

# 2025 Schedule of Fees

Subdivision	
<b>Concept Plan</b>	
New road only	\$400
1-5 lots	\$500
6 or more lots	\$550 + \$25 per lot (\$1600 max)
<b>Resubmittals/Revisions</b>	
Residential: \$200	Nonresidential: \$250
<b>Plats</b>	
1-2 lots	\$250
3-5 lots	\$500
6 or more lots	\$500 + \$20 per lot
Exempt or corrected plat	\$250
<b>County Boundary Closure</b>	
1-2 lots	\$100
3 or more lots	\$150 + \$10 per lot
<i>Common areas included as lots</i>	
<b>Other Plat Fees</b>	
Variance Request (any number)	\$250
<i>Variances require Planning Commission approval</i>	
No subdivision (lot of record, easements, no additional lots)	\$250
<b>Development Plan (Administrative Review Only)</b>	
<b>City Review</b>	
<b>EN Zoning District</b>	
Addition visible from the street	\$100
New structure	\$250
<b>DK-E Zoning Districts</b>	
Renovation and addition	\$750
New construction	\$1,000
Multiple structures	\$2,500
<b>Middle Housing</b>	
Duplex, Triplex, or Fourplex	\$500
Townhouse or Multiplex	\$750
<b>Other</b>	
RN-4 zoning district - Townhouse/multifamily	\$500
Pocket neighborhood	\$500
<b>County Review</b>	
EC and BP zones	\$1,500
<b>Resubmittals/Revisions (applies to 3<sup>rd</sup>)</b>	
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
<b>Resubmittals/Revisions</b>		
Residential: \$200	Nonresidential: \$250	
<b>Planned Development</b>		
	<b>Preliminary Plan</b>	<b>Final Plan</b>
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
<b>Resubmittals/Revisions</b>	\$750	\$750
<b>Plan Amendment</b>		
	<b>&lt; 5 acres</b>	<b>5 acres +</b>
Comprehensive Plan	\$650	\$850
One Year Plan	\$650	\$850
Sector Plan	\$650	\$850
<i>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.</i>		
<b>Resubmittals/Revisions</b>		
Residential: \$150	Nonresidential: \$200	
<b>Streets and Addressing</b>		
Street closure		\$1,000
Alley closure		\$500
Street name change		\$500
Subdivision name change		\$500
<b>Address Assignment</b>		
<i>Fee only applies to subdivision lots and multi-tenant buildings if there are 5 or more addresses.</i>		
Subdivision lots	\$5 per lot	
Multi-tenant	\$10 per unit	

Rezoning		
	<b>&lt; 5 acres</b>	<b>5 acres +</b>
Residential*	\$650	\$650 + \$50 per acre (\$5,000 max)
Nonresidential	\$1,000	\$1,000 + \$100 per acre (\$7,500 max)
<b>Resubmittals/Revisions</b>		
Residential: \$150	Nonresidential: \$200	
<b>Wireless Communication Facilities</b>		
	<b>Level I Review</b>	<b>Level II Review</b>
Collocation	\$50	N/A
Small cell	\$250	\$750
New tower	\$600	\$1,500
<b>Other Requests</b>		
Appeal of commission decision		\$500
Appeal of staff decision		\$250
Ordinance amendment**		\$1,000
Zoning certification letter (county only)		\$60
Concept plan/tailed 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
<b>Mapping and Printing</b>		
Custom GIS map production	\$75 per hour of labor + \$20 per print	
Subdivision plats (paper)	\$2	
<b>Map Copies</b>		
36" x 48"	\$20	
36" x 36"	\$15	
24" x 36"	\$10	
<b>Other Copies</b>		
Letter and legal sized, black/white	\$0.15 per page	
Letter and legal sized, color	\$0.50 per page	
<i>No charge if printing total is less than \$5</i>		

\*For fee purposes, these 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: May 8, 2024**

# 2025 Application Deadlines

## MEETING INFO

Second Thursday of each month\* | 1:30 p.m. | Main Assembly Room\* | City County Building

\*Exceptions noted in table below

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.

Deadline Monday <i>by 4 p.m.</i>	Meeting Date 2nd Thursday of month
November 25, 2024	January 9, 2025** (Location: Small Assembly)
December 30, 2024	February 13, 2025*** (Location: Small Assembly)
January 27, 2025	March 13, 2025
February 24, 2025	April 10, 2025**
March 24, 2025	May 8, 2025***
April 28, 2025	June 12, 2025
May 27, 2025*	July 10, 2025**
June 23, 2025	August 14, 2025***
July 28, 2025	September 11, 2025
August 25, 2025	October 2, 2025** (first Thursday)
September 29, 2025	November 13, 2025***
October 27, 2025	December 11, 2025
November 24, 2025	January 8, 2026**

\* PLEASE NOTE: Because the application deadline date occurs 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.

\*\*\* Comprehensive Plan amendments will be heard in February, May, August, and November.

## IMPORTANT NOTICES

### Pre-application Consultations Required

- A pre-application consultation with staff is required for the following application types: comprehensive plan amendments, concept plans, use on reviews, special uses, and development plans. Staff will provide feedback on the request, advise on application submittal items, and provide a projected review schedule.
- A pre-submittal consultation with Planning staff is encouraged for all other application types and should occur prior to submission of an application.
- The pre-application consultation shall occur at least seven days prior to the deadline for application submittal. To schedule your meeting, please call (865) 215-3193 or email [applications@knoxplanning.org](mailto:applications@knoxplanning.org). Consultations can take place in person, over the phone, or virtually during designated office hours.

### Complete Applications Required

- Complete applications must be received no later than 4 p.m. on the deadline day for submittals each month. Incomplete applications will not be accepted. We recommend submitting electronic applications at least 24 hours prior to the filing deadline. This will allow ample time for staff to review the 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 a fee refund.