

**ORDINANCE 2024-63**

**AN ORDINANCE OF THE OF THE CITY OF CLEVELAND, TENNESSEE AMENDING THE CLEVELAND MUNICIPAL CODE TITLE 14 CHAPTER 2 SO AS TO ESTABLISH A PLANNED UNIT DEVELOPMENT (PUD) TO BE KNOWN AS BENTON PIKE TOWNHOME "PUD 53" ON PROPERTY DESCRIBED AS TAX MAP 60N GROUP B PARCEL 9.00, AS MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING A DESCRIPTION OF THE PROPOSED DEVELOPMENT; AMENDING THE ZONING PLAN AND ZONING MAP FOR PUD 53; MAKING VIOLATIONS OF THE ORDINANCE UNLAWFUL AND PROVIDING FOR PENALTIES; ESTABLISHING LISTS OF PERMITTED USES AND PROHIBITED USES; ESTABLISHING DEVELOPMENT STANDARDS AND PROCESSES AND RELATED REQUIREMENTS; STATING RESPONSIBILITY FOR COMPLIANCE WITH OTHER APPLICABLE LAWS AND PERMITTING REQUIREMENTS; PROVIDING FOR ERRORS AND OMISSIONS AND POSSIBLE FUTURE REVISIONS TO THE PUD; AND PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE**

**WHEREAS** the City of Cleveland, Tennessee, hereinafter "City", desires orderly land development in furtherance of the public welfare and has adopted the Planned Unit Development, hereinafter "PUD", process as an alternative development standard whereby to accomplish such development; and whereas it is intended that the developers of the property or any subsequent owners, shall hereinafter be referred to as "Developers" and; and whereas the City desires to establish a unique zoning district with special use restrictions and development standards for the property described herein through the adoption of this PUD, NOW THEREFORE BE IT ORDAINED:

**Section 1. ZONING PLAN AND MAP AMENDMENT.**

The zoning plan and map are hereby amended so as to zone the property described in Section 3 herein as "PUD 53" subject to the provisions described in each section of this ordinance. The permitted uses in the PUD 53 zoning district are those uses outlined in Section 5 of this ordinance. The development standards for the PUD 53 district are those outlined in this ordinance, including requirements for plan approval, and compliance with applicable permitting requirements.

**Section 2. VIOLATIONS UNLAWFUL AND SUBJECT TO PENALTIES.**

Any development or use of the property described herein in a manner contrary to the terms of this ordinance is a zoning violation and is unlawful, subject to the penalties prescribed by the Cleveland Municipal Code and the laws of Tennessee.

### **Section 3. PROPERTY DESCRIPTION.**

PUD 53, Benton Pike Townhome Development (name may be revised during the platting process with approval of the Cleveland Municipal Planning, includes property generally identified as Tax Map 60N Group B Parcel 9.00. Exhibit A illustrates the overall Benton Pike Townhome Conceptual Plan for the subject property.

### **Section 4. GENERAL PROJECT DESCRIPTION AND DEVELOPMENT DENSITY.**

This section is intended to provide a general description of the Benton Pike Townhome development. The project consists of detached single-family dwellings and attached single-family dwellings in multi-unit townhome structures. The attached multi-unit townhome units may constitute no more than 28 overall units within the development, with a total of 60 overall units being allowed. Exhibit A shows the general location of proposed infrastructure and common areas. The developer shall include common open space designed within the development, including any permanent retention or detention pond areas, or landscape common area.

### **Section 5. PERMITTED USES AND PROHIBITED USES.**

The PUD 53 Subdivision allows for the construction of up to 60 dwelling units, 28 single-family detached units and 32 in multi-unit townhome structures with a maximum of four dwelling units per building. Streets, sidewalks, drainage structures, fire hydrants, utilities, and the like are allowed. Residential amenities such as a community pool, clubhouse, etc. are allowed in the event that the developer wishes to amend the conceptual plan through the Cleveland Municipal Planning Commission. Nothing herein should be construed as prohibiting the Developer from making further refinements to the development plan of PUD 53 that would further restrict the allowable uses within a particular part of the development or from excluding a particular use from the development altogether through the operation of private restrictions or covenants. The location of particular residential uses within the Benton Pike Townhome development will comport with the descriptions of the constituent parts of the development which are conceptually described within Exhibit A unless modified by agreement of the Cleveland Municipal Planning Commission. Home occupations permitted in Cleveland's zoning ordinance are allowed unless prohibited by the Developer. There are no conditional uses within the PUD 53 district. Uses other than those described as permitted or allowed herein are prohibited.

## **Section 6. CONCEPTUAL PLAN AND RELATED REQUIREMENTS.**

### **6.A. CONCEPTUAL PLAN.**

A conceptual plan (Exhibit A) for PUD 53, The Benton Pike Townhome Development was prepared for submission to the Cleveland Municipal Planning Commission for consideration in the regular meeting on July 9<sup>th</sup>, 2024, and an updated concept was provided for consideration in the regular meeting on November 19<sup>th</sup>, 2024 . The conceptual plan consists of a site plan for the overall development. However, additional drawings, documents, and permits routinely required for a subdivision are expected for review and approval prior to construction. All development within PUD 53 must be consistent with this Conceptual Plan with regard to development standards and general layout unless subsequently modified by agreement of the Cleveland Municipal Planning Commission. Any modification through the platting process may not increase the total number of dwelling units beyond 60 without a revision to the PUD ordinance approved by the City Council. Additional plans, plats, and other development-related documents and permits will be necessary to carry out the construction of this project. It is recognized that the plats and site plans for The Benton Pike Townhome development may ultimately reflect some alteration in the conceptual plan such as the exact location of each specific residential development typology within the residential areas. Other variations may include the width or alignment of streets, or the precise placement of buildings, but these will be generally consistent with the conceptual plan, mutually consistent with one another, and not violate any features of this ordinance as these relate to adjoining properties and infrastructure (e.g. external intersection locations and traffic improvements, buffers with external properties, etc.).

All streets within the PUD 53 Benton Pike Townhome development shall be constructed with adequate ROW to accommodate the installation of sidewalks which shall be installed at the expense of the developer. Existing Right of Way along Benton Pike Townhome development is narrow adjacent to PUD 53 and the intention is that the Benton Pike ROW be at least 60 feet in width; therefore, the developer grants additional ROW to the City of Cleveland such that the ROW is at least 25 feet from the existing center line of Benton Pike along the entire property frontage so as to make room for any possible future city improvements. The Developer shall install sidewalks along Benton Pike for the extend of the property.

### **6.B. PLATS.**

One or more plats will be prepared for the PUD 53 property by the Developer for approval in accordance with the City of Cleveland, Tennessee subdivision regulations. These plats will describe and dedicate public streets and any other public properties; identify lots; and identify easements that are necessary for various purposes within the development such as utilities, access, maintenance, and conservation, etc. These plats shall be consistent in general layout with the conceptual site plan.

## **6.C. PRIVATE DEVELOPMENT DOCUMENTS.**

The Developer shall prepare and implement such master covenants, restrictions, condominium association documents, common area agreements, and the like which the Developer determines are necessary to carry out the development of PUD 53 as envisioned herein. It is a requirement of this ordinance that such documents are in place and enforced by the Developer (or Developer's heirs, successors, or assigns) to the extent necessary for PUD 53 to function as described herein. The City of Cleveland assumes no responsibility to review these documents, or to determine their adequacy to these purposes, or to enforce any of their provisions, or to otherwise be a party to them.

## **Section 7. DEVELOPMENT STANDARDS**

The development standards for PUD 53 shall be those established in this ordinance or incorporated herein. Where development standards are not otherwise included in this ordinance, the standards shall be those in the R2 zone, from the City of Cleveland's zoning regulations.

All structures must include articulation, changes in materials or texture, windows, or other architectural features. The front facade of all structures shall contain a minimum of at least 60% of either brick or stone materials. Vinyl siding is prohibited on all front facades with the exception of soffits. No blank walls along street elevations are allowed. A two-inch caliper hardwood shade tree which is determined acceptable to the City's Urban Forester shall be installed between each building. The driveways and parking areas for each Townhome shall be separated by a minimum of 3-foot planted landscape strip, therefore allowing for placement of trees and other landscaping.

All lots shall be serviced by sidewalks within the subdivision. Sidewalks should be illustrated on all plats and site plans for review by city staff. The curb line should be extended to the development property line along Benton Pike. A monument style ground sign shall be installed at all entrances to the site. A landscaped front yard no smaller than 8' in width shall be installed along Benton Pike to provide privacy and to maintain a high- quality appearance. Open space shall be maintained at a proportion of no less than 25% of the total buildable area. The external boundary of the development shall consist of a 10' type B buffer.

A high-quality picnic pavilion shall be provided within the designated open space by the developer once 75% the buildable lots in the development are established or under construction. This amenity shall be accessible to all lots within the subdivision by a sidewalk. All common areas, facilities and landscaping shall be kept in good repair by the developer, future owners, or an established homeowner's association. In coordination with Cleveland City Schools, a bus shelter must be placed on the property. A centralized cluster mailbox unit shall be provided, if required by the United States Postal service,

and shall include a minimum of 2 off-street parking spaces. This may be combined with site amenity as provided. Provide overflow/guest parking areas to avoid residents parking on the street. Requirements of the City's adopted building codes, fire codes, stormwater regulations and other ordinances affecting the development, use, and maintenance of property shall apply.

Townhome sites shall comply with existing city townhome regulations for lot width, front setback requirements are 18 feet (must have at least 25' of driveway between the sidewalk/property line and the structure). The minimum side setback for townhomes is 10'. Townhomes must follow the City's established process requiring a site plan for construction and a final plat subsequent to construction. Single-family detached dwelling units must have a minimum 50' in width and 100' in depth, a 25' front setback, 10' side setback, and a 15' rear setback. Storage sheds and similar accessory structures, if allowed by the Developer shall be limited to yard areas behind the primary structure and are not to encroach within five feet of any property line.

Covered porches, sunrooms, and other covered additions to the primary structure, if allowed by the developer are to maintain the required setbacks for the primary structure. Open patios and decks, if allowed by the Developer, may extend to within 10 feet of a rear property line or a lesser distance if required by the developer. The guidelines for approval of a minor encroachment as established within the Cleveland Zoning Ordinance may be utilized to establish variations in setbacks subsequent to any Planning Commission approvals. The development standards for the R2 Low Density Single and Multi-family Residential Zoning District shall apply for any standards this ordinance does not address.

