

# WOLF PEN BRANCH

## *Neighborhood Plan*

Adopted: March 28, 2006

Revised: July 7, 2012





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**Revised: July 7, 2012**

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## 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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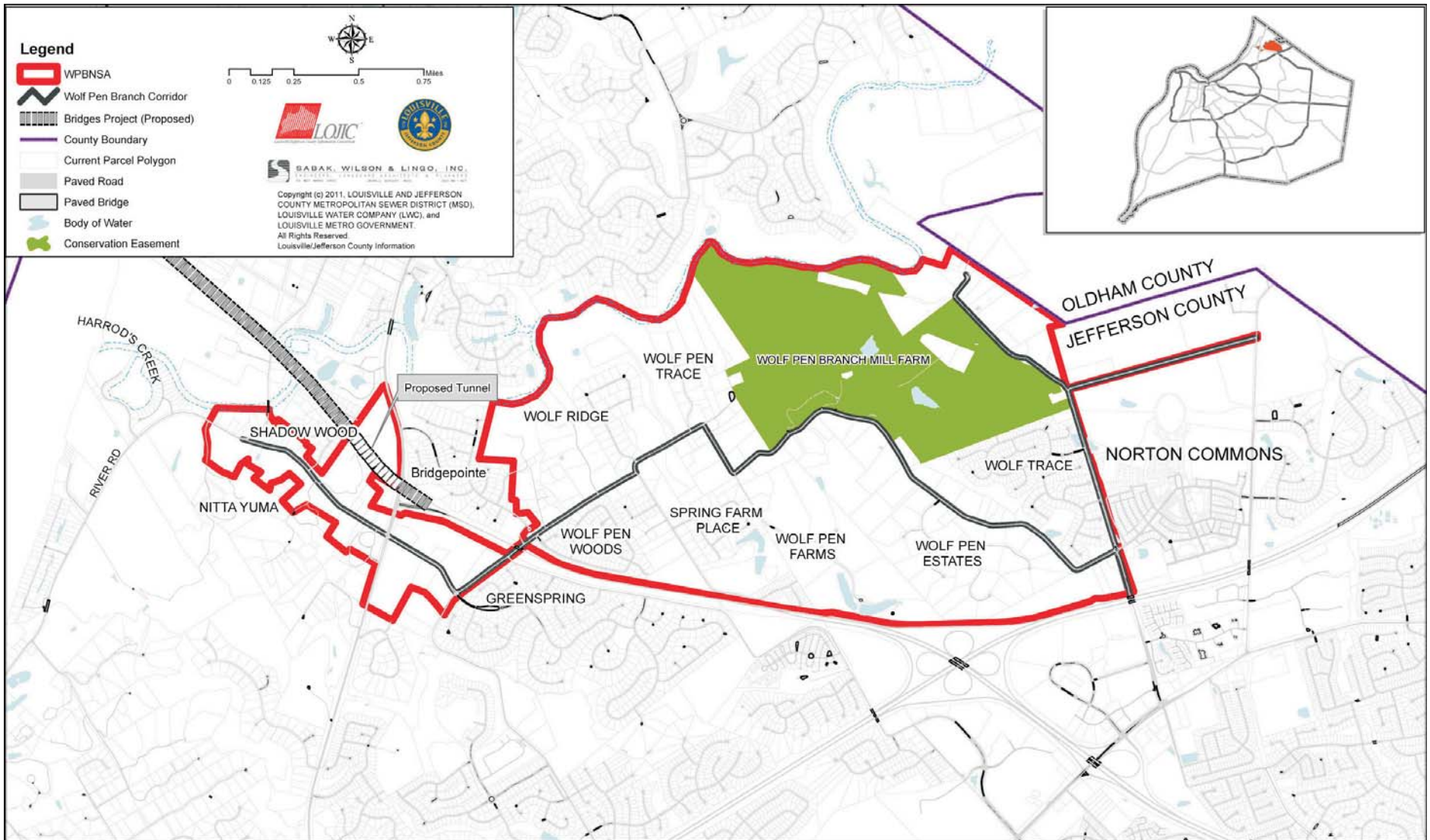
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# Wolf Pen Branch Neighborhood Plan

## Wolf Pen Branch Neighborhood Study Area (WPBNSA)



# Wolf Pen Branch Neighborhood Plan

## Introduction

### Background

The Wolf Pen Branch Neighborhood, also referred to as the Wolf Pen Branch Neighborhood Study Area (WPBNSA), is a unique area in north east Jefferson County where history, culture and everyday life merge along a single corridor. With landmarks such as Nitta Yuma and the Wolf Pen Branch Mill Farm, the area is rich with ancestry dating back to the late 1700s.

Today the neighborhood consists of mostly rural, low, very low, and extremely low-density residential development along a 6.4-mile corridor that includes all of Wolf Pen

Branch Road and Mint Spring Branch Road and portions of Chamberlain Lane. Through the years, the existing topographic features and stream valleys, the preservation goals and accomplishments of area neighbors, and the absence of sewers have contributed to the predominantly rural settlement pattern which has made the Wolf Pen Branch Neighborhood generally unsuited for conventional development. With the increase in growth in eastern Jefferson County over the past 20 years, development pressures have begun to rise throughout the area and the neighborhood's unique character is in danger. Low density subdivisions with lots as small as 9,000 square feet have been developed north, west and south of the study area. In addition, the Norton Commons development to the east on Chamberlain Lane is the first new large scale traditional neighborhood planned in Jefferson County.

The current regulations in the Land Development Code (LDC) require future developers to widen roads, provide curbs and gutters and build sidewalks. This "suburbanization" of the Wolf Pen corridor would dramatically and forever alter the character that makes the area so desirable.

### Purpose

The preservation of the area's character is important to the residents of the Wolf Pen Branch Neighborhood, its surrounding communities and the citizens of Metro Louisville. Both Cornerstone 2020 and the Land Development Code provide broad county-wide land use policies and standards

for density, design, buffering and street improvements. The purpose of the Wolf Pen Branch Neighborhood Plan is to identify the special characteristics that make up this unique neighborhood and develop land use policies and standards consistent with its scenic, historic, cultural and environmental heritage.

### Process

The Wolf Pen Branch Neighborhood Plan was initiated by Metro Council member Kelly Downard through Louisville Metro Planning and Design Services in response to residents concerns regarding development impacts on their neighborhood. Several prominent residents and business people within the surrounding community were invited to join 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 what the neighborhood needs; beginning with an inventory of what makes it a desirable place to live.

The study process involved an analysis of existing conditions along the Wolf Pen Branch corridor and development of appropriate context-specific design guidelines to manage future growth. Guidelines developed for the corridor were then used as the basis for establishing land use recommendations and growth policies for the entire WPBNSA.



*Mill on Wolf Pen Branch  
Photograph By James Archambeault*



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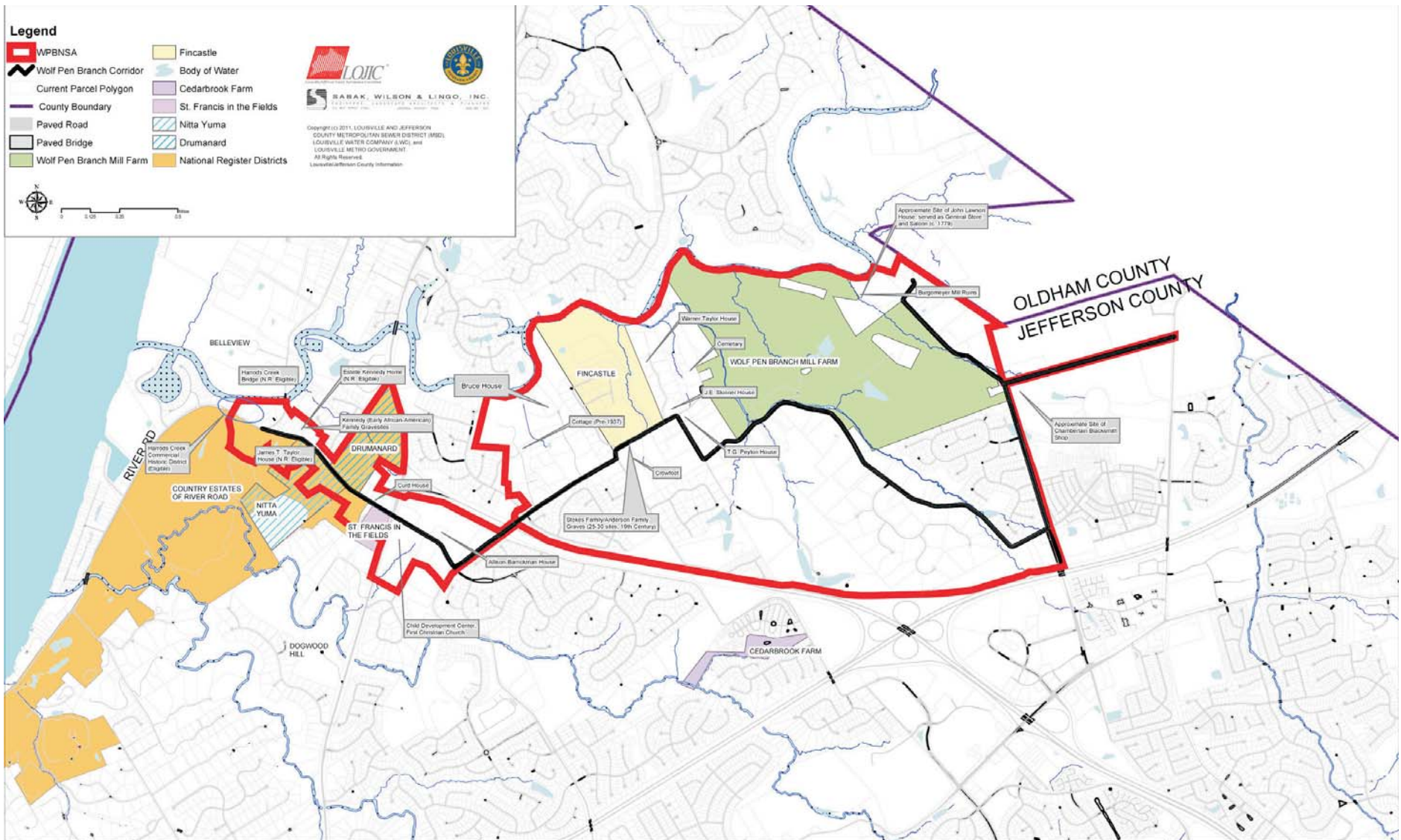
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## Historic Resources





# Wolf Pen Branch Neighborhood Plan

## Vision Statement



Typical Road Character With Horse Fence  
Wolf Pen Branch Road Near Nitta Yuma

*The Wolf Pen Branch Neighborhood, also referred to as the Wolf Pen Branch Neighborhood Study Area (WPBNSA), including Wolf Pen Branch Road, Mint Spring Branch Road, Chamberlain Lane connecting the two, as well as Spring Farm Road and all roadways within the WPBNSA will remain a unique rural setting in Metro Louisville with winding tree covered roads*

*and historic single family homesteads. Our vision is to steward this neighborhood so that it will continue to provide the public a scenic, historic, environmental and cultural resource.*

*The character of Wolf Pen Branch Road, Mint Spring Branch Road, Spring Farm Road, and all roadways within the WPBNSA will be maintained by preserving the alignment and width of the existing roadways. New development within the neighborhood should conform to the existing scenic roadway alignments, be compatible with the existing rural residential development pattern and safeguard the scenic, environmental, historic and cultural resources of the Wolf Pen Branch Neighborhood. Chamberlain Lane should be enhanced as a transition roadway within the Wolf Pen Branch neighborhood.*

In order to sensitively integrate future growth while protecting all resources, this Neighborhood Plan considers the following:

- ▶ Maintain the existing rural road alignment and character along all roadways within the

WPBNSA.

- ▶ Improve public safety while eliminating curbing, sidewalks and excessive pavement widening.
- ▶ Maintain densities not to exceed the very low density threshold of the Comprehensive Plan (1 unit per acre gross density).
- ▶ Encourage very low to extremely low density housing patterns and cluster lots to protect steep hillsides, streams, mature tree canopy and the rural character.
- ▶ Encourage woodland/tree canopy protection.
- ▶ Preserve existing view sheds and vistas on all roadways within the WPBNSA.
- ▶ Preserve the established pattern of home setbacks and orientations for all roadways within the WPBNSA.
- ▶ Restore and protect historic and cultural resources within the study area.
- ▶ Ensure compatibility of architectural features (fences, walls, signage, etc.) with those most historically prominent in the area.
- ▶ Encourage stream health which shall include water quality, velocity and volume of Wolf Pen Branch and other waterways.

## Neighborhood Identity “Defining Neighborhood Resources...”

### General Inventory

#### History

An area's history plays an important role in a neighborhood's identity. It is what happens in the past that shapes the future. The Wolf Pen Branch Neighborhood represents a unique piece of Jefferson County's history. It is a place where country estates, fertile agricultural land, remnants of working class

society and evidence of an African-American settlement come together to form a diverse tapestry of cultural resources. Much of the land has been handed down through the generations creating deep roots for many people. For nearly fifty years the Wolf Pen Branch Neighborhood has had active neighborhood preservation organizations serving as stewards of the Wolf Pen Branch Neighborhood, its history and its scenic,

cultural and environmental resources.

Some of the areas first residents settled in Harrods Creek Historic District, which lies west of US 42 and on both sides of Wolf Pen Branch Road. Although its boundaries stretch well beyond the WPBNSA, it is still an important guiding factor to the areas' development. Its story began in the late 1700's when its convenient location made it a popular stop for flatboats. This attracted a



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*Stone support for Burgomeyer Mill  
Mint Spring Branch*

working class settlement along Harrods Creek which was a primary transportation corridor for food and products from the Ohio River to the mills upstream.

By the 1800's flatboat traffic began to bypass Harrods Creek and head straight for Louisville, however the area was still useful to farmers and millers who were attracted to the rich soil and available water. One miller, John Burgomeyer, built three mills along what is now known as Mint Spring Branch: a grist mill, a mill for grinding gunpowder ingredients and a paper mill. Remnants of several mills can still be found throughout the neighborhood. The Wolf Pen Mill, (page 2&6) a corn mill built in the early 1800's is the last functioning mill in the area and is considered the oldest industrial site in Jefferson County. It is protected in perpetuity

by the Wolf Pen Mill Farm conservation easement.

