

New Construction

Single and Two-Family Dwellings

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)
\$60.00

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

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 1/2" 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

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

