

PLAN OF SERVICE

PETITION FOR ANNEXATION
TAX MAP 126, PARCEL 5.04
2374 LANTANA ROAD

LEGAL DESCRIPTION

BEGINNING on a point, said point being on the southeastern property corner of Tax Map 126 parcel 5.03 at the intersection of Kearney Drive and Lantana Road; thence in a northwestern direction following the western ROW of Kearney Drive for approximately 260 feet to a point, said point being on the western ROW of Kearney Drive and the eastern property line of Tax Map 126 Parcel 5.03; thence in a northeastern direction crossing the ROW of Kearney Drive to a point, said point being a common property corner of Tax Map 126H, Group B, Parcel 1.00 and Tax Map 126, Parcel 5.04; thence in a northeastern direction following the common property line of Tax Map 126H, Group B, Parcel 1.00 and Tax Map 126 Parcel 5.04 to a point, said point being common property corner of Tax Map 126H, Group B, Parcel 1.00 and Tax Map 126 Parcel 5.04 located on the southwestern property line of Tax Map 126H Group B Parcel 2.00; thence in a southeastern direction following the common property lines of Tax Map 126 Parcel 5.04 and Tax Map 126H, Group B, Parcel 2.00 and Tax Map 126 Parcel 5.01 to a point, said point being a common property corner of Tax Map 126 Parcel 5.04, Parcel 5.01, and Parcel 5.00 and located on the northern ROW of Lantana Road; thence in a southwestern direction following the northern ROW of Lantana Road to a point, said point being the southwestern property corner of Tax Map 126 Parcel 5.04 and at the intersection of Lantana Road and Kearney Drive; thence in a southwestern direction crossing the ROW of Kearney Drive to a point, said point being the BEGINNING, containing approximately 1.8 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 4 rating.

WATER

The annexed property already has city water available at "outside-city" rates. Upon effective date of annexation, the "inside-city" rate would become effective.

SANITARY SEWER

City sewer collection lines are located on the corner of this property.

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

Parcel 5.04 is located on the corner of Lantana Road and Kearney Drive. Lantana Road is currently maintained by the State. Kearney Drive is currently maintained by the County and a portion is included in this annexation.

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 is 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.

CERTIFICATION OF REVIEW AND APPROVAL OF PLAN OF SERVICE BY PLANNING COMMISSION

REPORT FROM PLANNING COMMISSION:

This Plan of Service has been reviewed and approved by the Crossville Regional Planning Commission on _____ (date).

Planning Commission Chairman