



Zoning Staff Report

Bullitt County Planning and Zoning

Docket No: 2026Z-14
Owner/Applicant: Terry Hardwick
Rezone: B-1 to R-1
Location: E. Enterprise Dr.
Parcel: 044-000-00-019EE
Legislative Body: Pioneer Village
Size: 1.0 acre more or less
Purpose: Construction Single Family Dwelling
Comprehensive Plan: Commercial

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 generally commercial however two grandfathered commercial properties which are used as residential, adjoin this property.
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. Zoneton Fire Dept. will serve the development.

Transportation

1. Primary access will be from E. Enterprise Rd.

Development Area Criteria

Compatibility and Character

1. Development is adjacent to existing residential use.

Utilities and Services

1. Property is within the development area indicating utilities should be readily available
2. Zoneton Fire Dept. will serve the development.

Transportation

3. Primary access will be from E. Enterprise Rd.

Future Land Use Map

1. Regional Commercial & Neighborhood Commercial a. Retail & Services b. Dining & Entertainment c. Professional & Business Offices
2. Health & Medical Services
3. Public Uses
4. Supportive Uses (must support or serve an intended use): a. Townhomes, Patio Homes, Two-Family Dwellings & Multi-Family Dwellings (if integrated into a mixed-use development) b. Parks & Natural Areas

Current Land Use

Vacant.

Setbacks and Buffers

Front Yard: 50 feet

Side Yard: 25 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 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.
2. Two-family dwellings or duplexes shall require a minimum lot size of not less than seventeen thousand five hundred (17,500) square feet with a minimum lot width measured at the building line of not less than one hundred twenty-five (125) feet.

