

THE ADVISORY

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July 7, 2025

VIA EMAIL

Tennessee Public Utility Commission
tpuc.docketroom@tn.gov
502 Deaderick Street, 4th Floor
Nashville, Tennessee 37243
c/o Aaron Conklin
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Electronically Filed in TPUC Docket
Room on July 7, 2025 at 3:56 p.m.

Dear David Foster:

RE: In re: Petition of Waterloo RV Park Located in Lawrenceburg, Lawrence County, Tennessee to Determine if a CCN Is Needed – TPUC Docket No. 25-00038

Please see the answers below:

1. What is the maximum length of rental terms that will be offered to tenants/residents of the RV stalls and cabins within the community?

The maximum rental term for RV stalls and cabins at Waterloo RV Park will be 90 days, consistent with Tennessee's business tax regulations for transient rentals at trailer parks, which classify rentals of 90 days or less as taxable under specific categories (Tenn. Comp. R. & Regs. 1320-04-05-.47, referenced in). This supports the park's operation as a short-term recreational facility, offering daily, weekly, or monthly rentals for transient and seasonal guests.

Waterloo RV Park confirms that the proposed project is not within any other sewer utility provider's service area in Lawrenceburg, Lawrence County, Tennessee. The park will utilize an on-site sewage disposal system, designed and permitted in compliance with Tennessee Department of Environment and Conservation (TDEC) regulations for subsurface sewage systems (T.C.A. § 68-221-401 et seq., referenced in). No letter from another utility is required, as no other provider serves the area.

2. Is the proposed project within any other sewer utility provider's service area? If so, the petitioner needs to provide a letter that the utility does not intend to provide service to the area being requested.

Waterloo RV Park confirms that the proposed project is not within any other sewer utility provider's service area in Lawrenceburg, Lawrence County, Tennessee. The park will utilize an on-site sewage disposal system, designed and permitted in compliance with

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Tennessee Department of Environment and Conservation (TDEC) regulations for subsurface sewage systems (T.C.A. § 68-221-401 et seq., referenced in). No letter from another utility is required, as no other provider serves the area.

3. Will any dwellings, RV stalls, or cabins of the proposed community be available for ownership, or will the dwellings be strictly limited to a short-term rental basis?

All RV stalls, cabins, and dwellings within Waterloo RV Park will be available strictly for short-term rental and will not be offered for ownership. This aligns with Tennessee's definition of a mobile home park, which includes rental spaces for movable structures (T.C.A. § 67-5-802, referenced in), and ensures the park operates as a transient recreational facility. No permanent ownership or long-term leasing of spaces will be permitted, complying with zoning and tax regulations for RV parks.

Respectfully submitted,



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cc:

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