



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 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

\$100.00 per property up to and including 25 acres
\$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 per property owner

III. Text Amendment – Land Development Code

\$400 Zoning, Subdivision Regulations, Other

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

a. Non-PUD

\$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

\$650 Up to 5.0 acres; plus,
\$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

- c. PUD - Final Master Development Plan Approval
 \$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
 - 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.
 \$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

VI. Site Plans (Master & Site Development Plans)

- a. Site Plan Approval (RPC):
 \$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)
 \$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 - 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
 Single Family Residential - \$100.00, plus cost of all public notice signs.
 All Others - \$300.00, plus cost of all public notice signs.

- 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
Modification of Concept Plan – Same Fee
- b. Preliminary Subdivision Plat
 - 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

\$500 Construction/Infrastructure Plan Review
- c. Final Subdivision Plat (RPC and/or Staff Approval)
\$200.00 plus \$25 per lot
- d. Modification of Preliminary or Final Plat
50% of the calculated fees
- e. Subdivision Regulation Variance
\$100.00 per Variance request

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,

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 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:
Planning & Zoning Office
City of Mt. Juliet
73 E. Hill Street
Mt. Juliet, TN 37122

Board of Commissioners Meeting:
City Recorder
City of Mt. Juliet
2425 N. Mt. Juliet Road
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.
- d. 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 date.



**GIS FEES
MAPS & DATA**

SECTION A. Hard Copy (plotted in color)

Map Type*	Size	Price	Size	Price	Size	Price	Size	Price
Zoning	18 x 24	\$15	24 x 36	\$20	36 x 48	\$25	36 x 72	\$35
Land Use	18 x 24	\$15	24 x 36	\$20	36 x 48	\$25	36 x 72	\$35
Commissioner Districts	18 x 24	\$15	24 x 36	\$20	36 x 48	\$25	36 x 72	\$35
Street Centerlines	18 x 24	\$15	24 x 36	\$20	36 x 48	\$25	36 x 72	\$35
Parcels	18 x 24	\$15	24 x 36	\$20	36 x 48	\$25	36 x 72	\$35
Subdivision	18 x 24	\$15	24 x 36	\$20	36 x 48	\$25	36 x 72	\$35
Topo with Planimetric	18 x 24	\$15	24 x 36	\$20	36 x 48	\$25	36 x 72	\$35
Custom Map/Property Detail Map	18 x 24	\$15	24 x 36	\$20	36 x 48	\$25	36 x 72	\$35
Ortho	18 x 24	\$30	24 x 36	\$40	36 x 48	\$50	36 x 72	\$65

*Additional copies of the same size map are priced ½ of the standard price. Example: The second print of an 18x24 map w/ ortho is \$15 instead of \$30.

SECTION B. Data Sales

Data Available:	Corporate Limits	Urban Growth Boundary
	Street Centerlines	Commission Districts
	Major Thoroughfare Plan	Address Points
	Streams	Subdivisions/Residential Developments
	Water bodies	Building Footprints
	Zoning	Contours (5ft)
	Land Use	Soils
	Parcels	Zip Codes
	Railroads	

Prices: \$100 per layer except Soils are free.
 Available in Shapefile or Geodatabase.
 Countywide 2006 Color Digital Ortho Imagery (6 in. Resolution) - \$500
 2009 Orthos have to be purchased through the State