



City of Collegedale

Pre-Submittal Information

- Design Review Application
- Site & Civil Checklist
- Building Checklist and List of Adopted Construction Codes
- Floodplain Development Information Sheet
- Construction Bond and Temporary Electrical Service Agreement
- Fire Marshal Sprinkler Information
- Development Fee Schedule
- Hamilton County Health Department Information

DESIGN REVIEW APPLICATION

DRC



Date Submitted: _____

D.R.C Meeting Date: _____

Design Review Application Accepted by: _____

Design Review Case Number: _____

PROJECT INFORMATION

PLEASE PRINT

Project/Development Name: _____

Unit/Phase Number: _____ Lot Number: _____

Address: _____

Present Zoning: _____

Zoning Applied for (if applicable): _____

Tax Map and Parcel Number(s): _____

Proposed Use: _____

PROPERTY OWNER INFORMATION

PLEASE PRINT

Name: _____

Company: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____

Email: _____

Fax: _____

ARCHITECT INFORMATION

PLEASE PRINT

Name: _____

Company: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____

Email: _____

Fax: _____

VARIANCE(S) REQUESTED

No ☐

Yes ☐

If Yes, submit separate application and fee.

PREFERRED CONTACT FOR THIS PROJECT

PLEASE PRINT

Name: _____

Telephone: _____

Email: _____

SUBMITTAL CHECKLIST

☐ Site Plan & Vicinity Map

☐ Elevation Drawings

☐ Site & Building Section Drawings

☐ Exterior Lighting Plan

☐ Physical Samples of Materials

☐ Floor Plans, Perspectives etc. (if applicable)

☐ Design Review Fee

City of Collegedale – Planning and Community Development

5225 Tallant Road Collegedale, TN 37363 423-468-1967

Monday – Thursday 8:00am – 5:00pm

Monday – Friday 8:00am - Noon



City of Collegedale – Site & Civil Permitting Checklist

Economic Development Center – Plan Submittal and Fee Payment

Drop-Off: 5225 Tallant Road, Mon – Thu 8:00 – 5:00 and Fri 8:00 – Noon

Mail: Attn. Britney Hutto, 4910 Swinyar Drive, PO BOX 1880, Collegedale, TN 37363

Email: bhutto@collegedaletn.gov

In an effort to streamline communication and processing, City of Collegedale staff will consider the owner of the project property or their designated representative as the single point of contact for the duration of the project.

Following the pre-submittal meeting with the Planning and Economic Development Director, Building and Codes Director, City Engineer, City Planner, and the Tri-Community Fire Marshall, you may submit all required hardcopy sets and digital files to our office for review.

Submit 3 full hardcopy sets and a digital copy to our office (all plans need to be stamped and dated).

Project Name & Address: _____

Project Contact Name: _____ Project Contact Email: _____

Project Contact Phone: _____ Submittal Date: _____

Required Documents/Information for the Land Disturbance permit:

- | | |
|---|--|
| <input type="checkbox"/> Land Disturbance Application | <input type="checkbox"/> Site Plan |
| <input type="checkbox"/> ROW Disturbance Application | <input type="checkbox"/> Parking Calculations (if applicable) |
| <input type="checkbox"/> TDEC Notice of Coverage (if required) | <input type="checkbox"/> Grading Plan |
| <input type="checkbox"/> TDEC Aquatic Resource Alteration Permit (ARAP) (if applicable) | <input type="checkbox"/> Retaining Wall/Design (if applicable) |
| <input type="checkbox"/> Hamilton County Water Quality Permit (if applicable) | <input type="checkbox"/> Stormwater Hydrology Report/Calculation |
| <input type="checkbox"/> WWTa Sewer Extension Agreement (if applicable) | <input type="checkbox"/> Stormwater Conveyance Plan & Profiles (15" min) |
| <input type="checkbox"/> TDOT Highway Encroachment Permit (if applicable) | <input type="checkbox"/> Stormwater Conveyance Report/Calculation |
| <input type="checkbox"/> TDEC Sewer Extension Permit (if applicable) | <input type="checkbox"/> Water Plan |
| <input type="checkbox"/> No Rise Certification (if applicable) | <input type="checkbox"/> Sewer Plan & Profiles |
| <input type="checkbox"/> TVA, Army Corps, etc. as applicable | <input type="checkbox"/> Sewer Report/Calculation |
| <input type="checkbox"/> TN Fire Marshal Office Approval | <input type="checkbox"/> Erosion Control Plans (3 Phase) |
| <input type="checkbox"/> Cover Sheet | <input type="checkbox"/> Stormwater Pollution Prevention Plan (SWPPP) |
| <input type="checkbox"/> Existing Conditions | <input type="checkbox"/> Site Details |
| | <input type="checkbox"/> Landscape Plan (City Planner Approval Required) |