Other skilled tradesmen were attracted to the area as well. In 1829, shortly after Chamberlain Lane had been cleared as a military road, Jacob Chamberlain built a blacksmith shop there. Among his specialties were building and repairing firearms.

It was also around this time that Wolf Pen Branch got its name. In the early 1800's wolves flourished in the area. They would attack livestock and sometimes even people. The settlers created traps for the wolves along the steep bluffs of the streambeds and those that did not eradicate each other were shot the next morning. By the 1850's all of the wolves in the area had been eliminated.

By the 1900's the area's history began to parallel that of many other American towns. Evolutions in transportation made it possible for the construction of the interurban railroad. As travel to the city became much easier, many farms were replaced with neighborhoods that formed the basis for today's small town suburbs. Long-time residents recall places like Helen Robertson's general store and post office at the branch of Wolf Pen Branch Road and River Road where everyone met to share stories, or the Chick Inn, whose fried chicken is still legendary.

Other areas fostered large summer estates for business and civic leaders such as Drumanard. Also preserved in the district are several community resources including a railroad station, social club and privately built school.

African-American culture has made its imprint on the Wolf Pen Branch Neighborhood as well. Roots can be traced back to places such as Nitta Yuma and Ashbourne but not all are attributed to the Country Estates. Several African-Americans

owned their own land including James Taylor whose farm sat at Bass Avenue and River Road. Mr. Taylor subdivided his farm and sold only to blacks. There are at least three African-American Cemeteries remaining in the area today.

Many historic sites and landmarks can be found throughout the Wolf Pen Branch Neighborhood. All historic properties listed or eligible for listing on the National Register of Historic Places at this time are shown on the Historic Resources Map on page 3.

## **Demographics**

The Wolf Pen Branch Neighborhood is generally located in two different census tracts. (See Census Data Map on page A-1) Although not identical to the study area, the census data is useful for describing, in general terms, housing and population data. An analysis of the data indicates the following relevant demographic statistics:

- ▶ There are approximately 1,100 residents within the designated census area.
- ▶ With 424 homes, the median household size is 2.8 people per household.
- ▶ 1 and 2 person households make up over 40% of all households.
- ▶ 85% of residents own their own home, while 7% rent. 8% of homes are vacant.

## **Land Use and Development**

According to the inventory maps on pages A-2 through A-4, the study area is presently made up of the following:

- ▶ **Residential-** Most of the neighborhood consists of single-family residential development in two forms. There are low, very low, to extremely low-density developments, such as Wolf Pen Farms, Wolf Pen Estates, Wolf Pen Woods and Wolf Trace, however the predominate form



# Wolf Pen Branch Neighborhood Plan

of development is single-family homesteads ranging from modest cabins like the T.G. Peyton House to large estates such as the Drumanard property. The dominant zoning in the area is R-1, which allows 1.08 dwellings per acre and the default R-4 which allows 4.84 dwellings per acre.

- ▶ **Commercial-** There are only a few parcels of commercial land use within the study area at River Road and Wolf Pen Branch Road. These areas are zoned C-1 or C-2. The area is well served by several substantial commercial sites just outside the boundary. The nearest substantial commercial area is on Brownsboro Road at I-265. Additional commercial space is planned for Norton Commons to the east of the study area.
- ▶ **Churches-** There are two churches within the study area. Saint Francis in the Fields Episcopal Church is a historic church located South of Wolf Pen Branch Road and West of US 42. First Christian Church is South of Wolf Pen Branch Road and East of US 42.
- ▶ **Schools-** The study area lies within Jefferson County Public School System District #3. The nearest elementary school is Norton Elementary School at 8101 Brownsboro Road. The nearest Middle School is Kammerer Middle School at 7315 Wesboro Road and the nearest High School is Ballard Memorial High School at 7315 Brownsboro Road.
- ▶ **Hospitals-** The nearest hospital is Baptist East Hospital at Breckenridge Lane and Kresge Lane.
- ▶ **Parks and Open Space-** The nearest public parks or open spaces are Hays Kennedy Park at River Road and Bass Road and E.P.

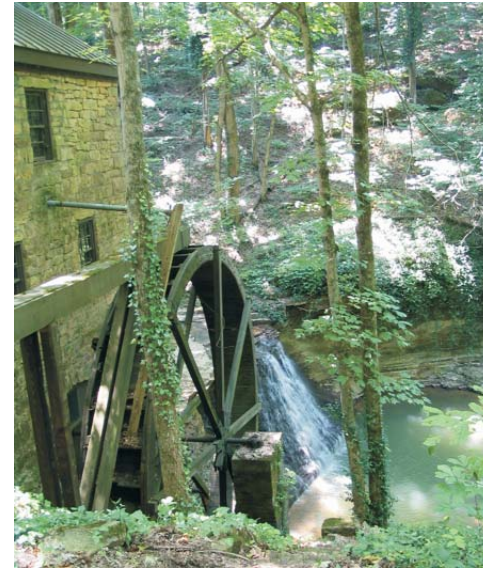
“Tom” Sawyer State Park at Hurstbourne Parkway and Westport Road. Harrods Creek is often used for recreational purposes as well.

- ▶ **Wolf Pen Branch Mill Farm-** A significant portion of the study area is covered by a conservation easement over the Wolf Pen Mill Farm. As a part of the easement, future development is prohibited on the site. The Hopscotch House, located on the Farm is a retreat center for the Kentucky Foundation for Women. Its purpose is to provide a creative retreat for female artists and activists to gather and create away from the obligations of everyday life.

## Form District

Under the Cornerstone 2020 Comprehensive Plan, a majority of the site is located in the Neighborhood Form District. (See map on page A-5) 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. The study area is bordered by the Prospect Village District to the northeast and the Norton Commons Village District to the east.

The primary goal of the Comprehensive Plan and the establishment of a form district 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.



Wolf Pen Branch Mill  
Wolf Pen Branch Mill Farm

## Environmental Resources

The Wolf Pen Branch Neighborhood is home to a collection of environmental resources. (See map on page 7) With the combination of rolling meadows, heavy tree canopies, rich wetlands and fragile riparian areas, there is a variety of habitat.

In the Wolf Pen Branch Mill Farm alone, several significant ecological discoveries have been made. According to studies by Eco-Tech, Inc., the Wolf Pen Branch Mill Farm is home to “the largest and most significant plant community” in the region. Among the plants that call the area home is running buffalo clover (*Trifolium stoloniferum*), a plant on the federal endangered plant species list. Once abundant in the Blue Grass region, this clover only exists now in “scattered remnant populations”.

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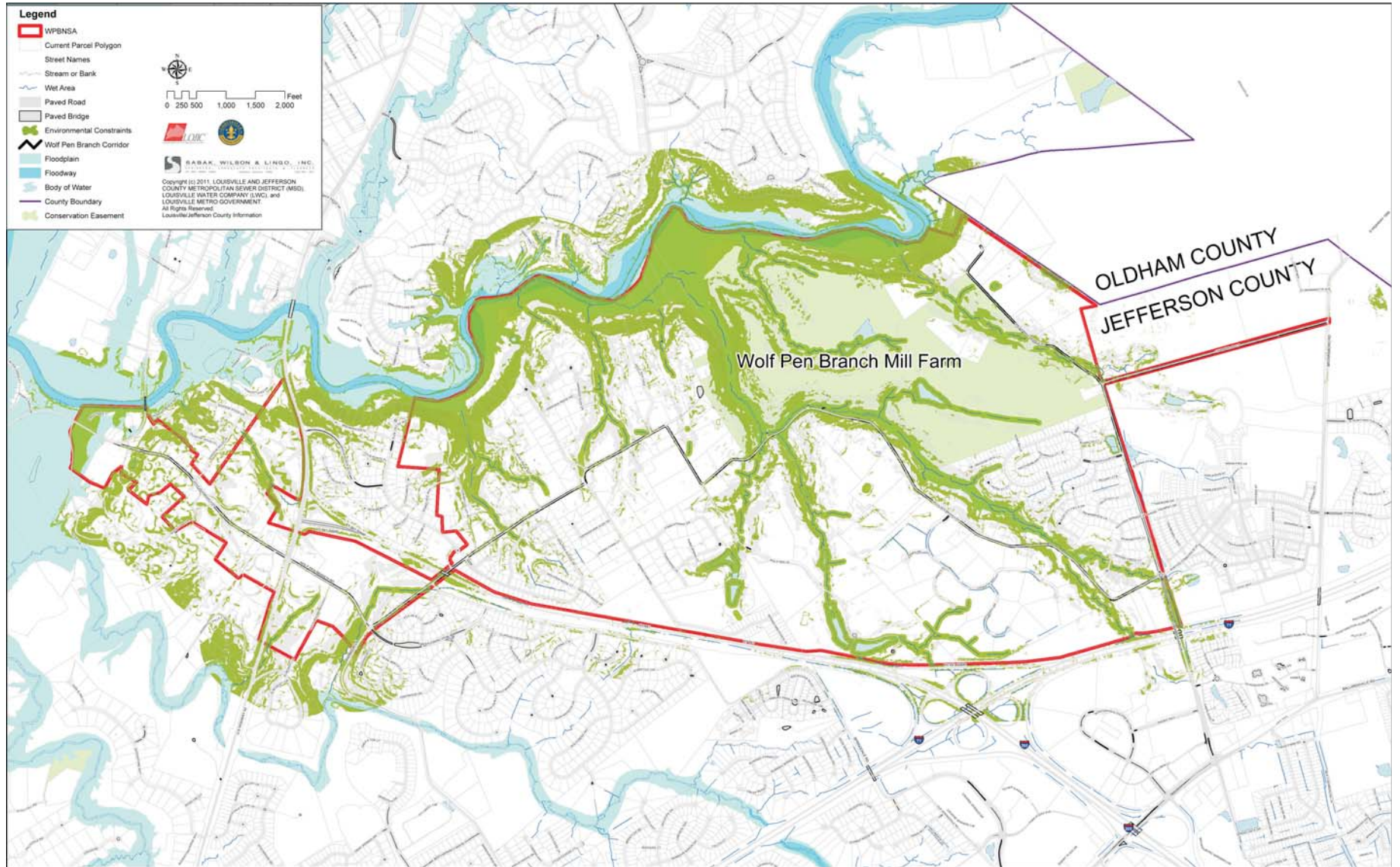
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## Environmental Resources



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With the diversity in plant life there is also diversity in animal life. It is possible that the federally endangered gray bat finds its home on the Wolf Pen Branch Mill Farm as well.

Some environmental resources are protected by regulations in the Land Development Code. The LDC restricts development in areas that are considered to have the following environmental constraints:

- ▶ *Steep slopes*- Development is restricted on slopes of 20 and 30% or greater as per National Resources Conservation Service determination. (LDC4.7)
- ▶ *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. (LDC4.8)
- ▶ *Protected waterways* - Wolf Pen Branch is



Water Fall on Mint Spring Branch  
Near Old Burgomeyer Mill

depicted as a protected perennial blue-line stream on United States Geological Survey Mapping and is subject to 100' setbacks. Development activities may be subject to KY Division of Water and U.S. Army Corps of Engineers approval. There are also several intermittent blue-line streams throughout the study area which are not currently protected by the LDC.

- ▶ *Wetlands* - Wetlands are subject to U.S. Army Corps of Engineers jurisdiction and require a minimum buffer of 25' per the Land Development Code. Several wetland areas may be present along the Wolf Pen Branch stream corridor and Harrods Creek.

## Infrastructure and Community Services

Many times the availability of community services such as sewers and electric limit development within an area. For instance, if there is no capacity available for sewers, lots will have to accommodate a septic system. Current Health Department regulations require a 5 acre parcel in order to support a septic system. Many of the following community services are shown on the map on page A-6.

- ▶ *Metropolitan Sewer District (MSD)* Several existing subdivisions within the study area are currently served by MSD with sewers that connect to treatment plants. According to MSD, available wastewater treatment options for the study area include 1) pumping to the Ohio River Force Main and 2) pumping to the existing Timber Lake Sewage Treatment plant. This plant has an available design capacity of 150,000 gpd and is currently averaging 72,500gpd in dry weather. Future connections to the system will require addressing existing system-wide

infiltration problems and approval from the Kentucky Division of Water. Most of the study area is presently 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 multiple underground gas lines that cross the area. A majority 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 phone lines. More recent subdivisions have underground service.
- ▶ *Cable*- There is cable service within a portion of the study area.

## Defining Characteristics

The Wolf Pen Branch Neighborhood is defined by its rural setting, dramatic topography and dense tree canopy. Travel along Wolf Pen Branch Road simulates a series of winding tunnels where high banks and trees envelope the corridor and then open up to rolling hills and awe inspiring vistas. Historic properties and structures dot the landscape and have become reminders of the neighborhood's past. The existing two-lane road winds through the neighborhood along portions of Wolf Pen Branch, crossing several other streams along the way. Driveways marked with a series of stone columns and four board horse fence lead to private homes, many of which can not be seen from the road. These are the elements that give Wolf Pen Branch Neighborhood a sense of place and they should be preserved.

