



24-00084

RE: Letter of Determination for CCN Requirement  
Sweetwater KOA Holiday Campground  
269 Murray's Chapel Road  
Sweetwater, TN 37874

RECEIVED

DEC 26 2024

TN PUBLIC UTILITY COMMISSION  
BUREAU OF WATER

To whom it may concern:

As an authorized representative of Sweetwater Campground Holdings, LLC, owner of Sweetwater KOA Holiday Campground (the "campground"), located at 269 Murray's Chapel Road, Sweetwater, TN 37874, I am requesting a letter of determination for the CCN requirement. Contained herein, please find the project site plan and proposed septic plans for the campground expansion project, which includes the addition of 62 RV sites.

Sweetwater Campground Holdings, LLC assumes full responsibility for the construction and permanent maintenance of a private sewer system. This system will be exclusively managed and maintained by the campground at no cost to its users. The system will be used by registered guests and employees of the campground and will not be accessible to neighboring properties or the general public.

The responsibility of the campground for its private sewer system is binding and will run with the land; this responsibility shall apply to all subsequent property owners should the campground transfer ownership.

Should additional information be required, or if there are any questions, please feel free to contact me at the information provided below. I appreciate your time and consideration.

Best regards,

Ash Walczak  
Authorized Agent, Sweetwater Campground Holdings, LLC  
Construction Project Manager  
616.826.8202  
ash@kcncampgrounds.com

## A. Settlement Statement

U.S. Department of Housing  
and Urban Development

OMB Approval No. 2502-0265

## B. Type of Loan

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FmHA	3. <input type="checkbox"/> Conv. Unins.	6. File Number: 2022-0361	7. Loan Number:	8. Mortgage Insurance Case Number:
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.	<input type="checkbox"/> Other			

## C. Note:

This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(POC)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. Name & Address  
of Borrower:

Sweetwater Campground Holdings, LLC, 3225 McLeod Dr., Ste 100, Las Vegas, NV 89121

E. Name & Address  
of Seller:

ORE as QI for Timothy L. Allen and Kathryn L. Allen, 269 Murrays Chapel Road, Sweetwater, TN 37874

F. Name & Address  
of Lender:

Blackhawk Bank, 400 Broad St, Beloit, WI 53511

## G. Property Location:

269 Murrays Chapel Road Sweetwater, Tennessee 37874

082/013  
082/013.01H. Settlement Agent:  
Place of Settlement:Executive Real Estate Title, 10269 Kingston Pike, Knoxville, TN 37922, (865) 539-3169  
10269 Kingston Pike, Knoxville, TN 37922

## I. Settlement Date:

12/2/2022

## Proration Date:

12/2/2022

## Disbursement Date:

12/2/2022

J. Summary of Borrower's Transaction		K. Summary of Seller's Transaction	
<b>100. Gross Amount Due from Borrower</b>		<b>400. Gross Amount Due to Seller</b>	
101. Contract sales price	\$4,500,000.00	401. Contract sales price	\$4,500,000.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower (line 1400)	\$71,817.70	403.	
104.		404.	
105.		405.	
<b>Adjustments for items paid by seller in advance</b>		<b>Adjustments for items paid by seller in advance</b>	
106. City/town taxes		406. City/town taxes	
107. County taxes 12/2/2022 to 12/31/2022	\$595.41	407. County taxes 12/2/2022 to 12/31/2022	\$595.41
108. Assessments		408. Assessments	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
<b>120. Gross Amount Due from Borrower</b>	<b>\$4,572,413.11</b>	<b>420. Gross Amount Due to Seller</b>	<b>\$4,500,595.41</b>
<b>200. Amounts Paid by or in Behalf of Borrower</b>		<b>500. Reductions in Amount Due to Seller</b>	
201. Deposit or earnest money	\$45,000.00	501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)	\$3,150,000.00	502. Settlement charges to seller (line 1400)	\$680.00
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff of first mortgage loan to Unity Bank	\$875,668.84
205.		505. Payoff of second mortgage loan to Arewide De	\$374,997.11
206.		506.	
207. Advanced Reservations & Deposits	\$41,137.26	507. Advanced Reservations & Deposits	\$41,137.26
208.		508.	
209.		509. 1031 Exchange funds to ORT 1031 Exchange	\$2,100,000.00
<b>Adjustments for items unpaid by seller</b>		<b>Adjustments for items unpaid by seller</b>	
210. City/town taxes		510. City/town taxes	
211. County taxes		511. County taxes	
212. Assessments		512. Assessments	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
<b>220. Total Paid by/for Borrower</b>	<b>\$3,236,137.26</b>	<b>520. Total Reduction Amount Due Seller</b>	<b>\$3,392,483.21</b>
<b>300. Cash at Settlement from/to Borrower</b>		<b>600. Cash at Settlement to/from Seller</b>	
301. Gross amount due from borrower (line 120)	\$4,572,413.11	601. Gross amount due to seller (line 420)	\$4,500,595.41
302. Less amounts paid by/for borrower (line 220)	(\$3,236,137.26)	602. Less reductions in amount due seller (line 520)	(\$3,392,483.21)
<b>303. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower</b>	<b>\$1,336,275.85</b>	<b>603. Cash <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller</b>	<b>\$1,108,112.20</b>



<b>L Settlement Charges</b>			
700. Total Sales/Broker's Commission		Paid From	Paid From
Division of commission (line 700) as follows:		Borrower's	Seller's
701.		Funds at	Funds at
702.		Settlement	Settlement
703. Commission paid at settlement			
704.			
<b>800. Items Payable in Connection with Loan</b>			
801. Loan origination fee to Independent Lending Group, LLC (1.000000%)		\$31,500.00	
802. Loan discount			
803. Appraisal fee to Blackhawk Bank	POCB \$5,750.00		
804. Credit report			
805. Lender's inspection fee			
806. Mortgage insurance application fee			
807. Assumption fee			
808. Loan Origination fee to Blackhawk Bank		\$5,000.00	
809. Flood Certification to Blackhawk Bank		\$24.00	
810. UCC recording fees to Blackhawk Bank		\$21.00	
811.			
812.			
813.			
<b>900. Items Required by Lender to Be Paid in Advance</b>			
901. Interest from			
902. Mortgage insurance premium for			
903. Hazard insurance premium for			
904.			
905.			
<b>1000. Reserves Deposited with Lender</b>			
1001. Hazard insurance			
1002. Mortgage insurance			
1003. City property taxes			
1004. County property taxes			
1005. Annual assessments			
1006.			
1007.			
1008.			
1009.			
<b>1100. Title Charges</b>			
1101. Settlement or closing fee to Executive Real Estate Title		\$250.00	\$250.00
1102. Abstract or title search			
1103. Title examination to Stanley F. Roden		\$750.00	
1104. Title insurance binder			
1105. Document preparation to Executive Real Estate Title		\$250.00	\$250.00
1106. Notary fees			
1107. Attorney's fees to			
Includes above item numbers:			
1108. Title Insurance to Executive Real Estate Title		\$13,382.50	
Includes above item numbers:			
1109. Lender's coverage \$3,150,000.00 \$10,497.50			
1110. Owner's coverage \$4,500,000.00 \$2,885.00			
1111. CPL fee to Executive Real Estate Title		\$50.00	
1112. Processing fee to Executive Real Estate Title		\$50.00	\$50.00
1113. Courier fee to Executive Real Estate Title		\$50.00	\$75.00
1114. Wire fees to Executive Real Estate Title		\$50.00	\$50.00
<b>1200. Government Recording and Transfer Charges</b>			
1201. Recording fees: Loudon County Deed \$13.00; Mortgage \$83.00; Other \$57.00		\$153.00	
1202. City/county tax/stamps:			
1203. State tax/stamps: Loudon County Deed \$16,650.00 Mortgage \$3,620.20		\$20,270.20	
1204.			
1205. Recording fee for Plat to Register of Deeds		\$17.00	
1206.			
<b>1300. Additional Settlement Charges</b>			
1301. Survey			
1302. Pest inspection			
1303. 2022 Personal Property taxes on E TN Cabins to Loudon County Trustee			\$5.00
1304.			
1305.			
1306.			
1307.			
<b>1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)</b>		<b>\$71,817.70</b>	<b>\$680.00</b>

Items marked "POC" were paid outside the closing by: Borrower (POCB), Lender (POCL), Mortgage Broker (POCM), Other (POCO), Real Estate Agent (POCR), or Seller (POCS).

