



## **Zoning Staff Report**

### **Bullitt County Planning and Zoning**

<b>Docket No:</b>	<b>2026Z-16</b>
Owner/Applicant:	Jaime Blanc
Rezone:	R-1 to R-3
Location	Clover Cove Dr/Chillicoop Rd
Parcel	027-NE0-08-008
Legislative Body:	Shepherdsville
Size:	0.5 acres more or less
Purpose:	Create two lots for single family residential
Comprehensive Plan	Low Density Residential

### **Countywide Criteria**

#### Environmental

1. The property is not in the Flood Plain.
2. The property is largely clear of vegetation.
3. Extensive grading should not be necessary.

#### Compatibility and Character

1. The area is a mix of low and medium density residential.
2. No buffering will be required.
3. There are no known historic sites on the property.

#### Utilities and Services

1. This is within the development area indicating utilities should generally be available.
2. Nichols Fire Dept. will serve the development.

#### Transportation

1. Primary access will be from Clover Cove Dr.

### **Development Area Criteria**

#### Compatibility and Character

1. Development is adjacent to existing residential use.

#### Utilities and Services

1. Project is within Development area indicating utilities should be readily available.
2. Nichols Fire Dept. will serve the development.

#### Transportation

3. Primary access will be from Clover Cove Dr.

### **Future Land Use Map**

1. Single-Family Dwellings (typically about 3-4 units per acre)
2. Two-Family Dwellings (typically about 4 units per acre)
3. Parks & Natural Areas
4. Supportive Uses (must support or serve an intended use): a. Neighborhood Commercial (only at strategic crossroad locations) b. Public Uses

### **Current Land Use**

Vacant.

### **Setbacks and Buffers**

Front Yard: 30 feet

Side Yard: =18 feet.

Rear Yard: 25 feet.

No building shall exceed two and one half (2 ½) stories or thirty-five (35) feet in height.

### **Lot Size**

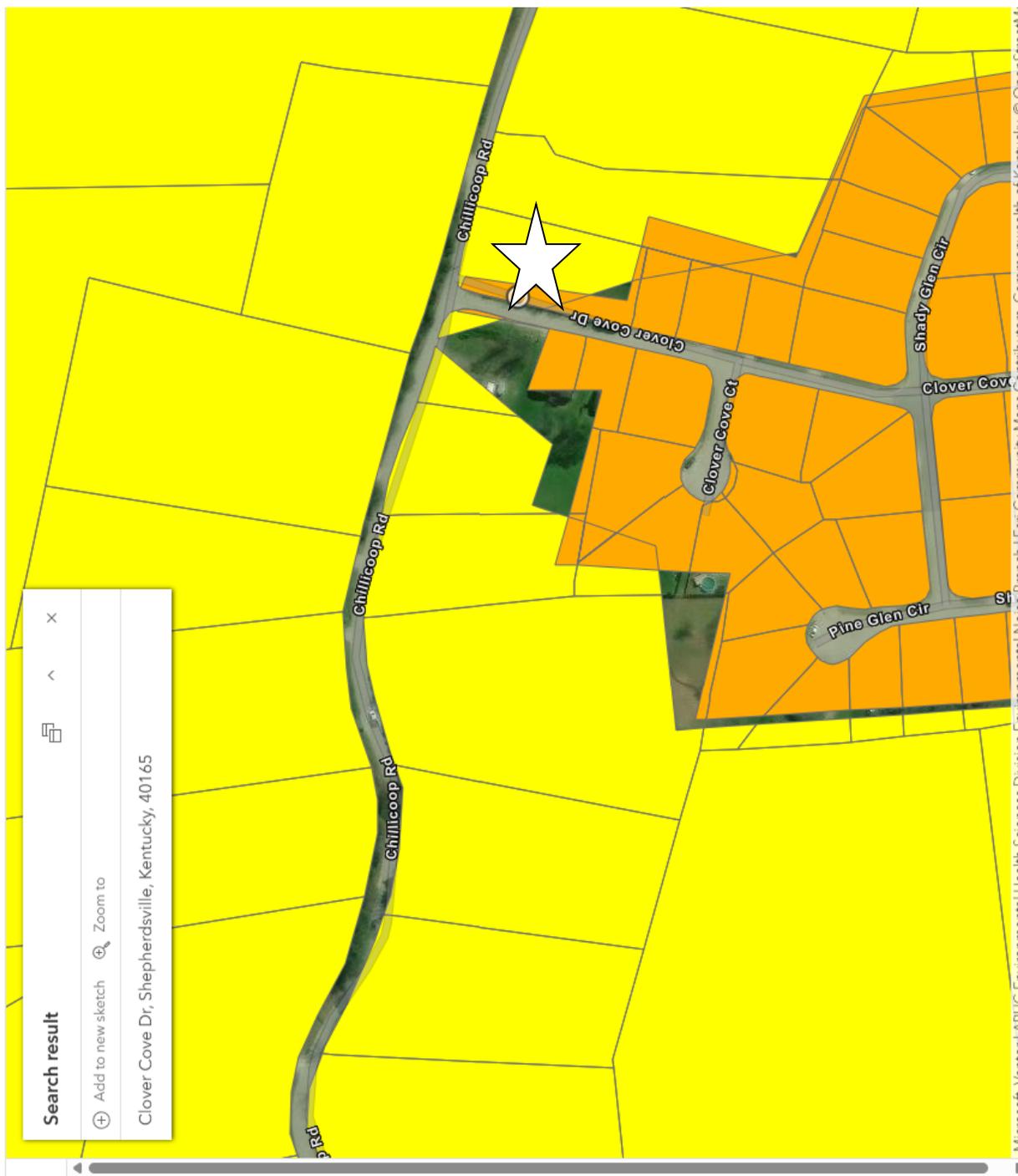
1. Every single-family dwelling shall be located on a single lot of not less than seven thousand two hundred (7,200) square feet for the first dwelling unit. The minimum required lot width at the building line shall be sixty (60) feet.
2. Every two-family and multi-family dwelling shall be located on a single lot of not less than six thousand (6,000) square feet for the first dwelling unit plus one thousand five hundred (1,500) square feet for each additional unit up to four (4). Each unit beyond four (4) in a multi-family dwelling shall be located on a two thousand five hundred (2,500) square foot lot. The minimum required lot width at the building line for twofamily and multi-family dwellings shall be eighty (85) feet.

