

Highlands-Douglass Neighborhood Plan-Outlined

2005, Approved 3/28/06

Vision Statement

- Diverse, stable residential neighborhood
- Park-like nature
- Historic character
- Expanded transportation network
- Safe, unified neighborhood
- Well integrated retail properties along Bardstown and Taylorsville Roads
- Symbiotic relationships with community resources

Neighborhood Identity

- The history of the HD Neighborhood follows that of the city. Initially the area was farmland and scattered family estates. The extension of the streetcar line brought development, and subdivisions occurred in the early 1900's along Douglass Blvd. A building boom following WWI brought other subdivisions including: Lauderdale, Kenilworth, Woodbourne, Weber, and Kaelin. The eastern part of HD developed between 1938 and 1952 as reflected in the architectural styles on Carolina, Moyle Hill, Millvale, and Valletta.
- Defining characteristics of HD include eclectic architectural styles which reflect the development of the neighborhood, diverse land use, mature trees, commercial corridors, houses of worship, a park, police station, and community center, as well as an active neighborhood association and recurrent events.

Land Use

- HD represents an area just over 412 acres with 79% single family residential use, 8% multi-family residential use, 5% public use, and 1% parks/open space. (2% vacant)
- The pattern and form of HD has evolved over time in response to historic patterns of development and topography with subdivisions resulting in various lot sizes, and the hillier eastern portion resulting in larger lot sizes with curvilinear streets.
- There are three form districts in HD: Neighborhood (most), Traditional Neighborhood (Spring/Lauderdale to Bardstown and the area bound by Woodbourne, Wallace, Taylorsville and Bardstown), and Traditional Marketplace Corridor (the area along Bardstown Road.)

- A portion of the neighborhood falls within a National Register District bound by Bardstown Road, the alley between Douglass and Woodbourne, Ellerbe and along the property line between Signature Health and the lots on Village Drive. The district extends beyond our boundary on Speed.
- The HD neighborhood has 10 zoning districts. 80% is zoned R5, Single Family allowing 7.26 dwellings per acre. (Other zones are not listed in text and the map is illegible.)
- Commercial uses are confined to the Bardstown and Taylorsville Road corridors.
- Institutional uses are found throughout including houses of worship, the community center, the police substation, and a retirement facility.

Mobility Objectives

- Encourage walking/bicycling
- Safer access to Cherokee Park
- Accessibility to transit
- Safer crossing of Bardstown Road

Plan Implementation

Neighborhood Pattern and Form Recommendations

LU1. Revise Traditional Neighborhood Form District to include portions of neighborhood currently designated as Neighborhood Form.		
LU2. Expand the boundaries of the Traditional Marketplace Corridor to include Taylorsville Road up to the beginning of residential property areas.		
LU3. Expand the Bardstown Road Overlay District to include the property at 2001 Lauderdale Road on the north side of Bardstown Road within the Highlands-Douglass neighborhood currently missing from District.		
LU4. Extend the Bardstown Road Overlay District standards a suitable distance down major cross streets from Bardstown Road to provide an appropriate transition from higher to lower intensive uses.		
LU5. Pursue an area-wide rezoning to match the current land use pattern and density (ie. R4 zoning) for the section of the neighborhood in the Neighborhood Form District, zoned R5, and not proposed as “New Traditional Form District”		
LU6. Review and revise as needed the infill standards within the Land Development Code for the Neighborhood Form District to increase architectural compatibility of new and/or redevelopment of residential property.		
LU7. Develop and implement a street tree master plan for the neighborhood to orchestrate tree selection, location, and care.	Beautification	Initiated
LU8. Maintain a strong neighborhood association through dues, activities, and support for other neighborhood associations.	Board	Ongoing

LU9. Maintain relationships with community resources including: community center, religious institutions, police station, neighborhood associations, vendors, schools, and Olmsted Parks Conservancy.	Board	Ongoing
LU10. Partner with other contiguous neighborhoods on common issues.	Board	Ongoing
LU11. Determine the appropriateness of including the Grey Fox neighborhood as part of Highlands-Douglass.		
LU12. Consider amending the National Register District to include more of the neighborhood south of Douglass.		
LU13. Explore the creation of a community garden within the neighborhood.	Beautification Committee	Done! And Expanding!

