

Dear Planning Commission Members:

My name is Nick Jenkins, and I am the property owner of Control Map:101 Parcel 021.03. The physical address of the property is 73 Hyder Ridge Rd. Crossville, Tn. The property is located within the city limits of Crossville, Tn, however I am seeking deannexation from the city for the following reasons.

City water service is unavailable at the property, and water service is provided by CPWA. Also, there is currently no city sewer service on Hyder Ridge Rd and would require an extension of the main line from East 1st St to be available at the property. With that in mind, the intent is to put a septic system on the property at the time of the house construction.

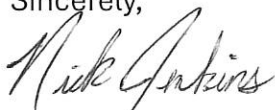
The property is neighboring the city limit line/county property to the west, and has only one additional neighboring property within the city limits to the north. With neighboring properties/communities not being within the city limits, it is my understanding they have no obligation to follow city ordinances/rules. In effect, that puts me in the position of essentially living outside of the city, but with the undue tax burden, regulations, ordinances of residing within the city.

By my estimation, the only benefit I receive for my city property taxes is weekly trash pickup. As much as this is currently appreciated, and enjoyed, in the future this benefit will not be worth what the tax burden will become. Once a house, storage building and anything else that may increase the property value in the future are seen on the property taxes, the tax burden will far outweigh the benefits received.

I understand the upkeep of the road is a benefit of paying city property taxes as well. However, with our close proximity to East 1st St, the road maintenance does not seem as if it would be an issue. Additionally, the quality of the road seems unchanged over the distance of Hyder Ridge Rd, be it inside or beyond the city limits. The snow cleanup also seems mostly the same for the length of the road. Conditions essentially seem to be consistent the length of the road, in or out of the city. Also, many people drive on city streets and enjoy the benefit of their maintenance without city property taxation.

With no plans to take advantage of city amenities currently offered, I feel the best course of action is dennexation. It is for these reasons discussed above I am seeking deannexation of the property from the city. I am very appreciative for your consideration in the matter, and I thank you very much for your time.

Sincerely,


Nick Jenkins

931-510-1111