#### **Section 8. COMPLIANCE WITH OTHER APPLICABLE LAWS AND PERMITTING REQUIREMENTS.**

The Developer, and its assigns or successors in title, is responsible for obtaining all federal, state, and local permits required for the construction of the proposed PUD53 Benton Pike Townhome Development. The Developer and its assigns or successors in title shall carry out the construction on the project site in compliance with all applicable ordinances of the City of Cleveland, Tennessee, and also in compliance with applicable federal and state laws. Buildings shall be designed and constructed in accordance with adopted building codes and shall not be occupied until final inspections are complete and certificates of occupancy have been issued (permission for limited use of building after substantial completion by the City's Building Official). Failure to develop, use, or maintain the subject property other than in conformity with all of the requirements of this ordinance is unlawful and shall be deemed a violation of the City's zoning ordinance and a nuisance subject to the penalties described in the zoning ordinance and any increased fine as may be allowed by state law.

**Section 9. ERRORS, OMISSIONS, AND POSSIBLE FUTURE REVISIONS TO THEPUD.**

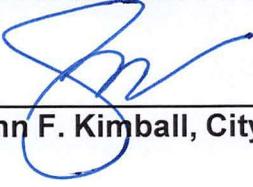
This ordinance may be amended from time to time as necessary after review by the Planning Commission and approval by the City Council subsequent to a public hearing. Where this ordinance contemplates the future approval of a site plan or the future approval of a plat by the Cleveland Municipal Planning Commission, and where this ordinance contemplates the future refinement of plans to conform with permitting requirements or conditions of approval necessitated by staff review, and where the Developer and the City of Cleveland may enter into future agreements regarding possible public facilities, infrastructure, and/or services within PUD 53, an amendment to this ordinance is not required to implement such detailed block plan, site plan, plat, refinement to plans necessitated by permitting or review requirements, or agreement pertaining to public facilities, infrastructure, or services. If the overall development layout differs greater than 20% from the site plan shown in exhibit A then a revised conceptual plan must be reviewed by the Cleveland Municipal Planning Commission.

**Section 10. BINDING UPON OTHERS.** This ordinance is a law and not a contract, and as such it is generally binding upon all development and use of property in the PUD36 zoning district and is binding upon City's regulation of these activities in this location.

Moreover, it shall be the duty of the Developer to ensure compliance with all terms of this ordinance affecting construction or maintenance. Wherever this ordinance establishes a duty, responsibility, or right for the Developer, the term "Developer" is intended to encompass Brian Hudson or any heirs, assigns, or successors in title, or any owners of record of the subject property as of the effective date of this ordinance and their heirs, assigns, or successors in title. The term "Developer" is also intended to include any holding company or other entity established for the ongoing operation and maintenance of the development of the subject property including, but not limited to, common areas, joint use or joint access areas, and undeveloped portions of the property that are intended for development.

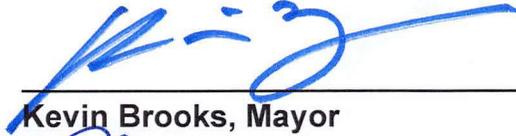
**Section 11. CONFLICTS, SEVERABILITY, AND EFFECTIVE DATE.** Where this ordinance is in conflict with existing ordinances with respect to the development of this property, the terms of this ordinance shall prevail unless stated otherwise herein. In the event that any portion of this ordinance is determined to be invalid by any court of competent jurisdiction, the remaining portions of this ordinance shall remain in full force and effect. This ordinance shall take effect upon passage and upon the execution of the development order as described above, the public convenience and necessity requiring it.

APPROVED AS TO FORM:



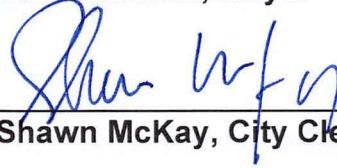
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John F. Kimball, City Attorney



