Jefferson City, Tennessee

Resolution	No. 2025	-
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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	\$100 (Plan of Services Review/ Comments)
Anything greater than 20 acres	\$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
2	Over 50 lots \$100 + \$5 per lot
Conditional Use Permit (Special Exception)	\$100
Special Called Meeting	\$500

Historic Zoning Commission	Application Fee - \$25.00
	SOLVED by the City Council of the City of Jefferson anning Commission and Board of Zoning Appeals
application fees listed above are app	
E BOLDENYE YE DESCRIPTION EN CORLIGERAL	
	that the fees shall take effect upon adoption of this
BE IT FURTHER RESOLVED , t	
BE IT FURTHER RESOLVED , t	
BE IT FURTHER RESOLVED , t	d this the 3 rd day of November 2025.
BE IT FURTHER RESOLVED , t	d this the 3 rd day of November 2025Date:
BE IT FURTHER RESOLVED , t	d this the 3 rd day of November 2025Date:
BE IT FURTHER RESOLVED , to resolution. This resolution is adopted	d this the 3 rd day of November 2025Date:
BE IT FURTHER RESOLVED , to resolution. This resolution is adopted	d this the 3 rd day of November 2025Date:



CITY OF JEFFERSON CITY

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

Proposed

<u>Jefferson City Regional Planning Commission Fee Schedule</u>

Annexation – up to and including 20 acres	\$100 (Plan of Services Review/ Comments)
Anything greater than 20 acres	\$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
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	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
Notos	

