

City of Mt. Juliet
Planning & Zoning Department
Submittal Fees

Unless otherwise noted, all fees listed cover required public notices and processing through the Planning Commission, Board of Zoning Appeals and Board of Commissioners (as required). ~~A separate charge for Public Notice Signs is assessed per sign.~~

Assessed fees do not cover the cost of traffic studies, flood studies, landscape plan review, geotechnical studies or any other studies required by the Planning Commission or City Commission, which costs shall be charged to and paid by the applicant.

All acreage calculations are to be rounded up to the next whole acre.

I. Annexation

~~\$1,000 \$100.00 per property up to and including 25 acres per application~~

~~\$200.00 per property over 25 acres~~

~~Plus a \$75 Administrative Advertising Fee per single or group request~~

~~Multiple requests submitted by adjoining lot owners or from lot owners within the same Subdivision (if covered in the same Plan of Services) may be processed under the same application at the rate of four~~

~~(4) lots per \$100 fee paid, \$25 for each additional lot.~~

II. Land Use Map Amendment

~~\$250-1,000 per application property owner~~

III. Text Amendment – Land Development Code

\$400 Zoning, Subdivision Regulations, Other

IV. Rezoning (see Sign and Notice provisions in Section IX)

a. Rezone (Non-PUD) Non-PUD

~~\$1,000 per application 500 Up to 5.0 acres; plus,~~

~~\$20/acre for the next 15 acres (5.01 – 20.0 acre); plus,~~

~~\$5/acre for the next 80 acres (20.01 – 100.0 acre); plus,~~

~~\$2.50/acre for all acres thereafter~~

~~Plus an Administrative Advertising Fee of \$50~~

b. PUD - Preliminary Master Development Plan Approval

~~\$1,000 – up to 5 acres~~

~~\$2,000 – 5.01 – 20 acres 650 Up to 5.0 acres; plus,~~

~~\$3,000 – 20.01+ acres 25/acre for the next 15 acres (5.01 – 20.0 acre); plus,
\$10/acre for the next 80 acres (20.01 – 100.0 acre); plus,
\$5/acre for all acres thereafter
Plus an Administrative Advertising Fee of \$50 PC fees v 2013 Page 2 of 5~~

c. PUD - Final Master Development Plan Approval

~~\$500 – up to 5 acres
\$750 – 5.01 – 50 acres
\$1,000 – 50.01+
\$300 Up to 5.0 acres; plus,
\$10/acre for the next 95 acres (5.01 – 100.0 acre); plus,
\$2.50/acre for the next 400 acres (100.01 – 500.0 acre); plus,
\$1.25/acre for all acres thereafter~~

d. Zoning Letters ~~\$50~~

- ~~1. Zoning Verification Letter \$25~~
- ~~2. Zoning Compliance Letter \$50~~

V. PUD Amendments

a. Amendment - Approved Preliminary or Final Master Development Plan; ~~to Regional Planning Commission & Board of Commissioners. Fee calculated based on affected area.~~

~~\$1,000
\$300 Up to 5.0 acres; plus,
\$15/acre for the next 95 acres (5.01 – 100.0 acre); plus,
\$7.50/acre for the next 400 acres (100.01 – 500.0 acre); plus,
\$3.75/acre for all acres thereafter
Plus an Administrative Advertising Fee of \$50~~

b. Minor Site Modification - ~~\$300~~\$375

VI. Site Plans ~~(Master & Site Development Plans)~~

a. Site Plan Approval ~~(RPC):~~

~~\$1,000 – up to 3 acres
\$2,000 – 3.01 – 20 acres
\$3,000 – 21.01+ acres
\$500 for 0 to 3.00 acres; plus,
\$100 per acre, or fraction thereof, up to a maximum of \$3,000 per project.~~

b. Site Plan Modification/Accessory/Buildings/Additions /Expansions (RPC or Administrative)

