

2019 Schedule of Fees

To place your item on the MPC meeting agenda, you must submit a completed application form and pay the specified fee. MPC may approve or deny an application, or take other appropriate action.

| SUBDIVISION | |
|--|----------------------|
| CONCEPT PLAN | |
| Less than 6 lots | \$500 |
| 6 or more lots | \$500 + \$30 per lot |
| FINAL PLAT | |
| Review Fees | |
| Less than 6 lots | \$500 |
| 6 or more lots | \$500 + \$20 per lot |
| Administrative (no variance request) | \$200 |
| Exempt Subdivision | \$250 |
| Corrected | \$200 |
| Resubmission (120 days after MPC denial) | \$250 |
| Additional Fees | |
| Variance Request (any number) | \$250 |
| County Boundary Closure (each submittal) | \$100 |
| Postponement Request (each request) | \$50 |
| DEVELOPMENT PLAN | |
| BP-1 Administrative Review | \$600 |
| C-6 | \$600 |
| EN-1 and EN-2 | \$50 |
| USE ON REVIEW | |
| Non-Residential Zone | \$1,500 |
| Residential Zone - More than 1 acre* | \$1,200 |
| Residential Zone - 1 acre or less* | \$450 |
| Similar Use Determination | \$200 |
| Residential Uses in C-3 and C-6 Zones | |
| 1 - 5 Dwelling Units | \$250 |
| 6 - 10 Dwelling Units | \$500 |
| 11 - 20 Dwelling Units | \$750 |
| 21 - 30 Dwelling Units | \$1,000 |
| 31 + Dwelling Units | \$1,500 |

| 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 |
| PLAN AMENDMENT | |
| One Year Plan/Sector Plan - Less than 5 acres | \$600 |
| One Year Plan/Sector Plan - 5 acres or more | \$800 |

| STREETS AND ADDRESSING | |
|--|--------------|
| Street Closure | \$750 |
| Alley Closure | \$400 |
| Street Name Change | \$500 |
| Subdivision Name Change | \$500 |
| Subdivision Lots Address Assignment | |
| 5 - 24 lots | \$5 per lot |
| 25 - 49 lots | \$150 |
| 50 - 99 lots | \$200 |
| 100 - 149 lots | \$250 |
| 150+ lots | \$300 |
| Multi-tenant Building Address Assignment | |
| 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 |

| OTHER REQUESTS | |
|--|---|
| Appeal of MPC Decision | \$500 |
| Appeal of Staff Decision to MPC | \$200 |
| ZONING | |
| REZONING - Basic/Overlay Districts (see districts below) | |
| Residential - Less than 5 acres* | \$500 |
| Residential - More than 5 acres* | \$500 + \$75 per acre (\$4,000 maximum) |
| Non-Residential - Less than 5 acres | \$1,000 |
| Non-Residential - More than 5 acres | \$1,000 + \$100 per acre (\$4,000 max.) |
| REZONING - Planned District (see districts below) | |
| Less than 5 acres | \$600 |
| More than 5 acres | \$600 + \$50 per acre (\$4,000 max.) |
| Ordinance Amendment (Change Zoning Text) | \$500 |
| Zoning Certification Letter | \$60 |
| Concept Plan/Tabled Item Extension | \$200 |

CITY OF KNOXVILLE ZONING DISTRICTS

| BASIC | | | | OVERLAY | PLANNED | |
|-------|------|-----|------|---------|---------|-------|
| R-1 | EN-1 | C-1 | I-2 | H-1 | RP-1 | PC-1 |
| R-1A | EN-2 | C-2 | I-3 | NC-1 | RP-2 | PC-2 |
| R-1E | O-1 | C-3 | I-4 | TO-1 | RP-3 | I-1 |
| R-2 | O-2 | C-4 | A-1 | IH-1 | SC-1 | BP-1 |
| R-3 | O-3 | C-5 | OS-1 | D-1 | SC-2 | TND-1 |
| R-4 | | C-6 | OS-2 | | SC-3 | TC-1 |
| | | C-7 | F-1 | | | |

Form Based Code Administration is through the City of Knoxville Office of Plans Review & Inspections for the Cumberland Avenue Corridor District (CU), and the South Waterfront District (SW).

KNOX COUNTY ZONING DISTRICTS

| BASIC | | | OVERLAY | PLANNED |
|-------|----|----|---------|---------|
| RAE | OA | CR | HZ | PR |
| RA | OB | CN | TO | PC |
| RB | OC | T | | SC |
| OS | CA | LI | | BP |
| E | CB | I | | TC |
| A | CH | F | | EC |

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

2019 MPC Application Deadlines

To place your item on the MPC meeting agenda, you must submit a completed application and pay the specified fee. MPC may approve or deny an application, or take other appropriate action.

| METROPOLITAN PLANNING COMMISSION | | | |
|---|---------------------------------------|-------------------------------|---|
| Standard Deadline Monday | Double Fee Deadline Monday | Final Plat Corrections | MPC Meeting Date 2nd Thursday of month |
| November 26, 2018 | December 3, 2018 | December 28, 2018 | January 10, 2019 |
| December 31, 2018 | January 7, 2019 | February 1, 2019 | February 14, 2019 |
| January 28, 2019 | February 4, 2019 | March 1, 2019 | March 14, 2019 |
| February 25, 2019 | March 4, 2019 | March 29, 2019 | April 11, 2019 |
| March 25, 2019 | April 1, 2019 | April 26, 2019 | May 9, 2019 |
| April 29, 2019 | May 6, 2019 | May 31, 2019 | June 13, 2019 |
| May 28, 2019* | June 3, 2019 | June 28, 2019 | July 11, 2019 |
| June 24, 2019 | July 1, 2019 | July 26, 2019 | August 8, 2019 |
| July 29, 2019 | August 5, 2019 | August 30, 2019 | September 12, 2019 |
| August 26, 2019 | September 3, 2019* | September 27, 2019 | October 10, 2019 |
| September 30, 2019 | October 7, 2019 | November 1, 2019 | November 14, 2019 |
| October 28, 2019 | November 4, 2019 | December 2, 2019* | December 12, 2019 |
| November 25, 2019 | December 2, 2019 | December 27, 2019 | January 9, 2020 |

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

IMPORTANT NOTICE

Any MPC application (**Except concept subdivision and use on review - Effective: August 6, 2018**) may be filed up to 5 business days after the Standard Deadline (Monday) by paying the required fee plus 20% (rounded to the nearest dollar) for each day past the Standard Deadline, culminating with Double Fee Monday.

| | | | | | |
|--|---------------------------------------|---|--|--------------------------------------|---|
| Standard Deadline MONDAY Base Fee | TUESDAY Base Fee + 20% | WEDNESDAY Base Fee + 40% | THURSDAY Base Fee + 60% | FRIDAY Base Fee + 80% | Double Fee MONDAY Base Fee +100% |
|--|---------------------------------------|---|--|--------------------------------------|---|

APPLICATION WITHDRAWAL WITH FEE REFUND

Application withdrawal with fee refund may be permitted only if a written request is received by MPC prior to public notice. This request must be approved by either the Executive Director, or the Planning Services Manager. Applications may be withdrawn after this time, but without fee refund.

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MEETING INFORMATION

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