The complete site & civil packet must be submitted by the 1st or 3rd Tuesday of each month. Submittals after these dates will be reviewed in the following review cycle. Partial, incomplete, draft, "Not for Construction" plans, or preliminary submittal will not be accepted for review.

On-Site Pre-Construction Meeting:

Schedule an on-site pre-construction meeting with the City Engineer, Public Works Official, Building & Codes Director and the Fire Marshall by contacting Britney Hutto (**bhutto@collegedaletn.gov or 423-468-1967**). The Land Disturbance permit will be issued once all staff comments have been addressed, all required documents have been submitted and the city engineer has issued final approval after the pre-construction meeting on site.



City of Collegedale - **Building** Permitting Checklist

Economic Development Center – Plan Submittal and Fee Payment

Drop-Off: 5225 Tallant Road, Mon – Thu 8:00 – 5:00 and Fri 8:00 – Noon

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Email: bhutto@collegedaletn.gov

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Following the pre-submittal meeting with the Planning and Economic Development Director, Building and Codes Director, City Engineer, City Planner, and the Tri-Community Fire Marshall, you may submit all required hardcopy sets and digital files to our office for review.

Submit 3 full hardcopy sets and a digital copy to our office (all plans need to be stamped and dated).

Project Name & Address: _____

Project Contact Name: _____ Project Contact Email: _____

Project Contact Phone: _____ Submittal Date: _____

The following items are required for issuance of a Building permit:

- | | |
|--|---|
| <input type="checkbox"/> Non-Residential Plan Review Fee (25% of Bldg. Permit) | <input type="checkbox"/> Plumbing Drawings with Riser Diagram and/or Gas Piping Drawings |
| <input type="checkbox"/> Plan View of Footing Layout | <input type="checkbox"/> Life Safety Plans (Occupant Load, Travel Distance, Common Path of Egress Travel, etc.) |
| <input type="checkbox"/> Sectional Footings | <input type="checkbox"/> Door and Window Finish Schedule |
| <input type="checkbox"/> Roof Plan | <input type="checkbox"/> Label all rooms and spaced as to use |
| <input type="checkbox"/> Roof Framing Plan | <input type="checkbox"/> Label all rated walls and partitions (external & internal) |
| <input type="checkbox"/> Floor Plan | <input type="checkbox"/> Show all openings in external and internal walls |
| <input type="checkbox"/> Floor Framing Plan | <input type="checkbox"/> Plan view and dimension restrooms |
| <input type="checkbox"/> Complete Section Drawings | <input type="checkbox"/> Show required ADA turning radius in restrooms |
| <input type="checkbox"/> Mechanical Drawings with Riser Diagram | |

Other required permits/approvals prior to issuance of the building permit:

- | | |
|--|--|
| <input type="checkbox"/> Flood Hazard Development Permit (if any portion of property is located within the Special Flood Hazard Area (SFHA)) | <input type="checkbox"/> Eastside Utility District Approval letter/email |
| <input type="checkbox"/> WWTA Sewer Tap Permit (if applicable) | <input type="checkbox"/> Electric Power Board Approval letter/email |
| <input type="checkbox"/> Collegedale Sewer Permit (if applicable) | <input type="checkbox"/> Hamilton County Air Pollution Control Bureau Approval (if applicable) |
| <input type="checkbox"/> Hamilton County Groundwater Protection Septic Permit (if applicable) | <input type="checkbox"/> Hamilton County Health Department Approval (Restaurant, Mobile Food Unit, Hotel/Motel, Public Swimming Pool, Tattoo and/or Piercing Establishment, Bed & Breakfast, Public Camps) |

Partial, incomplete, draft, “Not for Construction” plans, or preliminary submittal will not be accepted for review.

2020 ADOPTED CONSTRUCTION CODES

- Handicap and Accessibility Code. American National Standard. Accessible and Usable Buildings and Facilities (ICC/ANSI A117.1-2009)
- International Building Code, 2018 Edition with Appendices A,C,F,G, I and J
- International Residential Code, 2018 Edition with Appendices A,B,C,E,H,J and M
- International Property Maintenance Code, 2018 Edition
- International Fire Code, 2018 Edition with Appendices A,B,C,D,E,F,G,H,I,J,L,M and N
- International Fuel/Gas Code, 2018 Edition
- International Mechanical Code, 2018 Edition
- International Plumbing Code, 2018 Edition
- National Electrical Code (NEC), 2017 Edition
- International Energy Conservation Code, 2018 Edition



CITY OF COLLEGEDALE

PERMIT

TO DEVELOP IN A FLOOD HAZARD AREA

The undersigned hereby makes application for a permit to develop in a designated flood hazard area. The work to be performed is described below and in attachments hereto. The undersigned agrees that all such work shall be done in accordance with the requirements of the Collegedale Municipal Floodplain Zoning Ordinance and with all other applicable local, state, and federal regulations. All necessary required permits/certifications are attached.

Owner's Name _____ Builder's Name _____
Address _____ Address _____
Email _____ Email _____
Phone _____ Phone _____

A. Description of Work

1. Proposed Development Description

☐ New Construction ☐ Grading ☐ Paving ☐ Storage of Equipment
☐ Alteration or Repair ☐ Dredging ☐ Drilling ☐ Manufactured Home
☐ Filling ☐ Excavation

2. Address of proposed development _____

3. Is the proposed development in an identified floodway? ☐ Yes ☐ No

4. If yes, has a no-rise certification been obtained and attached? ☐ Yes ☐ No

5. As identified on the (FIRM, Zone, etc.) what is the zone and panel number in the area of the proposed development? _____ Zone _____ Panel # _____ Map Effective Date _____

6. Type of Construction:

☐ New Residential ☐ New Non-Residential
☐ Addition ☐ Improvement to existing structure
☐ Accessory structure ☐ Temporary structure

7. Base Flood Elevation at site? _____ feet m.s.l. (50 lots or 5 acres) _____

8. Required lowest floor elevation (including basement)? _____ feet m.s.l. Vents _____

9. Elevation to which all attendant utilities, including all heating and electrical equipment will be installed or flood-proofed. _____ feet m.s.l.

10. Will the proposed development require the alteration of any water courses? ☐ Yes ☐ No

B. Alterations, Additions, Or Improvements To An Existing Structure?

1. What is the estimated market value of the existing structure? \$ _____ (Attach property assessor's card)
2. What is the cost of the proposed construction? \$ _____
3. If the cost of proposed construction equals or exceeds 50% of the market value of the structure then the substantial improvement requirements shall apply.

C. Non-Residential Construction

1. Type of flood protection method? ☐ Flood-proofing ☐ Elevation
2. If the structure is flood-proofed, the required flood-proofing elevation is _____ feet m.s.l.
_____ Flood-proofing Certificate Info.

