

## 5. West Urban Area

- **Introduction:** This planning area, part of the Urban Area Planning Group, includes a westerly expansion of the Urban Growth Sector of the previous comprehensive plan. It is located generally to the west of the cities of Elizabethtown and Vine Grove and extends from the Western Kentucky Parkway to the south to nearly Meade County to the north. It is adjacent to three road corridors, Leitchfield Road, St Johns Road and Rineyville Road. The western boundary of the West Urban area is the Natural Resource Area, one of the planning groups. This area is also adjacent to Rineyville and Cecilia, two of the four Villages.
- **Existing Land Use:** The existing land use pattern in this area is predominantly urban residential. Subdivisions in this area established prior to the establishment of land use controls in the County include Windgate West, Sunny Slopes and Quail Meadows. The new residential subdivisions, with street construction in this area, include portions of LaVista (284 lots), Bridlegate (41 lots), Rockwood (58 lots), Bacon Creek Meadows (65 lots), Ranch Hollywood (119 lots), Habersham (58 lots) and Trotters Ridge (102 lots).
- **Natural Features:** This area has a gently rolling terrain and shares in surface streams and karst topography with the presence of sinkholes. A portion of this area is also the location of the underground natural gas storage area for the Elizabethtown Gas Department. There are flood hazards associated with the West Rhudes Creek, Flippin Creek and Billy Creek water features.
- **Transportation Features/Public Facilities:** As described in the introduction, this area adjoins or straddles three major highways. The fire protection is provided by the volunteer fire departments of Rineyville, KY 86 and Vine Grove. There are no public schools located in this planning area. 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 pattern for the West Urban Area is predominantly urban residential.
  - New development in this area is recommended to employ decentralized wastewater collection and treatment that would facilitate the eventual connection to the regional sewer system in the future.
  - If an on-site wastewater disposal option is selected then lot sizes must be adequate for long term maintenance and repair.

- Access, to individual residential lots, should be limited on collector and local roadways and strictly regulated along arterials in this area in order to preserve traffic flow.
- Non-residential development particularly commercial activities are not encouraged. Such uses are recommended for adjoining corridors and villages and will serve this area.
- As infrastructure allows, higher density development should be encouraged.
- Development in this area should be logical not "leapfrog" development in order to allow for logical infrastructure improvements.