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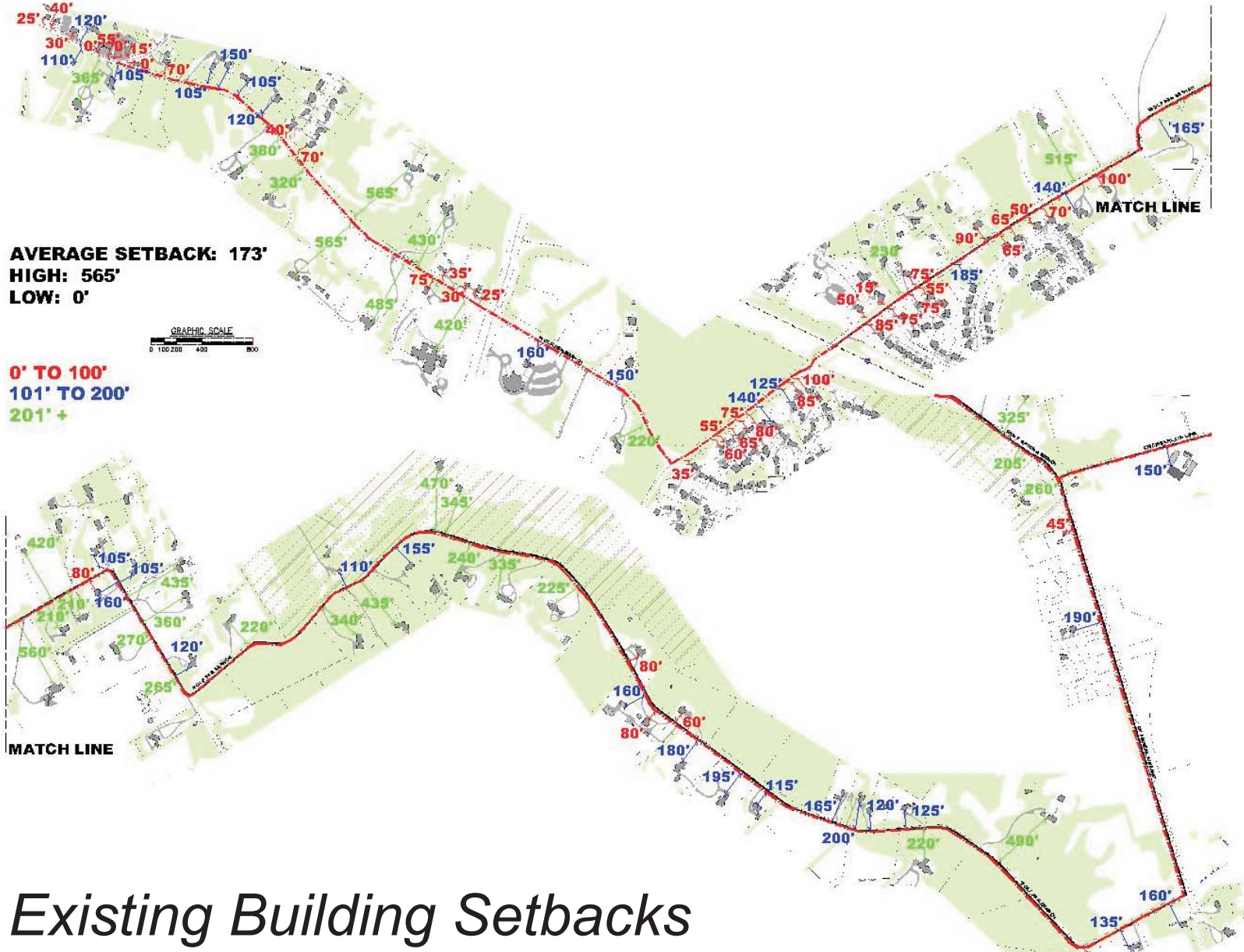
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## Land Use/Community Form “Promoting Compatible Future Land Use...”

### Summary and Analysis

The analysis of inventory data within the WPBNSA suggests a very low to extremely low density rural single family pattern of development rich in historic, cultural, scenic and environmental resources. With limited wastewater capacity and narrow access roads, the introduction of multifamily or commercial uses would not be appropriate.

Existing residences generally face the road with detached or attached garages behind the main structure or invisible from the roadway. Newer subdivisions are conspicuous in that the houses are oriented away from the road and in some cases screened with solid wood fencing. Four board horse fencing, split rail fencing and brick or stone walls and columns are typical materials used throughout the study area.

The landscape character is dominated by

mature hardwood canopy and understory growth of dogwood and redbud. Berming and evergreen plantings, as specified in the Land Development Code are out of character within the study area and imply a suburban standard. Native hardwoods, deciduous understory plantings and limited evergreens would complement the existing landscape character.

In order to protect the existing single family homesteads and viewsheds from Wolf Pen Branch Road, future development should reflect the varied building setback patterns. Analyses of historic building setback patterns show existing setbacks as much as 565' in depth from the edge of the road. The average building setback is 173' (See exhibit on page 9). Because of varied sight lines, tree canopy and topographic conditions along Wolf Pen Branch Road, a more context-specific approach to buffering and building setbacks

would be appropriate, rather than static uniform dimensions. The table on page 13 illustrates a proposed matrix which would allow variability in landscape buffers and building setbacks based on observed field conditions.

Very low and extremely low density residential uses would maintain the neighborhood's rural character and support environmental conservation and habitat protection. Conservation subdivisions could provide both useable



*Stone Wall and Horse Fence  
Mint Springs Branch Road*

open space and conservation benefits. Clustering single family housing with large contiguous open space conservation areas could be appropriate as an alternative to conventional subdivisions. Such clustering would not increase the gross density allowed with the pre-existing zoning.

Proposed development should also address methods to improve stream health and water quality in Wolf Pen Branch, Harrods Creek and other waterways. Stream health and water quality enhancement techniques should include impervious cover limitation, tree canopy protection and low impact development initiatives like shallow marshes.



*Home Facing Wolf Pen Branch Road*

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## Land Use Recommendations

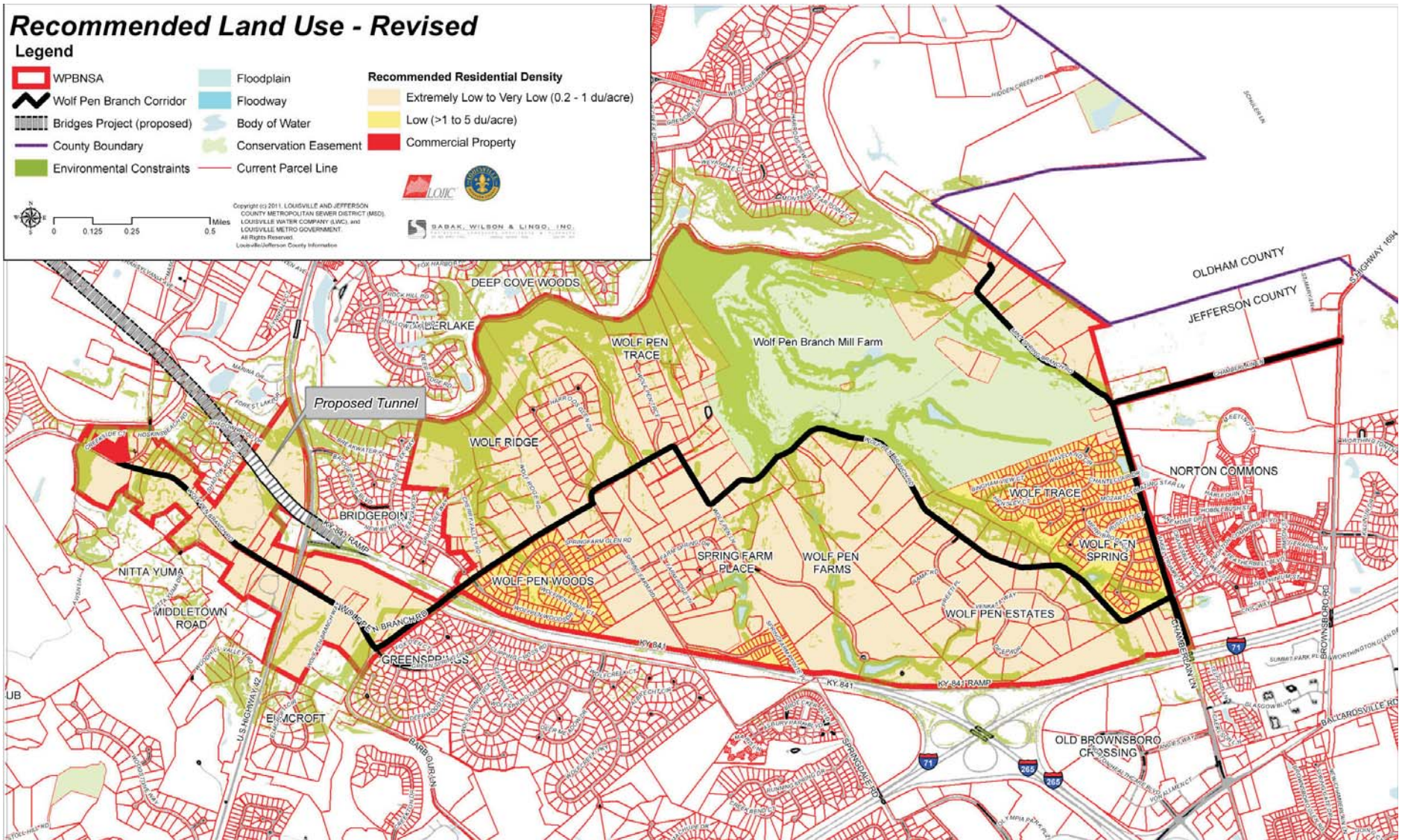
### Recommended Land Use - Revised

#### Legend

- |                            |                       |   |
|----------------------------|-----------------------|---|
| WPBNSA                     | Floodplain            | <b>Recommended Residential Density</b>      |
| Wolf Pen Branch Corridor   | Floodway              | Extremely Low to Very Low (0.2 - 1 du/acre) |
| Bridges Project (proposed) | Body of Water         | Low (>1 to 5 du/acre)                       |
| County Boundary            | Conservation Easement | Commercial Property                         |
| Environmental Constraints  | Current Parcel Line   |   |



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## Recommendations

The following recommendations are proposed to ensure compatibility of future development with existing land use and community form. All recommendations have been based on guidelines drawn from the existing Cornerstone 2020 plan for Jefferson County. The corresponding guideline is referenced after each recommendation.

1. Allow no attached residential housing due to incompatibility with the existing neighborhood and limited roadway and infrastructure capacity. (See Land Use Recommendations Map on page 11) **GUIDELINE 3.1, 3.2, 3.3, 3.6, 3.11**

2. Restrict future development to single family residential use and limit future non-residential development to the reuse of existing non-residentially zoned areas at River Road with a high standard of architectural design and a scale consistent with surrounding residences. **GUIDELINE 3.1, 3.2, 3.3, 3.11**

3. The Planning Commission and MSD should develop appropriate guidelines for stream health which shall include water quality, velocity and volume to preserve the Harrods Creek, Wolf Pen Branch and Mint Spring Branch watershed. Minimally invasive techniques such as developing impervious cover guidelines, promoting ground water recharge and managing concentrated runoff are preferred. **GUIDELINE 10.11, 11**

4. Promote the voluntary use of conservation easements and open space buffers as a means to protect existing homesteads and historic properties. **GUIDELINES 4.7, 5.2, 5.3**

5. Pursue a National Register of Historic Places nomination for all or portions of the neighborhood. **GUIDELINE 4.7**

6. Support the Planning Commission's and Health Department's efforts to develop standards and policies for conservation subdivisions which promote flexible, creative

design in order to preserve open space, minimize impacts to adjoining neighbors, enhance scenic corridor view sheds and protect historic, cultural, archeological and natural resources, including scenic view sheds, farmlands, water bodies, wetlands and wildlife habitats. **GUIDELINE 3.3, 4.1-4.7, 5.1, 5.5, 5.6**

7. Promote the adaptive re-use of older historic homes and properties which retain the character of the original use such as single family residences, community facilities or bed and breakfasts. **GUIDELINE 5.2, 5.3, 5.4**

8. Recognize historically significant landmarks and sites through the placement of historic markers. **GUIDELINE 5.2, 5.3**

9. Implement context-specific landscape buffer and building setbacks in accordance with the Matrix on page 13 for Wolf Pen Branch Road and maintain historic setbacks for all roadways within the WPBNSA. All healthy trees within the required landscape buffer must be preserved. **GUIDELINE 3.9, 3.23, 13.1, 13.6, 5.1, 5.2, 5.4, 5.5**

10. 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. **GUIDELINE 13.3, 13.5, 13.7, 5.1**

11. Require the planting of 3 new trees at 3" in caliper for each existing 8" tree which is removed within the landscape buffer area. **GUIDELINE 13.5, 13.7**

12. 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. **GUIDELINE 13.1, 13.2**

13. Limit the use of evergreen trees. Where necessary, evergreens shall be limited to 25% of the plant palette. Species such as cedar,

arborvitae, or junipers shall be used rather than white pines or spruces to maintain a natural, un-sheared growth habit. **GUIDELINE 13.1, 13.2**

14. Require the use of architectural features such as four board horse fencing, and split rail fencing rather than solid wood, vinyl or wrought iron fencing. Use native stone and brick walls and columns rather than manufactured stone walls and columns. **GUIDELINE 3.1, 3.2, 3.3, 5.2, 5.3**

15. Because this is the predominant pattern in the WPBNSA, orient new homes so that the front facade faces the road. Houses adjacent to Wolf Pen Branch Road, Mint Spring Branch Road, Spring Farm Road or Chamberlain Lane, shall face those roads. Garage doors shall not be a part of the front facade and detached garages shall be located no less than 15 feet beyond the furthest point of the rear facade. **GUIDELINE 3.1, 3.2, 3.3, 5.3**

16. Limit subdivision entrances to two lane roads rather than boulevard entrances. **GUIDELINE 3.1, 3.9**

17. Limit signature entrances to 4' in height and 30' in length. Walls shall be constructed of native stone or brick with wood fencing rather than manufactured stone and wrought iron fencing. They shall be lighted with ground-mounted fixtures, not lantern or pole mounted fixtures. Prohibit the lighting of plants. **GUIDELINE 3.1, 3.2, 3.9, 3.28, 3.8**

18. Reduce light pollution by requiring Dark-Sky compliant lighting, such as the GE Salem Lantern, which limits street lights to no more than 5000 lumens. **GUIDELINE 3.8**

19. Maintain densities not to exceed the very low density threshold of the Comprehensive Plan (1 unit per acre gross density) in order to preserve existing housing patterns consistent with the historic rural character of the neighborhood and to protect the existing homesteads and historic properties. **GUIDELINE 3.1, 5.1, 5.2**

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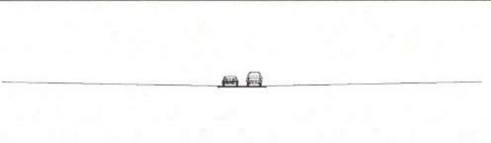

