



Zoning Staff Report

Bullitt County Planning and Zoning

Docket No:**2026Z-05**

Owner/Applicant:

Tim and Stacy Wiseheart

Rezone:

AG/R-1 to AG

Location

Tract 1A Armstrong Ln

Parcel

071-000-00-017E

Legislative Body:

Unincorporated

Size:

11.0028 acres more or less

Purpose:

Residential use

Comprehensive Plan

Low Density Residential

Applicant Description

Construct a Single-family home with 3 bedrooms and 2.5 bathrooms as well as a pole barn with 1 bedroom and 1 bathroom for potential future living area for aging and handicapped mother.

This will support Objective 1D “to preserve the county’s rural character and agricultural land.”

Countywide Criteria

Environmental

1. The property is not in the Flood Plain.

Compatibility and Character

1. Approximate residential density to the north and west is 3.5 units per acre.
2. Approximate density to the south and east is rural/agricultural.
3. There are no known historic sites on the property.

Utilities and Services

1. Utility services are available in the general area
2. Mt. Washington Fire Dept. will serve the property.

Transportation

1. Primary access is from Armstrong Ln. a County road.

Development Area Criteria

Compatibility and Character

1. Low density residential development is consistent with surrounding development.

Future Land Use Map Criteria

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

Current Land Use

The property is currently vacant.

Setbacks and Buffers

2. Yard Requirements:

- a. Front Yard: 40
- b. Side Yard: 0
- c. Rear Yard: 0

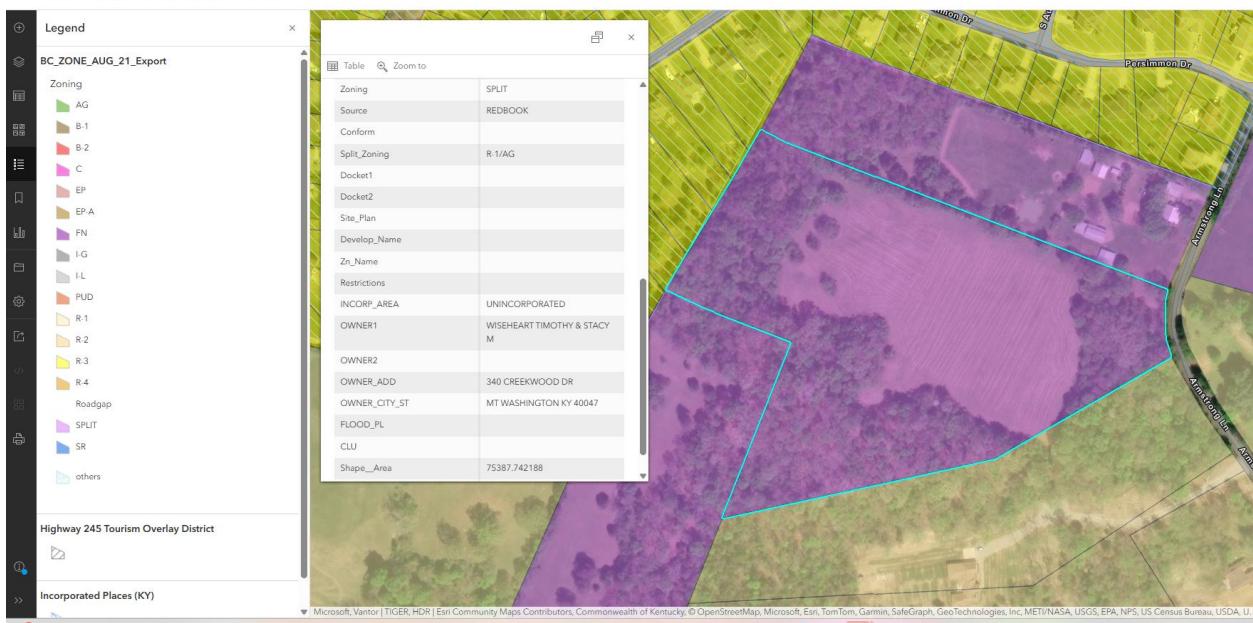
3. Maximum building height: No height restrictions are imposed on any structures of the principal and accessory use categories.

