

3. Petitioner's principal place of business is located at 951 Isha Lane, McMinnville, TN 37110.
4. Petitioner's services include, but are not limited to, managing, supervising, and obtaining entitlements, consents, licenses, permits, and approvals necessary for the operation of the Project.
5. All correspondence and communication with respect to this Petition should be sent to the following:

Isha Foundation, Inc.
Attn: Dr. Usha Doshi
951 Isha Lane
McMinnville, TN 37110
Email: usha@ishausa.org

Austin, Davis & Mitchell
Attn: Thomas K. Austin
PO BOX 666
Dunlap, TN 37327
Email: taustin@austindavismitchell.com
(423) 949-4159 (office)
(423) 949-4589 (fax)

II.

DESCRIPTION OF PROJECT AND SYSTEM

6. The Isha Institute of Inner Sciences, a nonprofit 501(c)(3) organization located in Warren County, McMinnville, Tennessee, serves as a center for spiritual growth, yoga, and meditation, offering programs designed to foster inner transformation and well-being. As part of its ongoing expansion, the Institute is developing an internal water system which will rely on groundwater established under TDEC guidelines and permitting. This will consist of borewell, treatment and distribution systems, which will serve the next

development of Isha's expansion called "Isha Yogi Golf" which will consist of approximately 290 single family lots to increase accommodation capacity. This new zone will allow Isha members to lease homesites under a 99-year lease agreement, with water service included in the lease terms. Members will not be billed for the water separately, and land ownership will remain with Isha Foundation.

7. Isha Institute plans to develop a borewell for source water and provide a treatment facility and distribution system as part of its internal water system which will service the new development zone, "Isha Yogi Golf," using the groundwater sourced on Isha's property.
8. Homes in this zone will either be built by members on leased lots or will be constructed by the Institute and leased or rented to members.
9. This expanded water system will be operated by a licensed water distribution operator certified by the Tennessee Department of Environment and Conservation (TDEC). The system will adhere to TDEC regulations for quality and monitoring, ensuring all necessary standards are met.
10. Water will be provided to this development through Isha's internal water system. Due to inadequate water supply from WCUD, Isha will be developing borewells with treatment systems under TDEC permitting on its property.
11. Isha will own all the lots and improvements on the property and will lease the same to occupants through long term lease agreements. Isha will not be charging the occupants of the Project for water consumption or water service.
12. Isha Institute will be the taxpayer for the collective property and improvements which are part of Isha's community expansion with its own water system.

13. Petitioner has engaged Site Engineering Consultants, Inc. (SEC) and CTI Engineers as the consulting engineers for the proposed Project and water system design ("System").
14. The proposed System servicing the Project will consist of a borewell, submersible pumps, treatment facility, and distribution system on Isha's property. The source of the water will be groundwater located on the property. The raw water will then be routed through a water treatment facility, and then distributed through transmission lines and distribution lines and water tank(s) if required. Water mains will be either SDR-21 or Ductile Iron pipes of varying sizes, routed along road right-of-ways, and will be tapped with saddles to provide services to the individual structures. Along the mains, hydrants will be placed as engineered in order to provide fire flow to the developments. All road crossings will be sleeved to protect the pipe from damage. Air release valves, blow-off valves, and gate valves will be placed strategically as shown in the engineering drawings to ensure proper serviceability and functioning of the system.
15. The estimated peak daily water service is 90,000 gallons per day.
16. The System is internal to Isha and will serve only Isha's properties.
17. The System will not serve as a public utility (as defined in Tenn. Code Ann. § 65-4-101 et seq the Code) providing water service. The Warren County Utility District, the local public utility, has reached its maximum service capacity and cannot support further growth. Due to the remote location of this project, meeting the required demand would necessitate nearly 20 miles of waterline improvements, as well as significant upgrades to the water treatment plant and pump stations. Financing these extensive upgrades is entirely unfeasible for both the Warren County Utility District and the project owner, Isha Foundation. The scale and cost of these improvements effectively make the project

untenable. In comparison, constructing and operating the System as described above, provides a feasible path forward for growth of the Project. Isha has requested and received a letter from WCUD which establishes that the Project lies within WCUD's potable water service area and further confirms that the existing WCUD infrastructure is inadequate. A copy of said WCUD letter is attached hereto as Exhibit D.

