

PLAN OF SERVICE

4341 Hwy. 127S
Tax Map 139, Group D, Parcel 9.03

LEGAL DESCRIPTION

BEGINNING on a point, said point being a common property corner of Tax Map 139 parcel 9.02 and Tax Map 139 parcel 6 on the northwestern ROW of HWY 127 South; thence in a southeastern direction crossing the ROW of HWY 127 South to a point, said point being a common property corner of Tax Map 139 parcel 10.00 and Tax Map 139 parcel 9.03; Thence in a south eastern direction along the common property line of Tax Map 139 parcel 10.00 and Tax Map 139 parcel 9.03 to a point, said point being a common property corner of Tax Map 139 parcel 9.03 and Tax Map 139 parcel 9.01; thence in a southwestern direction following a common property line of Tax Map 139 parcel 10.00 and Tax Map 139 parcel 9.03 to a point, said point being a common property corner of Tax Map 139 parcel 10.00 and Tax Map 139 parcel 9.03; thence in a northwestern direction following a common property line of Tax Map 139 parcel 10.00 and Tax Map 139 parcel 9.03 to a point, said point being a common property line of Tax Map 139 parcel 9.00 and Tax Map 139 parcel 9.03; thence in a northeastern direction following a common property line of Tax Map 139 parcel 9.00 and Tax Map 139 parcel 9.03 to a point, said point being a common property corner of Tax Map 139 parcel 9.00 and Tax Map 139 parcel 9.03; thence in a northwestern direction following a common property line of Tax Map 139 parcel 9.00 and Tax Map 139 parcel 9.03 to a point, said point being a common property corner of Tax Map 139 parcel 9.00 and Tax Map 139 parcel 9.03 and located on the southeastern ROW of HWY 127 South; thence in a northwestern direction crossing the ROW of HWY 127 South to a point, said point being approximately 57 feet southwest of the common property corner of Tax Map 139 parcel 6 and Tax Map 139 parcel 9.02; thence in a northeastern direction following the northwestern ROW of HWY 127 South to a point, said point being the BEGINNING, containing approximately 1.18 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 annexed property already has city water available at "outside-city" rates. Upon effective date of annexation, the "inside-city" rate would become effective.

SANITARY SEWER

The annexed property already has city sewer available at "outside-city" rates. Upon effective date of annexation, the "inside-city" rate would become effective.

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 Hwy. 127S, which is a State-maintained road. 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