



## MEMORANDUM

**Date:** February 20, 2025

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

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

**Re:** Mira Bella Subdivision  
LUA, AX, PMDP PUD, RZ  
Map - 55  
Parcel(s) – 70.02, 70.03, 92.00, 92.04, and 102.00

---

**Request:** Submitted by M2 Group, LLC, on behalf of their clients, the applicant requests an annexation, plan of services, land use plan amendment, rezone and preliminary master development plan approval for a development on Lebanon Road to include both commercial (52,725 sf) and 434 residential units.

**Overview:** This development site includes 398.73 acres on the south side of Lebanon Road, east of Beckwith Road and Bass Lane. The property is in Wilson County but within the City's urban growth boundary. The current zoning is Wilson County R-1, for all five (5) parcels submitted. The applicant has requested to rezone to RS-40 and CNS, to develop a mixed-use community with commercial parcels along Lebanon Road and residential behind. The City's land use plan identifies the area as low density residential. A summary of the request is provided below:

REQUEST SUMMARY	Land Use Map	Requested Classification	Current Zoning	Requested Zoning
M2/Mira Bella	Low Density Residential	Commercial Neighborhood Services & Low Density Residential	Wilson County R-1	RS-40 and CNS

**Future Land Use Plan:** The City's future land use plan identifies the property as low density residential for all parcels. Low density land use is found around the property both north and south of Lebanon Road and east of Beckwith Road. The land use plan amendment is only for the property adjacent to Lebanon Road and does not apply to the remainder of the development site. The land use plan does not support a request for commercial neighborhood services. The land use plan will not need to be amended for the residential component of this development.

**Zoning:** The zoning is R-1 in Wilson County, surrounded by this same zoning as well. The applicant is seeking CNS zoning along Lebanon Road and RS-40 zoning for the remaining residential area with a PUD overlay.

Urban Growth Boundary: The subject property is in the City's urban growth boundary.

Annexation/Plan of Services: The property is located within the City's urban growth boundary. A plan of services is included for review.

Findings: In reviewing the requested zoning actions, staff finds that the request DOES NOT agree with all of the following findings, as contained in the zoning ordinance. The proposed annexation and rezone:

1. *IS NOT agreement with the general plan for the area, and **LAND USE PLAN FOR NEIGHBORHOOD COMMERCIAL***
2. *does not contravene the legal purposes for which zoning exists, and*
3. *will have no adverse effect upon joining property owners, unless such effect can be justified by the overwhelming public good or welfare, and*
4. *is not materially beneficial to a property owner or small group of property owners and will not be detrimental to the general public, and*
5. *is possible because conditions affecting the area have changed to a sufficient extent to warrant an amendment to the zoning map, and*
6. *allows uses by right, for which the base infrastructure is in place or will be required, to support their operation.*

**Preliminary Master Development Plan:**

Overview: This PUD is located on the south side of Lebanon Road, east of Beckwith Road and Bass Lane. The entrances to the subdivision are shown on Lebanon Road and Beckwith Road. The Lebanon Road frontage will be zoned commercial and include over 50,000sf of commercial space on CNS zoning. Three types of residential product are proposed as are extensive amenities. The pmddp does not include enough detail of the commercial component. Six phases are proposed, five residential and the sixth being the commercial area. A development timeline is not included.

5-102 & 6-102 Residential & Commercial Bulk Standards: The total area of the PUD is 398.73 acres. The proposed open space (programmed) is 28.61 acres or 39% and open space for preservation is 136.24 acres. The PUD includes 434 single family lots and around 50,000sf of commercial uses. Overall density is 1.09 units/acre, under the maximum of 1.1 units per acre for residential PUDs. Minimum lot area is at least 10,000sf (10,000sf min. required) for each unit type. Average lot size is in excess of the minimum (15,000sf) for each product except Type 1 (13,207sf, a waiver is requested). The average lot size for the whole development is 19,427sf. Waivers requested from the requirements of the residential bulk standards include:

Setbacks:

Front – 20' requested (all lots), 50' required  
Side - 7.5' requested (Type 1 & 2 lots), 25' required  
Side - 10' requested (Type 3 lots), 25' required  
Rear – 20' requested (all lots), 40' required

Minimum lot width @ building line – 50' (Type 1 lot), 65' (Type 2 lot), 90' (Type 3 lot), 125' required.

