

NOTICE OF PUBLIC HEARING

Pursuant to T.C.A. §6-51-108(b), the Crossville Regional Planning Commission will hold a Public Hearing on Thursday, March 20, 2025 at 12 p.m., and the City Council of the City of Crossville, Tennessee, will hold a Public Hearing on Tuesday, April 8, 2025, at 5:50 p.m. in the Crossville City Hall located at 392 N. Main St. Both Public Hearings are regarding the proposed annexation and plan of service for 8.43 acres – TMPs 101A C 001.00, 002.00, 004.00, 005.00, 006.00, 007.00, 008.00, and 101 012.03.

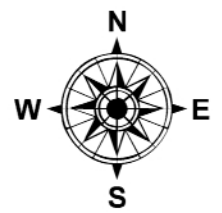
Copies of the annexation Plan of Service can be reviewed in the City Clerk's Office at 392 N. Main St., Cumberland County Mayor's Office at the Cumberland County Courthouse, and the Crossville Police Department at 115 Henry St., during all business hours. Property owners in the affected area, as well as interested citizens, are invited to attend and make comments regarding this report.

Baylee Rhea
City Clerk



Legend

- ★ Fire Hydrands
- - - Water Lines
- ▬▬▬ Low Pressure Sewer
- ▨ Area to be Annexed
- Parcels
- City Limits



Cook Road Annexation 2025



GIS / Planning
 Engineering Dept.
 City of Crossville
 Tennessee
 20250207

PLAN OF SERVICE

PETITION FOR ANNEXATION

LEGAL DESCRIPTION

Legal Description for the Annexation of Cook Road

BEGINNING on a point, said point being a common property corner of Tax Map 101A C 008.00 and Tax Map 100 012.02, located on the western right of way of Cook Road and the existing city limits.

Thence in a western direction following the common property line of Tax Map 101A C 008.00 and Tax Map 100 012.02 and the common property line of Tax Map 101 012.03 to a point, said point being a common property corner of Tax Map 100 012.02 and Tax Map 100 012.03.

Thence in a northern direction following a common property line of Tax Map 100 012.02 and Tax Map 100 012.03 to a point, said point being a common property corner of Tax Map 100 012.02 and Tax Map 100 012.03 and located on the southern property line of Tax Map 100 001.00

Thence in a south eastern direction following the common property line of Tax Map 100 001.00 and Tax Map 100 012.03, passing through a point, being a common property corner of Tax Map 100 001.00 and Tax Map 100 001.01, then continuing in the same south eastern direction along the common property line of Tax Map 100 001.01 and Tax Map 100 012.03, then passing through another point, that point being a common property corner of Tax Map 101A C 001.00 and Tax Map 100 012.03 and continuing along now common property line of Tax Map 100 001.01 and Tax Map 101A C 001.00 to a point, said point being a common property corner of Tax Map 100 001.01 and Tax Map 101A C 001.00, located on the western right of way of Cook Road.

Thence in a southern direction following the western right of way of Cook Road to a point, said point being a common property corner of Tax Map 101A C 002.00 and Tax Map 101A C 003.00.

Thence in a western direction following the common property line of Tax Map 101A C 002.00 and Tax Map 101A C 003.00, passing through their common property corner to a point, said point being a common property corner of Tax Map 101A C 003.00 and Tax Map 100 012.03.

Thence in a southern direction following the common property corner of Tax Map 100 012.03 and Tax Map 101A C 003.00 to a point, said point being a common property corner of Tax Map 101A C 003.00 and Tax Map 101A C 004.00.

Thence in an eastern direction following the common property line of Tax Map 101A C 003.00 and Tax Map 101A C 004. 00 passing through a point, said point being a common property corner of Tax Map 101A C 003.00 and Tax Map 101A C 004.00, thence continuing in the same eastern direction crossing the right of way of Cook Road to a point, said point being on the eastern right of way of Cook Road located on the western most property line of Tax Map 101A A 005.00.

Thence in a southern direction following the eastern right of way of Cook Road to a point, said point being a common property corner of Tax Map 101A A 001.00 and Tax Map 101H B 029.00.

Thence in a western direction crossing the right of way of Cook Road to a point, said point being on the eastern most property line of Tax Map 101A C 008.00.

Thence in a southern direction following the western right of way of Cook Road to a point, said point being the BEGINNING.

