



# Metropolitan Nashville — Planning Department

Metro Office Building  
 800 Second Avenue South  
 P.O. Box 196300  
 Nashville, TN 37219-6300\*

Voice: 615.862.7190  
 E-mail: [planningstaff@nashville.gov](mailto:planningstaff@nashville.gov)

\*Overnight Packages: Use "37210" as zip code or UPS and FedEx will not deliver package.

## Subdivision Plan/Plat Application

Application must be completed in full and submitted with appropriate fee.

Application Number: 2021S-152-001  
 (To be assigned by planning staff)

Wilson Springs Book C, PG 570

Subdivision Name R-C Nashville Hotel & Residences Subdivision Former Subdivision Name (if any) Plan of Southfield Book N, PG 459

Location 400 7th Ave S Phase # n/a Section # n/a Lot #s 1

Map(s) 93-10 Parcel(s) 71, 72, 73, 178, 491 & 494 # of Proposed Lots 1

### APPLICATION FEES

**Associated Cases?**

- Concept Plan # \_\_\_\_\_
- Zone Change # \_\_\_\_\_
- Specific Plan # \_\_\_\_\_
- Mandatory Referral# \_\_\_\_\_
- PUD # \_\_\_\_\_
- UDO # \_\_\_\_\_

Subdivision Plan/Plat	Fee
Concept Plan	\$ 3,000.00
Final Site Plan	\$ 2,500.00
Final Plat	\$ 1,000.00
Final Plat (consolidation) <sup>1</sup>	\$ 800.00

**Development Preference?**

(check all that apply)

- Standard / Regular Subdivision
- Cluster-Lot Subdivision

<sup>1</sup> Applies only to lots being consolidated where fewer lots are proposed than originally existed.

**Type of Subdivision Request?**

(check all that apply)

- Concept Plan (new)
- Concept Plan (revision)
  
- Development Plan (new)
- Development Plan (revision)
  
- Final Plat (new)
- Final Plat <sup>2</sup> (consolidation)

## CONTACT INFORMATION

**NOTE:** All correspondence will be e-mailed to the contact person designated by the property owner.  
**You must fill-in all property ownership information — fields are not optional.**

\* If the property is owned by a corporation, LLC, LLP, company, etc. then you'll need to submit a letter on company letterhead or documentation that the individual is authorized to act on behalf of the entity with regard to this particular application.

### PROPERTY OWNER #1

Name: RC Nashville Development Partner LLC

Address: 660 Ocean Road

City: Indian River Shores State: FL Zip: 32963

Phone: 248-766-2254  business  home  cell

Phone: \_\_\_\_\_  business  home  cell

E-mail: Tim@M2DevelopmentPartner.com

BY: **M&M Irrevocable Trust u.a.d March 1, 2020, Manager**

Owner\* \_\_\_\_\_

Signature: \_\_\_\_\_

Print Name: Timothy J. Morris, Its Trustee

### PROPERTY OWNER #2

Property Owner's Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_  business  home  cell

Phone: \_\_\_\_\_  business  home  cell

E-mail: \_\_\_\_\_

Owner\* \_\_\_\_\_

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

### FINAL PLAT APPLICATIONS

As the owner(s) of this property, I (we) understand:

- **One** applicant must be designated by me (us) to correspond with the planner who will be reviewing my subdivision. The applicant is:  
Ragan Smith Associates Inc
- If I (we) plan to record the final subdivision plat without first constructing the required infrastructure (including roads, water and sewer line extensions), then I (we) must provide a bond for those improvements.
- A bond application must be submitted with the required fee of \$400 **at least six (6) weeks** prior to when I (we) intend to record the final plat.
- The bond review and approval process is subject to receiving estimates from Metro departments and outside utilities.
- Bond amounts are calculated after all construction plans have been approved and plat revisions have been made by your surveyor to the satisfaction of the reviewing agencies.
- The Metro Legal Dept. will review the performance agreement (PA) and security only after the Planning Dept. has received a signed PA and the original security (no faxes, no scanned images).
- The Metro Legal Dept. review may take several weeks to complete its review, excluding time involved in relaying documents to/from the Planning Dept.

*TJM*

Property Owner #1 Initials

Property Owner #2 Initials

**SURVEYOR**

Surveyor's Name: Ragan Smith & Associates Inc.

