

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
Other	
RN-4 zoning district - Townhouse/multifamily	\$500
Pocket neighborhood	\$500
County Review	
EC and BP zones	\$1,500
Resubmittals/Revisions (applies to 3rd)	
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		
	< 5 acres	5 acres +
Comprehensive Plan	\$650	\$850
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

2025 Schedule of Fees

Rezoning		
	< 5 acres	5 acres +
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
TO/TO-1 (Administrative Reviews Only)		
Site Plan Review		\$350
Building/Grading Plan		\$300
Signs		\$175
Appeal		\$350
Plan Revision (3 rd set)		\$175
Other Requests		
Lifting/amending conditions on a previous case		\$300
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
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, 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: June 20, 2025

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 by 4 p.m.	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. 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.