

Proposed Elementary School in Cecilia near US 62 / KY 86 intersection

Flex Films, USA Plant in the Elizabethtown Industrial Park

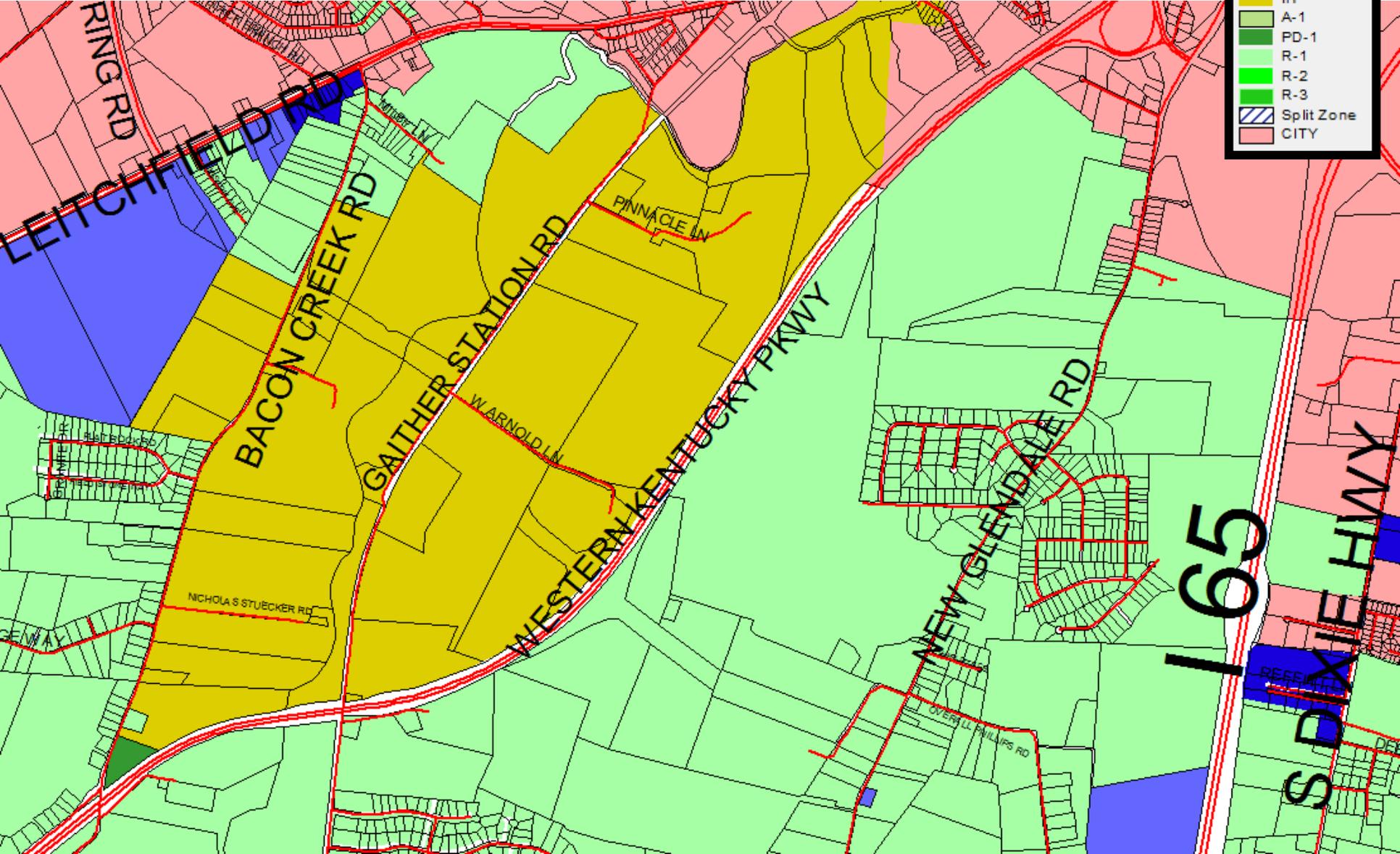
Undeveloped Commercial Property of Lakewood, Section 9 in the vicinity of the Dollar General Store on US 62

