

BEFORE THE TENNESSEE PUBLIC UTILITY COMMISSION

NASHVILLE, TENNESSEE

April 20, 2023

IN RE:

LIMESTONE WATER UTILITY OPERATING )  
COMPANY, LLC'S NOTICE OF EXTENSION OF )  
SERVICE TO CONTIGUOUS TERRITORY TO SERVE )  
THE WILSON, GARRETT, BILBREY AND KILLEN )  
PARCELS PURSUANT TO TENNESSEE PUBLIC )  
UTILITY COMMISSION RULE 1220-04-01-.13 )  
)

DOCKET NO.  
23-00020

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INITIAL ORDER ACKNOWLEDGING QUALIFICATION TO SERVE CONTIGUOUS  
TERRITORY

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This matter is before the Hearing Officer of the Tennessee Public Utility Commission ("Commission" or "TPUC") to consider the *Limestone Water Utility Operating Company, LLC's Notice of Extension of Service to Contiguous Territory to Serve the Wilson, Garrett, Bilbrey and Killen Parcels Pursuant to Tennessee Public Utility Commission Rule 1220-04-01-.13* ("Notice") regarding extension of service to a contiguous territory filed on March 16, 2023, by Limestone Water Utility Company, LLC ("Limestone") pursuant to Commission Rule 1220-04-01-.13. Specifically, Limestone's *Notice* is to extend its wastewater system at Troubadour Golf + Field Club ("Troubadour"), formerly known as The Hideaway at Arrington subdivision, to serve the Wilson Parcels, Bilbrey Parcel, Killen Parcels, and Garrett Parcel, which were previously in the Cartwright Creek, LLC service area. In Docket No. 21-00053, the Commission approved Limestone's acquisition of the Cartwright Creek, LLC wastewater system and granted Limestone a certificate of public convenience and necessity ("CCN") to serve The Hideaway at Arrington

subdivision. The Wilson, Bilbrey, Killen, and Garrett parcels are all currently owned by Arrington Property Holdings, LLC (“APH”), the developer of Troubadour. For purposes of this Order, these adjacent parcels consisting of the Wilson, Bilbrey, Killen, and Garrett parcels will be referred to as the “APH Parcels.” The APH Parcels are part of the plan for the Troubadour community, which currently has 200 lots platted, and all of these lots have been sold by the developer of Troubadour.<sup>1</sup> According to the *Notice*, Limestone seeks expedited review because in order for the developer to plat up the additional 175 homes, including 88 lots on the APH Parcels, the developer of the Troubadour community must submit its amended concept plan to the Williamson County Planning Commission with all the APH Parcels included as a part of Limestone’s service area.<sup>2</sup> The State Operating Permit (“SOP”) issued by the Department of Environment and Conservation (“TDEC”) authorizes the current Troubadour wastewater treatment system for capacity of 375 homes.<sup>3</sup>

Based upon the *Notice*, Limestone’s Responses to Commission Data Requests, and the entire record in this matter, the Hearing Officer makes the following findings of fact and conclusions of law.

### **FINDINGS OF FACT AND CONCLUSIONS OF LAW**

1. Limestone was granted a CCN by the Commission to provide wastewater service to Troubadour.
2. The APH Parcels are a part of the imminent development plans for the Troubadour community.
3. It appears that the APH Parcels are adjacent to the Troubadour plant, route, line, or system and thus is a contiguous territory.

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<sup>1</sup> *Notice*, p. 2 (March 16, 2023).

<sup>2</sup> *Id.*

<sup>3</sup> *Id.* at 7.

4. Limestone has complied with the provisions of Commission Rule 1220-04-01-.13.

**IT IS THEREFORE ORDERED THAT:**

1. The contiguous extension of service by Limestone Water Utility Operating Company, LLC from Troubadour Golf + Field Club to the Wilson, Bilbrey, Killen, and Garrett parcels, all of which are owned by Arrington Property Holdings, LLC, the developer of Troubadour Golf + Field Club, is recognized as meeting the Commission's criteria for the extension.

2. Any party aggrieved by the Hearing Officer's decision in this matter may file a petition for reconsideration within fifteen days from the date of this Order.

3. This Initial Order shall become a Final Order of the Tennessee Public Utility Commission, if no petition for reconsideration or appeal of this Order is filed prior to the expiration of the fifteen-day appeal period.

  
Monica Smith-Ashford, Hearing Officer