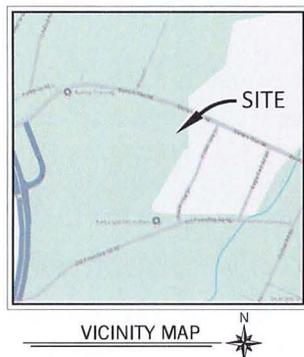
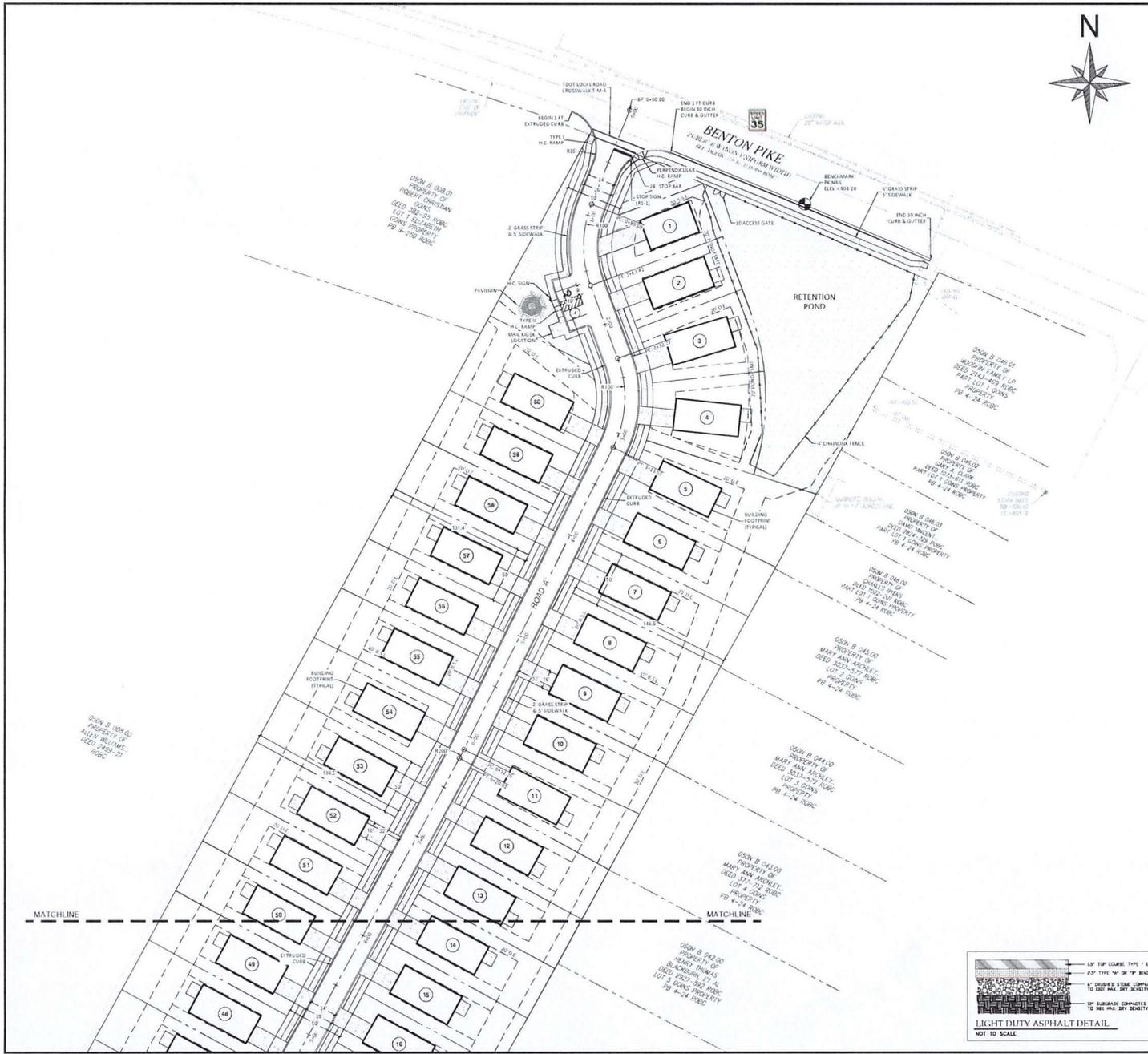
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Kevin Brooks, Mayor



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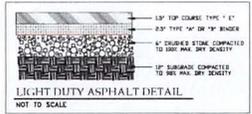
Shawn McKay, City Clerk



**GENERAL NOTES:**  
 SITE AREA = 9.90 AC.  
 PARCEL 050N B 009.00  
 ZONING = PUD  
 -MINIMUM LOT AREA = 1,800 S.F.  
 -MINIMUM LOT WIDTH = 20 FT.  
 -MINIMUM LOT DEPTH = PER PLAN  
 -FRONT SETBACK = PER PLAN  
 -SIDE SETBACK = 10 FT.  
 -REAR SETBACK = 15 FT.  
 -MINIMUM BLDG SEPERATION = 20 FT.  
 -TOWNHOUSE DIMENSION = 24X50  
 -PATIO DIMENSION = 8X12 CENTERED ON BACK  
 -OPEN SPACE MINIMUM = PER PUD  
 -OPEN SPACE PROVIDED = 1.86 ACRES (18.8%)  
 -MAXIMUM IMPERVIOUS SURFACE = 70%  
 -PROPOSED IMPERVIOUS SURFACE = 37.5% (3.71 AC.)  
 -BOUNDARY INFORMATION TAKEN BY A BOUNDARY SURVEY PREPARED BY THE LAND CONSULTANTS LLC, DATED: 07/25/2024.  
 -TOPOGRAPHIC INFORMATION PROVIDED BY THE LAND CONSULTANTS LLC, DATED: 07/25/2024.  
 -THE PROPERTY IS LOCATED WITHIN FEMA ZONE "X" WHICH IS OUTSIDE THE 100 YR FLOOD ZONE PER FIRM 47011C0137E, DATED: 2/2/2007  
 -WATER SERVICE PROVIDED BY: CLEVELAND UTILITIES  
 -SANITARY SEWER PROVIDED BY: CLEVELAND UTILITIES

**PROPOSED DEVELOPMENT**  
 -PROPOSED TOWNHOUSE UNITS= 28  
 -PROPOSED SINGLE FAMILY LOTS=32  
 -PROPOSED DENSITY=6.06 UNITS/ACRE  
 -MAXIMUM HEIGHT: 35 FEET.  
 -INTERIOR SIDE: 0 FEET FOR ATTACHED UNITS; 20 FEET BETWEEN BUILDINGS  
 -SETBACKS SHALL BE MEASURED FROM THE DEVELOPMENT AS A WHOLE, REGARDLESS OF WHETHER THE PARCELS ARE INTENDED TO BE SUBDIVIDED FOR FEE SIMPLE OWNERSHIP OR NOT.

