

## 15. North Dixie Corridor

- **Introduction:** The North Dixie Corridor, part of the Urban Area Planning Group, is a corridor that consists of the frontage properties along Dixie Highway (US 31W) and located between Elizabethtown and Radcliff. This is the corridor with the largest traffic counts and the most numerous commercial activities in the community. This planning area is experiencing commercial growth pressures from both Elizabethtown to the south and Radcliff from the north.
- **Existing Land Use:** The North Dixie Corridor is comprised of commercial activities that do not require public sewer including auto sales and repair businesses, manufactured home sales lots, professional offices and small retail sales stores. This area also includes or provides access to residential properties typically located to the east that include such subdivisions as Airview Subdivision (282 lots), Pfeiffer Estates (100 lots), Plantation Park (61 lots), Longview Estates (103 lots) and Windsor Hills (44 lots).
- **Natural Features:** This is a relatively flat area and has no recognized constraints on development.
- **Transportation Features/Public Facilities:** Obviously the main transportation feature in this area is Dixie Highway (US 31W) itself. It provides the main transportation link between Radcliff to the north and Elizabethtown to the south. It also serves a regional transportation function moving people from points north and south. Within the boundaries of this planning area corridor, the only major intersection is with Rineyville-Big Springs Road (KY 220) which serves as a major transportation route to the west including the Rineyville Rural Village. This planning area is provided fire protection from the Central Hardin Fire Department which is located on Ring Road on the east side of Elizabethtown. W.A. Jenkins Road is the access from North Dixie Highway to the school campus site in the Radcliff city limits with New Highland Elementary School, Bluegrass Middle School and John Hardin High School. The Regional Wastewater Facilities Plan proposes to collect wastewater to a series of regional pumping stations for transport to the Fort Knox (and perhaps Radcliff) Wastewater Treatment Plant. This infrastructure will be constructed over the next twenty years with some of the service areas receiving sewers in the first ten years. As an interim measure, decentralized wastewater collection and treatment for this area may be installed until conveyance infrastructure is available. The recommendations of that plan should be reviewed carefully to determine issues and opportunities.
- **Recommended Land Use and Development Criteria:**
  - The recommended land use pattern for the North Dixie Corridor is primarily commercial development.

- Access points in the corridor should be limited through the development review process as well as access control by way of right-of-way acquisition in order to preserve the mobility function of Dixie Highway ( US 31W).
- As a primary roadway in the community, signs along the corridor should be aesthetically pleasing and promote Hardin County's unique character.
- As developed, there should be a unified theme for landscaping and building design provided.
- Development should be carefully reviewed so as not to create traffic capacity problems along this corridor.
- Infill commercial development in areas already served by infrastructure and roadway, curb cuts are encouraged.
- Development should be assessed for the costs associated with its location along this highly traveled corridor, for instance costs associated with turn lanes and additional traffic signals.