

Memorandum

TO: Knoxville-Knox County Planning Commission
FROM: Gerald Green, AICP, Executive Director
Prepared by: Amy Brooks, AICP, Planning Services Manager
DATE: October 1, 2019
SUBJECT: Application fee update 10-B-19-OB

Staff recommends making several changes to the Agency's Schedule of Fees to address inconsistencies in Design Review Board fees, cost incurred for postponements and resubmittals, the new plat review process, and the City's newly adopted zoning ordinance.

With the update to the Knoxville-Knox County Subdivision Regulations for final plat reviews and the newly adopted City of Knoxville Zoning Ordinance, the Knoxville-Knox County Planning Schedule of Fees needs to be updated. Staff would also like to take this opportunity to align fees for all design review boards (Historic Zoning Commission, Infill Housing Review Committee, Downtown Design Review Board) and incorporate fees for resubmittals and postponements. These fees more accurately reflect the cost incurred by the Agency for staff reviews and public noticing.

Please see the attached summary of proposed changes to our Schedule of Fees and a draft Schedule of Fees with the proposed changes.

STAFF RECOMMENDATION:

Approve the requested modifications to Knoxville-Knox County Planning's Schedule of Fees effective January 1, 2020.

ATTACHMENTS

Summary of Proposed Schedule of Fee Changes
2020 Draft Schedule of Fees

Summary of Proposed Knoxville-Knox County Planning Schedule of Fee Changes

10/01/2019

Plats

No Subdivision (Lot of record, easements, no additional lots)	\$200
Corrected Plat	\$250

Design review

Infill Housing Review	
Level 1:	\$50
Level 2:	\$100
Level 3:	\$250
HZC	
Level I:	\$50

Resubmittals/revisions

Residential

Rezoning/ Plan Amendments	\$150.00
Concept Plan/ Development Plan	\$100.00 (applies to the 2nd)

Nonresidential

Rezoning/ Plan Amendments	\$250.00 (rezoning/plan amendments)
Concept Plan/ Development Plan	\$200.00 (applies to the 2nd)

Rezoning

Residential (less than 5 acres)	\$600
Residential (more than 5 acres)	\$600 + 50 per acre (\$5,000 max)

Plan Amendment

Applications requiring both a sector plan and one-year plan amendment will be charged the appropriate sector plan fee plus \$300 for less than 5 acres and \$400 for more than 5 acres.

Postponements

Each request (any application)	\$50
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Planned Development

1 acre or less	- \$1,000
1 – 4 acres	- \$1,500
5 – 10 acres	- \$2,000
10 acres or more	- \$2,000 plus \$100/acre up to \$7,500

Eliminated Fees

- BP-1 Administrative Review
- C-6
- Use on Review – Residential uses in C-3 and C-6 Zones
- Planned District specific rezoning fees

2020 Schedule of Fees

SUBDIVISION	
CONCEPT PLAN	
Less than 6 lots	\$500
6 or more lots	\$500 + \$30 per lot
PLAT	
1-2 lots	\$200
3-5 lots	\$500
6 or more lots	\$500 + \$20 per lot
Exempt Subdivision	\$250
Corrected Plat	\$250
Resubmission (120 days after denial)	\$250
Variances require Planning Commission approval.	
Other Plat Fees	
Variance request (any number)	\$250
County Boundary Closure (each submittal)	\$100
No subdivision (lot of record, easements, no additional lots)	\$200
DEVELOPMENT PLAN	
EN	\$50
USE ON REVIEW (COUNTY)/SPECIAL USE (CITY)	
Non-Residential Zone	\$1,500
Residential Zone - More than 1 acre*	\$1,200
Residential Zone - 1 acre or less*	\$450
Similar Use Determination	\$200
PLANNED DEVELOPMENT	
1 acre or less	\$1,000
1-4 acres	\$1,500
5-10 acres	\$2,000
10 acres or more	\$2,000 + \$100/acre up to \$7,500

PLAN AMENDMENT	
One Year Plan less than 5 acres	\$600
Sector Plan less than 5 acres	\$600
One Year Plan 5 acres or more	\$800
Sector Plan 5 acres or more	\$800
Applications requiring both a sector plan and one-year plan amendment will be charged the appropriate sector plan fee plus \$300 for less than 5 acres and \$400 for more than 5 acres.	
STREETS AND ADDRESSING	
Street Closure	\$750
Alley Closure	\$400
Street Name Change	\$500
Subdivision Name Change	\$500
ADDRESS ASSIGNMENT	
Subdivision Lots	
5 - 24 lots	\$5 per lot
25 - 49 lots	\$150
50 - 99 lots	\$200
100 - 149 lots	\$250
150+ lots	\$300
Multi-tenant	
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

MEETING INFO
 Second Thursday of each month 1:30 p.m.
 Main Assembly Room
 City County Building 400 Main Street
 Knoxville, Tennessee 37902

REZONING	
Residential Less than 5 acres*	\$600
Residential More than 5 acres*	\$600 + \$50 per acre (\$5,000 max)
Non-Residential Less than 5 acres	\$1,000
Non-Residential More than 5 acres	\$1,000 + \$100 per acre (\$5,000 max)
OTHER REQUESTS	
Appeal of Commission Decision	\$500
Appeal of Staff Decision	\$200
Ordinance Amendment (Change Zoning Text)	\$500
Zoning Certification Letter	\$60 (County only)
Concept Plan/Tabled Item Extension	\$200
Postponement Request (each)	\$50
Residential Resubmittals/Revisions	
Rezoning/plan amendments	\$150
Concept plan/development plan (applies to 2 nd)	\$100
Nonresidential Resubmittals/Revisions	
Rezoning/plan amendments	\$250
Concept plan/development plan	\$200

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

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