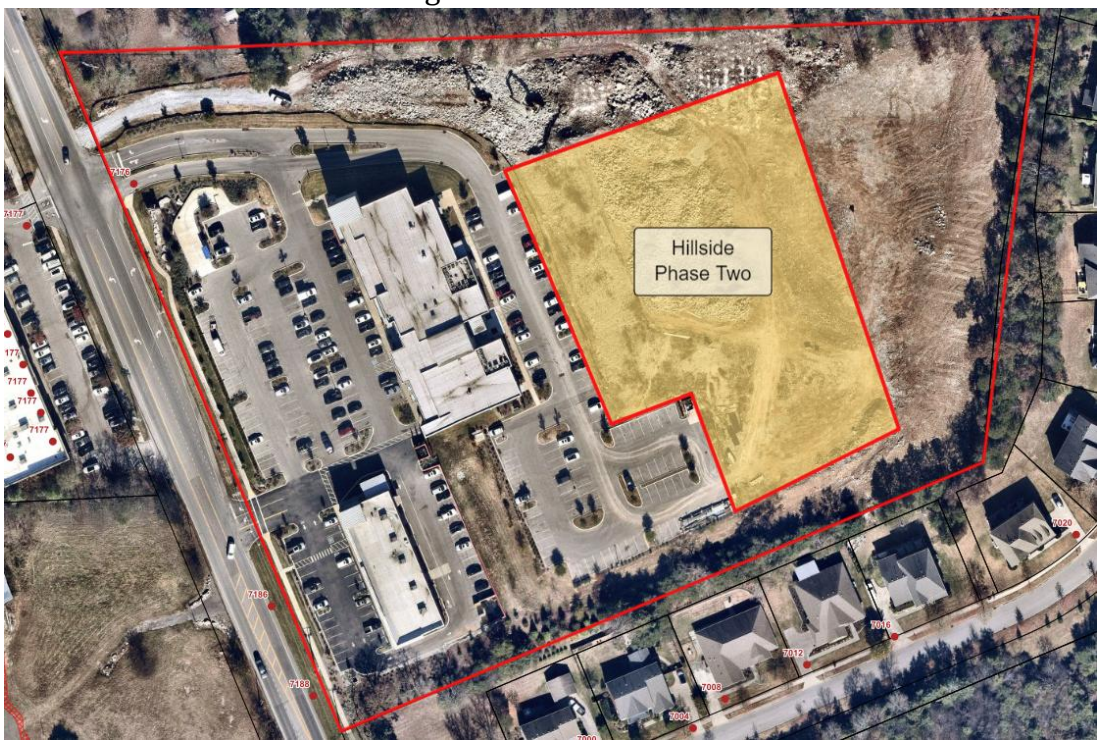
DATE:	October 20, 2026
TO:	Nolensville Planning Commission
FROM:	Adam Ray, Town Planner Brad Baumgartner, Planning Director
SUBJECT:	Hillside Center Phase 2 Site Plan Revision #2
APPLICANT/ COMPANY:	Mohsen Malakouti / M & S Holdings
OWNER/ COMPANY:	Mohsen Malakouti / M & S Holdings
DESCRIPTION:	Approximately 2.61 acres of a 10.11-acre parcel located on Map 56, Parcel 05500

PURPOSE:
The purpose is to consider approval of a revised Site Plan for the commercial development at Hillside Center. The secondary revision to the Site Plan proposes merging previously approved Building #4 and Building #5 into a single building, featuring a covered pavilion between the two areas of tenant space. Additionally, the proposed revision eliminates the lower level of previous building #5, creating a final building product with the largest, northern portion of the new building being two (2) stories and the smaller, southern portion of the new building only being one (1) level.

LOCATION:
The Hillside Center development is located off Nolensville Road adjoining the Nolen Park subdivision, and across from the Britain Plaza development. (see aerial photo)

Figure 1. Aerial Photo



BACKGROUND:
The subject property is currently under development, with Building #1, #2, #3, and #6 of the development completed. The parking lot for Phase 2 has also been completed.

Action taken thus far pertaining to Hillside Center Phase 2:

- The Hillside Center Phase 2 Final Plat was approved by the Planning Commission at the April 14, 2020 regular meeting.

- The Hillside Center Phase 2 Site Plan was approved by the Planning Commission at the December 12, 2023 regular meeting.

- The Hillside Center Phase 2 Site Plan Revision #1 was approved by the Planning Commission at the July 9, 2024 regular meeting.

SITE PLAN PROPOSAL:
The Applicant proposes merging previously approved Building #4 and Building #5 into a single building (retaining #5), featuring a covered pavilion between the two areas of tenant space. Additionally, the proposed revision eliminates the lower level of previous building #5, creating a final building product with the largest, northern portion of the new building being two (2) stories and the smaller, southern portion of the new building only being one (1) level.