**24 HOUR CONTACT**  
**BRYAN HUDSON**  
**423-605-3860**



**SITE PLAN**

  
 Group  
**BAILEY CIVIL**  
 10000 W. WINDSON DRIVE, SUITE 100  
 CLEVELAND, OHIO 44115  
 (440) 233-8800  
 www.baileycivil.com

FOR:  
 HUDCO LEASING, LLC  
 11000 W. WINDSON DRIVE, SUITE 100  
 CLEVELAND, OHIO 44115  
 PROJECT:  
 BENTON PIKE RESIDENTIAL  
 2024 BENTON PIKE NE  
 CLEVELAND, OHIO 44115

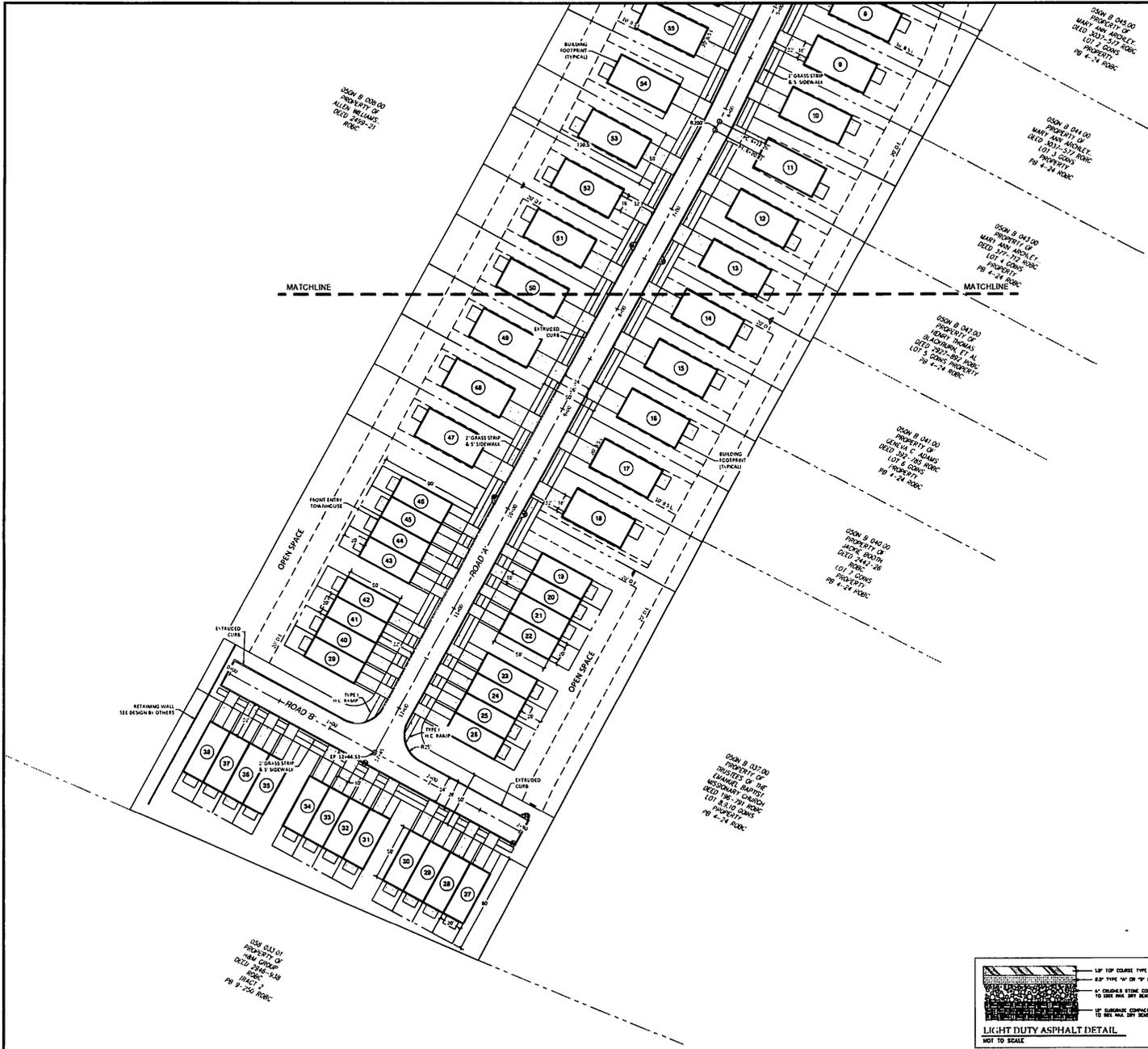
SHEET TITLE  
**SITE PLAN**  
**SHEET-1**

