

October 10, 2025

To: Valerie Hale, City Manager, Crossville TN
Re: Offer to purchase City Lot 101PE 006.00

Petitioners/Landowners:

James G & Bonnie L Hemmerich 262 853-8078 Jim
799 Creekway Drive 414 704-8078 Bonnie
Crossville, TN 38555

Our Crossville property was purchased in Nov 2019, 2 lots, 11.00 (1.5 acres, unimproved) and 11.01, (1.5 acres with home/improvements.) Since then, we have permitted and built a "cottage" addition to our garage, and are ready to add utilities. Creekway drive has our existing sewer/water, but is "over the hill", requiring a grinder pump, estimated \$5000 install. Alternative is gravity-feed to Lot 6, which would be cheaper and longer-term lower maintenance. Either involves rock.

PROPERTY FACTS: Lot 6 is 140' x 300' (42000 ft, 1 AC), city-owned, directly adjacent to our lots. It is a steep-sided ravine, running along our east lot line, dropping to a creek that runs when it rains, and rising at the west side to Villageway Drive.

It is criss-crossed with several legs of the city sewer, and manhole access. Due to the sewer lines and associated legal right-of-ways, and the waterway, the majority of the land is unsuitable for development. The current listed value of the lot (per city records) is \$7200, although we are unaware of any past offer at that price.

PROPOSAL: We would propose to purchase Lot 6 from the City for the sum of \$1200, and integrate it with our existing property. We would cover survey costs necessary to accomplish this, estimated at \$2,000-3000. We anticipate minor adjustments to the existing boundary lines of the 2 lots we own, ending up with 3 adjusted lots.

We have spoken to existing neighbors Harold and Lisa Cox, who have some interest in joining us in this endeavor, subject to the final details and costs. If we are able to reach an agreement with the City Council on terms, they would take the western ½ acre portion of the lot on the Villageway side of the creek; the ½ acre eastern section would be integrated with our existing property.

We have also started discussions of this proposal with Kevin Dean of the Engineering Department.

The net result of this proposal would be beneficial to both parties, allowing sewer access for our current building project, and moving a currently city-owned lot off the City books, and onto the general tax rolls.



VILLAGEWAY

LOT 6

LOT 11.01

LOT 11.00

127/32
237.44'

63' 28' AC

115'

WAY DR





VILLAGEWAY

LOT 6

LOT 11.01

LOT 11.00



Cumberland County - Parcel: 101P G 008.00



Date: June 15, 2021
 County: Cumberland
 Owner: MULLINAX RICHARD J
 Address: CREEKWAY
 Parcel Number: 101P G 008.00
 Deeded Acreage: 1.08
 Calculated Acreage: 0
 Date of Imagery: 2018

51 ac pl. 10
RICHARD + HELEN
MULLINAX

Pg: 407 *Lot: 3 Block: 13*
1/4 ac 138 ac *Parcel: 5.00*
PHILIP KRUPP \$75 1.88 ac
creekway Dr

STATE ELEMENT
COX

Esri, HERE, Garmin, (c) OpenStreetMap contributors
 TN Comptroller - OLG
 TDOT
 State of Tennessee, Comptroller of the Treasury, Office of Local Government
 (OLG)

The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

CERTIFICATE OF CONVEYANCE AND DEDICATION

GREEN BRIAR VILLAGE

AUGUST 14, 1975
 CROSSVILLE, TENNESSEE
 BLOCK '9

I hereby certify that I am the owner of the property shown and described herein and that I hereby adopt this plan of subdivision with my free consent, establish the minimum building restriction lines and dedicate all streets, alleys, walks, parks and other open spaces to public or private use as noted.

7/20 1976

William S. Pugh
 OWNER



CERTIFICATE OF ACCURACY

I hereby certify that the map shown and described herein is a true and correct survey to the accuracy required by the Crossville, Tennessee, Planning Commission and that the monuments have been placed as shown hereon.

AUGUST 21, 1975

William S. Pugh
 Registered Land Surveyor

CERTIFICATION OF THE APPROVAL OF WATER AND SEWERAGE SYSTEMS

I hereby certify that the private water supply and/or sewer disposal facility system or systems installed, or proposed for installation, fully meet the requirements of the Tennessee State Health Department and are hereby approved as shown.

11-23 1975

William S. Pugh
 CITY OR COUNTY HEALTH OFFICER

CERTIFICATION OF THE APPROVAL OF STREETS

I hereby certify (1) that streets have been installed in an acceptable manner and according to planning commission specifications or (2) that a security bond in the amount of \$_____ has been posted with the planning commission to assure completion of all required improvements in case of default.

7-12 1976

William S. Pugh
 CITY OR COUNTY HEALTH OFFICER

CERTIFICATION OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat as shown hereon has been found to comply with the subdivision standards for Crossville, Tennessee, with the exceptions of such variances as may be noted in the minutes of the planning commission and that it has been approved for recording in the office of the county register.

