



**METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON COUNTY**

Planning Department
Metro Office Building
800 Second Avenue South
Nashville, Tennessee 37201

To: Planning Commissioners

From: Lucy Kempf, Executive Director

Date: May 3, 2022

Re: Proposed changes in Application Fees

This memo outlines a proposal to update submittal fees for various applications under Planning Department review. These recommendations reflect the findings of an independent consultant, as described in more detail below.

The Metropolitan Planning Commission is required to provide a recommendation on zoning related fees to the Metropolitan Council (Exhibit A). However, the Metropolitan Planning Commission has final approval on Community Plans and Subdivision related fees (Exhibit B).

The Planning Commission and Council adopted the current fee schedule in 2016. In 2021, Metro retained an independent consultant to determine whether and to what extent fee adjustments are necessary to reflect the current cost and scope of services within various departments. The consultant performed a detailed analysis of such work and determined that fee adjustments are reasonable and necessary. The proposed fee schedules herein are based on the general recommendations of the consultant.

The fees are proposed to become effective July 1, 2022.

Staff recommends approval of the proposed fee structure outlined in Exhibit A and B.

Exhibit A:

Fee Description	Current Fee	Proposed Fee
Zoning		
Zone Change	\$ 2,200.00	\$ 2,050.00
Zoning Text Amendment	\$ 1,180.00	\$ 4,000.00
Zoning Landmark Sign	\$ 160.00	\$ 150.00
Zoning Letters	\$ 100.00	\$ 500.00
Specific Plans (SP)		
Tier 1 - 0-5 residential units and/or less than 10,000 square feet of non-residential uses	\$ 2,500.00	\$ 2,900.00
Tier 2 - 6-25 residential units and/or 10,000 - 25,000 square feet of non-residential uses	\$ 4,500.00	\$ 4,500.00
Tier 3 - 26 or more residential units and/or greater than 25,000 square feet of non-residential uses	\$ 6,195.00	\$ 6,100.00
Building Permit Review - (Master Permits and Associated Building Permits)	\$ 250.00	\$ 850.00
Planned Unit Development (PUD)		
New/Revision to Preliminary	\$ 2,800.00	\$ 1,850.00
Amendment, Cancellation, or Final	\$ 2,800.00	\$ 2,950.00
Cancellation (Beer PUD)	\$ 200.00	\$ 500.00
Building Permit Review	\$ 250.00	\$ 1,200.00
Downtown Code (DTC)		
Major Modification	\$ 2,800.00	\$ 6,550.00
Minor Modification	\$ 1,100.00	\$ 5,900.00
Overall Height Modification (Creates 2 Tiers)	\$ 2,800.00	\$ -
Tier 1 - Additional floors up to 130% BHP bonus height program	\$ -	\$ 20,000.00
Tier 2 - Additional floors over 130% BHP bonus height program	\$ -	\$ 40,000.00
Bonus Height Certification (New Fee)	\$ -	\$ 450.00
Final Site Plan Review	\$ 2,800.00	\$ 2,000.00
Building Permit Review	\$ 250.00	\$ 1,250.00
Urban Design Overlay (UDO)		
New, Amendment, or Cancellation	\$ 2,800.00	\$ 2,800.00
Urban Design Overlay Variance/Modification	\$ 1,400.00	\$ 4,300.00
Final Site Plan	\$ 2,200.00	\$ 4,350.00
Building Permit Review	\$ 250.00	\$ 1,050.00
Institutional Overlay (IO)		
New, Amendment, or Cancellation	\$ 2,800.00	\$ 2,250.00
Institutional Overlay Modification	\$ 1,400.00	\$ 1,075.00
Final Site Plan	\$ 2,200.00	\$ 2,550.00
Building Permit Review	\$ 250.00	\$ 900.00
Contextual Overlay (CO)		
New or Cancellation	\$ 800.00	\$ 1,375.00
Neighborhood Landmarks (NL)		
New, Amendment, or Cancellation	\$ 1,100.00	\$ 2,500.00
Final Site Plan	\$ 1,100.00	\$ 2,500.00

Building Permit Review	\$ 250.00	\$ 900.00
Other Overlay		
Historic Overlays	\$ 1,400.00	\$ 1,250.00
Historic Bed & Breakfasts	\$ 1,400.00	\$ 1,250.00
Plan Amendments		
Major Plan Amendment	\$ 2,000.00	\$ 9,150.00
Minor Plan Amendment	\$ 1,000.00	\$ 4,350.00
Major & Collector Street Plan Amendment	\$ 500.00	\$ 3,700.00

Exhibit B:

Fee Description	Current Fee	Proposed Fee
Subdivisions		
Subdivision Performance Bonds	\$ 400.00	\$ 750.00
Subdivision Critical Lot Plan	\$ 250.00	\$ 100.00
Subdivision Concept Plan	\$ 3,000.00	\$ 3,000.00
Subdivision Final Site Plan	\$ 2,500.00	\$ 1,650.00
Subdivision Final Plat	\$ 1,000.00	\$ 1,375.00
Subdivision Final Plat (Consolidation)	\$ 800.00	\$ 1,050.00
Subdivision Amendment	\$ 500.00	\$ 500.00
Subdivision House Move	\$ 1,000.00	\$ 1,000.00