



**AGENDA ITEM #: 65**

**MEMORANDUM**

**TO:** Metropolitan Planning Commission  
**FROM:** Executive Committee  
**DATE:** Wednesday, June 04, 2008  
**SUBJECT:** Revised MPC & TTCDA Fee Schedule  
6-A-08-OB

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**STAFF RECOMMENDATION:**

The Executive Committee will give their recommendation at the June 12 MPC meeting.

# EXISTING FEE SCHEDULE

## SUBDIVISIONS

### CONCEPT PLAN:

*Will not be accepted after the Standard Deadline*

2 - 15 Lots.....	\$275
16 - 40 Lots.....	\$710
41 - 80 Lots.....	\$955
80+ Lots.....	\$1,365 + \$10 for each lot over 80
Concept Plan Extension .....	\$80

### FINAL PLAT:

#### STAFF REVIEW

Administrative Plat (no variance request).....	\$130
Exempt Subdivision .....	\$105
Corrected Plat.....	\$95
Boundary Closure (Third review or more) .....	\$85

#### MPC REVIEW

Administrative Plat (with variance request).....	\$155
2 - 50 Lots (with/without variance request) .....	\$155 + \$15 per lot
50+ Lots (with/without variance request) .....	\$955 + \$10 for each lot over 50 lots

**Resubmission of Revised Final Plat** (within 120 days after date of denial by MPC)..... **\$100**

### POSTPONED FINAL PLAT

Any Final Plat that appears on the MPC meeting agenda for the **first time may be postponed once without charge**. Any subsequent postponements will require a **\$50 fee** per postponement.

## REZONING

#### RESIDENTIAL

Less than 5 acres .....	\$290
5 - 20 acres.....	\$665
20+ acres .....	\$815

#### NON-RESIDENTIAL

Less than 5 acres .....	\$665
5 - 20 acres.....	\$740
20+ acres .....	\$815

Note: For fee purposes Agriculture, Open Space and Estate zones are also considered "residential"

**MPC June 12, 2008**

## USE ON REVIEW

Permitted Use Determination .....	\$90
<b>Any use listed as UOR in Residential zone:</b>	
Site size is 1 acre or less.....	\$290
Site size is larger than 1 acre.....	\$695
Any UOR in Non-Residential zone.....	\$695
Telecommunications Tower Consultant Review Fee (Fee paid in addition to UOR fee).....	\$1500

## OTHER

Alley Closure.....	\$275
Sector/One Year Plan Amendment.....	\$235
Street Closure.....	\$350
Street Name Change .....	\$275
Subdivision Name Change .....	\$275

## MISCELLANEOUS

Appeal of Any MPC Decision .....	\$190
C-6 Zone Development Plan Staff Review.....	\$440
Zoning Certification Request .....	\$40

## APPLICATION WITHDRAWALS AND REFUNDS

Application withdrawal and refund will be permitted prior to the Public Notice with the approval of the Executive Director or the Development Services Manager.

## FORM-BASED DEVELOPMENT

#### STAFF REVIEW

Zoning Clearance .....	\$40
Development Plan Review .....	\$440

#### MPC REVIEW

Alternative Compliance.....	\$695
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<div style="background-color: black; color: white; padding: 2px; font-size: 8px;">KNOXVILLE-KNOX COUNTY</div> <div style="font-size: 2em; font-weight: bold; margin: 5px 0;">MPC</div> <div style="font-size: 8px; margin: 0;">METROPOLITAN PLANNING COMMISSION TENNESSEE</div> <div style="font-size: 8px; margin: 0;">Suite 403 • City County Building 400 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 www.knoxmpc.org</div>	<p>MPC MEETING DATE</p> <p>Second Thursday of each month 1:30 p.m.</p> <p>Main Assembly Room City County Building 400 Main Street</p>
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**PROPOSED FEE SCHEDULE • Effective Date July 1, 2008**

**SUBDIVISIONS**

**CONCEPT PLAN:**

*Will not be accepted after the Standard Deadline*

2 - 15 Lots.....	\$400
16 - 40 Lots.....	\$800
41 - 80 Lots.....	\$1,200
80+ Lots.....	\$1,200 + \$10 for each lot over 80
Concept Plan Extension .....	\$100

**FINAL PLAT:**

STAFF REVIEW

Administrative Plat (no variance request).....	\$150
Exempt Subdivision .....	\$125
Corrected Plat.....	\$100
Boundary Closure (Third review or more) .....	\$100

MPC REVIEW

Administrative Plat (with variance request).....	\$200
2 - 50 Lots (with/without variance request) .....	\$200 + \$15 per lot
50+ Lots (with/without variance request) .....	\$1,050 + \$10 for each lot over 50 lots
Resubmission of Revised Final Plat (within 120 days after date of denial by MPC).....	\$150

**POSTPONED FINAL PLAT**

Any Final Plat that appears on the MPC meeting agenda for the **first time may be postponed once without charge**. Any subsequent postponements will require a **\$50 fee** per postponement.