## HUD-1 CERTIFICATION

### ACKNOWLEDGMENT OF RECEIPT OF SETTLEMENT STATEMENT

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

I hereby authorize the Settlement Agent to make expenditures and disbursements as shown above and approve same for payment.

Seller(s):

ORE as OI for Timothy L. Allen and Kathryn L. Allen

By: Orala Pugnoch

Read and Approved by:

Timothy L. Allen  
Timothy L. Allen

Kathryn L. Allen  
Kathryn L. Allen

Buyer(s):

Sweetwater Campground Holdings, LLC

Sweetwater Campground Investors, LLC  
Sole Member of Sweetwater Campground Holdings,  
LLC

KCN Enterprises, LLC,  
Manager of Sweetwater Campground Investors, LLC

By: Kevin Thueson  
Kevin Thueson, Manager

By: Cameron Bower  
Cameron Bower, Manager

By: Nathaniel G. Thompson  
Nathaniel G. Thompson, Manager

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.

Executive Real Estate Title

Carla A Dreitein  
Settlement Agent Carla A Dreitein

Date 12-10-2022

**WARNING:** It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details, see: Title 18 U.S. Code Sections 1001 and 1010.

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I hereby authorize the Settlement Agent to make expenditures and disbursements as shown above and approve same for payment.

Seller(s):

ORE as QI for Timothy L. Allen and Kathryn L. Allen

By: \_\_\_\_\_

Read and Approved by:

\_\_\_\_\_  
Timothy L. Allen

\_\_\_\_\_  
Kathryn L. Allen

Buyer(s):

Sweetwater Campground Holdings, LLC


Sweetwater Campground Investors, LLC

Sole Member of Sweetwater Campground Holdings,  
LLC

KCN Enterprises, LLC,  
Manager of Sweetwater Campground Investors, LLC

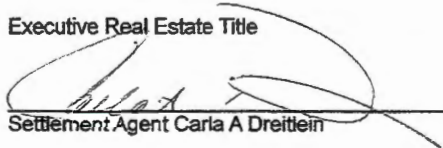
By: \_\_\_\_\_  
Kevin Thueson, Manager

By: \_\_\_\_\_  
Cameron Bowen, Manager

By:   
Nathaniel G. Thompson, Manager

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.

Executive Real Estate Title

  
Settlement Agent Carla A Dreitein

\_\_\_\_\_  
Date 12-6-2022

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**WARRANTY DEED**

State of Tennessee

County of Knox

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS \$4,500,000.00

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of December, 2022

Notary Public

MY COMMISSION EXPIRES: April 01, 2023

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Stanley F. Roden, Attorney at Law, BPR# 7128, 10269 Kingston Pike, Knoxville, TN 37922

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sweetwater Campground Holdings, LLC	Sweetwater Campground Holdings, LLC	082/013
(NAME)	(NAME)	
269 Murrays Chapel Road	3225 McLeod Dr., Ste 100	082/013.01
(ADDRESS)	(ADDRESS)	
Sweetwater, TN 37874	Las Vegas, NV 89121	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We,

**Timothy L. Allen and Kathryn L. Allen, husband and wife**

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

**Sweetwater Campground Holdings, LLC, a Tennessee limited liability company,**

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Loudon County, State of Tennessee, described as follows, to-wit:

SITUATED in the Fourth Civil District of Loudon County, Tennessee and without the corporate limits of any municipality and being known as now or formerly known as KOA Campground, Sweetwater, Tennessee and indicated as Parcels 13.00 and 13.01 on tax map 82, and being more particularly described as follows:

BEGINNING on a ½" iron rod set in the southeast right of way line of Murray Chapel Road, corner to Cofer (424/1) and being located 0.41 miles from Highway 322; thence along the line of Cofer, S88-18E 354.05' to a ½" iron rod found in the line of Watson (371/307); thence along the line of Watson S10-08W 1283.98' to a wood fence corner, corner to Spencer (380/210); thence along the line of Spencer, S87-32W 916.39' to a ½" iron rod found, corner to Laurence (312/160); thence along the line of Laurence seven (7) courses as follows: N03-28E 481.18' to a ½" iron rod found; thence N7-37E 154.65' to a ½" iron rod found; thence N03-01W 117.75' to a ½" iron rod found; thence N09-02E 152.86' to a ½" iron rod found; thence N34-37E 203.11' to a ½" iron rod found (former corner to tax parcels 13.01 and 13.00); thence N52-33E 244.19' to a ½" iron rod found; thence N39-22W 100.34' to a ½" iron rod found in the southeast right of way line of Murray Chapel Road; thence along the southeast right of way line of Murray Chapel Road, N63-12E 82.28' to point; thence around a curve to the right: R=132.44' and BRG=S82-43E; C LEN= 148.47' to a ½" iron rod found (former corner to tax parcels 13.01 and 13.00); thence continuing along the south right of way line of Murray Chapel Road around a curve to the left: R=253.42' and BRG=S80-31E; C LEN=104.54' to a point; thence continuing along the southeast right of way of Murray Chapel Road around a curve to the left: R=112.92' and BRG=N66-55E; C LEN=160.94' to the Point of BEGINNING as shown by survey Christian M. Medders, RLS# 2493, dated 11/9/22, Job No. 22-567.

The above-described property is a combination of two tax tracts however the above-described property is described in Deed Book 392, Page 93, Register's Office, Loudon County, Tennessee.

BEING the same property conveyed to Timothy L. Allen and Kathryn L. Allen, husband and wife, by Warranty Deed dated February 22, 2017 from Charles H. Tufts, Jr. and Sandra L. Tufts, husband and wife, of record in Book D392, page 93, Register's Office of Loudon County, Tennessee.

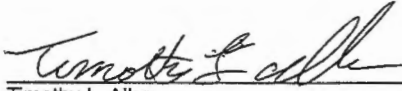
unimproved ☐This is improved ☒ property, known as

269 Murrays Chapel Road, Sweetwater, TN 37874

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hands this 2nd day of December, 2022.

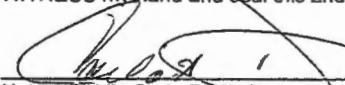
  
\_\_\_\_\_  
Timothy L. Allen

  
\_\_\_\_\_  
Kathryn L. Allen

State of Tennessee  
County of Knox

Personally appeared before me Timothy L. Allen and Kathryn L. Allen, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 2nd day of December, 2022.

  
\_\_\_\_\_  
Notary Public Carla Dreitlein  
My Commission Expires: April 01, 2023

File No.: 2022-0361





Tennessee Department of Environment and Conservation  
Division of Water Resources  
William R. Snodgrass - Tennessee Tower  
312 Rosa L. Parks Avenue, 11th Floor  
Nashville, Tennessee 37243-1102  
(615) 532-0625

**APPLICATION FOR A STATE OPERATION PERMIT (SOP)**

Type of application: ☒ New Permit ☐ Permit Reissuance ☐ Permit Modification

**Permittee Identification:** (Name of city, town, industry, corporation, individual, etc., applying, according to the provisions of Tennessee Code Annotated Section 69-3-108 and Regulations of the Tennessee Water Quality Control Board.)

