



Zoning Staff Report

Bullitt County Planning and Zoning

Docket No:	2025Z-46
Owner/ Applicant:	Ryan & Jennifer Sego
Rezone:	AG/R-1/R-2 to AG
Location	Knob Creek Rd
Parcel:	018-000-00-055
Legislative Body:	unincorporated area of the county
Size:	20 Acres more or less
Purpose:	Agricultural use and residence
Comprehensive Plan:	Agricultural/Rural Residential

Countywide Criteria

Environmental

1. A portion of the property is in the flood plain. Any disturbance of the stream will require Army Corps of Engineers permitting.
2. Utilities and Services

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.
4. Any disturbance of the stream will require Army Corps of Engineers permitting.

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 where applicable.

Rural Area Criteria

Compatibility and Character

1. The proposal is expanding agricultural zoning for the specific purpose of farming.

Utilities and Services

1. Utilities are available in the general area.

Future Land Use Map: Low Density Residential

Intended Land Uses

1. Agricultural Operations & Activities
2. Single-Family Dwellings (typically about 2+ acres per unit)

Compatibility & Character

1. Development should be rural and reflect the agricultural and/or natural character of the area and be compatible with the impacts from agricultural uses.
2. Agricultural operations should be prioritized over non-agricultural land uses.

Current Land Use

A single family residence is being constructed.

AG Setbacks and Buffers

Front: 40

Side: 0

Rear: 0

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.

← → ↻ beacon.schneidercorp.com/Application.aspx?AppID=943&LayerID=18440&PageTypeID=1&PageID=8233&Q=603209810&KeyValue=414013

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

qPublic.net™ Bullitt County, KY PVA

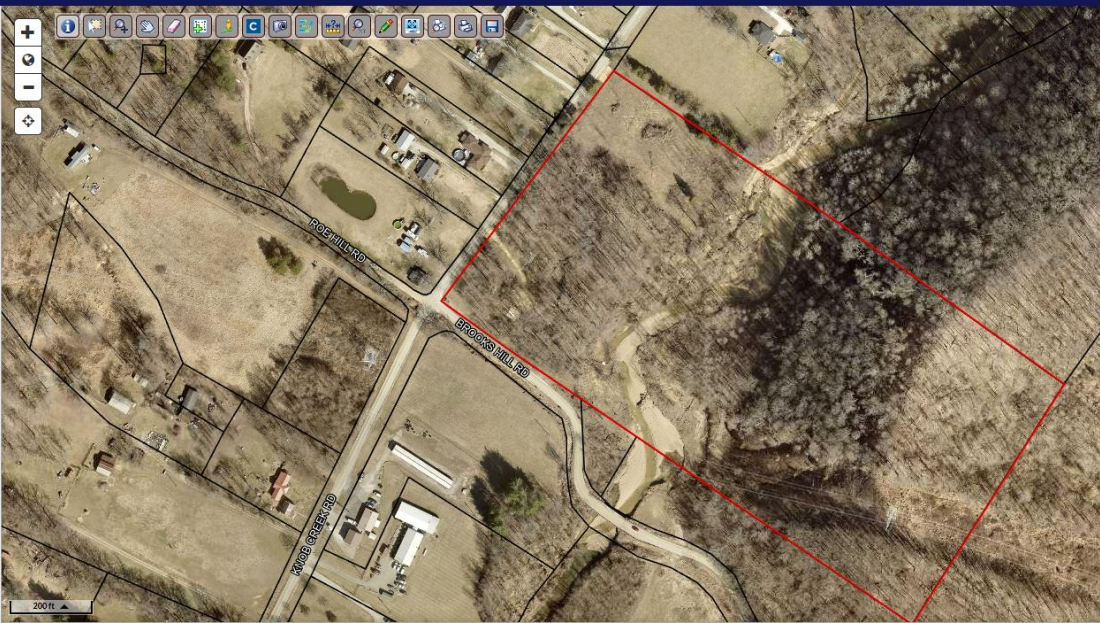
Layers Map Search Results Report Sales Search Sales List Sales Results Home Comparable Search Comparable Results Pictometry Imagery Property Tax Estimator

