



MEMORANDUM

Date: May 15, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Benders Cove Ph.1
Final Plat
Map - 049
Parcel(s) – 069.02, 069.03, 069.09

Request: Kimley Horn, on behalf of their client, Meritage Homes of Tennessee, Inc., requests final plat approval for 52 single family residential lots, open space and right-of-way dedication, in Phase 1 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 23.04 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 for (52) 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.1, subject to the conditions of approval below:

Planning and Zoning:

1. All conditions of ordinance 22-27 shall be adhered to.
2. Provide perimeter landscaping around detention/retention ponds.

Public Works:

1. Ensure all plat certificates match verbiage from the Land Development Code. Signing of the final plat can be delayed and final plat returned to applicant for revision if verbiage does not match the Code.

2. All punch list items from Public Works/Utilities must be completed prior to the signing of the final plat.
3. Reference any recorded sewer easements in this phase of construction.
4. CO requirements associated with this phase of construction (all to be done by the 1st CO):
 - a. Provide full 3-lane section on Bender's Ferry Road along the project frontage
 - b. Widen Benders Ferry to 3 lanes (33' wide) from Lebanon Road to the southern boundary of the site
 - c. Provide a dedicated, southbound right turn lane on Benders Ferry Road at Lebanon Road to allow for separate left, through, and right-turn lanes.

Wilson County Schools:

1. No comments provided.

West Wilson Utility District:

1. If the water lines are shown where they are actually located, one should be prepared to relocate them.
2. A review will be conducted when the water lines are shown in the correct location.