Lot coverage - 50% (Type 1 lot), 40% (Type 2 lot), 35% (Type 3 lot), 15% required.

Average lot size (13,207sf) less than 15,000 sf for Type 1 lots (297 lots).

Bulk regulation waivers are not requested for the commercial component of this development and it shall comply with all applicable regulations at site plan submittal.

Vehicular & Pedestrian Access: The subdivision will be served via two access points, with the main one being on Lebanon Road, and the secondary access point on Beckwith Road. Sidewalk shall be installed on both sides of all internal streets and along any external frontage per the City's subdivision regulations, excepting any waivers granted via this PUD approval.

Amenities: Approximately 41% /163.85 acres of the PUD is green/open space. The applicant has provided extensive amenity areas that include multiple buildings, playgrounds, parks, with trails/greenways.

Article 10 Landscaping: Buffers are not required along much of the perimeter due to residential zoning adjacent. There will be a Type D-4 buffer yard required between the commercial area on the northern end of the development and the delineation area for the residential portion of the project. Landscape plans shall be required and reviewed for compliance at final master development plan/preliminary plat/site plan submittal. A note shall indicate that landscape buffers will be located in open space and maintained by the HOA. A conceptual tree and natural buffer preservation exhibit showing vegetation retention has been provided and will be requested to be included as part of the landscape plan review at a future date. Perimeter trees shall be preserved to the fullest extent possible.

5-104.1 Residential Design Regulations: As described below, the applicant is requesting a design waiver for 65% brick/stone with the remainder to be secondary materials in the form of stucco for 35% due to the architectural design of this Tuscan themed development. Vinyl will not be used in this project. Further review of residential zoning requirements will occur at fmdp and preliminary plat submittal at a future date.

6-103.7 Commercial Design Standards: The PUD includes 52,725sf of commercial space. The applicant is requesting a design waiver for the commercial portion as well to coincide with the residential design elements. This waiver request is for 65% brick/stone with the remainder to be secondary materials in the form of stucco for 35% due to the architectural design of this Tuscan themed development. Vinyl will not be used in this project. Further review of compliance with commercial regulations will be via fmdp and site plan review at a future date.

Other: The mail kiosk location is currently shown in the southwestern corner of the development at the Beckwith Road entrance. Due to the overall size of the development, staff is requesting the developer to work with the Postmaster to provide a second location for the residents and tenants in the northern portion of the development. These locations shall be required at fmdp, and shall be covered, lighted and provide adequate parking for mail retrieval.

All fencing shall be decorative, low maintenance material. Retaining walls shall be faced with brick, stone or constructed of versa-lok or similar segmental block products. Corner lots shall be treated as critical façade lots and shall include additional architectural features. Notes indicate that lighted fountains will be included in wet detention ponds, and all detention ponds will have enhanced landscape screening. Decorative lighting, including street lights will be carried throughout the development and will also be included at the entrances to the development. These will be maintained by the HOA.

Variances/Waivers: The following waivers are requested as part of the PMDP:

1. Bulk Standards RS-40 base zoning -  
Front – 20’ requested (all lots), 50’ required  
Side - 7.5’ requested (Type 1 & 2 lots), 25’ required  
Side - 10’ requested (Type 3 lots), 25’ required  
Rear – 20’ requested (all lots), 40’ required  
Minimum Lot width – 50’ (Type 1 lot), 65’ (Type 2 lot), 90’ (Type 3 lot), 125’ required  
Lot coverage -50% (Type 1 lot), 40% (Type 2 lot), 35% (Type 3 lot), 15% required  
Average lot size less than 15,000 sf for Type 1 lots (297 lots), 10,000 sf min w/ minimum 15,000 sf avg required over all lot types combined. (13,207sf for Type 1 lots) **STAFF FINDS THIS REQUEST UNECESSARY DUE TO THE OVERALL AVERAGE FOR THE SUBDIVISION BEING GREATER THAN 15,000SF (19,427SF)**
2. 5.104 Residential Design Regulations – A waiver is requested for 65% brick/stone with the remainder to be secondary materials in the form of stucco for 35% due to the architectural design of this Tuscan themed development. **STAFF SUPPORTS**
3. 6.104 Commercial Design Regulations - A waiver is requested for 65% brick/stone with the remainder to be secondary materials in the form of stucco for 35% due to the architectural design of this Tuscan themed development. **STAFF SUPPORTS**
4. Allow Front facing garages on both sides of the street with recessed garages for access lanes and streets.
5. Private streets with gated access at both entrances. **PW TO RECOMMEND**
6. Temporary gated emergency fire access from Bass Lane prior to constructing a second entrance. **OTHERS TO RECOMMEND**
7. Sidewalks on one side of road in locations without lots and sections of road that are single loaded. **STAFF DOES NOT SUPPORT**
8. (76) Lots with driveways onto collector roads. **PW TO RECOMMEND**
9. Design speeds -  
Residential access streets – Reduce design speed to 25 mph for private streets.  
Residential access lanes – Reduce design speed to 25 mph for private streets.  
Residential collectors – Reduce design speed to 30 mph and remove bike lanes from typical section for private streets. **PW TO RECOMMEND**
10. Road slopes – maximum of 10% for collector roads and 12% for access streets and lanes. **PW TO RECOMMEND**
11. Road centerline radius –  
Minimum centerline radius less than 333’ for 30 mph – (7) curves  
Minimum centerline radius less than 198’ for 25 mph – (17) curves **PW WORKS TO RECOMMEND**
12. Cul-De-Sacs-

Exceed 700' length – (3) locations- Provide 24' wide asphalt pavement.

Exceed (14) lots – (4) locations – Provide 24' wide asphalt pavement. **PW TO RECOMMEND**

**Summary:** The request is for a 398.73 acre planned unit development with 52,725sf of commercial space and 434 single family residential units on the east side of town, south of Lebanon Road, east of Beckwith Road. This is a low density, highly amenitized subdivision with a residential density of 1.09 units per acre. The average lot size is 19,427sf. The land use amendment is for the commercial component only, the remainder of the site already falls under a low-density land use designation.

The waivers listed above are subject to Planning Commission and Board of Commissioners approval. Further review will occur at final master development plan, preliminary plat and site plan submittal should this PUD and preliminary master development plan be approved.

**Recommendation:** Should the Planning Commission make a positive recommendation to the Board of Commissioners for the land use amendment, annexation, plan of service, rezone and preliminary master development plan for Mira Bella, please include the following conditions:

**Planning and Zoning:**

1. Waivers are subject to the Planning Commission and Board of Commissioners' approval.
2. All requirements, except any waivers granted, of 5.104.4 shall be adhered to.
3. All requirements, except any waivers granted, of 6.103.7 shall be adhered to.
4. All requirements of the City's subdivision regulations shall be adhered to, excepting any waivers granted.
5. Brick shall be clay, baked and individually laid.
6. Stone shall be individually laid.
7. Identify all critical façade lots at final master development plan submittal.
8. A complete landscape plan will be required at final master development plan submittal.
9. Provide formalized elevations to include all materials and percentages at final master development plan submittal.
10. Provide a summary of all residential unit types, with details about the differences in each type at final master development plan submittal.
11. Preserve as many trees as possible, especially around perimeter. Provide a tree preservation plan with final master development plan submittal. Existing trees can be utilized for perimeter buffer, should they meet the code as such.
12. Landscape buffers shall be in open space, not on individual lots, and shall maintained by the HOA in perpetuity.
13. All detention/retention ponds shall be screened with vegetation. Wet ponds shall include lighted aeration.
14. Provide decorative treatment for the main roads, i.e., split rail fencing, extra landscaping, street lighting.
15. Screen residential HVAC condenser units with landscaping and specify their location on the final master development plan submittal.
16. Commercial HVAC and utility equipment shall be screened entirely from horizontal view via a parapet wall.

