



Metropolitan Nashville Planning Department

Metro Office Building
 Second Avenue South, 2nd Floor
 Nashville, TN 37210
 P.O. Box 196300
 Nashville, TN 37219-630

Voice: 615.862.7190
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 planningstaff@nashville.gov
 www.nashville.gov/mpc

Downtown Code Application Cover

Please complete this cover sheet for each submittal package within DTC zoning. Applications are processed by the Planning Front Counter; please submit digital copies only via the ePlans portal (instructions attached). For questions regarding transmittal of documents and processing of fees, please contact the Planning Front Counter.

Basic Information

Project Name: _____ Date Submitted: _____

Residential Units	Hotel Keys	Office (gross SF)	Retail/Restaurant (gross SF)	Vehicular Parking

Map(s)	Parcel(s)	Land Area (in acres)

Brief Description:

Applicant Information

APPLICANT: Architect/Engineer/Consultant Optionee Property Owner Purchaser of property Leasee Other

Applicant's Name: _____
 Company Name: _____
 Address: _____
 Email: _____
 Phone: _____
 Applicant's Signature: _____

Property Owner's Name: _____
 Company Name: _____
 Address: _____
 Email: _____
 Phone: _____
 Applicant's Signature: _____

Property Ownership: Property owner(s) must sign all DTC applications. Failure to provide this information will deem your application incomplete and postpone your application's consideration.

Review Type

- Concept Plan Review (no charge)
- Major Modification (\$6,550) Minor Modification (\$5,900) Overall Height Modification (\$20,000 or \$40,000*)
- Final Site Plan (\$2,000) DTC Building Permit Review (\$1,250) Bonus Height Certification (\$450)

*If the Overall Height Modification qualifies as Tier 1, the fee shall be \$20,000. If it qualifies as Tier 2, the fee shall be \$40,000.

COMPLETED BY PLANNING STAFF

DTC Case Number(s): _____

DTC Subdistrict: _____



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Downtown Code – Final Site Plan Checklist

Please complete this checklist for a final site plan review within Downtown Code zoning district (DTC).

Associated DTC Concept Plan # or MDHA Approval Letter:

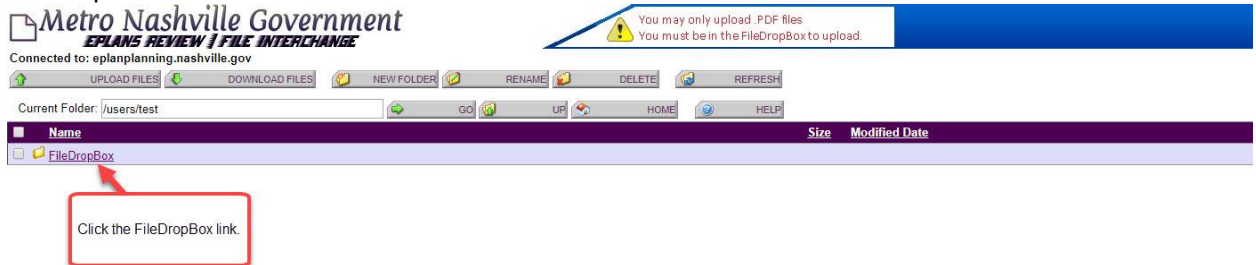
(Application deemed incomplete without this information)

1	Existing Conditions Site Plan
2	Proposed Site Plan
	Street and alley context
	Grading plan / FFEs
	Sidewalk and street planting areas dimensioned (consult MCSP for required ROW from centerline)
	Vehicular access points with dimensions
	Outdoor dining or open space dimensioned, if applicable
	Façade width dimensioned with percentage of each street frontage
	Build-to zones dimensioned
	Pedestrian corridor enhancements where vehicular access crosses the pedestrian corridor
3	Landscape Plan
	Tree/plant schedule
	Planting details, including compliant soil volumes for street trees
	Irrigation method used
	Details of fences, walls
5	Architecture Elevations
	Glazing percentages noted for each ground level façade
	Glazing percentages noted for upper floors
	Glazing type noted (e.g. clear, spandrel) to comply with DTC requirements
	Ground floor sill heights
	Details for porches, awnings, canopies, fences etc.
	Proposed façade materials and cladding
	Floor to floor height
	Number of stories and height in feet, measure from grade
	Building step-backs shown with dimensions, as applicable
6	Architecture Floor Plans
	Program layout, clearly demonstrating compliance with active ground floor use requirements
	Pedestrian access to ground floor
	Parking garage liner buildings with dimensions
	Bike parking areas required by Ordinance
7	Other
	Land use table detailing square footage calculations by land use
	Bicycle parking table listing spaces as required by Zoning Code subsection 17.20.135
	3d Model - Submissions for Concept Plan review, Final Site Plan review, and Overall Height Modification review shall provide a digital massing model depicting massing, floor-to-floor heights, materiality, ground-level entrances, and general site layout. Interior details and structure (such as interior columns, walls, doors, and furnishings) should be stripped from the model prior to submission. The file format for these shall be 3DS, .SKP. or .RVT. Alternatives may be considered by Planning Staff on a case-by-case basis). Projects, such as small additions or minor expansions, may not require a model, contact Planning Staff prior to submittal for evaluation.

Uploading an Electronic Review Document

1. The public end user will request an ftp account to be setup by emailing ePlanPlanning@nashville.gov.
2. Once the end user has a username and password, they can login at <https://eplanplanning.nashville.gov/>

3. Once logged in, the user should upload their files in the FileDropBox folder by clicking the FileDropBox link.



4. Once the FileDropBox folder is open, the use should click the Upload Files button on the top right corner of the page.



5. The user should now click the Choose File button and select the file that will be uploaded for review.



UPLOAD FILES

Click "Browse" to select a File. You can attach File(s) up to a total size of **1000 MB**.
The Files will be uploaded to "/users/test" Folder.

Overwrite selected Files on the server

File 1: No file chosen

File 2: No file chosen

File 3: No file chosen

File 4: No file chosen

File 5: No file chosen

Click the Choose File button

6. Once the desired files have been selected, click the Upload button.



UPLOAD FILES

Click "Browse" to select a File. You can attach File(s) up to a total size of **1000 MB**.
The Files will be uploaded to "/users/test" Folder.

Overwrite selected Files on the server

File 1: My Test PDF.pdf

File 2: No file chosen

File 3: No file chosen

File 4: No file chosen

File 5: No file chosen

Click the Upload button once you are done selecting your files.

7. Your file will now appear in the list of files in the FileDropBox.

 **Metro Nashville Government**
EPLANS REVIEW | FILE INTERCHANGE

Connected to: eplanplanning.nashville.gov

 You may only upload .PDF files
You must be in the FileDropBox to upload.

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UPLOAD FILES | DOWNLOAD FILES | NEW FOLDER | RENAME | DELETE | REFRESH

Current Folder: /users/test/FileDropBox | GO | UP | HOME | HELP

Name	Size	Modified Date
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Your file will now appear in the list of files in the FileDropBox.