

PLAN OF SERVICE

PETITION FOR ANNEXATION

LEGAL DESCRIPTION

Legal Description for the Annexation of a portion of Tax Map 099, Parcel 14.01

BEGINNING on a point, said point being located on the south eastern ROW of Northside Drive and a common property corner of TM 099C C 001.00 and TM 099 014.01.

Thence in a south eastern direction following a common property line of TM 099C C 001.00, 002.00, and 003.00 with 099 014.01 to a point, said point being a common property corner of TM 099 014.01, 099C C 003.00, 099C B 007.00, and 099K B 032.00.

Thence in a southern direction following a common property line of TM 099 014.01 and TM 099K B 032.00, 033.00, 034.00, 035.00, 99F B 001.00, 002.00, and a portion of 003.00 to a point, said point being a common property corner of TM 99 014.01 and TM 99 014.00.

Thence in a western direction following a common property line of TM 099 014.01 and 014.00, and 023.00 to a point. Said point being a property corner of TM 099 023.00 which is located on the eastern ROW of Northside Drive.

Thence continuing in a western direction crossing the ROW of Northside Drive to a point, said point being a property corner of TM 099 023.00 and located on the western ROW of Northside Drive.

Thence continuing in a western direction following the common property line of TM 099 014.01 and 032.07 / 032.06 to a point, said point being a common property corner of TM 099 014.01 and 099 032.06 located on the wester ROW of Frost Road.

Thence in a north eastern direction following the eastern ROW of Frost Road to a point, said point being a common property corner of TM 099 014.01 and 099 013.01

Thence in a northern direction following the common property line of TM 099 014.01 and 13.01 to a point, said point being on an unnamed ROW.

Thence in a south eastern direction following the ROW of the unnamed ROW to a point, said point being the end of the unnamed ROW.

Thence in a northern direction crossing the ROW of the unnamed ROW and the common property line of TM 099 014.01 and 012.00 to a point, said point being a common property corner of TM 099 014.01 and 012.00 and located on the southern property line of TM 099 013.00.

Thence in a south eastern direction following the common property line of TM 099 013.00, 057.02 and 14.01 to a point, said point being a common property corner of TM 099 057.02 and TM 099 014.01, located on the western ROW of Northside Drive.

Thence continuing in a south eastern direction crossing the ROW of Northside Drive to a point, said point being the beginning.

Approximately 67.28 acres (graphically calculated)

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 located on Northside Drive and available upon completion of an approximate 840-foot mainline water extension to the annexation area. 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 Northside Drive and available upon completion of an approximate 580-foot mainline sewer extension. The property owner will be responsible for 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.

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 Northside Drive. 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 _____ (date).

Planning Commission Chairman