

8. Rineyville Rural Village

- **Introduction:** Rineyville is the largest village and is located in the area considered the “growth corridor” in the unincorporated area of the County. It is strategically located between the two primary employment centers of Elizabethtown and Fort Knox. This once was a railroad community; however, today none of the businesses are associated with the railroad.
- **Existing Land Use:** A majority of the properties in this Rural Village are residential. The lots created prior to the establishment of the land use controls in the County are small lots, as compared to today’s standards, and include one of the early large scale subdivisions - Blackburn Estates (265 lots), Pebble Creek (15 lots) and Heritage Estates (20 lots). New residential subdivisions, involving street construction in this area, include Creekside (30 lots), Rolling Heights (68 lots), LaVista (284 lots), Locust Valley (7 lots) Cottonwood (93 lots) and Collinbrook (59 lots). This village has a number of commercial establishments, primarily along Rineyville Road (KY 1600), such as a bank, restaurant, car wash, oil change service, personal service businesses, a church, plus active convenient food type stores with gas sales, that the other villages lack. The largest concentration of apartment buildings in the unincorporated area is in Pointers Ridge Subdivision with five four-plex units with a total of 20 apartments.
- **Natural Features:** This area is gently rolling with surface streams and a flood hazard area associated with Pawley Creek and Otter Creek. Soils may tend to be wet in character and not always conducive to septic system installation.
- **Transportation Features/Public Facilities:** This area is served by Rineyville Road (KY 1600), which also connects Meade County to Elizabethtown, and Rineyville-Big Springs Road (KY 220), which connects Rineyville to Dixie Highway (US 31W). This village is the location of a school, fire department, post office and churches. This community utilizes on-site septic systems for wastewater disposal. 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.
- **Recommended Land Use and Development Criteria:**
 - The recommended land use patterns for the Rineyville Rural Village is expansion of the existing mix of residential development and small scale commercial retail stores with service oriented businesses to supply the needs of the residents.

- New development in this Rural Village is recommended to employ decentralized wastewater collection and treatment that would facilitate the eventual connection to the regional sewer system in the future.
- Any commercial development in this Village should be limited to Neighborhood Commercial and Convenience Commercial uses located at strategic sites serving local demand, not regional or area-wide demand.
- If an on-site wastewater disposal option is selected then lot sizes must be adequate for long term maintenance and repair.
- Access control measures are encouraged in the commercial area of this Village for safety and orderly traffic flow.
- Access to individual residential lots should be limited on collector and local roadways and strictly regulated along arterials in order to preserve traffic flow and safety.
- Sign controls that recognize and enhance the cultural, historic and aesthetic nature of the community are encouraged.
- Residential development should occur from the center of the community out in an orderly fashion in order to best use available infrastructure.
- Parking should be addressed as part of any new development or redevelopment proposals.
- Opportunities for shared parking arrangements should be identified and encouraged.
- Where practical, public parking lots and on-street parking areas should be provided, clearly marked and signed.
- Existing public parking should also be clearly marked and signed with uniform and attractive signage in order to effectively designate these areas and direct the public to them.