

PLAN OF SERVICE

PETITION FOR ANNEXATION

LEGAL DESCRIPTION

**Legal Description of Tax Map 087 parcel 044.01 and 0044.03 for Annexation**

BEGINNING on a point, that point being a common property corner of Tax Map 087 parcel 044.01 and Tax Map 087 parcel 044.00, located on the northern ROW of Woodlawn Road.

Thence in a northeastern direction following the common property lines of Tax Map 087 parcel 044.01, Tax Map 087 parcel 044.00 and Tax Map 087 parcel 044.03, Tax Map 087 parcel 043.00 to a point, said point being a common property corner of Tax Map 087 parcel 044.03 and Tax Map 087 parcel 043.00.

Thence in a northwestern direction following a common property line of Tax Map 087 parcel 044.03 and Tax Map 087 parcel 043.00 to a point, said point being a common property corner of Tax Map 087 parcel 044.03 and Tax Map 087 parcel 043.00 and located on the western most property line of Tax Map 087 parcel 008.01.

Thence in a southern direction following the common property line of Tax Map 087 parcel 008.01 and Tax Map 087 parcel 044.03 to a point, that point being a common property corner of Tax Map 087 parcel 044.03 and Tax Map 087 parcel 045.00, located along the western most property line of Tax Map 087 parcel 008.01.

Thence in an eastern direction following a common property line of Tax Map 087 parcel 044.03 and Tax Map 087 parcel 045.00 to a point, that point being a common property corner of Tax Map 087 parcel 044.03 and Tax Map 087 parcel 045.00.

Thence in a southern direction following a common property line of Tax Map 087 parcel 044.03 and Tax Map 087 parcel 045.00 to a point, that point being a common property corner of Tax Map Tax Map 087 parcel 044.03 and Tax Map 087 parcel 044.02.

Thence in an eastern direction following the common property line of Tax Map Tax Map 087 parcel 044.03 and Tax Map 087 parcel 044.02 to a point, that point being a common property corner of Tax Map Tax Map 087 parcel 044.03 and Tax Map 087 parcel 044.02.

Thence in a southern direction following a common property line of Tax Map Tax Map 087 parcel 044.03 and Tax Map 087 parcel 044.02 to a point, that point being a common property corner of Tax Map Tax Map 087 parcel 044.03 and Tax Map 087 parcel 044.02 and located on the northern ROW of Woodlawn Road.

Thence in a southeastern direction following the northern ROW of Woodlawn Road to a point, that point being the BEGINNING.

**Calculated area: 4.87 acres**

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 accessible to the annexation area. Upon effective date of annexation, the “inside-city” rate would become effective for taps and fees.

#### 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 Woodlawn Road which is a County road. This portion of Woodlawn Road is not included in the 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 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 4,000 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 10/17/24 (date).

  
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Planning Commission Chairman  
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