

PLANNING DEPARTMENT FEES  
HENDERSONVILLE, TN

A. Zoning Interpretation	\$25
B. Appeal of Planning Department Determination	\$50
C. Zoning Variance	\$250
D. Conditional Use	\$250
E. Planned Development	
(1) Preliminary Development Plan:	
1 <sup>st</sup> acre (of the site) or fraction thereof	\$500
Next 14 acres or fraction thereof	\$25/acre
Next 85 acres or fraction thereof	\$10/acre
All over 100 acres or fraction thereof	\$7/acre
(2) Final Development Plan	
1 <sup>st</sup> acre (of the site) or fraction thereof	\$250
Next 14 acres or fraction thereof	\$10/acre
Next 85 acres or fraction thereof	\$5/acre
All over 100 acres or fraction thereof	\$3/acre
(3) Addition of Use(s) to a Final Development Plan	\$100
(4) Changes to a Master Plan Requiring Planning Commission approval	75% of regular fee
(5) Revocation of Master Plan or Master Plan and Overlay (if initiated by owner)	\$250
F. Site Plan and Design Review Approval	
(1) New multi-family residential and townhome sites and buildings:	
Site Plan:	
Base Fee	\$150
Residential units	\$10/unit
Design Review:	
Same as Site Plan, minimum \$250, maximum \$1,000	
(2) New commercial, industrial, institutional and mixed use sites and buildings and additions:	
Site Plan:	
Base Fee	\$100
First 10,000 sq. ft. of all floor area	\$.05/sq. ft.
Next 90,000	\$.02/sq. ft.
All over 100,000	\$.01/sq. ft.

PLANNING DEPARTMENT FEES  
PAGE 2

Design Review:

Same as Site Plan, minimum \$250, maximum \$1000

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| (3) New accessory commercial, industrial, institutional, multi-family residential and townhome buildings, canopies, sheds and additions:       |                                      |
| Base Fee   | \$50                                 |
| Sq. Ft. of Floor Area  | \$.05/sq. ft.                        |
| (4) Construction or establishment of a commercial, industrial, institutional, multi-family or townhome parking lot or enlargement              | \$50                                 |
| (5) Construction of a residential subdivision or multi-family development entry way  | \$25                                 |
| (6) External building modifications for which design review approval is required by Section 4.7C2a   | 15% of the fee in F(1) or F(2) above |
| (7) External building modifications for which design review approval is required by Section 4.7C2b, c & d                                      | \$50                                 |
| (8) Cell tower and other telecommunication equipment and structures (new and modifications) which require Site Plan approval as per Appendix E | \$100                                |
| (9) All other development requiring Site Plan and/or Design Review Approval as per Section 4.7   | \$25                                 |
| (10) Revision to Site Plan and Design Review Approval requiring Planning Commission approval as per Section 4.7F                               | 25% of original fee                  |
| (11) Renewal of Expired Site Plan and Design Review Approval   | \$75                                 |
| <b>G. Zoning Amendment</b>   |                                      |
| (1) Map Amendment (Rezoning):  |                                      |
| 1 <sup>st</sup> acre of the site or fraction thereof   | \$500                                |
| Next 14 acres or fraction thereof  | \$20/acre                            |
| Next 85 acres or fraction thereof  | \$5/acres                            |
| All over 100 acres   | \$2/acres                            |
| (2) Text Amendment   | \$250                                |

PLANNING DEPARTMENT

PAGE 3

H. Zoning Verification or Letter	\$25
I. Use and Occupancy Permit	\$25
J. Sign Permit	
(1) Temporary Sign	\$25
(2) Permanent Sign:	
New ground sign	\$50
New wall sign	\$35
Replace sign face	\$25
K. Subdivisions	
(1) Minor Subdivisions:	
Requiring Planning Commission approval	\$150
Staff Approved	\$75
(2) Sketch, Preliminary or Final Plat:	
Base Fee	\$150
Per lot	\$5
(3) 3-Page Plat Amendment	\$50
(4) Renewal of Expired Subdivision:	
1 <sup>st</sup> and 2 <sup>nd</sup> extension, each	50% of original fee
3 <sup>rd</sup> and 4 <sup>th</sup> extension, each	25% of original fee

The above stated fees are waived for churches, non-profit organizations, governments, school districts and utilities.