Permittee  
Name Sweetwater Campground Holdings, LLC  
(applicant):

Permittee Dept 50020, 312 W 2nd St, Sweetwater TN 37874  
Address:

Official Contact:  
Nate Thompson

Title or Position:  
Partner

Mailing Address:  
Dept 50020, 312 W 2nd St

City: Casper State: WY Zip: 82601

Phone number(s):  
206-427-1599

E-mail:  
nate@kcncampgrounds.com

Optional Contact:  
Ash Walczak

Title or Position:  
Construction Project Manager

Address:  
Dept 50020, 312 W 2nd St

City: Casper State: WY Zip: 82601

Phone number(s):  
616-826-8202

E-mail:  
ash@kcncampgrounds.com

**Application Certification** (must be signed in accordance with the requirements of Rule 0400-40-05-.05)

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations. As specified in Tennessee Code Annotated Section 39-16-702(a)(4), this declaration is made under penalty of perjury.

Name and title; print or type  
Nate Thompson, Partner

Signature  
Nate Thompson  
Nate Thompson (Oct 10, 2024-09:52 PM)

Date  
10/10/2024



<b>Facility Identification:</b>		<b>Existing Permit No.</b>	
Facility Name: Sweetwater KOA WWTP		County: Loudon	
Facility Address or Location: 269 Murrays Chapel Road Sweetwater TN 37874		Latitude: 35.622920	
		Longitude: -84.506150	
Name and distance to nearest receiving waters: Mud Creek to the East			
If any other State or Federal Water/Wastewater Permits have been obtained for this site, list their permit numbers:			
Name of company or governmental entity that will operate the permitted system: Chittum Septic			
Operator address: 285 Kile Road, Sweetwater TN 37874			
Has the owner/operator filed for a Certificate of Convenience & Necessity (CCN), or an amended CCN, with the Tennessee Regulatory Authority (TRA) (may be required for collection systems and land application treatment systems)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A			
If the applicant listed above does not yet own the facility/site or if the applicant will not be the operator, explain how and when the ownership will be transferred or describe the contractual arrangement and renewal terms of the contract for operations.			
<b>Complete the following information explaining the entity type, number of design units, and daily design wastewater flow:</b>			
<u>Entity Type</u>	<u>Number of Design Units</u>		<u>Flow (gpd)</u>
<input type="checkbox"/> City, town or county	No. of connections:		
<input type="checkbox"/> Subdivision	No. of homes:	Avg. No. bedrooms per home:	
<input type="checkbox"/> School	No. of students:	Size of cafeteria(s): No. of showers:	
<input type="checkbox"/> Apartment	No. of units:	No. units with Washer/Dryer hookups:  No. units without W/D hookups:	
<input type="checkbox"/> Commercial Business	No. of employees:	Type of business:	
<input type="checkbox"/> Industry	No. of employees:	Product(s) manufactured:	
<input checked="" type="checkbox"/> Resort	No. of units:		
<input checked="" type="checkbox"/> Camp	No. of hookups:	(7) 1 Bedroom Cabins	
<input type="checkbox"/> RV Park	No. of hookups: 110	No. of dump stations:	11000
<input type="checkbox"/> Car Wash	No. of bays:		
<input checked="" type="checkbox"/> Other	Office Mobile Home		300
Describe the type and frequency of activities that result in wastewater generation.			

**Engineering Report (required for collection systems and/or land application treatment systems):**☐ N/A☒ Prepared in accordance with Rule 0400-40-05-.03 and Section 1.2 of the State of Tennessee Design Criteria for Sewage Works☒ Attached, or☐ Previously submitted and entitled:Approved? ☐ Yes. Date:☐ No

Operation and Maintenance Inspection Schedule Submitted:

Approved? ☐ Yes. Date:☐ No**Wastewater Collection System:**☐ N/A

System type (i.e., gravity, low pressure, vacuum, combination, etc.): Low Pressure and Gravity

System Description: Small Diameter Forcemain and Gravity Collection with Pumping Stations

Describe methods to prevent and respond to any bypass of treatment or discharges (i.e., power failures, equipment failures, heavy rains, etc.): Orenco Telemetry

In the event of a system failure describe means of operator notification: Telephone, email

List the **emergency** contact(s) (name/phone): Nate Thompson 206-427-1599

For low-pressure systems, who is responsible for maintenance of STEP/STEG tanks and pumps or grinder pumps (list all contact information)?

Nate Thompson 206-427-1599

Approximate length of sewer (excluding private service lateral):

Number/hp of lift stations: / Number/hp of lift pumps /

Number/volume of low pressure and or grinder pump tanks /

Number/volume septic tanks /

Attach a schematic of the collection system. ☐ Attached

If this is a satellite sewer and you are tying in to another sewer system complete the following section, listing tie-in points to the sewer system and their location (attach additional sheets as necessary):

Tie-in PointLatitude (xx.xxxx°)Longitude (xx.xxxx°)

<b>Land Application Treatment System:</b>	<input type="checkbox"/> N/A
Type of Land Application Treatment System: <input checked="" type="checkbox"/> Drip <input type="checkbox"/> Spray <input type="checkbox"/> Other, explain:	
Type of treatment facility preceding land application (recirculating media filters, lagoons, other, etc.):	Recirculating Media Filter
Attach a treatment schematic. <input checked="" type="checkbox"/> Attached	
Describe methods to prevent and respond to any bypass of treatment or discharges (i.e., power failures, equipment failures, heavy rains, etc.):	Alarms and Remote Telemetry
For New or Modified Projects: Name of Developer for the project:	Sweetwater Campground Holdings, LLC.
Developer address and phone number:	312 W 2nd St., Sweetwater, TN 37874 (206)427-1599
For land application, list: Proposed acreage involved:	1.1
Inches/week gpd/sq.ft loading rate to be applied:	Fencing and UV
Is wastewater disinfection proposed?	
<input checked="" type="checkbox"/> Yes Describe land application area access:	Fencing
<input type="checkbox"/> No Describe how access to the land application area will be restricted:	
<b>Attach required additional Engineering Report Information (see <a href="#">website</a> for more information)</b>	
<input checked="" type="checkbox"/> Topographic map (1:24,000 scale presented at a six inch by six inch minimum size) showing the location of the project including quadrangle(s) name(s) GPS coordinates, and latitude and longitude in decimal degrees should also be included.	
<input checked="" type="checkbox"/> Scaled layout of facility showing the following: lots, buildings, etc. being served, the wastewater collection system routes, the pretreatment system location, the proposed land application area(s), roads, property boundaries, and sensitive areas such as streams, lakes, springs, wells, wellhead protection areas, sinkholes and wetlands.	
<input checked="" type="checkbox"/> Soils information for the proposed land disposal area in the form of a Water Resources Soils Map per Chapter 16 and 17 State of Tennessee Design Criteria for Sewage Work. The soils information should include soil depth (borings to a minimum of 4 feet or refusal) and soil profile description for each soil mapped.	
<input checked="" type="checkbox"/> Topographic map of the area where the wastewater is to be land applied with no greater than ten foot contours presented at a minimum size of 24 inches by 24 inches.	
<input checked="" type="checkbox"/> Describe alternative application methods based on the following priority rating: (1) connection to a municipal/public sewer system, (2) connection to a conventional subsurface disposal system as regulated by the Division of Groundwater Protection, and/or (3) land application.	



