

# New Construction

## Single and Two-Family Dwellings

What are the requirements for submitting plans for Plans Review?

### Address Certification from MPC

Obtain a certified address from MPC before submitting your plans.

### Drawing Scale and Dimension

Drawings must be at a Minimum Scale 1" = 40'. The Minimum Size Drawing is 8 ½" x 11".

### Type of Structure

- Include detailed description of proposed dwelling
- Indicate whether structure is a **Site-Built, Modular** or a **Multi-Sectional** house.
  - Modular housing must have state license numbers of the **Manufacturer**, the **Distributor**, and the **Installer**
  - Multi-sectional housing must have the state license number of the **Home Dealer** and of the **Stabilizer**

### Plot Plan must include:

- North Arrow, Ward, and Lot Number
- Street Name and Distance to Nearest Intersection Right-of-way
- Existing and Proposed Elevations at all Lot Corners
- Major Drainage Features or Elevation Changes
- Existing and Proposed Contours (two-family)
- Sanitary Sewer and Top of Casting Elevation
- Finished Floor Elevation
- Driveway, Dimension and Surface
- Show Required Parking (two-family)
- Setbacks to all property lines
- All existing and proposed buildings on the site
- The site plan shall be a representation of the property in question

### Building Plans

- Floor Plan
  - Smoke Detectors
  - Carbon Monoxide Detectors
- Foundation Plan
- Framing Plans for floors ceiling and roofs
- Wall Section including
 

Insulation	Foundation/Footer Detail
Basic Wall Framing	Roofing Details
- Elevations
- Deck Framing
- Radon Remediation Plans

### Number of Copies

Submit four (4) copies of Site Plan & two (2) complete sets of house plans.

### Supporting Documentation

Submit copy of **Worker's Compensation Certificate** if required

**Plans Review** ensures compliance with the city's building codes, zoning rules, and other regulations.

Residential Plans typically are reviewed within 5 to 7 working days of their receipt in the Building Inspections Office.

Applications for Plans Review must be submitted to:

### Plans Review & Inspections Division

City of Knoxville  
400 Main St., Rm 505  
Knoxville, TN 37902

### Plans Review

**Fee (due at submittal)**  
**\$50.00**

Mailing Address:  
P.O. Box 1631  
400 W. Main St., Ste 505  
Knoxville, TN 37901-1631  
865-215-2999 Office  
865-215-2627 Fax  
865-215-4830 Inspection Request line

**New Construction - City of Knoxville  
Single-Family or Two-Family Dwelling**

