



MEMORANDUM

Date: October 17, 2024

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Benders Cove Amenities
Site Plan
Map - 049
Parcel(s) –69.00, 69.02, 69.03, 69.09

Request: Kimley Horn, on behalf of developer Meritage Homes Corporation, requests site plan approval for the amenity center in the Benders Cove subdivision located off Benders Ferry Road in District 1.

Analysis: 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 RS15 and RM8 base zoning districts. This amenity center project, proposed on 4 acres of the property, will include the following amenities, along with the required mail kiosk:

1. Amenity center clubhouse – 2,000 sf
2. Pool w/ cabanas – 2,700 sf
3. Playground w/ various swing sets and synthetic turf.
4. Walking trail with connection to clubhouse, pool and parking lot
5. Flex lawn area
6. Covered Pavilion with picnic tables

Landscaping: Landscape plans are currently under review and comments are forthcoming under separate cover. Landscape plan review comments shall be addressed prior to submittal of construction drawings to Public Works.

Parking: Parking for the amenity center is provided in front of the amenity center along Collector Road A. Twenty-eight spaces are provided along with two van accessible spaces. This parking area is also being utilized for the covered mail kiosk. A six space bike rack is provided.

Access: Vehicular parking is provided as noted above in the area to the south of the amenity center. Pedestrian connections are provided throughout the site via sidewalks, walking trails and along with a raised striped crosswalk across Collector Road A to the playground area.

Building Elevations: The amenity center clubhouse is primarily faced with brick. Secondary materials used will include hardie board siding and glazing. There are architectural shingles. Staff

requests that all HVAC/pool/utility meters/etc. be identified on subsequent plans and be screened from horizontal view.

Other: A six-space round style bike rack and decorative trash receptacles with details have been provided. The photometric plan indicates light bleed only near the perimeter of the parking lot and at the ingress/egress of the lot. All fixtures shall be decorative and poles will be painted black. A lighted and covered mail kiosk is provided at the Northwestern corner above the parking area, just to the Southwest of the Amenity center. Fencing details show decorative, aluminum type for the pool area.

Summary: The applicant has addressed most of the staff comments. Outstanding items are minor in nature and may be addressed via the conditions below.

Recommendation: Staff recommends approval of this site plan for the Benders Cove subdivision amenities, subject to the conditions below:

Planning and Zoning:

1. Provide additional shaded areas, such as sail shades at the Playground area.
2. Provide details of fencing to be located around the perimeter of the playground areas.
3. Reduce light bleed to 0.5 f/c or less at all property lines.
4. Identify the location of all HVAC and utility equipment and how it is to be screened from horizontal view.
5. All conditions of preliminary master development plan approval, Ordinance 22-47 shall be adhered to.

Public Works:

1. Roof drains from the amenity center shall be subsurface and connect to the storm system.
2. The pool shall drain into the storm system.
3. Landscaping plans shall be approved before construction plans are approved.
4. Provide a drainage report for preliminary review by the second submittal to remain on the October 2024 Planning Commission.
5. Dimension the drive aisle.
6. All driveways shall conform to the City of Mt. Juliet standard detail ST-314 for commercial driveways.
7. Provide ADA compliant curb ramps.
8. If project is approved, submit a digital copy of the plans and drainage report to Engineering for construction plan approval

WWUD Comments:

1. The water lines shown are not WWUD's design including fire hydrant locations. This project has not been designed by WWUD at this time.
2. Waterlines will be installed 5' on private property. There shall be no storm structures within 10' of the water line.
3. The fire hydrant shown on the playground amenity are not WWUD's design. Someone is taking a lot of liberties in the placement of the fire hydrants.
4. Water line casings maybe required due to crossing angle of the storm line.
5. The light poles shall not be within 10' of the water line.

Wilson County Schools:

1. No Comments Submitted