**For Drip Dispersal Systems Only: Unless otherwise determined by the Department, sewage treatment effluent wells, i.e. large capacity treatment/drip dispersal systems after approval of the SOP Application, will be issued an UIC tracking number and will be authorized as Permit by Rule per UIC Rule 0400-45-06-.14(2) and upon issue of a State Operating Permit and Sewage System Construction Approval by the Department. Describe the following:**

☐ N/A

The area of review (AOR) for each Drip Dispersal System shall, unless otherwise specified by the Department, consist of the area lying within a one mile radius or an area defined by using calculations under 0400-45-06-.09 of the Drip Dispersal System site or facility, and shall include, but not be limited to general surface geographic features, general subsurface geology, and general demographic and cultural features within the area. Attach to this part of the application a general characterization of the AOR, including the following: (This can be in narrative form)

- ☒ A general description of all past and present groundwater uses as well as the general groundwater flow direction and general water quality.
- ☒ A general description of the population and cultural development within the AOR (i.e. agricultural, commercial, residential or mixed)
- ☒ Nature of injected fluid to include physical, chemical, biological or radiological characteristics.
- ☒ If groundwater is used for drinking water within the area of review, then identify and locate on a topographic map all groundwater withdrawal points within the AOR, which supply public or private drinking water systems. Or supply map showing general location of publicly supplied water for the area (this can be obtained from the water provider)
- ☒ If the proposed system is located within a wellhead protection area or source water protection area designated by Rule 0400-45-01-.34, show the boundary of the protection area on the facility site plan.
- ☒ Description of system, Volume of injected fluid in gallons per day based upon design flow, including any monitoring wells
- ☒ Nature and type of system, including installed dimensions of wells and construction materials

**Pump and Haul:**

☐ N/A

Reason system cannot be served by public sewer:

Distance to the nearest manhole where public sewer service is available:

When sewer service will be available:

Volume of holding tank:                      gal.

Tennessee licensed septage hauler (attach copy of agreement):

Facility accepting the septage (attach copy of acceptance letter):

Latitude and Longitude (in decimal degrees) of approved manhole for discharge of septage:

Describe methods to prevent and respond to any bypass of treatment or discharges (i.e., power failures, equipment failures, heavy rains, etc.):

<b>Holding Ponds (for non-domestic wastewater only):</b>	<input type="checkbox"/> N/A
Pond use: <input type="checkbox"/> Recirculation <input type="checkbox"/> Sedimentation <input type="checkbox"/> Cooling <input type="checkbox"/> Other (describe):	
Describe pond use and operation:	
If the pond(s) are existing pond(s), what was the previous use?	
Have you prepared a plan to dispose of rainfall in excess of evaporation? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If so, describe disposal plan:	
Is the pond ever dewatered? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If so, describe the purpose for dewatering and procedures for disposal of wastewater and/or sludge:	
Is(are) the pond(s) aerated? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Volume of pond(s):	gal. Dimensions:
Is the pond lined (Note if this is a new pond system it must be lined for SOP coverage. Otherwise, you must apply for an Underground Injection Control permit.)? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Describe the liner material (if soil liner is used give the compaction specifications):	
Is there an emergency overflow structure? <input type="checkbox"/> Yes <input type="checkbox"/> No	
<i>If so, provide a design drawing of structure.</i>	
Are monitoring wells or lysimeters installed near or around the pond(s)? <input type="checkbox"/> Yes <input type="checkbox"/> No	
<i>If so, provide location information and describe monitoring protocols (attach additional sheets as necessary):</i>	

<b>Mobile Wash Operations:</b>		<input type="checkbox"/> N/A
<input type="checkbox"/> Individual Operator <span style="margin-left: 200px;"><input type="checkbox"/> Fleet Operation Operator</span>		
<b>Indicate the type of equipment, vehicle, or structure to be washed during normal operations (check all that apply):</b>		
<input type="checkbox"/> Cars <input type="checkbox"/> Trucks <input type="checkbox"/> Trailers (Interior washing of dump-trailers, or tanks, is prohibited.) <input type="checkbox"/> Other (describe):	<input type="checkbox"/> Parking Lot(s):          sq. ft. <input type="checkbox"/> Windows:                  sq. ft. <input type="checkbox"/> Structures (describe):	
<b>Wash operations take place at (check all that apply):</b>		
<input type="checkbox"/> Car sales lot(s) <input type="checkbox"/> Private industry lot(s) <input type="checkbox"/> County(ies), list:	<input type="checkbox"/> Public parking lot(s) <input type="checkbox"/> Private property(ies) <input type="checkbox"/> Statewide	
<b>Wash equipment description:</b>		
<input type="checkbox"/> Truck mounted <input type="checkbox"/> Rinse tank size(s) (gal.): <input type="checkbox"/> Collection tank size(s) (gal.):	<input type="checkbox"/> Trailer mounted <input type="checkbox"/> Mixed tanks size(s) (gal.): Number of tanks per vehicle:	
Pressure washer:                                  psi (rated)                                  gpm (rated) <input type="checkbox"/> gas powered <input type="checkbox"/> electric		
Vacuum system manufacturer/model:                                  Vacuum system capacity:                                  inches Hg		
Describe any other method or system used to contain and collect wastewater:		
List the public sewer system where you are permitted or have written permission to discharge waste wash water (include a copy of the permit or permission letter):		
Are chemicals pre-mixed, prior to arriving at wash location? <input type="checkbox"/> Yes <input type="checkbox"/> No		
<b>Describe all soaps, detergents, or other chemicals used in the wash operation (attach additional sheets as necessary):</b>		
Chemical name:	Manufacturer:	Primary CAS No. or Product No.



**APPLICATION FOR A STATE OPERATION PERMIT (SOP)**  
**INSTRUCTIONS**

Purpose of this form A completed SOP application must be submitted to obtain SOP coverage. This permit is required to operate a sewage, industrial waste or other waste collection and/or treatment system that does not have a point source discharge to any surface or subsurface waters. This form must be submitted at least 180 days before starting any new activity, before an existing permit expires, or when renewing a permit.

Complete the form Type or print clearly, using black or blue ink; not markers or pencil. Answer each item or enter "N/A," for not applicable. If you need additional space, attach a separate piece of paper to the SOP application. Applicants may be required to submit engineering reports, plans and specifications. Contact the division for the applicable items, or refer to Appendix 1-D of the state Design Criteria for Sewage Works for more information. **The application will be considered incomplete without supplying all of the required information, Engineering Reports, and an original signature.**

Permittee Identification/Facility Identification Describe and locate the project, use the legal or official name of the facility or site. Provide the latitude and longitude (expressed in decimal degrees) of the center of the site, which can be located on USGS quadrangle maps. The quadrangle maps can be obtained at 1-800-USA-MAPS, or at the Census Bureau world wide web site: <http://www.census.gov/cgi-bin/gazetteer>. Attach a copy of a portion of a 7.5 minute quad map, showing location of site, with boundaries at least one mile outside the site boundaries. If business is mobile give the owner of operations' home, or business office address, and list all current areas of operation by city and county.

Wastewater Collection System These types of systems require engineering reports, refer to Appendix 1-D of the state Design Criteria for Sewage Works for more information.

Land Application Treatment System These types of systems require engineering reports, refer to Appendix 1-D of the state Design Criteria for Sewage Works for more information. Public access to the treatment area must be restricted, if disinfection is not part of the treatment. Applicants completing this section of the application must also complete the Wastewater Collection System section.

Pump and Haul These types of systems may require engineering reports, refer to Appendix 1-D of the state Design Criteria for Sewage Works for more information.

