

# Inverness Master Homeowners Association

## Inverness Greenway Proposal

October 8, 2003

Revised January 2006

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### Proposal

Develop a multi-use recreation greenway within Inverness that connects community destinations.

Link the Inverness community and the broader Valleydale community with a linear park. Primary land uses along Valleydale Road include church, residential, recreation and parks, schools including Spain Park Middle and High School and Jefferson State Community College, light business and commercial near US 280 and Caldwell Mill Road.

### Trail Uses

Provide recreation opportunities to jog, walk, stroll, skate, roller blade or bicycle to and from work at the Inverness office complexes; schools including Inverness Elementary, the Spain Park School complex and Jefferson State Community College; recreation facilities at Spain Park, Inverness Country Club, Lake Heather and the lake at Inverness Center North buildings 40, 42 and 44; and commercial businesses along US 280 and Caldwell Mill Road.

Eliminate pedestrian and golf cart use of Inverness Parkway and to a lesser extent Valleydale Road by joggers, walkers and golfers. Reduce pedestrian and bicycle use of the golf cart paths at Inverness Country Club. Provide a safe pathway for children to ride bicycles within a community environment as well as to and from Spain Park. Allow golf carts between Selkirk Drive and Country Club Road and between Inverness Point Drive and Country Club Road.

Prohibit off road vehicles, all terrain vehicles and motorized trail bikes with the exception of maintenance vehicles.

### Trail Destinations

Proposed sidewalk along Valleydale becomes the backbone of the greenway.

Playground at the Inverness fire station.

Inverness Country Club

Inverness swimming pool

Inverness Racket Club

Inverness Elementary School

Spain Park High School and Middle School

Jefferson State Community College Campus

Spain Park baseball fields, fishing lake and the new park

Several Churches

Proposed Hoover birding area at the sewage treatment plant

Lake Heather (may not be open to the public)

All Inverness Center office buildings

Lake at Inverness Center North, buildings 40, 42 and 44

Commercial businesses centers at the intersections of US 280 and Valleydale Road and Caldwell Mill Road and Valleydale Road.

Trail Users

Walkers / strollers / joggers

Golfers

Skate boarders, roller bladers

Bicyclists

Office workers

General Trail Standards for Development

Asphalt trail with a 10-foot width, a 1 inch crown for drainage and a 1 foot compacted gravel shoulder on each side. Out slope the trail 1 inch on side slopes of hills. Joggers prefer an asphalt trail over a concrete trail. A minimum crown is preferred for hip comfort of the jogger.

Design an accessible trail. Maintain a 5 percent maximum grade where feasible. Short lengths, of up to 50 feet, at grades up to 8%. No grades over 8%.

Separate the trail from the Inverness Parkway and Valleydale with a green area where feasible.

Use guard rails (aesthetic treatments- wood posts and wood rail similar to the Blue Ridge Parkway) where the greenway is within 5-feet of the Parkway and Valleydale

Along the parkway use a 3:1 backslope (maintainable) or place retaining walls to limit excessive cut and fill slopes and clearing limits. Larger cut and fill slopes and clearing limits acceptable away from parkway through forest land.

Landscape the greenway with native plants and pine needle groundcover. Treat invasive plants, primarily privet and to a lesser extent honeysuckle.

Place the trail behind community entrances signs for safety clearance from Inverness Parkway when feasible.

Place yield to pedestrian or stop signs at crosswalks. Crosswalks to be painted and easily seen.

Develop loop trail systems ( 5 foot width, asphalt paved) connecting to the greenway where practical e.g. lake around the Inverness Center North buildings 40, 42 and 44, Lake Heather boat launch and adjoining office park area and the Hoover City birding area.

Acquire a 15- 20 foot ROW for access from Berkley Drive to the greater Spain Park Complex. Construct a 5 foot asphalt paved trail for access to the high school and sports complex. Protect privacy of adjacent landowners.

Provide access to the Hoover birding area.

The mainline of the greenway will run from the intersection of Caldwell Mill Road and Valleydale to the intersection of US 280 and Valleydale Road.