Calculated Area: 8.43 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 available to the annexation area. 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 Cook Road. Upon annexation, approximately 415-feet of Cook Road will be annexed in to the City limits at its current condition. This portion of Cook Road will be accepted as an official City street. 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

RESOLUTION

WHEREAS, the City of Crossville, having been petitioned by interested persons, proposes the extension of its corporate limits by the annexation of certain territory into the city limits; and

WHEREAS, a copy of this resolution, describing the territory proposed for annexation, was promptly sent by the City of Crossville to the last known address listed in the office of the property assessor for each property owner of record within the territory proposed for annexation, with such being sent by first class mail and mailed no later than twenty-one (21) calendar days prior to the scheduled date of the hearing on the proposed annexation by owner consent; and

WHEREAS, this resolution was also published by posting copies of it in at least three (3) public places in the territory proposed for annexation and in a like number of public places in the City of Crossville, and by publishing notice of the resolution at or about the same time in the Crossville Chronicle, a newspaper of general circulation in such territory and the City of Crossville; and

WHEREAS, a plan of services for the area proposed for annexation is attached as *Exhibit A* hereto, which plan of services addresses the same services and timing of services as required in Tennessee Code Annotated § 6-51-102; and

WHEREAS, the proposed annexation and plan of services were submitted to the Crossville Regional Planning Commission for study, and it has recommended the same; and

WHEREAS, notice of the time, place and purpose of a public hearing on the proposed annexation and the plan of services was published in a newspaper of general circulation in the City of Crossville not less than twenty-one (21) days before the hearing, which notice included the locations of a minimum of three (3) copies of the plan of services for public inspection during all business hours from the date of notice until the public hearing; and

WHEREAS, a public hearing on the proposed annexation and plan of services was held by the governing body on _____, 20__.

NOW, THEREFORE, BE IT RESOLVED by the City of Crossville Tennessee as follows:

- A. That the following territory is hereby annexed and incorporated into boundaries of the City of Crossville to be effective as of _____, 20__, to wit: BEGINNING on a point, said point being a common property corner of Tax Map 101A C 008.00 and Tax Map 100 012.02, located on the western right of way of Cook Road and the existing city limits.
Thence in a western direction following the common property line of Tax Map 101A C 008.00 and Tax Map 100 012.02 and the common property line of Tax Map 101 012.03 to a point, said point being a common property corner of Tax Map 100 012.02 and Tax Map 100 012.03.

Thence in a northern direction following a common property line of Tax Map 100 012.02 and Tax Map 100 012.03 to a point, said point being a common property corner of Tax Map 100 012.02 and Tax Map 100 012.03 and located on the southern property line of Tax Map 100 001.00

Thence in a south eastern direction following the common property line of Tax Map 100 001.00 and Tax Map 100 012.03, passing through a point, being a common property corner of Tax Map 100 001.00 and Tax Map 100 001.01, then continuing in the same south eastern direction along the common property line of Tax Map 100 001.01 and Tax Map 100 012.03, then passing through another point, that point being a common property corner of Tax Map 101A C 001.00 and Tax Map 100 012.03 and continuing along now common property line of Tax Map 100 001.01 and Tax Map 101A C 001.00 to a point, said point being a common property corner of Tax Map 100 001.01 and Tax Map 101A C 001.00, located on the western right of way of Cook Road.

Thence in a southern direction following the western right of way of Cook Road to a point, said point being a common property corner of Tax Map 101A C 002.00 and Tax Map 101A C 003.00.

Thence in a western direction following the common property line of Tax Map 101A C 002.00 and Tax Map 101A C 003.00, passing through their common property corner to a point, said point being a common property corner of Tax Map 101A C 003.00 and Tax Map 100 012.03.

Thence in a southern direction following the common property corner of Tax Map 100 012.03 and Tax Map 101A C 003.00 to a point, said point being a common property corner of Tax Map 101A C 003.00 and Tax Map 101A C 004.00.

Thence in an eastern direction following the common property line of Tax Map 101A C 003.00 and Tax Map 101A C 004. 00 passing through a point, said point being a common property corner of Tax Map 101A C 003.00 and Tax Map 101A C 004.00, thence continuing in the same eastern direction crossing the right of way of Cook Road to a point, said point being on the eastern right of way of Cook Road located on the western most property line of Tax Map 101A A 005.00.

Thence in a southern direction following the eastern right of way of Cook Road to a point, said point being a common property corner of Tax Map 101A A 001.00 and Tax Map 101H B 029.00.

Thence in a western direction crossing the right of way of Cook Road to a point, said point being on the eastern most property line of Tax Map 101A C 008.00.

Thence in a southern direction following the western right of way of Cook Road to a point, said point being the BEGINNING. Calculated Area: 8.43 acres

- B. That the plan of services for this territory which is attached as *Exhibit A* hereto is approved and the same is hereby adopted.
- C. That this territory shall be included in the _____ District
- D. That the City Clerk shall cause a copy of this resolution, as well as the adopted plan or services, to be forwarded to the Mayor of Cumberland County.

- E. That a signed copy of this resolution shall be recorded with the Cumberland County Register of Deeds, and a copy shall also be sent to the Tennessee Comptroller of the Treasury and the Cumberland County Assessor of Property.
- F. That a signed copy of this resolution, as well as the portion of the plan of services related to emergency services and a detailed map of the annexed area, shall be sent to any affected emergency communication district.
- G. That a revised map of the voting precincts shall be sent to the office of local government and to the office of management information services for the Tennessee General Assembly, following adoption of this resolution.
- H. That the Tennessee Department of Revenue shall be notified, for the purpose of tax administration, that the annexation took place.

This resolution shall take effect the ____ day of _____, 2025.

Mayor

Councilmember

Councilmember

Councilmember

Councilmember

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney