

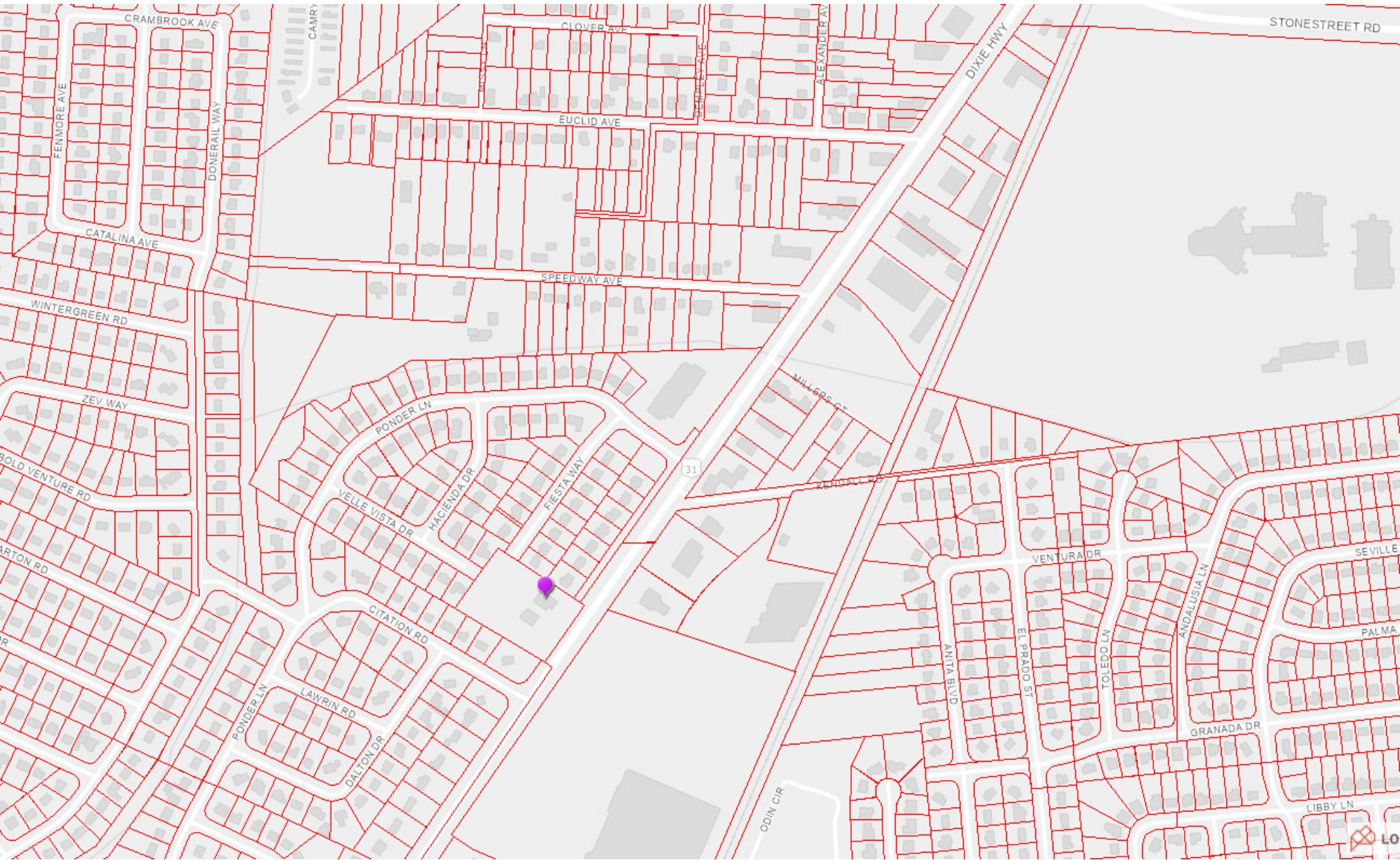
# 9718 Dixie Highway Event Center



Planning Commission  
August 17, 2023



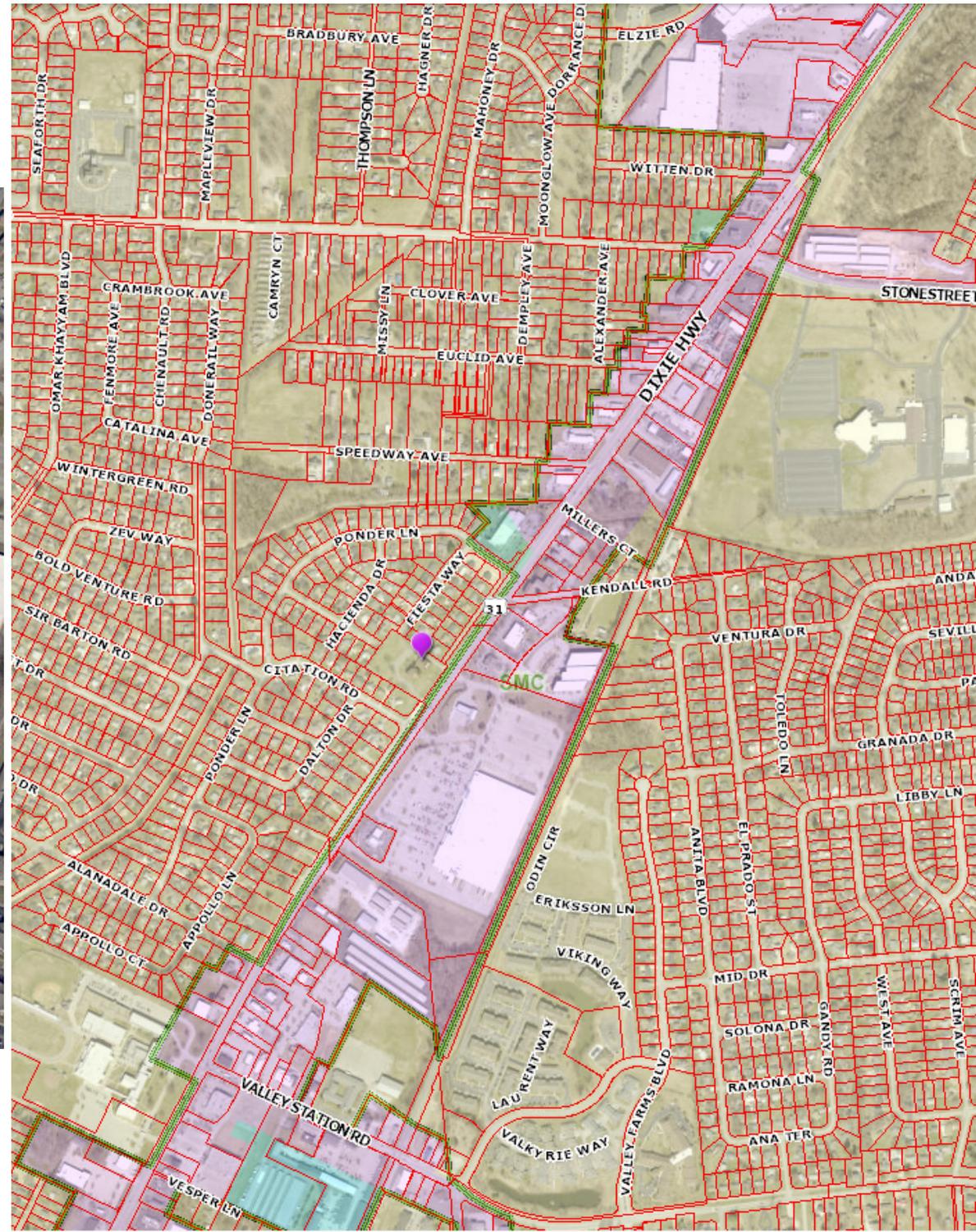
# Vicinity Map



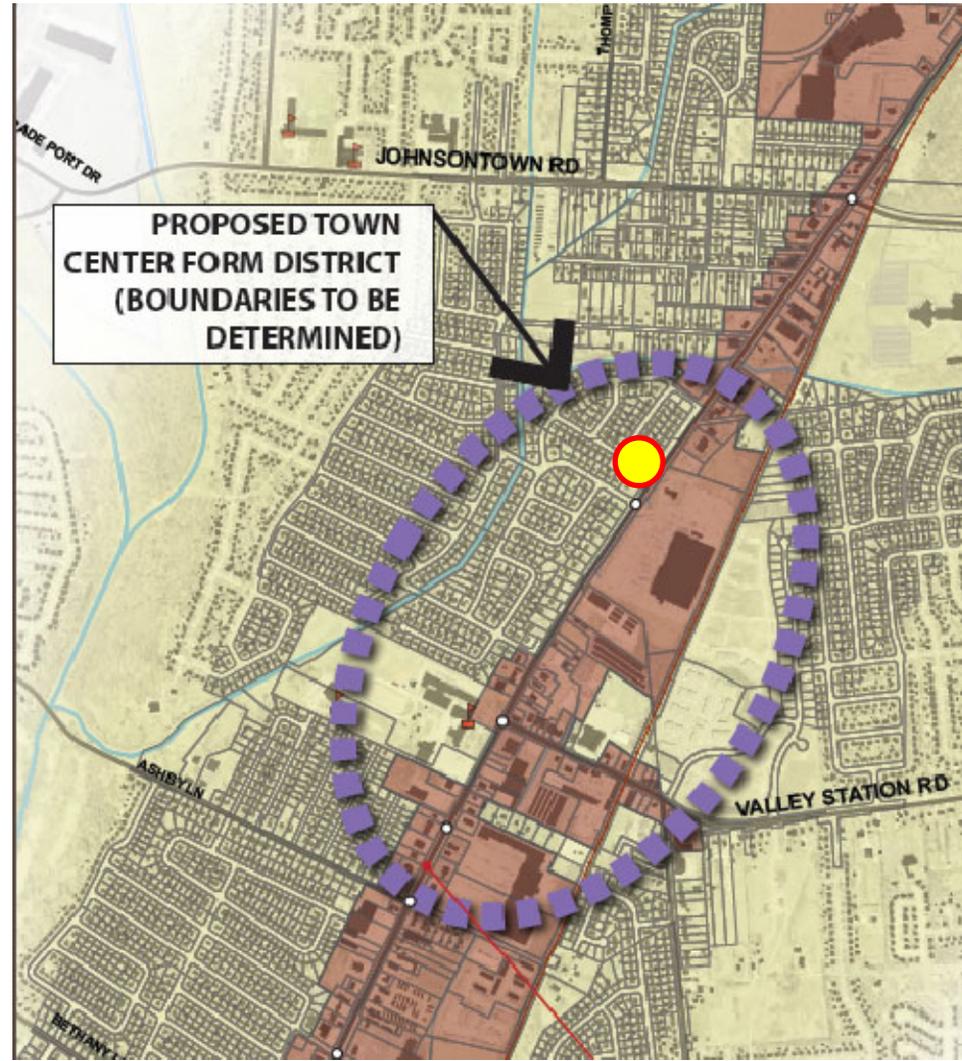
# Existing Buildings



# Commercial Development Along Dixie Highway



# Dixie Highway Corridor Master Plan



## TOWN CENTER

- Mixture of Moderately Intense Uses