Holding Ponds Given that annual rainfall onto open ponds exceeds annual evaporation (in Tennessee), the permittee must develop a written plan (to be retained on site and be available to the division upon request) that addresses how excess rainfall will be disposed of in compliance with the no discharge requirement of this permit. Treatment ponds are not to be used for stormwater treatment or storage. All new and existing point source industrial stormwater discharges associated with industrial activity require coverage under the

**APPLICATION FOR A STATE OPERATION PERMIT (SOP)**  
**INSTRUCTIONS - CONTINUED**

Tennessee industrial stormwater multi-sector general permit TMSP, refer to the [website](#) for more information. Describe the system for re-routing surface runoff away from ponds in the rainfall disposal plan.

Mobile Wash Operations Indicate whether the operation is run by an individual or a corporation with a fleet of vehicles equipped to wash and collect waste waters. If a corporation, indicate the home office as the "Official Contact". Indicate if operations take place at specific sites and list those counties that apply. Note that this permit covers operations for all of Tennessee. Operations indicated as "statewide" generally apply as a fleet type operation and each office location shall be individually permitted. Equipment may be truck or trailer-mounted, or both, indicate all that applies. Soaps, detergents, and other chemicals used should be non-toxic and biodegradable. All "chemically enhanced" (soaps, detergents, and other chemicals) waste-wash waters must be collected for proper disposal. If no chemically enhanced washwaters are used, clear-wash waters may travel by sheet flow to a gravel or grassy area where there is no opportunity to enter waters of the state. There should be no discharge to a storm water inlet, ditch, conveyance, stream, etc. If you are unsure of your wash area drainage, contact the area Environmental Field Office (EFO) prior to setting up your wash operation.

Fees Refer to the TDEC-DWR Environmental Protection Fund Fee Rule 0400-40-11-.02. Links to publications are available on Department of Environment and Conservation, Division of Water Resources webpage and the webpage for the Tennessee Secretary of State.

Submitting the form and obtaining more information Note that this form must be signed by the chief executive officer, owner, or highest ranking elected official. For more information, contact your local EFO at the toll-free number 1-888-891-8332 (TDEC). Submit a complete application electronically to [water.permits@tn.gov](mailto:water.permits@tn.gov) (preferred) or to the appropriate EFO for the county(ies) where the facility is located, addressed to **Attention: DWR, Permit Section**. Please keep a copy for your records.

EFO	Street Address	Zip Code	EFO	Street Address	Zip Code
Memphis	8383 Wolf Lake Drive, Bartlett	38133	Cookeville	1221 South Willow Ave.	38506
Jackson	1625 Hollywood Dr	38305-4316	Chattanooga	1301 Riverfront Parkway Suite 206	37402
Nashville	711 R S Gass Boulevard	37243	Knoxville	3711 Middlebrook Pike	37921
Columbia	1421 Hampshire Pike	38401	Johnson City	2305 Silverdale Road	37601

**APPLICATION FOR A STATE OPERATION PERMIT (SOP)**  
**INSTRUCTIONS - CONTINUED**

Upon receipt of the required items, the division conducts a review of the material, and the applicant is notified of any deficiencies. When all the deficiencies have been corrected, the division makes a determination of whether to publish a draft permit. When a draft permit is generated, a public notice is issued and published in a local newspaper. The draft permit is then reviewed by the applicant, and division field staff. The general public also has an opportunity to review the permit. Based on public response, a public hearing may be held. After considering public comments and a final review, the permit may be issued. The entire process normally takes from five (5) to nine (9) months. Permits are normally valid for five (5) years, except those for pump and haul systems, which are generally valid for one (1) year.

The division has the right to inspect a facility when deemed necessary. In addition, the division has the right to revoke or suspend any permit for violation of permit conditions or any other provisions of the Tennessee Water Quality Control Act and other water pollution control rules.

The division is responsible for regulating any activity, which involves a potential discharge in order to protect waters of the State from pollution and to maintain the highest possible standards in water quality.









# KOA-SW Sop Application

Final Audit Report

2024-10-10

Created:	2024-10-09
By:	Ash Walczak (ash@kcncampgrounds.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAIrfIPFcijPbrFzj1rP32KNUkLpQ2FWZU

## "KOA-SW Sop Application" History

-  Document created by Ash Walczak (ash@kcncampgrounds.com)  
2024-10-09 - 2:37:50 PM GMT
-  Document emailed to Nate (nate@kcncampgrounds.com) for signature  
2024-10-09 - 2:37:56 PM GMT
-  Email viewed by Nate (nate@kcncampgrounds.com)  
2024-10-10 - 4:34:12 PM GMT
-  Signer Nate (nate@kcncampgrounds.com) entered name at signing as Nate Thompson  
2024-10-10 - 4:51:54 PM GMT
-  Document e-signed by Nate Thompson (nate@kcncampgrounds.com)  
Signature Date: 2024-10-10 - 4:51:56 PM GMT - Time Source: server
-  Agreement completed.  
2024-10-10 - 4:51:56 PM GMT



STATE OF TENNESSEE  
DEPARTMENT OF ENVIRONMENT AND CONSERVATION  
DIVISION OF WATER RESOURCES

Davy Crockett Tower, 9<sup>th</sup> Floor  
500 James Robertson Parkway  
Nashville, Tennessee 37243

November 15, 2024

M4. Nate Thompson  
Partner  
Sweetwater Campground Holdings, LLC  
e-copy: nate@kcncampgrounds.com  
Dept. 50020, 312 2nd St.  
Casper, WA 826301

Subject: **Draft of State Operating Permit No. SOP-24040**  
**Sweetwater Campground Holdings, LLC**  
**Sweetwater KOA WWTP**  
**Sweetwater, Loudon County, Tennessee**

To whom it may concern:

Enclosed please find one copy of the draft state operating permit SOP-24040, which the Division of Water Resources (the Division) proposes to issue. The issuance of this permit is contingent upon your meeting all of the requirements of the Tennessee Water Quality Control Act and the rules and regulations of the Tennessee Water Quality, Oil and Gas Board.

TDEC's approval of this land application waste treatment system shall not be construed as creating a presumption of correct operation nor as warranting by the commissioner that the approved facilities will reach the designated goals. T.C.A. § 69-3-108(i). Similarly, TDEC's issuance of a state operating permit in no way guarantees that this land application system will function properly. Notwithstanding these approvals, owners and operators are required to ensure that operation of this system does not result in pollution of waters of the state, including groundwater.

If you disagree with the provisions and requirements contained in the draft permit, you have thirty (30) days from the date of this correspondence to notify the division of your objections. If your objections cannot be resolved, you may appeal the issuance of this permit. This appeal should be filed in accordance with Section 69-3-110, Tennessee Code Annotated.

If you have questions, please contact the Knoxville EFO at 1-888-891-TDEC; or, at this office, please contact Bryan Pope at (931) 224-3098 or by E-mail at [bryan.pope@tn.gov](mailto:bryan.pope@tn.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "Brad Harris", with a stylized flourish at the end.

Brad Harris, P.E.  
Manager, Land-Based Systems

Enclosure

cc: Permit File  
Knoxville Environmental Field Office (EFO)



STATE OF TENNESSEE  
DEPARTMENT OF ENVIRONMENT AND CONSERVATION  
DIVISION OF WATER RESOURCES

Davy Crockett Tower-9th Floor  
500 James Robertson Parkway  
Nashville, Tennessee 37243

**Permit No. SOP-24040**

**PERMIT**

**For the operation of Wastewater Treatment Facilities**

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In accordance with the provision of Tennessee Code Annotated section 69-3-108 and Regulations promulgated pursuant thereto:

**PERMISSION IS HEREBY GRANTED TO**

Sweetwater Campground Holdings, LLC  
Sweetwater KOA WWTP  
Sweetwater, Loudon County, Tennessee

**FOR THE OPERATION OF**

RMF with fencing and disinfection drip dispersal system located at latitude 35.621622 and longitude -84.506246 in Loudon County, Tennessee to serve and office, small cabins and an RV dump station. The design capacity of the system is .012 MGD and will be dispersed on approximately 1.1 acres of suitable soils.

