



## **Zoning Staff Report**

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

<b>Docket No:</b>	<b>2026Z-13</b>
Owner/Applicant:	Keith Capps
Rezone:	AG to R-1
Location	Cedar Creek Rd
Parcel	053-000-00-040A
Legislative Body:	Unincorporated area of the county
Size:	8.149 acres more or less
Purpose:	Build single family dwelling and spit off two 1 acre lots
Comprehensive Plan	Medium Density Residential

### **Countywide Criteria**

#### Environmental

1. The rear portion of the property is in the Flood Plain.
2. The property is currently heavily wooded.
3. Extensive grading should be avoided where possible.

#### Compatibility and Character

1. The area has is generally low density residential but also has vacant land.
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 Cedar Creek Rd.

### **Development Area Criteria**

#### Compatibility and Character

1. Development is adjacent to existing homes and access.

#### Utilities and Services

1. Septic permits will be required prior to permitting.
2. Zoneton Fire Dept. will serve the development.

#### Transportation

3. Primary access will be from Cedar Creek Rd.

### **Future Land Use Map**

1. Single-Family Dwellings (typically about 5 units per acre)
2. Townhomes or Patio Homes (typically about 8 units per acre)
3. Two-Family Dwellings (typically about 8 units per acre)
4. Parks & Natural Areas
5. 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: 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

Bullitt County Kentucky Zoning Classification

**Legend**

BC\_ZONE\_AUG\_21\_Export

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)

Table Zoom to

OBJECTID_1	16449
OBJECTID	16891
PIDN	053-000-00-040
PARCEL_ID	053-000-00-040
COMMENT	
ACRES	6.911361
TAX_DIST	04
FIRE_DIST	ZONETON
SCH_DIST	
PRECINCT	C109
MAG_DIST	3
Exempt	0
Property_I	632650
PropertyLo	0
Property_1	CEDAR CREEK RD
Deed_Book	992
Deed_Page	297
Descriptio	AC CEDAR CREEK RD