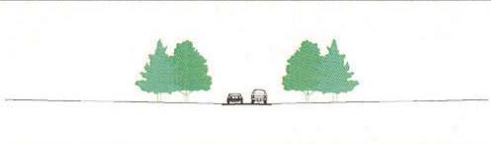



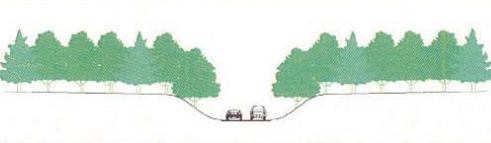

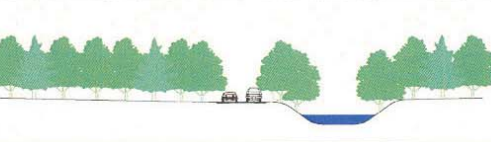
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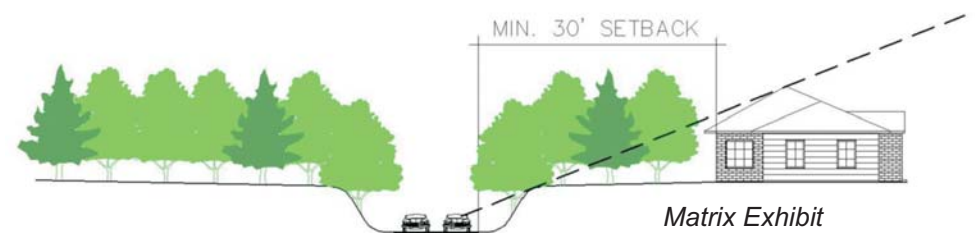


# Wolf Pen Branch Neighborhood Plan

## Recommendations Matrix

	PHOTO EXAMPLE	TYPICAL SECTION	FIELD CONDITIONS	BUILDING SETBACK <sup>1</sup>	LANDSCAPE BUFFER <sup>1, 2, 5</sup>	TREE CANOPY PLANTED
<b>A</b>			Open/No Trees	225'	40'	None
				125'	75'	Category 1 <sup>3</sup>
<b>B</b>			Trees in Front/Open Behind	125'	75'	Category 2 <sup>3</sup>
				225'	40'	None
<b>C</b>			Wooded	100'	75'	None
<b>D</b>			Slopes Up From Road	75'	55'	Category 3 <sup>3</sup>
				Varies <sup>4</sup>	55'	None
<b>E</b>			Stream Side	Existing requirements for Streamside Buffers apply. See section 4.8.3 of the Land Development Code.		

- 1 All buffers and setbacks are measured from the center line of the road rather than the right of way.
- 2 All healthy trees within the required landscape buffer must be preserved.
- 3 See table 10.2.4 of the LDC for requirements. Screens may consist only of wood four board horse fences, split rail fences, brick or stone walls and shrubs.
- 4 Setback based on the Matrix Exhibit to prove adjacent building cannot be seen from passing car. Required setback may be reduced by 10 feet where a screen is used. No setback should be less than 55' from the center line of the road.
5. 15' of the landscape buffer may be reserved for future pedestrian hiking trails. The placement of pedestrian hiking trails will integrate into the natural landscape preserving the existing tree canopy and roadside vegetation.



# Wolf Pen Branch Neighborhood Plan

## Mobility “Protecting the Wolf Pen Branch Road Corridor...”

### Summary and Analysis

The Wolf Pen Branch Neighborhood derives much of its character from the narrow, rural, two-lane road which shares its name. Classified as a rural secondary collector as defined in the Land Development Code, the road functions more as a local road serving existing residences rather than as a connector. Through traffic is the exception and not the norm. An alternative road classification may be more appropriate given its present function. Also, a different rural road standard should be considered more characteristic of Wolf Pen Branch Road, as well as many of the other rural roadways in Metro Louisville (see exhibit on page 15).

Mint Spring Branch Road has many of the same characteristics as Wolf Pen Branch Road, however it is a private road. Any future changes will require the permission of adjacent property owners.

Chamberlain Lane is the link between Wolf Pen Branch Road and Mint Spring

Branch Road. As Chamberlain Lane extends north toward Mint Spring Branch Road, its character will transition from what will be a busy roundabout to a rural setting. The road will be closed near Mint Spring Branch Road and the historic spring that once powered three mills and was vital to pioneer blacksmiths and residents. The spring is now protected by a steel guardrail. On Chamberlain Lane, north of Wolf Trace, there are no curbs, gutters or sidewalks.

Wolf Pen Branch Road is characterized by narrow, winding pavement with dramatic and scenic elevation changes. Pavement widths vary as shown on the Road Widths Exhibit on this page. There are no sidewalks and virtually no curbs along its length. Standard steel guardrails with steel posts are out of character with the roadway.

A detailed review of the existing road conditions was conducted to identify safety concerns and remedies. These recommendations are contained in the

Recommended Road Improvements Exhibit on pages A-7 to A-9. The proposed improvements include pavement and shoulder widening in selected locations, culvert extensions and guardrails. Clearing within the public right-of-way other than to improve sight distance is discouraged.

Developers are typically required to implement roadway improvements across road frontages as part of the development review process. Proportionate off-site improvements as described above could be constructed in place of the standard on-site method if appropriate.

Because of its low traffic volumes, low speeds, and scenic beauty, Wolf Pen Branch Road is very popular with walkers, runners, bikers and horse riders. In a sense, the roadway provides one of the best examples in eastern Jefferson County of a multi-use, multi-modal transportation corridor.

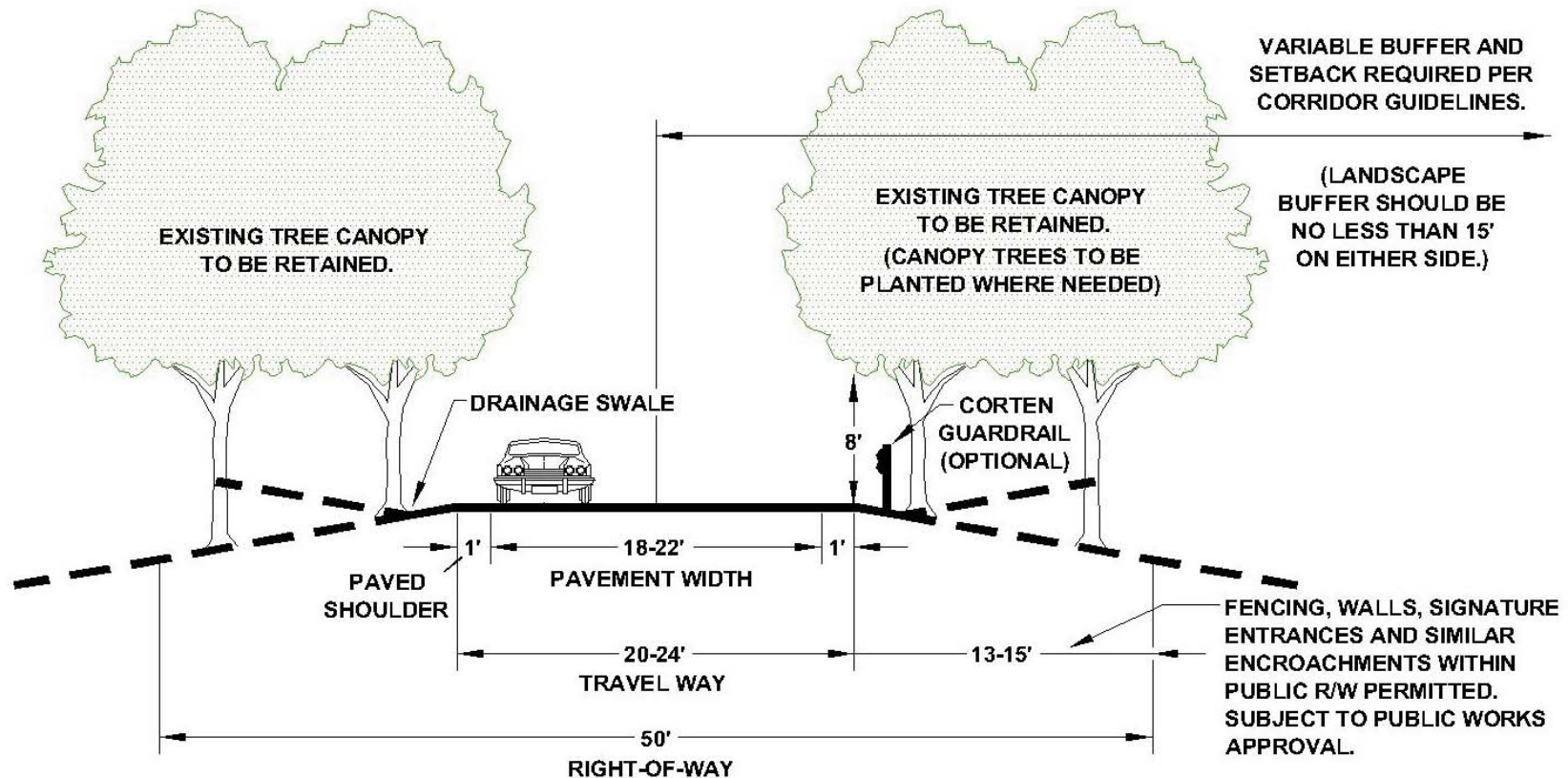


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# Wolf Pen Branch Neighborhood Plan

## Proposed Typical Street Section



**NOTE: NO SIDEWALKS REQUIRED. RECOMMENDATIONS IN THIS PLAN SHALL BE JUSTIFICATION FOR A WAIVER.**

# Wolf Pen Branch Neighborhood Plan

## Recommendations

The following recommendations are proposed to ensure the continued functionality of the corridor, improve public safety and maintain the road's rural character. All recommendations have been based on guidelines drawn from the existing Cornerstone 2020 plan for Jefferson County. The corresponding guideline is referenced after each recommendation.

1. Encourage the Planning Commission and the Department of Public Works to adopt a new Rural Secondary Road design standard as part of Chapter 6 of the Land Development Code. The new standard shall be as outlined in the Proposed Road Section on page 15. [GUIDELINE 7.7, 7.12](#)

2. Apply all applicable recommendations to all roadways within the WPBNSA. [GUIDELINE 7.7, 7.12](#)

3. Permit no curbs and gutters along existing roadways within the WPBNSA. [GUIDELINE 8.4, 8.12](#)

4. Require new access along Wolf Pen Branch Road to meet minimum sight distance requirements as established by the Department of Public Works. Changes necessary to meet these requirements in road layout, configuration, and width, as well as surrounding gradients and existing vegetation beyond those improvements set forth in this document shall not be permitted. [GUIDELINE 7.11, 8.10](#)

5. Use cor-ten steel guardrails with wooden posts as the design standard where guardrails are required. [GUIDELINE 8.1, 8.3, 8.4, 8.12](#)

6. Require no sidewalks on existing roadways within the WPBNSA with the exception of interior roads within platted subdivisions. As part of a justification for a sidewalk waiver, alternative pedestrian facilities, such as trails, shall be provided.

Such alternatives should avoid the use of curbs and gutters, and should be constructed to minimize impacts on existing trees and wildlife habitats. [GUIDELINE 8.3, 8.4, 9.1](#)

7. Implement designated roadway safety improvements to Wolf Pen Branch Road as outlined on the Suggested Roadway Improvements Exhibit on pages A-7 to A-9. Wolf Pen Branch Road should not be widened beyond two lanes. In lieu of standard road frontage improvements, future development shall contribute to corridor wide safety improvements on a proportionate basis. [GUIDELINE 7.2, 8.1, 8.3, 8.6, 8.7, 8.12](#)

8. Support the construction of a traffic circle at Chamberlain Lane and Wolf Pen Branch Road as a traffic calming measure for Chamberlain Lane as well as a functional and aesthetic gateway to the Wolf Pen Branch Neighborhood. The Wolf Pen Branch Road portion of this traffic circle will reflect its use as a neighborhood roadway and an entrance to a scenic roadway. The entrance to Wolf Pen Branch Road will be narrower than the other connections and will not have curb and gutter. [GUIDELINE 7.2](#)

9. Reclassify Wolf Pen Branch Road from the current Rural Secondary Road classification to one more characteristic of its use as a property access rather than as a through connector. [GUIDELINE 7.7, 7.12](#)



*Cor-Ten Guard Rail with Wood Post  
River Road*

10. Provide additional roadway safety signage alerting motorists of the designated speed and upcoming turning movements. [GUIDELINE 9.1, 9.3](#)

11. Encourage the multi-modal use of all roadways within the WPBNSA by joggers, bicyclists, and horse back riders by limiting roadway improvements which would increase the designated speed. [GUIDELINE 9.1, 9.3](#)

12. Work with the Ohio River Bridges Design Engineers and Metro Public Works to ensure the compatibility of over-pass and under-pass building materials with the rural character of the neighborhood. [GUIDELINE 3.1, 3.2, 3.9](#)

13. Prohibit the use of curbs and gutters on all planned roads and drives intersecting WPBNSA roadways with the exception of interior roads within platted subdivisions. [GUIDELINE 8.7, 8.12](#)

14. Work cooperatively with Metro Public Works regarding the closing of Chamberlain Lane in order to minimize impacts to surrounding residences and provide a compatible transition to Mint Spring Branch Road. [GUIDELINE 8.7, 8.12](#)

15. Enhanced landscaping and streetscape for Chamberlain Lane between Wolf Pen Branch Road and Mint Spring Branch Road shall be addressed as a part of the Chamberlain Lane street closing. [GUIDELINE 3.6, 13.7](#)

16. Replace the existing galvanized steel guardrail at Chamberlain Lane and Mint Spring Branch Road with a cor-ten steel guardrail with wood posts should a guardrail be needed upon closure of Chamberlain Lane. [GUIDELINE 8.1, 8.3, 8.4, 8.12](#)

17. Maintain the alignment and width of the existing roadways and preserve the existing vegetation on all roadways within the WPBNSA. [GUIDELINE 3.9](#)

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# Wolf Pen Branch Neighborhood Plan

## 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 Wolf Pen Branch Neighborhood.

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

- ▶ *Scenic Roadway Designation*- Create a scenic roadway designation for all of Wolf Pen Branch Road and Mint Spring Branch Road to ensure future protection of the rural character of the road.
- ▶ *New Form District*- Establish a Task Force with county wide representation to develop guidelines and policies for a new rural residential form district for application throughout Jefferson County that promotes

historic and environmental sensitivity and focuses on the preservation of the character defining elements within its rural communities. The new form district should allow for site specific as well as blanket regulations.