~~\$375
\$250 for 0 to 3.00 acres; plus,
\$50 per acre, or any fraction thereof, up to a maximum of \$1500 per project.~~

c. Landscape Plan Review Landscape review fees are included in plan review fees. – For any Site Plans, Subdivisions, and Planned Unit Developments requiring a Consultant Review:

~~First & Second Review: \$150 for 0 to 3.00 acres;
plus \$50 per acre, or any fraction thereof, up to a maximum of \$1,000 per project.
Third & Following Reviews: \$75~~

**d. ~~Modification of Landscape Plan~~
50% of the Landscape Review Fee**

VII. Board of Zoning Appeals

- a. ~~Variance Request Administrative Appeal: \$500~~
- b. ~~Conditional Use Permit: \$500~~
- c. ~~Variance: \$500~~

~~Single Family Residential—\$100.00, plus cost of all public notice signs.~~

~~All Others—\$300.00, plus cost of all public notice signs. PC fees v 2013 Page 3 of 5~~

~~b. Conditional Use Permit (includes Major Home Occupation)~~

~~\$150.00, plus cost of all public notice signs.~~

~~c. Administrative Appeal—\$200.00~~

VIII. Subdivisions

- a. Concept Plan \$250.00
- b. Modification of Concept Plan \$125

- c. Preliminary Subdivision Plat
\$1,000 – up to 50 lots

\$2500 – 51 or more lots

~~— 1-25 lots—\$500 plus \$25 per lot~~

~~— 26-50 lots—\$1,000 plus \$25 per lot~~

~~— 50 lots or more—\$2,500 plus \$25 per lot~~

- d. Preliminary Plat Modification

\$500 – up to 50 lots

\$1,250 – 51 or more lots 375 + \$25 per lot

~~\$500 Construction/Infrastructure Plan Review~~

- e. Final ~~Subdivision~~ Plat (RPC and/or Staff Approval)

\$500 – up to 26 lots

\$1,000 – 26-50 lots

\$1,500 – 51+ lots

\$200.00 plus \$25 per lot

- f. ~~Modification of Preliminary or Administrative or RPC~~ Final Plat Modification

\$200

~~50% of the calculated fees~~

- g. Subdivision Regulation Variance

\$150 per request

~~\$100.00 per Variance request~~

IX. Home Occupation

- a. Major Home Occupation \$20
- b. Minor Home Occupation \$20

X. Signs

Exhibit B

a. Permanent Signs

\$125 per wall sign

\$200 per monument sign

\$50 per sign reface

*For signs placed prior to approval/permitting, the fee will be double the amount shown.

b. Temporary sign - \$25 per permit

IX. *REQUIRED NOTICE PROCEDURES*****

~~a. For all applications currently requiring the posting of signs and/or the mailing of notices to adjoining property owners, whether to the Board of Commissioners, Regional Planning Commission, or Board of Zoning Appeals, the City may require that the applicant be responsible for performing the actions under this Section according to the procedures established by the City of Mt. Juliet.~~

~~b. In addition to the above applications, all applications for rezoning, Planned Unit Development, and Planned Unit Development Amendments shall require the mailing and posting of signs/notices prior to Regional Planning Commission meeting, as specified below.~~

~~SIGNS. A minimum of one sign shall be posted on the subject property and adjacent property as necessary to provide adequate notice to the public.~~

~~a. The applicant shall be required to pick up and post signs as instructed by Planning & Zoning Staff. A fee will be assessed to the applicant for the cost of each sign.~~

~~b. The applicant shall submit a signed and dated Affidavit attesting to the posting of signs and that signs will be maintained through the Planning Commission meeting date.~~

~~c. All signs shall be removed by the applicant within five (5) working days following the meeting for which they pertain.~~

~~NOTICES. Notices shall be mailed to adjoining property owners as follows.~~

~~a. The applicant shall prepare a "tax assessor" type map showing the property and all adjoining properties. In the case where a street is adjacent to the subject site,~~

