



MEMORANDUM

TO: Metropolitan Planning Commission

FROM: Mark Donaldson, Executive Director

DATE: June 30, 2010

SUBJECT: 7-D-10-OB
Consideration of increase to application fee schedules for MPC, Tennessee
Technology Development Corridor Authority and Historic Zoning Commission

Authority:

Article XIV of the MPC Administrative Rules & Procedures provides for a fee schedule for applications made to the MPC and other boards and committees supported by MPC staff.

Background:

As part of the budget process for FY 2010-2011, a gap between projected revenues and projected expenses emerged. Fees for applications to the MPC, TTCDA and HZC as well as other boards and committees supported by MPC staff are a vital source of revenue to cover expenses associated with the support of those bodies. Since 2007, total revenue from fees has declined from \$571,763 (2007) to less than \$310,000 (projected for 2010) due to declining numbers of applications. Fees are proposed for adjustment in an effort to increase fee-based revenue for FY 2010-2011 to \$360,000 to help balance the budget.

Analysis.

Fees for MPC were last adjusted in 2006. Fees from comparable joint city-county planning agencies in the southeast U.S. were analyzed. The proposed fee schedule will keep the MPC within the range of fees documented. Most of the other comparable agencies are part of a city, county or metropolitan administration and have the benefit of the parent organization to buffer shortfalls in fee revenue. MPC does not have that luxury. Our fund balance is no longer adequate to provide a buffer. Fee revenue must be increased to overcome the unchanging financial support of the city and county. Application activity is not expected to increase; therefore any increased revenue must come from an increase in fees.

Staff Recommendation:

Staff recommends approval of the proposed fee schedule for applications to the MPC, TTCDA and HZC.

2010 FEE SCHEDULE PROPOSED

SUBDIVISION APPLICATIONS		
	Current Fee	Proposed Fee
Concept Plan – I (2 to 15 lots)	\$400	\$500 (less than 6 lots)
Concept Plan – II (16 to 40 lots)	\$800	(6 or more lots)
Concept Plan – III (41 to 80 lots)	\$1,200	\$500 + \$30/lot
Concept Plan – IV (more than 80 lots)	\$1,200 + \$10/lot	
Concept Plan Extension	\$100	\$200
Final Plat – Minor (3 to 50 lots)	\$200 + \$15 per lot	\$500 (less than 6 lots)
Final Plat – Major (more than 50 lots)	\$1,050 + \$10/lot >50	(6 or more lots) \$500 + \$20/lot
Final Plat – Resubmission of Application	\$150	\$250
Final Plat – Administrative	\$150	\$200
Final Plat – Exempt Subdivision	\$125	\$250
Final Plat - Corrected	\$100	\$200
Final Plat Closure	\$100 on 3 rd submittal	\$100 each submittal
Final Plat Postponement	\$50 on 2 nd request	\$50 each request
Variance Requests (any number)	NA	\$250
ZONING APPLICATIONS		
Zoning Certification Letter	\$50	\$60
Change of Zoning Text	NA	\$500
Change of Zoning Map – Residential Basic/Overlay Districts Less than 5 acres	\$300	\$500
Change of Zoning Map – Residential Basic/Overlay Districts 5 acres of more	\$650 + \$50/acre maximum \$2,000	\$500 + \$75/acre maximum \$4,000
Change of Zoning Map – Non-Residential Basic/Overlay Districts Less than 5 acres	\$750	\$1,000
Change of Zoning Map – Non-Residential Basic Districts 5 acres of more	\$750 + \$50/acre maximum \$2,500	\$1,000 + \$100/acre maximum \$4,000
Establishment of Planned District (<5 Ac)	NA	\$600
Establishment of Planned District (≥5 Ac)	NA	\$600 + \$50 per acre
Development Plan Approval – Residential	NA	\$600 + \$30 per unit
Development Plan Approval – Non-Residential	NA	\$600 + \$50 per acre
Form Code – Zoning Clearance	\$50	\$50
Form Code – Development Plan Review	\$500	\$1,000
Form Code – Alternative Compliance	\$800	\$1,500
USE ON REVIEW APPLICATIONS		
Similar Use Determination	\$100	\$200
In Residential Zone – small 1 acre or less	\$300	\$450
In Residential Zone – large More than 1 acre	\$800	\$1,200
In Non-Residential Zone	\$1,000	\$1,500
Telecommunication Tower Consultant Review Fee	\$1,500 additional	\$1,500

2010 FEE SCHEDULE PROPOSED

PLAN AMENDMENT APPLICATIONS		
	Current Fee	Proposed Fee
One Year or Sector Plan Amendments Less than 5 acres	\$400	\$600
One Year or Sector Plan Amendments 5 acres or more	\$400	\$800
CERTIFICATE OF APPROPRIATENESS APPLICATIONS		
H-1 and NC-1 CoA – Level I	\$40	\$50
H-1 and NC-1 CoA – Level II	\$85	\$100
H-1 and NC-1 CoA – Level III	\$125	\$250
H-1 and NC-1 CoA – Level IV	\$250	\$500
D-1 CoA – Level I and Signs	\$30	\$50
D-1 CoA - Repair	\$70	\$100
D-1 CoA – New Construction	\$100	\$250
IH-1 CoA – Level I and Signs	NA	\$30
IH-1 CoA - Repair	NA	\$70
IH-1 CoA – New Construction	NA	\$100
PLAN REVIEW APPLICATIONS		
C-6 and C-7	\$500	\$600
R-1 EN	NA	\$50
TTCDA APPLICATIONS		
Building/Grading Plan	\$250	\$375
Sign Plan	\$100	\$150
Zoning Variance Request	\$100	\$150
Rezoning Request	\$100	\$150
Administrative Review	\$100	\$150
Appeal	\$150	\$225
STREETS AND ADDRESSING APPLICATIONS		
Address Assignment – 25 lots/units	\$100	\$150
Alley Closure	\$300	\$400
Street Closure	\$500	\$750
Street Name Change	\$350	\$500
OTHER ACTIVITIES		
Subdivision Name Change	\$350	\$500
Appeal of MPC decision	\$300	\$500
Appeal of staff decision to MPC	\$100	\$200

2010 FEE SCHEDULE PROPOSED

Zone District Classification

CITY ZONING ORDINANCE

BASIC DISTRICTS		OVERLAY DISTRICTS	PLANNED DISTRICTS
R-1	C-2	H-1	RP-1
R-1A	C-3	NC-1	RP-2
R-1E	C-4	TO-1	RP-3
R-1EN	C-5	IH-1	SC-1
R-1HK	C-6	D-1	SC-2
R-2	C-7		SC-3
R-3	I-2		PC-1
R-4	I-3		PC-2
O-1	I-4		I-1
O-2	A-1		BP-1
O-3	OS-1		TND-1
C-1	F-1		TC-1

COUNTY ZONING ORDINANCE

BASIC DISTRICTS		OVERLAY DISTRICTS	PLANNED DISTRICTS
RAE	CA	HZ	PR
RA	CB	TO	PC
RB	CH		SC
OS	CR		BP
E	CN		TC
A	T		EC
OA	LI		
OB	I		
OC	F		