

PLAN OF SERVICE

PETITION FOR ANNEXATION

LEGAL DESCRIPTION

Legal Description for the Annexation of Tax Map 112L C 014.00 with a portion of Canary Drive

BEGINNING on a point, said point being a common property corner of Tax Map 112E G 018.00 and 112E G 017.00, located on the north eastern ROW of Canary Drive.

Thence in a south eastern direction, following the north eastern ROW of Canary Drive to a point, said point being a common property corner of Tax Map 112L C 015.00 and 112L C 014.00.

Thence in a north eastern direction following a common property line of Tax Map 112L C 015.00 and 112L C 014.00 to a point, said point being a common property corner of Tax Map 112L C 014.00 and 112L C 013.00.

Thence in a south eastern direction, following a common property line of Tax Map 112L C 014.00 and 112L C 013.00 to a point, said point being a common property corner of Tax Map 112L C 014.00 and 112L C 013.00, located on the north western ROW of Walnut Drive.

Thence in a south western direction, following the northern ROW of Walnut Drive and crossing Canary Drive to a point, said point being on the western ROW of Canary Drive.

Thence in a north western direction, following the western ROW of Canary Drive to a point, said point being a common property corner of Tax Map 112L B 009.00 and 112L B 008.00.

Thence in a north eastern direction crossing the ROW of Canary Drive to a point, said point being the BEGINNING.

Acreage: 0.99 acres (graphically calculated)

Approximately 530 feet of Canary Drive, at its current condition (graphically measured)

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 rating.

WATER

City water lines are presently available to the annexation area at "outside-city" rates. Upon effective date of annexation, the "inside-city" rate would become effective. If in the future, the property were to be subdivided, extension of water lines and hydrants into

the developing subdivision would be the responsibility of the developer, in accordance with the Crossville Municipal Code and the Subdivision regulations of Crossville Planning Commission.

SANITARY SEWER

City sewer collection lines are located on Canary Drive and available upon completion of an approximate 760-foot mainline sewer extension. The property owner will be responsible for material costs, taps and fees at "inside city" rates. If in the future, the property were to be subdivided, extension of sewer collection lines and manholes into a developing subdivision are the responsibility of the developer, in accordance with the Crossville Municipal Code and the Subdivision Regulations of the Crossville Planning Commission. Depending on the capacity needed by the development, a main line extension may be required at the cost of the developer. The cost estimate in the amount of \$6,428.10 must be paid to the City of Crossville within 12 months. If not paid within 12 months, a new cost estimate would be required.

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

The annexed property fronts on the corner of Walnut Drive and Canary Drive, which is an unimproved right-of-way. Upon annexation, approximately 530-feet of Canary Drive will be annexed in to the City limits at its current condition. This portion of Canary Drive will be accepted as an official City street. 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 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

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 May 16, 2024 (date).



Planning Commission Chairman