Buffering will not be required.

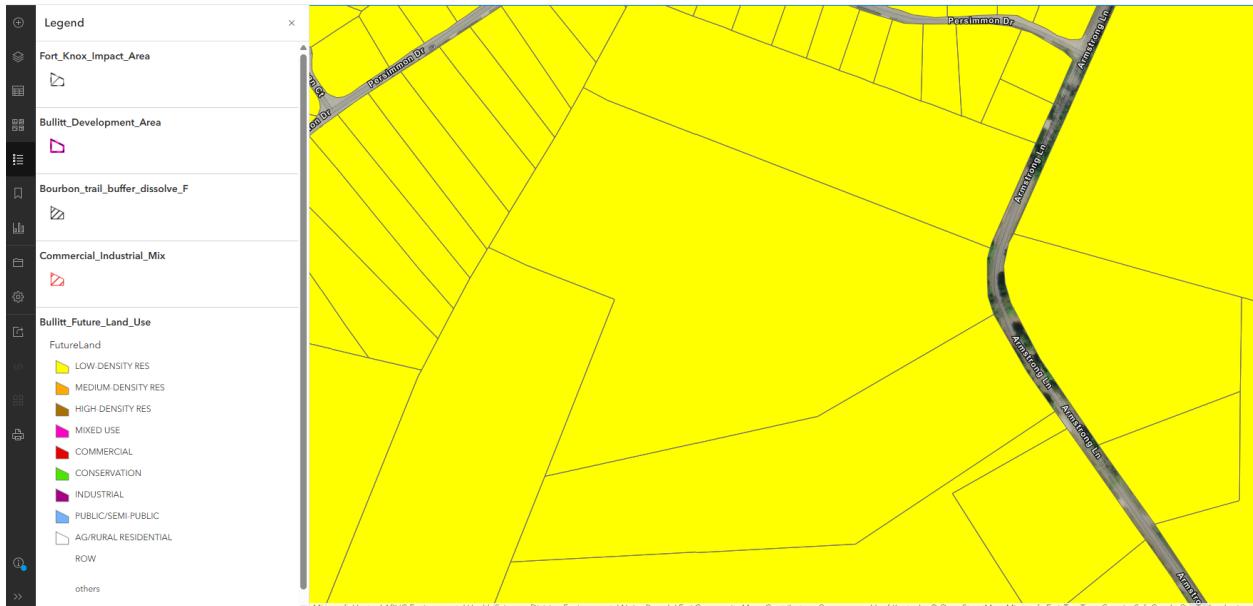
Lot Size

To fulfill the purpose of the establishment of this zone, no division of land into less than ten (10) acres for use as residential or uses other than listed in Section 5.300 shall be permitted in an Agricultural Zone. A dwelling constructed as an accessory use on a farm tract which is later subdivided must meet the area requirements of the zone.

Bullitt County Kentucky Zoning Classification



2045 Bullitt County Comprehensive Plan



beacon.schneidercorp.com/Application.aspx?AppID=943&LayerID=18440&PageTypeID=1&PageID=8233&Q=2119665645&KeyValue=438524

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

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: Property Search | View Map

Layers:

- DeedBook/Page
- Parcels**
- Parcel Numbers
- Yearly Sales
- Roads
- USA Major Highways
- City Labels
- Railroads
- Streams and Rivers
- Lakes
- County Outlines
- Assessment Layers
- Aerial Photography
 - 2023 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
- 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](#)

200 ft

Parcel ID: 438524
Sec/Twp/Rng: n/a
Property Address: ARMSTRONG LN
District: Brief Tax Description: 03-County / Mt Washington Fire
Area: TR 1A 1&B BUFFIN & P HATFIELD SURVEY PC 4/109
(Note: Not to be used on legal documents)

