



FEBRUARY PLANAPALOOZA INPUT

Public input during downtown Franklin focus meeting:

 More regulation on shortterm vacation rentals in downtown neighborhoods





AUGUST OPEN HOUSE COMMENTS

Support for the additional requirements by downtown residents

 Concern from STVR owners about the future of their short-term vacation rentals and how the new rules would affect them

STATE LAW STVR GRANDFATHERING

Short-term vacation rentals that were legally established and <u>issued a permit</u> prior to the effective date of this Ordinance are subject to the law in place at the time that the property was being used as a short-term vacation rental until the property is:

- 1. Sold;
- 2. Transferred;
- 3. Ceases being used as a short-term vacation rental for a period of 30 continuous months; or
- 4. Has been in violation of generally applicable local laws three or more separate times, as provided by T.C.A § 13-7-604.

PROPOSED REGULATIONS FOR R4 DISTRICT

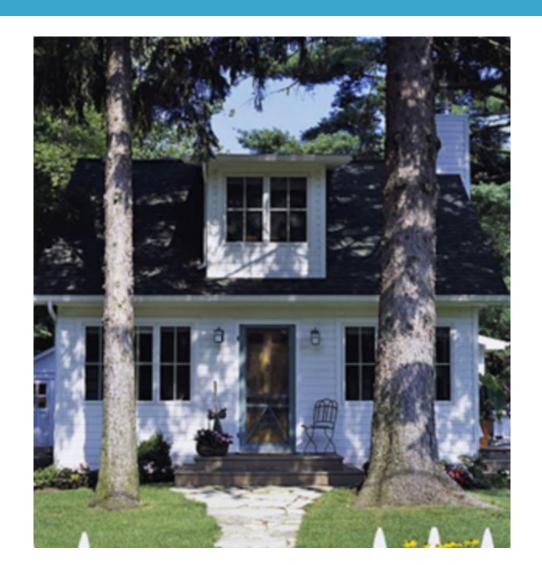
- A. A maximum of one short-term vacation rental is permitted on a lot
- B. The property owner must reside on the property
- C. On a lot that has a house and an accessory dwelling, the owner of the lot may live in one and rent out the other as an STVR





PROPOSED REGULATIONS FOR R4 DISTRICT

D. On a lot that has a house, the owner shall rent out the entire house and vacate the premises for the duration of the rental, but only on an occasional basis



DISCUSSION

RECOMMENDED SCHEDULE FOR ADOPTION

October 24 FMPC Meeting and Public Hearing

November 12 BOMA Work Session/1st Reading and Public

Hearing

November 26 2nd Reading and Public Hearing

December 10 3rd Reading and Final Reading

December 30, 2019 Effective Date