SHEET NUMBER  
**C201**

PROJECT NUMBER  
**24137**

DATE  
 NOVEMBER 1ST, 2024

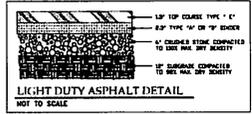
REVISIONS



**GENERAL NOTES:**  
 SITE AREA = 9.90 AC.  
 PARCEL 050N B 009.00  
 ZONING = PUD  
 -MINIMUM LOT AREA = 1,800 S.F.  
 -MINIMUM LOT WIDTH = 20 FT.  
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 -WATER SERVICE PROVIDED BY: CLEVELAND UTILITIES  
 -SANITARY SEWER PROVIDED BY: CLEVELAND UTILITIES

**PROPOSED DEVELOPMENT**  
 -PROPOSED TOWNHOUSE UNITS= 28  
 -PROPOSED SINGLE FAMILY LOTS=32  
 -PROPOSED DENSITY=6.06 UNITS/ACRE  
 -MAXIMUM HEIGHT: 35 FEET.  
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24 HOUR CONTACT  
 BRYAN HUDSON  
 423-605-3860



**SITE PLAN**



**BAILEY CIVIL** Group  
 1500 4th Ave. S.E.  
 Atlanta, GA 30316  
 404.525.1234  
 www.baileycivil.com

FOR:  
 HUDCO LEASING, LLC  
 10000 W. 10th Ave.  
 HICKORY, GA 30718  
 PROJECT:  
 BENTON PINE RESIDENTIAL  
 2034 BENTON PINE AVE  
 CLEVELAND, TN 37323

**SHEET TITLE**  
 SITE PLAN  
 SHEET-2

**SHEET NUMBER**  
 C202

**PROJECT NUMBER**  
 24137

**DATE**  
 NOVEMBER 1ST, 2024

**REVISIONS**

**AN ORDINANCE OF THE OF THE CITY OF CLEVELAND, TENNESSEE AMENDING THE CLEVELAND MUNICIPAL CODE TITLE 14 CHAPTER 2 SO AS TO ESTABLISH A PLANNED UNIT DEVELOPMENT (PUD) TO BE KNOWN AS BENTON PIKE TOWNHOME "PUD 53" ON PROPERTY DESCRIBED AS TAX MAP 50N GROUP B PARCEL 9.00, AS MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING A DESCRIPTION OF THE PROPOSED DEVELOPMENT; AMENDING THE ZONING PLAN AND ZONING MAP FOR PUD 53; MAKING VIOLATIONS OF THE ORDINANCE UNLAWFUL AND PROVIDING FOR PENALTIES; ESTABLISHING LISTS OF PERMITTED USES AND PROHIBITED USES; ESTABLISHING DEVELOPMENT STANDARDS AND PROCESSES AND RELATED REQUIREMENTS; STATING RESPONSIBILITY FOR COMPLIANCE WITH OTHER APPLICABLE LAWS AND PERMITTING REQUIREMENTS; PROVIDING FOR ERRORS AND OMISSIONS AND POSSIBLE FUTURE REVISIONS TO THE PUD; AND PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE**

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A high-quality picnic pavilion shall be provided within the designated open space by the developer once 75% the buildable lots in the development are established or under construction. This amenity shall be accessible to all lots within the subdivision by a sidewalk. All common areas, facilities and landscaping shall be kept in good repair by the developer, future owners, or an established homeowner's association. In coordination with Cleveland City Schools, a bus shelter must be placed on the property. A centralized cluster mailbox unit shall be provided, if required by the United States Postal service,

and shall include a minimum of 2 off-street parking spaces. This may be combined with site amenity as provided. Provide overflow/guest parking areas to avoid residents parking on the street. Requirements of the City's adopted building codes, fire codes, stormwater regulations and other ordinances affecting the development, use, and maintenance of property shall apply.

Townhome sites shall comply with existing city townhome regulations for lot width, front setback requirements are 18 feet (must have at least 25' of driveway between the sidewalk/property line and the structure). The minimum side setback for townhomes is 10'. Townhomes must follow the City's established process requiring a site plan for construction and a final plat subsequent to construction. Storage sheds and similar accessory structures, if allowed by the Developer shall be limited to yard areas behind the primary structure and are not to encroach within five feet of any property line.

Covered porches, sunrooms, and other covered additions to the primary structure, if allowed by the developer are to maintain the required setbacks for the primary structure. Open patios and decks, if allowed by the Developer, may extend to within 10 feet of a rear property line or a lesser distance if required by the developer. The guidelines for approval of a minor encroachment as established within the Cleveland Zoning Ordinance may be utilized to establish variations in setbacks subsequent to any Planning Commission approvals. The development standards for the R2 Low Density Single and Multi-family Residential Zoning District shall apply for any standards this ordinance does not address.

#### **Section 8. COMPLIANCE WITH OTHER APPLICABLE LAWS AND PERMITTING REQUIREMENTS.**

The Developer, and its assigns or successors in title, is responsible for obtaining all federal, state, and local permits required for the construction of the proposed PUD53 Benton Pike Townhome Development. The Developer and its assigns or successors in title shall carry out the construction on the project site in compliance with all applicable ordinances of the City of Cleveland, Tennessee, and also in compliance with applicable federal and state laws. Buildings shall be designed and constructed in accordance with adopted building codes and shall not be occupied until final inspections are complete and certificates of occupancy have been issued (permission for limited use of building after substantial completion by the City's Building Official). Failure to develop, use, or maintain the subject property other than in conformity with all of the requirements of this ordinance is unlawful and shall be deemed a violation of the City's zoning ordinance and a nuisance subject to the penalties described in the zoning ordinance and any increased fine as may be allowed by state law.

