

ROBERTSON REGIONAL COUNTY PLANNING COMMISSION

REVISED 12/5/19

APPLICATION FOR SKETCH, PRELIMINARY AND FINAL SUBDIVISION PLAT APPROVAL

DATE FILED: _____ **MEETING DATE:** _____

1. NAME OF SUBDIVISION: _____

2. NAME OF APPLICANT OR DEVELOPER: _____ **PHONE:** _____

ADDRESS: _____
(Street No. and Name)

(City) (State) (Zip Code)

3. PROPERTY OWNER: _____ **PHONE:** _____

ADDRESS: _____
(Street No. and Name)

(City) (State) (Zip Code)

4. LAND SURVEYOR OR ENGINEER: _____ **PHONE:** _____

ADDRESS: _____
(Street No. and Name)

(City) (State) (Zip Code)

5. ENGINEER: _____ **PHONE:** _____

ADDRESS: _____
(Street No. and Name)

(City) (State) (Zip Code)

6. LOCATION OF SUBDIVISION: On the _____ side of _____
(Road)

_____ feet _____ of _____
(Direction) (Road)

7. TOTAL ACREAGE: _____ **NUMBER OF LOTS:** _____

CURRENT ZONING CLASSIFICATION: _____

VOTING DISTRICT: _____

8. LIST ALL CONTIGUOUS HOLDINGS IN SAME OWNERSHIP, AS DEFINED IN THE SUBDIVISION REGULATIONS.

9. TAX MAP NUMBER(S) _____ **PARCEL NUMBER (S)** _____

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10. First submittal: **FIVE (5) FULL SIZE COPIES.** Second submittal: **FIFTEEN (15) COPIES: (FIVE (5) FULL SIZE COPIES AND TEN (10) REDUCED 11" X 17" COPIES)** are required. **Failure to submit the corrected second submittal will result in the item being deferred until a future meeting.**
11. A MINIMUM OF FIVE (5) COPIES OF THE CONSTRUCTION PLANS **(When Applicable)** SHALL BE PROVIDED.
12. This application with all applicable documents must be in this office no later than *twenty-one (21) days* prior to the first *Thursday* of each month by *2:00 P.M. (with no exceptions)* unless the meeting date is changed. All 2nd submittals must be turned in on *date specified on meeting schedule as furnished with this application* by *2:00 P.M. (with no exceptions)*
13. SUBDIVISION PLAT REVIEW FEES ARE PAYABLE AT THE TIME PLATS ARE SUBMITTED FOR REVIEW AS PER THE ROBERTSON COUNTY PLANNING COMMISSION FEE SCHEDULE **AND A \$5.00 DOCUMENTS AND RECORDS FEE.**
14. **IT IS MANDATORY THAT THE APPLICANT OR HIS REPRESENTATIVE ATTEND THE MEETING. FAILURE TO NOT HAVE A REPRESENTATIVE AT THE MEETING WILL RESULT IN THE ITEM BEING DEFERRED UNTIL A FUTURE MEETING.**
15. PERSON RESPONSIBLE FOR ATTENDING MEETINGS: _____
PHONE NUMBER: _____
Email _____
OWNER'S SIGNATURE: _____
(Owner at time of Application)

DATE

ROBERTSON COUNTY

PLANNING COMMISSION MEETING DATES

2020

<u>MONTH</u>	<u>SUBMITTAL DATE</u>	<u>STAFF REVIEW MEETING</u>	<u>FINAL SUBMITTAL</u>	<u>MEETING DATE</u>
JANUARY	12-12-19	12-18-19	12-23-19	1-2-20
FEBRUARY	1-16-20	1-22-20	1-27-20	2-6-20
MARCH	2-13-20	2-19-20	2-24-20	3-5-20
APRIL	3-12-20	3-18-20	3-23-20	4-2-20
MAY	4-16-20	4-22-20	4-27-20	5-7-20
JUNE	5-14-20	5-20-20	5-26-20*	6-4-20
JULY	6-11-20	6-17-20	6-22-20	7-2-20
AUGUST	7-16-20	7-22-20	7-27-20	8-6-20
SEPTEMBER	8-13-20	8-19-20	8-21-20	9-3-20
OCTOBER	9-10-20	9-16-20	9-21-20	10-1-20
NOVEMBER	10-15-20	10-21-20	10-26-20	11-5-20

* Date moved due to Holiday

Other dates may be moved due to meeting conflicts

12/4/19

ROBERTSON COUNTY PLANNING AND ZONING FEE SCHEDULE

RESOLUTION NO. 071519067

IT IS, HEREBY, RESOLVED BY THE ROBERTSON COUNTY PLANNING AND ZONING FEE SCHEDULE BE REPEALED AND REPLACED WITH A NEW FEE SCHEDULE TO READ, AS FOLLOWS:

EFFECTIVE August 1, 2019

ROBERTSON COUNTY, TENNESSEE

Residential Permit Fee Schedule

Single Wide Mobile Homes Permit	\$350.00
New Residential Construction, Including Doublewide mobile homes, modular homes, Additions, covered porches, garages, carports, Storage buildings.	
Type A (Includes Zoning Compliance Permit)	\$.35 per sq. ft.
Type B (Building Permit Only)	\$.35 per sq. ft.
Residential Remodeling or Renovation	\$.25 per sq. ft.
Swimming Pools	
Above Ground Pool	\$50.00
In Ground Pool	\$50.00
House Moving Permit	\$175.00
Documents and Records Fee	\$ 5.00