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
☒ 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

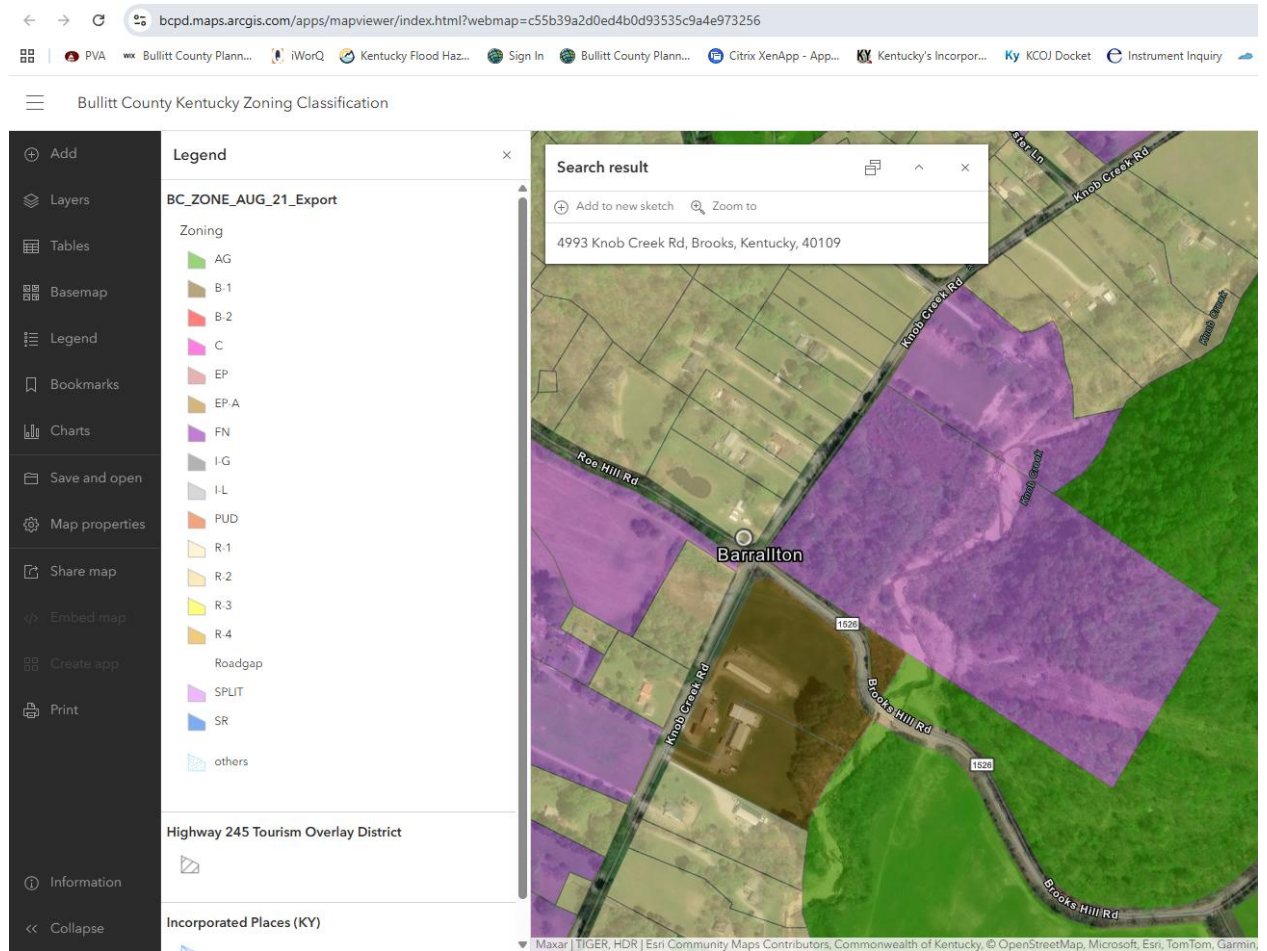
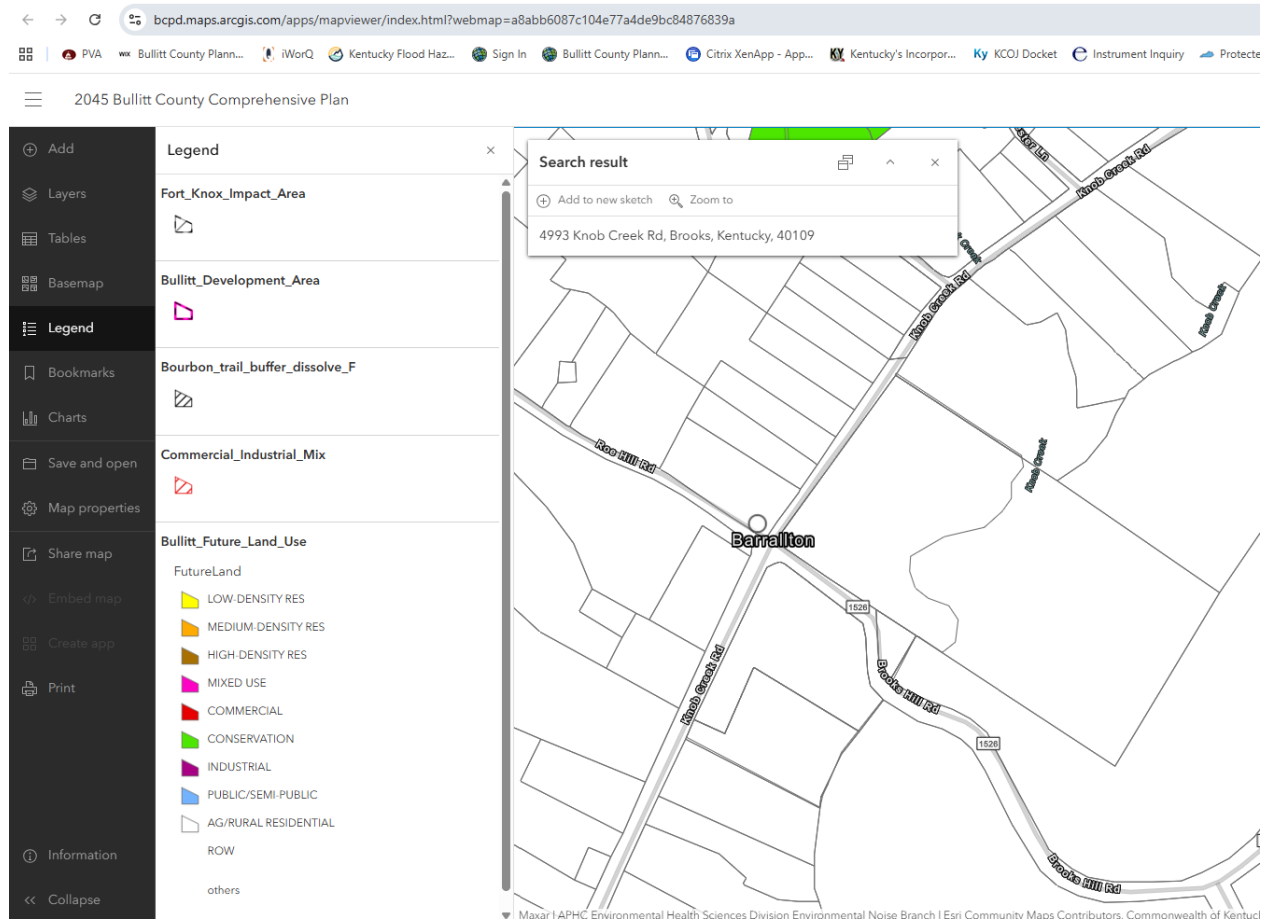


