


MEMORANDUM

May 6, 2013

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator 
Vernon Gerth, Assistant City Administrator for Community and Economic Development
Catherine Powers, Planning and Sustainability Director

SUBJECT: Ordinance 2012-38, Zoning Text Amendment to amend Chapter 3, Section 3.2 and Chapter 8, Section 8.3 of the Zoning Ordinance

Purpose

The purpose of this memorandum is to provide the Board of Mayor and Aldermen (BOMA) with information regarding an amendment to Chapter 3, Section 3.2 and Chapter 8, Section 8.3 of the *Zoning Ordinance* to revise Requirements and Definitions related to Hotels.

Background

As you are aware, the City's Board of Zoning Appeals (BZA) ruled that suites did not have to contain separate sleeping rooms. This ruling was the result of a case for appeal of administrative interpretation by 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.

A revised zoning section related to hotels/boutique hotels was brought to the Franklin Municipal Planning Commission (FMPC) in July of 2012 and recommended for approval to the Board of Mayor and Aldermen (BOMA).

At the Public Hearing in front of the BOMA, some hotel owners had questions and clarifications and the BOMA sent the Ordinance back to the FMPC for further revision.

Since that time, staff has researched several cities and has worked with hotel owners to provide clarity to the Ordinance for hotels and new regulations for boutique hotels.

Staff is now presenting this revised version to the FMPC & BOMA.



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MEMORANDUM

This text amendment was recommended unanimously (7-0) by the Planning Commission at the April 25, 2013 FMPC meeting.

Financial Impact

Not applicable to this item.

Options

Not applicable to this item.

Recommendation

Approval of the text amendment is recommended.

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 REQUIREMENT 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 ~~striketrough~~, 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;~~
- ~~c) A 24 hour front desk attendant room service, laundry and dry cleaning services, and concierge/guest services; and Guest room accessible from an indoor corridor, lobby, or hallway, and not via an outdoor parking area.~~

3.2.7 (6) ~~Full Service Hotel/Motel~~ Hotels

Hotels shall include a minimum of 100 guest rooms with each room accessed from an interior corridor and not from an exterior parking lot or entrance. Additionally, hotels must have a lobby, which is staffed, 24 hours, 7-days-a-week and offers complimentary maid service. All hotels must provide a minimum of two of the following three 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 of 3,000 square feet of indoor common area open to guests and the general public, including lobbies, but excluding guest rooms, corridors, meeting rooms, swimming pools, guest room corridors, or health club facilities
- c. A business center located in a separate room adjacent to the lobby and measuring at least 450 square feet. The business center shall contain computers, Wi-Fi availability, printers, and associated office equipment. The business center will be furnished with desks and office chairs, and is available to hotel guests at all times.

3.2.3 (7) Boutique Hotel

- a. A high quality hotel which contains less than 120 rooms located within the City of Franklin Historic District or the CFCO. The boutique hotel is the only hotel type allowed within the Franklin CFCO and is exclusive to the CFCO but must comply with the base zoning district. The boutique hotel will reflect the unique exterior architecture and interior design of the historic character of downtown Franklin.
- b. The boutique hotel shall provide guests with high quality services which may include but not be limited to; concierge availability, complimentary breakfast, meeting rooms, sitting rooms and other amenities.
- c. Guest rooms shall be accessible from an indoor corridor, lobby, or hallway only, and not via an outdoor parking area.
- d. A 24 hour front desk attendant and housekeeping services shall be provided for guests.
- e. The exterior design of boutique hotels shall meet the criteria of the Historic District Design Guidelines and be approved 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		P	P	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

A high quality hotel which contains less than 120 rooms located within the City of Franklin’s historic District or the CFCO. Boutique hotels are the only hotel type allowed in the CFCO and must reflect the historic character of downtown Franklin.

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: _____

By: _____

Eric Stuckey

Dr. Ken Moore

City Administrator/Recorder

Mayor

PLANNING COMMISSION RECOMMENDED: 7/26/12

PASSED FIRST READING: 8/28/12

DEFERRED SECOND READING & SENT BACK TO FMPC FOR REVISIONS 9/25/12

PLANNING COMMISSION APPROVED REVISIONS: 4/25/13

PASSED SECOND READING: _____

PUBLIC HEARING HELD: _____

PASSED THIRD READING: _____