~~PC fees v 2013 Page 4 of 5~~

~~properties across the street shall be considered 'adjoining.' A typed list containing each adjoining property shall be prepared that includes the following: property owner name, mailing address, Tax Map and Parcel number.~~

~~b. The Planning & Zoning Office and/or City Recorder's Office will provide the applicant with the "notice" to be mailed to property owner's identified in 'a' above. The applicant shall make copies of the notice and insert one such notice in a business size envelope, addressed to each individual property owner. Said envelopes shall use the appropriate address below as the "return address" and seal and mark envelopes with appropriate postage. Notice for the~~

Exhibit B

Regional Planning Commission shall contain postage for first-class mail through the U.S. Post Office. Notices prepared for the Board of Commissioners shall be prepared for Certified Mail.

~~Planning Commission Meeting: Board of Commissioners Meeting:~~

~~Planning & Zoning Office~~

~~City Recorder City of Mt.~~

~~Juliet City of Mt. Juliet~~

~~73 E. Hill Street 2425 N. Mt.~~

~~Juliet Road Mt. Juliet, TN~~

~~37122 Mt. Juliet, TN 37122~~

~~c. The applicant shall then submit the map, property owner list, and completed envelopes described in 'a' and 'b' above to Staff, as well as the Affidavit required for any applicable signs.~~

~~The failure to deliver the above within the time frame required, will result in the application not being heard on the scheduled Regional Planning Commission meeting dat~~

Exhibit B

PART II - CODE OF ORDINANCES
Chapter 26 - TAXATION
ARTICLE VI. PLANNING/ZONING FEES

ARTICLE VI. PLANNING/ZONING FEES

Sec. 26-147. Fee schedule.

The Fee Schedule, as adopted by the Board of Commissioners, is available on the City of Mt. Juliet's official website and by contacting or visiting the Planning Department or other designated administrative offices.

In pursuance of the purposes established by this article, the following interim fee schedule has been adopted:

Purpose	Fee
Zoning	
Land-use plan amendment	\$ 250.00
Rezoning requests for all zoning districts, except residential or commercial planned unit development districts (includes all public notices and processing to planning commission and city commission)	
Text amendments	400.00
Property	
Up to five acres	400.00
Plus, next 6—100 acres (per acre)	5.00
Plus, over 100 acres (per acre)	2.50
Rezoning requests with preliminary master development plan for residential, mixed use or commercial planned unit developments	
New preliminary plan	
Up to five acres	400.00
Plus, next 6—100 acres (per acre)	20.00
Plus, over 101—500 acres (per acre)	10.00
Plus, next 501 acres and up (per acre)	5.00
Revise/amend/cancel preliminary plan 50 percent or more	
Up to five acres	400.00
Plus, next 6—100 acres (per acre)	20.00
Plus, over 101—500 acres (per acre)	10.00
Plus, next 501 acres and up (per acre)	5.00
Revise/amend/cancel preliminary plan 50 percent or less	
Up to five acres	300.00
Plus, next 6—100 acres (per acre)	15.00
Plus, over 101—500 acres (per acre)	7.50
Plus, next 501 acres and up (per acre)	3.75
Plus, cost of traffic studies, flood studies, geotechnical studies or any other studies required by the planning commission or city commission	

