

KNOX COUNTY UNIFIED DEVELOPMENT FEE SCHEDULE

SUBDIVISION PROCEDURES

New IDNR Consultation Fee \$500 for ECO-CAT for a Subdivision and other development plats the applicant has to file and pay for the consultation. Bring in the consultation into Zoning before a Final Subdivision Plat can be issued.

Preliminary Subdivision Plats (Plans):	\$250, plus \$25 per lot or acre, or part thereof, whichever is greater. (4 or more lots)
Revised Preliminary Subdivision Plats:	50% of initial fee
Final Subdivision Plats:	\$200, plus \$20 per lot or acre, or part thereof, whichever is greater. (4 or more lots)
Reinstating Expired Subdivision Plats	50% of initial fee
Re-plats:	\$200, plus \$20 per lot or acre, or part thereof, whichever is greater
Minor Subdivision Plats:	\$200, plus \$20 per lot or acre, or part thereof, whichever is greater. (3 or less lots)
Variation from Subdivision Requirements:	
• First Variation measurement	\$200, plus \$2 per 1% of distance or to be varied from
• Each Additional measurement	\$100, plus \$1 per 1% of distance or to be varied from
Large-Scale Development Plans:	\$100, plus \$10 per lot, unit or acre, or part thereof, whichever is greater
Street Name Changes	\$100

Revised 05/10/2022

KNOX COUNTY SUBDIVISION RESOLUTION
PRELIMINARY PLAT AND IMPROVEMENT PLANS CHECKLIST OF REQUIREMENTS

Date _____

Name of Subdivision:

Location:

Name of Sub divider(s):

Address:

Engineer and/ or Surveyor:

The sub divider shall submit (4) 18 x 36 (max) prints to the Administrative Officer of the Preliminary Plan drawn with waterproof, non-fading black ink, or legibly drawn with pencil on tracing cloth, vellum or equal material of good quality, at a scale of one hundred (100) feet to one (1) inch, unless another scale is approved by the Administrative Officer, and shall correctly on its face:

_____ a. Date, scale and north arrow

_____ b. **(Call Recordors Office)** The proposed subdivision name shall not duplicate the name of any plat previously recorded in Knox County.

_____ c. **(Wait for final copy)** The name and address of the owner, the sub divider, and the engineer or surveyor preparing the plat.

_____ d. Location of the subdivision by government lot, Section, Township, Range and County.

_____ e. A small-scale drawing of the Section or government subdivision of Section in which the subdivision lies with the location of the subdivision indicated.

_____ f. **(Monuments)** The exact length and bearing of the exterior boundaries of the subdivision with reference to an established corner preferably a corner in the U.S. Public Land Survey. All buildings or structures located within the area of the subdivision must be shown on the plat. (Distances shall be to 1/100 of one (1) foot angle shall be to one (1) minute. If considered necessary, the Administrative Officer may require the surveyor to submit his calculations and field notes.

_____ g. **School District** needs to be mentioned.

_____ h. **(4 or more lots)** Location and names of adjacent subdivisions and the owners of adjoining parcels of un-subdivided land.

- _____ i. **(4 or more lots)** Location, widths, type of construction, and names of all existing and platted streets, drainage ditches, swamps, low areas subject to flooding, permanent buildings, bridges, and other pertinent data as determined by the Administrative Officer on the land proposed to be subdivided, and within three hundred (300) feet of the proposed subdivision, or property, or property owned or controlled by the sub divider.
- _____ j. **(4 or more lots)** The water elevations of adjoining lakes or streams at the date of survey, and the approximate high and low water elevations of such lakes or streams. All elevations shall be referred to U.S.G.S. datum.
- _____ k. **(4 or more lots)** If the subdivision borders a lake or stream, the distance and bearings of a meander line established not less than twenty (20) feet back from the average high-water mark of the lake or stream, as determined from available flood data, which said distance noted.
- _____ l. **(4 or more lots)** Layout, width, approximate grades, profiles and typical cross-sections of all new streets and right-of-way such as alleys, (See Section VI, D) highways, easements for sewers, water mains, drainage ways, and other public utilities.
- _____ m. **(4 or more lots)** Directions, size of, and distance to nearest water and sewer mains.
- _____ n. Dimensions and areas of lots in square feet.
- _____ o. Proposed building set-back lines to include all buildings or structures located within the area of the subdivision must be shown on the plat.
- _____ p. **(3 or less lots)** Must show location and the widths or distances of permanent structures from proposed minimum setback required lines.
- _____ q. **(4 or more lots)** Approximate radii of all curves and lengths and control angles.
- _____ r. **(4 or more lots)** Approximate location and area of property proposed to be dedicated for public use, or to be reserved by deed covenant for use of all property owners in the subdivision with the conditions, if any, of such dedication or reservation.
- _____ s. **(4 or more lots)** Contours at vertical intervals of not more than five (5) feet with reference to U.S.G.S. datum or other established elevation, or at more frequent intervals if required by the Administrative Officer for land with unusual topography.
- _____ t. **(Only if a vacant lot, if there is a bathroom or septic it has already had a percolation test on the parcel. Make sure that the land is buildable)** Percolation test (numbering at least one (1) per five (5) acres of land) shall be made by a qualified registered engineer. Percolation rate, depth of groundwater and soil types shall be shown.

*** MUST ACQUIRE ALL FINAL PLAT SIGNATURES BELOW PRIOR TO SUBMISSION TO ZONING**
 (Surveyor, Owner, Notary of Owner's signature, County Clerk, City or TWSP Road Commissioner, Public Health)

IMPROVEMENT PLANS, as required under Section VII, Paragraph A, of this Resolution, shall be furnished with preliminary plat after approval of preliminary plat.

Construction plans shall be prepared on twenty-two (22) inch by thirty-six (36) inch tracing cloth or equal material of good quality, and shall contain at least the following information:

- _____ 1. **(4 or more lots)** Title Page
- _____ 2. **(4 or more lots)** Plat of Subdivision

- _____ 3. **(4 or more lots)** General layout of drawings of the proposed streets
- _____ 4. **(4 or more lots)** General layout drawings of the proposed water system
- _____ 5. **(4 or more lots)** General layout drawings of the proposed sanitary system
- _____ 6. **(4 or more lots)** General layout drawings of the proposed storm drainage system
- _____ 7. **(4 or more lots)** Plans and profiles of streets and sewers scale of one-inch equals fifty (50) feet horizontal; and one-inch equals five (5) feet vertical.
- _____ 8. **(4 or more lots)** Details for street structures, etc.