18. Petitioner has the financial capability to construct and install the System.

In further support of its Petition, the following exhibits are attached hereto:

- a. Exhibit A: Pre-Filed Testimony of Dr. Usha Doshi
- b. Exhibit B: Plans for the Project
- c. Exhibit C: Map showing Project Area and Proposed Arrangement
- d. Exhibit D: WCUD Letter- dated March 3, 2025.

III.

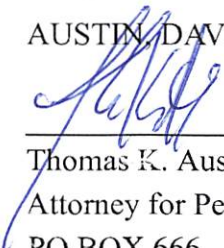
PRAYER FOR RELIEF

THEREFORE, Petitioner respectfully requests:

1. That the Commission determine that a CCN is not required for the construction, installation, or operation of the System for the Project;
2. That the Commission provide written confirmation to Petitioner that a CCN is not required so that Petitioner may submit the same to the Tennessee Department of Environment and Conservation and any other regulatory agencies or municipalities involved with approving the Project and the System; and
3. That the Commission grants such other and/or further relief as may be warranted.

Respectfully Submitted,

AUSTIN DAVIS & MITCHELL



Thomas K. Austin BPR#31009

Attorney for Petitioner

PO BOX 666

Dunlap, TN 37327
(423)949-4159
taustin@austindavismitchell.com

VERIFICATION OF PETITIONER

I, Usha Doshi, President of Isha Foundation, Inc., a Tennessee Nonprofit corporation, the Petitioner, verify that based on information and belief, I have knowledge of the statements in the foregoing Petition, and I declare that they are true and correct.

Usha Doshi

Sworn to and subscribed before me, the undersigned Notary Public, on this 5th day of March, 2025.

James Howell Brown
Notary Public

My commission expires:

8-30-26



CERTIFICATE OF SERVICE

The undersigned hereby certifies that a true and exact copy of the foregoing has been served upon the person(s) listed below this 5th day of MARCH, 2025

David Jones

Tennessee Public Utility Commission

502 Deaderick, 4th Floor

Nashville, Tennessee 37243

Thomas K. Austin

Thomas K. Austin

EXHIBIT A

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

IN RE: ISHA FOUNDATION, INC.)

PETITION OF DETERMINATION)

)

)

)

)

)

DOCKET NO.

TO DETERMINE THAT A)

CERTIFICATE OF PUBLIC)

CONVENIENCE AND NECESSITY IS)

NOT REQUIRED FOR)

ISHA YOGI GOLF PROJECT)

PRE-FILED TESTIMONY OF Dr. Usha Doshi

Q1. What is your name and business address?

A. My name is Dr. Usha Doshi. My business address is 951 Isha LN, McMinnville, TN 37110.

Q2. What is your relationship to Isha Foundation, Inc.

A. I am the President of Isha Foundation, Inc. ("Isha").

Q3. Have you previously filed testimony before this Commission or any other commission?

A. I filed a petition on behalf of Isha Foundation in November 2024 regarding a determination that a CCN was not required for a similar project filed under TPUC Docket Number 2400077.

Q4. Please state your educational and professional background.

A. I am a Bachelor of Medicine and Bachelor of Surgery, with a Diploma in Child Health and a Doctor of Medicine in Pediatrics, specializing in the care and treatment of infants, children, and adolescents.

Q5. How long has Isha Foundation, Inc. been in existence?

A. Isha has been in existence since November 23, 1998.

Q6. What is the purpose of Isha Foundation, Inc.?