2045 Bullitt County Comprehensive Plan

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**Legend**

- Fort\_Knox\_Impact\_Area
- Bullitt\_Development\_Area
- Bourbon\_trail\_buffer\_dissolve\_F
- Commercial\_Industrial\_Mix
- Bullitt\_Future\_Land\_Use
  - FutureLand
  - LOW-DENSITY RES
  - MEDIUM-DENSITY RES
  - HIGH-DENSITY RES
  - MIXED USE
  - COMMERCIAL
  - CONSERVATION
  - INDUSTRIAL
  - PUBLIC/SEMI-PUBLIC
  - AG/RURAL RESIDENTIAL
  - ROW
  - others



### Bullitt County Kentucky Zoning Classification

**Legend**

AG	AG
B-1	B-1
B-2	B-2
C	C
EP	EP
EP-A	EP-A
FN	FN
I-G	I-G
I-L	I-L
PUD	PUD
R-1	R-1
R-2	R-2
R-3	R-3
R-4	R-4
Roadgap	Roadgap
SPLIT	SPLIT
SR	SR
others	others

Highway 245 Tourism Overlay District

Incorporated Places (KY)



# Public.net™ Bullitt County, KY PVA

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**Feature data: 421629**  
  
 BLANC JAIME  
 CHILLICOOP RD  
 0.50 Acres  
[View Report](#) | [Pictometry Imagery](#) | [Google Maps](#)

**Layer List**  
 Legend  
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 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	421629	Alternate ID	027-NEO-08-008
Sec/Twp/Rng	n/a	Class	Residential
Property Address	CHILLICOOP RD	Acreage	0.5
District			
Brief Tax Description			
		Owner Address	BLANC JAIME 395 HIGH RIDGE DR SHEPHERDSVILLE KY 40165