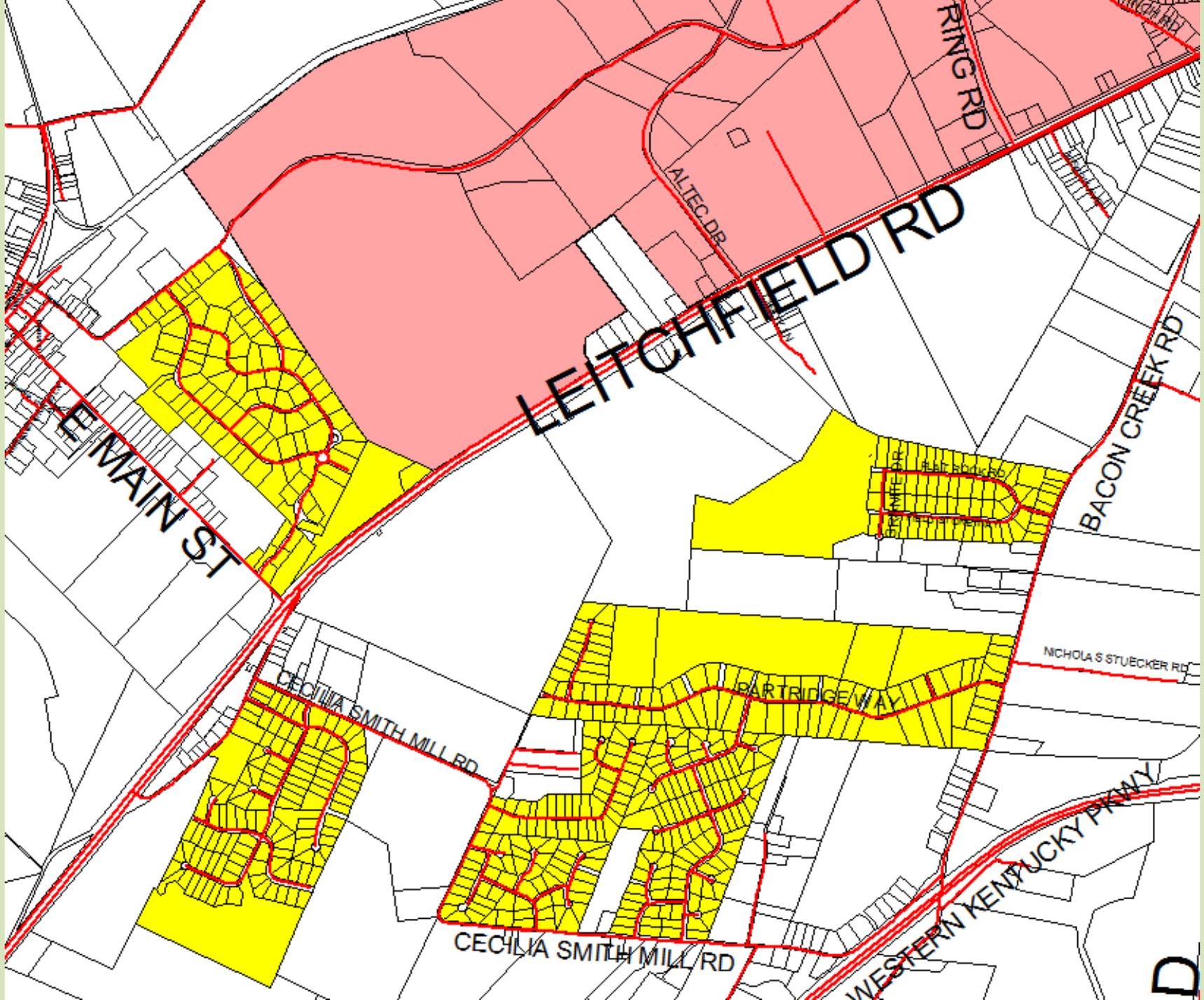
Industrial Holding (I-H) Zoning in the vicinity of Ring Road and Bacon Creek Rd. and Gaither Station Rd.

Glendale Mega Site & Glendale Transportation Study

Unincorporated Hardin County, KY Zoning Map

	B-1
	B-2
	C-0
	C-1
	C-2
	I-1
	I-2
	IH
	A-1
	PD-1
	R-1
	R-2
	R-3
	Split Zone
	CITY





LEITCHFIELD RD

RING RD

ALTEC DR

BACON CREEK RD

MAIN ST

CECILIA SMITH MILL RD

PARTRIDGE WAY

NICHOLA S STUECKER RD

CECILIA SMITH MILL RD

WESTERN KENTUCKY PKWY

D

Lakewood Subdivision has 83 lots + Future Commercial Development

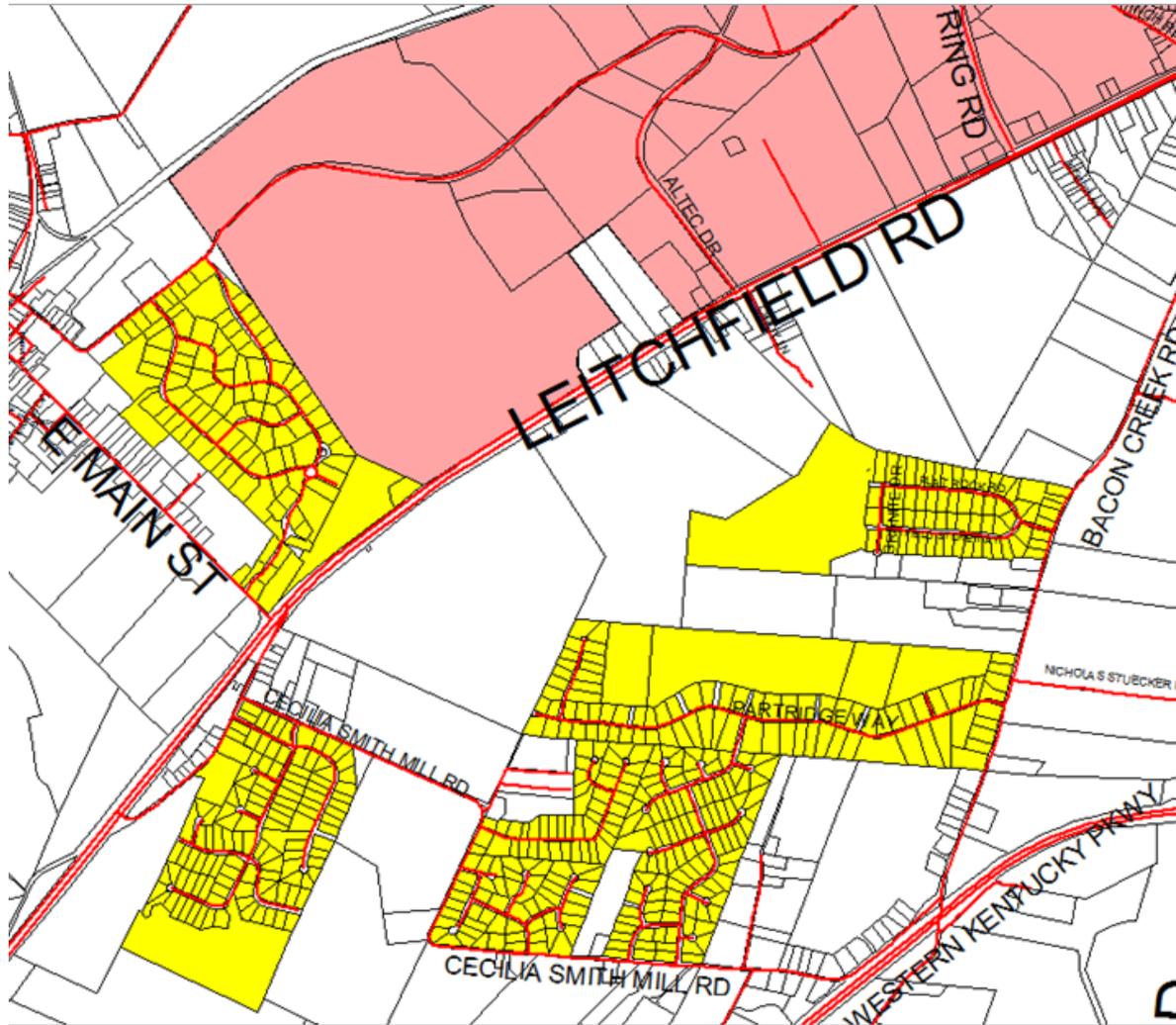
Bacon Creek Meadows has 65 lots + Future Development