**Section 9. ERRORS, OMISSIONS, AND POSSIBLE FUTURE REVISIONS TO THEPUD.**

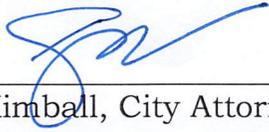
This ordinance may be amended from time to time as necessary after review by the Planning Commission and approval by the City Council subsequent to a public hearing. Where this ordinance contemplates the future approval of a site plan or the future approval of a plat by the Cleveland Municipal Planning Commission, and where this ordinance contemplates the future refinement of plans to conform with permitting requirements or conditions of approval necessitated by staff review, and where the Developer and the City of Cleveland may enter into future agreements regarding possible public facilities, infrastructure, and/or services within PUD 53, an amendment to this ordinance is not required to implement such detailed block plan, site plan, plat, refinement to plans necessitated by permitting or review requirements, or agreement pertaining to public facilities, infrastructure, or services. If the overall development layout differs greater than 20% from the site plan shown in exhibit A then a revised conceptual plan must be reviewed by the Cleveland Municipal Planning Commission.

**Section 10. BINDING UPON OTHERS.** This ordinance is a law and not a contract, and as such it is generally binding upon all development and use of property in the PUD36 zoning district and is binding upon City's regulation of these activities in this location.

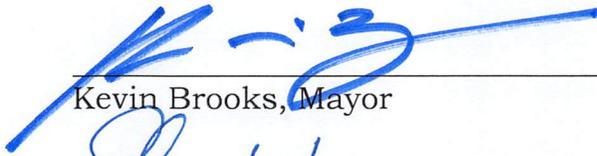
Moreover, it shall be the duty of the Developer to ensure compliance with all terms of this ordinance affecting construction or maintenance. Wherever this ordinance establishes a duty, responsibility, or right for the Developer, the term "Developer" is intended to encompass Brian Hudson or any heirs, assigns, or successors in title, or any owners of record of the subject property as of the effective date of this ordinance and their heirs, assigns, or successors in title. The term "Developer" is also intended to include any holding company or other entity established for the ongoing operation and maintenance of the development of the subject property including, but not limited to, common areas, joint use or joint access areas, and undeveloped portions of the property that are intended for development.

**Section 11. CONFLICTS, SEVERABILITY, AND EFFECTIVE DATE.** Where this ordinance is in conflict with existing ordinances with respect to the development of this property, the terms of this ordinance shall prevail unless stated otherwise herein. In the event that any portion of this ordinance is determined to be invalid by any court of competent jurisdiction, the remaining portions of this ordinance shall remain in full force and effect. This ordinance shall take effect upon passage and upon the execution of the development order as described above, the public convenience and necessity requiring it.

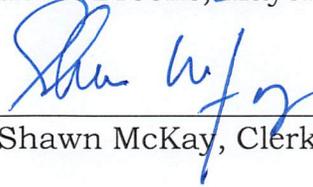
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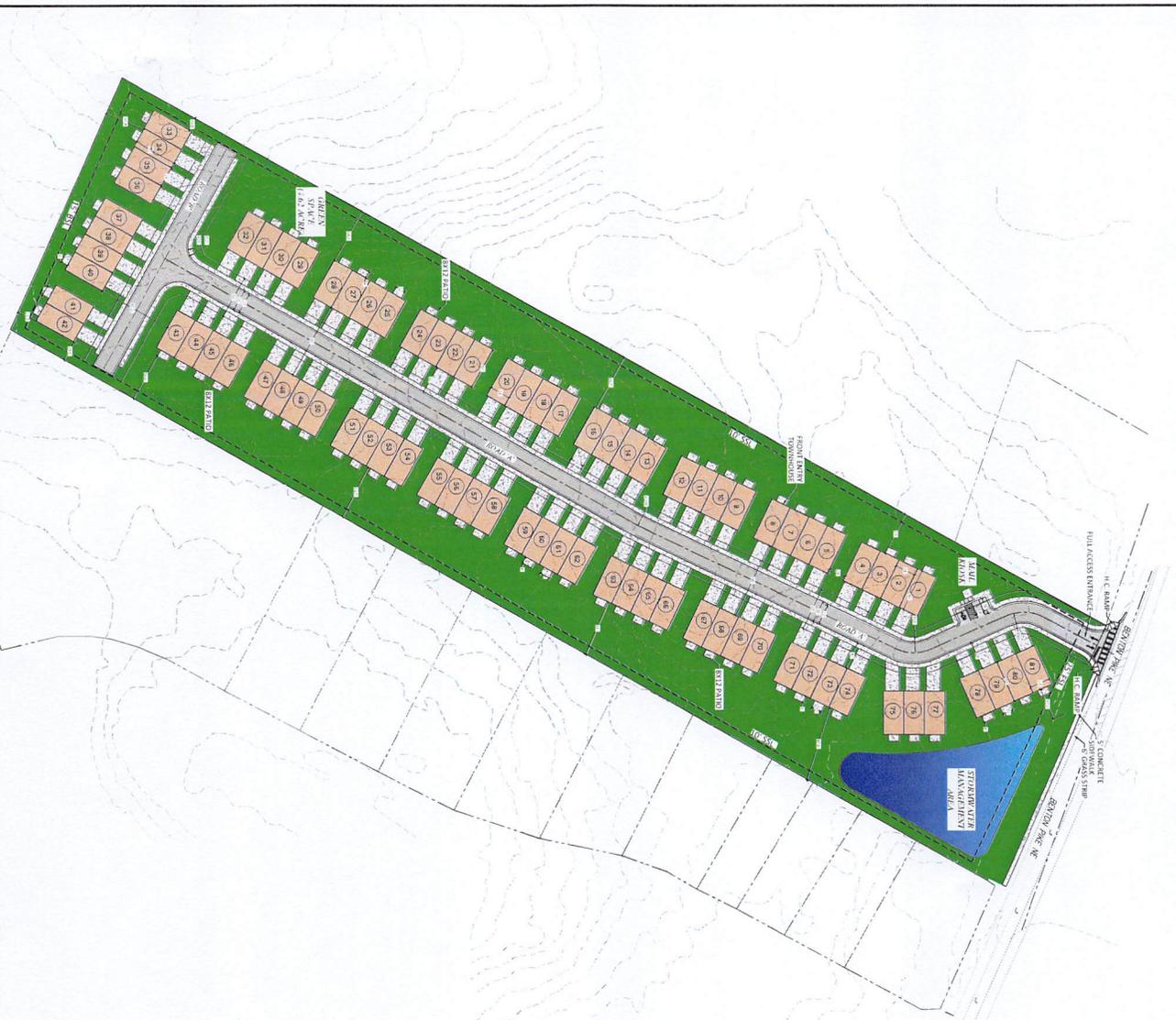
\_\_\_\_\_  
John Kimball, City Attorney