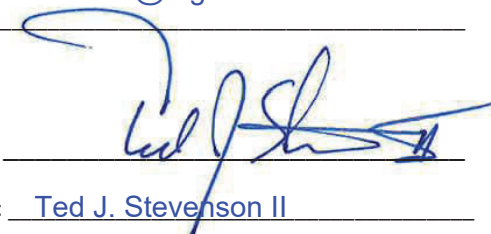
Address: 315 Woodland Street

City: Nashville State: Tn Zip: 37206

Phone: 615-244-8591  business  home  cell

Phone: \_\_\_\_\_  business  home  cell

E-mail: tstevenson@ragansmith.com

Surveyor Signature: 

Print Name: Ted J. Stevenson II

**SURVEYOR**

I have reviewed this application and the associated SUBDIVISION SUBMITTAL CHECKLIST fully, and believe, I have complied with all the requested submittal items. I acknowledge that plans or documents missing any of the requested information may be deemed incomplete and not accepted for project review. Further, I understand that additional information or clarification may be requested during the review process or prior to application approval. And for any final plat where public improvements are required, I understand that until I make all the requested plat revisions to the satisfaction of the reviewing agencies, bond amounts cannot be calculated, and thus, the plat cannot be recorded.

TJS  
Surveyor Initials

☞ "Subdivision Submittal Checklist" on-line at <http://www.nashville.gov/mpc/applic.htm>

**ENGINEER** (development plans only)

Engineer's Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_  business  home  cell

Phone: \_\_\_\_\_  business  home  cell

E-mail: \_\_\_\_\_

Engineer Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

**ENGINEER**

I have reviewed this application and the associated SUBDIVISION SUBMITTAL CHECKLIST fully, and believe, I have complied with all the requested submittal items. I acknowledge that plans or documents missing any of the requested information may be deemed incomplete and not accepted for project review. Further, I understand that additional information or clarification may be requested during the review process or prior to application approval.

\_\_\_\_\_  
Engineer Initials

# Final Plat / Partition

✓ if completed

X

**1 NASHVILLE ELECTRIC SERVICE:** If no development plan was required for property, then submit a stamped, copy of plan approved, signed and dated by NES. Submit stamped copy with development plan application. Allow 4-5 business days for NES review. Contact Holly Lively at 747-3354 [hlively@nespower.com](mailto:hlively@nespower.com)

**2 PUBLIC WATER & SEWER:**

Metro Water Services

A capacity study/permit will be required with the final plat. Contact Metro Water Services at (615) 862-7225.

Harpeth Valley Utility District or Madison Suburban Utility District

Provide a copy of current letter indicating water/sewer availability from Harpeth Valley Utility District, or Madison Utility District (water only). If previously issued letter has expired or is otherwise invalid, obtain new letter. Submit copy of water/sewer availability letter from applicable utility with development plan application. For development plans where no additional flows are involved, a final availability letter must be submitted to utility, *before* development plan application is submitted. Contact Harpeth Valley Utility District: 352-7076; Madison Suburban Utility District: 868-3201.

**3 PRIVATE SEWER:** Stamped, copy of plat showing preliminary approval, signed and dated by Metropolitan Department of Health. Submit stamped copy with final subdivision plat application. Contact Jesse Henry, Metro Department of Health at 340-5605 [jesse.henry@nashville.gov](mailto:jesse.henry@nashville.gov)

**4 STORMWATER DRAINAGE AND GRADING PLAN:** If a grading permit is required for this plat, provide a complete submittal of stormwater drainage and construction plans with calculation worksheets directly to the Stormwater Division *before* submitting a development plan application to the Planning Dept. Refer to Appendix A in Vol. 1 of the Stormwater Management Manual available on-line at [www.nashville.gov/stormwater/docs/pdfs/2006swmm/volume01\\_regulations/09\\_appendixa\\_final.pdf](http://www.nashville.gov/stormwater/docs/pdfs/2006swmm/volume01_regulations/09_appendixa_final.pdf) Contact Metro Stormwater: 862-4588.

**5 FIRE MARSHAL PLANS:** For subdivisions containing three (3) or more lots, provide site utility plan(s) showing water mains and sizes, street access, proposed fire hydrant locations and flow information with topographic elevations.

X

**6 DEED:** Provide copy of deed recorded with the Davidson County Register of Deeds identifying property ownership.

X

**7 DIGITAL COPY:** Provide copy of final plat on a CD (no floppy disks, no pdfs) registered to the TN State Plane Coordinate System, North American Datum 1983 (NAD83). Put data in separate layers and label them for easy identification.

**8 NUMBER OF COPIES:** 10 copies of the plat shall be submitted at a scale 1"=50' or greater. All copies must be uniformly collated and pre-folded vertically to form a packet of no more than ten (10) inches in width.

**9 BOND:** If there is infrastructure that requires a performance bond, then submit your bond application at least six (6) weeks prior to when you intend to record the final plat.

X

**10 PLAT CHECKLIST:** The Subdivision Submittal Checklist lists everything that must be included for all plans and documents required by Metro for your subdivision application.