CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

Fee Schedule Effective: July 28, 2026

Rezoning Requests:

To Agricultural (AG not AGC) of any size -OR- Estate Districts (E-1, E-1A, EM-1, EM-1A) less than 5 acres	$1,200
To R-1 / R-1A or RM zones: 5 Acres or less	$1,600
To R-1 / R-1A or RM zones: Greater than 5 Acres	$2,000
Planned Unit Development (PUD)	$2,400
All other zoning district requests	$2,000
Amended Rezoning Application	$600
Applicant Requested Deferral (after 1 deferral)*	$400

Site Plans:

Residential/Multi-family	$1,100 + $15 per dwelling unit
Non-Residential	$1,100 + $0.10 per square foot for the first 25,000 square feet, then $0.02 per square foot
Staff Level	$900
Revised Site Plan after approval	50% of original fee (capped at $1,500)
Revised Landscape Plan after site plan release	$450
Site Plan Deferral Fee after 2nd applicant requested deferral*	$450

Subdivision Plats:

Preliminary Plats

Minor Subdivision (3-5 Lots and no infrastructure)	$900
Preliminary Subdivision	$1,100 + $25 per lot
Right of Way Preliminary Subdivision	$900
Revised Preliminary Subdivision (Administrative)*	50% of original fee (capped at $1,500)
Revised Preliminary Subdivision (To RPC)*	Full Fee (capped at $1,500)
Preliminary Plan Deferral Fee after 2nd applicant requested deferral*	$450 per deferral

Final Plats

Minor Staff Level 1-2 Lots and 1-2 Lot Replats	$350
Administrative Final Plat (1-25 Lots)	$900
Final Right of Way Plat	$900
Final Plat to RPC	$1,100 + $15 per lot
Final Plat Deferral Fee after 2nd applicant requested deferral*	$450 per deferral
Subdivision Variance Request -	$1,200 for 2 + $500 per additional

Common Design Review Board and Regional Historic Zoning Board Applications:

Sign Application	$50
Additions and Modifications:	
Staff Level*	$300
Board Level*	$1,000
Site Development & Building Applications	$1,000
In-Kind Routine Repair & Maintenance*	No Fee
Appeal of staff decision to RPC	$300

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

Annexation up to 10 acres (not including right of way)	$2,000
Annexation over 10 acres (not including right of way)	$2,300
Annexation with a Zone Change	Additional $700

City ROW Abandonment: $750

Maps, copies, etc.

Black & White Copies up to 11" X 17"	$0.50 per side
Color Copies up to 11" X 17"	$1.00 per side
Maps and Plats without aerial imagery or zoning	
18" x 24"	$20
24" x 24"	$25
24" x 36"	$28
36" X 36"	$30
Add Aerial Imagery and/or zoning	+$10 per map added
Custom Map Labor Time	$65/hour minimum charge $65 additional time billed in 15-minute blocks
City Zoning Ordinance, County Zoning Resolution, Comp Plan	$55

Charges of less than $5.00 will be waived

Debit/Credit Card Convenience Fee 4% additional

**** = at 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 originally submitted fee is a maximum of two (2) revised plats 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.

Revisions to Subdivisions and Site Plans:

Applications for subdivisions or site plan reviews that undergo major revisions after submission or require resubmittal to reviewing departments may, at the discretion of staff, be deferred and withheld from placement on an agenda until sufficient time is available for comprehensive review by all parties.

For site plans and subdivisions 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.