

City of Franklin, Tennessee

ZONING ORDINANCE UPDATE

Short-Term Vacation Rentals

Joint Conceptual Workshop

September 19, 2019



FEBRUARY PLANAPALOOZA INPUT

Public input during downtown Franklin focus meeting:

- More regulation on short-term 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 issued a permit 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/1 st Reading and Public Hearing
November 26	2nd Reading and Public Hearing
December 10	3 rd Reading and Final Reading

December 30, 2019 Effective Date