Signature _____ Date _____

- Floodplain development **permit** needs to be issued for ALL development in the floodplain.
- **Site Plan** needs to be submitted with the application delineating the floodplain/floodway and the site where the development or structure is located.
- **Elevation certificate (finished construction)** is required for all structures built in the floodplain for flood insurance policies to be rated must be done by a **TN licensed surveyor**.
- Engineering study Hydraulic and Hydrologic (**H&H**) **study** required for all **floodway development**.
- **Stream alteration** is required to be reported to the State and FEMA.
- **"Development"** means any man-made change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavating, drilling operations, or storage of equipment or materials.
 - **Zone A** (no base flood elevations determined): 3' above the Highest Adjacent Grade for residential/non-residential / manufactured homes
 - **Zone AE**: 1' above the Base Flood Elevation determined by the Flood Insurance Study Profile.
 - **Recreational Vehicles**: on site fewer than 180 days, licensed and road ready.
 - **Crawlspaces below BFE**: 1 square inch of flood vents, per 1 square foot, no higher than 1 foot above finished grade.
 - **Subdivisions** greater than 50 lots or 5 acres, which is lesser **the developer** has to determine the Base Flood Elevation for the subdivision.
 - **Manufactured Homes**: elevated, anchored, use over-the-top ties to ground anchors.
- **Floodproofing**: only for **non-residential** must be certified by a licensed engineer stating the entry/exit of floodwaters and flood resistant material built at the BFE.
- **Substantial Damage/Substantial Improvement**: reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or **exceeds 50 percent of the market value** of the structure before the "start of construction" of the improvement. This term includes structures which have incurred "substantial damage," regardless of the actual repair work performed.
 - SD/SI fair market value can be determined by assessor's value, actual cash value or licensed appraiser report.
 - FEMA has a list of costs to be included/excluded, should be part of the application package.
- **Floodway development** must have a Hydraulic and Hydrologic (H&H) study performed by a **licensed engineer using FEMA HEC-2 data from the FEMA Map Service Center Library**.
LibraryRequest@riskmapcds.com.
 - Floodway development in a **Zone AE with floodways designated** must have **0.0 rise**.
 - Floodway development in a **Zone AE without floodways designated** can have **1.0' rise**.
 - If a rise is greater than the requirement must be submitted to FEMA for a Letter of Map Revision (LOMR). This change revises the Flood Insurance Rate Map (FIRM) and Flood Insurance Study (FIS).
 - **Streams without Base Flood Elevations and Floodways (A Zones)**: no encroachment including fill or structures with an area equal to the width of the stream or 20' whichever is greater and can have 1.0' rise.
 - **Standards for Unmapped streams**: no encroachment including fill or other development at least twice the width of the stream measured from the top of each bank and have a rise of 1.0'.



City of Collegedale

Lot #: _____

Construction Bond & Temporary Electrical Service Agreement

Project: _____

The parties to this Agreement are _____ (General Contractor or Owner) (Circle One) and the City of Collegedale, Tennessee.

This agreement is entered into this _____ day of _____, 20____.

WHEREAS, the parties to this agreement desire to receive permission to energize electrical service on certain property located at _____, Collegedale, TN 37315; and

WHEREAS, the Building Department does not have any objection to allowing electrical service to this property provided that all other construction requirements are met at final inspection and a Certificate of Occupancy is issued within 90 days.

