

D. Kentucky 313 Corridor

Introduction: The Fort Knox Military Reservation in northern Hardin County is an important asset to the community and it is a major employer and major land owner. The military reservation, due to its mission, has its own unique land use pattern and impacts related to that land use. Although local government has no control over land use within Fort Knox it must address the impacts that the reservation has on the remainder of the community generally, and specifically, the impact that land use in surrounding areas has on the mission of Fort Knox and the impact that Fort Knox's mission has on adjacent properties. The Kentucky 313 Corridor identified by this plan and in local regulations is just such an area. It is located along Kentucky 313 just south of the Fort Knox military reservation.

Natural Features: The Kentucky 313 Corridor has areas that are relatively flat to gently or severely sloped. Some of the area is heavily wooded and a portion is affected by the floodplain along the Rolling Fork River, Mill Creek and Mud Creek.

Existing Land Use: The existing land use pattern in this area is marked by sparse single-family residential use at a very low density as well and some nonresidential use. There are a few more densely developed residential areas in the form of subdivisions towards the southern portion of this area.

Recommended Land Use Pattern and Development Criteria: The following are recommended land use types for the Kentucky 313 Corridor generally. Also provided are general guidelines for development in Kentucky 313 Corridor.

- Residential uses are discouraged.
- Where residential uses are allowed they should be very low density uses, such as Residential Estate.
- Development within the floodplain is discouraged.
- The requirements of the Kentucky 313 Corridor, outlined in the Development Guidance System, should continue to be applied to this area.
- Development in this area should be undertaken in a way mindful of the impacts of the Military reservation and in particular the noise impacts.
- The Regional Wastewater Facilities Plan identifies this area as part of a rural watershed and does not propose a regional wastewater treatment solution in the next twenty year planning period. The continued use of on-site treatment/disposal systems is expected. As development occurs, construction of decentralized wastewater collection and treatment systems with long-term management, operation and maintenance is desired.

APPENDIX B



DEPARTMENT OF THE ARMY
US ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, US ARMY GARRISON COMMAND, FORT KNOX
125 6TH AVE STE 325
FORT KNOX, KENTUCKY 40121-5719

REPLY TO
ATTENTION OF:

NOV 27 2007

Directorate of Public Works

SUBJECT: Hardin County Comprehensive Plan

Hardin County Planning and Development Commission
Mr. Chris Hunsinger, Director
14 Public Square, 3rd Floor
Elizabethtown, KY 42701

Dear Mr. Hunsinger:

This letter is in regard to the Hardin County Planning and Zoning Commission's solicitation of comments regarding its new proposed Comprehensive Plan. I am the Garrison Commander, Fort Knox, Kentucky. As such, I am responsible for base operations and strategic planning efforts at Fort Knox. I commend you for the very professional and informative Open Houses you held earlier this month at the Pritchard Community Center. Based on the information disseminated at those meetings, Fort Knox supports the Commission's proposed Comprehensive Plan. It provides a reasonable basis for planning for and accommodating the growth anticipated in Hardin County generally, and Fort Knox in particular.

As you know, Fort Knox anticipates significant changes because of the Defense Department's Base Realignment and Closure Commission implementation. These changes will result in increased needs for residential, school, and commercial construction; increased traffic; and a general increase in infrastructure and utility demand. Planning is essential to minimize conflicts and provide for orderly infrastructure, residential, and commercial development both on and off post. The proposed Comprehensive Plan adequately addresses the needs of the installation.

The Highway 313 Corridor is identified in the Future Land Use Map as Area 12. The Hardin County Comprehensive Development Guide proposal number 13 is to "Support Fort Knox by preserving the Kentucky 313 Corridor as a buffer area." Most of our large caliber firing ranges – and therefore most of the noise generated on the post – is on the southern boundary facing Highway 313.

Maintenance of this corridor with its associated land uses is essential to minimize potential conflicts with residents of Hardin County.

