

PLAN OF SERVICE

PETITION FOR ANNEXATION TAX MAP 99, PARCEL 57.03 (The Gardens)

LEGAL DESCRIPTION

BEGINNING on iron pin set at the corner of James J. Mitchell (Deed Book 285, Page 768) and Elizabeth Mitchell Petty (Deed Book 284, Page 770), said iron pin is on the north boundary of George M. Marlow (Deed Book 1173, Page 1945), referenced by coordinates of North = 595,270.440 feet and East = 2,243,894.884 feet; thence along Marlow, North 58° 14' 01" West, a distance of 620.89 feet to an iron pin set at the southeast right-of-way of proposed roadway Project No. 18462-1201-14, station value 136+81.58'; thence along said right-of-way North 51° 20' 50" East, a distance of 536.92 feet to an iron pin set for this survey; thence leaving the right-of-way, South 38° 39' 10" East, a distance of 300.00 feet to an iron pin set for this survey; thence North 51° 20' 50" East, a distance of 630.81 feet to an iron pin set for this survey; thence South 85° 11' 55" East, a distance of 55.12 feet to an iron pin set on the boundary of James. J. Mitchell; thence South 37° 27' 51" West, a distance of 1,029.74 feet to the point of BEGINNING, containing approximately 7.35 acres, according to a survey made April 20, 2009 by Michael V. Stump, RLS No. 784. Bearings recited in this description refer to State Plane North, Coordinates are Tennessee Grid.

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

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. Extension of water lines and hydrants into a developing subdivision is 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 presently available to the annexation area. Extension of sewer collection lines and manholes into a developing subdivision is the responsibility of

the developer, in accordance with the Crossville Municipal Code and the Subdivision Regulations of Crossville 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

This property is an addition to The Gardens Subdivision. 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 is 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 _____ (date).

Planning Commission Chairman