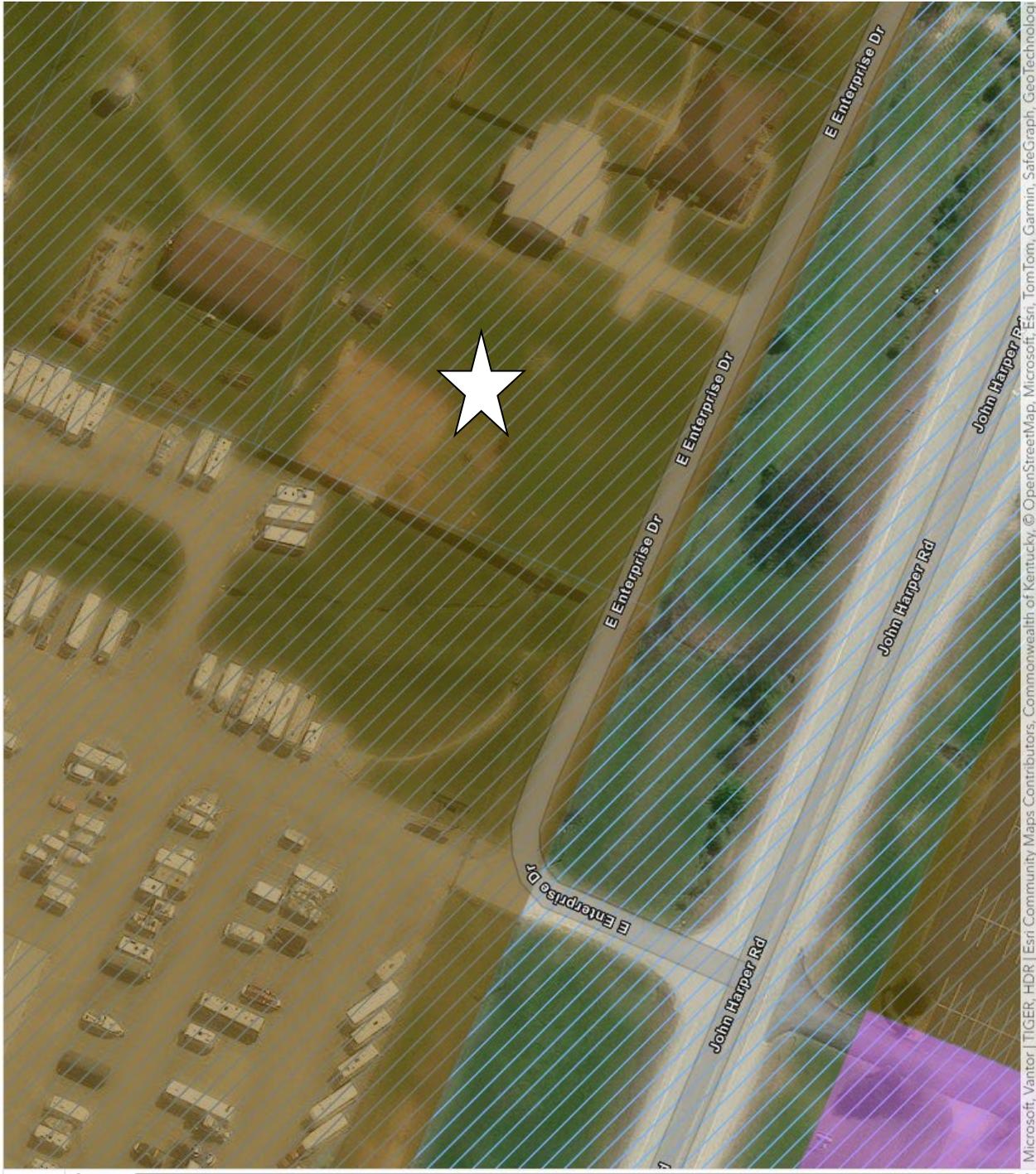
2045 Bullitt County Comprehensive Plan

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

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

Highway 245 Tourism Overlay District

Incorporated Places (KY)

Public.net™ Bullitt County, KY PVA

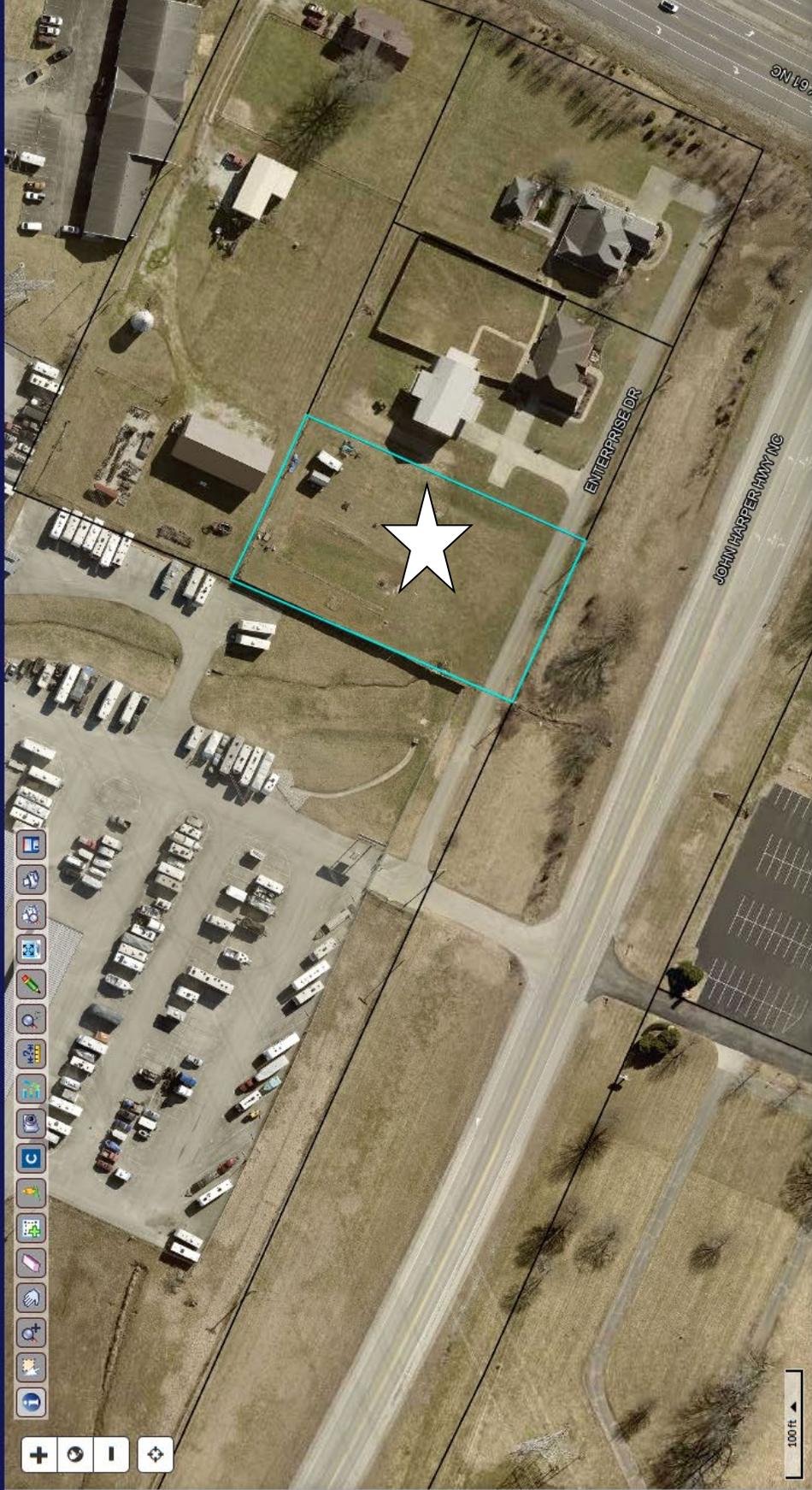
Layers Map Search Results Report Sales Search Sales List Sales Results Home Comparable Search Comparable Results Pictometry Imagery Property Tax Estimator