- Identifiable Core
- At Intersection of Major Road
- Building Close to and Oriented Towards Street



# Site Plan



north



# Waivers -10.2.4 (Perimeter LBA)



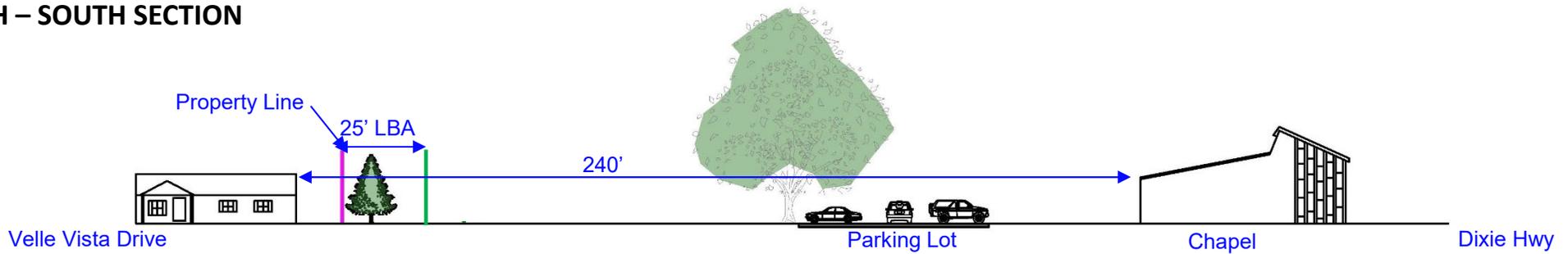
north



# Proposed Perimeter Screening



## NORTH - SOUTH SECTION



# Frontage Road Connection

I don't believe KYTC would have any input on this under the current use. The frontage road is too close to Dixie, but serving just 8 private homes it doesn't generate enough traffic to be troublesome. If those homes were ever demolished for commercial development, we'd push to either have the road moved further away from Dixie or eliminated altogether at that time.

