City of Franklin

109 3rd Ave S
Franklin, TN 37064
(615)791-3217

Meeting Agenda

Board of Mayor & Aldermen and Franklin Municipal Planning Commission

Thursday, July 25, 2019 | **6:00 PM** | **City Hall Training Room**

Notice is hereby given that a joint, non-voting workshop of the Board of Mayor and Aldermen and the Franklin Municipal Planning Commission will be held on Thursday, July 25, 2019 at 6:00pm in the City Hall Training Room. Additional information can be found at www.franklintn.gov/planning. For accommodations due to disabilities, contact the Human Resources Department at 791-3216, at least 24 hours prior to the meeting.

The typical process for discussing an item in this workshop setting is as follows:
1. *Applicant/staff presentation, and*
2. *BOMA and FMPC comments.*

CALL TO ORDER

NEW BUSINESS

1. 19-0742 (6:00 - 6:30pm) Discussion of a Development Plan proposing approximately 90 multifamily units, on 6.22 acres, near the intersection of Sunrise Circle and Mallory Station Road (Mallory Station PUD).

Attachments: 2019-07-24 - Morningside PUD - JCW Presentation

OTHER BUSINESS

Thompson Thrift at Mallory Station

Joint Conceptual Workshop
July 25, 2018

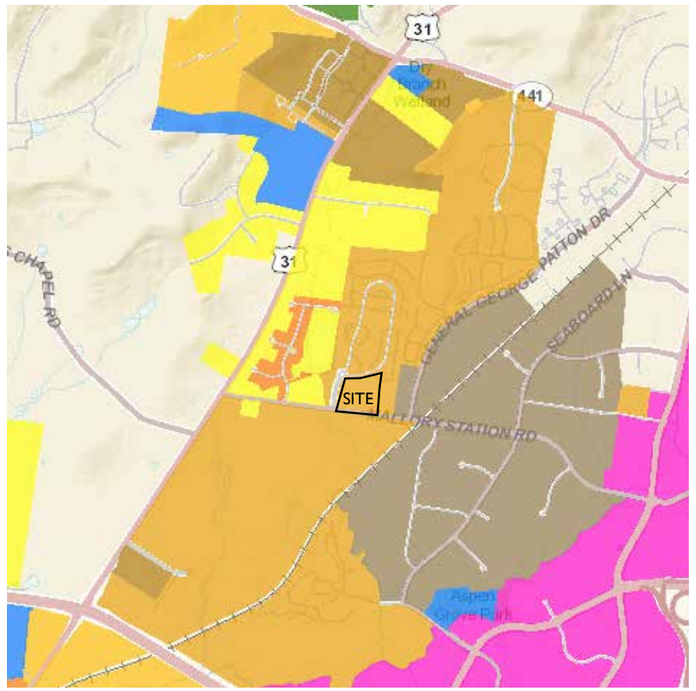
gamble design collaborative

SITE CONTEXT

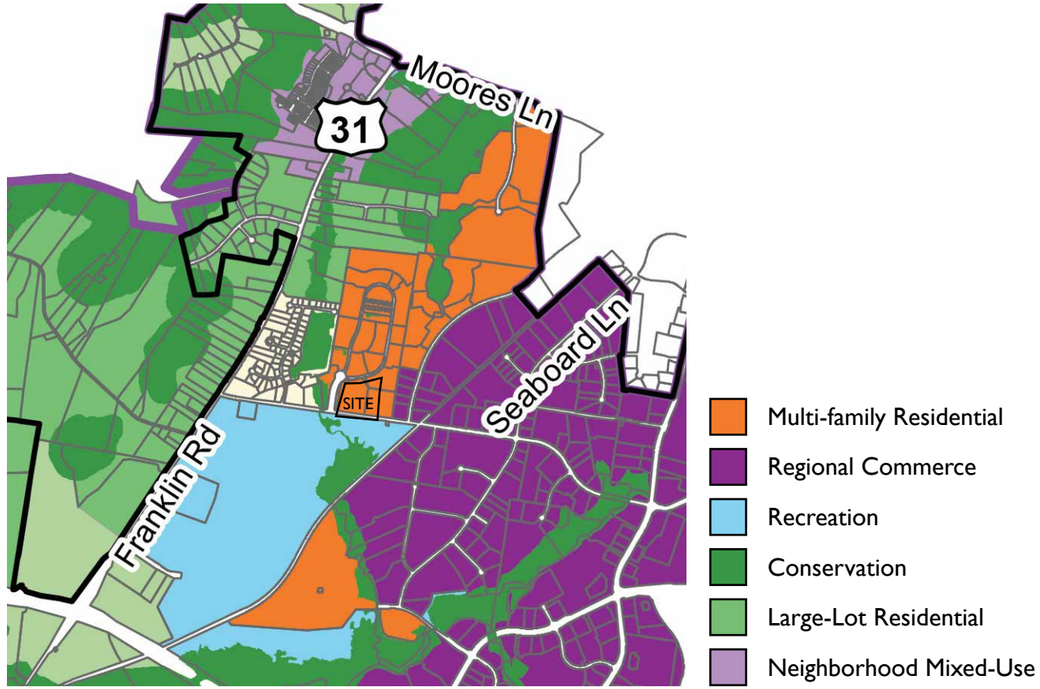