\_\_\_\_\_  
Kevin Brooks, Mayor



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Shawn McKay, Clerk



VICINITY MAP

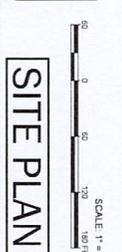
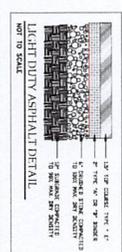
**GENERAL NOTES:**

- SITE AREA= 9.95 AC.
- PARCEL OS0N 8 009.00
- PROPOSED ZONING= PUD
- MINIMUM LOT AREA= 1,800 S.F.
- MINIMUM LOT WIDTH= 20 FT.
- MINIMUM LOT DEPTH= PER PLAN
- FRONT SETBACK= PER PLAN
- SIDE SETBACK= 10 FT.
- REAR SETBACK= 15 FT.
- MINIMUM BLDG SEPARATION = 20 FT.
- TOWNHOUSE DIMENSION= 24X50
- PATIO DIMENSION= 8X12 CENTERED ON BACK
- OPEN SPACE MINIMUM= 25%
- OPEN SPACE PROVIDED= 4.73 ACRES (47.53%)
- MAXIMUM IMPERVIOUS SURFACE= 70%
- BOUNDARY INFORMATION TAKEN BY A BOUNDARY SURVEY PREPARED BY XXXXX SURVEYING INC., DATED: XX/XX/2022.
- TOPOGRAPHIC INFORMATION PROVIDED BY CLEVELAND, TENNESSEE GIS
- THE PROPERTY IS LOCATED WITHIN FEMA ZONE "X" WHICH IS OUTSIDE THE 100 YR FLOOD ZONE
- WATER SERVICE PROVIDED BY: TBD
- SANITARY SEWER PROVIDED BY: TBD

**PROPOSED TOWNHOUSE DEVELOPMENT**

- PROPOSED UNITS= 81
- PROPOSED DENSITY= 8.14 UNIT PER ACRE
- MAXIMUM HEIGHT: 35 FEET.
- INTERIOR SIDE: 0 FEET FOR ATTACHED UNITS; 20 FEET BETWEEN BUILDINGS
- SETBACKS SHALL BE MEASURED FROM THE DEVELOPMENT AS A WHOLE, REGARDLESS OF WHETHER THE PARCELS ARE INTENDED TO BE SUBDIVIDED FOR FEE SIMPLE OWNERSHIP OR NOT.

**24 HOUR CONTACT**  
**CONNOR THORPE**  
**334-412-9107**



**SITE PLAN**

<p><b>BAILEYcivil</b> Group          P.O. Box 4387 • Cantonville, Ga 30130          678.975.5903 • baileycivilgroup.com</p>	<p><b>FOR</b>          SMITH DOUGLAS HOMES          110 VILLAGE TRAIL, SUITE 215          WOODSTOCK, GEORGIA 30188</p> <p><b>PROJECT</b>          BENTON PIKE TOWNHOUSES          2034 BENTON PIKE NE          CLEVELAND, TENNESSEE</p>	<p><b>SHEET TITLE</b>          CONCEPTUAL          SITE PLAN</p>	<p><b>PROJECT NUMBER</b>          24137</p> <p><b>DATE</b>          12TH, 2024</p>	<p><b>REVISIONS</b></p>
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