

PLAN OF SERVICE

PETITION FOR ANNEXATION

LEGAL DESCRIPTION

**Legal Description for Palmetto Drive Annexation**

BEGINNING on a point, said point being the south east property corner of Tax Map 112E J 026.00, located on the northern ROW of Myrtle Ave and western ROW of Palmetto Dr.

Thence in a northern direction following the western ROW of Palmetto Drive, to a point, said point being a common property corner of Tax Map 112E J 022.00 and Tax Map 112E J 021.00.

Thence in a western direction, following the common property line of Tax Map 112E J 022.00 and Tax Map 112E J 021.00 to a point, said point being a common property corner of Tax Map 112E J 022.00, Tax Map 112E J 021.00, Tax Map 112D J 034.00, and Tax Map 112D J 035.00.

Thence in a northern direction following the common property lines of Tax Map 112D J 035.00, Tax Map 112E J 021.000, then Tax Map 112D J 036.00 and Tax Map 112D J 042.00 to a point, said point being a common property corner of Tax Map 112D J 036.00, Tax Map 112D J 037.00, Tax Map 112D J 041.00, and Tax Map 112D J 042.00.

Thence in an eastern direction, following the common property line of Tax Map 112D J 041.00 and Tax Map 112D J 042.00 to a point, said point being a common property corner of Tax Map 112D J 041.00 and Tax Map 112D J 042.00, located on the western ROW of Palmetto Dr.

Thence in a northern direction, following the western ROW of Palmetto Dr. to a point, said point being the northeastern property corner of Tax Map 112D J 040.00, located at the intersection of Palmetto Dr. and Rhododendron Cir.

Thence in an eastern direction crossing the ROW of Palmetto Dr. following the southern ROW of Rhododendron Cir. And the northern property line of Tax Map 112D J 004.00 to a point, said point being a common property corner of Tax Map 112D J 0040.00 and Tax Map 112D J 005.00.

Thence in a southern direction, following the common property lines of Tax Map 112D J 004.00, Tax Map 112D J 005.00, then 112D J 003.00, Tax Map 112D J 001.00 and Tax Map 112D J 006.00, and Tax Map 112E J 019.00 and Tax Map 112E J 017.00 to a point, said point being on the cul-de-sac of Cactus Cir. And a common property corner of Tax Map 112E J 019.00 and Tax Map 112E J 017.00.

Thence following the southern property line of Tax Map 112E J 019.00 and the northern ROW of Cactus Cir in a western direction to a point, said point being the southwestern property corner of Tax Map 112E J 019.00, located at intersection of Cactus Cir. And Palmetto Dr.

Thence in a southern direction crossing the ROW of Cactus Cir, following the eastern ROW of Palmetto Dr. and the western property lines of Tax Map 112E J 015.00, Tax Map 112E J 014.00, and Tax Map 112E J 013.00 to a point, said point being the southwestern property corner of Tax Map 112E J 013.00, located at the intersection of Palmetto Dr. and Myrtle Ave.

Thence in a western direction, crossing the ROW of Palmetto Dr. to a point, said point being the BEGINNING.

**Calculated Acreage: 4.12 acres**

**POLICE**

Routine police services, as provided on a regular basis in the rest of Crossville, will be available to the property upon effective date of annexation.

**FIRE**

Routine fire protection services, as provided in the rest of Crossville, will be available to the property upon effective date of annexation. The City Fire Department has a Class 3 rating.

**WATER**

City water lines are presently available to the annexation area at "outside-city" rates. Upon effective date of annexation, the "inside-city" rate would become effective. If in the future, the property was to be subdivided, extension of water lines and hydrants into the developing subdivision would be the responsibility of the developer, in accordance with the Crossville Municipal Code and the Subdivision regulations of Crossville Planning Commission.

**SANITARY SEWER**

City sewer collection lines are not presently available to the annexation area. The length of the sewer line extension is approximately 950 feet of 4-inch low pressure sewer line. The cost at the expense of the developer for the sewer extension is \$20,869.63 plus the cost of tap fees and grinder pumps. Upon effective date of annexation, the "inside-city" rate would become effective for taps and fees. If in the future, the property was to be subdivided, extension of water lines and hydrants into the developing subdivision would be the responsibility of the developer, in accordance with the Crossville Municipal Code and the Subdivision regulations of Crossville Planning Commission.

**REFUSE COLLECTION**

Upon effective date of annexation, the same regular refuse collection services now provided within the municipality will be available for the annexed property.

**STREETS**

The annexed property fronts on Palmetto Drive. Upon annexation, approximately 970-foot of Palmetto Drive will be annexed in to the City limits at its current condition. This portion of Palmetto Drive will be accepted as an official City street. Construction of new streets into a developing subdivision is the responsibility of the developer, in accordance with the Crossville Municipal Code and the Subdivision Regulations of the Crossville Planning Commission.

#### STREET LIGHTING

Installation of street lighting will be evaluated by the City of Crossville and provided to the area according to the City's standard extension policies already in place.

#### INSPECTION SERVICES

Following effective date of annexation, new structures constructed in the annexation area must comply with International Building, Residential, Existing Building, Property Maintenance, Accessibility, Energy Conservation, Fire, Life Safety, and Plumbing Codes and other codes adopted by the city, as well as obtain building and plumbing permits from the city and be inspected by the city's Building Inspector for compliance with the International Codes. Additions to and/or remodelings of existing structures must also obtain building and plumbing permits and meet International Codes. Other inspection services will be included upon effective date of annexation.

#### PLANNING AND ZONING

The annexation area is presently within the Crossville Planning Region, so the same regulations pertaining to subdivision of properties will apply following annexation. At this time Crossville has no zoning in effect.

#### STORMWATER

Following effective date of annexation, new parcels will comply with the City of Crossville's requirements and regulations regarding land disturbance activities. This will include obtaining a Land Disturbance Permit for activities that will disturb more than 4,000 square feet and inspections of erosion protection and sediment control best management practices. These newly annexed properties will also be required to follow buffer zone requirements for streams as well as illicit discharge regulations. Existing structures may be required to improve stormwater control as described in the Stormwater Ordinance.

#### RECREATION

All present and future residents of Crossville are entitled to use any city recreational park.

#### SCHOOLS

The schools in Crossville and Cumberland County are part of the county-wide system.

#### ELECTRICITY

Electric services in Crossville are supplied by Volunteer Energy Cooperative.

#### NATURAL GAS

Natural gas service in Crossville is supplied by Middle Tennessee Gas Utility District.

#### OFF-PREMISE ADVERTISING SIGNS

There are currently no off-premise advertising signs located on this parcel. Any off-premises advertising signs in the future must be in compliance with all regulations contained in the Crossville Municipal Code.

REPORT FROM PLANNING COMMISSION:

This Plan of Service has been reviewed and approved by the Crossville Regional Planning Commission on 03/20/25 (date).

  
\_\_\_\_\_  
Planning Commission Chairman

APPROVED BY CITY COUNCIL:

This Plan of Service has been reviewed and adopted by the Crossville City Council on \_\_\_\_\_ (date).

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk