



## MEMORANDUM

**Date:** November 20, 2025

**To:** Luke Winchester, Chairman  
and Planning Commission

**From:** Jon Baughman, City Planner  
Jill Johnson, Planner I

**Re:** Benders Cove Ph. 2  
Final Plat  
Map – 49  
Parcel – 69.00 & 69.09

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**Request:** Kimley Horn, on behalf of their client, Meritage Homes of Tennessee, Inc., requests final plat approval for 51 single family residential lots, open space and right-of-way dedication, in Phase 2 of the Benders Cove subdivision (previously known as Benders Ferry subdivision) located in District 1.

**History:** This subdivision received approval in 2022 via Ordinance 22-47, and is located off Benders Ferry Road, and is currently under construction. The PUD includes RS-20 base zoning. A preliminary plat was approved by the Planning Commission in March 2023, and work has progressed since that time.

**Analysis:** The total area in phase 1 is 38.94 acres. Building setbacks are 30' front, 6' (50' lots) and 7.5' (56-75' lots) side and 20' rear. Lot coverage is noted as 40% per PUD requirements. The open space and buffers are included per code and the preliminary master development plan. Critical lots and driveway locations are identified. Addresses are provided.

**Summary:** This final plat is for fifty-one (51) single family residential lots, open space and right-of-way dedication. Outstanding items are minor in nature and may be addressed via the conditions below.

**Recommendation:** Staff recommends approval of the final plat for Benders Cove, Ph.2, subject to the conditions of approval below:

**Planning and Zoning:**

1. All conditions of ordinance 22-47 shall be adhered to.
2. Provide perimeter landscaping around detention/retention ponds.
3. Add a note which states landscape buffers shall be maintained by the HOA.

**Engineering:**

1. Ensure all plat certificates match verbiage from the Land Development Code. The signing of the final plat can be delayed, and the final plat returned to applicant for revision if verbiage does not match the Land Development Code.
2. The walking trail shall be completed prior to the final stormwater inspection of the first home.

WWUD:

1. An on-site visit has not been conducted at this time to verify the location of the water lines and related appurtenances.
2. Someone needs to check the water line sizes.
3. The water line running along the westerly side of Benders Ferry north of Mack Blvd. has a 20' wide water line easement not a landscape buffer.
4. The afore-mentioned water line also crosses Benders Ferry and connects to an existing water line on the east side.

Wilson County Schools:

1. No Comments Received.