17. Provide decorative street lighting throughout including at both entrances. Also provide street light typical at FMDP. Maintenance and fees shall be the responsibility of the HOA.
18. Ensure light bleed from the amenity areas and external activities do not negatively impact the residential lots nearby. Provide full photometric plan at final master development plan submittal.
19. All building mounted exterior lighting fixtures shall be decorative. Wall packs are not permitted.
20. Signage shall be reviewed via separate application to the Planning Department.
21. Provide the square footage of commercial development proposed for the area along Lebanon Road.
22. Vinyl shall not be permitted as a façade material.
23. Metal shall not be permitted as a façade material.
24. A trash receptacle and bike rack, per zoning regulations, will be required at each commercial building and at all amenity areas.

#### Public Works:

1. Staff supports request to disturb slopes exceeding 20% in a cut condition only. No fill shall be allowed within these slope conditions.
2. Existing steep slopes (>20%) shall not be permitted within a building envelope, per the Land Development Code.
3. All sewer shall be public and contained within a 20' easement.
4. If wet ponds are used, aeration shall be provided.
5. No onsite grinder systems or step systems will be allowed for this development.
6. In the event karst features are encountered during grading, a licensed geotechnical engineer shall document the feature, and the feature shall be located by a licensed surveyor. If the feature is to be remediated, the geotechnical engineer shall provide a remediation plan to the City for approval. Efforts will be made to minimize any remediated features within building envelopes.
7. Landscaping plans shall be approved prior to construction plans approval.
8. A letter of approval from West Wilson Utility District will be needed prior to construction plan approval is issued.
9. Proof of easements for offsite sewer shall be **obtained and submitted** to the Engineering Department **prior** to PMDP/PUD approval by the BOC.
10. TVA approval shall be submitted prior to PMDP/PUD approval by the BOC.
11. All proposed sewer pump stations shall be public and built to City specifications.
12. All pedestrian facilities identified as "Multi-use Path" in the plans shall be at least 10' wide. A minimum width of 8' is permissible only in areas with geometric constraints.
13. All facilities will be ADA and PROWAG compliant.
14. All driveways shall comply with TDOT's Highway Systems Access Manual.
15. Adequate sight distance shall be provided at all intersections. Sight distance profiles will be provided at FMDP. Landscaping shall not be provided within the sight triangles.
16. Sidewalks abutting parking shall be at least 7' wide.
17. The connection of the proposed collector road to Lebanon Road shall be required prior to the 99th CO in Phase 3 (The first phase east of the Bass Lane emergency exit).