The "North Urban Area" is identified as Area 3. It is reasonable to suppose that this area will provide residential areas for personnel working at Fort Knox as well as others, and that in the future some of this area may be annexed by Radcliff or Vine Grove. However, parts of this area are adjacent to Fort Knox, and the closer to the boundary a property is, the more careful the development must be.

APPENDIX B - CONTINUED

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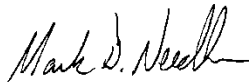
Fort Knox and its surrounding communities are currently engaged in beginning a new Joint Land Use Study (JLUS). While the JLUS will extend well beyond Hardin County's borders, the Comprehensive Plan seems to be consistent with the long term goals of the JLUS program.

The wastewater and drinking water goals of the Comprehensive Plan serve to protect human health and the environment for all residents of the area, from both the installation and the County. Over the last decade, Fort Knox has privatized much of its infrastructure. Increasingly, what affects Fort Knox utilities affects Hardin County, and vice-versa. Fort Knox supports the County's efforts to protect local water resources.

One of the many factors the Army uses to determine what missions to send to which installations is the quality of the local transportation network. Without an adequate transportation network, the Army is less likely to send a new mission or unit to an installation. Local transportation issues were identified in a recent Army environmental document. Fort Knox, Radcliff, and Hardin County are all engaged in planning and construction to enhance the utility of the local transportation network, and Fort Knox supports Hardin County's continuing efforts to develop a more efficient transportation system.

The proposed Comprehensive Plan is a good plan that meets the needs of a growing military reservation. I appreciate your efforts to "grow Hardin County" in a manner which takes into consideration the needs of Fort Knox. If you would like additional information, please contact Mrs. Sara Johnson, Director, Plans, Analysis, and Integration Office, at (502) 624-2387 or Mrs. Gail Pollock, Chief, Environmental Management Division, at (502) 624-3629.

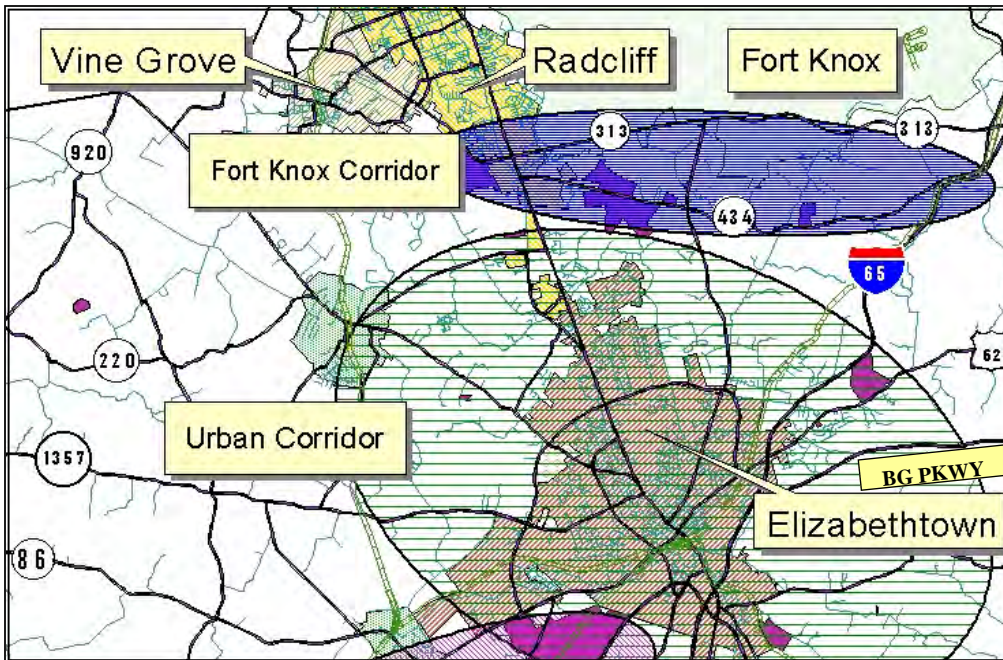
Sincerely,



Mark D. Needham
Colonel, US Army
Garrison Commander

The following from Hardin County Planning & Development Commission's *Comprehensive Development Guide – Industrial Element*, Page 7.1 & B. Outlining the "Fort Knox Industrial Corridor"