The trail will junction with Inverness Parkway mid way between the intersection of Inverness Parkway and Valleydale Road and Dr. Smith's property. A foot bridge will be needed to cross a low area. Between Valleydale Road and Selkirk Drive construct the trail behind the existing parking lot, playground and fire station. Dr. Smith stated that he will talk with us about a ROW. Adjacent to the Cobblestone, the trail will be adjacent to the Parkway due to the close proximity of the homes in Cobblestone. Construct the 10-foot greenway between Selkirk Drive and Inverness Center Parkway. Continue the greenway between Inverness Center Parkway and US 280.

Connect Valleydale Road and Inverness Parkway with a greenway along Inverness Center Drive. This will form a loop system.

#### Construction Segments

##### Valleydale Road

10- foot asphalt from Caldwell Mill Road to US 280. Trail will go through Spain Park and not be immediately adjacent to the road. Possibility of tying into the Jefferson State Community Campus going in front of the existing greenhouse, and behind the veterinary office and former nursery.

##### Inverness Center Drive

10-foot asphalt trail connecting Valleydale Road with Inverness Parkway to form a loop. Provides access to the office park and businesses.

##### Valleydale Road to Selkirk Drive

10-foot asphalt trail with retaining wall and railing on lower side of slope adjacent to Cobblestone.  
3-foot median with a wood guardrail.  
Protect privacy of homeowners.

Selkirk Drive to Woodford Drive to Inverness Point Drive

10-foot asphalt trail

2 crossings over golf cart paths. May be able to remove shrubbery adjacent to the existing cart path headwall and install a railing.

The Greenway crosses Woodford Drive between the entrance sign and Inverness Parkway.

Inverness Point Drive to Inverness Center Parkway

10-foot asphalt trail

Near the intersection of Inverness Point Drive and Inverness Parkway follow the grade of an existing sewer line. Tie into the unnamed road leading to the boat launch to Lake Heather.

Continue 10-foot asphalt trail to US 280.

Tie into the existing trail system around the lake within Inverness Center North. Reconstruct the trails to meet standards. 5 foot wide asphalt paved trail in this area.

Inverness Center Parkway to US 280- continue the 10- foot trail for access to Inverness Center North buildings 10 and 21 and US 280 and commercial areas along highway 280.

Inverness Point Drive to Hoover Birding Area

Construct a 5-foot asphalt trail at a 5 to 8% grade through land not developable for housing.

Spain Park Connector

Construct a 5-foot asphalt trail from Woodford to the Park.

Lake Heather Connector

Construct a 5-foot asphalt trail from the Parkway to the Lake

There are opportunities to connect other communities such as Caldwell Mill Crossings through the school property. The study funded by Shelby County should identify all opportunities.

The Natural Area Tract 27 in Inverness

The Inverness Community proposes that the recently donated 77 acre tract be managed as a natural area for wildlife. The area has a small stream that flows year round. The setting along the stream is scenic characterized by clear water bordered by relatively steep topography.

The tract was swept by Southern Pine Beetles several years ago. The City Urban Forester needs to evaluate the overall health of this urban forest and make an appropriate management prescription. Also we recommend that the city forester consult with a wildlife biologist with the state wildlife agency to develop recommendations for openings and food plots for area wildlife.

Habitat may be developed for closed canopy songbirds, woodpeckers, deer and turkey. The only development proposed is the greenway. If people want to “bushwhack” through the forest they can. The sewage treatment plant, an open area, may be developed for birds preferring open areas such as bluebirds and hawks. This area could also support food plots for deer, geese and turkey.

The Inverness Community feels that developed recreation needs are met by the small park adjacent to the fire station and the new Spain Park. The challenge is providing non-motorized linkages between the communities and the park, hence the proposal for the greenway.

We support no formal development of Tract 27 preferring to leave it as a natural area managed for wildlife. The costs for developing and maintaining another developed park will be high and only duplicate that of Spain Park. A natural area complements the developed park by providing a contrasting recreation opportunity.

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