

PLAN OF SERVICE

PETITION FOR ANNEXATION

LEGAL DESCRIPTION

Legal Description for the Annexation of Tax Map 112 015.02 with a portion of Canary Drive

BEGINNING on a point at an iron rod at the current approximate city limits, said point being a common property corner of Tax Map 112 015.02 with a portion of Spruce Loop, also being the NE corner of Lot 1, as shown on the "Final Plat of Emerald Leaf Subdivision Phase II."

Then proceeding on a course of N35-15'-15"W, 387.00' to a RR Spike in rock, then on a course of S50°-44'-45"E, 155.37' to an iron rod at the NW ROW of Spruce Loop, then on a course of S39-38'-38"W, 544.06', along the NW ROW of Spruce Loop, to an iron rod, then on a course of N50°-21'-23", 156.00' to a nail set in rock, then on a course of S39-38'-37"W, 1843.86' to a point, then on a course of S32°-02'-11"W, 1292.33' to an iron rod, then on a course of S65-00'-06"E, 223.69' to an iron rod on the SE ROW of Spruce Loop, then on a course of N°32-02'-11"E, 1250.17', along the SE ROW of Spruce Loop, to a point, then on a course of N39-38'-37"E, 2373.16', along the SE ROW of Spruce Loop, to a point, then on a course of N°39-14'-57"E, 373.61', along the SE ROW of Spruce Loop, to a point, at the approximate intersection of the SE ROW of Spruce Loop and the NE ROW of Camellia Drive, this point also being the current approximate city limit, then on a course of N38-54'-06", 67.44', along the current approximate city limit, to an iron rod in the NE ROW of Spruce Loop, then on a course of N°50-44'-46", 155.34', along the current approximate city limit, said point being the BEGINNING.

Acreage: 18.62 (graphically calculated)

Approximately 4,000 feet of Spruce Loop, at its current condition, and the associated ROW (graphically measured)

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 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 was 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 presently available to the annexation area. Upon effective date of annexation, the “inside-city” rate would become effective for taps and fees. If in the future, the property was 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 Spruce Loop. Upon annexation, approximately 4,000-feet of Spruce Loop will be annexed in to the City limits at its current condition. This portion of Spruce Loop will be accepted as an official City street. 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 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 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