

PLAN OF SERVICE

1176 Old Lantana Road
Tax Map 113P, Group C, Parcels 20.00 and 21.00

LEGAL DESCRIPTION

BEGINNING on a point, said point being located at a point of intersection of a common property line of Tax Map 113P, Group C, Parcel 20.00 and Tax Map 113P, Group C, Parcel 19.00 and the existing city limits for Crossville, TN; thence in a western direction following a common property line of Tax Map 113P, Group C, Parcel 19.00 and Tax Map 113P, Group C, Parcel 20.00 to a point, said point being a common property corner of Tax Map 113P, Group C, Parcel 19.00 and Tax Map 113P, Group C, Parcel 20.00 and located on the southwestern property line of Tax Map 113P, Group C, Parcel 2.00; thence in a southwestern direction following a common property line of Tax Map 113P, Group C, Parcel 20.00, and Parcel 21.00, and Tax Map 113P, Group C, Parcel 2.00 to a point, said point being a common property corner of Tax Map 113P, Group C, Parcel 21.00 and Tax Map 113P, Group C, Parcel 26.01; thence in an eastern direction following common property lines of Tax Map 113P, Group C, Parcel 21.00 and parcels 26.01, 26.04, and 26.02 to a point, said point being a point of intersection of the northern property line of Tax Map 113P, Group C, Parcel 26.02 and the existing city limits for Crossville, TN; thence in a northwestern direction following the existing city limits of Crossville, TN to a point, said point being the BEGINNING, approximately 2.9 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 split by the city limits. The entire parcel already has city water available with the current structures receiving "inside-city" rates. Upon effective date of annexation, the "inside-city" rate would become effective for the entire parcel.

SANITARY SEWER

The property to be annexed is a portion of a parcel that is split by the city limits. The entire parcel already has city sewer available with the current structures receiving “inside-city” rates. Upon effective date of annexation, the “inside-city” rate would become effective for the entire parcel.

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 Old Lantana Road, which is a city-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