



Zoning Staff Report

Bullitt County Planning and Zoning

Docket No:	2025Z-45
Owner/ Applicant:	Albert Cahoe
Rezone:	B-2 to R-1
Location	Bells Mill Rd
Parcel:	063-SW0-02-001
Legislative Body:	city of Mt Washington
Size:	.8 Acres more or less
Purpose:	Single Family Residence
Comprehensive Plan	Low Density Residential

Countywide Criteria

Environmental

1. The property is not in the flood plain.

Compatibility and Character

1. This will be similar to the overall density in the area.
3. There are no known historic sites on the property.

Utilities and Services

1. Utilities including sewer are available in the general area.

Transportation

1. The property has access to a state road and will be subject to KYTC encroachment requirements.

Development Area Criteria

Compatibility and Character

2. This will be similar to the overall density in the area.

Utilities and Services

1. Utilities are available in the general area.
2. Fire Department will stamp the commercial site plan for fire hydrant requirements and access requirements prior to Planning approval.

Future Land Use Map: Low Density Residential

Single-Family Dwellings (typically about 3-4 units per acre)

Current Land Use

The property is currently vacant.

AG Setbacks and Buffers

Front: 50

Side: 15

Rear: 25

Buffering will not be required.

Lot Size

Every single-family dwelling shall be located on a single lot of not less than fourteen thousand (14,000) square feet in area. The minimum lot width at the building line shall not be less than one hundred (100) feet.

beacon.schneidercorp.com/Application.aspx?ApplID=943&LayerID=18440&PageTypeID=1&PageID=8233&Q=1698549734&KeyValue=412770

PVA Bullitt County Plann... iWorQ Kentucky Flood Haz... Sign In Bullitt County Plann... Citrix XenApp - App... KY Kentucky's Incorpor... Ky KCOJ Docket Instrument Inquiry Prote

qPublic.net™ Bullitt County, KY PVA

Layers Map Search Results Report Sales Search Sales List Sales Results Home Comparable Search Comparable Results Pictometry Imagery Property Tax Estimator

Layer List Legend

Quick Links:
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Layers:

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☐ Parcel Numbers

☐ Yearly Sales

☒ Roads

☒ USA Major Highways

☒ City Labels

☐ Railroads

☐ Streams and Rivers

☐ Lakes

☒ County Outlines

☒ Assessment Layers

☒ Aerial Photography

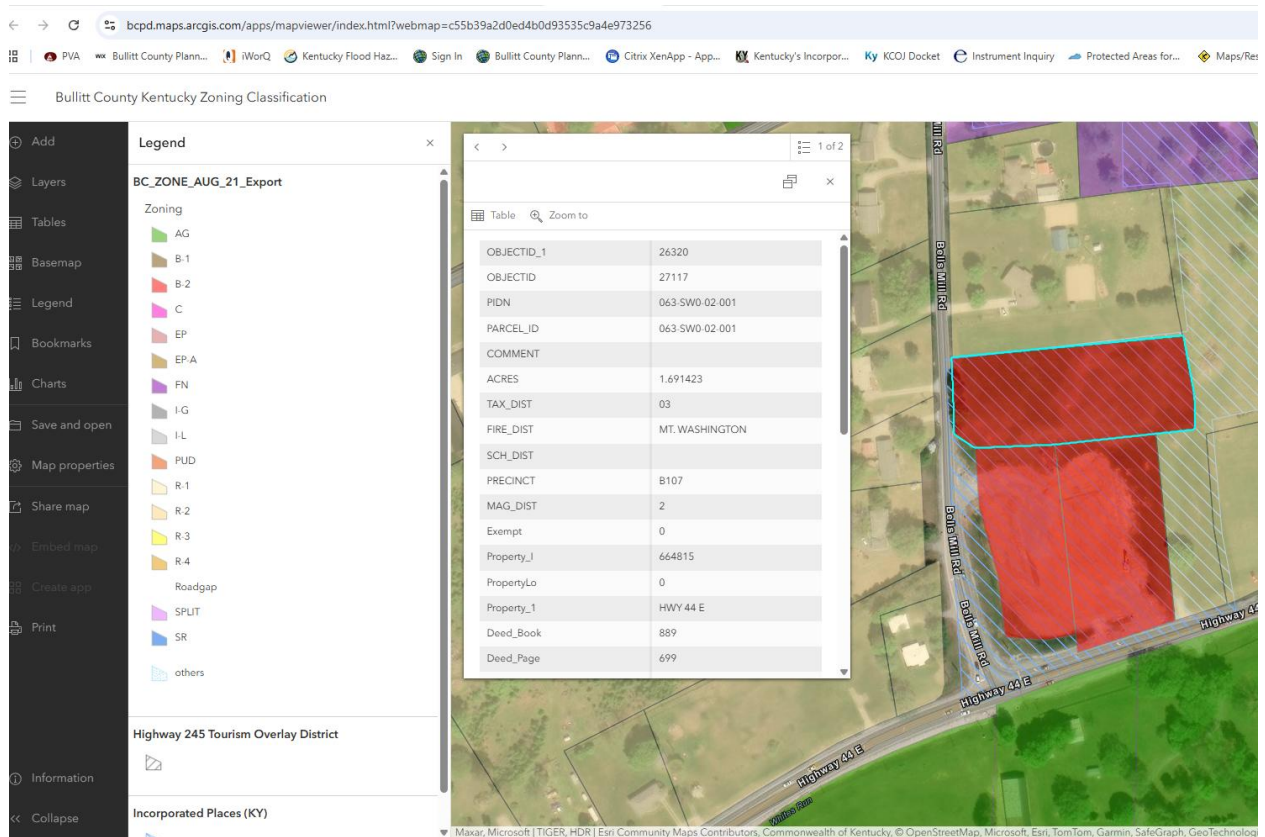
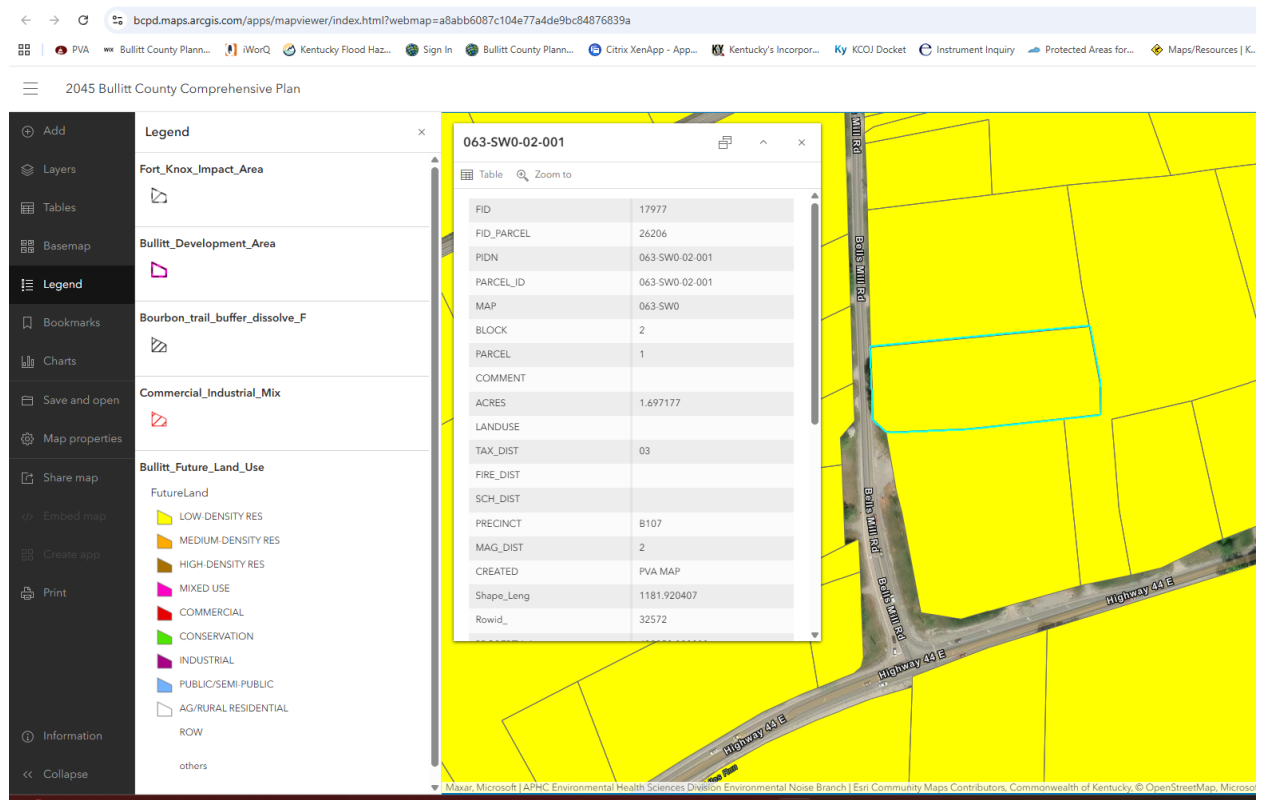
☒ 2025 Aerial Photos
☐ 2024 Aerial Photos
☐ 2023 Aerial Photos
☐ 2020 Aerial Photos
☐ 2018 Aerial Photos (NAIP)
☐ 2016 Aerial Photos
☐ 2014 Aerial Photos
☐ 2012 Aerial Photos
☐ 2010 Aerial Photos
☐ 2006 Aerial Photos
☐ 1995 Aerial Photos