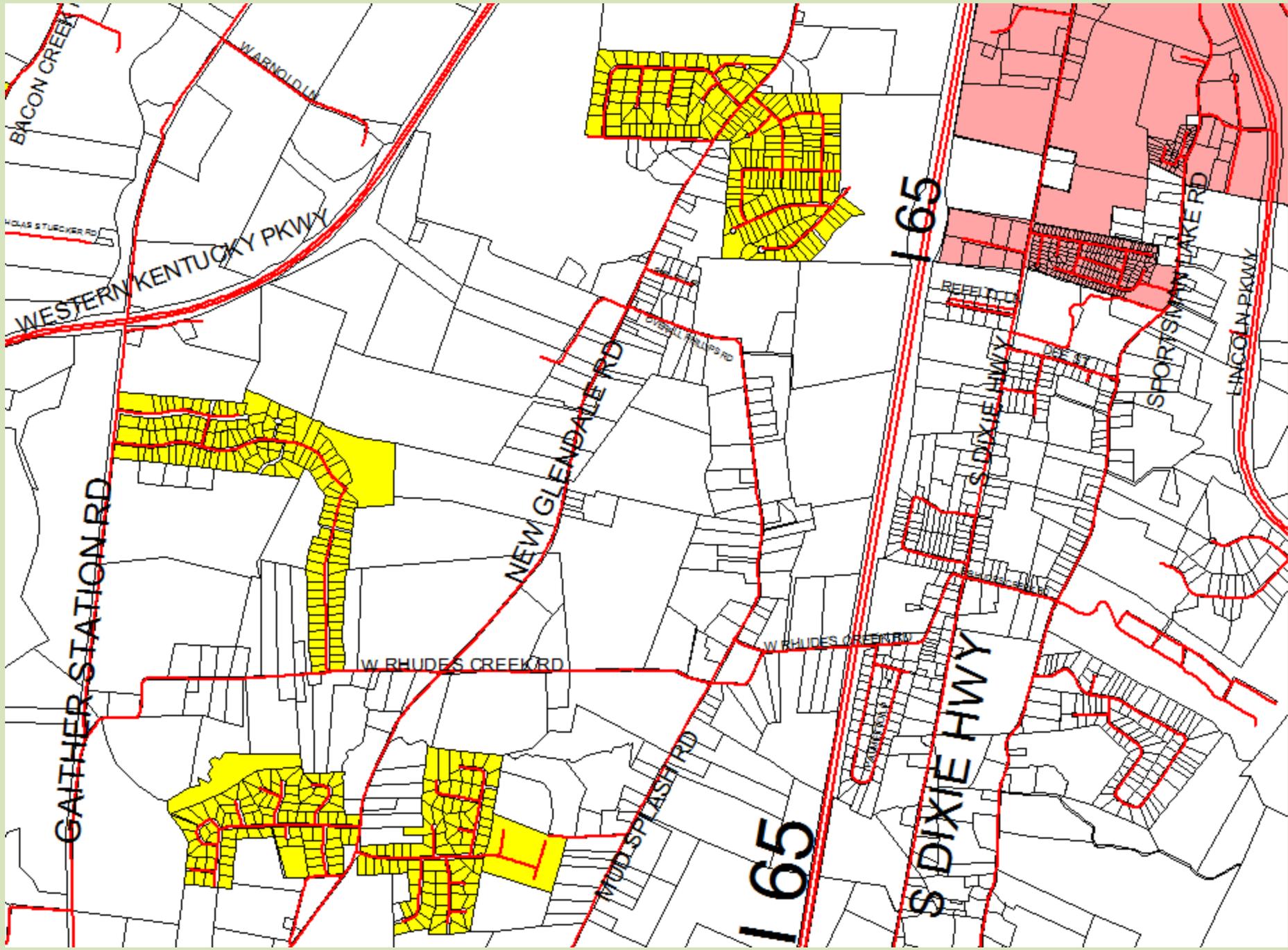
Quail Meadows Farm Subdivision has 65 lots

Trotters Ridge has 103 lots

Habersham Subdivision has 51 lots

Ranch Hollywood has 121 lots





Serene Oaks has 82 lots

Settlers Crest has 45 lots (with a Total of 77 lot proposed)