# Public.net™ Bullitt County, KY PVA

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



Layer List Legend

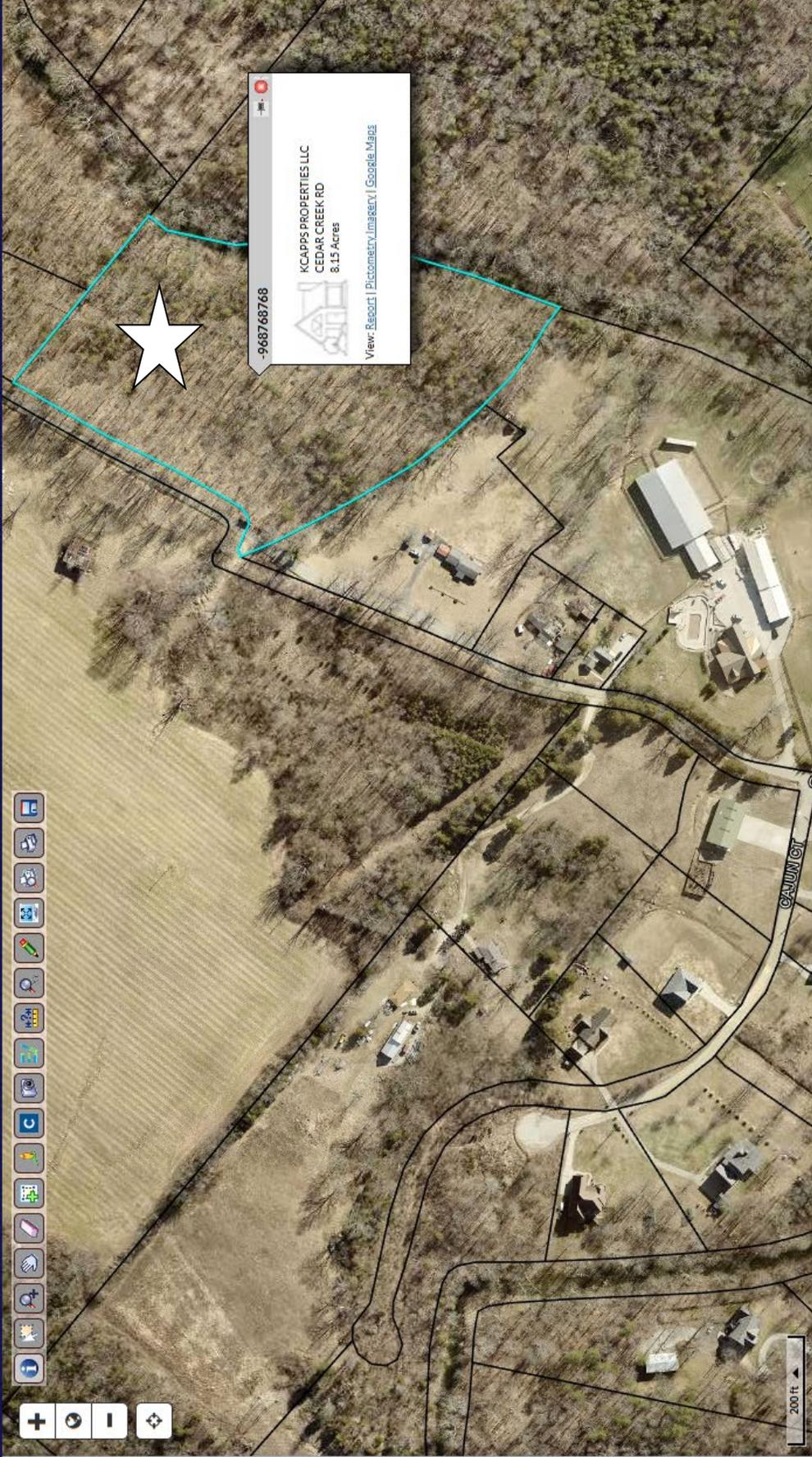
### Quick Links:

- [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
- 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



-968768768

KCAPP'S PROPERTIES LLC  
CEDAR CREEK RD  
8.15 Acres

View: Report | Pictometry | Imagery | Google Maps

Parcel ID -968768768  
Sec/Twp/Rng n/a  
Property Address CEDAR CREEK RD  
District  
Brief Tax Description

Alternate ID 053-000-00-040A  
Class Residential  
Acreage 8.149

04-County / Zoneton Fire  
8.149 ACRE TRACT\_ DB PG 1147-981  
*(Note: Not to be used on legal documents)*

