

PLAN OF SERVICE

PETITION FOR ANNEXATION 2656 Hwy 70 North

LEGAL DESCRIPTION

Legal Description for the Annexation of Tax Map 87I Group A, Parcel 6.00 on Highway 70 North

BEGINNING on a point, said point being a common property corner of Tax Map 87I A 007.00, Tax Map 87I A 006.00, and Tax Map 87I A 012.00 located on the northern ROW of HWY 70N. Thence in a north eastern direction following a common property line of Tax Map 87I A 007.00 and Tax Map 87I A 006.00 to a point, said point being a common property corner of Tax Map 87I A 007.00 and Tax Map 87I A 006.00 located on a common property line with Tax Map 87I A 015.00. Thence in a south eastern direction following a common property line of Tax Map 87I A 006.00 and Tax Map 87I A 015.00 to a point, said point being a common property corner of Tax Map 87I A 006.00 and Tax Map 87I A 015.00. Thence in a south western direction following a common property line of Tax Map 87I A 006.00 and Tax Map 87I A 015.00 to a point, said point being located on the northern ROW of HWY 70N. Thence in a north western direction following the northern ROW of HWY 70N to a point, said point being a point of intersection with the existing City Limits and the northern ROW of HWY 70N. Thence in a south western direction crossing the ROW of HWY 70N to a point, said point being a point of intersection of the existing City Limits and a property line of Tax Map 86 057.00. Thence in a north western direction following the southern ROW of HWY 70N to a point, said point being a point perpendicular across from a common property corner of Tax Map 87I A 006.00 and Tax Map 87I A 012.00. Thence in a north eastern direction crossing the ROW of HWY 70N to a point, said point being a common property corner of Tax Map 87I A 006.00 and Tax Map 87I A 012.00. Thence in a north eastern direction following a common property line of Tax Map 87I A 006.00 and Tax Map 87I A 012.00 to a point, said point being the BEGINNING.

Approximate Acreage: 2.49

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

An approximate 1,500-foot mainline sewer extension will be required for connection. The property owner will be responsible for material costs, taps and fees. City sewer collection lines are located on North Side Lane 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 Highway 70 N, which is currently maintained by the State of Tennessee and not 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 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