- ▶ *Conservation Subdivision*- Include a conservation subdivision provision in the Land Development Code to promote flexible, creative design in order to preserve open space, minimize impacts to adjoining neighbors, enhance scenic corridor view sheds and protect historic, cultural, archeological and natural resources, including farmlands, water bodies, wetlands and wildlife habitats. This provision shall maintain or decrease present densities and shall allow smaller lot sizes to be balanced by the set aside of large areas of permanently protected open spaces.
- ▶ *Communication with Utilities*- Establish a methodology for communication with utility

companies regarding future expansion within the study area and develop practical solutions to minimize construction impacts.

The following table lists each recommendation with the responsible agencies and a projected time frame for implementation.

### Legend:

- PDS- Planning and Design Services
- N- Neighbors
- HLA- Historic Landmarks Assoc.
- PW- Public Works
- MSD- Metropolitan Sewer District
- LG&E- Louisville Gas & Electric
- KTC- Kentucky Transportation Cabinet
- LWC- Louisville Water Company
- HD- Health Department

## Recommendations Table

<b>Policy and Program</b>	<b>Agency</b>	<b>Time</b>
1. Promote the voluntary use of conservation easements and open space buffers as a means to protect existing homesteads and historic properties.	PDS	LONG
2. Pursue a National Register of Historic Places nomination for all or portions of the neighborhood.	N, HLA	LONG
3. Promote the adaptive re-use of older historic homes and properties which retain the character of the original use such as single family residences, community facilities or bed and breakfasts.	PDS, N, HLA	LONG
4. Recognize historically significant landmarks and sites through the placement of historic markers.	PDS, N, HLA	SHORT
5. Apply all applicable recommendations to all roadways within the Wolf Pen Branch Neighborhood Study Area. (WPBNSA)	PDS	LONG
6. Support the construction of a traffic circle at Chamberlain Lane and Wolf Pen Branch Road as a traffic calming measure for Chamberlain Lane as well as a functional and aesthetic gateway to the Wolf Pen Branch Neighborhood. The Wolf Pen Branch Road portion of this traffic circle will reflect its use as a neighborhood roadway and an entrance to a scenic roadway. The entrance to Wolf Pen Branch Road will be narrower than the other connections and will not have curb and gutter.	N, PW	SHORT

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<b>Infrastructure and Capital Projects</b>	<b>Agency</b>	<b>Time</b>
1. Reduce light pollution by requiring Dark-Sky compliant lighting, such as the GE Salem Lantern, which limits street lights to no more than 5000 lumens.	LG&E	LONG
2. Permit no curbs and gutters along existing roadways within the WPBNSA.	PW	SHORT
3. Require new access along Wolf Pen Branch Road to meet minimum sight distance requirements as established by the Department of Public Works. Changes necessary to meet these requirements in road layout, configuration, and width, as well as surrounding gradients and existing vegetation beyond those improvements set forth in this document shall not be permitted.	PDS, PW	LONG
4. Use cor-ten steel guardrails with wooden posts as the design standard where guardrails are required.	PW	SHORT
5. Replace the existing galvanized steel guardrail at Chamberlain Lane and Mint Spring Branch Road with a cor-ten steel guardrail with wood posts should a guardrail be needed upon closure of Chamberlain Lane.	PW	SHORT
6. Implement designated roadway safety improvements to Wolf Pen Branch Road as outlined on the Suggested Roadway Improvements Exhibit on pages A-7 to A-9. Wolf Pen Branch Road should not be widened beyond two lanes. In lieu of standard road frontage improvements, future development shall contribute to corridor wide safety improvements on a proportionate basis.	PW	LONG
7. Provide additional roadway safety signage alerting motorists of the designated speed and upcoming turning movements.	PW	SHORT
8. Encourage the multi-modal use of all roadways within the WPBNSA by joggers, bicyclists, and horse back riders by limiting roadway improvements which would increase the designated speed.	PDS, PW	LONG
9. Work with the Ohio River Bridges Design Engineers and Metro Public Works to ensure the compatibility of over-pass and under-pass building materials with the rural character of the neighborhood.	PW, KTC	SHORT
10. Prohibit the use of curbs and gutters on all planned roads and drives intersecting WPBNSA roadways with the exception of interior roads within platted subdivisions.	PW	LONG
11. Work cooperatively with Metro Public Works regarding the closing of Chamberlain Lane in order to minimize impacts to surrounding residences and provide a compatible transition to Mint Spring Branch Road.	PW	SHORT
12. Enhanced landscaping and streetscape for Chamberlain Lane between Wolf Pen Branch Road and Mint Spring Branch Road shall be addressed as a part of the Chamberlain Lane street closing. GUIDELINE 3.6, 13.7	PW	SHORT
13. Establish a methodology for communication with utility companies regarding future expansion within the study area and develop practical solutions to minimize construction impacts.	LG&E, LWC, MSD	LONG
14. Maintain the alignment and width of the existing roadways and preserve the existing vegetation on all roadways within the WPBNSA.	PW	LONG

<b>Cornerstone 2020 and The Land Development Code</b>	<b>Agency</b>	<b>Time</b>
1. Allow no attached residential housing due to incompatibility with the existing neighborhood and limited roadway and infrastructure capacity. (See Land Use Recommendations Map on page 11)	PDS	SHORT
2. Restrict future development to single family residential use and limit future non-residential development to the reuse of existing non-residentially zoned areas at River Road with a high standard of architectural design and a scale consistent with surrounding residences.	PDS	SHORT
3. Support the Planning Commission's and Health Department's efforts to develop standards and policies for conservation subdivisions which promote flexible, creative design in order to preserve open space, minimize impacts to adjoining neighbors, enhance scenic corridor view sheds and protect historic, cultural, archeological and natural resources, including scenic view sheds, farmlands, water bodies, wetlands and wildlife habitats.	PDS, HD	SHORT
4. Require the planting of 3 new trees at 3" in caliper for each existing 8" tree which is removed within the landscape buffer area.	PDS	SHORT
5. 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.	PDS	SHORT

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6. Implement context-specific landscape buffer and building setbacks in accordance with the Matrix on page 13 for Wolf Pen Branch Road and maintain historic setbacks for all roadways within the WPBNSA. All healthy trees within the required landscape buffer must be preserved.	PDS	SHORT
7. 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
8. Limit the use of evergreen trees. Where necessary, evergreens shall be limited to 25% of the plant palate. Species such as cedar, arborvitae, or junipers shall be used rather than white pines or spruces to maintain a natural, un-sheared growth habit.	PDS	SHORT
9. Require the use of architectural features such as four board horse fencing, and split rail fencing rather than solid wood, vinyl or wrought iron fencing. Use native stone and brick walls and columns rather than manufactured stone walls and columns.	PDS	SHORT
10. Because this is the predominant pattern in the WPBNSA, orient new homes so that the front façade faces the road. Houses adjacent to Wolf Pen Branch Road, Mint Spring Branch Road, Spring Farm Road or Chamberlain Lane, shall face those roads. Garage doors shall not be a part of the front façade and detached garages shall be located no less than 15 feet beyond the furthest point of the rear facade.	PDS	SHORT
11. Limit subdivision entrances to two lane roads rather than boulevard entrances.	PDS, PW	SHORT
12. Limit signature entrances to 4' in height and 30' in length. Walls shall be constructed of native stone or brick with wood fencing rather than manufactured stone and wrought iron fencing. They shall be lighted with ground-mounted fixtures, not lantern or pole mounted fixtures. Prohibit the lighting of plants.	PDS, LG&E	SHORT
13. Encourage the Planning Commission and the Department of Public Works to adopt a new Rural Secondary Road design standard as part of Chapter 6 of the Land Development Code. The new standard shall be as outlined in the Proposed Road Section on page 15.	PDS, PW	LONG
14. Require no sidewalks on existing roadways within the WPBNSA with the exception of interior roads within platted subdivisions. As part of a justification for a sidewalk waiver, alternative pedestrian facilities, such as trails, shall be provided. Such alternatives should avoid the use of curbs and gutters, and should be constructed to minimize impacts on existing trees and wildlife habitats.	PDS, PW	SHORT
15. Reclassify Wolf Pen Branch Road from the current Rural Secondary Road classification to one more characteristic of its use as a property access rather than as a through connector.	PDS, PW	SHORT
16. Create a scenic roadway designation for all of Wolf Pen Branch Road and Mint Spring Branch Road to ensure future protection of the rural character of the road.	PDS, PW	SHORT
17. Establish a Task Force with county wide representation to develop guidelines and policies for a new rural residential form district for application throughout Jefferson County that promotes historic and environmental sensitivity and focuses on the preservation of the character defining elements within its rural communities. The new form district should allow for site specific as well as blanket regulations.	PDS	SHORT
18. Include a conservation subdivision provision in the Land Development Code to promote flexible, creative design in order to preserve open space, minimize impacts to adjoining neighbors, enhance scenic corridor view sheds and protect historic, cultural, archeological and natural resources, including farmlands, water bodies, wetlands and wildlife habitats. This provision shall maintain or decrease present densities and shall allow smaller lot sizes to be balanced by the set aside of large areas of permanently protected open spaces.	PDS	SHORT
19. The Planning Commission & MSD should develop appropriate guidelines for stream health which shall include water quality, velocity and volume to preserve the Harrods Creek, Wolf Pen Branch and Mint Spring Branch watershed. Minimally invasive techniques such as developing impervious cover guidelines, promoting ground water recharge and managing concentrated runoff are preferred.	PDS, MSD	LONG
20. Maintain densities not to exceed the very low density threshold of the Comprehensive Plan (1 unit per acre gross density) in order to preserve existing housing patterns consistent with the historic rural character of the neighborhood to protect the existing homesteads and historic properties.	PDS, MSD	LONG
21. Use cor-ten steel guardrails with wooden posts as the design standard where guardrails are required.	PW	SHORT



# Wolf Pen Branch Neighborhood Plan

## Executive Summary

### Vision Statement

*The Wolf Pen Branch Neighborhood, also referred to as the Wolf Pen Branch Neighborhood Study Area (WPBNSA), including Wolf Pen Branch Road, Mint Spring Branch Road, Chamberlain Lane connecting the two, as well as Spring Farm Road and all roadways within the WPBNSA will remain a unique rural setting in Metro Louisville with winding tree covered roads and historic single family homesteads. Our vision is to steward this neighborhood so that it will continue to provide the public a scenic, historic, environmental and cultural resource.*

*The character of Wolf Pen Branch Road, Mint Spring Branch Road, Spring Farm Road, and all roadways within the WPBNSA will be maintained by preserving the alignment and width of the existing roadways. New development within the neighborhood should conform to the existing scenic roadway alignments, be compatible with the existing rural residential development pattern and safeguard the scenic, environmental, historic and cultural resources of the Wolf Pen Branch Neighborhood. Chamberlain Lane should be enhanced as a transition roadway within the Wolf Pen Branch neighborhood.*

In order to sensitively integrate future growth while protecting all resources, this Neighborhood Plan considers the following:

- ▶ Maintain the existing rural road alignment and character along all roadways within the WPBNSA.

- ▶ Improve public safety while eliminating curbing, sidewalks and excessive pavement widening.
- ▶ Maintain densities not to exceed the very low density threshold of the Comprehensive Plan (1 unit per acre gross density).
- ▶ Encourage very low to extremely low density housing patterns and cluster lots to protect steep hillsides, streams, mature tree canopy and the rural character.
- ▶ Encourage woodland/tree canopy protection.
- ▶ Preserve existing view sheds and vistas on all roadways within the WPBNSA.
- ▶ Preserve the established pattern of home setbacks and orientations for all roadways within the WPBNSA.
- ▶ Restore and protect historic and cultural resources within the study area.
- ▶ Ensure compatibility of architectural features (fences, walls, signage, etc.) with those most historically prominent in the area.
- ▶ Encourage stream health which shall include water quality, velocity and volume of Wolf Pen Branch and other waterways.

### Summary of Recommendations

The Executive Summary, including the Summary of Recommendations will be added to the “Cornerstone 2020 Comprehensive Plan”. The attached “Land Use Recommendations Map” also becomes a part of the Cornerstone 2020 Comprehensive Plan. For a complete list of recommendations for the Wolf Pen Branch Neighborhood Plan, please refer to the Recommendations Table on pages 17-19.