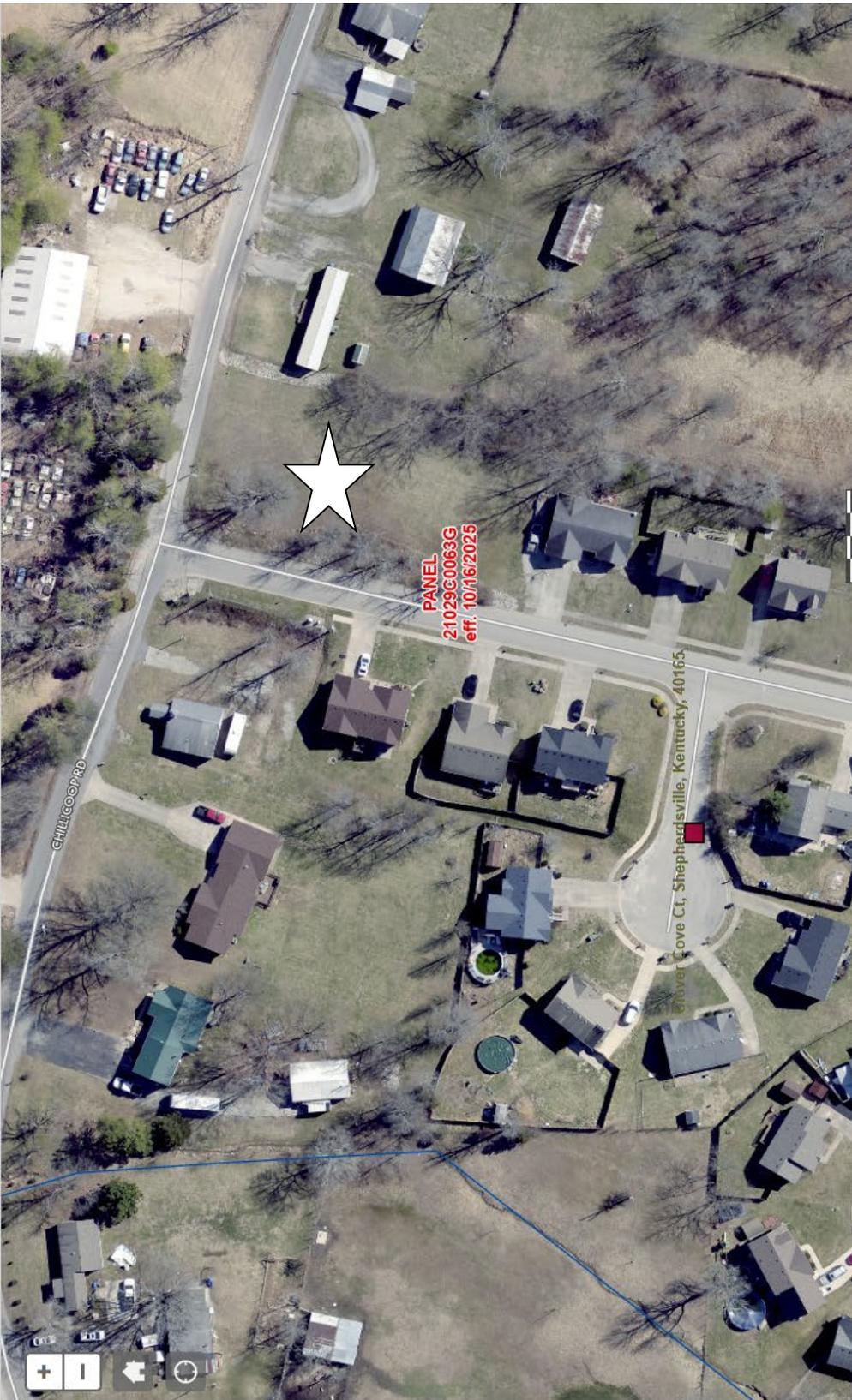
01-County Nichols Fire  
 0.50 ACRE TRACT\_ DB PG 99-032  
*(Note - Not to be used on legal documents)*



# Kentucky Flood Hazard Portal:

*Communicating the Commonwealth's Flood Hazard*

Users Guide | Video Tutorial | Risk MAP Tutorial | Resources



Layers

- Data Location
  - Areas of Approximate WSE Data Availability
- WSEL and Model Data Available
  - Stream Lines
  - NFHL Data
- FIRM Panels
  - LOMRS
  - LOMAs
- Profile Baselines
- Water Lines
- Cross-Sections
- Levees
- Flood Hazard Boundaries
  - Limit Lines
  - NP
  - SFHA / Flood Zone Boundary
  - Flowage Easement Boundary
- Flood Hazard Zones
  - 1% Annual Chance Flood Hazard
  - Regulatory Floodway
  - Special Floodway
  - Area of Undetermined Flood Hazard
  - 0.2% Annual Chance Flood Hazard
  - Future Conditions 1% Annual Chance Flood Hazard
- Flood Hazard
  - Area with Reduced Risk Due to Levee
  - Area with Risk Due to Levee

