

PLAN OF SERVICE

PETITION FOR ANNEXATION

LEGAL DESCRIPTION

Legal Description of 126H C 010.00 Annexation

BEGINNING on a point, said point being on the south eastern ROW of Lantana Rd and south western ROW of Pigeon Ridge Rd, the northern most property corner of Tax Map 126 010.00.

Thence in a south eastern direction following the south western ROW of Pigeon Ridge Rd to a point, said point being located on approximately 90 degrees across from the western most property corner of Tax Map 126H D 001.00.

Thence in a north eastern direction crossing the ROW of Pigeon Ridge Rd. to a point, said point being the western most property corner of Tax Map 126H D 001.00

Thence in a north eastern direction following the eastern ROW of Jada Dr. to a point, said point being approximately 90 degrees across from the eastern most property corner of Tax Map 126H C 010.00.

Thence in a northern direction crossing the ROW of Jada Dr. to a point, said point being the eastern most property corner of Tax Map 126H C 010.00 and located on the south western edge of an unimproved ROW (as shown on tax maps).

Thence continuing in a northern direction, following the eastern property line of Tax Map 126H C 010.00 and the western edge of the unimproved ROW (as shown on tax maps) to a point, said point being at the end of the unimproved ROW (as shown on tax maps).

Thence in a north eastern direction following the end of the unimproved ROW (as shown on tax maps) to a point, said point being a common property corner of Tax Map 126H C 010.00 and 126 011.00.

Thence in a north western direction following a common property line of Tax Map 126H C 010.00 and 126 011.00 to a point, said point being a common property corner of Tax Map 126H C 010.00 and 126 011.00.

Thence in a south western direction following a common property line of Tax Map 126H C 010.00 and 126 011.00 to a point, said point being a common property corner of Tax Map 126H C 010.00 and 126 011.00.

Thence in a north western direction following a common property line of Tax Map 126H C 010.00 and 126 011.00 to a point, said point being a common property corner of Tax Map 126H C 010.00 and 126 011.00.

Thence in a south western direction following a common property line of Tax Map 126H C 010.00 and 126 011.00 to a point, said point being a common property corner of Tax Map 126H C 010.00 and 126 011.00.

Thence in a south eastern direction following a common property line of Tax Map 126H C 010.00 and 126 011.00 and Tax Map 126H C 011.00 to a point, said point being located on the north western ROW of Jada Dr. and a common property corner of Tax Map 126H C 010.00 and 126H C 011.00

Then in a south western direction following the western ROW of Jada Dr. to a point, said point being at the intersection of Jada Dr and Pigeon Ridge Rd. and the southernmost property corner of Tax Map 126H C 011.00.

Thence in a north western direction following the north eastern ROW of Pigeon Ridge Rd. to a point, said point being on the southern ROW of Lantana Rd. and the north western most property corner of Tax Map 126 013.00.

Thence in a south western direction crossing the ROW of Pigeon Ridge Rd. to a point, said point being the BEGINNING.

Approximate Calculated Acreage: 2.4ac

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 not presently available to the annexation area. The length of the sewer line extension is approximately 1,040 feet of 4-inch low pressure sewer line. The cost at the expense of the developer for the sewer extension is \$7,965.66 plus the cost of tap fees and grinder pumps. 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 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.

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 Jada Drive. Upon annexation, approximately 760-feet of Pigeon Ridge Road and 265-feet of Jada Drive will be annexed in to the City limits at its

current condition. This portion of Jada Drive will be accepted as an official City street and will be up to City standard in the future. 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, existing and new structures within the annexation area must comply with the applicable currently adopted International Residential/Commercial Building, Plumbing, Mechanical, Fire, Existing Building, Swimming Pool and Spa, Property Maintenance, and Energy Conservation codes as well as National Accessibility and Life Safety Codes and standards in addition with all local city ordinances. Building, plumbing, and mechanical permits for new structures, additions to existing structures, or alterations thereof must be obtained from the city codes department, and required inspections must be performed by the city's Building Inspector for compliance with adopted codes. The city's sign ordinance will also go into effect after annexation. Any new signs (on premise, off premise or temporary) will be required to have a permit. 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. Currently, Crossville has no zoning in effect. Crossville does have Site Plan review requirements. Any new commercial, industrial, multi-family (duplex or larger) structure, or Cluster Housing Development proposed within the city is required to submit a site plan to the Crossville Regional Planning Commission for review and approval.

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. Before development of the newly annexed property, water resources may be required to be identified (streams, wetlands, or other hydrologic features).

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

APPROVED BY CITY COUNCIL:

This Plan of Service has been reviewed and adopted by the Crossville City Council on _____ (date).

Mayor

ATTEST:

City Clerk