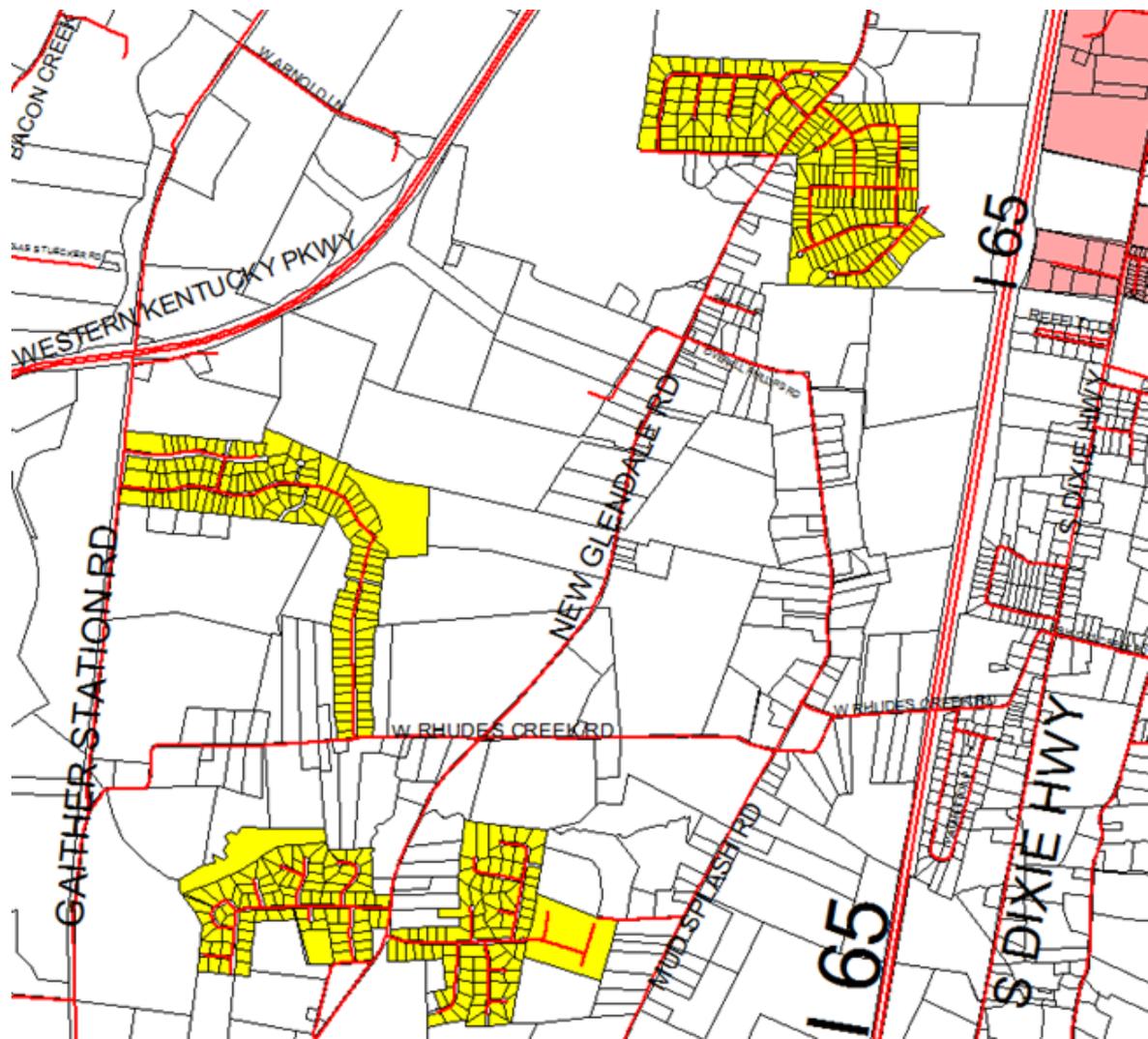
Four Seasons has 136 lots

Monterey has 72 lots

Brentwood Estates has 86 lots

Sunset Subdivision has 24 lots

Beckley Woods has 88 lots



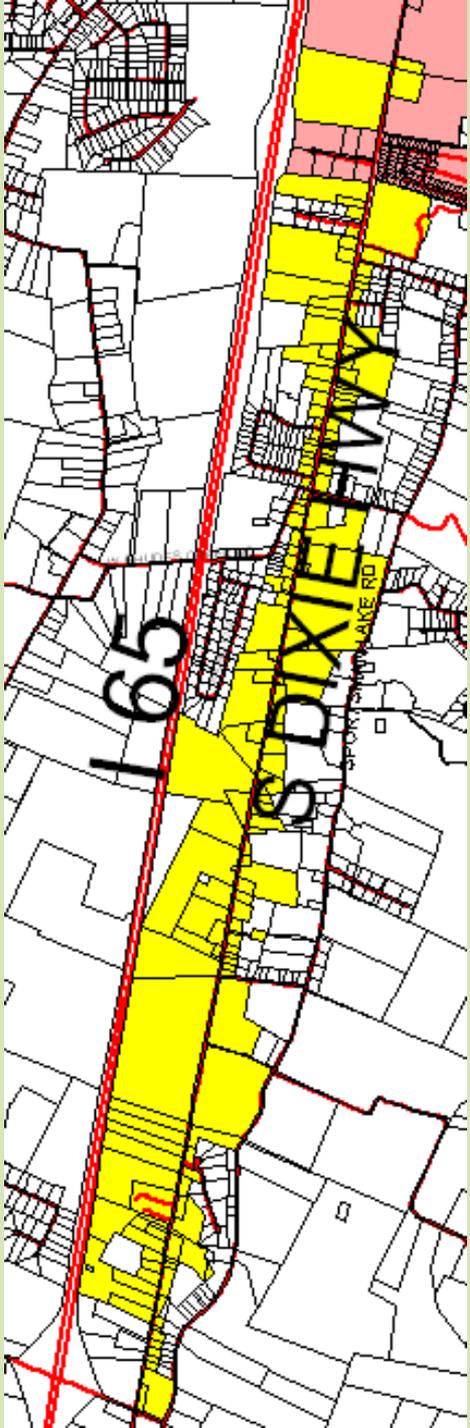
The following Analysis of the **South Dixie Corridor** is from 2010.

(It does not include the following information.)

Since 2010 , there have been a number of residential permits for new homes and permits for residential additions and improvements. Including permits associated with damage from the February 2012 tornado.

