

**MINUTES OF THE MEETING
OF THE
LOUISVILLE AND JEFFERSON COUNTY
PLANNING COMMISSION**

January 30, 1975

The regular meeting of the Louisville and Jefferson County Planning Commission was held on Thursday, January 30, 1975, at 1:00 P.M., in the Board of Aldermen's Chambers, 307 City Hall, Louisville, Kentucky:

Commission members present were:

**Joseph W. Wimsatt, Chairman
Shirley E. Pettyjohn, Vice Chairman
Scott S. Gregory, County Director of Works
J. Waymon Hackett
John C. Phillips, III, City Director of Works
Elmer R. Tully
Sharon L. Wilbert**

Commission members absent were:

**Dr. Harvey Sloane, Mayor
L. J. Hollenbach, III, County Judge
David L. Reeves**

Staff members present were:

**Donald J. Ridings, Executive Director
Alex Talbott, Legal Counsel
Paula Douglass, Commission Secretary
Peggy Swain, Administrative Associate
Hancy Jones, Planner IV
Larry Wilson, Planner IV
Mike Lambert, Planner IV
Vipen Hoon, Planner III
Robert E. Cox, Planner III
Mark Elliott, Planner III
Chris Ketz, Planner II
Charles Davis, Planner II
Steve Meyer, Planning Technician III
Phillip Bills, Planning Technician III
Richard Barrow, Planning Technician III
Theresa Shouse, Steno Clerk III**

Others present were:

**Jim Birch, Traffic Engineering Department
Larry DeWitt, Air Pollution Control Board
Ellen Schuhman, The Louisville Times
Sheldon Shafer, The Courier Journal
Laurence E. Pellequins, The Courier Journal
Pauline Langsdon, Court Reporter**

After the public hearing the Commission remained in the Chambers for the open executive session. The following matters were considered.

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Subject: Docket No. 9-132-74
Changes in zoning in the
Cherokee Triangle area.

Applicant: The Commission

An Introductory Statement was given by the Chairman. A summary of the changes in zoning proposed and a slide presentation were given by a staff member.

The following people spoke in favor of the changes proposed:

1. Thomas W. Burks, 1278 Cherokee Road, who also submitted the statement he read.
2. Suzanne Warner, 1265 Bassett Avenue, representing the Board of Trustees of the Cherokee Association.
3. Nicholas H. Dasker, Jr., 1210 Cherokee Road
4. William Martin, 1298 Willow Avenue, trustee and Chairman of the Design Committee of the Cherokee Association, who also submitted the statement he read.
5. Donald J. Allen, 1259 Ray Avenue, who also submitted letters from Nancy E. Kussrow, Principal of the Louisville Collegiate School regarding the intersection of Glenmary and Ray Avenues, and from D. Stanley Pecerman, President of the Greenwood Condominium Association.
6. Susanne Bachmann, 1428 Everett Avenue, who also submitted the statement she read.
7. Jacqueline S. Matheson, 2102 Edgeland Avenue
8. Margaret T. Norman, 2139 Edgeland Avenue, who also submitted the statement she read.
9. Kim A. Keeley, 940 Cherokee Road
10. Emma R. Cadden, 944 Cherokee Road
11. Anna Mae Smith, 1015 Cherokee Road, who also submitted the statement she read.
12. Ed P. Jackson, Attorney, 1315 Cherokee Road
13. John T. Laffan, Jr., 2103 Eastern Parkway
14. Altha N. Cain, 1117 Hilliard Avenue
15. Mary Ann Gross, 2424 Longest Avenue
16. William H. Moots, 1430 Cherokee Road, who also submitted a letter from John Ballantine, 1426 Cherokee Road and spoke for the Ballantines, the Drokes, 1428 Cherokee and the Hawkins', 1432 Cherokee Road
17. Suzanne Zubanko, 1005 Everett Avenue
18. Charles A. Pierce, 2018 Baringer Avenue

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19. H. Stow Chapman, 1236 Willow Avenue
20. Elizabeth Gage Moore, 2125 Cherokee Parkway
21. Parker Duncan, 2518 Glenmary
22. J. M. McPherson, 1266 Bassett Avenue
23. Ms. Dudley Ashton, 2070 Eastern Parkway and also owner of property at 1435 Willow Avenue
24. Margaret Goldsborough, 2307 Cherokee Parkway
25. Ann Rosenstein, 2121 Highland Avenue
26. David K. Karem, Attorney, 2442 Ransdell Avenue
27. Carol Sidebottom, 1263 Bassett Avenue, who also read and submitted a letter from Edward F. Hissel, Jr.
28. Virginia A. Foster, 2412 Longest Avenue, who also read and submitted a letter signed by Dr. W. Sterrett Foster and herself.

The Secretary stated that letters had been received from the following:

Wm. Martin, 1298 Willow Avenue

*Caroline K. Lynch, 2225 Village Drive and owner of 2109, 2111 and 2009 Eastern Parkway

*Thomas H. and Helen Jane Quigley, 1261 Willow and a petition signed by 22 residents of Willow Avenue submitted by Mr. Quigley prior to the hearing

John T. Ballantine, 1200 Riverfront Plaza

Edith S. Bingham, Chairman, Board of Directors, Preservation Alliance of Louisville and Jefferson County, Inc.