Alternate ID: 071-000-00-017E
Class: Farm
Acreage: 11.0028
Owner Address: WISEHEART TIMOTHY & STACY M
340 CREEKWOOD DR
MT WASHINGTON KY 40047

watermaps.ky.gov/RiskPortal/

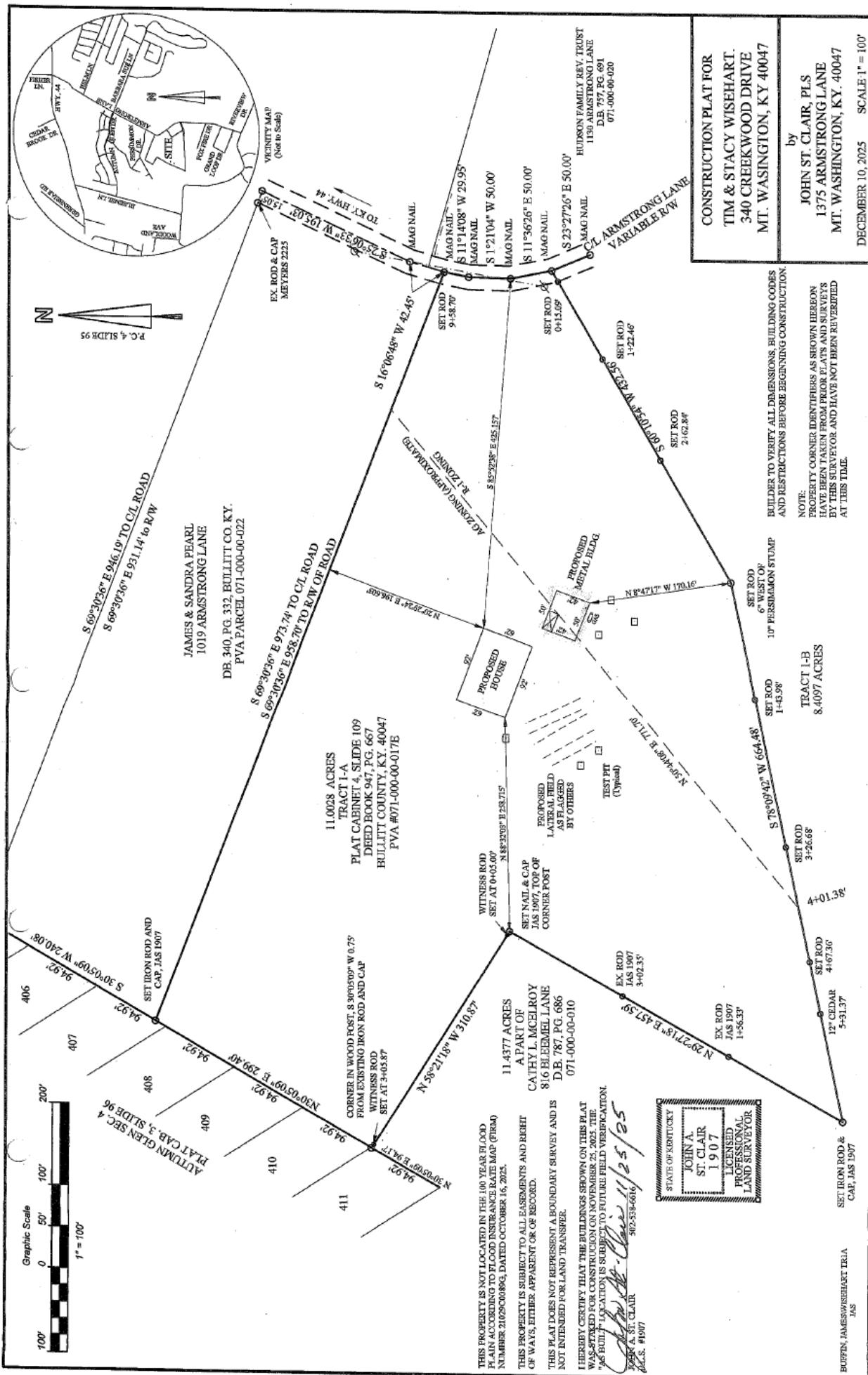
PVA | Bullitt County Plann... | iWorQ | Kentucky Flood Haz... | Sign In | Bullitt County Plann... | Citrix XenApp - App... | Kentucky's Incorpor... | KCOJ Docket | Instrument Inquiry | Protected Areas for... | KY

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
- NFHDL 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
 - Area with Reduced Risk Due to Levee
 - Area with Risk Due to Levee



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.

CaB – 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.

BeC – Beasley 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.