### Land Use/Community Form

1. Allow no attached residential housing due to incompatibility with the existing neighborhood and limited roadway and infrastructure capacity. (See Land Use Recommendations Map on page 11)

**GUIDELINE 3.1, 3.2, 3.3, 3.6, 3.11**

2. Restrict future development to single family residential use and limit future non-residential development to the reuse of existing non-residentially zoned areas at River Road with a high standard of architectural design and a scale consistent with surrounding residences. **GUIDELINE 3.1, 3.2, 3.3, 3.11**

3. Support the Planning Commission's and Health Department's efforts to develop standards and policies for conservation subdivisions which promote flexible, creative design in order to preserve open space, minimize impacts to adjoining neighbors, enhance scenic corridor view sheds and protect historic, cultural, archeological and natural resources, including scenic view sheds, farmlands, water bodies, wetlands and wildlife habitats. **GUIDELINE 3.3, 4.1-4.7, 5.1, 5.5, 5.6**

4. Require the planting of 3 new trees at 3” in caliper for each existing 8” tree which is removed within the landscape buffer area. **GUIDELINE 13.5, 13.7**

5. 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. **GUIDELINE 13.3, 13.5, 13.7, 5.1**

6. Implement context-specific landscape buffer and building setbacks in accordance

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with the Matrix on page 13 for Wolf Pen Branch Road and maintain historic setbacks for all roadways within the WPBNSA. All healthy trees within the required landscape buffer must be preserved. **GUIDELINE 3.9, 3.23, 13.1, 13.6, 5.1, 5.2, 5.4, 5.5**

7. 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. **GUIDELINE 13.1, 13.2**

8. Limit the use of evergreen trees. Where necessary, evergreens shall be limited to 25% of the plant palate. Species such as cedar, arborvitae, or junipers shall be used rather than white pines or spruces to maintain a natural, un-sheared growth habit. **GUIDELINE 13.1, 13.2**

9. Require the use of architectural features such as four board horse fencing, and split rail fencing rather than solid wood, vinyl or wrought iron fencing. Use native stone and brick walls and columns rather than manufactured stone walls and columns. **GUIDELINE 3.1, 3.2, 3.3, 5.2, 5.3**

10. Because this is the predominant pattern in the WPBNSA, orient new homes so that the front facade faces the road. Houses adjacent to Wolf Pen Branch Road, Mint Spring Branch Road, Spring Farm Road or Chamberlain Lane, shall face those roads. Garage doors shall not be a part of the front facade and detached garages shall be located no less than 15 feet beyond the furthest point of the rear facade. **GUIDELINE 3.1, 3.2, 3.3, 5.3**

11. Limit subdivision entrances to two lane roads rather than boulevard entrances. **GUIDELINE 3.1, 3.9**

12. Limit signature entrances to 4' in height and 30' in length. Walls shall be constructed of native stone or brick with wood fencing rather than manufactured stone and

wrought iron fencing. They shall be lighted with ground-mounted fixtures, not lantern or pole mounted fixtures. Prohibit the lighting of plants. **GUIDELINE 3.1, 3.2, 3.9, 3.28, 3.8**

13. The Planning Commission and MSD should Develop appropriate guidelines for stream health which shall include water quality, velocity and volume to preserve the Harrods Creek, Wolf Pen Branch and Mint Spring Branch watershed. Minimally invasive techniques such as developing impervious cover guidelines, promoting ground water recharge and managing concentrated runoff are preferred. **GUIDELINE 10.11, 11**

14. Maintain densities not to exceed the very low density threshold of the Comprehensive Plan (1 unit per acre gross density) in order to preserve existing housing patterns consistent with the historic rural character of the neighborhood and to protect the existing homesteads and historic properties. **GUIDELINE 3.1, 5.1, 5.2**

15. Reduce light pollution by requiring Dark-Sky compliant lighting, such as the GE Salem Lantern, which limits street lights to no more than 5000 lumens. **GUIDELINE 3.8**

## **Mobility**

1. Encourage the Planning Commission and the Department of Public Works to adopt a new Rural Secondary Road design standard as part of Chapter 6 of the Land Development Code. The new standard shall be as outlined in the Proposed Road Section on page 15. **GUIDELINE 7.7, 7.12**

2. Require no sidewalks on existing roadways within the WPBNSA with the exception of interior roads within platted subdivisions. As part of a justification for a sidewalk waiver, alternative pedestrian facilities, such as trails, shall be provided.

Such alternatives should avoid the use of curbs and gutters, and should be constructed to minimize impacts on existing trees and wildlife habitats. **GUIDELINE 8.3, 8.4, 9.1**

3. Reclassify Wolf Pen Branch Road from the current Rural Secondary Road classification to one more characteristic of its use as a property access rather than as a through connector. **GUIDELINE 7.7, 7.12**

4. Use cor-ten steel guardrails with wooden posts as the design standard where guardrails are required. **GUIDELINE 8.1, 8.3, 8.4, 8.12**

## **Implementation**

1. Create a scenic roadway designation for all of Wolf Pen Branch Road and Mint Spring Branch Road to ensure future protection of the rural character of the road.

2. Establish a Task Force with county wide representation to develop guidelines and policies for a new rural residential form district for application throughout Jefferson County that promotes historic and environmental sensitivity and focuses on the preservation of the character defining elements within its rural communities. The new form district should allow for site specific as well as blanket regulations.

3. Include a conservation subdivision provision in the Land Development Code to promote flexible, creative design in order to preserve open space, minimize impacts to adjoining neighbors, enhance scenic corridor view sheds and protect historic, cultural, archeological and natural resources, including farmlands, water bodies, wetlands and wildlife habitats. This provision shall maintain or decrease present densities and shall allow smaller lot sizes to be balanced by the set aside of large areas of permanently protected open spaces.



