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**

<table>
<thead>
<tr>
<th>Driveway Width</th>
<th>Fee</th>
<th>Driveway Width</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>10’ wide</td>
<td>$15.00</td>
<td>15’ wide</td>
<td>$15.00</td>
</tr>
<tr>
<td>20’ wide</td>
<td>$23.50</td>
<td>25’ wide</td>
<td>$27.00</td>
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<tr>
<td>30’ wide</td>
<td>$27.00</td>
<td>35’ wide</td>
<td>$30.50</td>
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<tr>
<td>40’ wide</td>
<td>$34.00</td>
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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