Residential Land Use Recommendations

LU14. Review and revise the Land Development Code infill development standards to ensure that infill development is consistent to adjacent buildings in height, scale & mass, building separation, and FAR.		Proposed to Board 5/3/17
LU15. Review and strengthen parking standards and justification requirements for parking waivers to ensure that adequate parking is appropriately placed and provided.		
LU16. Explore establishing basic architectural standards for development within the Traditional Neighborhood Form District (i.e., window sizes, window variety, shutters and lintels) to allow diversity while providing common, unifying elements.		
LU17. Conduct further research on historically significant homes.	S.O.C. Ad hoc	Ongoing
LU18. Educate through speakers and newsletters on the existing Highland National Register District.	Events Committee	Beginning
LU19. Educate the public and enforce the Land Development Code evenly and consistently throughout the neighborhood.		
LU20. Partner with lending agencies to market benefits of home-ownership.		

Commercial/Institutional Recommendations

LU21. Restrict commercial development to sites with direct access to Bardstown or Taylorsville Road.		
LU22. Use alleys as transitions between commercial/institutional uses and residential uses.		
LU23. Provide adequate and significant screening to adjacent residential structures including more immediate opaque landscape buffers, and other forms of screening to match the façade of the building.		
LU24. Review and strengthen parking standards and justification requirements for parking waivers to ensure that adequate parking is appropriately placed and provided.		
LU25. Require shared/joint use parking in new mixed use development.		

LU26. Develop standards to integrate parking with the residential use by preserving/recreating the block faces.		
LU27. Require new or significantly expanded institutional uses to match residential forms (height, setback, and spacing.)		
LU28. Identify and develop basic architectural standards for non-residential development within the Traditional Neighborhood Form District (i.e., window sizes, window variety, shutters and lintels) to allow diversity while providing common, unifying elements.		
LU29. Encourage shared/joint use parking between institutional and commercial uses.		
LU30. Partner with Highland Commerce Guild to create a strategy to include long-term, neighborhood-oriented businesses.	Executive Committee	Ongoing
LU31. Highlight historic structures along Bardstown Road and encourage structures to be reused through partnership with the Bardstown Road Overlay District's review staff and Highlands Commerce Guild.		

M1. Form better connections to provide safer bicycle/pedestrian access to Cherokee Park: <ul style="list-style-type: none"> •Develop neighborhood greenway for Woodford Place extension •Explore potential connection from Douglass Community Ctr. to Woodford Place Greenway •Study the feasibility of sidewalks on Millvale Road (Douglass Blvd. to Park Boundary Rd.) •Study the feasibility of sidewalks on Valletta (Woodbourne Ave. to Park Boundary Rd.) 		
M2. Form better pedestrian connections internally for Highlands-Douglass neighborhood by constructing sidewalks: (in order of importance) <ul style="list-style-type: none"> •Dorothy Ave. between Wrocklage Avenue and Lauderdale Road •Eleanor Avenue between Woodford Place and Douglass Boulevard •Woodbourne Avenue east to Valletta (south side) •Valletta Road •Wallace Avenue between Taylorsville Road and Woodbourne Avenue •Village Drive between Bardstown and Eleanor Avenue •Spring Drive between Speed Avenue and Woodford Place 		Proposed to Board 5/3/17
M3. Form better connections to Bardstown Road by constructing transportation nodes: <ul style="list-style-type: none"> •Build covered bus shelter at the corner of Wrocklage and Bardstown Road •Place benches along major walking routes as a part of Streetscape Master Plan: •Dorothy Boulevard •Eleanor Avenue •Douglass Boulevard •Woodbourne Avenue 		
M4. Analyze intersection at Bardstown Road and Taylorsville for pedestrian safety issues		
M5. Reconfigure the intersection at Bardstown Road and Dorothy/Wrocklage Avenue		
M6. Create a gateway (much like on Douglass Blvd.) to neighborhood at the aforementioned intersection		

M7. Analyze intersection at Grasmere Drive, Lauderdale Road, and Spring Drive for pedestrian and bicycle safety		
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