



MEMORANDUM

TO: Metropolitan Planning Commission, Executive Committee
FROM: Mark Donaldson, Executive Director
DATE: December 9, 2014
SUBJECT: 12-C-14-OB
Consideration of an amendment to the application fee schedule for MPC

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:

The BP-1 zone district was recently amended to broaden its use within the city from its previous limitation to the Technology Corridor along Pellissippi Parkway, which is largely outside the boundary of the City of Knoxville. The University of Tennessee's Cherokee Farm Research Center has been recently zoned BP-1.

The BP-1 district has a provision for approval by the planning commission of an overall development plan for larger districts, followed by subsequent administrative site plan review and approval by MPC staff for individual sites or parcels, but there is no provision in the MPC fee schedule for individual site plan applications for the BP-1 district.

There is currently a site plan application fee of \$600 for staff approval of development plans within the C-6 district. Administrative review of individual site plans in the BP-1 district will be similar to the staff time for C-6 review.

Staff Recommendation:

Staff recommends that the executive committee recommend approval of expanding the current fee schedule for site plan review of C-6 development plans to include administrative site plan review in the BP-1 district with both reviews having a \$600 review fee.

Knoxville-Knox County Metropolitan Planning Commission Schedule of Fees

To place your item on the MPC meeting agenda, you must submit a completed application form and pay the specified fee. MPC may approve or deny an application, or take other appropriate action.

SUBDIVISION	
CONCEPT PLAN	
Less than 6 lots	\$500
6 or more lots	\$500 + \$30 per lot
Concept Plan Extension	\$200
FINAL PLAT	
Review Fees	
Less than 6 lots	\$500
6 or more lots	\$500 + \$20 per lot
Administrative (no variance request)	\$200
Exempt Subdivision	\$250
Corrected	\$200
Resubmission of Final Plat (120 days after MPC denial)	\$250
Additional Fees	
Variance Request (any number)	\$250
County Boundary Closure (each submittal)	\$100
Postponement Request (each request)	\$50

DEVELOPMENT PLAN	
Non-Residential	\$600 + \$50 per acre
Residential*	\$600 + \$30 per unit
<i>* C-6 and Administrative Review in BP-1</i>	\$600
R-1 EN	\$50

USE ON REVIEW	
Telecommunications Tower Consultant Review	\$1,500
Non-Residential Zone	\$1,500
Residential Zone - More than 1 acre*	\$1,200
Residential Zone - 1 acre or less*	\$450
Similar Use Determination	\$200

FORM CODE DEVELOPMENT	
Alternative Compliance	\$1,500
Development Plan Review	\$1,000
Zoning Clearance	\$50

OTHER REQUESTS	
Appeal of MPC Decision	\$500
Appeal of Staff Decision to MPC	\$200

ZONING	
REZONING - Basic/Overlay Districts (see districts below)	
Residential - Less than 5 acres*	\$500
Residential - More than 5 acres*	\$500 + \$75 per acre (\$4,000 max.)
Non-Residential - Less than 5 acres	\$1,000
Non-Residential - More than 5 acres	\$1,000 + \$100 per acre (\$4,000 max.)
REZONING - Planned District (see districts below)	
Less than 5 acres	\$600
More than 5 acres	\$600 + \$50 per acre
Ordinance Amendment (Change of Zoning Text)	\$500
Zoning Certification Letter	\$60

PLAN AMENDMENT	
One Year Plan or Sector Plan - Less than 5 acres	\$600
One Year Plan or Sector Plan - 5 acres or more	\$800

STREETS AND ADDRESSING	
Street Closure	\$750
Alley Closure	\$400
Street Name Change	\$500
Subdivision Name Change	\$500
Address Assignment - 25 or more lots/units	\$150

CITY OF KNOXVILLE ZONING DISTRICTS

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

KNOX COUNTY ZONING DISTRICTS

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

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