

June 29, 2026

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Room on June 29, 2026 at 10:00 a.m.

**VIA ELECTRONIC FILING**

Hon. David Jones, Chairman  
c/o Ectory Lawless, Docket Manager  
Tennessee Public Utility Commission  
502 Deaderick Street, 4<sup>th</sup> Floor  
Nashville, TN 37243  
[TPUC.DocketRoom@tn.gov](mailto:TPUC.DocketRoom@tn.gov)

**RE: *Petition of Aqua Green Utility, Inc. to Amend its Certificate of Convenience and Necessity to Expand Its Service Area to Include a Portion of Sevier County Known as Thunder Mountain, TPUC Docket No. 22-00028***

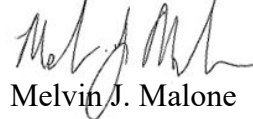
Dear Chairman Jones:

Attached for filing please find the *Petition to Intervene of Sapp Investments, LLC*, in the above-captioned matter.

As required, copies will be mailed to your office. Should you have any questions concerning this filing or require additional information, please do not hesitate to contact me.

Very truly yours,

BUTLER SNOW LLP



Melvin J. Malone

clw

Attachment

cc: Charles B. Welch, Jr., Phelps Dunbar LLP

**BEFORE THE TENNESSEE PUBLIC UTILITY COMMISSION  
NASHVILLE, TENNESSEE**

**PETITION OF AQUA GREEN UTILITY, )  
INC. TO AMEND ITS CERTIFICATE OF )  
CONVENIENCE AND NECESSITY TO )  
EXPAND ITS SERVICE AREA TO )  
INCLUDE A PORTION OF SEVIER )  
COUNTY IN TENNESSEE KNOWN AS )  
THUNDER MOUNTAIN LOCATED ON )  
LITTLE COVE ROAD NEAR THE )  
INTERSECTION OF THUNDER )  
MOUNTAIN ROAD )**

**DOCKET NO. 22-00028**

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**PETITION TO INTERVENE OF SAPP INVESTMENTS, LLC**

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Sapp Investments, LLC (“Sapp Investments”), by and through counsel, pursuant to Tenn. Code Ann. §§ 4-5-310 and 65-2-107, and Tennessee Public Utility Commission Rule 1220-01-02-.08, respectfully petitions the Tennessee Public Utility Commission (“TPUC” or the “Commission”) to grant Sapp Investments’ Petition to Intervene because petitioner’s legal rights, duties, privileges, immunities or other legal interests may be determined in this proceeding. For its cause, Sapp Investments would show as follows:

1. In its April 8, 2022, Petition to Amend Certificate of Convenience and Necessity in the above-captioned matter, Aqua Green Utility Inc. sought authority to provide wastewater services to “a portion of Sevier County in Tennessee known as Thunder Mountain, located on Little Cove Road near the intersection of Thunder Mountain Rd.”<sup>1</sup>

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<sup>1</sup> *Aqua Green Utility Inc. ’s Petition to Amend Certificate of Convenience and Necessity*, p. 1, TPUC Docket No. 22-00028 (April 8, 2022) (“*Petition*”).

2. In the *Petition*, Aqua Green noted that “The Developer has requested Aqua Green Utility to provide service to the Thunder Mountain complex.”<sup>2</sup> It is further noted in the *Petition* that the developer is Sapp Investments LLC.<sup>3</sup> The *Petition* also includes an Irrevocable Standby Letter of Credit from First National Bank with Sapp Investments as the Applicant and Aqua Green as the Beneficiary. Further, the *Petition* contained an Application for a State Operation Permit that was submitted to the Tennessee Department of Environment and Conservation (“TDEC”), which referenced the Thunder Mountain development and reflected Sapp Investments as the developer.

3. The June 18, 2022, Amended Petition of Aqua Green Utility to Amend its Certificate of Convenience and Necessity in the above-captioned matter included, among other things, a copy of TDEC Permit No. SOP-22009 to serve the Thunder Mountain development.

4. In an October 12, 2022, *Order Approving Petition to Amend Certificate of Convenience and Necessity*, the Commission granted conditional approval for Aqua Green to provide wastewater service to the Thunder Mountain development.

5. On March 20, 2026, Aqua Green filed a letter with the Commission stating, among other things, that it “desires to remove the Thunder Mountain Subdivision from our Certificate of Convenience and Necessity.”

6. As set forth in a May 7, 2026, letter from counsel for Sapp Investments submitted in the above-captioned matter, Sapp Investments remains committed to the continued development of the Thunder Mountain project and has at no time communicated otherwise. In order to successfully continue this project and provide the public with safe and reliable wastewater services, the developer must have the wastewater services authorized by the Commission.

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<sup>2</sup> *Petition* at 2.

<sup>3</sup> *Petition*, General Information.

7. Sapp Investments' legal rights, duties, privileges, immunities or other legal interests may be determined in this proceeding. Only by participating as a party to this proceeding can Sapp Investments adequately protect both its interest and the public interest.

8. Allowing Sapp Investments' intervention in this proceeding would not impair the interests of justice and the orderly and prompt conduct of this proceeding.

For the foregoing reasons, and for good cause shown, Sapp Investments respectfully requests the Commission to grant its Petition to Intervene.

Respectfully submitted,



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*Attorneys for Sapp Investments, LLC*

CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of the foregoing was served via U.S. Mail or electronic mail upon:

Charles B. Welch, Jr.  
Phelps Dunbar LLP  
414 Union Street, Suite 1105  
Nashville, TN 37219  
[chuck.welch@phelps.com](mailto:chuck.welch@phelps.com)

This the 29<sup>th</sup> day of June 2026.

  
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Melvin J. Malone