**REZONING**

RESIDENTIAL

Less than 3 acres .....	\$300
3 acres & over .....	\$650 + \$50 per acre over 3 acres (up to a maximum of \$2,000)

NON-RESIDENTIAL

Less than 3 acres .....	\$750
3 acres & over .....	\$750 + \$50 per acre over 3 acres (up to a maximum of \$2,500)

Note: For fee purposes Agriculture, Open Space and Estate zones are also considered "residential"

**MPC June 12, 2008**

**USE ON REVIEW**

Permitted Use Determination .....	\$100
Any use listed as UOR in Residential zone:	
Site size is 1 acre or less.....	\$300
Site size is larger than 1 acre.....	\$800
Any UOR in Non-Residential zone .....	\$1,000
Telecommunications Tower Consultant Review Fee (Fee paid in addition to UOR fee).....	\$1500

**OTHER**

Address Assignment .....	\$100
(Final Plat • 25 or more lots & Multi-Family • 25 or more units)	
Alley Closure.....	\$300
Street Name Change .....	\$350
Subdivision Name Change.....	\$350
Street Closure.....	\$500

**MISCELLANEOUS**

C-6 Zone Development Plan Staff Review.....	\$500
Sector or One Year Plan Amendment .....	\$400
Appeal of Any MPC Decision .....	\$300
Appeal of Staff Decision to MPC.....	\$100
Zoning Certification Request .....	\$50

**APPLICATION WITHDRAWALS AND REFUNDS**

Application withdrawal and refund will be permitted prior to the Public Notice with the approval of the Executive Director or the Development Services Manager.


**FORM-BASED DEVELOPMENT**

STAFF REVIEW

Zoning Clearance .....	\$50
Development Plan Review .....	\$500

MPC REVIEW

Alternative Compliance.....	\$800
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	<p>MPC MEETING DATE</p> <p>Second Thursday of each month 1:30 p.m.</p> <p>Main Assembly Room City County Building 400 Main Street</p>
<p>Suite 403 • City County Building 400 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 www.knoxmpc.org</p>	

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**SCHEDULE OF FEES • FY 2008-09:**

- Building/Grading Plans ..... \$250
- Sign Plans ..... \$100
- Zoning Variance Request..... \$100
- Rezoning Request..... \$100
- Administrative Reviews..... \$100
- Appeal.....\$150

TTCDA meetings are held  
**Mondays at 4:00 p.m.**  
**Main Assembly Room**  
**City County Building**  
**400 Main Street**  
**Knoxville, Tennessee**

NOTE: Special meetings may be scheduled at the discretion of the TTCDA Board Chair. Meeting dates, times, and locations should be verified with the TTCDA office by calling 215-2500 prior to the meeting.

<b>BUILDING PLANS, REZONING OR ZONING VARIANCE APPLICATION SCHEDULE</b>		<b>GRADING OR SIGN PLANS that DO NOT require MPC Use On Review Approval*</b>		<b>TTCDA MEETING SCHEDULE</b>	
<b>STANDARD DEADLINE</b>	<b>DOUBLE FEE DEADLINE</b>	<b>STANDARD DEADLINE</b>	<b>DOUBLE FEE DEADLINE</b>	<b>MEETING DATE</b>	<b>MEETING DATE</b>
December 3, 2007	December 10, 2007	December 17, 2007	December 26, 2007	January 7, 2008	January 7, 2008
January 7, 2008	January 14, 2008	January 22, 2008	January 29, 2008	February 11, 2008	February 11, 2008
February 4, 2008	February 11, 2008	February 19, 2008	February 26, 2008	March 10, 2008	March 10, 2008
March 3, 2008	March 10, 2008	March 17, 2008	March 24, 2008	April 7, 2008	April 7, 2008
April 7, 2008	April 14, 2008	April 14, 2008	April 21, 2008	May 5, 2008	May 5, 2008
May 5, 2008	May 12, 2008	May 19, 2008	May 27, 2008	June 9, 2008	June 9, 2008
June 2, 2008	June 9, 2008	June 16, 2008	June 23, 2008	July 7, 2008	July 7, 2008
July 7, 2008	July 14, 2008	July 21, 2008	July 28, 2008	August 11, 2008	August 11, 2008
August 4, 2008	August 11, 2008	August 18, 2008	August 25, 2008	September 8, 2008	September 8, 2008
September 2, 2008	September 8, 2008	September 15, 2008	September 22, 2008	October 6, 2008	October 6, 2008
October 6, 2008	October 13, 2008	October 20, 2008	October 27, 2008	November 10, 2008	November 10, 2008
November 3, 2008	November 10, 2008	November 17, 2008	November 24, 2008	December 8, 2008	December 8, 2008

\*Any planned commercial, planned industrial, shopping center, general commercial park, business and technology park, employment center, or town center zone, and any other non-residential zone DOES require MPC approval for a specific use.  
 Effective Date: July 1, 2008