11-23 1975

William S. Pugh
 Secretary of the Planning Commission

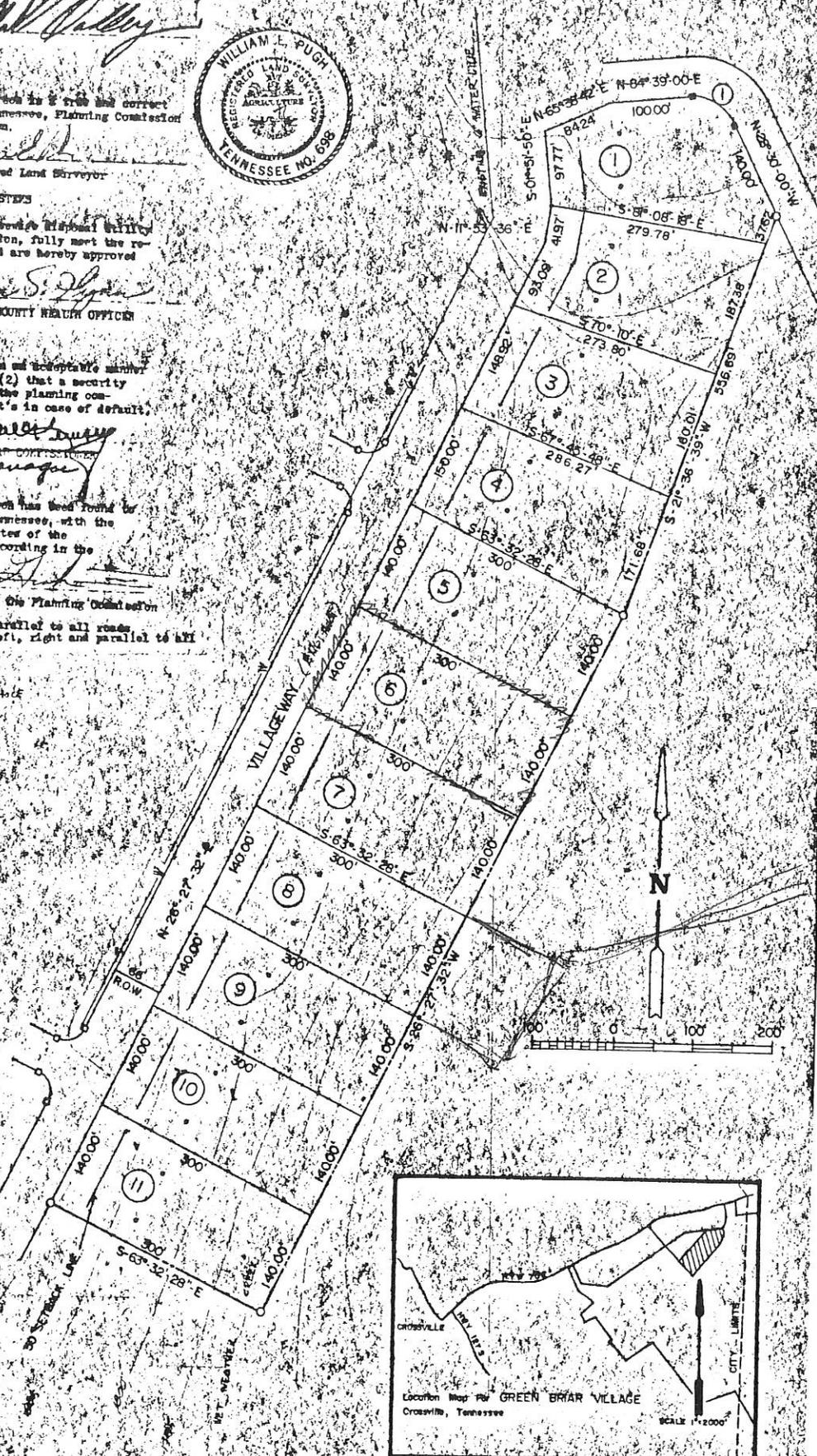
NOTE: A 10 foot utility easement is hereby reserved parallel to all roads, and a 6 foot utility easement is hereby reserved left, right and parallel to all property lines.

Note: • Indicates Location of Percussion Test Hole

REGISTER'S OFFICE
 STATE OF TENNESSEE SS
 CUMBERLAND COUNTY
 Received for record the _____ day of _____ 1976 at _____ o'clock _____ M.
 noted in Note Book _____ page _____
 and Recorded in _____ Book No. _____
 page _____ Fee \$ _____ Paid

Witness my hand
Margaret Madgwick
 Dep. Reg.

Book 123, page 263



CURVE DATA				
CURVE	Δ	TANGENT	L. CUR.	RADIUS
1	68°-51'-00"	34.20	60.00	50