This permit is issued as a result of the application filed on October 31, 2024, in the office of the Tennessee Division of Water Resources. This permit is contingent on the submission and department approval of construction plans, specifications and other data in accordance with rules of the department. Updated plans and specifications must be approved before any further construction activity.

**This permit shall become effective on:**

**This permit shall expire on:**

**Issuance date:**

---

For April Grippo  
Director



A. GENERAL REQUIREMENTS

The treatment system shall be monitored by the permittee as specified below:

<u>Parameter</u>	<u>Sample Type</u>	<u>Daily Maximum</u>	<u>Monthly Average</u>	<u>Measurement Frequency</u>
Flow *	Totalizer			Daily
BOD <sub>5</sub>	Grab	45 mg/l	N/A	Once/Year
Ammonia as N	Grab	Report	N/A	Once /Quarter
<i>E. Coli</i>	Grab	941 colonies/100 ml	N/A	Once /Quarter

No E. Coli monitoring if fields are fenced

\* Report average daily flow for each calendar month.

Sampling requirements in the table above apply to effluent being discharged to the drip irrigation plots.

This permit allows the operation of a wastewater collection, treatment, and storage system with disposal of treated wastewater through approved land application areas. There shall be no discharge of wastewater to any surface waters or to any location where it is likely to enter surface waters. There shall be no discharge of wastewater to any open throat sinkhole. In addition, the drip irrigation system shall be operated in a manner preventing the creation of a health hazard or a nuisance.

TDEC's approval of this land application waste treatment system shall not be construed as creating a presumption of correct operation nor as warranting by the commissioner that the approved facilities will reach the designated goals. T.C.A. § 69-3-108(i). Similarly, TDEC's issuance of a state operating permit in no way guarantees that this land application system will function properly. Notwithstanding these approvals, owners and operators are required to ensure that operation of this system does not result in pollution of waters of the state, including groundwater.

The land application component shall be operated and maintained to ensure complete hydraulic infiltration within the soil profile, transmission of the effluent away from the point of application, and full utilization of the soil profile as a portion of the treatment system.

Instances of surface saturation, ponding or pooling within the land application area as a result of system operation are prohibited. Instances of surface saturation, ponding or pooling shall be promptly investigated and noted on the Monthly Operations Report. The report shall include



details regarding location(s), determined cause(s), the actions taken to eliminate the issue, and the date the corrective actions were made. Any instances of surface saturation, ponding or pooling not associated with a major precipitation event not corrected within three days of discovery shall be reported to the local Environmental Field Office at that time for investigation. Surface saturation, ponding or pooling resulting in the discharge of treated wastewater into Waters of the State or to locations where it is likely to move to Waters of the State shall be immediately reported to the local Environmental Field Office, unless the discharge is separately authorized by a NPDES permit.”

All drip fields shall be fenced sufficiently to prevent or impede unauthorized entry as well as to protect the facility from vandalism. Fencing shall be a minimum of four feet in height. Fencing shall be constructed of durable materials. Gates shall be designed and constructed in a manner to prevent or impede unauthorized entry. All designs are subject to division approval. Fence shall be installed prior to beginning of operation.

The permittee must disinfect the wastewater in order to meet the above *E. Coli* limit.

All drip lines shall be buried and maintained 6 to 10 inches below the ground surface.

The site shall be inspected by the certified operator or his/her designee, at a minimum, once per fourteen days (default) OR in accordance with an operating and maintenance inspection schedule in the permit administrative file record. The default inspection frequency will apply if an operating and maintenance inspection schedule is not submitted to be a part of the permit administrative file record. The operating and maintenance inspection schedule shall at a minimum evaluate the following via onsite visits or telemetry monitoring or a combination of the two:

- the condition of the treatment facility security controls (doors, fencing, gates, etc.),
- the condition of the drip area security controls (doors, fencing, gates, etc.),
- the condition of the site signage,
- the operational status of the mechanical parts of the treatment system (pumps, filters, telemetry equipment, etc.)
- the condition of the UV bulbs (if applicable)
- the condition of the land application area including the location of any ponding
- the name of the inspector
- the description of any corrective actions

Submission of the schedule, or revisions to the schedule, may be submitted to the division electronically. The schedule shall be submitted on or before the effective date of the permit. The permittee is responsible for maintaining evidence that the schedule, or revisions, have been submitted to the division.

## **B. MONITORING PROCEDURES**

### **1. Representative Sampling**

Samples and measurements taken in compliance with the monitoring requirements specified above shall be representative of the volume and nature of the monitored discharge, and shall be taken at the following location(s):

Effluent to drip irrigation plots.

### **2. Test Procedures**

Unless otherwise noted in the permit, all pollutant parameters shall be determined according to methods prescribed in Title 40, CFR, Part 136.

## **C. DEFINITIONS**

The "daily maximum concentration" is a limitation on the average concentration, in milligrams per liter, of the discharge during any calendar day.

The "**monthly average concentration**", other than for *E. coli* bacteria, is the arithmetic mean of all the composite or grab samples collected in a one-calendar month period.

A "grab sample" is a single influent or effluent sample collected at a particular time.

For the purpose of this permit, "*continuous monitoring*" means collection of samples using a probe and a recorder with at least one data point per dosing cycle.

A "quarter" is defined as any one of the following three-month periods: January 1 through March 31, April 1 through June 30, July 1 through September 30, and/or October 1 through December 31.

"Wastewater" for the purpose of this permit means "sewage" as defined in TCA 69-3-103

## **D. REPORTING**

### **1. Monitoring Results**

Monitoring results shall be recorded consistent with the general requirements imposed in Part A above OR in accordance with the operating and maintenance inspection schedule in the permit administrative file record and submitted quarterly.

Submittals shall be postmarked no later than 15 days after the completion of the reporting period. A copy should be retained for the permittee's files. Monitoring results shall be reported in a format approved by the division. Operation reports and any communication regarding compliance with the conditions of this permit must be sent to:

Division of Water Resources  
Knoxville Environmental Field Office  
3711 Middlebrook Pike  
Knoxville, TN 37921

Sampling results may be submitted electronically to: [DWRWW.Report@tn.gov](mailto:DWRWW.Report@tn.gov).

The first operation report is due on the 15<sup>th</sup> of the month following the quarter containing the permit effective date. Until the construction of the treatment system is complete and the treatment system is placed into operation, operational reports shall report "monitoring not required".

## 2. Additional Monitoring by Permittee

If the permittee monitors any pollutant at the location(s) designated herein more frequently than required by this permit, using approved analytical methods as specified in Rule 0400-40-05-.07(2)(h)2, the results of such monitoring shall be included in the calculation and reporting of the values required in the Quarterly Operation Report. Such increased frequency shall also be indicated.

## 3. Falsifying Reports

Knowingly making any false statement on any report required by this permit may result in the imposition of criminal penalties as provided for in Section 69-3-115 of the Tennessee Water Quality Control Act.

## 4. Signatory Requirement

All reports or information submitted to the commissioner shall be signed and certified by the persons identified in Rules 0400-40-06-.03 (4) (a-c).

# PART II

## A. GENERAL PROVISIONS

### 1. Duty to Reapply

The permittee is not authorized to discharge after the expiration date of this permit. In order to receive authorization to discharge beyond the expiration date, the permittee shall submit such information and forms as are required to the Director of Water Resources (the "Director") no later than 180 days prior to the expiration date.



## 2. Right of Entry

The permittee shall allow the Director, or authorized representatives, upon the notification of permittee and presentation of credentials:

a. To enter upon the permittee's premises where an effluent source is located or where records are required to be kept under the terms and conditions of this permit, and at reasonable times to copy these records;

b. To inspect at reasonable times any monitoring equipment or method or any collection, treatment, pollution management, or discharge facilities required under this permit; and

c. To sample at reasonable times any discharge of pollutants.

