

PLAN OF SERVICE

PETITION FOR ANNEXATION

LEGAL DESCRIPTION

Legal Description for the Annexation of Tax Map 125, Parcels 25.00, 26.00, and 27.00

Beginning on a point, said point being located on the south eastern ROW of Lantana Rd on a common property corner of Tax Map 125 33.00 and 33.02 located on the existing City Limits.

Thence in a north western direction crossing the ROW of Lantana Rd, to a point, said point being on the south eastern property line of Tax Map 125 29.01 and the north western ROW of Lantana Rd.

Thence in a south western direction following the north western ROW of Lantana Rd to a point, said point being, a common property corner of Tax Map 125 28.00 and Tax Map 125 27.00.

Thence in a north western direction following a common property line of Tax Map 125 28.00 and Tax Map 125 parcels 27.00 and 28.00 to a point, said point being a common property corner of Tax Map 125 26.00 and Tax Map 125 18.00 and Tax Map 125 26.00.

Thence in a south western direction following a common property line of Tax Map 125 18.00 and Tax Map 125 parcels 26.00 and 25.00 to a point, said point being a common property corner of Tax Map 125 25.00 and Tax Map 125 24.00.

Thence in a south eastern direction following a common property line of Tax Map 125 24.00 and Tax Map 125 25.00 to point, said point being a common property corner of Tax Map 125 24.00 and Tax Map 125 25.00 located on the north western ROW of Lantana Rd.

Thence in a south eastern direction crossing the ROW of Lantana Rd to a point, said point being located on the north western property line of Tax Map 125 43.00 and on the south eastern ROW of Lantana Rd.

Thence in an eastern direction following the south eastern ROW of Lantana Rd to a point, said point being the beginning.

Approximate Acreage: 32.57

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

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 will be available to the property once the offsite 3-inch Low Pressure Line is upgraded to a 4-inch line and an agreement is reached between the adjacent property owner, where the offsite sewer line is located, which will allow the developer to connect to the city’s sewer system. The developer/property owner will be financially responsible for easements, line extensions, and the above-mentioned upgrades to the existing system, as well as all taps and fees associated with making sewer available to their property. If in the future, the property were to be subdivided, extension of sewer collection lines into a developing subdivision are the responsibility of the developer, in accordance with the Crossville Municipal Code and the Subdivision Regulations of the Crossville Regional Planning Commission.

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 Lantana Road (SR 1), which is currently maintained by the State of Tennessee and is included in this annexation. 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 polices 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 3/18/2021 (date).



Planning Commission Chairman