These two letters recommended amendments to the plan as proposed.

The following people spoke in opposition to the changes proposed.

1. Marret Miller, 814 Cherokee Road
2. R. Becker, 2302 Meadow Road, who owns property on Everett Avenue and also submitted map, color coded to the changes proposed.
3. David E. Davies, 831 Cherokee Road, representing Mildred Shultz, 831 Cherokee Road
4. Richard Gulre, 904 Cherokee Road
5. Ed Schichel, 2027 Baringer Avenue
6. Mr. Miller spoke again
7. Edwin G. Middleton, Attorney, 501 S. 2nd Street, representing the Louisville Collegiate School, 2427 Glenmary Avenue opposed to the rezoning of the school's property from C-1 to R-8A

A transcript of the public hearing is on file in this docket.

Docket No. 9-132-74 (continued)

A motion to approve was made by Commissioner Phillips seconded by Commissioner Pettyjohn. The motion was later amended as follows.

On a motion by Commissioner Phillips, seconded by Commissioner Pettyjohn, the following resolution was unanimously adopted:

WHEREAS, the Commission finds that the proposed changes are in conformance with the Comprehensive Plan which shows medium and high density uses to be appropriate in the Cherokee Triangle Area, and

WHEREAS, the Commission finds that the proposed changes are in conformance with the following principles of the Comprehensive Plan

1. Residential areas should be developed as cohesive parts of neighborhoods of 3,000 to 8,000 inhabitants with provisions for convenient access to facilities which meet the daily educational, recreational and shopping needs of their inhabitants.
2. Existing sound residential areas - neighborhoods - should be conserved and deteriorated residential areas with redeeming qualities should be regenerated.
3. High density development should occur in locations with immediate or convenient access both to major streets or highways and to shopping and public facilities.
4. Provisions should be made for the preservation of buildings, sites or areas that are determined to be of historic value to the local community, commonwealth, or nation, or that are representative of a particular architectural style, and

WHEREAS, the Commission finds that the proposed zoning district pattern is in greater conformity with the land use recommendations of the Comprehensive Plan for the subject area than is the existing zoning district pattern, and

WHEREAS, the Commission finds that the proposed zoning district pattern reflects the existing character of the area to a greater degree than the existing zoning district pattern, thus protecting the character of the neighborhood as recommended by the principle of the Comprehensive Plan which indicates that: "Existing sound residential areas should be conserved..." and

WHEREAS, the Commission finds that the present zoning is inappropriate and improper because the existing zoning district pattern permits residential use at a substantially higher density than that which currently exists in the area, thereby increasing the possibility of greater traffic problems in the area and alteration of the character of the neighborhood. This is in violation of a principle of the Comprehensive Plan which states that: "Existing sound residential areas should be conserved..."

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NOW, THEREFORE, BE IT RESOLVED, that the Louisville and Jefferson County Planning Commission does hereby recommend to the Board of Aldermen of the City of Louisville, that the proposed amendments to the Zoning District Map of Jefferson County, Kentucky on the following described property be APPROVED.

BE IT FURTHER RESOLVED, that the proposed change from C-1 to R-7A at the west end of the area under study is hereby DEFERRED for further study by the staff.

R-8 to R-8A BEGINNING at the intersection of Edgeland and Everett Avenues; thence northwest along Everett Avenue to Midland Avenue; thence southwest along Midland Avenue to the first alley northeast of Bardstown Road; thence northwest along said alley to Cherokee Parkway; thence northeast along Cherokee Parkway to Cherokee Road; thence eastwardly along Cherokee Road to the northwest line of Lot 52, Tax Block 75-F; thence southwest along said line to Everett Terrace; thence southeasterly along Everett Terrace to Edgeland Avenue thence southwest along Edgeland Avenue to the point of beginning.

R-8 to R-8A BEGINNING at the south corner of Edgeland and Willow Avenues; thence south along Willow Avenue to Eastern Parkway; thence southwest along Eastern Parkway to the southwest line of Lot 50, Tax Block 77-A; thence northwest along said line to the first alley southeast of Baringer Avenue; thence northeast along said alley to the first alley west of Willow Avenue; thence north along said alley to Edgeland Avenue; thence northeast along Edgeland Avenue to the point of beginning.

R-8A to R-5 BEING Lots 21, 22, 23 and 24, Tax Block 75-K of the Jefferson County Tax Assessor's maps.