Owner Address KCAPP'S PROPERTIES LLC  
1491 OLD PRESTON HWY N  
LOUISVILLE KY 40229-4243



# Kentucky Flood Hazard Portal:

Communicating the Commonwealth's Flood Hazard

- Users Guide
- Video Tutorial
- Risk MAP Tutorial
- Resources

## Layers

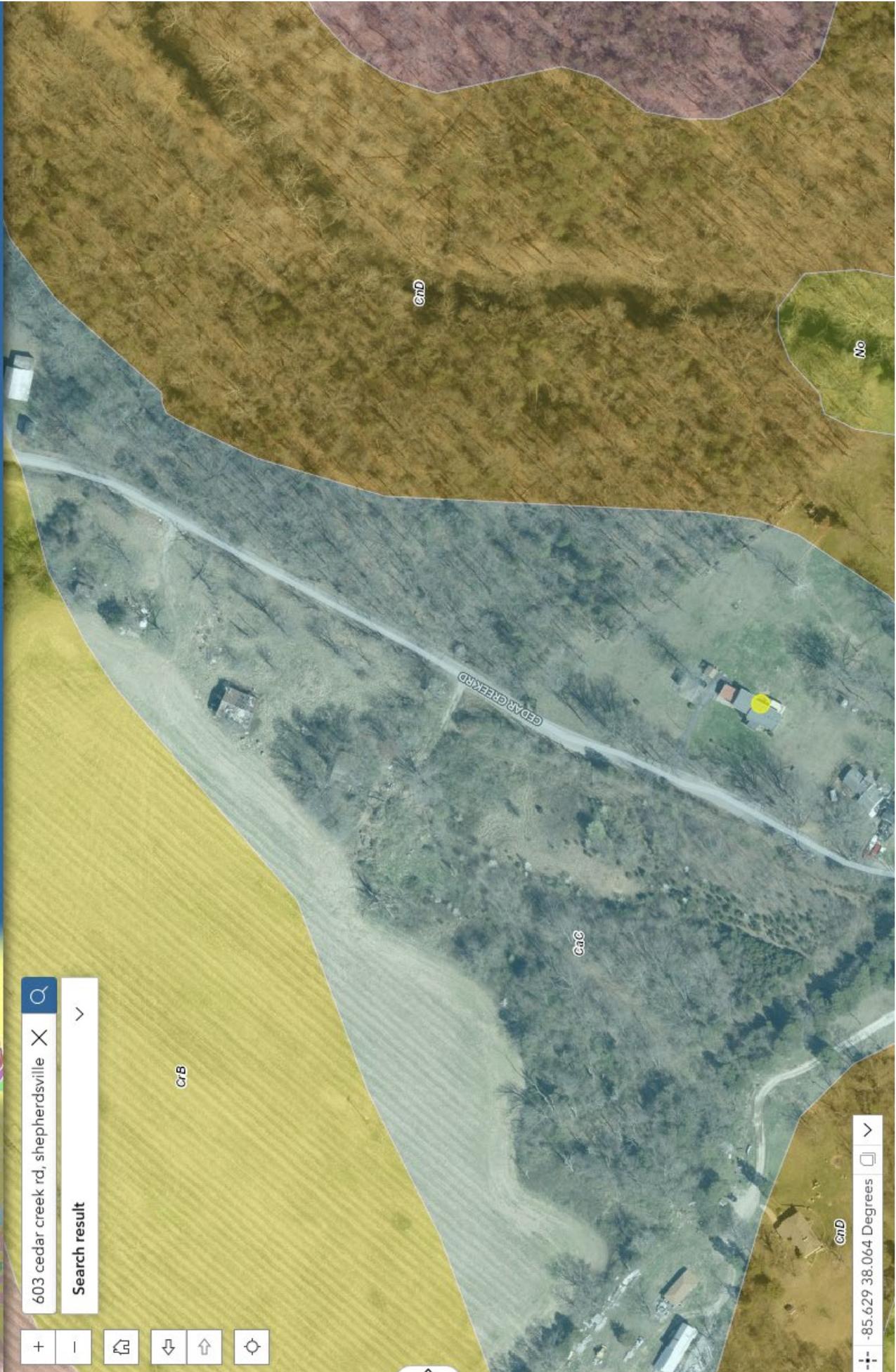
- Data Location
  - Areas of Approximate WSE Data Availability
- WSEL and Model Data Available
  - Stream Lines
  - NFHL Data
    - FIRM Panels
    - LOMRs
    - LOMAs
    - Profile Baselines
    - Water Lines
    - Cross-Sections
    - Levees
    - Flood Hazard Boundaries
      - Limit Lines
      - 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
      - Area with Reduced Risk Due to Levee
      - Area with Risk Due to Levee



603 Cedar Creek Rd., Louisville, Kentucky, 40242

# Kentucky Soils Data Viewer

With Detailed NRCS Soils Data



603 cedar creek rd, shepherdsville X

Search result

+ - Home Back Forward Location

-85.629 38.064 Degrees

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

## **Kentucky Soil Types Present**

CrD – Caneyville Rock Outcrop: Rocky and stony soils. Shallow and moderately deep, well drained rocky or stony, silty clay to loam soils of the uplands with slopes of more than 6 percent and low productivity potential.

CaC – Caneville 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.

No – Nolin Silt Loam: Well drained bottomland soils. Deep, well drained silt loam, loam and fine sandy loam soils of the flood plains with very high productivity potential.