Now therefore all parties to this Agreement agree as follows:

1. Construction Bond in the amount of **five-hundred (\$500)** posted with the City of Collegedale, Tennessee. This bond will be held by the City of Collegedale until the construction of the building identified above is completed - including all final inspections and issuance of Certificate of Occupancy. The contractor assumes all responsibilities and all liabilities that could result from electricity being connected before final inspections are completed.
2. The General Contractor and Electrical Contractor shall receive immediate electrical service to the above referenced provided that all other construction requirements are met at final inspection and a Certificate of Occupancy is issued within 90 days.
3. The Electrical Inspector has inspected the current electrical wiring on this property and has determined that it is acceptable to be energized pending the issuance of a Certificate of Occupancy.
4. The General Contractor and Electrical Contractor agree that all construction shall be accomplished within this time period in accordance with the City of Collegedale and the National Electric Code.
5. This authorization for electrical service under this agreement shall not be transferable to any other party. After a Certificate of Occupancy has been obtained from the Building Department any electrical service connection shall be maintained as long as it remains in good repair and does not violate the National Electric Code.
6. In the event that no Certificate of Occupancy is issued within **90 days** or in the event of any breach of this agreement by the contractor or owner, this electrical service agreement shall terminate upon written notice by the Electrical Inspector and no further temporary service agreement shall be allowed for the contractor for a period of one (1) year.

NOTICE: THIS IS NOT A CERTIFICATE OF OCCUPANCY. THE CONTRACTOR OR OWNER WILL FORFEIT THE BOND IF THE RESIDENCE IS OCCUPIED BEFORE ALL FINAL INSPECTIONS ARE COMPLETED.

Check #: _____

This _____ day of _____, 20____

Receipt #: _____

Contractor or Owner (Circle One)

Building Inspector

Building Permit #: _____

Electrical Permit #: _____

Bond Refund Will Be Mailed To The Following Address:

Name: _____

STATE OF TENNESSEE)

Address: _____

COUNTY OF HAMILTON)

City, State: _____ Zip _____

Before me, the undersigned authority, personally appeared _____, the General Contractor or Owner (Circle One), who is known to me to be such persons acknowledged before me on this day under oath that they executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF on this _____ day of _____, 20____

All Finals Completed On: _____

NOTARY PUBLIC AT LARGE

My commission expires: _____

Building Inspector: _____

Notary Signature: _____

TRI-COMMUNITY VOLUNTEER FIRE DEPARTMENT, INC.
A NON-PROFIT CORPORATION



Office of the Fire Marshal

Sprinkler System Requirements

10/19/2020

Requirements for the submittal and process for approval are included in this document.
Please review and submit any questions to my office.

Complete sprinkler system shop drawings must be submitted by a Tennessee licensed sprinkler system contractor, signed by RME for review and approval, prior to installation. Drawings must show the point of service, underground piping, above ground piping, hydraulic calculations, and manufacturer cut sheets with listing of fire protection systems. All plans submitted shall follow NFPA 13. The sprinkler system shop drawings and associated calculations must be reviewed and approved by the fire sprinkler system engineer, processed with the engineer's shop drawing review stamp, and submitted by an architect/engineer electronically.

Approval by this office does not relieve the designing architect or engineer, contractor, or owner of responsibility for correcting plans or construction found in noncompliance with applicable codes.

Matthew Mundall
Fire Marshal

2010 NFPA 13 Chapter 22

Working plans shall be drawn to an indicated scale, on sheets of uniform size, with a plan of each floor, and shall show those items from the following list that pertain to the design of the system:

