

PLAN OF SERVICE

2496 Lantana Road (Heuser)
Tax Map 126, a portion of Parcel 6.00

LEGAL DESCRIPTION

BEGINNING on a point, said point being a common property corner of Tax Map 126, Parcel 6.03 and Tax Map 126, Parcel 6.00 and located on the northern right of way of Lantana Rd.; thence in a northwestern direction following a common property line of Tax Map 126, Parcel 6.03 and Tax Map 126, Parcel 6.00 for 162.16 feet to a point; thence in a northeastern direction for 43.85 feet to a point; thence in a southeastern direction for 27.48 feet to a point; thence in a northeastern direction 119.23 feet to a point, said point is located on the common property line of Tax Map 126, Parcel 6.00 and Tax Map 126, Parcel 5.02; thence in a southeastern direction following the common property line of Tax Map 126, Parcel 6.00 and Tax Map 126, Parcel 5.02 for 146.37 feet to a point, said point being a common property corner of Tax Map 126, Parcel 6.00 and Tax Map 126, Parcel 5.02 and located on the northern right of way of Lantana Rd.; thence in a southwestern direction following the northern right of way of Lantana Rd. to a point, said point being the BEGINNING, containing approximately 0.60 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 3/3X rating.

WATER

The property to be annexed is a portion of a parcel that is in the process of a re-subdivision. The entire parcel already has city water available with the current structure receiving "outside-city" rates. Upon effective date of annexation, the "inside-city" rate would become effective.

SANITARY SEWER

The property to be annexed is a portion of a parcel that is in the process of a re-subdivision. Sewer is available on the south side of Lantana Road.

REFUSE COLLECTION

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

STREETS

The parcel fronts on Lantana Road, 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 will be based upon development of the property and 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 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

Electricity is supplied by Volunteer Energy Cooperative which will determine availability of power and timing of future extensions.

NATURAL GAS

Natural gas service is supplied by Middle Tennessee Natural Gas Utility District, which will determine availability of gas and timing of future extensions.

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.

**CERTIFICATION OF REVIEW AND APPROVAL OF PLAN OF SERVICE BY
PLANNING COMMISSION**

REPORT FROM PLANNING COMMISSION:

This Plan of Service has been reviewed and approved by the Crossville Regional Planning Commission on _____.

Planning Commission Chairman