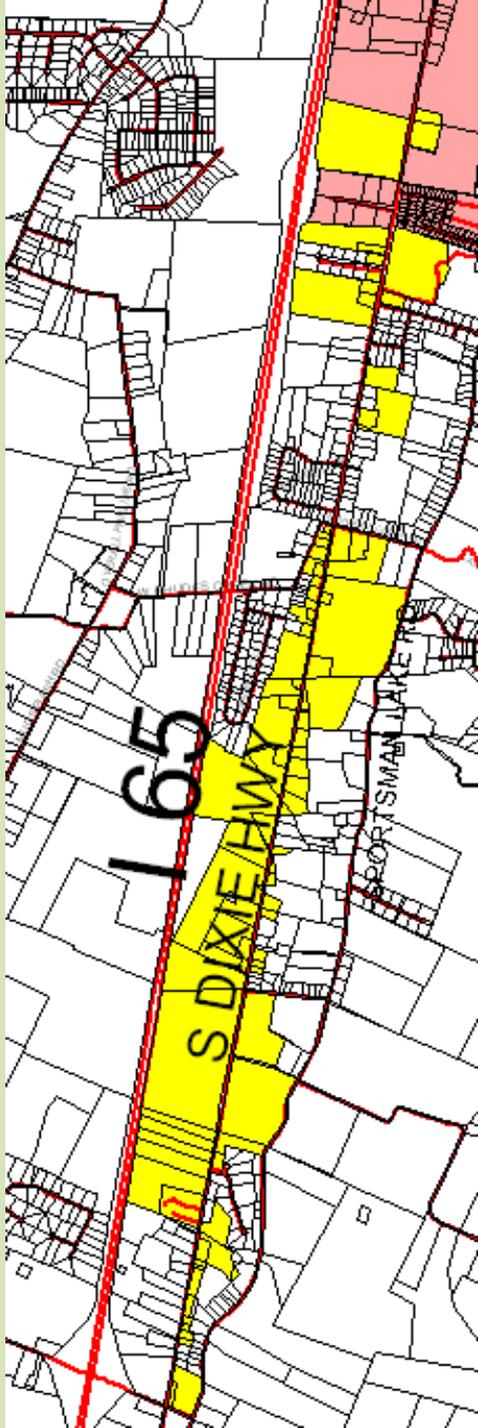
Additionally, we have approved the three (3) lot, Commercially Zoned, Bambi Ridge Subdivision with frontage on South Dixie Highway (US 31W). Below are the Commercial Projects in the South Dixie corridor since 2010:

- * Open Air Pavilion – Hardin County Fairgrounds
- * 31 South Storage (Mini – Warehouses) – Reffet, Lot 5
- * Etown Solid Oak Furniture (Furniture Store & Mini Warehouses) – Bambi Ridge, Lot 2A
- * D & D Grocery (“Bent & Dent” Retail Sales) – Bambi Ridge, Lot 3A



There are a total of 151 parcels within the South Dixie Corridor Planning Area (#17) that have frontage along S. Dixie (US 31W). Of those we have identified the following:

- 739.55 total acres
- Average parcel size of 4.89 acres
- 20 parcels over 11 acres with Development Potential
- 22 parcels that are presently vacant
- 68 platted subdivision lots



Parcels highlighted in yellow represent the parcels within the South Dixie Corridor Planning Area (#17) that have frontage along S. Dixie (US 31W) that are not in a platted residential subdivision.

