

FRANKLIN MUNICIPAL PLANNING COMMISSION REPORT

NAME OF PROJECT: Zoning Ordinance Text Amendment

PROJECT DESCRIPTION: Ordinance 2012-38, a text amendment to amend Chapter 3, Section 3.2 and Chapter 8, Section 8.3 of the Zoning Ordinance to revise Requirements and Definitions related to Hotels.

APPLICANTS: Catherine Powers, Planning and Sustainability Director

RECOMMENDATION: Favorable Recommendation of the Zoning Text Amendment

BACKGROUND:

Recently, Town Place Suites appealed an administrative decision to the Board of Zoning Appeals contesting the City's requirement that suite hotels contain a separate sleeping room. The dispute was that our Zoning Ordinance does not specify a separate sleeping room but rather the definition says, "An establishment providing lodging in which the guest rooms have separate sleeping and living areas, including limited kitchen facilities."

Towne Place Suites argued that a couch and table, plus kitchen facilities constituted a separate area. The Board of Zoning Appeals voted two to one (2-1) in agreement with Town Suites.

Since there is now little difference between an All-Suites Hotel and a Full Service Hotel, staff decided to consolidate the definitions and regulations. However, it is desirable to assure that all hotels in the City are a quality experience for our visitors; therefore staff recommends certain requirements that must be met by all hotels.

Additionally, there has been interest in the concept of Boutique Hotels, particularly for downtown Franklin. At the present time, there is no definition or regulations related to Boutique Hotels. Staff believes that Boutique Hotels should be placed exclusively in downtown Franklin and reflect the historic atmosphere.

The intent of this Ordinance is to provide regulations for hotels in Franklin and to provide for a new category of Boutique Hotel.

STAFF RECOMMENDATION TO FMPC:

Favorable recommendation onto BOMA

FUTURE ACTION/INFORMATION REQUIRED:

This Zoning Ordinance Text Amendment requires a recommendation by the FMPC and three readings, plus a Public Hearing by the BOMA.

ORDINANCE 2012-38

TO BE ENTITLED: "AN ORDINANCE TO AMEND CHAPTER 3, SECTION 3.2 AND CHAPTER 8, SECTION 8.3 OF THE CITY OF FRANKLIN ZONING ORDINANCE TO REVISE REQUIREMENTS AND DEFINITIONS RELATED TO HOTELS."

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMAN OF FRANKLIN, TENNESSEE, AS FOLLOWS:

SECTION I. That Chapter 3, Section 3.2.7 of the City of Franklin Zoning Ordinance is hereby amended to delete the following text noted with a ~~strike through~~, to add the following text noted in **bold**, and is approved to read, as follows:

~~3.2.7 (6) Extended Stay All-Suite Hotel/Motel~~

~~Unless designed in accordance with the standards in Subsection 3.2.7(7) (a-d), a minimum of 120 guest rooms per building is required.~~

~~3.2.7 (7) Full-Service Hotel/Motel~~

~~Hotels or motels shall include a minimum of 200 guest rooms per building unless they include the following:~~

- ~~a. A full service restaurant with the following characteristics:
 - ~~(i) Meals offered three times daily to the general public and guests for compensation;~~
 - ~~(ii) Direct access to the lobby or common area via an internal corridor (the restaurant may also have external accesses);~~
 - ~~(iii) A full service bar serving the full range of alcoholic beverages, open to the general public and guests for compensation (facilities serving just beer and wine shall not meet this standard);~~~~
- ~~b. A minimum of 3,000 square feet of indoor common area open to guests and the general public, including lobbies, but excluding meeting rooms, swimming pools, guest room corridors, or health club facilities;~~
- ~~e. A 24 hour front desk attendant, room service, laundry and dry cleaning services, and concierge/guest services; and~~
~~Guest rooms accessible from an indoor corridor, lobby, or hallway, and not via an outdoor parking area.~~

