

Jefferson City, Tennessee

Resolution No. 2025 - _____

**RESOLUTION AMENDING APPLICATION FEES FOR THE JEFFERSON CITY REGIONAL
PLANNING COMMISSION AND THE BOARD OF ZONING APPEALS**

WHEREAS, The City of Jefferson City Regional Planning Commission and Board of Zoning Appeals charge certain application fees to cover the administrative costs and the notification costs of processing such applications; and

WHEREAS, it has been determined that the application fees charged by the City of Jefferson City are inadequate to cover these costs, and

WHEREAS, the fees charged by the City of Jefferson City are generally less than other similar cities in the area, and

WHEREAS, the following revised fee schedule has been developed and is proposed for adoption:

Application Fees

Annexation – up to and including 20 acres Anything greater than 20 acres	\$100 (Plan of Services Review/ Comments) \$100 + \$10 per acre
Shifting lot lines	\$25
Rezoning Request	\$100
Variance Request	\$25
Site Plan Review	\$100
Site Plan Revisions	\$25
Stormwater Plan Review	\$50
Planned Unit Development (PUD)	\$150
Preliminary Subdivision Plat	1-2 lots \$50 3-10 lots \$100 11-30 lots \$150 31-50 lots \$200 Over 50 lots - \$300
Subdivision Bond Extension Fee	\$50
Final Subdivision Plat	1-25 lots \$25 26-50 lots \$100 Over 50 lots \$100 + \$5 per lot
Conditional Use Permit (Special Exception)	\$100
Special Called Meeting	\$500

Notes:

1. Historic Zoning Commission Application Fee - \$25.00

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Jefferson City, Tennessee that the Regional Planning Commission and Board of Zoning Appeals application fees listed above are approved.

BE IT FURTHER RESOLVED, that the fees shall take effect upon adoption of this resolution. This resolution is adopted this the 3rd day of November 2025.

Date: _____

Mitch Cain, Mayor

Bettina Chandler, City Recorder

Approved as to Form and Legality this ____ day of _____, 20__

City Attorney



CITY OF JEFFERSON CITY

Building Dept. - Codes Dept. - Planning Dept. - Phone: 865-475-9071

Proposed

Jefferson City Regional Planning Commission Fee Schedule

Annexation – up to and including 20 acres Anything greater than 20 acres	\$100 (Plan of Services Review/ Comments) \$100 + \$10 per acre
Shifting lot lines	\$25
Rezoning Request	\$100
Variance Request	\$25
Site Plan Review	\$100
Site Plan Revisions	\$25
Stormwater Plan Review	\$50
Planned Unit Development (PUD)	\$150
Preliminary Subdivision Plat	1-2 lots \$50 3-10 lots \$100 11-30 lots \$150 31-50 lots \$200 Over 50 lots - \$300
Subdivision Bond Extension Fee	\$50
Final Subdivision Plat	1-25 lots \$25 26-50 lots \$100 Over 50 lots \$100 + \$5 per lot
Conditional Use Permit (Special Exception)	\$100
Special Called Meeting	\$500
Notes: 1. Historic Zoning Commission Application Fee - \$25.00	



Jefferson City Tennessee

Application to Appear - Planning Commission /

Board of Zoning Appeals / Historic Planning Commission

Application to Appear – Meeting Date _____

Date of Application _____

Name & Phone Number _____

☐ Planning Commission - \$10.00 Fee

☐ Board of Zoning Appeals - \$10.00 Fee

☐ Historic Planning Commission - \$25.00 Fee

Describe your request and attach documents :

Sign and submit this form with your fee to the Jefferson City Building Official at City Hall in Jefferson City.