# **APPENDICES**

A. Additional Maps

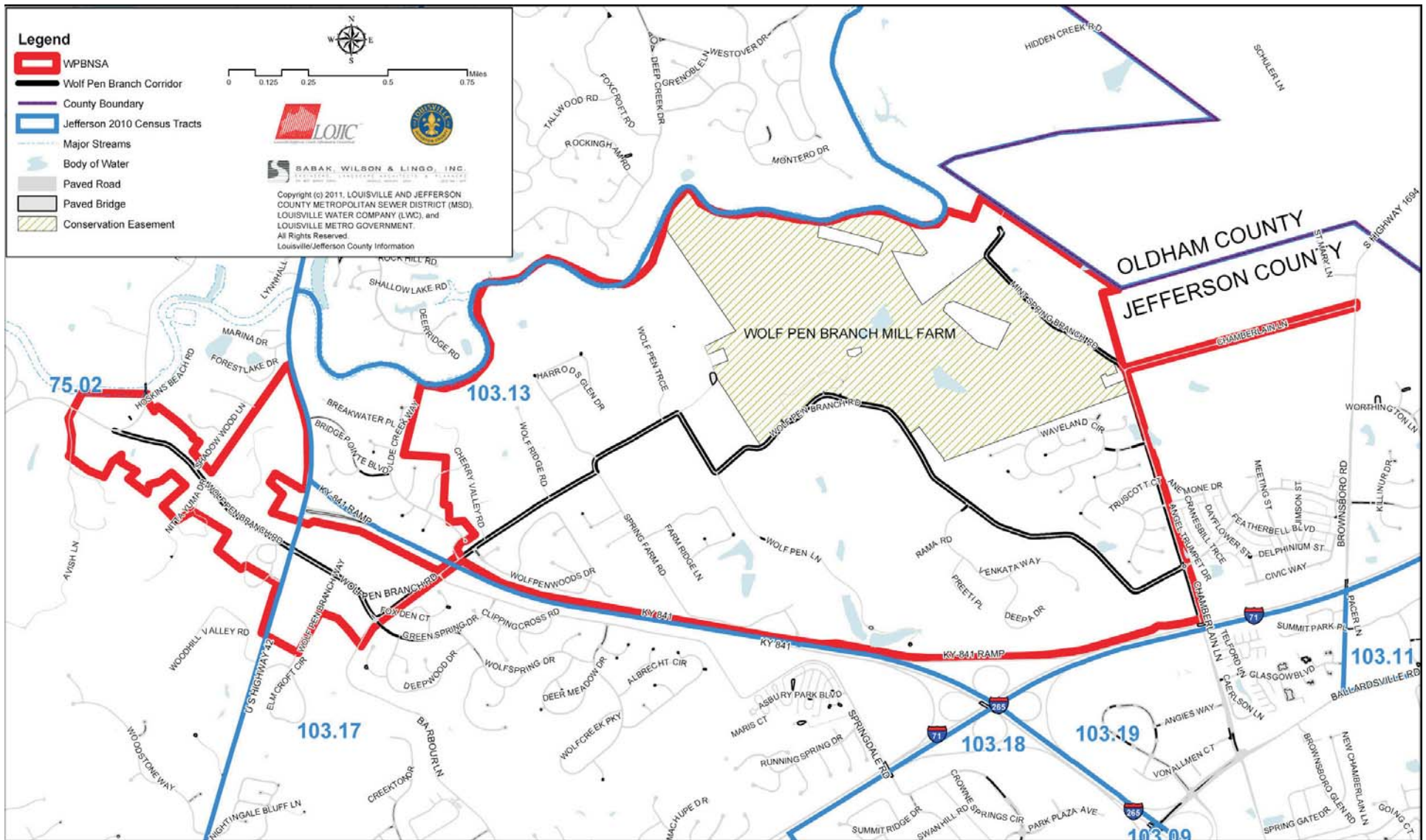
B. Photo Study

Acknowledgements



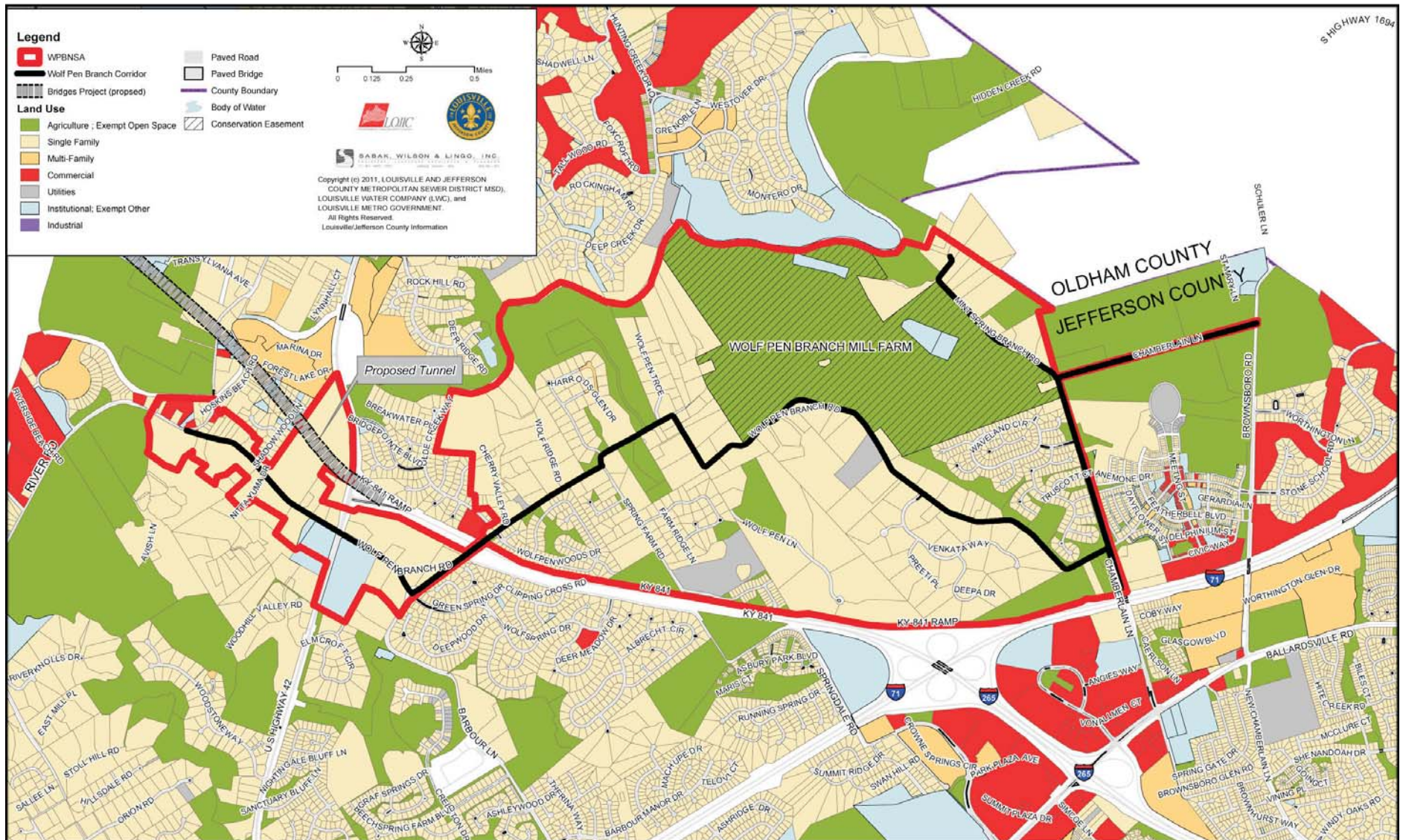
# Appendix A: Additional Maps

## Census Data



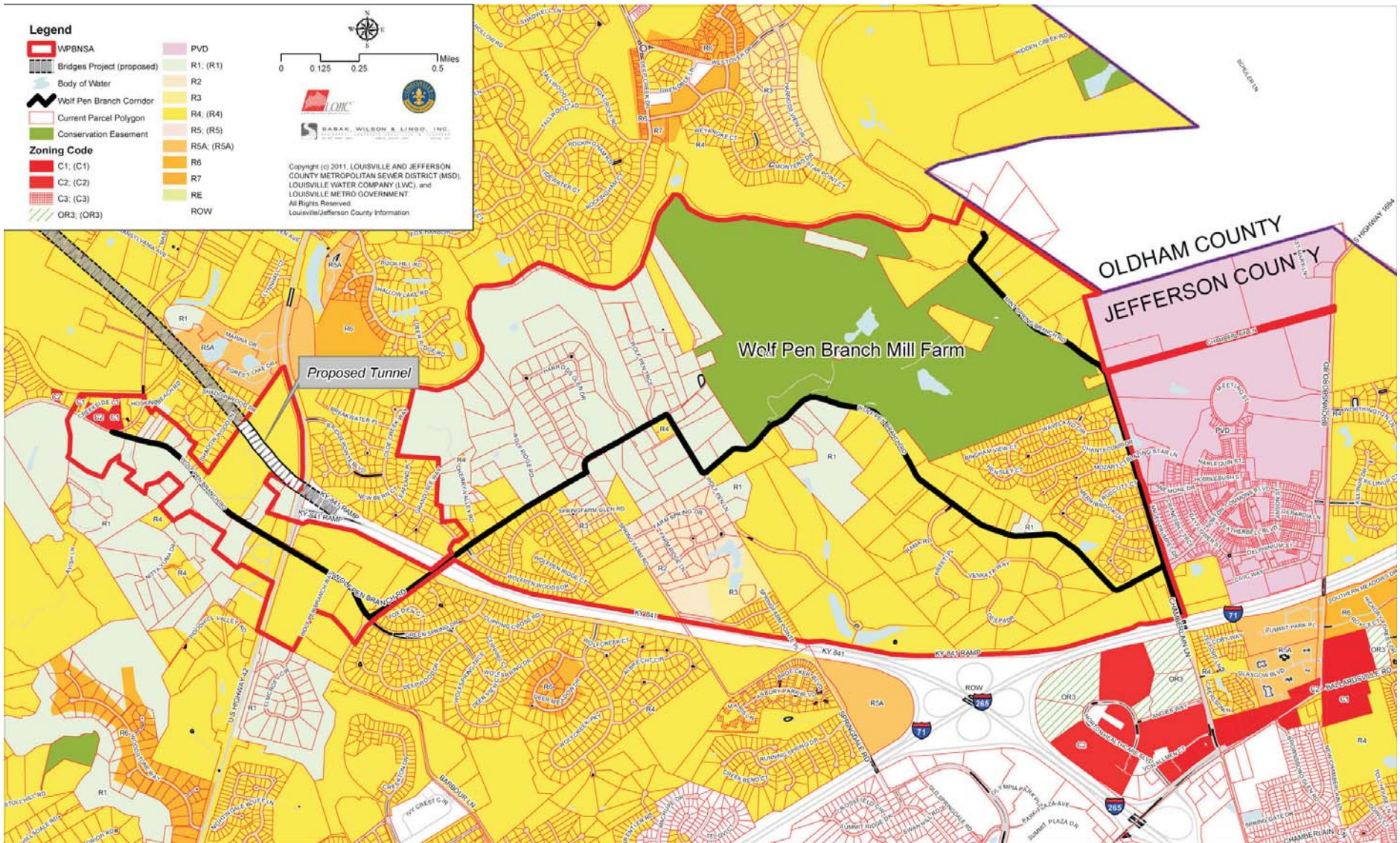
# Appendix A: Additional Maps

## Land Use



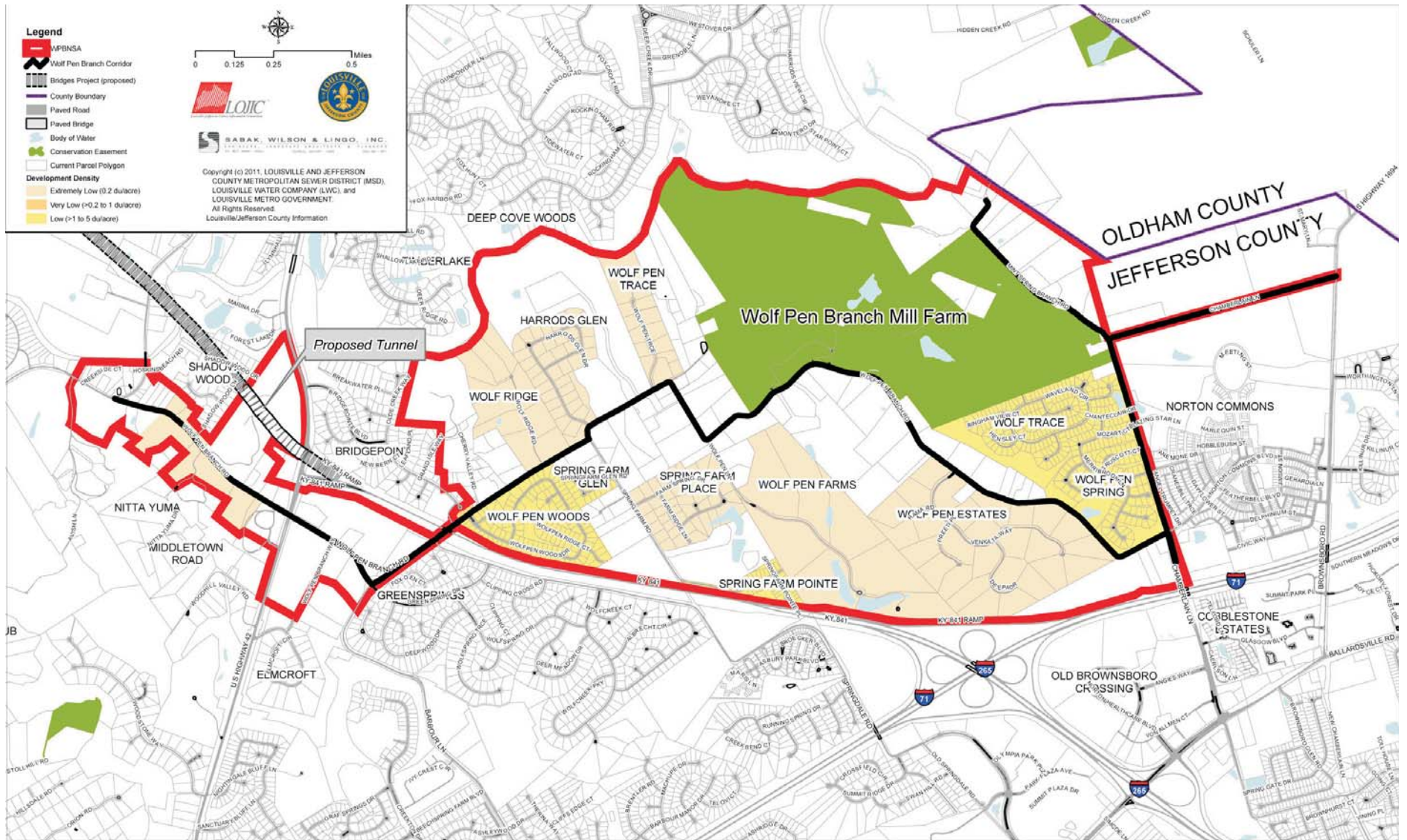
# Appendix A: Additional Maps

## Zoning



# Appendix A: Additional Maps

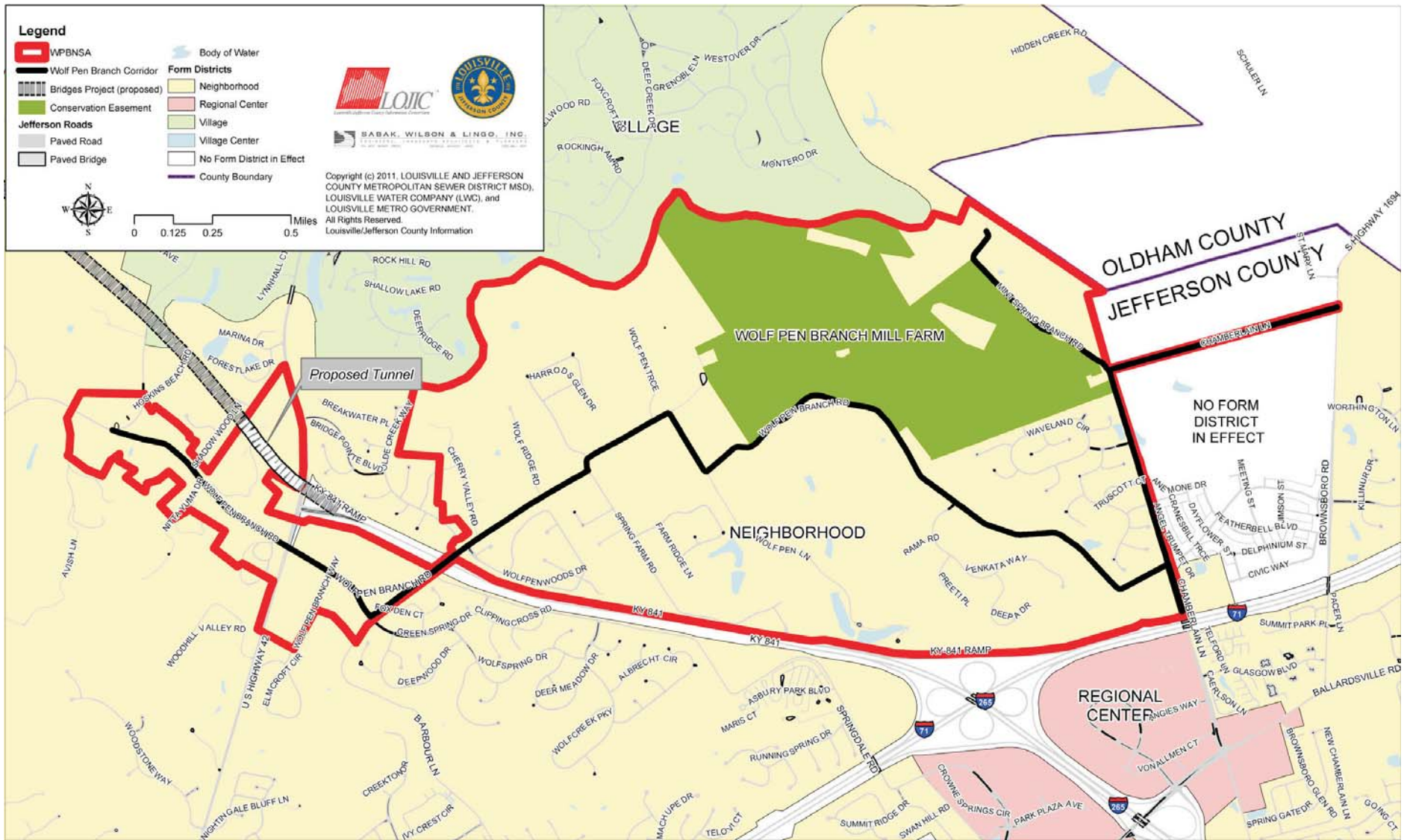
## Development Pattern





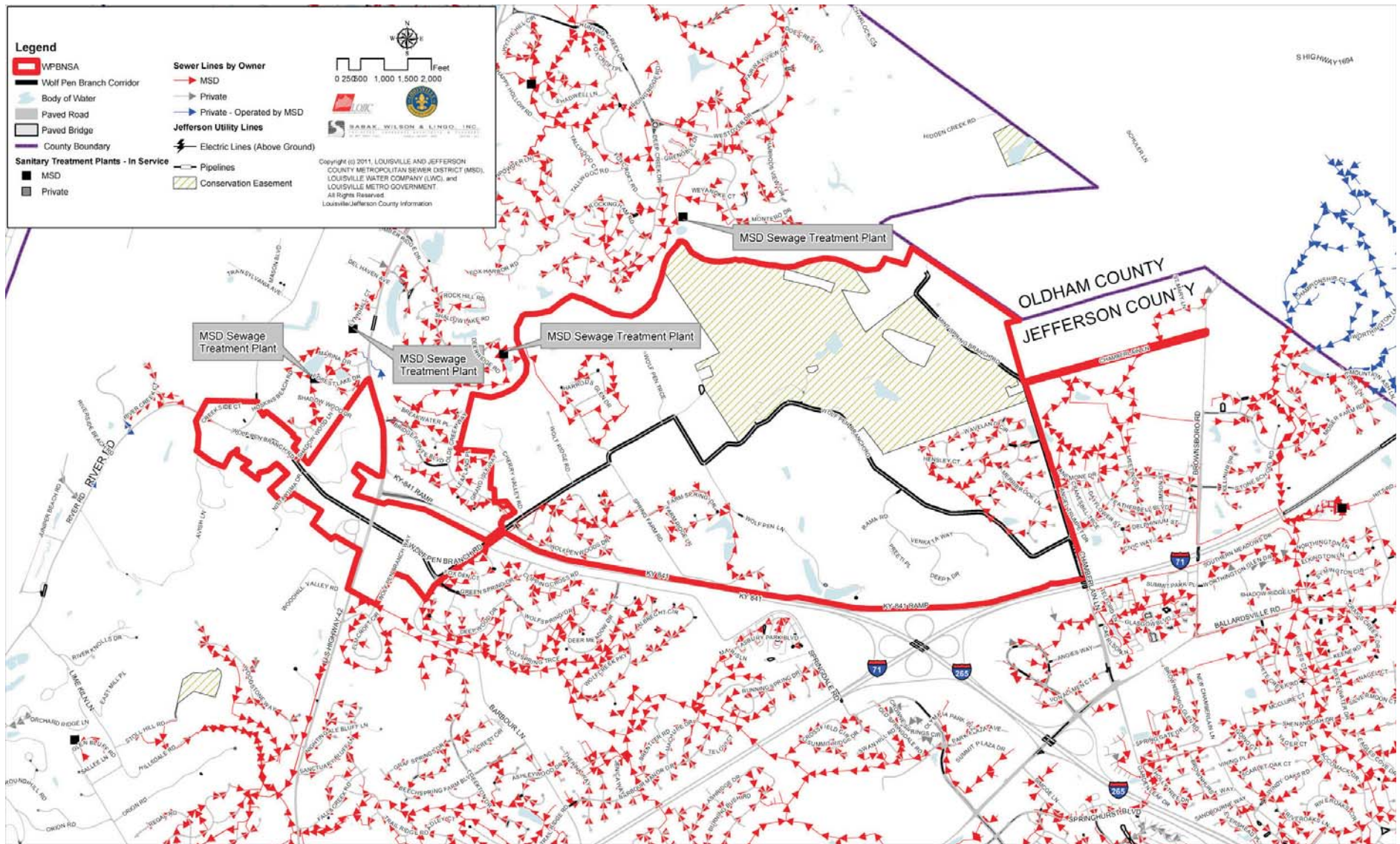
# Appendix A: Additional Maps

## Form District



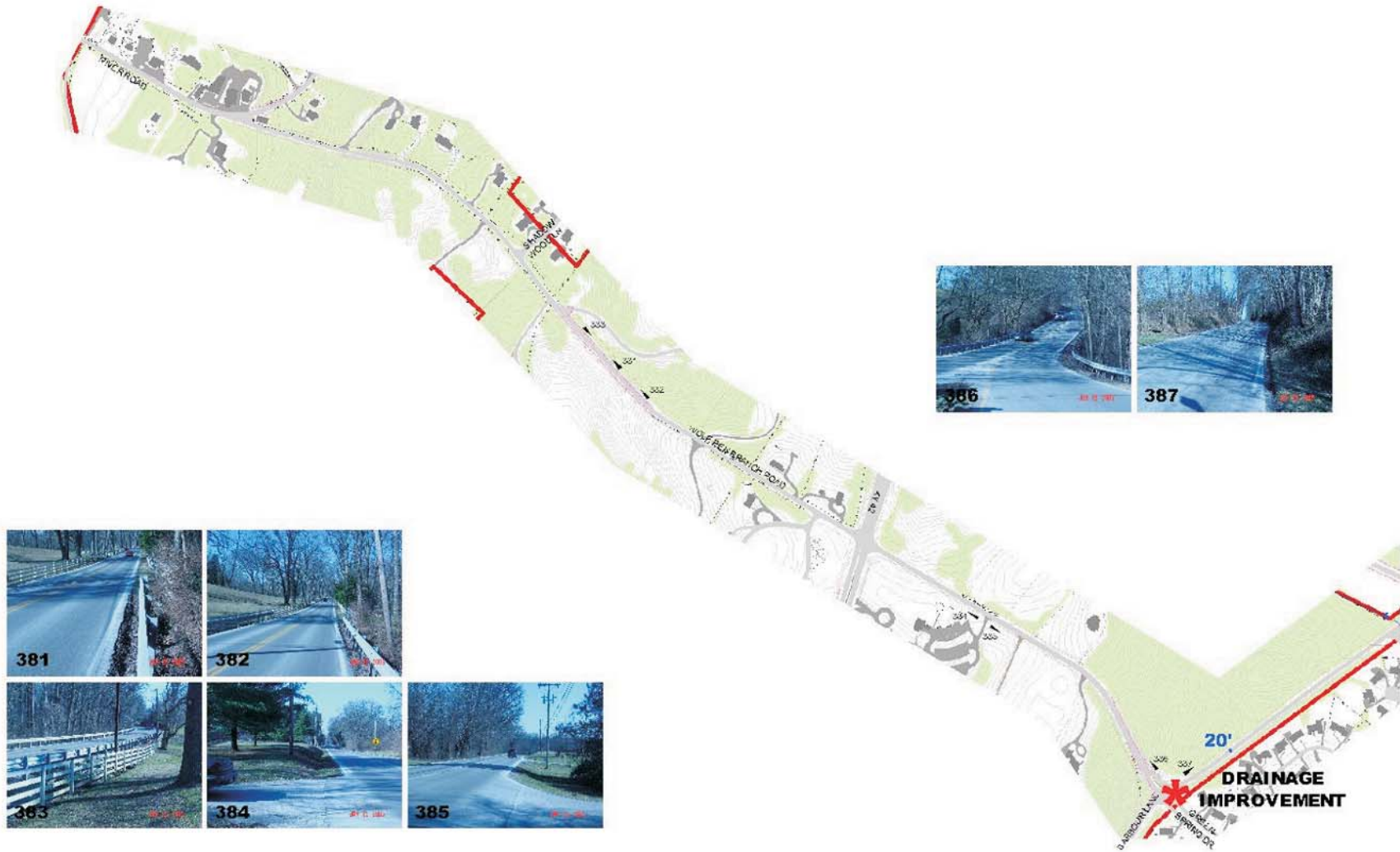
# Appendix A: Additional Maps

## Community Services



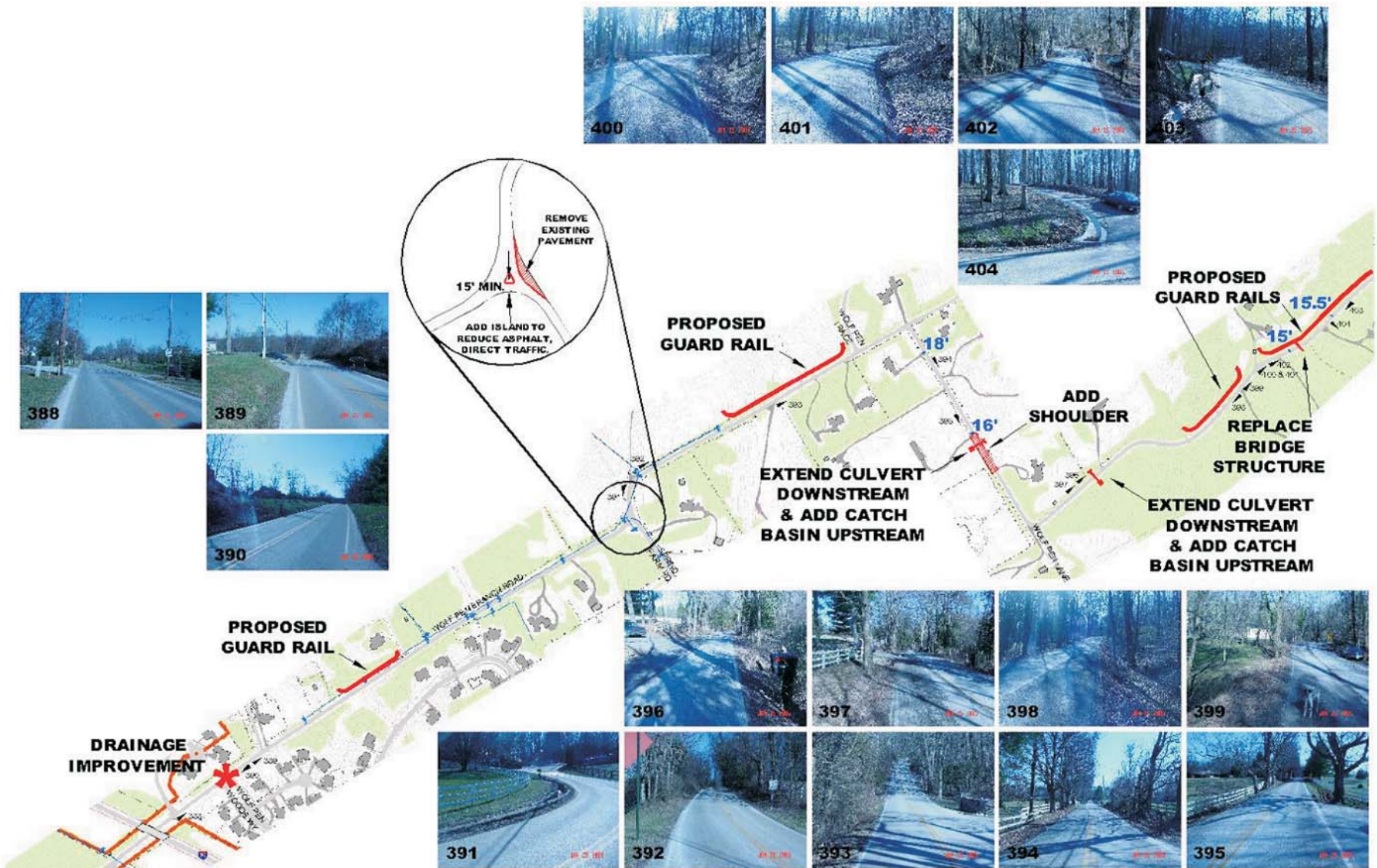
# Appendix A: Additional Maps

## *Suggested Road Improvements A*



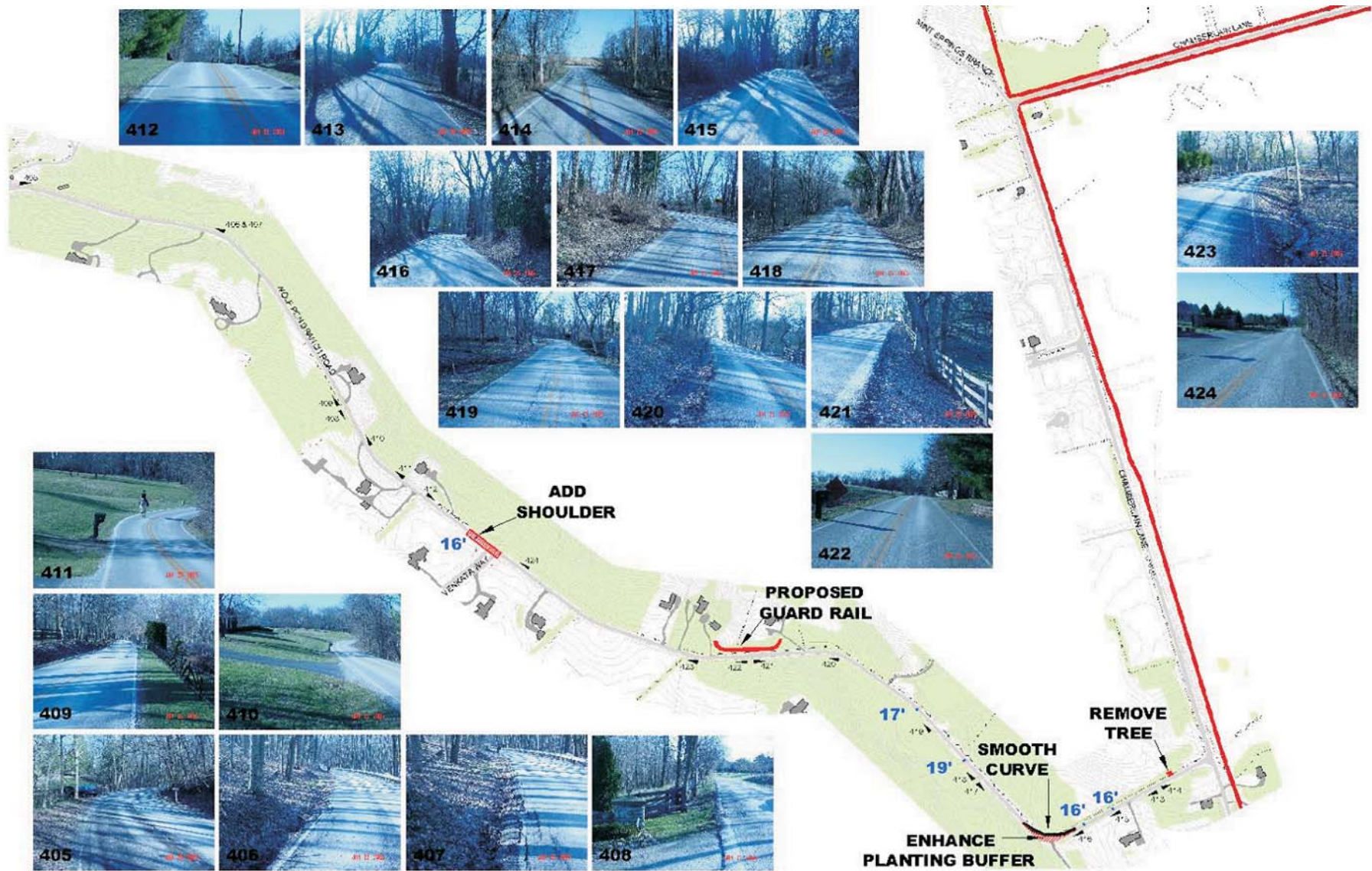
# Appendix A: Additional Maps

## Suggested Road Improvements B



# Appendix A: Additional Maps

## Suggested Road Improvements C



# Appendix B: Photo Study

## Photo Key



During the research phase of the project, many photographs were taken to document the key elements that define the character of the Wolf Pen Branch Neighborhood, as well as those that detract from that character.

The numbers on the key above correspond with the numbered photographs on the following pages and give a general location of each. The following list gives a brief description of each photo.

### Wolf Pen Branch Road

1. Typical road with embankment
2. Typical road with horse fence
3. House facing Wolf Pen Branch Road
4. Private driveway

5. Shadow Wood signature entrance
6. Typical house in Shadow Wood
7. Typical Winding Road
8. Private drive to Drumanard Property
9. St. Francis in the Fields Episcopal Church
10. School bus on road
11. Greenspring signature entrance
12. Enhanced planting buffer
13. I-265 overpass
14. Wolf Pen Woods signature entrance
15. Solid wood fence close to road
16. Typical road
17. Iron fence close to road
18. Typical road needing repair
19. S-curve in road