## 3. Availability of Reports

All reports prepared in accordance with the terms of this permit shall be available for public inspection at the offices of the Division of Water Resources.

## 4. Proper Operation and Maintenance

The permittee shall at all times properly operate and maintain all facilities and systems (and related appurtenances) for collection and treatment which are installed or used by the permittee to achieve compliance with the terms and conditions of this permit. Proper operation and maintenance also includes adequate laboratory and process controls and appropriate quality assurance procedures. This provision requires the operation of backup or auxiliary facilities or similar systems which are installed by a permittee only when the operation is necessary to achieve compliance with the conditions of the permit. Backup continuous pH and flow monitoring equipment are not required.

The monitoring frequency stated in this permit shall not be construed as specifying a minimum level of operator attention to the facility. It is anticipated that visits to the treatment facility by the operator will occur at intervals frequent enough to assure proper operation and maintenance, but in no case less than one visit every fourteen days OR in accordance with an operating and maintenance inspection schedule in the permit administrative file record. If monitoring reports, division's inspection reports, or other information indicates a problem with the facility, the permittee may be subject to enforcement action and/or the permit may be modified to include increased parameter monitoring, increased monitoring frequency or other requirements as deemed necessary by the division to correct the problem. The permittee shall ensure that the certified operator is in charge of the facility and observes the operation of the system frequently enough to ensure its proper operation and maintenance regardless of the monitoring frequency stated in the permit.

Dilution water shall not be added to comply with effluent requirements.

5. Property Rights

The issuance of this permit does not convey any property rights in either real or personal property, or any exclusive privileges, nor does it authorize any injury to private property or any invasion of personal rights, nor any infringement of Federal, State, or local laws or regulations.

6. Severability

The provisions of this permit are severable. If any provision of this permit due to any circumstance, is held invalid, then the application of such provision to other circumstances and to the remainder of this permit shall not be affected thereby.

7. Other Information

If the permittee becomes aware that he failed to submit any relevant facts in a permit application, or submitted incorrect information in a permit application or in any report to the Director, then he shall promptly submit such facts or information.

**B. CHANGES AFFECTING THE PERMIT**

1. Planned Changes

The permittee shall give notice to the Director as soon as possible of any planned physical alterations or additions to the permitted facility.

2. Permit Modification, Revocation, or Termination

a. This permit may be modified, revoked and reissued, or terminated for cause as described in Section 69-3-108 (h) of the Tennessee Water Quality Control Act as amended.

b. The permittee shall furnish to the Director, within a reasonable time, any information which the Director may request to determine whether cause exists for modifying, revoking and reissuing, or terminating this permit, or to determine compliance with this permit. The permittee shall also furnish to the Director, upon request, copies of records required to be kept by this permit.

3. Change of Ownership

This permit may be transferred to another person by the permittee if:

a. The permittee notifies the Director of the proposed transfer at least 30 days in advance of the proposed transfer date;

b. The notice includes a written agreement between the existing and new permittees containing a specified date for transfer of permit responsibility, coverage, and liability between them; and

c. The Director, within 30 days, does not notify the current permittee and the new permittee of his intent to modify, revoke or reissue, or terminate the permit and to require that a new application be filed rather than agreeing to the transfer of the permit.

#### 4. Change of Mailing Address

The permittee shall promptly provide to the Director written notice of any change of mailing address. In the absence of such notice the original address of the permittee will be assumed to be correct.

### C. NONCOMPLIANCE

#### 1. Effect of Noncompliance

Any permit noncompliance constitutes a violation of applicable State laws and is grounds for enforcement action, permit termination, permit modification, or denial of permit reissuance.

#### 2. Reporting of Noncompliance

##### a. 24-Hour Reporting

In the case of any noncompliance which could cause a threat to public drinking supplies, or any other discharge which could constitute a threat to human health or the environment, the required notice of non-compliance shall be provided to the appropriate Division environmental field office within 24 hours from the time the permittee becomes aware of the circumstances. (The environmental field office should be contacted for names and phone numbers of emergency response personnel.)

A written submission must be provided within five days of the time the permittee becomes aware of the circumstances unless this requirement is waived by the Director on a case-by-case basis. The permittee shall provide the Director with the following information:

- i. A description of the discharge and cause of noncompliance;
- ii. The period of noncompliance, including exact dates and times or, if not corrected, the anticipated time the noncompliance is expected to continue; and
- iii. The steps being taken to reduce, eliminate, and prevent recurrence of the non complying discharge.



b. Scheduled Reporting

For instances of noncompliance which are not reported under subparagraph 2.a. above, the permittee shall report the noncompliance on the Quarterly Operation Report. The report shall contain all information concerning the steps taken, or planned, to reduce, eliminate, and prevent recurrence of the violation and the anticipated time the violation is expected to continue.

3. Overflow

a. **"Overflow"** means the discharge of wastewater from any portion of the collection, transmission, or treatment system other than through permitted outfalls.

b. Overflows are prohibited.

c. The permittee shall operate the collection system so as to avoid overflows.

d. No new or additional flows shall be added upstream of any point in the collection system, which experiences chronic overflows (greater than 5 events per year) or would otherwise overload any portion of the system. Unless there is specific enforcement action to the contrary, the permittee is relieved of this requirement after: 1) an authorized representative of the Commissioner of the Department of Environment and Conservation has approved an engineering report and construction plans and specifications prepared in accordance with accepted engineering practices for correction of the problem; 2) the correction work is underway; and 3) the cumulative, peak-design, flows potentially added from new connections and line extensions upstream of any chronic overflow point are less than or proportional to the amount of inflow and infiltration removal documented upstream of that point. The inflow and infiltration reduction must be measured by the permittee using practices that are customary in the environmental engineering field and reported in an attachment to a Monthly Operating Report submitted to the local TDEC Environmental Field Office on a quarterly basis. The data measurement period shall be sufficient to account for seasonal rainfall patterns and seasonal groundwater table elevations.

e. In the event that more than 5 overflows have occurred from a single point in the collection system for reasons that may not warrant the self-imposed moratorium or completion of the actions identified in this paragraph, the permittee may request a meeting with the Division of Water Resources EFO staff to petition for a waiver based on mitigating evidence.

4. Upset

a. **"Upset"** means an exceptional incident in which there is unintentional and temporary noncompliance with technology-based effluent limitations because of factors beyond the reasonable control of the permittee. An upset does not include noncompliance to the extent caused by operational error, improperly designed treatment facilities, inadequate treatment facilities, lack of preventive maintenance, or careless or improper operation.

b. An upset shall constitute an affirmative defense to an action brought for noncompliance with such technology-based permit effluent limitations if the permittee

demonstrates, through properly signed, contemporaneous operating logs, or other relevant evidence that:

- i. An upset occurred and that the permittee can identify the cause(s) of the upset;
- ii. The permitted facility was at the time being operated in a prudent and workman-like manner and in compliance with proper operation and maintenance procedures;
- iii. The permittee submitted information required under "Reporting of Noncompliance" within 24-hours of becoming aware of the upset (if this information is provided orally, a written submission must be provided within five days); and
- iv. The permittee complied with any remedial measures required under "Adverse Impact."

## 5. Adverse Impact

The permittee shall take all reasonable steps to minimize any adverse impact to the waters of Tennessee resulting from noncompliance with this permit, including such accelerated or additional monitoring as necessary to determine the nature and impact of the noncomplying discharge. It shall not be a defense for the permittee in an enforcement action that it would have been necessary to halt or reduce the permitted activity in order to maintain compliance with the conditions of this permit.

