



CITY OF JEFFERSON CITY

MITCH CAIN, MAYOR

JAMES GALLUP, CITY MANAGER

Plan of Services

For the Annexation of

The Mossy Creek Farms LLC Property (Map 023, Parcel 049.00)

Being a parcel of land located in the Fourth (4th) Civil District of Jefferson County, Tennessee, being a portion of CLT Tax Map 34, being a portion of parcel 4, and being more particularly described as follows, and being all of Lot 3 of the re-plat of Tract 6 of Mossy Creek Farm, and being more particularly described as follows;

Beginning on an iron rod in the Northern right-of-way line of Crooke Road, being a common corner to Hutchison (parcel 27.02); **Thence**, with the Northern right-of-way line of Crooke Road, North 84 deg 21 min 53 sec West, 427.09 feet to an iron rod; **Thence**, North 85 deg 09 min 39 sec West, 862.00 feet to an iron rod; **Thence**, leaving the northern right-of-way line of Crooke Road, North 05 deg 35 min 17 sec East, 395.53 feet to an iron rod; **Thence**, with a new divisional line, South 84 deg 52 min 37 sec East, 1269.00 feet to an existing drill steel; **Thence**, South 02 deg 40 min 49 sec West, 395.42 feet to the POINT OF BEGINNING. Containing 503,030 square feet or 11.548 acres more or less.

A. Police

1. Patrolling, radio response to calls, and other routine police services, using present personnel and equipment, will be provided on the effective date of annexation.

B. Fire

1. Fire Protection by the present personnel and the equipment of the fire fighting force, within the limitations of available water and distances from fire stations, will be provided on the effective date of annexation. The current ISO rating is ISO level three (3).

C. Water

1. The developer has agreed to complete the extension of main water lines to provide service for the proposed development. Any new main lines and service lines for domestic use as part of the newly proposed development are to be provided by the developer.

2. Water for fire protection will be provided once the extension of water main lines to provide service to the proposed development is complete. The new fire hydrants and lines to service the new fire hydrants as part of the proposed development are to be provided by the developer.

D. Sanitary Sewers

1. The developer has agreed to install the necessary intercepting and trunk sewers to service the proposed development.

2. Construction of intercepting and trunk sewers as part of the proposed development are to be installed by the developer. The collection sewers for the proposed residences will then be connected to those sewers in accordance with current policies of the City.

E. Refuse Collection

The same regular refuse collection service now provided within the city will be extended to the annexed area or proposed residential development once the roadways and infrastructure of the proposed development have been dedicated and accepted by the city. After which refuse collection will begin once the current city contractor has been notified, and the proposed development added to their route.

F. Streets

1. Streets as part of the proposed development, designed and constructed to meet the requirements of the Jefferson City Subdivision Regulations, are to be installed by the developer. Emergency maintenance of Streets (repair of hazardous chuck holes, measures necessary for traffic flow, etc.) of the proposed development by the city, will begin after dedication and acceptance of the streets by the city.

2. Routine maintenance, on the same basis as in the present city, will begin upon dedication and acceptance of the streets by the city.

3. Installation of storm drainage facilities, curbs, and gutters as part of the proposed development are to be installed by the developer. Reconstruction and resurfacing of streets, repair of storm drainage facilities, curbs, gutters, and other major improvements will be accomplished under current policies of the city only after dedication and acceptance of streets and infrastructure by the city.

4. Cleaning of streets having curbs and gutters will begin within Two (2) weeks after the effective date of the acceptance of streets and infrastructure by the city, on the same basis as the cleaning of streets within the present city.

G. Schools

Schools for the proposed development are located in Jefferson County. Notification to the School System will be given thirty (30) days prior to the public hearings and considerations of the Resolutions of Annexation and Plan of Services.

H. Inspection Services

Any inspection services now provided by the city (building, plumbing, mechanical, etc.) will begin in the annexed area on the effective date of annexation.

I. Planning and Zoning

The planning and zoning jurisdiction of the city will extend to the annexed area on the effective date of annexation. City planning will thereafter encompass the annexed area. The property herein annexed shall be zoned (R-3 High Density Planned Residential Development District Requested and recommended based on proposed plan).

J. Street Lighting

Streetlights will be installed in the proposed development by the developer, under the standards currently prevailing in the existing city.

K. Recreation

Future residents of the proposed development may use all existing recreational facilities, parks, etc., on the effective date of annexation. The same standards and policies now used in the present city will be followed in expanding the recreational program and facilities in the enlarged city.

L. Miscellaneous

1. Where needed street name signs will be installed within approximately six (6) months after dedication and acceptance of the streets and infrastructure by the city.
2. The same regular Brush and Junk Collection Services now provided by the city will be extended to the annexed area or proposed development within two (2) weeks after the dedication and acceptance of streets and infrastructure by the city.

Reviewed by the Jefferson City Regional Planning Commission 6/23/2025 – Approved Unanimously on a Motion by Mr. Chitwood, second by Mr. Bunch