151 parcels total – 62 platted “residential” lots = 89 parcels

Subdivisions

Cruitt Estates

Sand Springs

Wildwood Acres

Helen Estates

Royal Oaks

Glendale Junction Farm

Berry Hill Estates

Pates Place

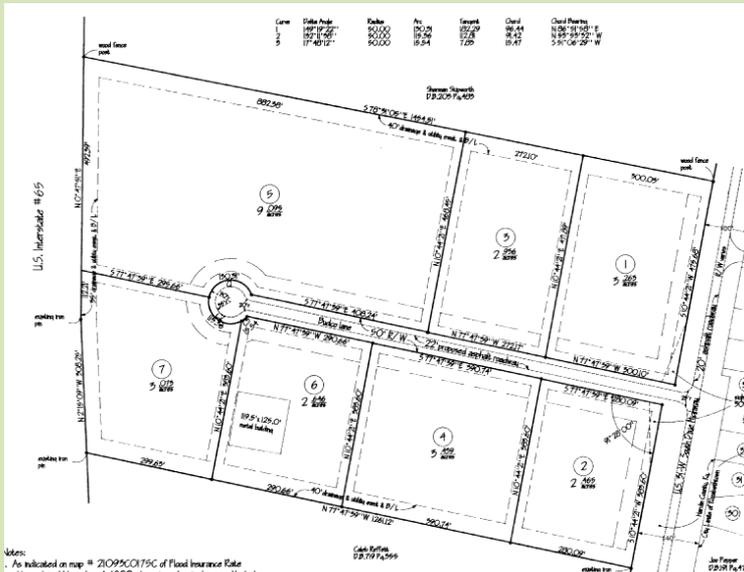
Gerald & Lillies

Two Oaks

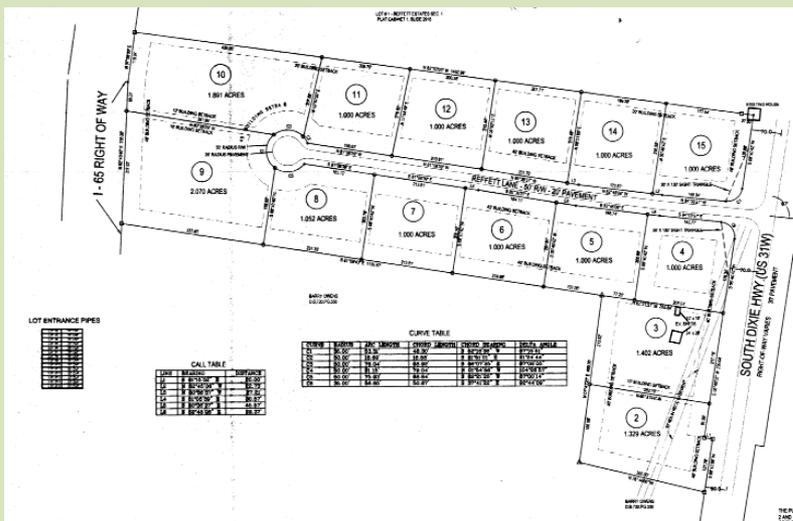
Clearview

Dutch Girl Subdivision

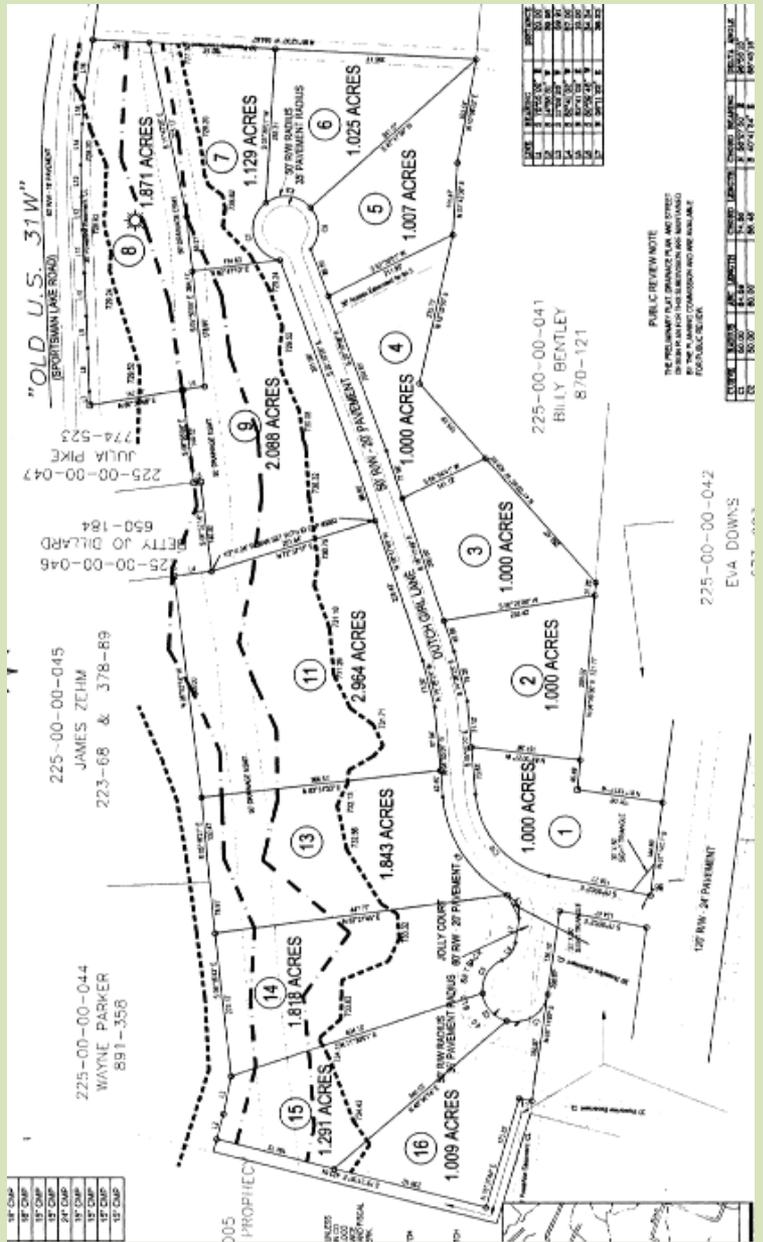
Subdivisions with Streets within the South Dixie Corridor along the S Dixie (US 31W) frontage



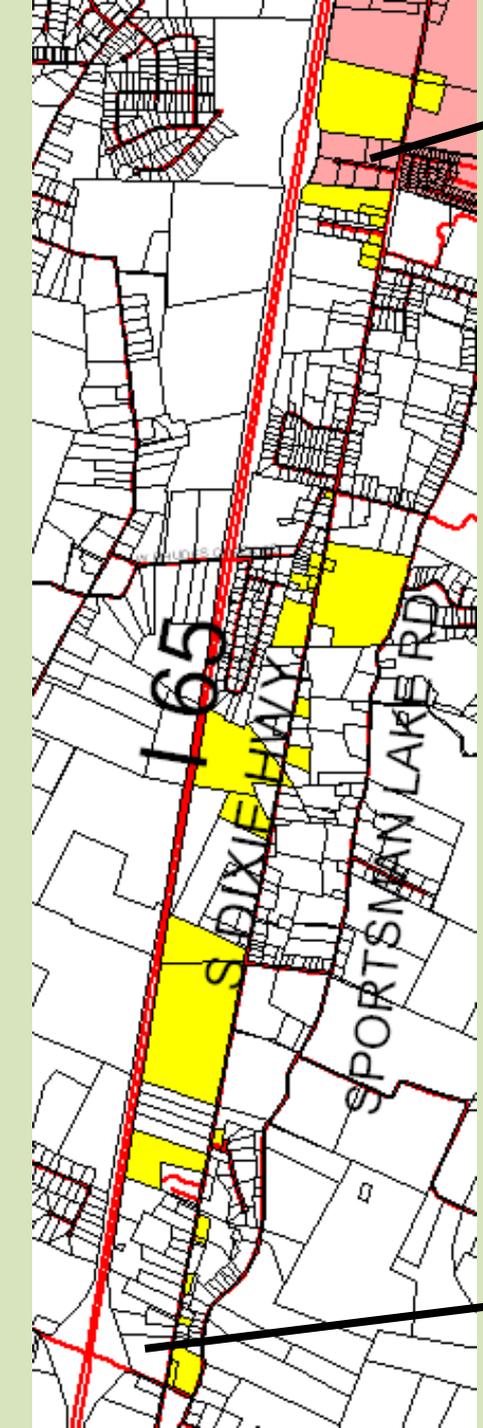
South End Commercial Park Subdivision (1998)



Reffett Estates (2003)



Dutch Girl Farm Subdivision (2002)