## 6. Bypass

- a. "**Bypass**" is the intentional diversion of wastewater away from any portion of a treatment facility.
- b. Bypasses are prohibited, unless:
  - i. The bypass was unavoidable to prevent loss of life, personal injury, or severe property damage;
  - ii. There were no feasible alternatives to the bypass, such as the use of auxiliary treatment facilities, retention of untreated wastes, or maintenance during normal periods of equipment downtime. This condition is not satisfied if adequate backup equipment should have been installed in the exercise of reasonable engineering judgment to prevent a bypass which occurred during normal periods of equipment downtime or preventive maintenance; and
  - iii. For anticipated bypass, the permittee submits prior notice, if possible at least ten days before the date of the bypass; or
  - iv. For unanticipated bypass, the permittee submits notice of an unanticipated bypass within 24 hours from the time that the permittee becomes aware of the bypass.

c. A bypass that does not cause effluent limitations to be exceeded may be allowed only if the bypass is necessary for essential maintenance to assure efficient operation.

d. "Severe property damage" when used to consider the allowance of a bypass means substantial physical damage to property, damage to the treatment facilities which causes them to become inoperable, or substantial and permanent loss of natural resources which can reasonably be expected to occur in the absence of a bypass. Severe property damage does not mean economic loss caused by delays in production.

## **D. LIABILITIES**

### **1. Civil and Criminal Liability**

Nothing in this permit shall be construed to relieve the permittee from civil or criminal penalties for noncompliance. Notwithstanding this permit, the permittee shall remain liable for any damages sustained by the State of Tennessee, including but not limited to fish kills and losses of aquatic life and/or wildlife, as a result of the discharge of wastewater to any surface or subsurface waters. Additionally, notwithstanding this Permit, it shall be the responsibility of the permittee to conduct its wastewater treatment and/or discharge activities in a manner such that public or private nuisances or health hazards will not be created.

### **2. Liability Under State Law**

Nothing in this permit shall be construed to preclude the institution of any legal action or relieve the permittee from any responsibilities, liabilities, or penalties established pursuant to any applicable State law.

## **PART III OTHER REQUIREMENTS**

### **A. CERTIFIED OPERATOR**

The waste treatment facilities shall be operated under the supervision of a Biological Natural System certified wastewater treatment operator in accordance with the Water Environmental Health Act of 1984.

### **B. PLACEMENT OF SIGNS**

The permittee shall place a sign at the entrance to the land application area if fenced or all reasonable approaches to the land application area. The sign should be clearly visible to the public. The minimum sign size should be two feet by two feet (2' x 2') with one inch (1") letters. The sign should be made of durable material



**RECLAIMED WASTEWATER  
DRIP IRRIGATION  
(PERMITTEE'S NAME)  
(PERMITTEE'S PHONE NUMBER)  
TENNESSEE DIVISION OF WATER  
RESOURCES  
Knoxville Environmental Field Office  
PHONE NUMBER: 1-888-891-8332**

No later than sixty (60) days from the effective date of the permit, the permittee shall have the above sign(s) on display in the location specified. New facilities must have the signs installed upon commencing operation.

**C. ADDITION OF WASTE LOADS**

The permittee may not add wasteloads to the existing treatment system without the knowledge and approval of the division.

**D. SEPTIC (STEP) TANK OPERATION**

The proper operation of this treatment system depends, largely, on the efficient use of the septic tank. The solids that accumulate in the tank shall be removed at a frequency that is sufficient to insure that the treatment plant will comply with the discharge requirements of this permit.

**E. SEPTAGE MANAGEMENT PRACTICES**

The permittee must comply with the provisions of Rule 0400-48-01-.22. If the septage is transported to another POTW for disposal, the permittee shall note the amount of septage wasted in gallons and name of the facility the hauler intends to use for disposal of the septage on the monthly operation report. Sludge or any other material removed by any treatment works must be disposed of in a manner which prevents its entrance into or pollution of any surface or subsurface waters. Additionally, the disposal of such sludge or other material must be in compliance with the Tennessee Solid Waste Disposal Act, TCA 68-31-101 et seq. and Tennessee Hazardous Waste Management Act, TCA 68-46-101 et seq.

**F. OWNERSHIP OF THE TREATMENT FACILITIES**

a. The permittee shall own the treatment facilities (and the land upon which they are constructed) including the land to be utilized for wastewater dispersal. A perpetual easement (properly recorded) may be accepted in lieu of ownership. Evidence of ownership of the treatment facility land application site(s) and/or a copy of the perpetual easement(s) must be furnished to the division for approval prior to construction of the wastewater collection and dispersal system. Signed agreements stating the intent of the existing landowner to transfer ownership may be provided to support permit issuance. Evidence of such ownership or access

rights must be provided to, and approved by, the Commissioner prior to commencement of operation.

b. Where the treatment facility serves private homes, condominiums, apartments, retirement homes, nursing homes, trailer parks, or any other place where the individuals being served have property ownership, rental agreements, or other agreements that would prevent their being displaced in the event of abandonment or noncompliance of the sewerage system, ownership of the treatment facilities must be by a municipality, a public utility, a wastewater authority, or a privately owned public utility (having a Certificate of Convenience and Necessity from the Tennessee Public Utility Commission) or another public agency.

Attachment 1

**RATIONALE**

**Sweetwater Campground Holdings, LLC**  
**STATE OPERATION PERMIT NO. SOP-24040**  
**Sweetwater, Loudon County, Tennessee**

**Permit Writer: Bryan Pope**

**FACILITY CONTACT INFORMATION:**

Nate Thompson  
Partner  
Phone: (206) 427-1599  
nate@kcncampgrounds.com  
269 Murrays Chapel Rd.  
Casper, WA 826301

**Activity Description:** Treatment of domestic wastewater via a decentralized waste water system to support construction of Sweetwater KOA Campground Treatment Facility

**Facility location:** Latitude 35.621622 and Longitude -84.506246

**Name of the nearest stream:** No discharge allowed.

**Treatment system:** RMF with disinfection to a fenced drip dispersal system

**Permit period:** This permit will be issued for a five year period effective from the issuance date on the title page.

**Terms & Conditions:** BOD<sub>5</sub> is a standard measure of sewage strength. The 45 mg/L daily maximum limit is the required treatment standard for domestic waste water in Tennessee. Ammonia and BOD<sub>5</sub> reporting serve to demonstrate the treatment system is meeting minimum treatment standards. Land application, versus stream discharge, enables reduced monitoring frequency for these parameters. Narrative conditions for drip disposal and septage management are proposed in support of proper system operation to prevent runoff to streams and avoidance of nuisance conditions. E.coli limits apply when the diposal area is not fenced.

**Financial Security:** Privately-owned public utilities provide financial security to the Public Utility Commission to comply with TCA 69-3-122.



**Annual Maintenance Fee:** An annual maintenance fee for the permit will apply after permit issue and upon receipt of an invoice. The fee is currently \$350.00 for non-discharging facilities with influent flow less than 0.075 MGD.

**Items Requisite for Operation:** This draft permit proposes terms and conditions for planning purposes and to seek public comment on the potential water quality impacts of the proposed activity. Actual operation of the sewerage system is contingent on the following items (items may occur in any order):

- Approval of sewerage system construction plans and specifications per TCA 69-3-108(i),
- Final construction inspection and submission of O & M manual per Rule 0400-40-02-.09,
- Utility ownership of sewerage system assets consistent with Rule 0400-40-16-.02(8). Sewerage system assets broadly consist of those units integral to the collection, treatment and disposal of both the solid and liquid component of sewage (i.e. septic tanks and pumps, collection lines, treatment system and drip irrigation area and related appurtenances), and
- Final issue of the permit.