A. Isha is an internationally recognized non-profit 501(c)(3) charitable organization registered in the State of Tennessee whose primary mission is to improve the physical, mental and spiritual well-being of all individuals regardless of religion, race, creed, age or gender. Established over thirty-five years ago, today Isha is run by 11 million volunteers in more than 300 city centers across the world. At the core of the Isha's activities is a customized system of physical exercises and meditations called Isha Yoga which distills powerful yogic methods for young and old alike, creating peak physical, mental and spiritual well-being. Isha also implements several large-scale human service projects to support individual growth, revitalize the human spirit, rebuild communities, and restore the environment. Isha's numerous charitable activities and community outreach have gained international accolades and have been recognized by the United Nations and governments throughout the world.

Q7. Please describe the proposed project to be located at 951 Isha Lane.

A. The project features approximately 290 single family lots in a new zone called "Isha Yogi Golf," providing accommodation for members under 99-year lease agreements. The project will be owned and operated by the Isha Foundation. The purpose of the Project is to accommodate anticipated growth and provide additional accommodations for the members of the Institute.

Q8. What is the purpose of the Petition Isha Foundation, Inc. has filed?

A. That the Commission determine that a CCN is not required for the construction, installation, or operation of the System for the Project, which would allow Isha to proceed with obtaining the necessary approvals, licenses, permits, and consents from the Tennessee Department of Environment and Conservation, and any other regulatory bodies and municipalities having jurisdiction over the Project and System.

Q9. What is the purpose of your testimony in this proceeding?

A. The purpose of my testimony is to provide information on Isha and explain the intent and scope of the Project and System.

Q10. Will the System be provided as a public utility?

A. No. The System will not serve as a public utility, and will serve only Isha property.

Q11. Will the Petitioner charge, collect fees, rates, or dues for the use of the System?

A. No. Petitioner will not charge or collect any fees, rates, or dues for use of the System. If Petitioner, in the future, considers providing public utility services, Petitioner will promptly file a petition for a CCN pursuant to the Code and Commission's rules and regulations.

Q12. Who will own, operate, and maintain the System?

A. The System will be privately owned by Petitioner. Petitioner will contract with a licensed and certified water system operator to perform the day-to-day operations, maintenance, and periodic testing of the System in accordance with the Permits and the Tennessee Department of Environment and Conservation Regulations.

Q13. Are you sponsoring any exhibits other than this Pre-Filed Testimony?

A. Yes. I am sponsoring the following exhibits:

Exhibit B: Plan for the Project

Exhibit C: Map showing Project Area and Proposed Arrangement

Exhibit D: Letter from WCUD stating that the Project is within its Potable Water Service Area

Q14. Were the exhibits listed above prepared by you or under your direction and supervision?