20. Driveway to Fincastle property
21. Old drainage trench
22. Runner on multi modal road
23. Typical road
24. House facing Wolf Pen Branch Road
25. Log cabin facing Wolf Pen Branch Road
26. Private Driveway
27. Horse Fence near sharp turn
28. Typical road with thick tree cover
29. Typical road with tree cover
30. Typical road with mailbox
31. Private driveway
32. Road with guardrail and embankment
33. Road with guardrail
34. Typical stone wall
35. House facing Wolf Pen Branch Road
36. Typical road with power lines

- 37. Wolf Pen Estates signature entrance
- 38. Wolf Pen Estates signature entrance
- 39. Garage facing street with heavy planting
- 40. Typical road
- 41. Typical road
- 42. Wolf Pen Branch parallel to road
- 43. Waterfall next to road
- 44. Close up of water fall
- 45. Typical road with signage

**Chamberlain Lane**

- 46. Typical Road
- 47. Typical Road

- 48. Wolf Trace signature entrance
- 49. Typical Road
- 50. Typical Road
- 51. Future Norton Commons
- 52. Future Norton Commons

**Mint Springs Branch Road**

- 53. Entrance to Mint Springs Branch Road
- 54. Sign at Mint Springs Branch Entrance
- 55. Mint Spring
- 56. Looking toward Chamberlain Lane
- 57. Typical road with horse fence
- 58. Typical Road

- 59. Stone culvert under driveway
- 60. Old Barn on Wolf Pen Mill Farm
- 61. Horses near road
- 62. Typical winding road
- 63. Typical tree covered road
- 64. Typical road with traffic calming signage
- 65. Stone column at private drive
- 66. Stone wall and Horse Fence
- 67. Horse fence and barn
- 68. Gate leading to former Burgomeyer Mill
- 69. Spring House on Mint Spring Branch













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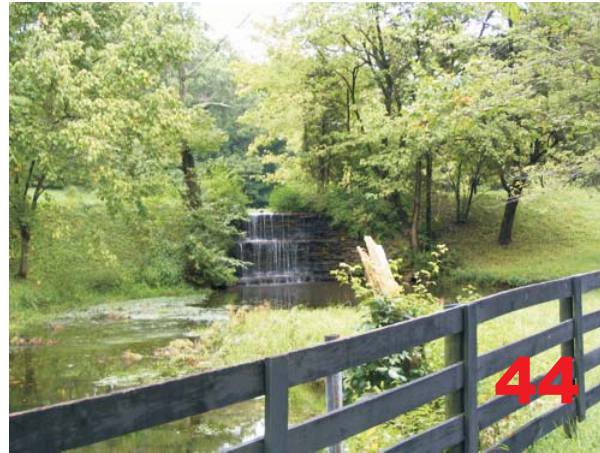
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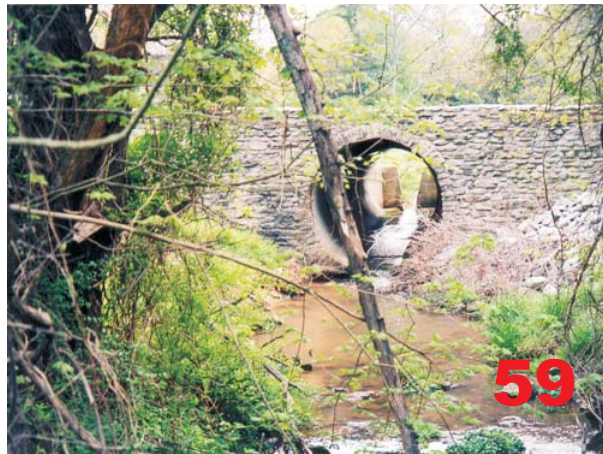


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# Acknowledgements

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Debbie Carroll, Legislative Assistant to Metro Councilman Kelly Downard