

ORDINANCE 2016-29

TO BE ENTITLED: “AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF FRANKLIN, TENNESSEE, TO AMEND CHAPTER 3, SECTION 3.4.5, FFO - FLOODWAY FRINGE OVERLAY DISTRICT, IN ORDER TO ADD THE USE BOUTIQUE HOTELS, LOCATED IN CFCO-1, TO THE LIST OF PERMITTED USES AND AMEND SECTION 3.2.3, USE TABLE, TABLE 3-2, PERMITTED USES, IN ORDER TO REVISE THE ADDITIONAL REQUIREMENTS FOR BOUTIQUE HOTELS.”

WHEREAS, the City wishes to allow for the redevelopment of properties that are located within the floodway fringe in the Central Franklin Character Area Overlay District, Special Area 1 (CFCO-1), for use as a Boutique Hotel, and

WHEREAS, a portion of this area had previously been developed and serves as an important gateway into Historic Downtown Franklin; and

WHEREAS, this text amendment modifies the FFO – Floodway Fringe Overlay District to permit Boutique Hotels to be developed in CFCO-1 and updates the Use Table to clarify the additional requirements for Boutique Hotel uses; and

WHEREAS, new development within the floodway fringe must also meet floodplain protection standards and stormwater management requirements; and

WHEREAS, this text amendment is in the best interest of the citizens of Franklin.

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

SECTION I. That Chapter 3, Section 3.4, Subsection 3.4.5 (2) (a) of the Franklin Zoning Ordinance is hereby amended to add the following text noted in **bold**, and is approved to read as follows:

3.4.5 FFO—Floodway Fringe Overlay District

(2) Permitted Uses

All uses shall also comply with the requirements of the Stormwater Management Ordinance.

(a) The following shall be permitted new uses/encroachments:

(vii) Boutique Hotels, located in CFCO-1

SECTION II. That Chapter 3, Section 3.2, Subsection 3.2.3, Table 3-2, Permitted Uses, of the 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:

TABLE 3-2: PERMITTED USES																				
Use Types "P" = Permitted	Base Zoning Districts													Additional Requirements						
	AG	ER	R-	R-	R-	R-	SD	SD	R	R	R	OR	G		NC	CC	GC	LI	HI	CI
COMMERCIAL USES																				
Boutique Hotels								P							P					Sec. 3.2.7 (1) and (6) (7)

SECTION III. 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

BY: _____
Dr. Ken Moore
Mayor

Approved as to Form:

Shauna R. Billingsley, City Attorney

PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____