

ZONING ORDINANCE 2025-42

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 WILLIAMS STREET TOWNHOME "PUD 65" ON PROPERTY DESCRIBED AS TAX MAP 050I GROUP E PARCELS 004.00, 020.00, 021.00, 023.00, AND 025.00, AS MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING A DESCRIPTION OF THE PROPOSED DEVELOPMENT; AMENDING THE ZONING PLAN AND ZONING MAP FOR PUD 65; 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 65" subject to the provisions described in each section of this ordinance. The permitted uses in the PUD 65 zoning district are those uses outlined in Section 5 of this ordinance. The development standards for the PUD 65 district are 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 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 65, Williams Street Townhome Development (name may be revised during the platting process with approval of the Cleveland, Municipal Planning) includes property generally identified as Tax Map 050I Group E Parcels 004.00, 020.00, 021.00, 023.00, AND 025.00. Exhibit A illustrates the overall Williams Street 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 Williams Street Townhome development. The project consists of a Townhome neighborhood which includes an amenity area and open space. The developer shall include any permanent retention or detention pond areas or landscaped common areas.

Section 5. PERMITTED USES AND PROHIBITED USES.

The PUD 65 Subdivision allows for the construction of up to 140 residential units in single-unit or multi-unit structures not exceeding two stories. Streets, sidewalks, drainage structures, fire hydrants, utilities, and the like are allowed. Residential amenities such as a community clubhouse, park shelters, benches, or tables, are allowed in the common area and will be reviewed by the Planning Director for consistency with the approved plan. Nothing herein should be construed as prohibiting the Developer from making further refinements to the development plan of PUD 65 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 residential uses within the PUD 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 Developer covenants and restrictions. Billboards are prohibited.

Section 6. CONCEPTUAL PLAN AND RELATED REQUIREMENTS.

6.A. CONCEPTUAL PLAN.

A conceptual plan (Exhibit A) for PUD 65, The Williams Street Townhome Development PUD was prepared for submission to the Cleveland Municipal Planning Commission for consideration in the regular meeting on May 20, 2025. An amended concept plan was presented at the July 15, 2025, meeting. 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 65 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. However, any modification may not increase the total number of dwelling units beyond 140 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 PUD development may reflect some alteration in the conceptual plan such as the exact location of each specific residential unit and type within the designated 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, buffers with external properties, etc.). All streets or access drives within the PUD 65 development shall be constructed with adequate width to accommodate the installation of sidewalks which shall be installed at the expense of the developer. Further specification of intersection design requirements and other infrastructure standards will be specified prior to platting.

6.B. PLATS.

One or more plats will be prepared for the PUD 65 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, homeowner association documents, common area agreements, and the like which the Developer determines are necessary to carry out the development of PUD 65 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 65 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 65 shall be those established in this ordinance. Where development standards are not otherwise included in this ordinance, the standards shall be those in the Townhouse Development Standards from the City of Cleveland Subdivision Regulations and R2 Townhome residential zone from the City of Cleveland's zoning regulations.

7.A. Building Lot Size & Setbacks

Townhouse building setbacks shall be 25' for the front, 15' rear setback, and 5' side setback. The front setback may be reduced to 15' for the side yard of corner lots and for units with side or rear yard parking/driveways. No setback is required for shared walls of townhouse units. Storage sheds and similar accessory structures, if allowed by the Development restrictions, 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 development restrictions, are to maintain the required setbacks for the primary structure. Open patios and decks may extend to within 10 feet of a rear property line. 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. Any required retaining walls may encroach within 3 feet of the property line.

Section 7.B Sidewalks, Common Area, & Amenities

1. Sidewalks shall be provided along all streets within the subdivision, where shown on the conceptual plan, and will include the western side of Neely Circle to 20th Street.
2. All utilities shall be placed outside of the street except for required crossings; any crossing shall be approved by the City.
3. The minimum open space provided shall be a minimum of 20%. A minimum of 50% of the open space shall be easily accessible and usable by the residents. Landscape buffers may be included in the open space.
4. A centralized cluster mailbox unit shall be provided, if required by the United States Postal service, and shall include a minimum of two off-street parking spaces.
5. Central dumpsters may be utilized in lieu of individual trash cans and be placed in areas accessible to all units.
6. Additional off-street parking shall be provided for the townhouses and with the mail kiosk.