- (1) Name of owner and occupant.
- (2) Location, including street address.
- (3) Point of compass.
- (4) Full height cross section or schematic diagram, including structural member information if required for clarity and including ceiling construction and method of protection for nonmetallic piping.
- (5) Ceiling/roof heights and slopes not shown in the full height cross section.
- (6) Location of partitions.
- (7) Location of fire walls.
- (8) Occupancy class of each area or room.
- (9) Location and size of concealed spaces, closets, attics, and bathrooms.
- (10) Any small enclosures in which no sprinklers are to be installed.
- (11) Size of city main in street and whether dead end or circulating; if dead end, direction and distance to nearest circulating main; and city main test results and system elevation relative to test hydrant.
- (12) Other sources of water supply, with pressure or elevation.
- (13) Make, type, model, and nominal K-factor of sprinklers, including sprinkler identification number.
- (14) Temperature rating and location of high-temperature sprinklers.
- (15) Total area protected by each system on each floor.
- (16) Number of sprinklers on each riser per floor.
- (17) Total number of sprinklers on each dry pipe system, preaction system, combined dry pipe–preaction system, or deluge system.
- (18) Approximate capacity in gallons of each dry pipe system.
- (19) Pipe type and schedule of wall thickness.
- (20) Nominal pipe size and cutting lengths of pipe (or center-to-center dimensions). Where typical branch lines prevail, it shall be necessary to size only one typical line.
- (21) Location and size of riser nipples.
- (22) Type of fittings and joints and location of all welds and bends. The contractor shall specify on drawing any sections to be shop welded and the type of fittings or formations to be used.
- (23) Type and locations of hangers, sleeves, braces, and methods of securing sprinklers when applicable.
- (24) All control valves, check valves, drain pipes, and test connections.
- (25) Make, type, model, and size of backflow prevention assembly, and means to forward flow test at system demand.
- (26) Make, type, model, and size of alarm or dry pipe valve.
- (27) Make, type, model, and size of preaction or deluge valve.
- (28) Kind and location of alarm bells.
- (29) Size and location of standpipe risers, hose outlets, hand hose, monitor nozzles, and related equipment.

