



Planning Department Fees Hendersonville, TN

I. The below Planning Fees are effective January 1, 2026.

Review Type		Fee
Rezoning / Annexation Review		
1	Annexation	\$1,681
2	Zoning Map Amendment / Rezoning (Straight Rezoning)	\$1,576
3	Zoning Text Amendment	\$1,891
Development Plan Review		
1	Preliminary Development Plan (PDP)	\$3,992
2	Final Development Plan (FDP)	\$2,627
3	Comprehensive Development Plan (CDP)	\$4,518
4	Major Amendment – Requiring Planning Commission Approval	\$1,786
5	Minor Amendment – Requiring Staff-Level Approval	\$615
6	PDP / FDP Add-Use	\$1,156
7	Revocation of a Development Plan / Overlay (See Rezoning)	\$1,576
8	Future Land Use Amendment	\$1,156
Subdivision Review		
1	Sketch Plat	\$247
2	Preliminary Plat / Final Plat – Requiring Planning Commission Approval	\$1628
3	Minor Subdivisions – Requiring Staff-Level Approval	\$998
4	Plat Amendments	\$946
5	3-Page Plat Amendments	\$52



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6	Expired Plat Renewal	\$242
7	Construction Plans Review	\$3,230
Site Plan Review		
1	Major Site Plan - Requiring Planning Commission Approval	\$2,837
	Includes Multi-Family, Townhome/Villa, HPR, Cell Towers, and Major Commercial Projects	
2	Minor Site Plan - Requiring Staff-Level Approval	\$720
	Includes Minor Buildings, Minor Additions, Canopies, Sheds, Parking Lot Enlargements, Additions to Cell Towers, and External Modifications	
3	Mini Site Plan - Requiring Staff-Level Approval	\$126
	Lower-Level Site Plan, as determined by the Planning Director	
4	Small Cell (Wireless Facility in Right-of-Way) (MAX ALLOWED BY STATE)	\$805
A	+ One-Time Applicant Fee (MAX ALLOWED BY STATE)	\$200
B	+ First 5 Sites (MAX ALLOWED BY STATE)	\$110
C	+ Each Site after 5 (MAX ALLOWED BY STATE)	\$55
5	Revisions to Site Plan	\$893
6	Renewal of Site Plan	\$315
7	Development Entryway/Hardscape Feature	\$300
Sign Review		
1	Commercial Temporary Sign	\$27
2	Commercial Temporary Sign - Non-Profit Only	\$0
2	Residential Temporary Sign	\$0
3	Permanent Ground Sign	\$200
4	Permanent Wall Sign	\$126



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5	Sign Reface	\$42
BZA Review		
1	Zoning Variance	\$787
2	Conditional Use	\$946
3	Zoning Interpretation	\$867
4	Administrative Appeal	\$656
Other		
1	Zoning Verification Letter	\$27
2	Zoning Permit Review (To be included with Building Permit)	\$52
3	Minor Occupancy Permit	\$210
4	Minor Occupancy Permit – Non-Profit only	\$27
5	Major Occupancy Permit	\$809
6	Post Planning Commission Review - Projects which require more than 2 corrected sets to be finalized will be required to pay additional review fees for each resubmittal after the second review.	\$210
7	Minor Home Occupation Permit	\$27
8	Any Projects which do not meet any of the above fee types/descriptions, as determined by the Planning Director.	\$126
The City of Hendersonville is the only entity exempt from paying review fees.		
***Effective July 1, 2026, the House passed HB 0375/ SB 0988, which requires all local governments to publicly document the cost justification for any development fee exceeding \$250, subject to an annual state audit.		