7.C Miscellaneous Standards

1. The exterior facades of all structures shall be comprised of brick, stone, or fiber cement board materials (no vinyl siding except for accents such as soffits & fascia). All foundations shall be brick or stone.
2. Residential buildings must incorporate a variety of building elements and treatments for single family detached and townhome style housing. Structures must include articulation, change in materials or texture, windows, or other architectural features. All structures will meet townhome construction requirements regardless of future subdivision plans. Repair to the roof of any townhome with a common roofline of any adjoining unit must be addressed within the private covenant restrictions.
3. Townhomes shall have a garage.
4. A minimum of 1.5 off-street parking spaces per dwelling unit are required excluding the garage.
5. A two-inch caliper hardwood shade tree which is determined acceptable to the City's Urban Forester shall be installed at the property lines between freestanding buildings. Front driveways/parking areas shall be separated by a minimum of one 3'

planted landscape strip (not grass or stone). Additional trees shall be planted across the development which will be determined during site review.

6. A 50-foot undisturbed buffer shall be required along the Western property line that adjoins the Woodchase Residential Community. Disturbance of the buffer is allowed in the case of stormwater detention areas. In this case, the detention area shall be screened with an 8-foot wooden fence and Type C buffer plantings. In areas where the existing undisturbed buffer does not provide full visual screening additional plantings will be required as well as a continual 8-foot fence along the western edge of Williams Street. This vegetative buffer shall be installed and approved by the planning director prior to the issuance of the first building permit.
7. Additional off-street parking areas shall be placed throughout the development for overflow parking. The parking of commercial vehicles, tractor-trailer cabs, commercial equipment, mobile homes, recreational vehicles, ATVs, boats and other watercraft, trailers, stored vehicles, or inoperable vehicles is not allowed. This parking will not be considered part of the public Right-of-way.
8. Neely Circle and the Development Road shall be improved to city standards. The developer shall dedicate any right-of-way necessary from the property in which they control and shall be responsible for construction of said improvements. The road improvements to Neely Circle and the Development road shall be in place prior to the issuance of the first building permit. During construction, all traffic must enter the site from Neely Circle. Access to the development site from Williams Street is strictly prohibited.
9. Construct a dedicated left-turn lane on 20th Street to accommodate queuing and prevent through-lane blockage at the western intersection of 20th Street and Neely Circle referenced as intersection 3 in the TIA. Include an appropriate taper and deceleration area per AASHTO and FHWA standards based on design speed.
11. Reconfigure the intersection geometry at the western intersection of 20th Street and Neely Circle/Intersection 3—both horizontally (alignment) and vertically (elevation)—to minimize sight-distance issues, ensuring drivers have full visibility per AASHTO's corner sight distance guidelines.
12. Upgrade the Neely Circle/Development road junction to provide a continuous through lane on the development road, extend improvements into Neely Circle and on to the improved 20th Street intersection #3 (Neely Circle to the East shall not be included in these required improvements). Ensure the new alignment supports smooth through-traffic flow and ties into the upgraded Neely Circle–20th Street

connection. Standards 8-10 improvements—including geometrics, storage lanes, tapers, and sight-distance elements—shall be fully engineered during site plan review and finalized with approval from the Transportation Engineer.

13. Developer will coordinate and maintain access for U.S. Army Corp project located on site via Williams Street or other agreed upon route.

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 PUD 65 Williams Street 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 THE PUD.

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 65, 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.

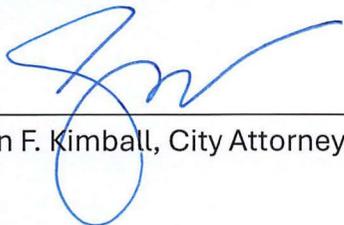
Section 10. BINDING UPON OTHERS.

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 PUD 65 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 MultiLandCo., 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

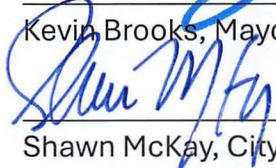
Where this ordinance is in conflict with existing ordinances with respect to the development of this property the terms of this ordinance shall prevail unless state otherwise herein. In the event that any portion of this ordinance is determined to be invalid by any court of competent jurisdiction, the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

APPROVED AS TO FORM:



John F. Kimball, City Attorney



Kevin Brooks, Mayor


Shawn McKay, City Clerk