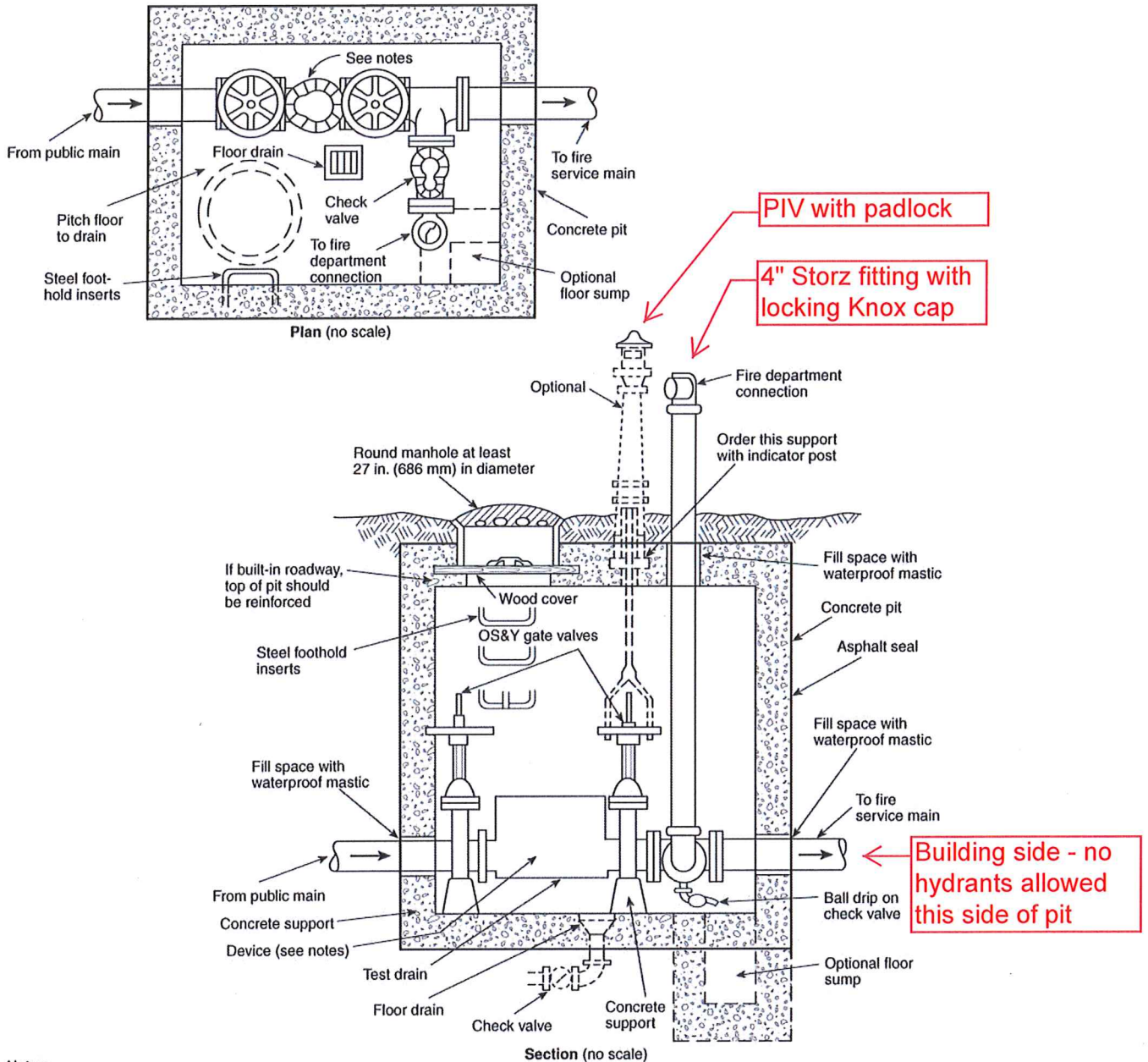
- (30) Private fire service main sizes, lengths, locations, weights, materials, point of connection to city main; the sizes, types and locations of valves, valve indicators, regulators, meters, and valve pits; and the depth that the top of the pipe is laid below grade.
- (31) Piping provisions for flushing.
- (32) Where the equipment is to be installed as an addition to an existing system, enough of the existing system indicated on the plans to make all conditions clear.
- (33) For hydraulically designed systems, the information on the hydraulic data nameplate.
- (34) A graphic representation of the scale used on all plans.
- (35) Name, address, and phone number(s) of contractor.
- (36) Hydraulic reference points shown on the plan that correspond with comparable reference points on the hydraulic calculation sheets.
- (37) The minimum rate of water application (density or flow or discharge pressure), the design area of water application, in-rack sprinkler demand, and the water required for hose streams both inside and outside.
- (38) The total quantity of water and the pressure required noted at a common reference point for each system.
- (39) Relative elevations of sprinklers, junction points, and supply or reference points.
- (40) If room design method is used, all unprotected wall openings throughout the floor protected.
- (41) Calculation of loads for sizing and details of sway bracing.
- (42) Zones of influence used in calculations for seismic bracing indicated on plans.
- (43) The setting for pressure-reducing valves.
- (44) Information about listed antifreeze solution used (type and amount).
- (45) Size and location of hydrants showing size and number of outlets and if outlets are to be equipped with independent gate valves. Whether hose houses and equipment are to be provided, and by whom, shall be indicated. Static and residual hydrants that were used in flow tests shall be shown.
- (46) Size, location, and piping arrangement of fire department connections.
- (47) Edition year of NFPA 13 to which the sprinkler system is designed.

Hydraulic Calculations

A graphic representation of the complete hydraulic calculation shall be plotted and include:

- (1) Water supply curve
- (2) Sprinkler system demand
- (3) Hose allowance (where applicable)
- (4) In-rack sprinkler demand (where applicable)

Typical Fire Protection Valve Pit Diagram



Notes:

1. Various backflow prevention regulations accept different devices at the connection between public water mains and private fire service mains.
2. The device shown in the pit could be any or a combination of the following:
 - (a) Gravity check valve
 - (b) Detector check valve
 - (c) Double check valve assembly
 - (d) Reduced pressure zone (RPZ) device
 - (e) Vacuum breaker
3. Some backflow prevention regulations prohibit these devices from being installed in a pit.
4. In all cases, the device(s) in the pit should be approved or listed as necessary. The requirements of the local or municipal water department should be reviewed prior to design or installation of the connection.
5. Pressure drop should be considered prior to the installation of any backflow prevention devices.

