

2024 Schedule of Fees

Subdivision	
Concept Plan	
New road only	\$400
1-5 lots	\$500
6 or more lots	\$550 + \$25 per lot (\$1600 max)
Resubmittals/Revisions	
Residential: \$200	Nonresidential: \$250
Plats	
1-2 lots	\$250
3-5 lots	\$500
6 or more lots	\$500 + \$20 per lot
Exempt or corrected plat	\$250
County Boundary Closure	
1-2 lots	\$100
3 or more lots	\$150 + \$10 per lot
<i>Common areas included as lots</i>	
Other Plat Fees	
Variance Request (any number)	\$250
<i>Variances require Planning Commission approval</i>	
No subdivision (lot of record, easements, no additional lots)	\$250
Development Plan (Administrative Review Only)	
City Review	
EN Zoning District	
Addition visible from the street	\$100
New structure	\$250
DK-E Zoning Districts	
Renovation and addition	\$750
New construction	\$1,000
Multiple structures	\$2,500
Middle Housing	
Duplex, Triplex, or Fourplex	\$500
Townhouse or Multiplex	\$750
Other	
RN-4 zoning district - Townhouse/multifamily	\$500
Pocket neighborhood	\$500
County Review	
EC and BP zones	\$1,500
Resubmittals/Revisions (applies to 3 rd)	
Residential: \$200	Nonresidential: \$250

Use on Review/Special Use/Development Plan		
Nonresidential use		\$1,600
Residential Zone - more than 10 acres		\$1,600
Residential Zone – 5-10 acres		\$1,000
Residential Zone – 1-4 acres		\$500
Residential Zone – Less than 1 acre*		\$450
Setback reduction		\$300
Similar use determination (county only)		\$250
Resubmittals/Revisions		
Residential: \$200	Nonresidential: \$250	
Planned Development		
	Preliminary Plan	Final Plan
Less than 1 acre	\$1,500	\$750
1-4 acres	\$2,000	\$1,000
5-10 acres	\$2,500	\$1,250
More than 10 acres	\$2,500 + \$100 per acre	\$1,250 + \$100 per acre
Resubmittals/Revisions	\$750	\$750
Plan Amendment		
	Less than 5 acres	5 acres or more
One Year Plan	\$650	\$850
Sector Plan	\$650	\$850
Applications requiring both a sector plan and a one year plan amendment will be charged the appropriate sector plan fee plus \$400 for less than 5 acres and \$500 for 5 acres or more.		
Resubmittals/Revisions		
Residential: \$150	Nonresidential: \$200	
Streets and Addressing		
Street closure		\$1,000
Alley closure		\$500
Street name change		\$500
Subdivision name change		\$500
Address Assignment		
Fee only applies to subdivision lots and multi-tenant buildings if there are 5 or more addresses.		
Subdivision lots		\$5 per lot
Multi-tenant		\$10 per unit

Rezoning		
	Less than 5 acres	5 acres or more
Residential*	\$650	\$650 + \$50 per acre (\$5,000 max)
Nonresidential	\$1,000	\$1,000 + \$100 per acre (\$7,500 max)
Resubmittals/Revisions		
Residential: \$150		Nonresidential: \$200
Wireless Communication Facilities		
	Level I Review	Level II Review
Collocation	\$50	N/A
Small cell	\$250	\$750
New tower	\$600	\$1,500
Other Requests		
Appeal of commission decision		\$500
Appeal of staff decision		\$250
Ordinance amendment**		\$1,000
Zoning certification letter (county only)		\$60
Concept plan/tabled item extension		\$200
Postponement request (each)		\$75
HP overlay COA (city)		\$500
HP overlay slope analysis		\$75
Alternative compliance (form districts)		\$500
Master sign plan		\$1,150
Consultant review		\$1,500
Mapping and Printing		
Custom GIS map production		\$75 per hour of labor + \$20 per print
Subdivision plats (paper)		\$2
Map Copies		
36" x 48"		\$20
36" x 36"		\$15
24" x 36"		\$10
Other Copies		
Letter and legal sized, black/white		\$0.15 per page
Letter and legal sized, color		\$0.50 per page
No charge if printing total is less than \$5		

*For fee purposes, the following zones are also considered "residential":

County – Agriculture, Open Space, Estate Zones, and Rural Preservation | City – General Agricultural, Open Space, Natural Areas

**Fee applies to each requested text change to ordinance articles, sections, or sub-sections.

Updated: February 29, 2024

2024 Application Deadlines

MEETING INFO

Second Thursday of each month (except October) | 1:30 p.m. | Main Assembly Room | City County Building

Prior to placing your item on the meeting agenda, you must submit a completed application, and pay the specified fee. The Planning Commission may approve or deny an application, or take other appropriate action. Prior to submission of an application, a pre-submittal consultation with Planning staff is encouraged.

PLANNING COMMISSION	
Deadline Monday <i>by 4 p.m.</i>	Meeting Date 2nd Thursday of month
November 27, 2023	January 11, 2024**
December 27, 2023*	February 8, 2024
January 22, 2024	March 7, 2024 (first Thursday)
February 26, 2024	April 11, 2024**
March 25, 2024	May 9, 2024
April 29, 2024	June 13, 2024
May 28, 2024*	July 11, 2024**
June 24, 2024	August 8, 2024
July 29, 2024	September 12, 2024
August 19, 2024	October 3, 2024** (first Thursday)
September 30, 2024	November 14, 2024
October 28, 2024	December 12, 2024
November 25, 2024	January 9, 2025**

* PLEASE NOTE: Because the application deadline date is on a holiday, the deadline has been extended to the next business day.

** One Year Plan amendments will be heard in January, April, July, and October.

IMPORTANT NOTICES

Pre-application consultation

- A pre-application consultation with Planning staff is encouraged for all applications to be heard by the Commission, prior to filing an application. Staff will provide feedback on your proposal, advise you on application submittal items, and provide a projected review and schedule.
- The pre-application consultation should take place at least five business days prior to the deadline day for application submittal. To schedule your meeting, please call (865) 215-3193 or email applications@knoxplanning.org. Consultations can take place in person, over the phone, or virtually.

Complete Applications Required

- Complete applications must be received no later than 4 p.m. on the deadline day for submittals each month. We cannot accept incomplete applications. We recommend submitting electronic applications at least 24 hours prior to the filing deadline. This will allow ample time for staff to review your submittal and contact you for payment prior to the filing deadline.

APPLICATION WITHDRAWAL WITH FEE REFUND

Application withdrawal with fee refund may be permitted only if a written request is received no later than two days after the Planning Commission's deadline day. This request must be approved by the Executive Director. Applications may be withdrawn after this time, but without fee refund.