R-8A to R-6 BEGINNING at the intersection of Midland and Everett Avenues; thence southeast along Everett Avenue to Edgeland Avenue; thence northeast along Edgeland Avenue to the west corner of Lot 20, Tax Block 77-A; thence southeast along the southwest line of said lot 20 and with the first alley southwest of Willow Avenue to the first alley northwest of Eastern Parkway; thence southwest along said alley to the southwest line of Lot 36, Tax Block 77-A; thence northwest along said line to Baringer Avenue; thence southwest along Baringer Avenue to the southwest line of Lot 33, Tax Block 77-A; thence northwest along said line to the first alley southeast of Edgeland Avenue; thence southwest along said alley to the southwest line of Lot 2, Tax Block 77-A; thence northwest along said line to Edgeland Avenue; thence crossing Edgeland Avenue and with the meanderings of the first alley northeast of Bardstown Road to Midland Avenue; thence northeast along Midland Avenue to the point of beginning.

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R-8 to R-6

BEGINNING at the intersection of Willow Avenue and Eastern Parkway; thence northeast along Eastern Parkway to Cherokee Road; thence northwest along Cherokee Road to Baringer Avenue; thence southwest along Baringer Avenue to the first alley south and east of Cherokee Road; thence northwest and southwest along said alley to the southeast corner of Lot 69, Tax Block 77-B; thence west along the south line of said lot to Willow Avenue; thence southeast along Willow Avenue to the point of beginning.

R-8A to R-6

BEING Lots 29, 30, 31, 32, 33, 34, 35, 36, 37 and 38, Tax Block 75-L of the Jefferson County Tax Assessor's maps.

R-8A to R-6

BEGINNING at the intersection of Everett and Longest Avenues; thence southeast along Everett Avenue to the first alley northwest of Cherokee Parkway; thence northeast along said alley to the first alley southwest of Willow Avenue; thence southeast along said alley to the south line of Lot 136, Tax Block 75-F; thence northeast along said line to Willow Avenue; thence northwest along Willow Avenue to Longest Avenue; thence northeast along Longest Avenue to the first alley southwest of Bassett Avenue; thence northwest along said alley to the first alley southeast of Glemary Avenue; thence southwest along said alley to Willow Avenue; thence northwest along Willow Avenue to the first alley southeast of Grinstead Drive; thence southwest along said alley to Hilliard Avenue; thence northwestward along Hilliard Avenue to the north corner of Lot 85, Tax Block 75-D; thence southwest along the northwest line of said lot to the south corner of Lot 83, Tax Block 75-D; thence in a northerly direction following the meanderings of said lot 83 to the north corner of lot 78; thence along the northwest line of said lot 78 to Everett Avenue; thence southeast along Everett Avenue to the first alley southeast of Grinstead Drive; thence southwest along said alley to the first alley northeast of Cherokee Road; thence southeast along said alley to Longest Avenue; thence northeast along Longest Avenue to the point of beginning.

R-8A to R-7A

BEING Lots 71, 72, 73, 74, 75, 76, 77, 78, and 79, Tax Block 75-G of the Jefferson County Tax Assessor's maps.

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R-8A to R-7A BEGINNING at the intersection of Highland and Dudley Avenues; thence southeast along Dudley Avenue to Dearing Court; thence southwest along Dearing Court to the north corner of Lot 160, Tax Block 75-C; thence along the northeast line of said lot, if extended, to Grinstead Drive; thence northeast along Grinstead Drive to Willow Avenue; thence southeast along Willow Avenue to Patterson Avenue; thence southwest along Patterson Avenue to the south corner of Lot 120, Tax Block 75-D; thence northwest and parallel to Hilliard Avenue to the first alley southeast of Grinstead Drive; thence southwestward along said alley to Hilliard Avenue; thence northwestward along Hilliard Avenue to the north corner of Lot 85, Tax Block 75-D; thence southwest along the northwest line of said lot to the south corner of Lot 83, Tax Block 75-D; thence in a northerly direction following the meanderings of said lot 83 to the north corner of Lot 78, Tax Block 75-D; thence along the northwest line of said lot 78 to Everett Avenue; thence southeast along Everett Avenue to the first alley southeast of Grinstead Drive; thence southwest along said alley to the first alley northeast of Cherokee Road; thence southeast along said alley to Longest Avenue; thence northeast along Longest Avenue to Everett Avenue; thence southeast along Everett Avenue to the first alley northwest of Cherokee Parkway; thence northeast along said alley to the first alley southwest of Willow Avenue; thence southeast along said alley to the southeastern line of Lot 136, Tax Block 75-F; thence northeastward along said line to Willow Avenue; thence southeast along Willow Avenue to Cherokee Parkway; thence southwest along Cherokee Parkway to Cherokee Road; thence northwest along Cherokee Road to the northwest line of Lot 82, Tax Block 75-F; thence southwest along said line to the first alley northeast of Bardstown Road; thence northwest along said alley to the northwest line of Lot 37, Tax Block 68-K; thence northeasterly along said line, if extended, to the north corner of Lot 74, Tax Block 68-K; thence southeasterly along said line to the north corner of Lot 67, Tax Block 68-K; thence southeasterly along the northeast line of said lot, if extended, to Highland Avenue; thence northeasterly along Highland Avenue to the point of beginning.

C-1 to R-8A

BEING Lots 56, 57, 58, 59, 60 and 61, Tax Block 75-H of the Jefferson County Tax Assessor's maps.