18. Roundabouts shall be installed along the collector to provide traffic calming. Coordinate with staff on locations at FMDP.
19. Enhanced pedestrian crossings are required within the loop road for safe access to the amenity center.
20. A cul-de-sac or other acceptable turnaround is required on the access lane that includes the emergency access to Bass Lane.
21. Roadway Variances:
  - a. Request to allow private and gated streets (Sub. Reg. 4-103.3): NOT SUPPORTED as the future transportation plan calls for collectors connecting Beckwith Road and Bass Lane on this parcel.
  - b. Request to exceed 99 units on a single access point for Phases 1 and 2 (Sub. Reg. 4-103.205 (d)): SUPPORTED as the development team is providing a second access point to Bass Lane that is gated for emergency vehicles only and additional access shall be provided in future phases.
  - c. Request to reduce design speed of an access lane to 20 mph (Sub. Reg. 4-104.4): NOT SUPPORTED
  - d. Request to reduce design speed of an access street to 25 mph (Sub. Reg. 4-104.4): SUPPORTED
  - e. Request to reduce the design speed of a residential collector to 25 mph (Sub. Reg. 4-104.4): NOT SUPPORTED but would support 30 mph with traffic calming.
  - f. Request to omit bicycle lanes on a residential collector (Standard Drawing ST-108): NOT SUPPORTED
  - g. Request to exceed maximum slopes on a collector up to 10% total (Sub. Reg. 104-4): SUPPORTED ONLY ON SECTIONS WITH NO FRONTAGE. Regardless of the variance, all collectors may not exceed 3% within 50 feet of intersections.
  - h. Request to exceed slopes on an access street up to 12% total (Sub. Reg. 104-4): NOT SUPPORTED as 12% exceeds fire code. Regardless of the variance, all access lane and access streets may not exceed 5% within 50 feet of an intersection.
  - i. Request to allow front facing garages on an access street (Zoning Reg. 5-104.4 (10 b)): SUPPORTED on one side of the street only. The other side shall be side loaded.
  - j. Request to omit sidewalks in sections without frontage (Sub. Reg. 4-103.103): NOT SUPPORTED. Should this variance be granted, sidewalks must transition sides of the street at intersections.
  - k. Request to have lot frontages on residential collectors with ADT exceeding 2,000 vehicles per day (Sub. Reg. 4-104.303): NOT SUPPORTED.
  - l. Request to include horizontal roadway radius under AASHTO standard: SUPPORTED only by lowering the design speed with traffic calming and outside areas exceeding standards for slope.
22. Cul-de-sac variances:
  - a. Request to exceed 700' length (Sub. Reg. 4-104.4): SUPPORTED with at least 24' wide pavement section.
  - b. Request to exceed 14 lots (Sub. Reg. 4-104.4): SUPPORTED with at least 24' wide pavement.
23. Cross access easement or stub roads will be required at the following locations unless variances are approved to allow private streets:

- a. The access street cul-de-sac adjacent to Lot 131 OR off the collector opposite Lot 163 to provide connection to the lot on Map 71 Parcel 4.08. This connection shall be classified as a collector per the future transportation plan.
  - b. The proposed access street cul-de-sac near lot 215 shall extend to the lot on Map 71 Parcel 5.00. This temporary cul-de-sac shall be up classified as an Access Street due to future anticipated traffic.
  - c. A stub road shall be located off the collector between lots 431 and 430 providing connection to the lot on Map 55 Parcel 68.04.
  - d. A stub road shall be located on the access road, between lots 317 and 318 to provide access to the lots on Map 55 Parcels 75.01 and 70.01.
  - e. Stub roads shall only be provided if the internal streets are public. Stub roads shall not be provided from private roads. Stub roads are required to be collector streets per Subdivision regulation 4-104.405.
24. Provide access to the residence on parcel located at Map 55 Parcel 61.01. Documentation shall be provided to the City prior to the construction plan review proving access to Bass Lane does not need to be maintained.
25. The loop road around the amenity center is required to meet horizontal curve radius guidelines provided by AASHTO. Traffic calming may be provided to adjust design speeds.
26. Parking shall not be permitted along the collector street, including adjacent to the retail component.
27. Sidewalks are required along the collector road through the retail portion of the development.
28. Lebanon Road and Beckwith Road:
- a. A signal warrant analysis indicated that a traffic signal will be warranted at this intersection, however this intersection is outside the City limits.
  - b. The Wilson County Road Commission has indicated that they would support maintaining a signal at this intersection.
  - c. The design of this signal shall comply with any TDOT and Wilson County Road Commission standards.
29. Lebanon Road and New Collector Road:
- a. An eastbound right-turn lane shall be constructed when this connection is made. This turn lane will be designed to TDOT standard and requires TDOT approval.
  - b. A westbound left-turn lane shall be constructed when this connection is made. This turn lane will be designed to TDOT standard and requires TDOT approval.
  - c. Street lighting shall be provided.
  - d. Signal warrant analysis indicates an additional signal is warranted at this intersection. However, this would require poles being placed outside the Urban Growth Boundary.
30. Sidewalks shall be constructed along the project frontages at Beckwith Road and Lebanon Road. Beckwith Road is a county road; therefore, the sidewalk shall be outside the public right-of-way and be the responsibility of the HOA. Sidewalks shall be at least 6' wide.

Fire Department:

1. No Comments Received.

West Wilson Utility District:



1. The proposed water lines shown are not WWUD's design.

Wilson County Schools:

1. No Comments Received.