

PLAN OF SERVICE

PETITION FOR ANNEXATION TAX MAP 74, PARCEL 42.00 (Hwy. 127N-Dollar General)

LEGAL DESCRIPTION

BEGINNING on a point, said point being a common property corner of Tax Map 074 Parcel 42.00 and Tax Map 074 Parcel 33.00 and located on the eastern right-of-way of Hwy 127 North; thence in a southeastern direction following the common property line of Tax Map 074 Parcel 42.00 and Tax Map 074 Parcel 33.00 to a point, said point being a common property corner of Tax Map 074 Parcel 42.00 and Tax Map 074 Parcel 42.01; thence in a western direction following the common property line of Tax Map 074 Parcel 42.00 and Tax Map 074 Parcel 42.01 to a point, said point being on the eastern right-of-way of Hwy. 127 North and a common property corner of Tax Map 074 Parcel 42.00 and Tax Map 074 Parcel 42.01; thence in a northern direction following the eastern right-of-way of Hwy. 127 North to a point, said point being the BEGINNING, containing approximately 1.33 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

The annexed property is located in the Catoosa Utility Department of the City of Crossville. Water is currently available at “outside-city” rates. Upon effective date of annexation, the “inside-city” rate will become effective.

SANITARY SEWER

City sewer is located across Hwy. 127N from this property. The City of Crossville will provide sewer to the property; however, connection to the sewer will be contingent upon property meeting the City of Crossville’s minimum requirement for stormwater detention for commercial developments for properties located inside the city limits.

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

Hwy. 127N is a federal and state highway and maintained by the State.

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 is supplied by Volunteer Energy Cooperative.

NATURAL GAS

Natural gas service in Crossville is supplied by Upper Cumberland Gas Utility District.

REPORT FROM PLANNING COMMISSION:

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

Planning Commission Chairman