The largest section of the new building retains the basement level as well as the parking lot level, each with 5,000 sqft proposed. The smaller portion of the new building no longer features a basement level, and the retail/office space available has been reduced from the previously approved 8,000 sqft to 4,000 sqft. As proposed, the total amount of square footage within this part of Phase II is reduced from the previously approved 18,000 sqft to 14,000 sqft.

The proposed site layout, parking plan and landscaping substantially comply with the requirements within the 2016 Zoning Ordinance and the CS zone type.

ZONING:
The current zoning of the Hillside Center development is CD-4C and CD-1. However, the subject site is vested in the 2016 Zoning Ordinance and the CS (Commercial Services) classification.

SURROUNDING ZONING:

North	CD-4C
South	CD-1 & CD-3L
East	CD-1 & CD-3L
West	CD-4C

PARKING REVISIONS & REQUIREMENTS:
The Applicant is proposing, for the Phase 2 revision, providing seventy-seven (77) parking stalls with a requirement of seventy-two (72) parking stalls; six (6) stalls are ADA.

Staff note that this parking lot was previously approved and has already been constructed. Landscaping for tree islands is also already installed. Staff also note that this parking lot features seventy-seven (77) spaces, a reduction of five (5) from the previously approved eighty-two (82) spaces for this particular lot. These five (5) stalls, which were located on the northern edge of the parking lot, were eliminated due to a tall retaining wall which would have been necessary to construct in order to provide them. The elimination of these five (5) stalls was approved on the Staff level. The development complies with parking regulations.

ARCHITECTURAL DESIGN:

Gregory Tidwell with Smith Gee Design Studios has reviewed the submitted elevations for the proposed new Building #5. A recommendation for approval has been provided.

Noted within the review letter is a missing brick cornice which was previously approved, on East Elevation Segment 3 & Segment 4. The Applicant was instructed to include the previously detail, or similar, in the revised design to the "Cap" at the parapet. This comment has been addressed and the missing brick cornice banner to create the cap is shown on the final architecture elevations submitted with the proposed revision package.

The review letter from Smith Gee is attached to this agenda item.

STAFF COMMENTS:

Town Staff has reviewed the submitted Site Plan Revision #2 for Hillside Center and finds the site plan meets the requirements as provided in the 2016 Nolensville Zoning Ordinance and CS zone type.

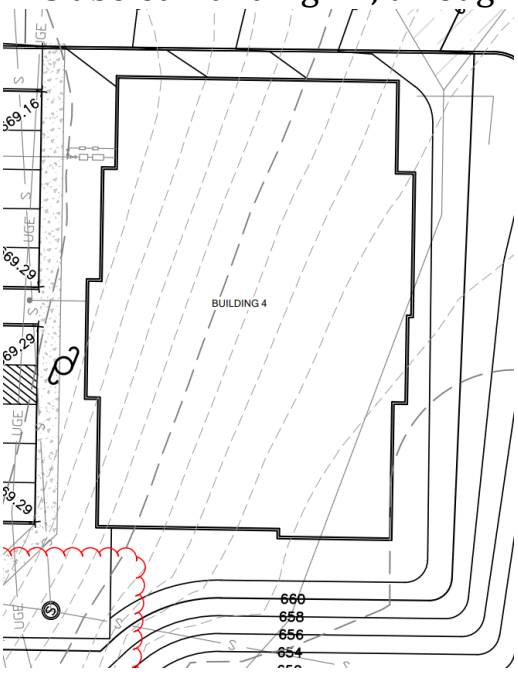
STAFF RECOMMENDATIONS:

Town Staff recommends approval of the submitted Site Plan Revision #2 for Hillside Center development subject to the following Conditions of Approval:

1. The Applicant shall revise the incorrect parking total for proposed Building #5 and already constructed Building #6 (Regus) in the Site Data Table from 82 to 77. Seventy-seven is the correct amount constructed and proposed in the plan set drawings. The Applicant shall also update the title of that section block, to not include Building #4, since this building was merged with newly proposed Building #5.

Upper Floor Parking Spaces	72	82
Total Upper Floor Parking Spaces	**102**	**115**

2. The Applicant shall revise and ensure that all labels for completed Building #6, Regus, are correctly labeled as Building #6 rather than mislabeled Building #4, throughout the plan set.



3. The Applicant shall ensure all landscaping material is installed as shown.

CONDITIONS OF APPROVAL - PROCEDURAL REQUIREMENTS:
(If Applicable) Applicants shall upload the required documentation for said conditions to their existing application through the Town's online portal. Each resubmittal addressing a condition of approval shall include a full response from the applicant as to the satisfaction or completion of that condition. Any documents showing revisions shall be clouded. Staff will review the documentation provided for each condition of approval/open issue and upon acceptance the outstanding issue will be closed, representing satisfaction by the Town.