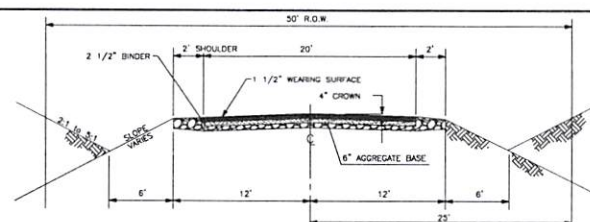
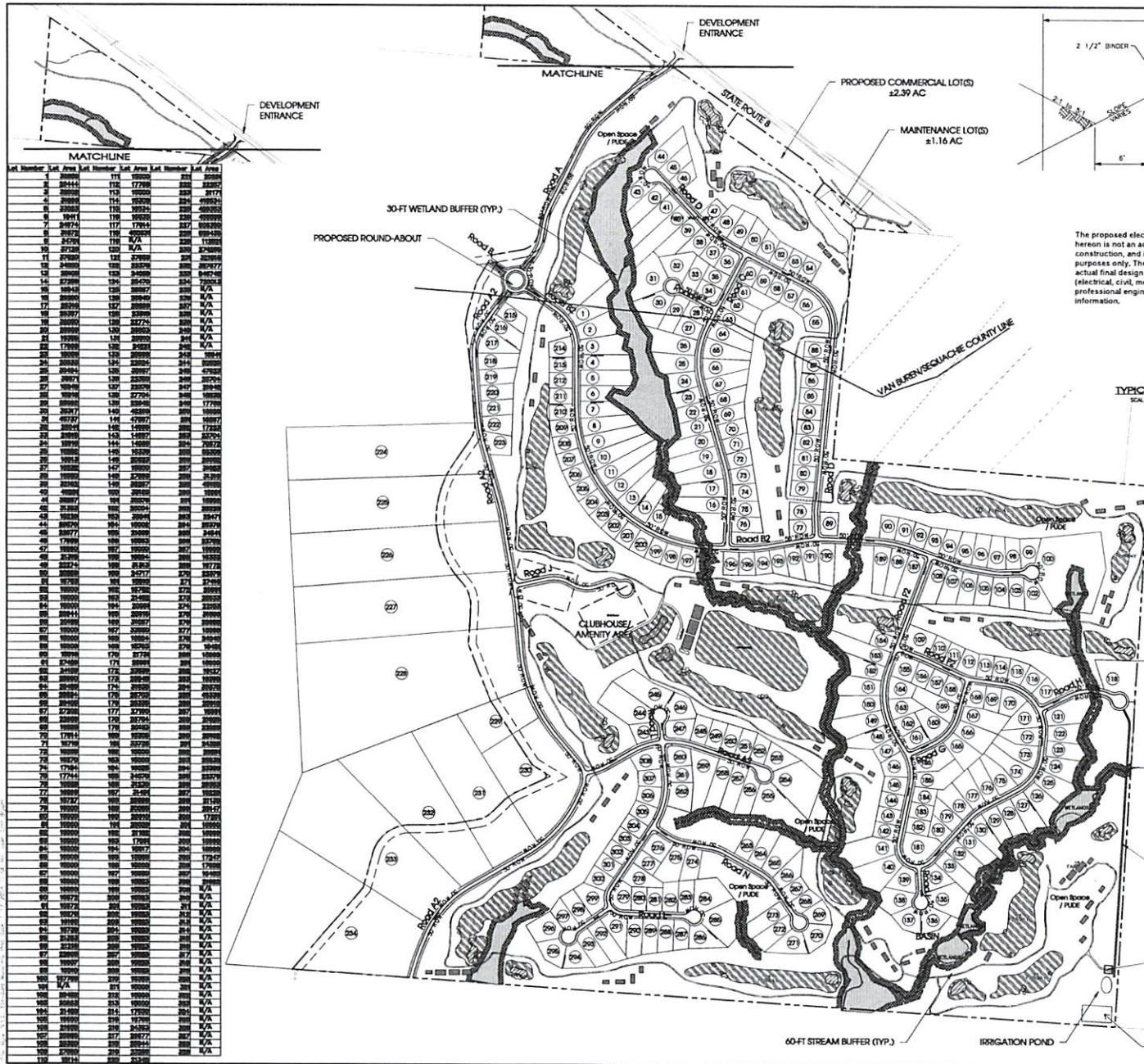
A. Yes.

Q15. What do you recommend with regard to the Petition?

A. I recommend that the Petition be approved to not require a CCN.

Q16. Does this complete your testimony?

A. Yes, and I am ready to provide any additional information the Commission may need in making its decision.

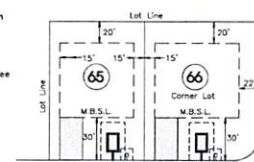


TYPICAL SECTION (Local)
SCALE: NONE

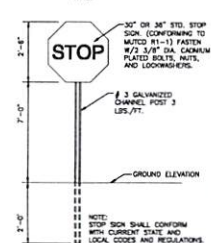
The proposed electric and water information shown hereon is not an actual design to be used for construction, and is for reference and illustrative purposes only. The contractor shall refer to the actual final design for each proper discipline (electrical, civil, mechanical, etc.) with the Tennessee professional engineer's seal, for precise design information.



