

PLAN OF SERVICE

PETITION FOR ANNEXATION
TAX MAP 99, PARCEL 23.00

LEGAL DESCRIPTION

BEGINNING on a point, said point being a common property corner of Tax Map 99, Parcel 22.00 and Parcel 23.00 located on the northern right-of-way of Sparta Hwy, (Hwy, 70 West); thence in a northern direction following the common property line of Tax Map 99, Parcels 23.00 and 22.00 to a point, said point being a common property corner of Tax Map 99, Parcels 22.00 and 14.00; thence in a northern direction following the common property line of Tax Map 99, Parcels 23.00 and 14.00 to a point, said point being a common property corner for Tax Map 99, Parcels 23.00 and 14.00; thence in a western direction following a common property line of Tax Map 99, Parcels 23.00 and 32.06 to a point, said point being on the eastern right-of-way of the Northwest Connector; thence in a western direction crossing the right-of-way of the Northwest Connector to a point, said point being a common property corner of Tax Map 99, Parcels 23.00 and 32.06; thence in a western direction following a common property line of Tax Map 99, Parcels 23.00 and 32.06 to a point, said point being a common property corner of Tax Map 99, Parcels 23.00 and 32.07; thence in a southern direction following a common property line of Tax Map 99, Parcels 23.00, 32.07, 32.01, and 27.00 to a point, said point being a common property corner of Tax Map 99, Parcels 23.00 and 27.00; thence in an eastern direction following a common property line of Tax Map 99, Parcels 23.00 and 27.00 to a point, said point being a common property corner of Tax Map 99, Parcels 23.00 and 27.00; thence in a southern direction following a common property line of Tax Map 99, Parcels 23.00 and 27.00 to a point, said point being a common property corner of Tax Map 99, Parcels 23.00 and 27.00; thence in an eastern direction following a common property line of Tax Map 99, Parcels 23.00 and 27.00 to a point, said point being a common property corner of Tax Map 99, Parcels 23.00 and 27.00 and being on the western right-of-way of the Northwest Connector; thence in an eastern direction crossing the right-of-way of the Northwest Connector to a point, said point being a common property corner of Tax Map 99, Parcels 23.00 and 27.00; thence in an eastern direction following a common property line of Tax Map 99, Parcels 23.00 and 27.00 to a point, said point being a common property corner of Tax Map 99, Parcels 23.00 and 27.00; thence in a southern direction following a common property line of Tax Map 99, Parcels 23.00 and 27.00 to a point, said point being a common property corner of Tax Map 99, Parcels 27.00 and 25.00; thence in a southern direction following a common property line of Tax Map 99, Parcels 23.00 and 25.00 to a point, said point being a common property corner of Tax Map 99, Parcels 23.00 and 25.00 being on the northern right-of-way of Sparta Hwy (Hwy 70 West); thence in an eastern direction following the northern right-of-way of Sparta Hwy (Hwy 70 West) to a point, said point being the BEGINNING, containing approximately 35.7 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 4 rating.

WATER

City water lines are presently serving this parcel at “outside-City” rates. Upon effective date of annexation, “inside-City” rates will be applied.

Extension of water lines and hydrants into a developing subdivision is the responsibility of the developer, in accordance with the Crossville Municipal Code and the Subdivision regulations of Crossville Planning Commission.

SANITARY SEWER

City sewer lines are currently serving this parcel at “outside-City rates”. Upon effective date of annexation, “inside-City” rates will be applied.

Extension of sewer collection lines and manholes into a developing subdivision is 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

This parcel is located on Hwy. 70W, which is a state-maintained highway.

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 polices 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 4000 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 _____ (date).

Planning Commission Chairman