

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 ~4.12 acres – TMPs 112 E J 021.00, 112D J 042.00, 112D J 004.00, 112D J 003.00, 112D J 001.00, and 112E J 019.00.

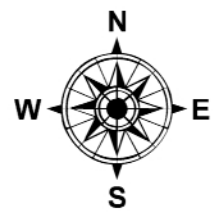
Copies of the annexation Plan of Service can be reviewed in the City Clerk's Office at 392 N. Main St., Cumberland County Mayor's Office at the Cumberland County Courthouse, and the Crossville Police Department at 115 Henry St., during all business hours. Property owners in the affected area, as well 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



Palmetto Dr. Annexation 2025



GIS / Planning
Engineering Dept.
City of Crossville
Tennessee
20250129

PLAN OF SERVICE

PETITION FOR ANNEXATION

LEGAL DESCRIPTION

Legal Description for Palmetto Drive Annexation

BEGINNING on a point, said point being the south east property corner of Tax Map 112E J 026.00, located on the northern ROW of Myrtle Ave and western ROW of Palmetto Dr.

Thence in a northern direction following the western ROW of Palmetto Drive, to a point, said point being a common property corner of Tax Map 112E J 022.00 and Tax Map 112E J 021.00.

Thence in a western direction, following the common property line of Tax Map 112E J 022.00 and Tax Map 112E J 021.00 to a point, said point being a common property corner of Tax Map 112E J 022.00, Tax Map 112E J 021.00, Tax Map 112D J 034.00, and Tax Map 112D J 035.00.

Thence in a northern direction following the common property lines of Tax Map 112D J 035.00, Tax Map 112E J 021.000, then Tax Map 112D J 036.00 and Tax Map 112D J 042.00 to a point, said point being a common property corner of Tax Map 112D J 036.00, Tax Map 112D J 037.00, Tax Map 112D J 041.00, and Tax Map 112D J 042.00.

Thence in an eastern direction, following the common property line of Tax Map 112D J 041.00 and Tax Map 112D J 042.00 to a point, said point being a common property corner of Tax Map 112D J 041.00 and Tax Map 112D J 042.00, located on the western ROW of Palmetto Dr.

Thence in a northern direction, following the western ROW of Palmetto Dr. to a point, said point being the northeastern property corner of Tax Map 112D J 040.00, located at the intersection of Palmetto Dr. and Rhododendron Cir.

Thence in an eastern direction crossing the ROW of Palmetto Dr. following the southern ROW of Rhododendron Cir. And the northern property line of Tax Map 112D J 004.00 to a point, said point being a common property corner of Tax Map 112D J 0040.00 and Tax Map 112D J 005.00.

Thence in a southern direction, following the common property lines of Tax Map 112D J 004.00, Tax Map 112D J 005.00, then 112D J 003.00, Tax Map 112D J 001.00 and Tax Map 112D J 006.00, and Tax Map 112E J 019.00 and Tax Map 112E J 017.00 to a point, said point being on the cul-de-sac of Cactus Cir. And a common property corner of Tax Map 112E J 019.00 and Tax Map 112E J 017.00.

Thence following the southern property line of Tax Map 112E J 019.00 and the northern ROW of Cactus Cir in a western direction to a point, said point being the southwestern property corner of Tax Map 112E J 019.00, located at intersection of Cactus Cir. And Palmetto Dr.

Thence in a southern direction crossing the ROW of Cactus Cir, following the eastern ROW of Palmetto Dr. and the western property lines of Tax Map 112E J 015.00, Tax Map 112E J 014.00, and Tax Map 112E J 013.00 to a point, said point being the southwestern property corner of Tax Map 112E J 013.00, located at the intersection of Palmetto Dr. and Myrtle Ave.

Thence in a western direction, crossing the ROW of Palmetto Dr. to a point, said point being the BEGINNING.

Calculated Acreage: 4.12 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 not presently available to the annexation area. The length of the sewer line extension is approximately 950 feet of 4-inch low pressure sewer line. The cost at the expense of the developer for the sewer extension is \$20,869.63 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 Palmetto Drive. Upon annexation, approximately 970-feet of Palmetto Drive will be annexed in to the City limits at its current condition. This portion of Palmetto Drive 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, 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 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.

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 the south east property corner of Tax Map 112E J 026.00, located on the northern ROW of Myrtle Ave and western ROW of Palmetto Dr. Thence in a northern direction following the western ROW of Palmetto Drive, to a point, said point being a common property corner of Tax Map 112E J 022.00 and Tax Map 112E J 021.00. Thence in a western direction, following the common property line of Tax Map 112E J 022.00 and Tax Map 112E J 021.00 to a point, said point being a common property

corner of Tax Map 112E J 022.00, Tax Map 112E J 021.00, Tax Map 112D J 034.00, and Tax Map 112D J 035.00.

Thence in a northern direction following the common property lines of Tax Map 112D J 035.00, Tax Map 112E J 021.000, then Tax Map 112D J 036.00 and Tax Map 112D J 042.00 to a point, said point being a common property corner of Tax Map 112D J 036.00, Tax Map 112D J 037.00, Tax Map 112D J 041.00, and Tax Map 112D J 042.00.

Thence in an eastern direction, following the common property line of Tax Map 112D J 041.00 and Tax Map 112D J 042.00 to a point, said point being a common property corner of Tax Map 112D J 041.00 and Tax Map 112D J 042.00, located on the western ROW of Palmetto Dr.

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Thence in a southern direction, following the common property lines of Tax Map 112D J 004.00, Tax Map 112D J 005.00, then 112D J 003.00, Tax Map 112D J 001.00 and Tax Map 112D J 006.00, and Tax Map 112E J 019.00 and Tax Map 112E J 017.00 to a point, said point being on the cul-de-sac of Cactus Cir. And a common property corner of Tax Map 112E J 019.00 and Tax Map 112E J 017.00.

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Thence in a southern direction crossing the ROW of Cactus Cir, following the eastern ROW of Palmetto Dr. and the western property lines of Tax Map 112E J 015.00, Tax Map 112E J 014.00, and Tax Map 112E J 013.00 to a point, said point being the southwestern property corner of Tax Map 112E J 013.00, located at the intersection of Palmetto Dr. and Myrtle Ave.

Thence in a western direction, crossing the ROW of Palmetto Dr. to a point, said point being the BEGINNING.

- 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