



# Memorandum

**TO:** Knoxville-Knox County Planning Commission  
**FROM:** Amy Brooks, AICP, Planning Services Manager  
**DATE:** February 5, 2020  
**SUBJECT:** 2-B-20-OB Schedule of Fees Update

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Staff recommends making several changes to the Planning's Schedule of Fees to acknowledge review responsibilities associated with City of Knoxville's newly adopted zoning ordinance.

Please see the draft Schedule of Fees with the proposed changes highlighted in red.

## **STAFF RECOMMENDATION:**

Approve the requested modifications to Knoxville-Knox County Planning's Schedule of Fees.

## **ATTACHMENT**

2020 *Draft* Schedule of 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
<i>Variances require Planning Commission approval.</i>	
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
RN 4 (Townhouse/Multi-family)	\$500
Pocket Neighborhoods (RN4, RN-5, RN-6, RN-7)	\$500
USE ON REVIEW (COUNTY)/SPECIAL USE (CITY)/FINAL PLAN (CITY)**	
Nonresidential Zone	\$1,500
Residential Zone – 10 acres or more	\$1,300 + \$100/acre up to \$7,500
Residential Zone – 5 – 10 acres	\$1,300
Residential Zone – 1 – 4 acres	\$900
Residential Zone - 1 acre or less*	\$450
Similar Use Determination (County only)	\$200
FINAL PLAN	
Nonresidential Zone	\$1200
Residential Zone	\$500 +100/acre

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

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
Slope Disturbance COA	\$500
Slope analysis	\$50
Alternative Compliance	\$200
Residential Resubmittals/Revisions	
Rezoning/plan amendments	\$150
Concept plan/development plan (applies to 2 <sup>nd</sup> )	\$100
Nonresidential Resubmittals/Revisions	
Rezoning/plan amendments	\$250
Concept plan/development plan (applies to 2 <sup>nd</sup> )	\$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"