Legend Layer List

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
 - 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 -1364461934
 Sec/Twp/Rng n/a
 Property Address E ENTERPRISE DR
 District
 Brief Tax Description

Alternate ID 044-000-00-019EE
 Class Residential
 Acreage 1.0

08-Pioneer Village City**
 LOT A, HARDWICK ASSET TRUST, MP 1064-788 (LOADED UNDER DOCUMENTS)
 (Note: Not to be used on legal documents)

Owner Address HARDWICK TERRY B & DEBORAH L
 3597 WILLOW WAY
 SHEPHERDSVILLE KY 40165



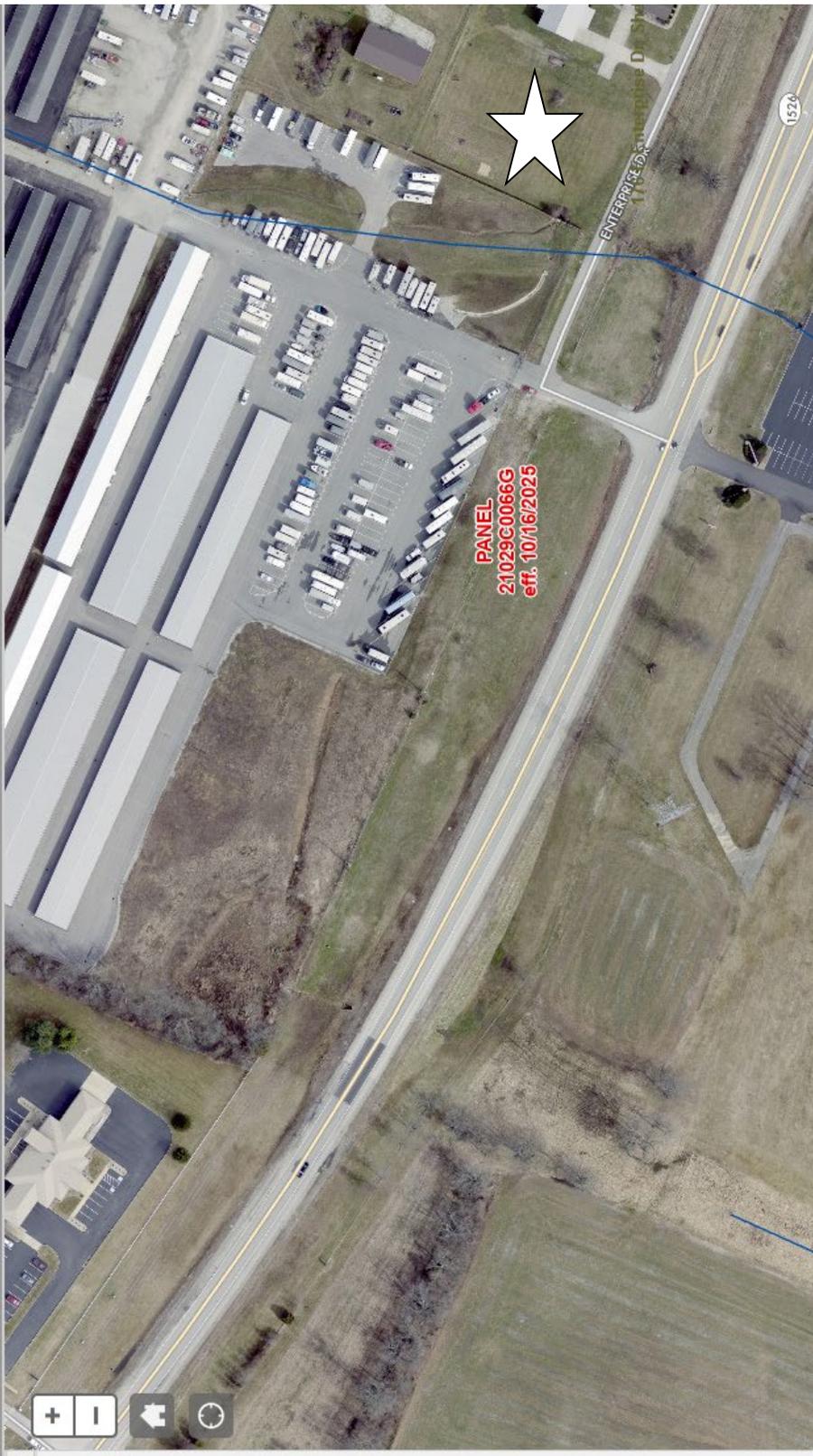
Kentucky Flood Hazard Portal:

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
 - INFHL 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



Kentucky Soils Data Viewer

With Detailed NRCS Soils Data



176 E Enterprise Dr, Shepherds...
Search result

Map navigation controls: zoom in (+), zoom out (-), home, pan left/down, pan right/up, and full screen.