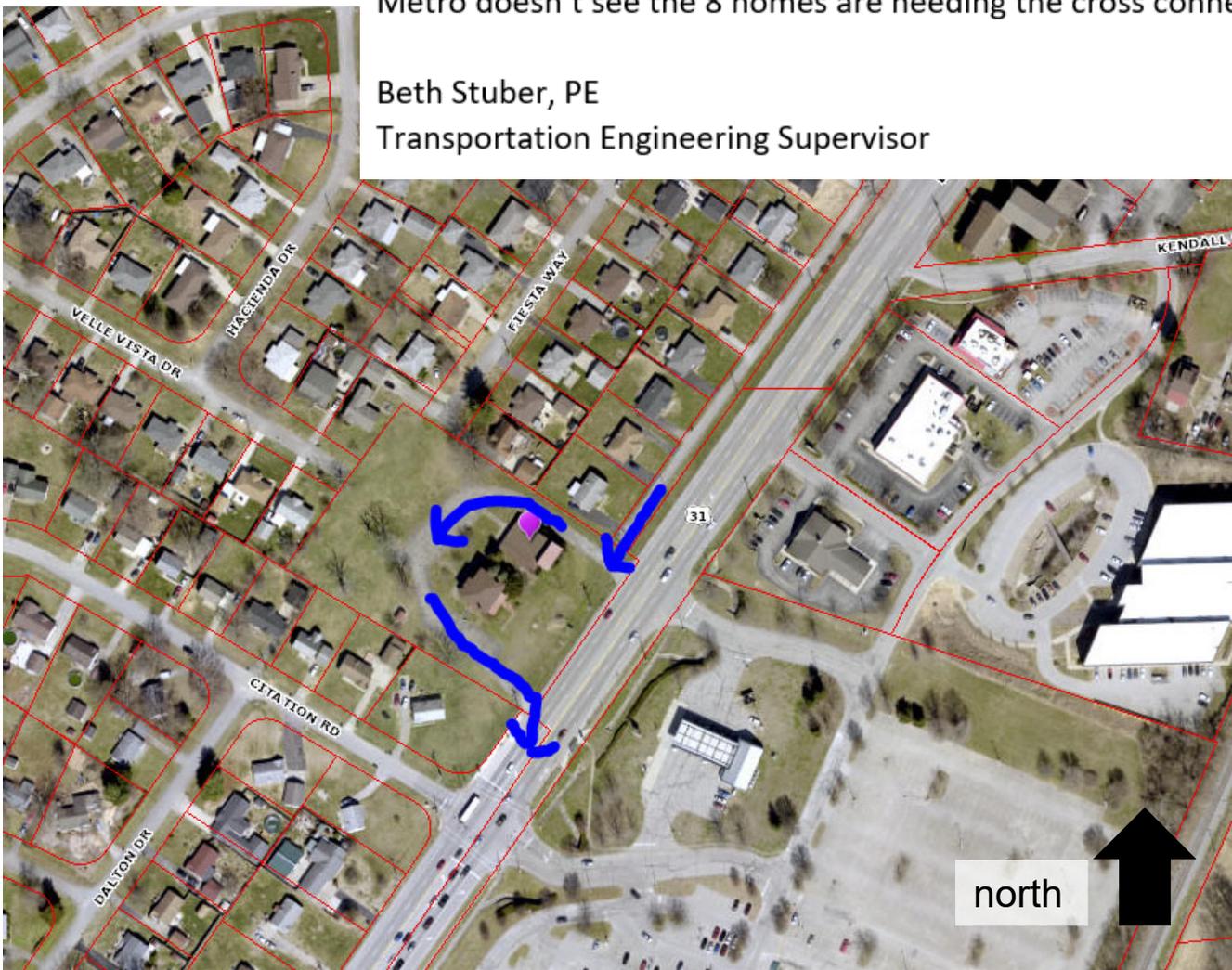
Thanks,

*Jason Richardson, P.E.*

Transportation Engineer Supervisor - Permits  
Kentucky Transportation Cabinet  
District 5 - Louisville

Metro doesn't see the 8 homes are needing the cross connection. It won't hurt but there isn't a great need.

Beth Stuber, PE  
Transportation Engineering Supervisor



## Proposed Binding Elements

1. The hours permitted for events of more than ten guests shall be restricted between 10:00 AM to 10:00 PM Sunday through Thursday, and 11:00 AM to 12:00 AM on Friday and Saturday.
2. Outdoor gatherings of guests that are not utilizing the rental property must end by 9:00 PM Sunday through Thursday, and 11:00 PM on Friday and Saturday.

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