Exhibit B

	-Final master development plan review fees for residential, mixed use and commercial planned unit developments	
	-Up to five acres	—200.00
	-Next 6—100 acres (per acre)	—5.00
	-Over 101—500 (per acre)	—2.50
	-Next 501 acres and up (per acre)	—1.25
	-Master development plan review fees for variable lot residential developments (cluster subdivisions), multifamily developments, manufactured home parks, commercial complexes	—500.00
	-Plus, beginning at 3.01 acres (per acre or any fraction thereof)	—100.00
	-Maximum of per project	3,000.00
	-Plus, cost of traffic studies, flood studies, geotechnical studies or any other studies required by the planning commission or city commission	
	-Master development plan modification	Same
	-Commercial site plan review fees	—500.00
	-Plus, beginning at 3.01 acres (per acre or any fraction thereof)	—100.00
	-Maximum of per project	3,000.00
	-Plus, cost of traffic studies, flood studies, geotechnical studies or any other studies required by the planning commission or city commission	
	-Master development plan modification	Same
	-Expansion of existing commercial	
	-Type 1 expansion	
	-Structure, either an addition to an existing building or a freestanding accessory structure up to 2,000 square feet in floor area or 50 percent of the total square footage of the existing building, whichever is less	—250.00
	-Plus, beginning at 3.01 acres (per acre)	—50.00
	-Maximum of per project	1,500.00
	-Plus, cost of traffic studies, flood studies, geotechnical studies or any other studies required by the planning commission or city commission	
	-Modification of type 1 site plan	Same
	-Type 2 expansion (same as new commercial)	
	-Structure, either an addition to an existing building or a freestanding accessory structure up to 2,001 square feet in floor area or in excess of 50 percent of the total square footage of the existing building, whichever is less	—500.00
	-Plus, beginning at 3.01 acres (per acre)	—100.00
	-Maximum of per project	3,000.00
	-Plus, cost of traffic studies, flood studies, geotechnical studies or any other studies required by the planning commission or city commission	
	-Modification of type 2 site plan	Same
	-Landscape plan review fees for commercial site plans, commercial complexes and residential, mixed use and commercial planned unit developments	—150.00
	-Plus, beginning at 3.01 acres (per acre)	—50.00
	-Maximum of per project	1,000.00
	-Modification of landscape plan	Same
	-Landscape plan review fees for transitional protective yards in residential subdivisions	
	-Per linear foot of required transitional protective yard	—0.25
	-Modification of landscape plan (TPY)	Same
	-Zoning certificate (letter)	—15.00
	-Board of zoning appeals	

Exhibit B

	-Variance request, plus cost of all public notices and signs	—100.00
	-Administrative appeals, plus cost of all public notices and signs	—100.00
	-Conditional use permit, plus cost of all public notices and signs	—100.00
	-Fees to be paid at the time application and as condition for processing any application. The fees charged herein, in addition to and separate from any fee charges for sewer development, sewer use or sewer rate fees as set forth in city ordinances	
	-Copy of city zoning regulations	—75.00
Subdivisions		
	-Conceptual subdivision plat	1,000.00
	-Plus, cost of traffic studies, flood studies, geotechnical studies or any other studies required by the planning commission or city commission	
	-Modification of conceptual subdivision plat	Same
	-Preliminary subdivision plat	
	-10—25 lots	—500.00
	-Plus, per lot for construction plan review	—25.00
	-26—50 lots	1,000.00
	-Plus, per lot for construction plan review	—25.00
	-50 lots or more	2,500.00
	-Plus, per lot for construction plan review	—25.00
	-Plus, cost of traffic studies, flood studies, geotechnical studies or any other studies required by the planning commission or city commission	
	-Modification of preliminary subdivision plat	Same
	-Final subdivision plat	—100.00
	-Plus, per lot	—25.00
	-Plus, cost of traffic studies, flood studies, geotechnical studies or any other studies required by the planning commission or city commission	
	-Modification of final subdivision plat	Same
	-Subdivision amendment	—100.00
	-Plus, per lot	—7.50
	-Subdivision variance (per variance)	—100.00
	-Subdivision performance bond	
	-New or replacement, with application	—50.00
	-Extension of existing	—25.00
	-Reduction only	—25.00
	-Release	No fee
	-Subdivision maintenance bond	
	-New or replacement	—50.00
	-Extension of existing	—25.00
	-Reduction only	—25.00
	-Release	No fee
	-Copy of subdivision regulations	—75.00

(Code 1997, § 6-6-106; Ord. No. 2002-37, 10-28-2002; Ord. No. 2008-12, §§ 2-4, 2-11-2008)