



# Metropolitan Nashville Planning Department

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## Downtown Code – Final Site Plan Planning Review

Please complete this application for a final site plan request in Downtown Code zoning district (DTC). A letter of purpose, submittal of relevant site, building plans, and other necessary documentation are also required upon submission of this application to the Planning Department.

DTC Subdistrict: Core Project Name: Nashville Yards Parcel 03

Property address 1001 Church Street, Nashville TN

Map: 93.05 Parcel Number: 204

Date Submitted: 04/29/2022 DTC Case Number: 2022DTC-013-001  
(assigned by Planning Dept. staff)

Final Site Plan - less than 25% expansion of square feet: \$250

Final Site Plan - 25% or greater expansion of square feet, or new development: \$2,800

\*Parking lots shall require a DTC Final Site Plan, subject to the same square foot expansion parameters as above.

\*\*Building interior work does not require a DTC Final Site Plan.

### APPLICANT:

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

**Property Ownership:** Property owner(s) must sign the DTC Final Site Plan application. Failure to provide this information will deem your application **incomplete** and postpone your application's consideration.

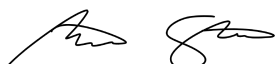
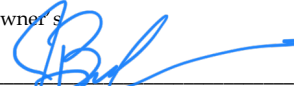
Applicant's Name: Adam Stowe Property Owner's Name: Joe Bucher

Company Name: Gresham Smith Company Name: Southwest Value Partners

Address: 222 2nd Avenue South, Nashville TN 37201 Address: 161 Rosa L. Parks Blvd., Nashville, TN, 37203

E-mail: adam.stowe@greshamsmith.com E-mail: jbucher@swvp.com

Phone: (615) 770-8476 Fax: \_\_\_\_\_ Phone: (901) 619-0165 Fax: \_\_\_\_\_

Applicant's Signature:  Property Owner's Signature: 

The Planning Department must receive a DTC Final Site Plan application and fee to review a project for compliance with the Downtown Code. The Final Site Plan drawings should include the items listed in the DTC Final Site Plan Checklist (as applicable), as well as any other drawings that may be needed to demonstrate compliance with the DTC. **3 hard copies and 1 digital copy of the plans must be submitted with the application to the Planning Front Counter. Half-size or 11x17 preferred.** Building Permit applications and review occur after a DTC Final Site Plan approval.

### Project Information

Residential Units	Hotel Keys	Office (gross SF)	Retail/Restaurant (gross SF)	Vehicular Parking
		722,111 sf	44,022 sf	1,008

**DTC FINAL SITE PLAN CHECKLIST 3 hard copies, 1 digital copy - additional documentation may be required.**

1	<b>Existing Conditions Site Plan</b>	
2	<b>Site Plan</b> <ul style="list-style-type: none"> <li>• Street and alley context</li> <li>• Sidewalk and street planting areas dimensioned, meeting the constrained ROW dimensions of the Major and Collector Street Plan (Consult with Transportation Planner, Marty Sewell).</li> <li>• Bike Parking Areas required by Ordinance</li> <li>• Outdoor dining, plaza spaces dimensioned, as applicable</li> <li>• Façade width dimensioned with percentage of each street frontage</li> <li>• Build-to zones</li> <li>• Grading/FFE</li> <li>• Vehicular access points with dimensions</li> <li>• Pedestrian corridor enhancements where vehicular access crosses the pedestrian corridor (bollards, changes in materials, grade, planters etc. as required by DTC)</li> </ul>	
3	<b>Landscape Plan</b> <ul style="list-style-type: none"> <li>• Tree/plant schedule</li> <li>• Planting details, including soil volumes for street trees</li> <li>• Irrigation method used</li> <li>• Details of fences, walls</li> </ul>	
4	<b>Architecture Elevations</b> <ul style="list-style-type: none"> <li>• Glazing percentages noted for each ground level façade</li> <li>• Glazing percentages noted for upper floors</li> <li>• Ground floor sill heights</li> <li>• Details for porches, awnings, canopies, fences etc.</li> <li>• Materials and cladding</li> <li>• Floor to floor height</li> <li>• Number of stories and height in feet, measure from grade</li> <li>• Building step-backs shown with dimensions, as applicable</li> </ul>	
5	<b>Architecture Floor Plans</b> <ul style="list-style-type: none"> <li>• Program layout, demonstrating compliance with active ground floor use requirements</li> <li>• Pedestrian access to ground floor</li> <li>• Parking garage liner buildings with dimensions</li> <li>• Bike Parking Areas required by Ordinance</li> </ul>	
6	<b>Other</b> <ul style="list-style-type: none"> <li>• <b>Right-of-Way dedications and pedestrian easements must be recorded as applicable, before approval of building permits by the Planning Department.</b></li> </ul>	