

# Metro Planning

## 2012 Application Fees

(as of 5/17/12)

Application Type	Fee	Application Description
<b>ZONING</b>		
Zone Change	\$1,400	A change in a property's zoning classification.
Zoning Text Amendment	\$1,180	A text amendment prepared by staff in response to an application submitted proposing changes to the Zoning Code.
Landmark Sign	\$160	A review of a sign proposed for a property that is iconic or historical in nature, but is not allowed by Metro Zoning Code.
Official Zoning Letter	\$40	A letter written at the request of property appraisers, builders, and title insurance companies regarding what a SP, PUD or other overlay district was approved for by the Metro Council and/or Planning Commission.
<b>SPECIFIC PLAN (SP)</b>		
New - Development plan - Development plan & Final site plan	\$1,400	A change in a property's zoning classification where new SP w/ final site plan required; Change to an adopted SP plan requires Council approval.
Housekeeping amendment	\$700	A minor change to a previously adopted specific plan or to add/delete land uses allowed in the specific plan.
Final site plan	\$1,100	A final site plan showing exactly how the development will be constructed, landscaped, and accessed, including grading, stormwater, and signs.
Building Permit Review	\$160	A review of a building permit, demolition permit, and/or certificate of use and occupancy permit.
Sign and tenant finish-out permits	No fee	A review of a building permit for interior space improvements or review of a sign permit for an individual tenant space or entire property. No signs reviewed if not visible from public rights-of-way.
<b>PLANNED UNIT DEVELOPMENT (PUD)</b>		
New Amendment Cancellation	\$1,975	A review of a proposed new, amendment or cancellation to a site development plan.
Cancellation (Beer PUD)	\$200	A review of a cancellation for a PUD adopted to permit beer to be sold from the premises.
- Revision to preliminary - Revision to preliminary & Final site plan	\$1,975	A review of a revision to the approved preliminary plan, but not a significant change such that council reapproval of the change is required.
Final site plan	\$1,975	A final site plan showing exactly how the development will be constructed, landscaped, and accessed, including grading and stormwater.
Building permit review	\$160	A review of a building permit, demolition permit, sign permit, tent permit, and certificate of use and occupancy permit.
<b>OVERLAY DISTRICTS</b>		
Historical Overlay		
Historical Landmark Overlay		
Neighborhood Conservation Overlay		
Neighborhood Landmark Overlay		
Institutional Overlay		
Urban Design Overlay		
New	\$1,400	A review of a new historic overlay, a new college master plan, or a new design overlay district.
Amendment	\$1,400	A review of an amendment to an historic overlay, a college master plan, or a design overlay district. Typically, these amendments expand the boundaries of the district or modify a condition or standard that must be reapproved by the Metro Council.
Cancellation	\$1,400	A review of a cancellation to an historic overlay, a college master plan, or a design overlay district. Typically, these amendments remove properties from the boundaries of a district or delete a condition or standard that must be approved by the Metro Council.
Final site plan	\$1,100	A final site plan showing exactly how the development will be constructed, landscaped, and accessed, including grading, stormwater, and signage.
Building Permits	\$160	A review of a building permit, demolition permit, tent permit, and/or certificate of use and occupancy permit.

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(as of 5/17/12)

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<b>OVERLAY DISTRICTS (con't)</b>		
Sign and tenant finish-out permits	No charge	A review of a building permit for interior space improvements or review of a sign permit for an individual tenant space or entire property. No signs reviewed if not visible from public rights-of-way.
Institutional Overlay Modification - Major - Minor	\$1400 \$700	A review of changes as described in the Metro Zoning Code, Section 17.40.140.E.
Urban Design Overlay Modification - Major - Minor	\$700 \$160	<u>Major Modification</u> : A review of a proposed site specific change of greater than 20% to any numerical standard, proposed changes to non-numerical standards, or proposed changes to sign related standards.  <u>Minor Modification</u> : A review of a proposed site specific change of 20% or less to numerical standards.
<b>COMMUNITY PLANS</b>		
Community Plan Amendment	\$1000 \$500	A change in a property's land use as shown in the General Plan, community plan, detailed neighborhood design plan, or functional plan.
<b>SUBDIVISIONS</b>		
Bond	\$285	A bond for public infrastructure improvements posted by the project developer. Once established, bonds can be reduced, extended, reduced and extended, replaced, or released.
Critical Lot Plan	\$70	A review of a plan for residential properties in the floodplain or with steep topography showing the proposed house (including garage) and grading contours.
Subdivision (concept)	\$2,500	A preliminary concept of a proposed subdivision of land which may include future construction of public infrastructure.
Subdivision (development plan)	\$2,000	A detailed set of construction plans showing how public infrastructure items will be constructed.
Subdivision (final plat)	\$800	A final plan showing exactly how land will be divided or consolidated, including the location and dimensions of public infrastructure easements and improvements.
Subdivision (infill)	\$400	Same as final plat except a reduced fee for all properties located within the "Infill Boundary" known as the properties lying within the inside loop formed by Briley Parkway, White Bridge Road, Woodmont Boulevard, and Thompson Lane.
Subdivision (consolidation)	\$400	Same as final plat except consolidating properties anywhere in the county and creating fewer parcels than existing initially.
Subdivision (house move)	\$500	A method to reduce a setback shown on a recorded plat, to remove a reserve status of a parcel shown on a recorded plat, and to delete septic fields shown on a recorded plat that are no longer used since property has connected to public sewer.
Subdivision (amendment)	\$500	Effective May 10, 2007 Public Chapter No. 246, amending TCA, Title 13, Chapter 3, requires the Metro Planning Commission to review any single-family home being moved within Davidson County into a developed single-family subdivision.