7.1 Hardin County Industrial Overview



Fort Knox Industrial Corridor

- Comprised of 11 parcels totaling 720 acres of land
- 68 acres zoned I-1*
- 653 acres zoned I-2**
- Primary transportation arteries are:
 1. KY 313
 2. KY 434
 3. KY 251

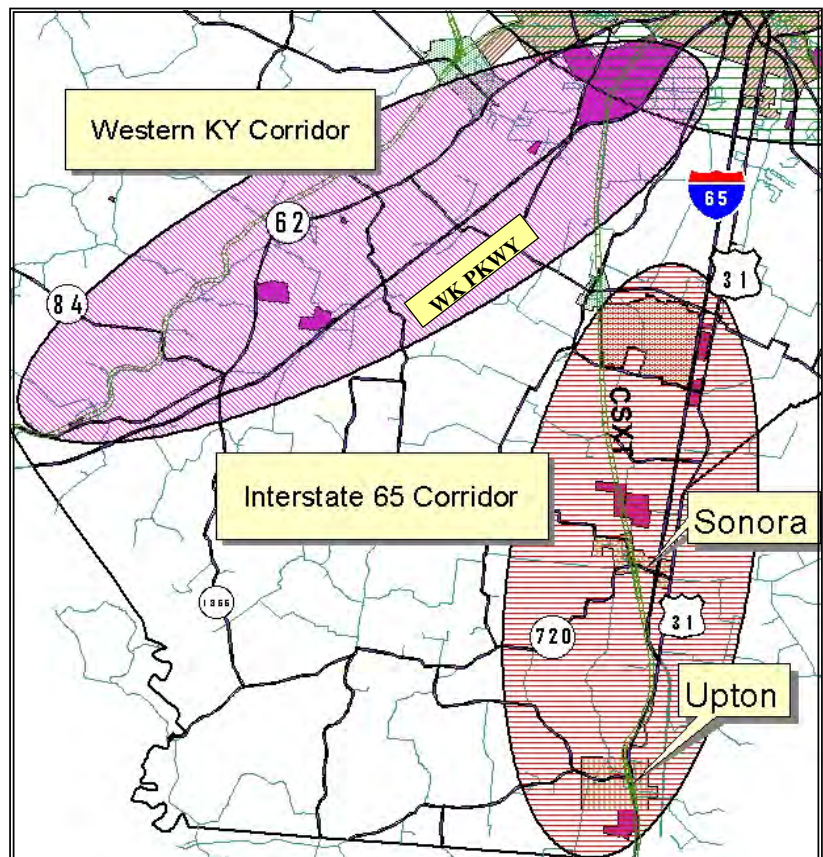
Urban Industrial Corridor

- Comprised of 55 parcels from both the Elizabethtown and Radcliff Urban Areas totaling 666 acres
- 6 acres zoned I-1
- 261 acres zoned I-2
- 399 acres in I-H***

- Primary transportation arteries are:
 1. I-65
 2. US 31W
 3. Bluegrass PKWY
 4. US 62
 5. KY 1600
 6. KY 1357