Kentucky Soil Types Present

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.

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.

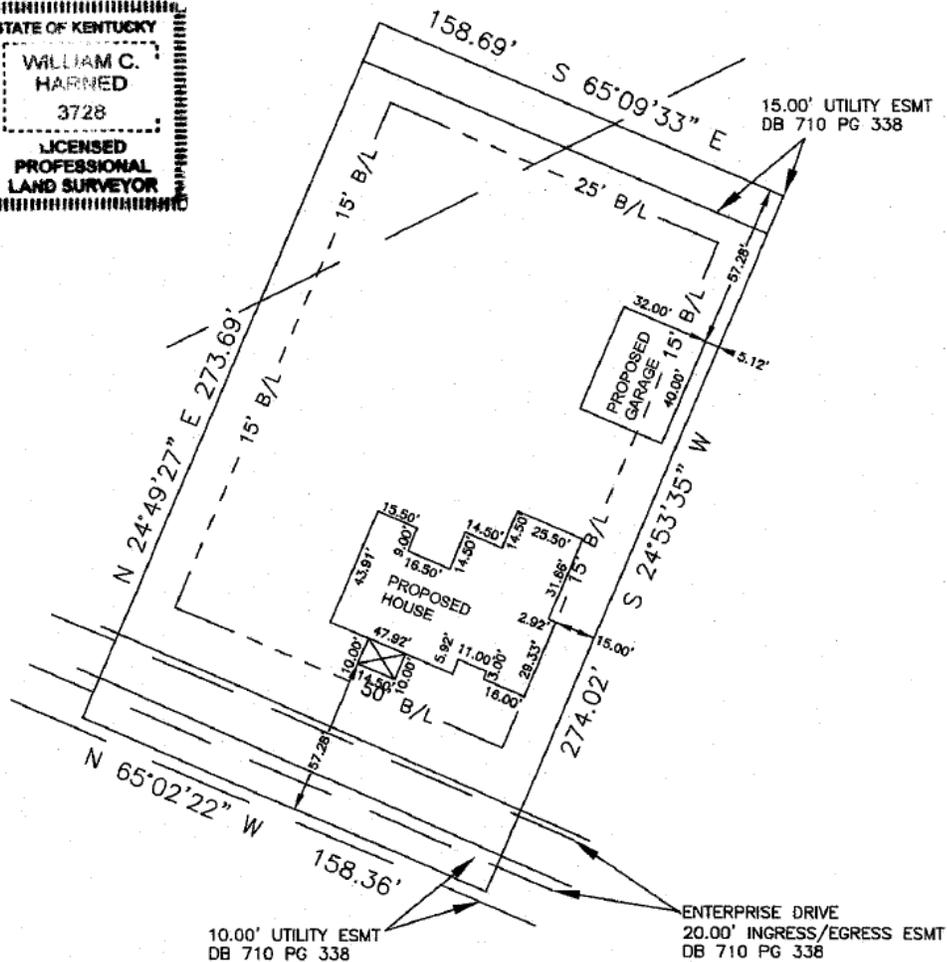
THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE ACCORDING TO BULLITT COUNTY FLOOD HAZARD MAPS.

BUILDER IS TO VERIFY ALL DIMENSIONS BEFORE STARTING CONSTRUCTION.

I HEREBY CERTIFY THAT THE IMPROVEMENTS SHOWN ON THIS PLAT WERE VERIFIED IN THE FIELD AS LOCATED HEREON BY THIS SURVEYOR ON 15MAY2025. (STAKED FOR CONSTRUCTION ONLY AND THIS IS NOT A RECORDABLE DOCUMENT)

William C. Harned PLS 3728 15MAY2025
 WILLIAM C. HARNED PLS# 3728 DATE

A PORTION OF THE 250.00' LGE ESMT
 DB 710 PG 338



10.00' UTILITY ESMT
 DB 710 PG 338

ENTERPRISE DRIVE
 20.00' INGRESS/EGRESS ESMT
 DB 710 PG 338