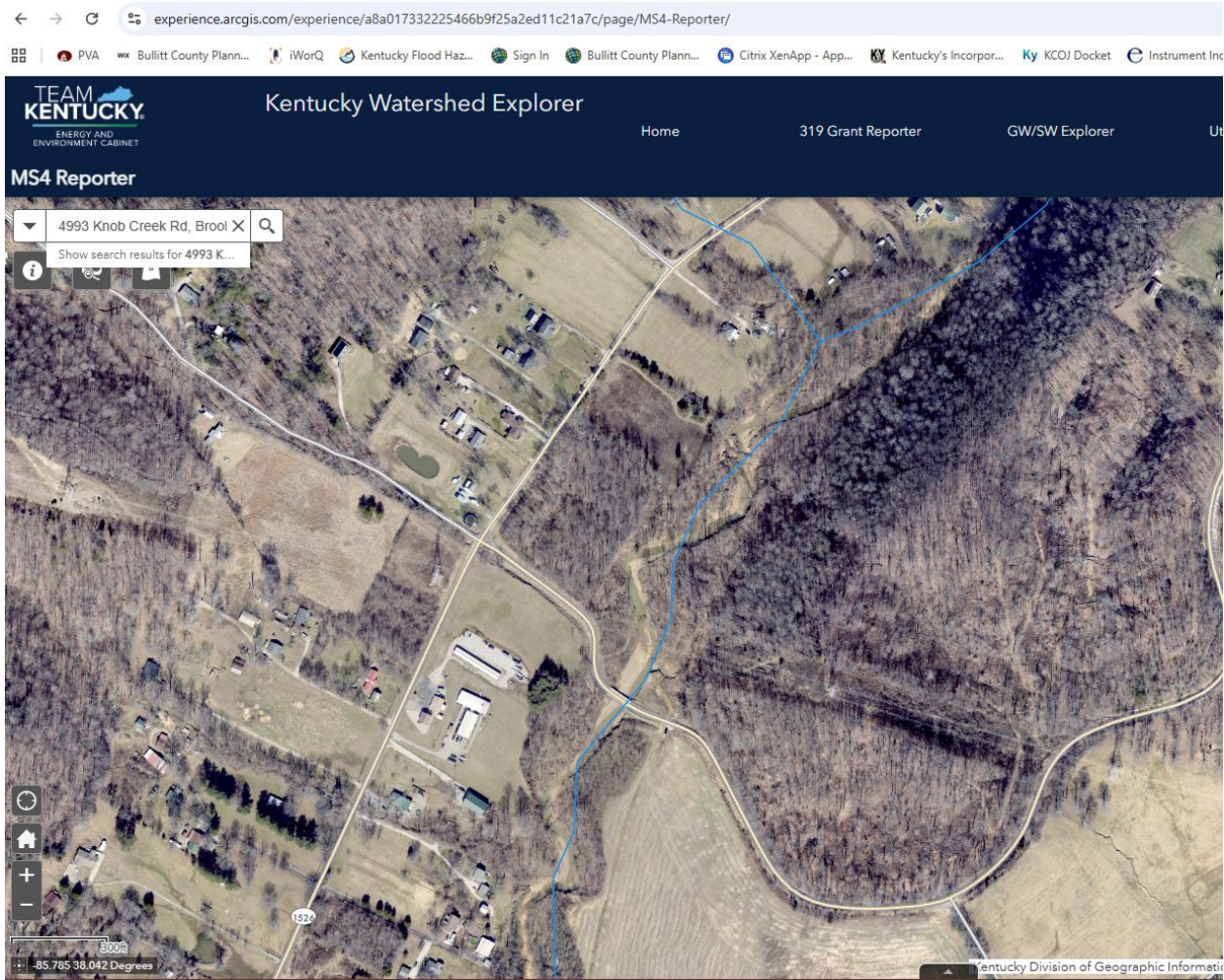
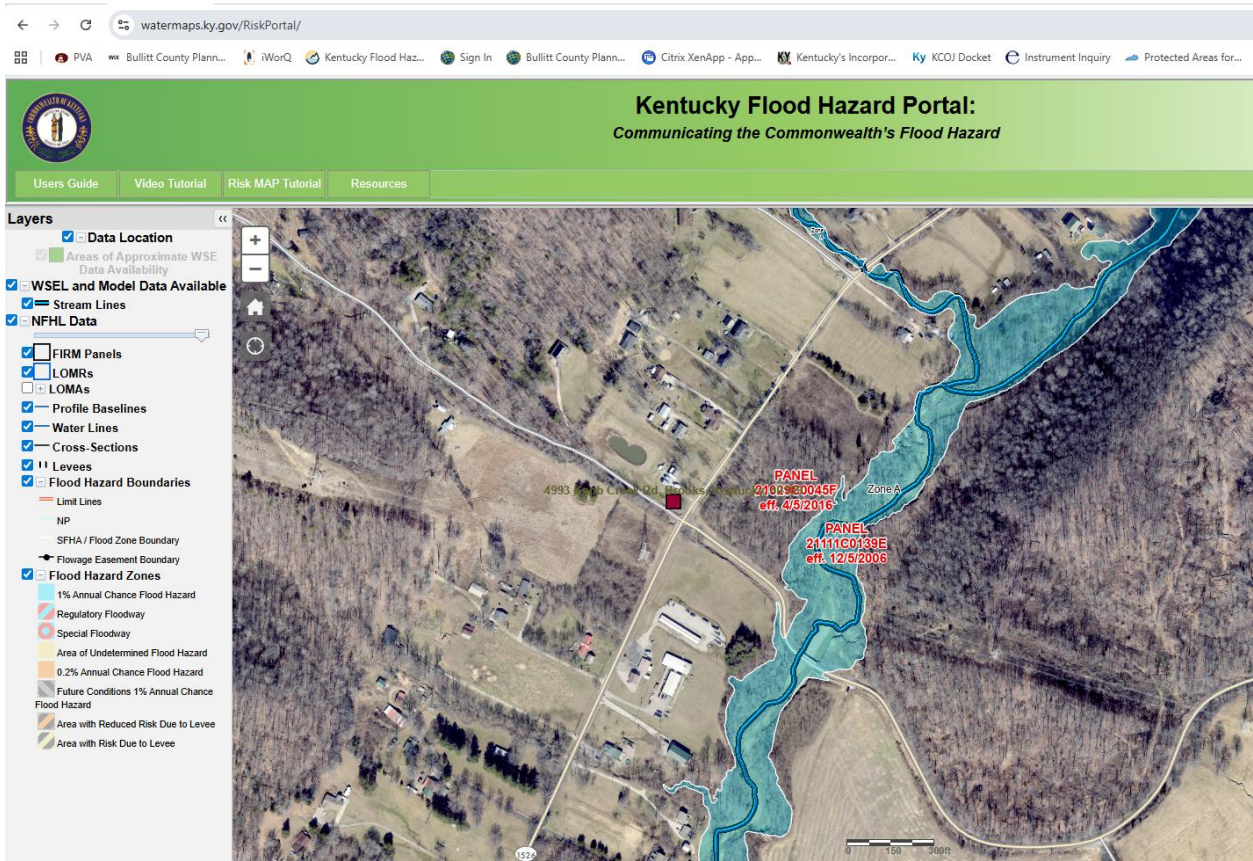
Parcel ID 414013
Sec/Twp/Rng n/a
Property Address 1025 KNOB CREEK RD
District
Brief Tax Description

Alternate ID 019-000-00-055
Class Farm
Acreage 20.0

Owner Address SEGO RYAN S & JENNIFER L
251 ROGERS LN
LOUISVILLE KY 40229

01-County Nichols Fire
TRACT 1_KNOB CREEK RD_PLAT 1-042
(Note: Not to be used on legal documents)





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

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.

LfE – Lenberg Carpernter: 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.

GmF – Garman 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.

