



City of Greenbrier

790 West College • P.O. Box 466

Greenbrier, TN 37073

www.greenbriertn.org

Office • (615) 643-4531 Fax • (615) 643-0357

January 4, 2023

To Whom it may Concern,

Brandon Frank Construction LLC has received all approvals for mixed use PUD at the 17.05 acres located at 2402 Highway 41 South and 2414 Highway 41 South, Greenbrier, TN 37073. After the Planning and Zoning Commission made a recommendation for passage on May 11, 2021, the City of Greenbrier Board of Mayor and Aldermen passed Ordinance 21-10 to rezone both parcels (see attached).

As of today, January 4, 2023, Brandon Frank's preliminary plan has been approved and at this time, the City of Greenbrier is waiting on the final plan to be submitted for approval. The property has been approved for the following:

***BUILDING A:**

- 1ST FLOOR RETAIL = 14,700 Sq. Ft.

***BUILDING B:**

- 1ST FLOOR RETAIL = 3,450 Sq. Ft.
- RESTAURANT = 2,000 Sq. Ft.
- 2ND FLOOR - 5 RESIDENTIAL UNITS

***BUILDING C:**

- 1ST FLOOR RETAIL = 7,500 Sq. Ft.
- 10 - 2ND & 3RD FLOOR RESIDENTIAL UNITS

***BUILDING D:**

- 1ST FLOOR RETAIL = 7,500 Sq. Ft.
- 10 - 2ND & 3RD FLOOR RESIDENTIAL UNITS

*** BUILDING E:**

- 1ST FLOOR RETAIL = 7,230 Sq. Ft.
- 2ND FLOOR - 6 RESIDENTIAL UNITS

***BUILDING F:**

- RESTAURANT = 7,500 Sq. Ft.

***BUILDING G:**

- RESTAURANT = 2,450 Sq. Ft.

*** BUILDING H:**

- 12 - LIVE WORK UNITS 1ST FLOOR OFFICE/RETAIL @ 960 Sq. Ft. EACH
- 2ND & 3RD FLOOR RESIDENTIAL UNITS

****TOTAL SQUARE FOOTAGES:**

- OFFICE/RETAIL = 51,900 Sq. Ft.
- RESTAURANT = 11,950 Sq. Ft.
- 53 TOWNHOME UNITS
- 43 RESIDENTIAL UNITS

Please feel free to contact me if you need further information at stoland@greenbriertn.org or 615-643-4531.

All the Best,

A handwritten signature in blue ink that reads "Stephanie Toland". The signature is written in a cursive, flowing style.

Stephanie Toland, CMFO
City Recorder/Treasurer

encl/ Signed Ordinance 21-10

CITY OF GREENBRIER, TENNESSEE

ORDINANCE NO. 21-10

AN ORDINANCE TO AMEND THE GREENBRIER ZONING ORDINANCE AND OFFICIAL ZONING MAP OF THE CITY OF GREENBRIER, TENNESSEE, BY REZONING ONE PARCEL FROM CB (HIGHWAY COMMERCIAL) TO MXC (MIXED COMMERCIAL) ZONING DISTRICT AND ADJACENT PARCEL FROM CB (HIGHWAY COMMERCIAL) TO MXC (MIXED COMMERCIAL) ZONING

Whereas, the Greenbrier Municipal Planning Commission has duly recommended to the Board of Mayor and Aldermen that the Official Zoning Map of Greenbrier, Tennessee, be amended as hereinafter described; and

NOW THEREFORE BE IT ORDAINED BY THE CITY OF GREENBRIER, TENNESSEE, AS FOLLOWS:

Section 1. That the Official Zoning Ordinance and Official Zoning Map of the City of Greenbrier, Tennessee, is hereby amended by rezoning the following parcel contained within the corporate limits of the City of Greenbrier, Tennessee, CB (Commercial Highway) to MXC (Mixed Commercial), to wit:

Section 2. Certain parcel of land located in the 12th Civil District of Robertson County, Tennessee, and described as follows, to wit:

Robertson County Tax Map and Parcel: 1241 A 016.00 (2402 Hwy 41 South)

Section 3. And that the Official Zoning Ordinance and Official Zoning Map of the City of Greenbrier, Tennessee, is hereby amended by rezoning the following parcel contained within the corporate limits of the City of Greenbrier, Tennessee, CB (Commercial Highway) to MXC (Mixed Commercial), to wit:

Section 4. Certain parcel of land located in the 12th Civil District of Robertson County, Tennessee, and described as follows, to wit:

Robertson County Tax Map and Parcel: 1241 A 015.00 (2414 Hwy 41 South)

BE IT ENACTED that this ordinance shall take effect from and after its adoption, the public welfare requiring it.

Recommended by Planning Commission 05/11/2021

Public Hearing Held on 6/7/2021

Passes 1st Reading: 6/7/2021

Passes 2nd Reading: 08/2/2021


Mayor

Attest: 
City Recorder