



AGENDA ITEM #: 67

MEMORANDUM

TO: Metropolitan Planning Commission

FROM: Dan Kelly, Deputy Director

DATE: Wednesday, June 06, 2018

SUBJECT: Amendments to MPC's Administrative Rules and Procedures revising the fee schedule regarding addressing assignment fees and establishing a tabled item extension fee.

6-E-18-OB

STAFF RECOMMENDATION:

APPROVE the revised Knoxville-Knox County MPC 2018 Schedule of fees as presented

BACKGROUND:

The current fee schedule was adopted in 2008. Since that time there have been amendments that have instituted a fee for reviewing residential development in a C-3 (General Commercial) Zone. Additionally, the review fees for wireless communications facilities were recently amended as a result of the adoption of the revised regulations for those type of facilities.

Staff is now recommending two additional amendments to the fee schedule. The first amendment proposes to revise the address assignment fee. Staff proposes to create a fee scale based on the number of addresses that are to be assigned within a project. This scale will correlate with the amount of staff time that is required to devise an appropriate addressing scheme, assign the addresses and inform all necessary agencies (emergency responders, utilities, U.S. Postal Service, etc.) of the newly assigned addresses. At present there is no fee for address assignment unless a minimum of twenty-five addresses are needed within a project. Additionally, we are currently charging a flat fee of \$150.00 for all projects needing twenty-five or more addresses. The proposed fee range will start at \$25.00 for 5 single family dwellings and go up to \$500.00 for a 300 unit multi-tenant development.

The second amendment proposes to establish a "tabled item extension" fee. The recent amendment to the MPC Administrative Rules states that a matter can not stay on the table more than one year unless the applicant requests that MPC approve an extension for a period of up one year. As with the current concept plan extension fee, staff will use the proposed \$200.00 fee to defray the administrative costs and the cost of the required public notice associated with the request for the extension.

2018 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
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 (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
BP-1 Administrative Review	\$600
C-6	\$600
R-1 EN	\$50
USE ON REVIEW	
Non-Residential Zone	\$1,500
Residential Zone - More than 1 acre*	\$1,200
Residential Zone - 1 acre or less*	\$450
Similar Use Determination	\$200
Residential Uses in C-3 Zone	
1 - 5 Dwelling Units	\$250
6 - 10 Dwelling Units	\$500
11 - 20 Dwelling Units	\$750
21 - 30 Dwelling Units	\$1,000
31 + Dwelling Units	\$1,500

WIRELESS COMMUNICATION FACILITIES	
Level I Review	
Collocation	\$50
Small Cell	\$250
New Tower	\$600
Level II Review	
Small Cell	\$750
New Tower	\$1,500
Consultant Review Fee	\$1,500
PLAN AMENDMENT	
One Year Plan/Sector Plan - Less than 5 acres	\$600
One Year Plan/Sector Plan - 5 acres or more	\$800

STREETS AND ADDRESSING	
Street Closure	\$750
Alley Closure	\$400
Street Name Change	\$500
Subdivision Name Change	\$500

Subdivision Lots Address Assignment	
5 - 24 lots	\$5 per lot
25 - 49 lots	\$150
50 - 99 lots	\$200
100 - 149 lots	\$250
150+ lots	\$300
Multi-tenant Building Address Assignment	
5 - 24 units	\$8 per unit
25 - 49 units	\$200
50 - 99 units	\$250
100 - 149 units	\$300
150 - 199 units	\$350
200 - 249 units	\$400
250 - 299 units	\$450
300+ units	\$500

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 maximum)
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 (\$4,000 max.)
Ordinance Amendment (Change Zoning Text)	\$500
Zoning Certification Letter	\$60
Concept Plan/Tabled Item Extension	\$200

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

Form Based Code Administration is through the City of Knoxville
 Office of Plans Review & Inspections for the
 Cumberland Avenue Corridor District (CU), and the South Waterfront District (SW).

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

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