




HISTORIC
FRANKLIN
TENNESSEE

ITEM #9
WRKS
03/11/14

MEMORANDUM

March 3, 2014

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator 
Vernon Gerth, Assistant City Administrator for Community and Economic Development
Chris Bridgewater, Director, Building and Neighborhood Services

SUBJECT: Ordinance 2013-47, A text amendment to amend Chapter 4, Section 4.1.6 (14) of the Zoning Ordinance to revise Requirements and Definitions related to Recreational Vehicles

Purpose

The purpose of this memorandum is to consider eliminating regulations pertaining to the storage and parking of Recreational Vehicles (RVs) in High Residential (R-3) zoning district

Background

On February 28, 2012, the Building and Neighborhood Services Department was informed that an RV was parked on a lot at 121 Grenadier Drive. The subject neighborhood is zoned R-3 and the parking and storage of RVs is prohibited in that zoning district.

At the present time, RV storage and parking is allowed in the Low Residential (R-1) and Medium Residential (R-2) zoning districts but not in R-3 or Historic Core Residential District (R-6). The reason for not allowing RV parking in R-3 and R-6 is the more compact nature of those zoning districts, creating a greater opportunity for RVs to create a sight and noise issue for neighbors.

On August 27, 2013, the owner, Mr. Martin Lyles, approached the Board of Mayor and Alderman (BOMA) to request relief from the provisions of the Zoning Ordinance to allow him to continue to store his RV at his home. He indicated that the RV had been parked at that location for a long period of time and there has not been a problem.

Members of the BOMA discussed that in some cases Homeowner Associations (HOAs) are responsible for oversight of RVs; however, other aldermen stated the downtown area and some subdivisions do not have HOAs or HOA regulations vary between subdivisions.

The BOMA decided to refer an amendment to the Franklin Municipal Planning Commission (FMPC), which would eliminate RVs from the regulations prohibiting storage of trucks and trailers.

On November 19, 2013, the FMPC considered the amendment and requested staff provide a zoning amendment to allow RV parking or storage in R-3 zoning districts utilizing the same provision as R-1 and R-2 districts.



HISTORIC
FRANKLIN
TENNESSEE

MEMORANDUM

Staff has revised the permit zoning table to RV parking/storage in the rear yard in the R-3 zoning district, as well as R-1 and R-2.

At the February 27, 2014, FMPC meeting, the Planning Commission voted 4-3 to send this item forward with an unfavorable recommendation.

Financial Impact

Not applicable to this item.

Options

The Board could approve, amend, or decline the proposed amendment.

Recommendation

Denial of Ordinance 2013-47 is recommended by staff and by the Planning Commission.

ORDINANCE 2013-47

TO BE ENTITLED: “AN ORDINANCE TO AMEND SECTION 4.1. OF THE FRANKLIN ZONING ORDINANCE, WHICH REGULATES THE PARKING AND STORAGE OF MAJOR RECREATIONAL EQUIPMENT.”

WHEREAS, currently the Zoning Ordinance governs the Parking and Storage of Major Recreational Equipment,

WHEREAS, a citizen has requested relief from these provisions of the Zoning Ordinance and the Board has asked to bring a revised ordinance to a vote,

WHEREAS, the Franklin Municipal Planning Commission has requested that the R-3 base zoning district have the same regulations for parking major recreational equipment as other residential base zoning districts,

WHEREAS, the Board of Mayor and Aldermen believes this modification is in the best interests of the City of Franklin.

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

SECTION I. That Chapter 4, Table 4.1: Permitted Accessory Uses of the City of Franklin Zoning Ordinance is hereby amended by adding a P in the Storage or Parking of Major Recreational Equipment in the R-3 Base Zoning District column in the table, so that it reads as follows:

TABLE 4-1: PERMITTED ACCESSORY USES																				
P = Permitted Shaded Cell = Prohibited																				
Accessory Use or Structure	Base Zoning Districts [1]															Add'l Req.				
	AG	ER	R-1	R-2	R-3	R-6	RX	OR	CI	GO	NC	CC	GC	MN	ML		MX	LI	HI	
Automated Teller Machines/Kiosk (ATM)								P	P	P	P	P	P	P	P	P	P	P	P	Sec. 4.1.6(1)
Canopies	P							P	P	P	P	P	P	P	P	P	P	P	P	Sec. 4.1.6(2)
Communication Towers or Antennas	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 3.2.10
Fences or Walls	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 5.6
Home Occupations	P	P	P	P	P	P	P	P				P		P	P	P				Sec. 4.1.6(5)
Indoor Food Sales								P	P	P	P	P	P	P	P	P	P	P	P	Sec. 4.1.6(6)

TABLE 4-1: PERMITTED ACCESSORY USES

P = Permitted Shaded Cell = Prohibited

Accessory Use or Structure	Base Zoning Districts [1]																Add't'l Req.			
	AG	ER	R-1	R-2	R-3	R-6	RX	OR	CI	GO	NC	CC	GC	MN	ML	MX		LI	HI	
Outdoor Sales/ Storage (as an accessory use)	P									P	P	P	P	P	P	P	P	P	Sec. 4.1.6(7)	
Produce Stands	P								P		P	P	P	P	P	P			Sec. 4.1.6(8)	
Recreational Facilities, (including playground equipment & non-illuminated athletic fields)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Recycling Drop-Off Stations	P								P	P	P	P	P	P	P	P	P	P	Sec. 4.1.6(9)	
Retail Sales of Goods (as part of a freight or warehouse use)																		P	P	Sec. 4.1.6(10)
Satellite Dish Antennas	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 4.1.6(11)	
Security or Caretaker Quarters	P									P	P	P	P	P	P	P	P	P	Sec. 4.1.6(12)	
Stand-Alone Drive-Through Uses									P	P	P	P			P	P	P	P	Sec. 4.1.6(13)	
Storage or Parking of Heavy Trucks or Trailers										P	P		P			P	P	P	Sec. 4.1.6(14)	
Storage or Parking of Major Recreational Equipment [2]	P	P	P	P	P				P											
Storage Buildings or Equipment Sheds	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		

NOTES:

- [1] Lots within an overlay district are subject to the district-specific standards in Chapter 3: Zone Districts, Use Tables, and Dimensional Standards, that may prohibit an accessory use otherwise allowed in a base district.
- [2] Major Recreational Equipment shall also be permitted to be stored or parked at an approved Self-Storage Facility.

SECTION II. 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
APPROVED/DISAPPROVED
PASSED FIRST READING:
PUBLIC HEARING HELD:
PASSED SECOND READING:
PASSED THIRD READING:

02/27/14

