



# CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION

Effective for Payments on and after September 2, 2023

## **Rezoning Requests:**

To Agricultural (AG not AGC) and Estate Districts (E-1 or E-1A)	\$400
To R-1 / R-1A or RM zones: 5 Acres or less	\$600
To R-1 / R-1A or RM zones: Greater than 5 Acres	\$1500
All Other Zoning Districts (not listed)	\$1500
Planned Unit Development (PUD or MXU-PUD)	\$2000
Amended Rezoning Application	\$400
Applicant Requested Deferral (after 1 deferral)*	\$250

## **Site Plans:**

Base Fee (plus units and square footage below)	\$350 +
Residential / Multi-Family	+ \$10 per dwelling unit
Non-Residential	+ \$0.04 per square foot
Staff Level	\$400

## **Subdivisions:**

### **Preliminary Plats**

1-2 Lots	\$200
3-10 Lots	\$400
11+ Lots	\$300 + \$20 per lot

### **Final Plats and Replats**

1-2 Lots	\$200
3-10 Lots	\$250
11+ Lots	\$200 + \$15 per lot

<b>Minor Plats (Preliminary and Final 1-10 lots) –</b>	Preliminary Fee Shall Apply
<b>Staff Level Minor Plats (1-2 Lots) –</b>	\$200
<b>Variance Request –</b>	\$200 for up to 2 + \$100 per additional
<b>Minor Revisions to a Preliminary Plan* –</b>	\$300
<b>Major Revisions to a Preliminary Plan* –</b>	50% of the original fee
<b>Third and subsequent reviews of a Prelim or Final Plat –</b>	25% of the original fee per occurrence
<b>Applicant Deferral (third deferral &amp; each thereafter) –</b>	\$300
<b>Preliminary Subdivision Extension –</b>	\$250
<b>Right of Way Dedication:</b>	\$350

## **Common Design Review Board and Regional Historic Zoning Board Applications:**

Sign Application	\$50
Additions and Modifications:	
Staff Level*	\$150
Board Level*	\$350
Site Development & Building Applications	\$350
In-Kind Routine Repair & Maintenance*	No Fee
Appeal of staff decision to RPC	\$250

## **Annexation – Must be paid to RPC prior to beginning Annexation work**

Annexation up to 10 acres (not including right of way)	\$1000
Annexation of 10 - 100 acres (not including right of way)	\$1500
Annexation over 100 acres (not including right of way)	\$2000
Annexation with a Zone Change	Additional \$1500

## **City ROW Abandonment:** \$250

## **Maps, copies, etc.**

*Charges of less than \$5.00 will be waived*

Black & White Copies	
letter & legal	\$0.25 per side
11" x 17"	\$0.50 per side
Color Copies	
letter & legal	\$0.50 per side
11" x 17"	\$1.00 per side
Maps and Plats without aerial imagery or zoning	
18" x 24"	\$15
22" x 34"	\$20
34" x 49"	\$25
Add Aerial Imagery and/or zoning	+\$10 per map
Custom Map Labor Time	\$50/hour
	minimum charge \$50
	additional time billed in 15 minute blocks
City Zoning Ordinance or County Zoning Resolution	\$50

## **Debit/Credit Card Convenience Fee** 4% added for payment with a debit / credit card

\* = up to the discretion of the Director of the Regional Planning Commission

**Fee and Review Policies:****Preliminary and Final Plat Review Policy:**

Following the submittal of a site plan, preliminary subdivision, or final plat including staff level reviews, the RPC will provide initial staff and department comments to the project engineer or surveyor. Included in the original fee is a maximum of two (2) revised plats or site reviews which may be submitted to address the original comments. Each subsequent revision will require a fee equal to 25% of the original application fee. In the case that significant changes to the property or area have occurred or an oversight by a department or the RPC staff no revision fee will be required.

**Deadline for revisions:**

For site plans and subdivision that go before the RPC for action, all revisions must be provided to the staff by the close of business the day before the informal RPC meeting to avoid being deferred to the following month.

**60-Day Subdivision Review Requirement:**

Any subdivision plans which are revised and provided after an RPC Board deferral will be considered a new subdivision review and will reset the TCA 13-3-404(a) 60-day review period in which the RPC must approve or disapprove a plat or subdivision.