Western KY PKWY Industrial Corridor

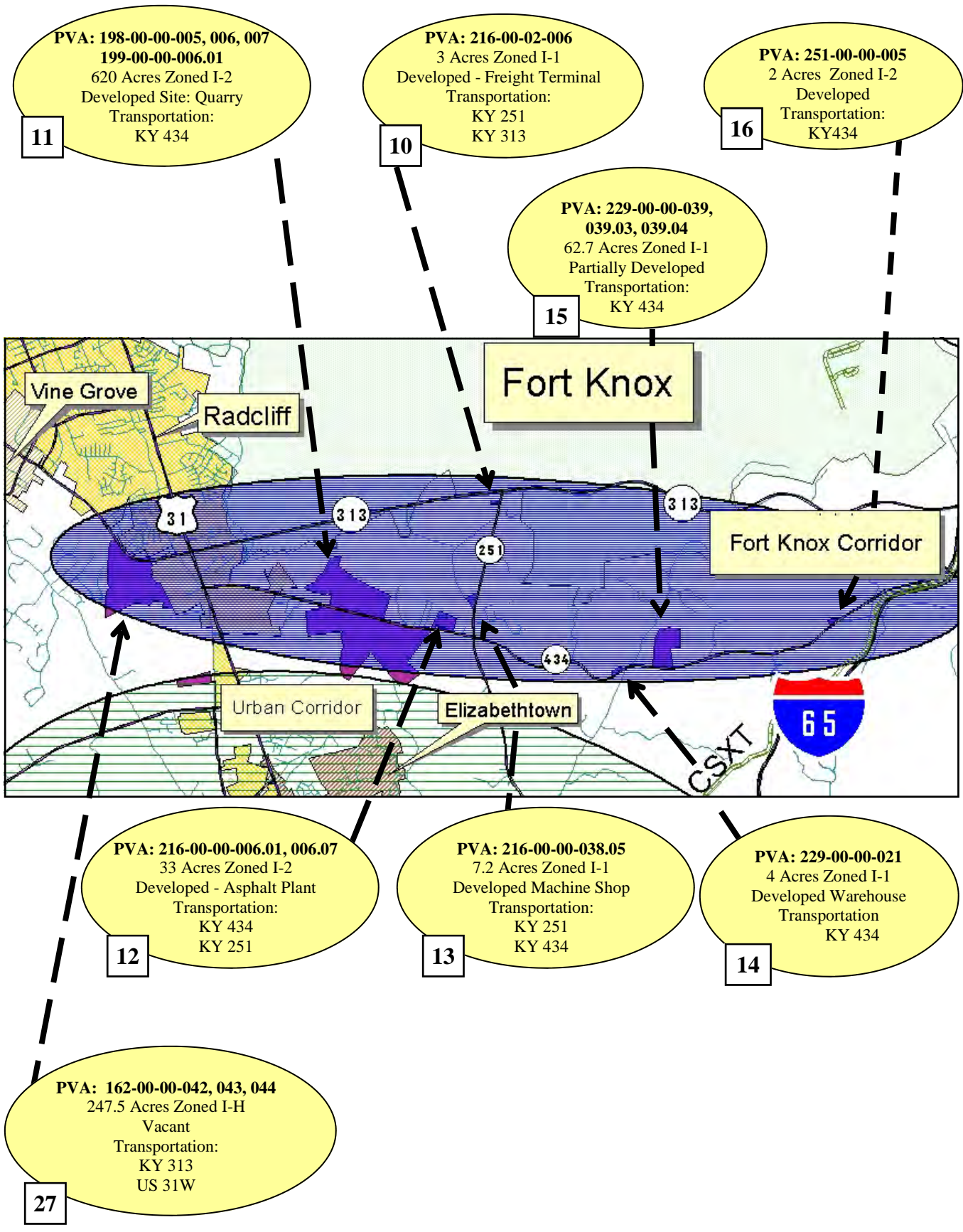
- Comprised of 53 parcels totaling 1769 acres
- 240 acres zoned I-1
- 261 acres zoned I-2
- 1508 acres in I-H
- Primary transportation artery:
 1. Western Kentucky Parkway
 2. US 62



Interstate 65 Industrial Corridor

- Comprised of 13 parcels totaling 2004 acres
- 71 acres zoned I-1
- 143 acres zoned I-2
- 456 acres in I-H
- 1551 acres for single site manufacturing
- Primary Transportation arteries are:
 1. I-65
 2. US 31W
 3. CSX Railroad

B. Fort Knox Industrial Corridor



* See Appendix A-5 for complete Industrial Profile Listing and Current Industrial Inventory.