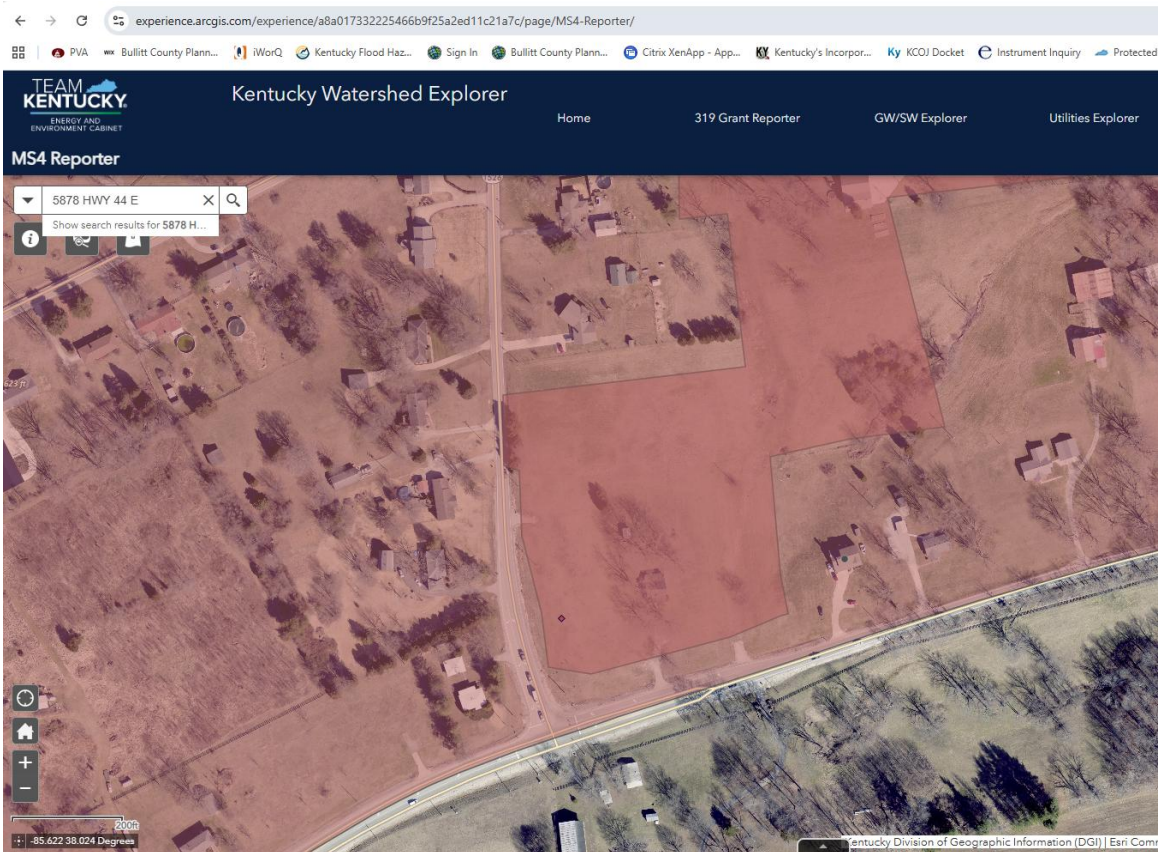
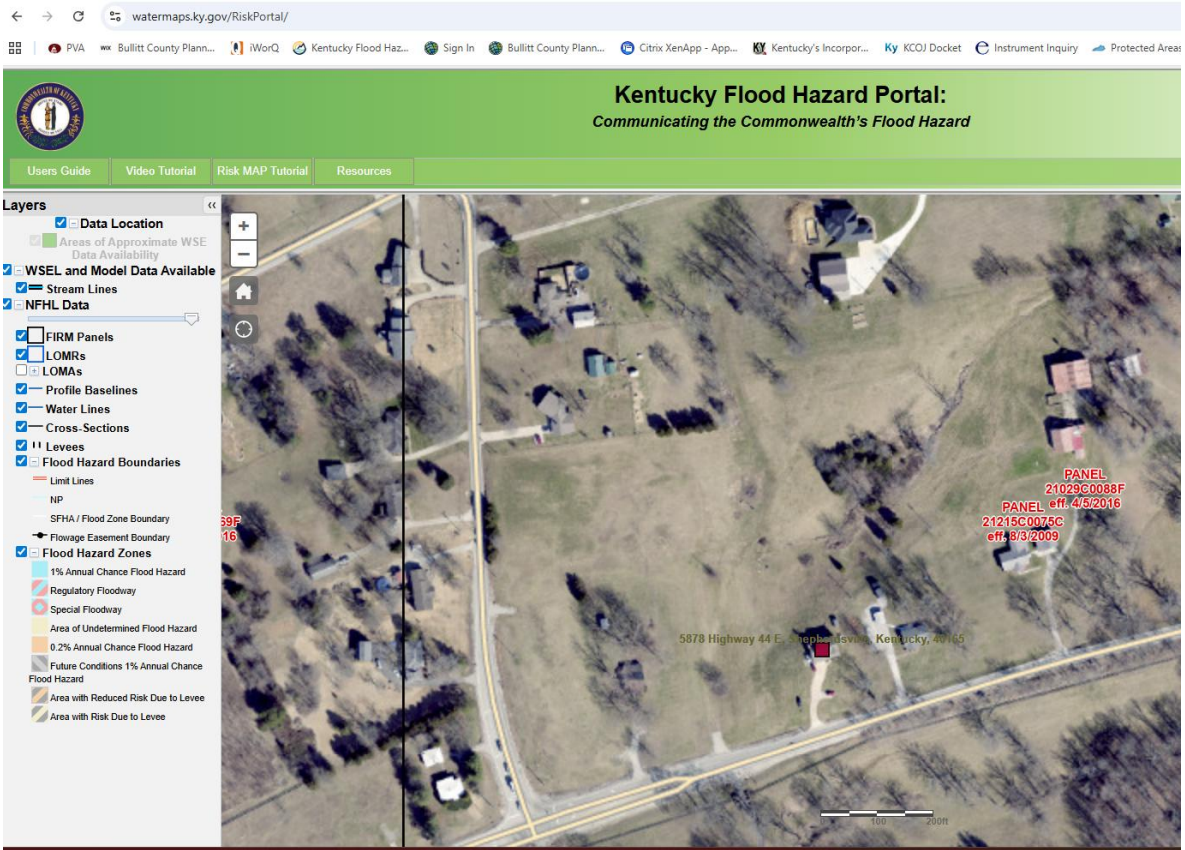
[Restore Layer Defaults](#)

Parcel ID 432953
Sec/Twp/Rng n/a
Property Address HWY 44 E
District
Brief Tax Description

Alternate ID 063-SW0-02-001
Class Residential
Acreage 1.5785
05-Mt Washington City**
1 TR (OFF BELLS MILL)

Owner Address CAHOE ALBERT C & MARY ROSE
6034 HWY 44 E
SHEPHERDSVILLE KY 40165





The general soils map can be found here: <https://kygeonet.ky.gov/kysoils/>

Cac - Caneyville Silt Loam: Moderately deep upland soils. Moderately deep, silty clay loam, silt loam or fine sandy loam soils of the uplands with slopes about 6 to 30 percent and moderate productivity potential.

CrC – Crider Silt Loam: Deep well drained upland soils 0-30%. Deep, well drained silt loam, loam and fine sandy loam soils of the uplands and stream terraces with slopes of 0 to 30 percent. Some have gravelly and sandy subsoils. Productivity potential is mod. to high.

CrB – Crider Silt Loam: Deep well drained upland soils 0-30%. Deep, well drained silt loam, loam and fine sandy loam soils of the uplands and stream terraces with slopes of 0 to 30 percent. Some have gravelly and sandy subsoils. Productivity potential is mod. to high.