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.
y*
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	\$10.00	
Sign Permit		
Yard Sale	\$50.00 \$0.00	
Demo Permit	\$100.00 \$750.00 Summer Season	
Fireworks (per location)	\$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, Contiguous	Annexa	<u>ation</u>		
Annexation, Non-Contiguous Annexation, Non-Contiguous, Outside UGB Annexation, Non-Contiguous, Outside UGB Annexation, Non-Contiguous, Outside UGB Annexation, Non-Contiguous, Outside UGB Annexation, Non-Contiguous, Outside UGB Annexation, Non-Contiguous, Outside UGB Annexation, Non-Contiguous, Outside UGB Annexation, Non-Contiguous, Outside UGB \$2,500 Annexation, Non-Contiguous, Outside UGB \$2,500 Annexation, Non-Contiguous, Outside UGB \$2,500 Annexation, Non-Contiguous, Outside UGB \$2,500 Annexation, Non-Contiguous, Outside UGB \$2,500 Annexation, Non-Contiguous, Outside UGB \$2,500 Annexation, Non-Contiguous, Outside UGB \$2,500 Annexation, Non-Contiguous, Outside UGB \$2,500 Annexation, Non-Contiguous, Outside UGB \$2,500 Annexation, Non-Contiguous, Outside UGB \$2,500 Annexation, Non-Contiguous, Outside UGB \$2,500 Annexation, Non-Contiguous, Outside UGB Annexation, Non-residential: Annon-residential: Annexation, Non-residential: Annexation Non-residential: Annexat	•	Annexation, Contiguous		
 Annexation, Non-Contiguous Less than 10 acres: \$ 250 Less than 50 acress: \$ 400 50 acres of more: \$ 650 Annexation, Non-Contiguous, Outside UGB Rezoning Rezoning Zoning Text Amendment Zoning Certification Letter Site Plan Site Plan Residential* Site Plan Major Modification Site Plan - Cellular /Communication Tower Subdivision Plat Preliminary Plat / Engineering Plan* Final Plat Administrative Review (Lot Split) Final Plat Minor Subdivision Review Final Plat Minor Subdivision Review Final Plat Modification Residential: 3 400, plus \$10/lot Non-residential: 4 400, plus \$0.02/sf 8 400, plus \$0.02/sf \$ 400, plus \$0.02/sf \$ 1,000; or \$100/DAS Subdivision Plat Preliminary Plat / Engineering Plan* Final Plat Administrative Review (Lot Split) Final Plat Minor Subdivision Review Development Modification Residential: \$1,000, plus \$10/lot Non-residential: \$1,000, plus \$0.02/sf Residential: \$1,000, plus \$10/lot Non-residential: \$1,000, plus \$10/lot Non-residential: \$1,000, plus \$0.02/sf Miscellaneous Special Use Variance 				•
Less than 50 acres: \$ 400 50 acres of more: \$ 650 • Annexation, Non-Contiguous, Outside UGB Zoning • Rezoning • Zoning Text Amendment • Zoning Certification Letter Site Plan • Site Plan Residential* • Site Plan Major Modification • Site Plan - Cellular /Communication Tower Subdivision Plat • Preliminary Plat / Engineering Plan* • Final Plat Administrative Review (Lot Split) • Final Plat Minor Subdivision Review • Final Plat • Development • Development Modification Planned Development • Development Modification Residential: Residential: \$ 400, plus \$10/lot Non-residential: \$ 400, plus \$0.02/sf Residential: \$ 400, plus \$0.02/sf Residential: \$ 400, plus \$0.02/sf \$ \$ 1,000; or \$100/DAS Residential: \$ 350, plus \$20/LOT \$ 250 \$ 350 \$ 350 Planned Development • Development Modification Residential: Non-residential: Non-residential: Non-residential: \$ 1,000, plus \$10/lot Non-residential: \$ 1,000, plus \$0.02/sf Residential: \$ 1,000, plus \$0.02/sf			50 acres of more:	\$ 500
Less than 50 acres: \$ 400 50 acres of more: \$ 650 • Annexation, Non-Contiguous, Outside UGB Zoning • Rezoning • Zoning Text Amendment • Zoning Certification Letter Site Plan • Site Plan Residential* • Site Plan Major Modification • Site Plan - Cellular /Communication Tower Subdivision Plat • Preliminary Plat / Engineering Plan* • Final Plat Administrative Review (Lot Split) • Final Plat Minor Subdivision Review • Final Plat • Development • Development Modification Planned Development • Development Modification Residential: Residential: \$ 400, plus \$10/lot Non-residential: \$ 400, plus \$0.02/sf Residential: \$ 400, plus \$0.02/sf Residential: \$ 400, plus \$0.02/sf \$ \$ 1,000; or \$100/DAS Residential: \$ 350, plus \$20/LOT \$ 250 \$ 350 \$ 350 Planned Development • Development Modification Residential: Non-residential: Non-residential: Non-residential: \$ 1,000, plus \$10/lot Non-residential: \$ 1,000, plus \$0.02/sf Residential: \$ 1,000, plus \$0.02/sf			Loss than 10 agrees	¢ 250
• Annexation, Non-Contiguous, Outside UGB • Annexation, Non-Contiguous, Outside UGB Zoning • Rezoning • Zoning Text Amendment • Zoning Certification Letter Site Plan • Site Plan Residential* • Site Plan Major Modification • Site Plan - Cellular /Communication Tower Subdivision Plat • Preliminary Plat / Engineering Plan* • Final Plat Administrative Review (Lot Split) • Final Plat Minor Subdivision Review • Final Plat • Development • Development Modification Miscellaneous • Special Use • Special Use • Variance Subdivision Review • Special Use • Variance * \$00 \$ 500 \$ 250 \$ 500 \$ 250 \$ 400, plus \$10/lot Non-residential: \$ 400, plus \$0.02/sf \$ 400, plus \$0.02/sf \$ 400, plus \$0.02/sf \$ 1,000; or \$100/DAS * \$00 \$ 350, plus \$20/LOT \$ 250 \$ 350, plus \$20/LOT \$ 1,000, plus \$10/lot Non-residential: \$ 1,000, plus \$10/lot \$ 1,000, plus \$0.02/sf \$ 1,000, plus \$0.02/sf \$ 1,000, plus \$0.02/sf \$ 300 \$ 300 \$ 260	•	Annexation, Non-Contiguous		
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Miscellaneous Special Use Variance Non-residential: \$1,000, plus \$0.02/sf \$300 \$300 \$300				
Miscellaneous Special Use Variance \$ 300 \$ 300	•	Development Modification		
 Special Use Variance \$ 300 \$ 300 \$ 250 			Non-residential:	\$1,000, plus \$0.02/sf
 Special Use Variance \$ 300 \$ 300 \$ 250 	Miscal	Haneous		
• Variance \$ 300				\$ 300
Φ 250		•		\$ 300
Appeal of Administrative Decision	•	Appeal of Administrative Decision		\$ 250

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