3.2.7 (6) Full Service Hotel/Motel

Hotels or motels shall include a minimum of 120 guest rooms per building, and each guest room shall be accessed from an interior corridor and not from an exterior parking lot. All hotels must have a 24-hour, 7-day-a-week front desk

attendant and a minimum 750 square foot guest lobby. Hotels must also have, at least, two of the following amenities:

- a. Full service restaurant which offers meals, at least twice a day, to the general public and guests of the hotel for compensation. At a minimum, beer and wine shall be available as part of the restaurant menu.
- b. A minimum 3,000 square feet of indoor common area open to guest rooms and general public, in addition to the 750 square foot guest meeting rooms, swimming pool, and health club facilities.
- c. A business center located in a separate room adjacent to the lobby and measuring at least 450 square feet, featuring computers, a copy machine, fax capabilities, paper and offices supplies for use by hotel guests. The business center will be furnished with desks, office chairs, and other office amenities, and be available to hotel guests 24/7.
- d. All guest rooms shall contain kitchen facilities with refrigerator, kitchen sink, micro-wave, cooktop, and a place for dining, as well as guest laundry facilities.

3.2.7 (7) Boutique Hotel

- a. An upscale hotel which may contain less than 120 rooms located within the City of Franklin Historic District or the CFCO. The boutique hotel will be a distinctive facility possessing a unique architecture and design and details that reflect and complement the historic character of downtown Franklin.
- b. The boutique hotel shall provide guests with high quality services and concierge availability. Amenities could include complimentary breakfast, spa treatments, sitting and meeting areas, and/or gift shop.
- c. Boutique Hotels shall be subject to the Historic District Design Guidelines and approval by the Historic Zoning Commission

SECTION II. That Chapter 3, Section 3.2.3, Table 3-2: Permitted Uses, of the City of Franklin Zoning Ordinance is hereby amended to delete the following text noted with a ~~strikethrough~~, to add the following text noted in **bold**, and is approved to read, as follows:

TABLE 3-2: PERMITTED USES

Use Types "P" = Permitted	Base Zoning Districts																	Additional Requirements		
	AG	ER	R-1	R-2	R-3	R-6	RX	OR	GO	NC	CC	GC	MN	ML	MX	LI	HI		CI	
Boutique Hotel											P									Sec. 3.2.7 (1) and (7)
Extended Stay or All Suite Hotels											P	P			P					Sec. 3.2.7 (1) and (6)
Full Service Hotels or Motels											P	P		P	P					Sec. 3.2.7 (1) and (7) (6)

Section III. - That Chapter 8, Section 8.3 Definitions and Use Classifications of the City of Franklin Zoning Ordinance is hereby amended to delete the following text noted with a ~~strikethrough~~, to add the following text noted in **bold**, and is approved to read, as follows:

~~Extended Stay or All Suite Hotel~~

~~An establishment providing lodging in which the guest rooms have separate sleeping and living areas, including limited kitchen facilities.~~

Hotel, Boutique

An upscale hotel which may contain less than 120 rooms located within the City of Franklin Historic District or the CFCO. The boutique hotel will be a distinctive non-franchise type facility possessing a unique architecture and design and details that reflect and complement the historic character of downtown Franklin.

The interior of the boutique hotel shall provide a unique atmosphere through the use of quality furnishings, art and lighting.

The boutique hotel shall provide guests with high quality services and concierge availability. Amenities could include complimentary breakfast, spa treatments, sitting and meeting areas, and/or gift shop.

SECTION IV. BE IT FINALLY ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that this Ordinance shall take effect from and after its passage on third and final reading, the health, safety, and welfare of the citizens requiring it.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
ERIC S. STUCKEY
City Administrator/Recorder

By: _____
DR. KEN MOORE
Mayor

PLANNING COMMISSION RECOMMENDED:

PASSED FIRST READING:

PASSED SECOND READING:

PUBLIC HEARING HELD:

PASSED THIRD READING:

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