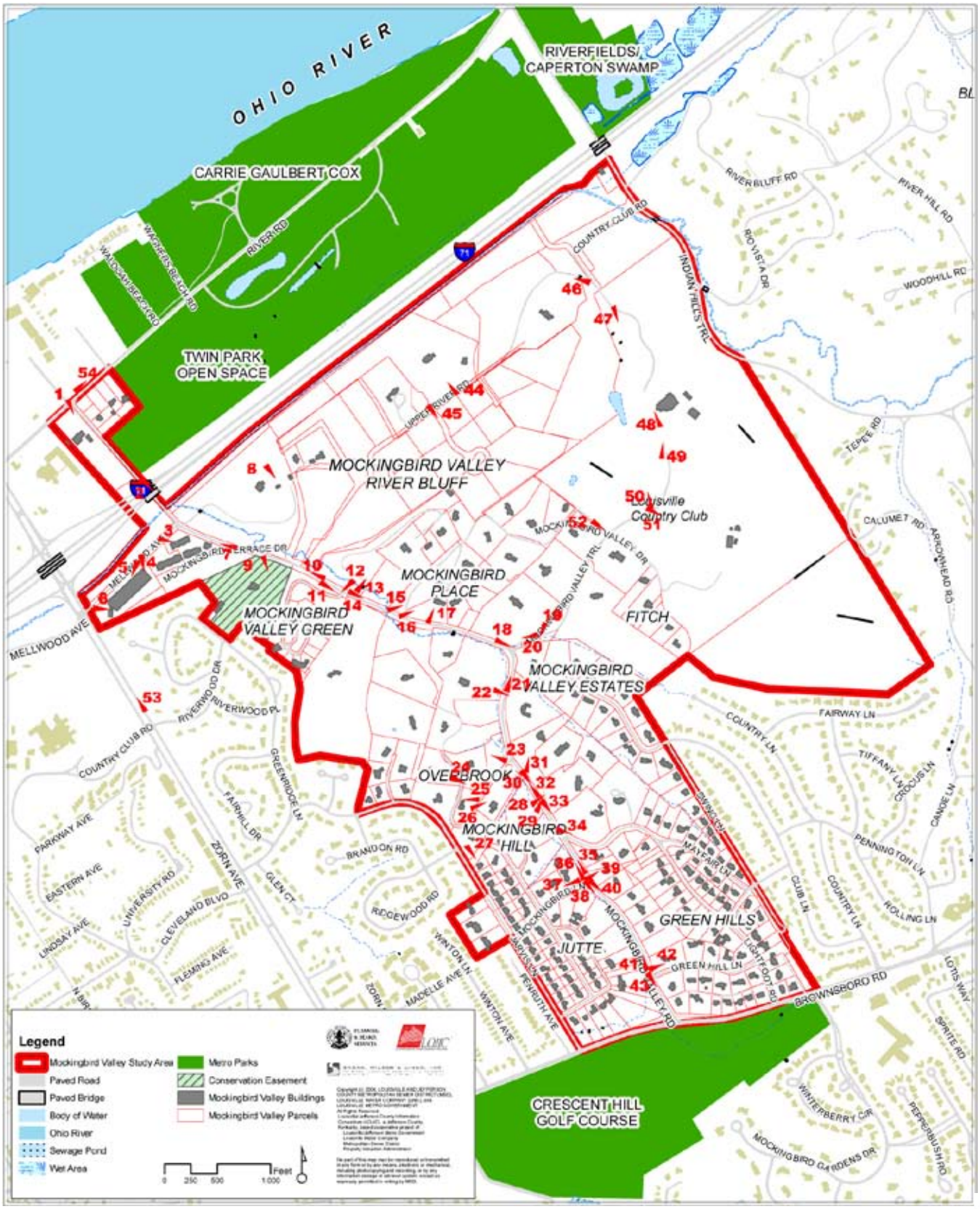


Photo Study Key



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Acknowledgements

Web Sites
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Mockingbird Valley Neighborhood Plan Task Force
Paul Bickel III
Elizabeth Davis
John Hanley
Davis Harcourt
Margaret McClellan
Sarah McNabb
Dr. Jonathan Reinstine
John Treitz, Jr.
Clyde Warner Jr.

Mockingbird Valley Preservation Alliance Board
Nevile Blakemore Jr.
Elizabeth Davis
Betsy Gray
Jack Hanley
Davis Harcourt
Chris Radtke
Ben Sanders
Susan Sheckler
T. Bodley Stites
Walker Stites, III
Clyde Warner, Jr.

Invited Guests
Councilwoman Tina Ward-Pugh, District 9
Councilman Kenneth Fleming, District 7
Donna Neary, National Register Consultant
Aida Copic, Metro Planning and Design Services
Sarah Moser, Louisville Metro Parks Department
Mark Adams, Louisville Metro Public Works
Paula Wahl, Metro Planning and Design Services
Chuck Berger, KY Department of Transportation
Kevin Dant, KY Department of Transportation