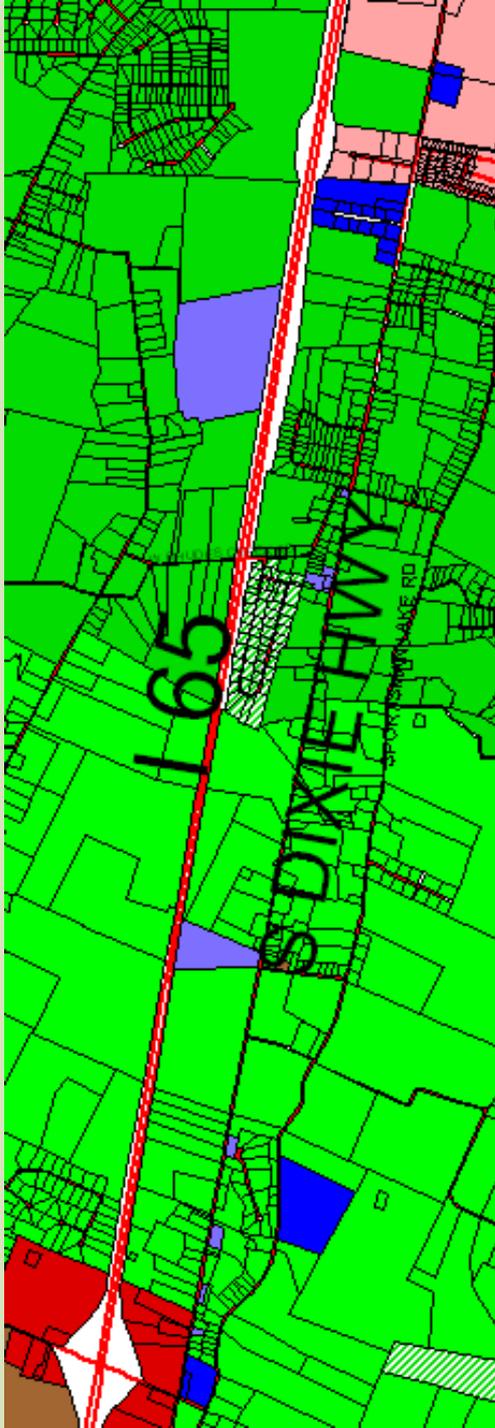
South End Commercial Park

(Industrial Zoned Property Annexed by City of Elizabethtown)

Commercial Potential within the South Dixie Corridor

Parcels highlighted in yellow are those that are currently zoned Commercial, the Hardin County Fairgrounds and parcels that are vacant and not in a platted Subdivision (31 parcels)

Interstate Commercial Zoned Property (B-1)

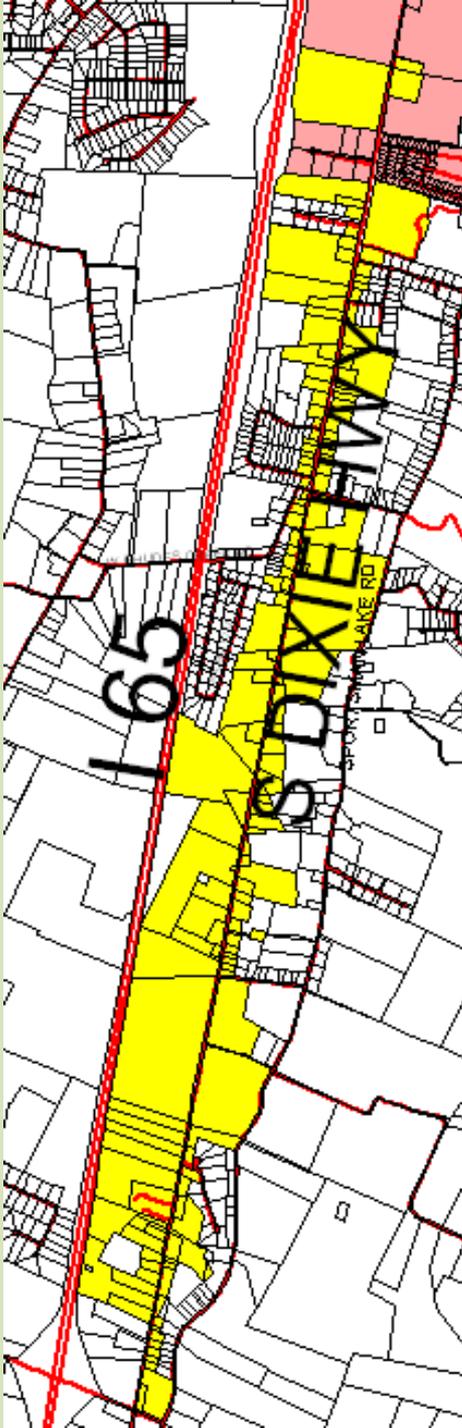


10 parcels are zoned General Commercial (C-2)

9 parcels are zoned Convenience Commercial (C-1)

Non-residential land use activities include:

- 6 churches
- National Farm Organization
- Hardin County Fairgrounds
- Elite HVAC,
- Affordable Heating & Cooling,
- Frankie Riggs Automotive,
- Truck Repair Shop,
- Antique Shop,
- Former Cobble Concrete,
- Climate Control,
- Lucas Metals