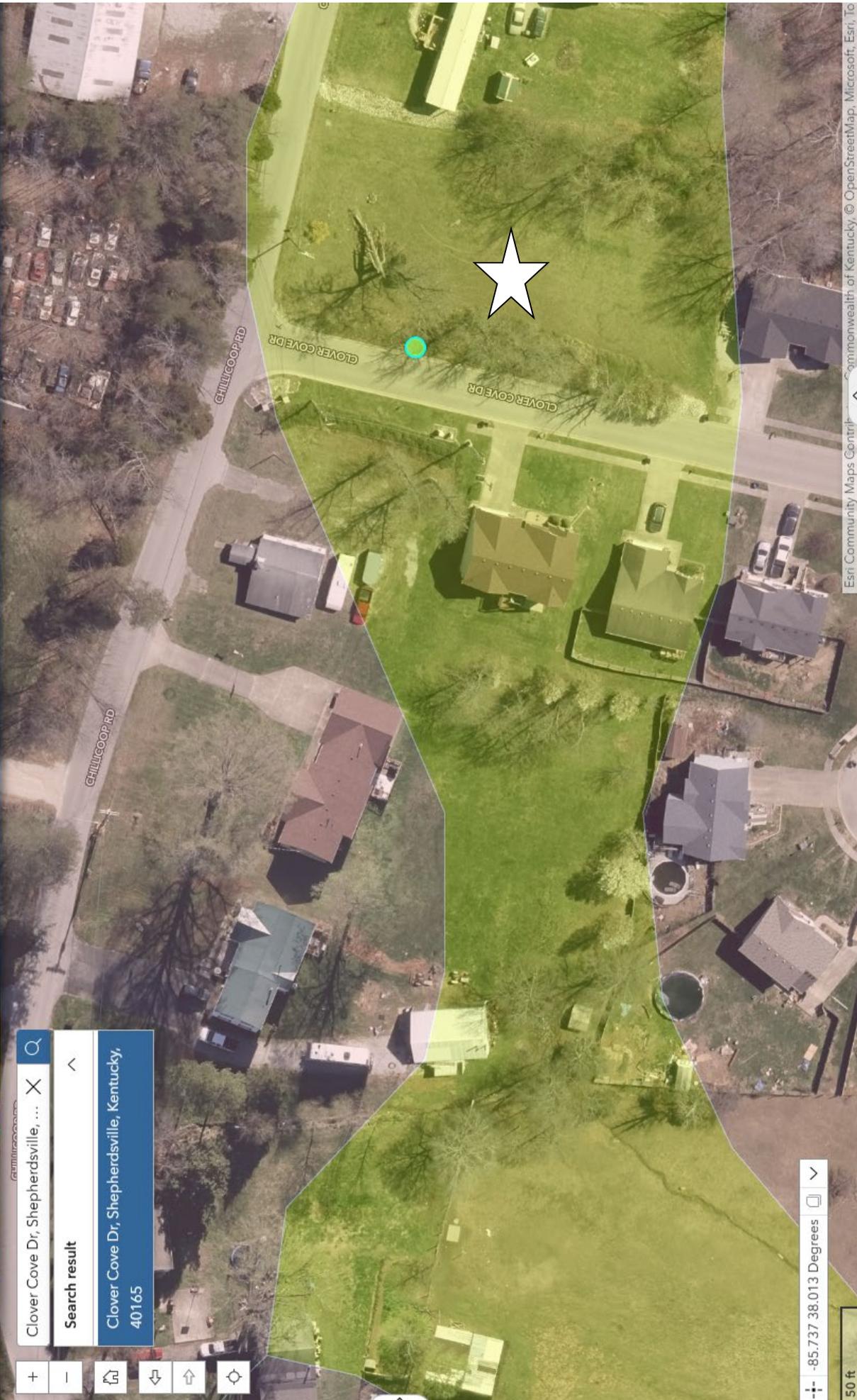
# Kentucky Soils Data Viewer

With Detailed NRCS Soils Data

Clover Cove Dr, Shepherdsville, ... X

**Search result**

Clover Cove Dr, Shepherdsville, Kentucky, 40165



# Kentucky Soil Types Present

OtB: Otwell Silt Loam - Moderately well drained soils with a fragipan. Moderately well drained silt loam fragipan soils of the uplands and stream terraces with slopes of 0 to 12 percent and moderate to high productivity potential.