Applicant Signature

Those interested in subdividing property , developing property, or changing the zoning of a property within the Jefferson City Limit or the Jefferson City Growth Boundary must appear before the Planning Commission, the Board of Zoning Appeals or the Historic Planning

Fees:

Planning Commission	Fee
Annexation	\$300
Rezoning	\$150
Site Plan Review	\$100
Site Plan Review w/ Drainage Plan	\$300
Preliminary Subdivision Plat	\$100 + \$10/lot
Minor Division	\$30
Final Subdivision Plat	\$150 + \$5/lot
Prelim/Final Subdivision Plat (Six lots or less w/ street frontage and utilities in place (no drainage plan)	\$100 + 50/lot
Rezoning Request of Site Within Two (2) Years of Previous Zoning Action	\$750
Special Called Meeting	\$300

Fee Schedule from Winchester Tn. Population of 9700 per 2020 census

Population of
12,288 per 2020
Census

SCHEDULE OF FEES FOR THE CITY OF LEWISBURG		
Zoning Fees		
Amendments	\$250.00	
Appeal	\$250.00	
Request Variance	\$250.00	
Special Call Meeting Request	\$400.00	
Conditional Use Permit (Special Exception)	\$250.00	
Annexation Request	\$250.00	
Plat Review Fees		
Sketch Plat	\$0.00	
Site Plan Review	\$200.00	
Construction Plan Review	\$400.00	
Minor Plat (Two lots or less)	\$75.00	
Preliminary Plat	\$50.00 per Lot	
Final Plat	\$100.00 per Lot	
Cell Tower	\$400.00	
Junk Yard	\$500.00	
Land Disturbance Permit		
Disturbed Acreage	From	To
0.01 -- 0.99	\$50.00	\$50.00
1.00 -- 5.00	\$50.00	\$250.00
5.00 -- 10.00	\$250.00	\$500.00
10.00 -- 20.00	\$500.00	\$1,000.00
20.00 -- 30.00	\$1,000.00	\$1,500.00
30.00 -- 100.00	\$1,500.00	\$5,000.00
>100.00	\$5,200.00	
General Administrative Fees		
Zoning Verification Letters	\$10.00	
Zoning Compliance Fee	\$10.00	
Accessory Structure Applications	\$25.00	
Sign Permit	\$50.00	
Yard Sale	\$0.00	
Demo Permit	\$100.00	
Fireworks (per location)	\$750.00 Summer Season	
	\$375.00 Winter Season	
	\$950.00 Combined Seasons	
Traveling Shows, Carnivals, Circus	\$400.00	
Temporary Use Permits		
Christmas Tree Sales	\$55.00	
Temporary Buildings & Use Permit	\$100.00	
Religious Tent Meeting	\$0.00	
Transient Vendor	\$55.00	
Taxicab Permit	\$10 Annually Plus \$10 for each Taxicab Operated, Business License Required	



**PLANNING COMMISSION
FEE SCHEDULE**

Annexation

- | | |
|---|--|
| • Annexation, Contiguous | Less than 10 acres: \$ 100
Less than 50 acres: \$ 250
50 acres of more: \$ 500 |
| • Annexation, Non-Contiguous | Less than 10 acres: \$ 250
Less than 50 acres: \$ 400
50 acres of more: \$ 650 |
| • Annexation, Non-Contiguous, Outside UGB | \$2,500 |

Zoning

- | | |
|-------------------------------|--------|
| • Rezoning | \$ 500 |
| • Zoning Text Amendment | \$ 250 |
| • Zoning Certification Letter | \$ 50 |

Site Plan

- | | |
|---|--|
| • Site Plan Residential* | Residential: \$ 400, plus \$10/lot
Non-residential: \$ 400, plus \$0.02/sf |
| • Site Plan Major Modification | Residential: \$ 400, plus \$10/incl lot
Non-residential: \$ 400, plus \$0.02/sf |
| • Site Plan - Cellular /Communication Tower | \$1,000; or \$100/DAS |

Subdivision Plat

- | | |
|--|-----------------------|
| • Preliminary Plat / Engineering Plan* | \$ 350, plus \$20/LOT |
| • Final Plat Administrative Review (Lot Split) | \$ 250 |
| • Final Plat Minor Subdivision Review | \$ 350 |
| • Final Plat | \$ 350, plus \$20/LOT |

Planned Development

- | | |
|----------------------------|--|
| • Development Plan | Residential: \$1,000, plus \$10/lot
Non-residential: \$1,000, plus \$0.02/sf |
| • Development Modification | Residential: \$1,000, plus \$10/incl lot
Non-residential: \$1,000, plus \$0.02/sf |

Miscellaneous

- | | |
|-------------------------------------|--------|
| • Special Use | \$ 300 |
| • Variance | \$ 300 |
| • Appeal of Administrative Decision | \$ 250 |

* Professional Review Fees may be charged in addition to the fees noted above.