

PLAN OF SERVICE

PETITION FOR ANNEXATION

135 Cox Avenue

LEGAL DESCRIPTION

Legal Description for the Annexation of Tax Map 87, Parcel 91.00 on Cox Avenue

Description of a 11.73 Acre parcel for annexation, said parcel being a part of the Crossville Properties, LLC property as recorded at Book 1556 Page 1737, Tax Map 087 Parcel 091.00, and a part of the Right of Way for Cox Avenue, said parcel being in the First Civil District of Cumberland County and located on Cox Avenue.

Commencing at the Southwest corner of the Crossville Properties, LLC property as recorded at Book 1556 Page 1737, Tax Map 087 Parcel 091.00, which a part of this 11.73 Acre parcel for annexation is a part, being in the North Right of Way line of Cox Avenue (Right of Way varies), which a part of this 11.73 Acre parcel for annexation is a part, also being the Southeast corner of the Joel Kevin Padgett property, Tax Map 087 Parcel 091.12; thence in a Southeastwardly direction, along the North Right of Way line of Cox Avenue and the South line of the Crossville Properties, LLC property, South 80 degrees 37 minutes 17 seconds East, a distance of 30.03 feet to the "TRUE POINT OF BEGINNING" of this 11.73 Acre parcel for annexation, being in the West line of this parcel; thence in a Northeastwardly direction, along the West line of this parcel, North 12 degrees 17 minutes 42 seconds East, a distance of 549.40 feet to a point of curvature; thence in a Northeastwardly direction, along a curve to the right, having a radius of 50.00 feet, a delta angle of 89 degrees 59 minutes 54 seconds, an arc length of 78.54 feet, a chord bearing of North 57 degrees 17 minutes 39 seconds East, and a chord distance of 70.71 feet to a point of tangency; thence in a Southeastwardly direction, along a North line of this parcel, South 77 degrees 42 minutes 24 seconds East, a distance of 157.99 feet to an exterior corner of this parcel; thence in a Southwestwardly direction, along an East line of this parcel, South 12 degrees 17 minutes 36 seconds West, a distance of 24.00 feet to an interior corner of this parcel; thence in a Southeastwardly direction, along a North line of this parcel, South 77 degrees 42 minutes 24 seconds East, a distance of 567.50 feet to the Northeast corner of this parcel; thence in a Southwestwardly direction, along an East line of this parcel, South 12 degrees 17 minutes 36 seconds West, a distance of 273.00 feet to an interior corner of this parcel; thence in a Southeastwardly direction, along a North line of this parcel, South 77 degrees 42 minutes 24 seconds East, a distance of 112.00 feet to an exterior corner of this parcel; thence in a Southwestwardly direction, along an East line of this parcel, South 12 degrees 17 minutes 36 seconds West, a distance of 227.28 feet to an angle point; thence in a Westwardly direction, along a South line of this parcel, the following two (2) courses; South 57 degrees 17 minutes 36 seconds West, a distance of 143.85 feet to an angle point; thence North 77 degrees 42 minutes 24 seconds West, a distance of 353.36 feet to an angle point, being in the North Right of Way line of Cox Avenue (1442/853) and the South line of the Crossville Properties, LLC property; thence in a Northwestwardly direction, along a North Right of

Way line of Cox Avenue, being the South line of the Crossville Properties, LLC property and this parcel, North 66 degrees 52 minutes 27 seconds West, a distance of 204.32 feet to an angle point in the North Right of Way line of Cox Avenue and the South line of the Crossville Properties, LLC property, also being an interior corner of this parcel; thence in a Southwestwardly direction, along an East line of this parcel, crossing Cox Avenue, the following two (2) courses; South 08 degrees 41 minutes 22 seconds West, a distance of 61.35 feet to an angle point; thence South 19 degrees 26 minutes 29 seconds West, a distance of 32.29 feet to an exterior corner of this parcel being in the South Right of Way line of Cox Avenue; thence in a Northwestwardly direction, along the South Right of Way line of Cox Avenue, being a South line of this parcel, North 74 degrees 58 minutes 59 seconds West, a distance of 231.86 feet to the Southwest corner of this parcel; thence in a Northeastwardly direction, along the West line of this parcel, crossing Cox Avenue, North 12 degrees 17 minutes 42 seconds East, a distance of 70.45 feet to the “TRUE POINT OF BEGINNING” and containing 11.73 Acres, more or less.

The above described parcel description is based upon existing records and is for annexation purposes only.

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 3/3X 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 Cox Avenue and available upon payment of applicable fees by the property owner at “inside” city rates.

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 Cox Avenue, which is currently maintained by the City of Crossville. This annexation will add approximately 230 feet of road.

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