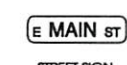
TYPICAL "SPEED LIMIT" SIGN
SCALE: NONE



Typical Lot Detail
N.T.S.

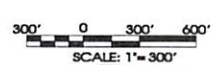


STOP SIGN
SCALE: NONE



STREET SIGN
SCALE: NONE

NOTE: STREET SIGN SHALL CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS. BACKGROUND COLOR TO BE GREEN WITH WHITE BORDER AND TEXT.



SITE ENGINEERING CONSULTANTS
SEC Inc.
 1000 N. JEFFERSON BLVD., SUITE 100
 MEMPHIS, TENNESSEE 38103
 PHONE: (901) 521-1000
 FAX: (901) 521-1001
 E-MAIL: SEC@SECINC.COM
 WWW.SECINC.COM

Yogi Golf Subdivision
Isha - Zone 5
 Warren and Van Buren Counties, Tennessee

Master Plan

REVISIONS
 (Not Interference)

EXHIBIT
B

DATE: 7/15/2012
 CHECKED: JFR
 FILE NAME: Z000000_2.mxd
 SCALE: 1" = 300'
 JOB NO.: 20060
 SHEET: C1.0

GRAPHIC: MGD
 DATE: 7/15/2012
 CHECKED: JFR
 FILE NAME: Z000000_2.mxd
 SCALE: 1" = 300'
 JOB NO.: 20060
 SHEET: C1.0

Zone 5 Project Map

GOLF
SUBDIVISION

BOREWELL
LOCATION

PROPOSED
WATER
TREATMENT
PLANT
LOCATION

Google Earth

Image © 2025 Airbus

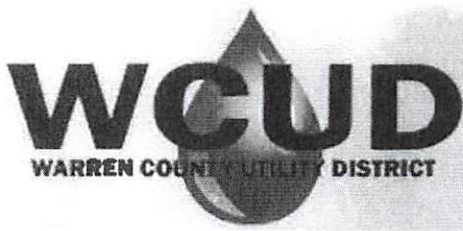
3000 ft



EXHIBIT

tabbles®

C



WCUDONLINE.COM

P.O. BOX 192
MCMINNVILLE, TN 37110
PHONE: (931) 668-4175
FAX: (931) 668-4183

March 3, 2025

RE: TPUC Petition of ISHA Foundation – Isha Yogi Golf

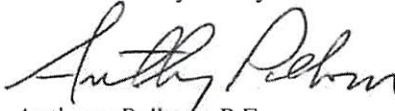
To Whom it May Concern:

Pursuant to ISHA's request, please accept this letter on behalf of Warren County Utility District (WCUD) as our statement that the proposed Isha Yogi Golf development as presented to WCUD which is South of and adjacent to SR 8 in Sequatchie County lies within the WCUD potable water service area. WCUD has not declined to serve the proposed development, however existing infrastructure is insufficient to meet the potable demand and Fire Flow requirements per local Sub-Regs without off-site upgrades. Previous discussions and multiple quotes as provided to Isha from WCUD for facilities upgrades to meet Isha's projected short term and long-term water demands have been deemed cost prohibitive by Isha. Isha has informed WCUD of the intent to pursue private wells, water treatment, and a private distribution system internal to Isha's development(s). I offer nor imply any opinion about non WCUD infrastructure.

WCUD has no commitment or agreement to expand any facilities to increase capacity and serve additional Isha developments beyond the existing individual lots served in Isha Village and Isha Enclave Sub-divisions and the existing 1½" and 2" Meters that serve the main campus and pending Kamala development(s). These (2) two existing meters can provide approximately 120,000 GPD. I offer nor imply any opinion with regards to Fire Flows within any Isha developments or the number of units (Commercial, Retail, and Residential) that can be served within the Main Campus and Kamala development by Isha with the existing available capacity.

Please feel free to contact us should you require further information regarding this matter.

Sincerely,
Warren County Utility District



Anthony Pelham, P.E.
General Manager

EXHIBIT

D

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