

# Right-of-Way Permits

Right-of-Way Permits are required for new driveways, driveway widening and land disturbance within City of Knoxville public rights-of-way.

For new site development, right-of-way permits are issued in conjunction with the site development permit based on the work shown in the right-of-way on the complete sets of civil drawings required for the site development permit.

A site plan is also required for proposed right-of-way work on existing developments. For either case, a site plan must include (but is not limited to):

- Address of property (obtain certified address from MPC if one is not available), north arrow, ward and block number, CLT number and lot number
- All property lines
- Any major drainage features or elevation changes
- Driveway and dimensions with setbacks to property lines
- All existing or proposed buildings on the site
- Existing and proposed parking (and possibly a parking calculation)
- Drainage culvert under driveway if there is an existing ditch or water course. Include appropriate pipe size and material - calculations may be required to support size of pipe.
- Any other existing or future driveways to the property (number of driveways allowed depends on use and length of road frontage of the property)

## Additional Considerations

- Show any existing or proposed curbs and sidewalks with appropriate City Standard Details
- Show any driveway connections to a State route. These driveways must meet T.D.O.T. requirements and receive T.D.O.T. approval (City must review and approve 7 copies of site plans. Plans are then submitted to T.D.O.T. Traffic Office for approval. Return remaining copies to City for issuance of Right-of-Way permit)
- Show any driveway exceeding 15%. These driveways may have additional requirements.
- Provide site distance in instances of blind hills or curves.
- For zoning regulations regarding site access and parking, see Article 5, Section 7 of the City of Knoxville's Zoning Ordinance.

## Number of Copies

Submit four (4) copies of site plan; seven (7) copies if connecting to State route

## Fees

10' wide driveway = \$15.00	15' wide driveway = \$15.00
20' wide driveway = \$23.50	25' wide driveway = \$27.00
30' wide driveway = \$27.00	35' wide driveway = \$30.50
40' wide driveway = \$34.00	

## Excavation in right-of-way (dirt)

\$5.00 up to 20 s.y.  
\$0.15/s.y. over 20 s.y. + \$5.00

## Excavation in right-of-way (asphalt or concrete)

\$15.00 up to 20 s.y.  
\$0.50/s.y. over 20 s.y. + \$15.00

Items needing a Right-of Way permit include:

Construction of driveways, sidewalks, curb and gutter, utilities (mains and laterals), storm systems, drainage ditches, roadways, paving, grading and any other land distance in public right-of-way.

Applications for Plans Review must be submitted to:

## Plans Review

## & Inspections

## Division

City of Knoxville  
400 Main St.,  
Rm 505  
Knoxville, TN  
37901

## Mailing Address:

P.O. Box 1631  
Knoxville, TN 37901-1631  
865-215-2999 Office  
865-215-2627 Fax  
865-215-4830 Inspection Request line