Thompson Thrift

Vicinity Map

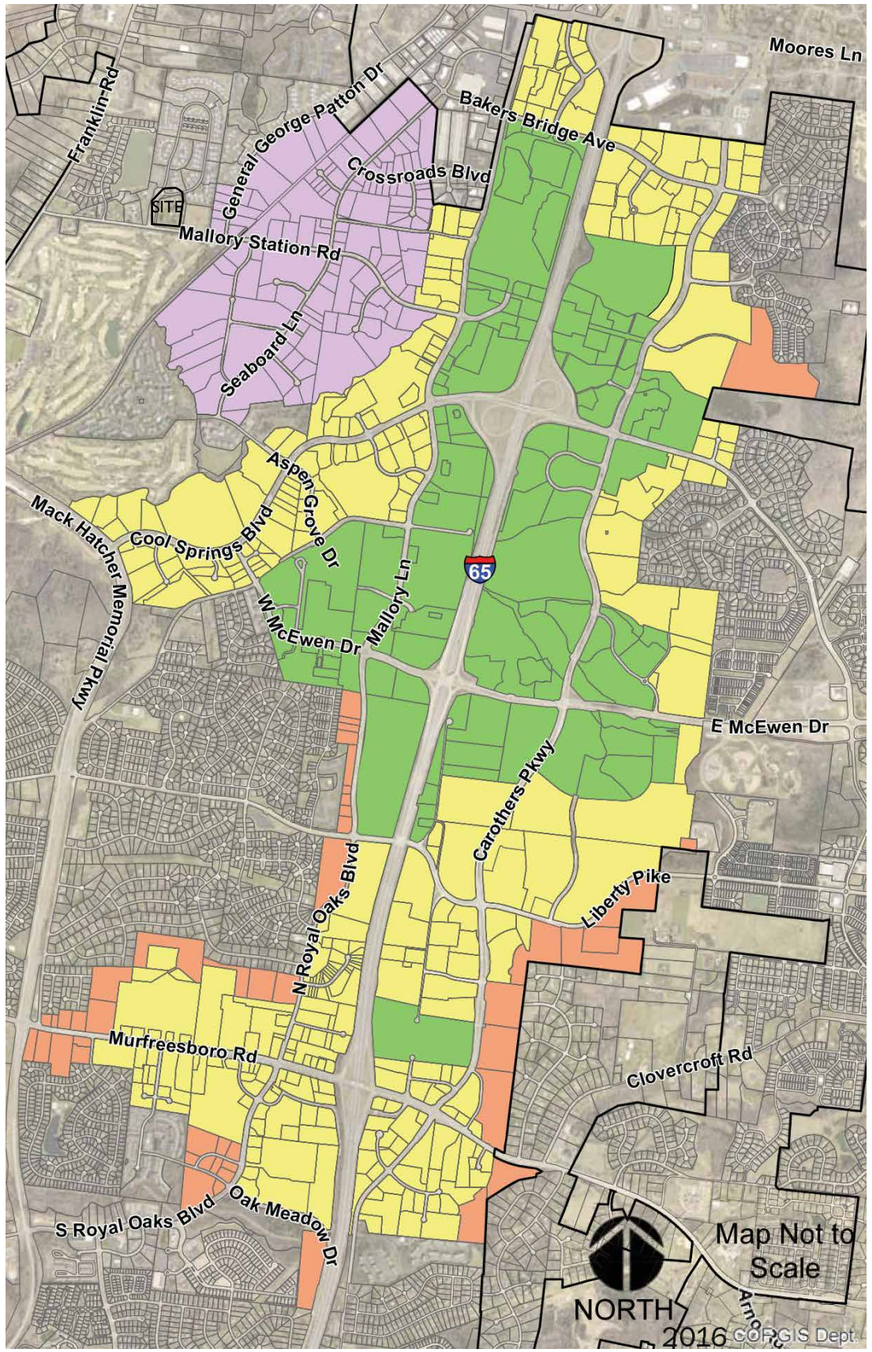
Existing Zoning - SD-R



Envision Franklin - Multifamily Residential



BUILDING HEIGHT TRANSITIONS



MULTIFAMILY RESIDENTIAL

FORM	Building Character (continued)	Development inside Mack Hatcher Parkway: The small-town identity of the area should be preserved through special attention to massing and scale of new development. New buildings should be designed to be compatible with the predominant character along the street and should be sensitive to nearby buildings.
	Building Height	Maximum of three stories inside and four stories outside of Mack Hatcher Parkway. Within Mack Hatcher Parkway, buildings on the periphery of a development should appear to be within one-half story of the predominant building height of adjacent buildings in order to ensure a compatible transition.
	Lot Size	Where single-family residential or duplex lots are located on the periphery of a development, lot sizes should be designed to be appropriately sized for each street and to promote contextual compatibility.
SITE DESIGN	Landscape	New development should have landscaping and street trees. Landscaping should be provided at neighborhood entrances and in common open spaces.
	Amenities	Common amenities include clubhouses, fitness centers, multi-use paths, playgrounds, and pools. Emphasis should be placed on quality open space as part of new development. Multifamily developments should be designed around open spaces, which, in turn, should connect to adjacent open spaces or regional systems. Open space should not be designated as an afterthought based simply on land that is left over.
	Access	Internal drives should resemble streets rather than parking lot drive aisles. Streets should have multiple connections that allow for opportunities to walk to local destinations by a variety of routes. Streets should be designed for slower speeds to allow for mixing pedestrian and vehicular traffic. If there are existing street connections or stubouts adjacent to proposed developments, then those in the proposed developments should connect to the existing street network. If there are no existing street or stubout connections, then other locations should be identified in order to increase connectivity between developments.
	Parking	Off- and on-street. Off-street parking should be provided to the rear or side of buildings. Structured parking is encouraged.

EXISTING CONDITIONS

Site Data

Area:	6.22 AC
Existing Zoning:	SD-R
Proposed Zoning:	SD-R (17.36)
Envision Franklin:	Multi-Family Residential
Character Area:	BCCO-3
Overlays:	None
Development Standard:	Conventional