Commercial and Industrial Permit Fee Schedule

<u>Total Valuation</u>	<u>Fee</u>
\$1,000 and less	No fee, unless inspection required, in which case a \$30.00 fee for each inspection shall be charged.
\$1,001 - \$15,000	\$30.00 for the first \$2,000 plus \$8.00 for each additional thousand or fraction thereof, to and including \$15,000.
\$15,000 - \$50,000	\$134.00 for the first \$15,000 plus \$7.00 for each additional thousand or fraction thereof, to and including \$50,000.
\$50,000 - \$100,000	\$379.00 for the first \$50,000 plus \$6.00 for each additional thousand or fraction thereof, to and including \$100,000.

\$100,000 - \$500,000	\$655.00 for the first \$100,000 plus \$4.50 for each additional thousand or fraction thereof, to and including \$500,000.
\$500,000 - and up	\$2,455.00 for the first \$500,000 plus \$3.50 for each additional thousand or fraction thereof.
Signs Permits	\$55.00 for the first \$1,000.00 plus \$3.00 for each additional thousand or fraction thereof.
Plumbing Permits	\$ 75.00 for new and existing construction.
Mechanical Permits	\$ 75.00 for new and replacement construction.
Documents and Records Fee	\$ 5.00

Permit fees apply to all new construction and the replacement of any existing construction. Building permits are good for two (2) years, but if construction is not commenced within six (6) months the permit shall expire. Permits may be renewed for a period not to exceed one year provided the renewal is applied for prior to the permit expiring.

Permits for swimming pools are good for six (6) months and can only be renewed for three (3) months providing the pool is not capable of holding water.

Construction Prior to Obtaining a Permit: When construction is commenced prior to a Zoning Compliance Permit being obtained the permit fee shall be double the amount set out in this section.

This fee schedule is established by the Robertson County Commission and is subject to change at any time.

Other Fees

Residential Subdivision Plat Review Fees

Minor Plats (1-5 Lots)	\$ 70.00 plus \$ 7.00 per lot
Preliminary Plats	\$140.00 plus \$14.00 per lot.
Construction Plans	\$140.00 plus \$14.00 per acre
Final Plats	\$ 70.00 plus \$ 7.00 per lots
Reviews Requiring Outside Engineering Review	Billed on Actual cost from Vendor

Commercial/Industrial Subdivision Plat Review Fees

Preliminary Plats	\$210.00 plus \$20.00 per lot.
Construction Plans	\$210.00 plus \$20.00 per acre.
Final Plats	\$140.00 plus \$14.00 per lot.
Reviews Requiring Outside Engineering Review	Billed on Actual cost from Vendor

* **All outside engineering fees shall be paid prior to the secretary of the Planning Commission signing the final plat.**

Site Plans (Residential, Commercial and Industrial)

Agricultural and Single Family Residential Uses	\$ 70.00 plus \$ 7.00 per acre.
Multi-family Residential and Commercial Uses	\$140.00 plus \$14.00 per acre.
Light, General and Heavy Industrial Uses	\$210.00 plus \$20.00 per acre.
Special Impact Uses	
Preliminary Site Plans	\$3,500.00 plus \$14.00 per acre.
Final Site Plans	\$3,500.00 plus \$15.00 per acre.
Planned Unit Developments	\$ 425.00 plus \$ 7.00 per acre.
Rezoning Request	
Changes to AG-1, AG-2, RP-80, R-40 and R-30	
Five (5) acres or less	\$175.00 plus \$12.00 per acre
Greater than five (5) acres	\$460.00 plus \$12.00 per acre
Changes to R-20, C-1, C-2, C-3 and C-4	
Three (3) acres or less	\$230.00 plus \$12.00 per acre
Greater than three (3) acres	\$460.00 plus \$12.00 per acre
Changes to I-1 and I-2	
Three (3) acres or less	\$350.00 plus \$12.00 per acre
Greater than three (3) acres	\$575.00 plus \$12.00 per acre
Changes to I-3	
All tract sizes	\$3,000.00 plus \$10.00 per acre
Changes for Planned Unit Developments	
All tract sizes	\$575.00 plus \$10.00 per acre
Rezoning in Springfield Planning Region	\$100.00

Reviews Requiring Outside Engineering Review Billed on Actual cost from Vendor

* **All outside engineering fees shall be paid prior to any building permit being issued.**

Board of Zoning Appeals	\$190.00
Construction Board of Appeals	\$350.00
Adequate Facilities Tax	
Residential	\$ 1.00 per sq. ft.
Commercial/Industrial	\$.30 per sq. ft.
Documents and Records Fee	\$ 5.00

This resolution shall be in force immediately after its passage the public welfare demanding it.

Recommended By the Robertson County Regional Planning Commission

Bill Jones
Chairman Robertson County Planning Commission

6-6-2019
Date

Approved and Adopted by the Board of County Commissioners.

July 15, 2019
Date

William Vogle
Robertson County Mayor

Angie Groves
Robertson County Clerk