

## 17. South Dixie Corridor

- **Introduction:** The South Dixie Corridor is a historic transportation corridor starting at the southern boundary of the City of Elizabethtown and extending south to the Glendale Junction planning area at the Interstate-65 Interchange. The corridor also extends from Interstate-65 to the west to Sportsman Lake Road to the east.
- **Existing Land Use:** The land use pattern in the South Dixie Corridor area is predominantly residential. However, along Dixie Highway it is a mix of small scale commercial properties remaining from the pre-interstate era. Sportsman Lake Road, previously Dixie Highway, is now the location of residential uses. Subdivisions include Royal Acres, Wildwood and Dutch Girl.
- **Natural Features:** This area consists of mostly wooded areas with few small open fields which are gently rolling. The South Dixie Corridor area also has a flood hazard area associated with the blue line stream named Rose Run that limits development potential. Additionally there are flood hazards associated with the east Rhudes Creek and Jackson Branch water features.
- **Transportation Features/Public Facilities:** Dixie Highway (US 31W) is a linear roadway that often is used as a detour route for Interstate-65 when blocked by an accident or by construction activities. East Rhudes Creek Road and West Rhudes Creek Road are important east west routes which provide the only access across Interstate-65 between Elizabethtown and the interchange located at KY 222. The majority of the planning area is provided fire protection by the Glendale Fire Department with the northern portion served by Central Hardin Fire Department. The Hardin County Fair Grounds is located in this area between Interstate-65 and Dixie Highway. The area has numerous small rural churches. There are no public school facilities located in this area. The Regional Wastewater Facilities Plan proposes to collect wastewater at a Regional pumping station for transport to the Elizabethtown Wastewater Treatment Plant. This infrastructure is anticipated to be installed to serve this planning area within the next 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 primary recommended land use for this corridor is residential development except for lots fronting on Dixie Highway (US 31W) or those affected by Interstate 65. Interstate-65 is a noise generator which should discourage residential development in close proximity.
  - 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 31 W).
  - 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 is encouraged.
  - Development should be assessed the costs associated with its location along this highly traveled corridor, for instance costs associated with turn lanes and additional traffic signals.