SUNRISE CIRCLE

EXISTING FENCE

EXISTING TREE CANOPY

EXISTING STRUCTURES

AVENIDA OF COOL SPRINGS
(UNDER CONSTRUCTION)
COF-6379

SUNRISE CIRCLE

MALLORY STATION ROAD

N

0 80 160 240

Thompson Thrift

MASTER PLAN

Site Data
Total Units: 89

SUNRISE CIRCLE

EXISTING FENCE

AVENIDA OF COOL SPRINGS
(UNDER CONSTRUCTION)
COF-6379

6' CONCRETE GREENWAY TRAIL

MALLORY STATION ROAD

N

Thompson Thrift

RESIDENTIAL ARCHITECTURE

Thompson Thrift

BUILDING A PERSPECTIVES | MALLORY STATION TOWNHOMES
200 MALLORY STATION FRANKLIN, TN

1 PERSPECTIVE VIEW

2 PERSPECTIVE VIEW

3 PERSPECTIVE VIEW

4 PERSPECTIVE VIEW

RESIDENTIAL ARCHITECTURE

BUILDING B PERSPECTIVES | MALLORY STATION TOWNHOMES
200 MALLORY STATION FRANKLIN, TN

1 PERSPECTIVE VIEW

2 PERSPECTIVE VIEW

3 PERSPECTIVE VIEW

4 PERSPECTIVE VIEW

RESIDENTIAL ARCHITECTURE

Thompson Thrift

BUILDING C PERSPECTIVES | MALLORY STATION TOWNHOMES
200 MALLORY STATION FRANKLIN, TN

1 PERSPECTIVE VIEW

2 PERSPECTIVE VIEW

3 PERSPECTIVE VIEW

4 PERSPECTIVE VIEW

ARCHITECTURE 906 07/25/19

Thompson Thrift

RESIDENTIAL ARCHITECTURE

2-STORY UNIT PERSPECTIVES | MALLORY STATION TOWNHOMES
200 MALLORY STATION FRANKLIN, TN

1 PERSPECTIVE VIEW

2 PERSPECTIVE VIEW

3 PERSPECTIVE VIEW

4 PERSPECTIVE VIEW

AMENITY CENTER PERSPECTIVES | MALLORY STATION TOWNHOMES

200 MALLORY STATION FRANKLIN, TN

1 PERSPECTIVE VIEW

2 PERSPECTIVE VIEW

3 PERSPECTIVE VIEW

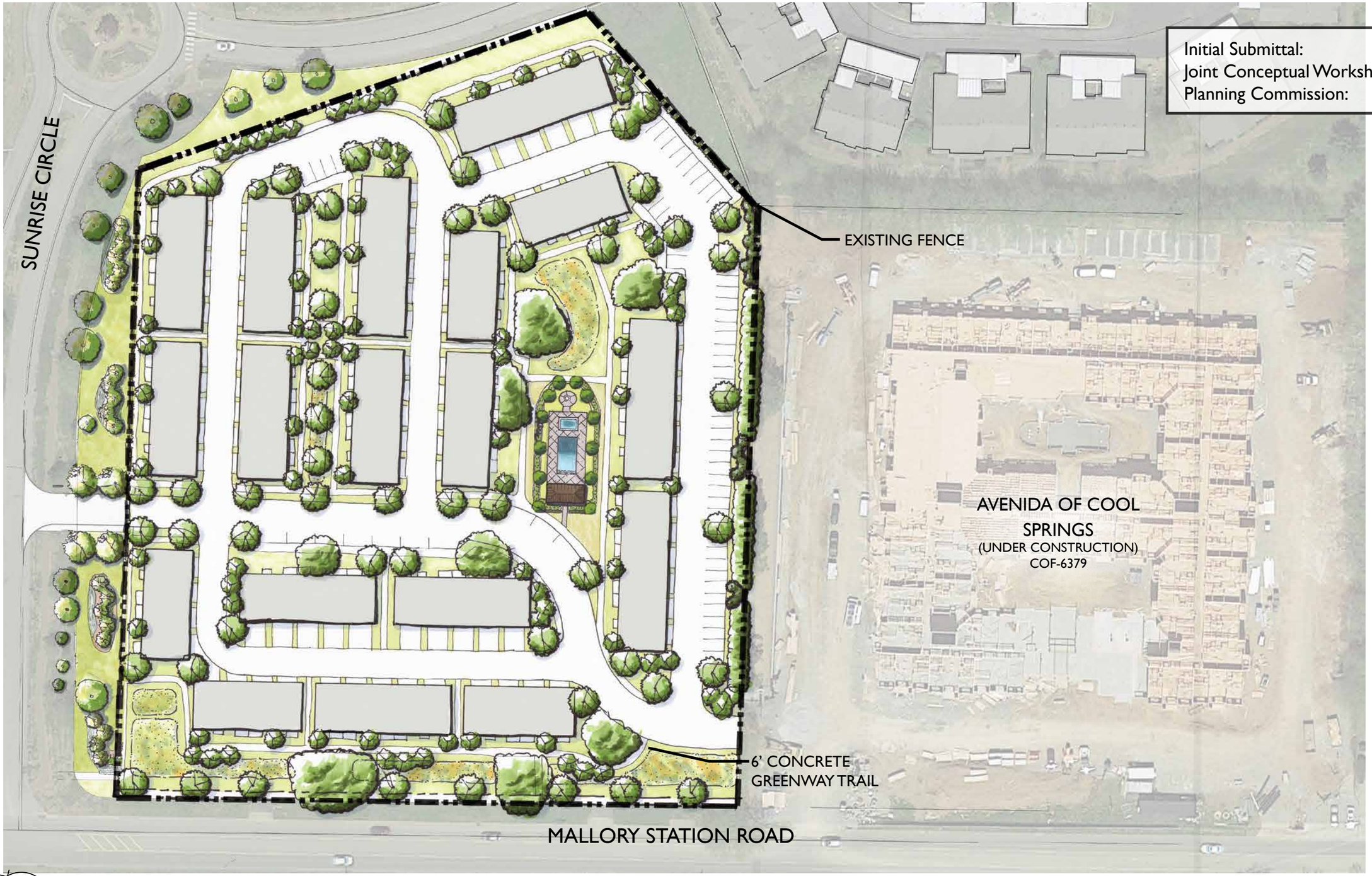
4 PERSPECTIVE VIEW

OFF-SITE SEWER IMPROVEMENTS

Thompson Thrift

NEXT STEPS

Initial Submittal:	July 8
Joint Conceptual Workshop:	July 25
Planning Commission:	August 22



Thompson Thrift