



City of Franklin Housing Commission

Date: October 22, 2019

City of Franklin Planning Commission

Mike Hathaway, Chair
109 3rd Ave S #120
Franklin, TN 37064

Re: Motion in Regard's to Proposed Change to Zoning Ordinance

Dear Mr. Hathaway:

The City of Franklin Housing Commission met on Thursday, October 4th for our regular monthly meeting. One topic of discussion was a requirement proposed in the new Zoning Ordinance that Accessory Dwelling Units (ADUs) be restricted to only properties that are owner occupied. After discussion, a motion was made and overwhelmingly ratified by the Commission to ask that this requirement for ADUs be removed from the new Zoning Ordinance.

The proposed updated Zoning Ordinance expands the overlay allowing ADUs and this provides an opportunity for the City to address its need for attainable housing. The Housing Commission believes that limiting ADUs to solely be on properties that are owner-occupied limits the potential for such units to be an innovative way to address the City's need for attainable housing. Since the proposed zoning ordinance already requires short-term rentals to be owner-occupied, if the ADU was to be used as a short-term rental, it would have to comply with the ordinance regarding that provision.

As Chairman of the Housing Commission, I have spoken with the Assistant Director of Planning and Sustainability, Kelly Dannenfels, and understand the City's concern of possibly changing single family residential to multi-family residential if ADUs are not required to be owner-occupied. The Housing Commission does not intend to change the zoning of any neighborhood with this request, but we believe that requiring ADUs to be owner-occupied creates an unnecessary burden on the homeowner and limits innovation towards attainable housing initiatives within the City.

We respectfully request you to consider the Housing Commission's recommendation in the proposed Zoning Ordinance, and remove the requirement for ADUs to be solely on properties that are owner-occupied.

Sincerely,

A handwritten signature in red ink that reads "Elizabeth D. Wanczak".

Elizabeth D. Wanczak
Chair, City of Franklin Housing Commission