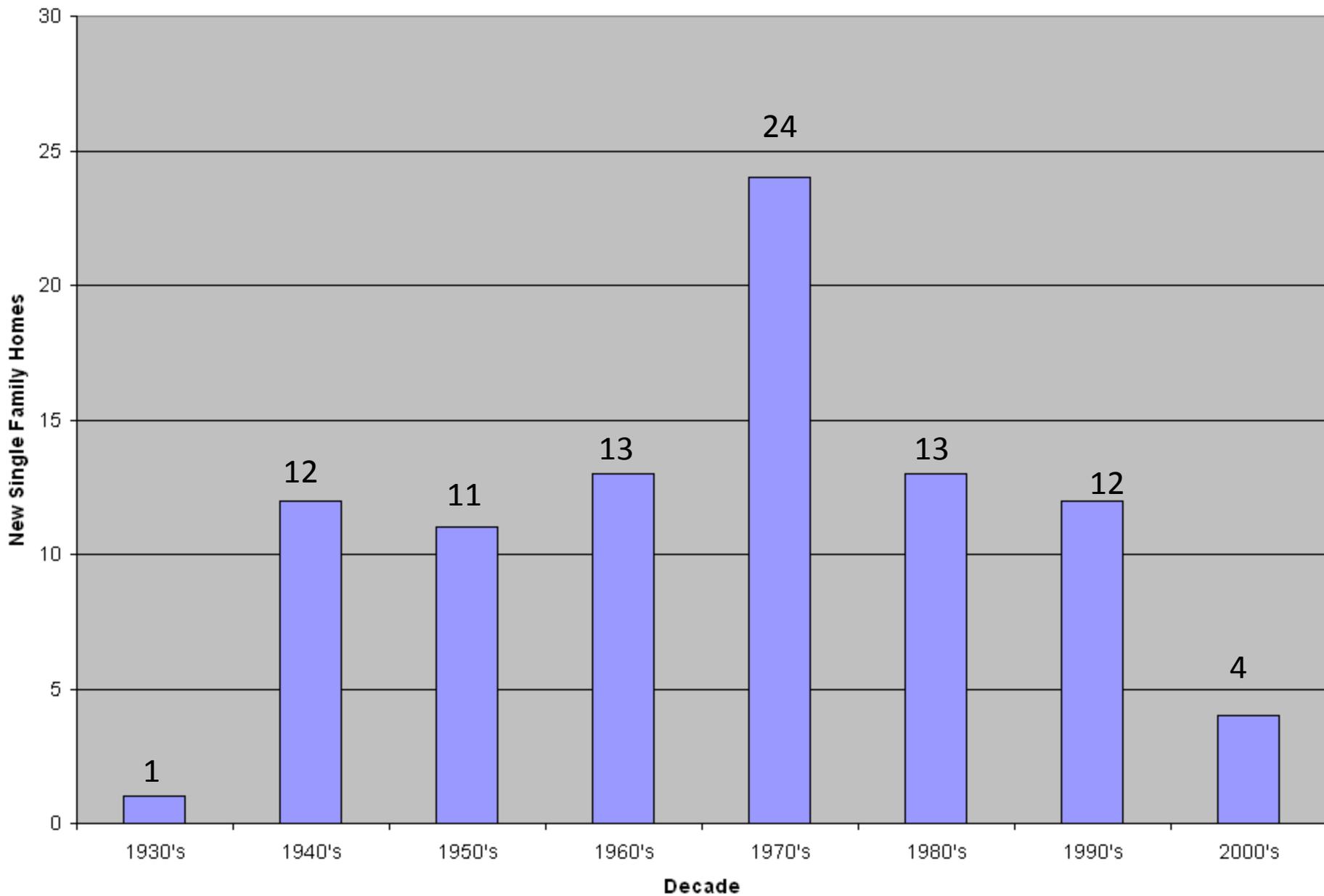


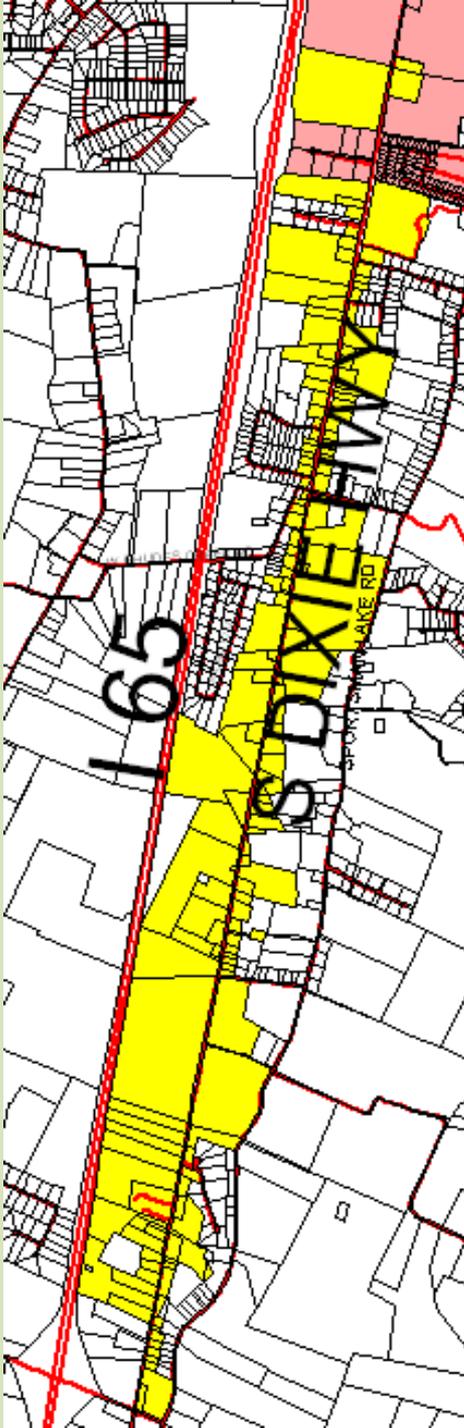
Residential Housing Stock Analysis

Within the study area there are 90 single family residential dwellings and 25 manufactured homes excluding a Mobile Home Park.

Therefore, 22% of the housing stock in the area are Manufactured Homes.

Age of the existing Single Family Dwellings within the Study Area





2000 – 2010 Building Permit Analysis

Commercial – 13

Manufactured/Mobile Homes – 8

Residential Additions – 7

Garages/Carports – 6

Barns – 5

Sheds - 4

Single Family Dwellings – 4

Decks – 2

Pools – 1

W Rhudes Creek, as the only east-west connection under I-65 is a unique node with commercial potential. It is also in the vicinity to a number of residential developments including Wildwood, Meadow View, Sandsprings, Sportsman Lake and Royal Acres.