Fire Department Connections

All FDC to be located within 100ft of an approved hydrant to support building sprinkler system
Required to have a 4" Storz fitting and 30 degree turndown. A locking Knox cap will be purchased by the installer and will be secured by the fire department after the underground testing and flush has been performed.

FDC are not allowed to be mounted to a building or structure without approval of the Fire Marshal.

Alarm Monitoring

All valves supplying water to the system are required to be monitored by an approved alarm system as per 2012 IFC 903.4.

Sprinkler systems to be monitored by a constantly attended location per 2012 IFC 903.4.1.

Sprinkler Flow Notification

In typical riser design, substitute an electronic horn strobe notification device in lieu of an electric bell or water gong. This device should only activate if the flow switch is triggered.



HAMILTON COUNTY, TENNESSEE
CHATTANOOGA—HAMILTON COUNTY HEALTH DEPARTMENT

Applicant:

The Hamilton County Health Department requires plan submission and approval for the following businesses:

- 1) Restaurant
- 2) Mobil Food Unit
- 3) Hotel/Motel
- 4) Public swimming pool
- 5) Tattoo Establishment
- 6) Piercing Establishment
- 7) Bed and Breakfast
- 8) Public camps

Plan Submission, Approval and Permitting procedures:

When Plans are required. Plans drawn to scale for the above establishments shall be submitted for review and approval to the Hamilton County Health Department, Division of Environmental Health, 921 East Third Street, Chattanooga, TN 37403. A permit applicant or permit holder shall submit to the department properly prepared plans and specifications for review and approval before:

- 1) The construction of a new facility
- 2) The conversion of an existing structure for use as one of the above referenced facilities
- 3) The extensive remodeling of one of the above facilities

If you have any questions regarding plan submission and permitting requirements please contact the Division of Environmental Health at 423/209-8110, Monday through Friday 8:00 a.m. to 4:00 p.m.

Thank you for your cooperation.

Lowe Wilkins,
Environmental Health Program Manager



City of Collegedale – Development Review Fee Schedule

Subdivision and Planned Development Review Fees

Preliminary Plat/Construction Plans

1 st 20 lots	\$	250.00
Each lot over 20	\$	5.00

Planned Residential/Commercial Development

1 st 5 acres	\$	400.00
Each acre over 5 (\$1500.00 maximum)	\$	50.00

Subdivision Final Plat (following a preliminary plat) \$ 50.00

Corrective/Revised Plat/Final Plat (for minor subdivisions that did not require a preliminary plat) \$ 200.00

Cost reflects one plan review and one review of corrections on preliminary plats, final plats and construction plans. Each additional review will cost \$300.00. Any revisions requested by a developer after approvals will be charged \$75.00 per hour.

Zoning Fees

Residential/Agriculture	Single lot (<= 1 acre)	\$	100.00
	1.1.to 5 acres	\$	200.00
	5.1 to 20 acres	\$	550.00
	20.1+ acres	\$	650.00
Non-Residential	Up to 5 acres	\$	550.00
	5.1 to 20 acres	\$	650.00
	20.1+ acres	\$	750.00

Other Fees

Appeals to the Board of Zoning Appeals	\$	150.00
Special Exceptions Permit	\$	150.00
Design Review		
	New Development	\$ 200.00
	Addition	\$ 100.00
Right-of-Way Permit	\$	50.00
Cell Tower Site Review Fee	\$	1500.00
Wireless Facilities in the Right-of-Way		
	One-time Application Fee	\$ 200.00
	First 5 Sites (each)	\$ 100.00
	Each Site Over 5	\$ 50.00

Annexation	Zoning Fees Apply
Non-Residential Plan Review	25% of Building Permit Fee
Non-Residential Phased Construction Plan Review	50% of Building Permit Fee