

August 6, 2025

Re: Letter of Determination for CNN Requirement

Dunbar Road Duplex Project

Christina Passon Owner

345 Myra Dr

Crossville TN 38572

Electronically Filed in TPUC Docket
Room on August 20, 2025 at 9:09 a.m.

25-00063

To Whom It May Concern:

I am writing to request a letter of determination for whether a CCN is required for my duplex project.

My project consists of 6 duplexes, totaling 24 bedrooms. This is privately owned property by my husband and me (Christina Passon and David Passon). We currently own the 10 acres which consists of 4 duplexes, and we are expanding our rental duplexes, which will have their own septic systems to serve the new buildings.

Please see the attached deeds and new plans by Tare Inc, We will continue to maintain the septic system on these residential duplexes, and a fee will not be charged extra to our tenants, as it is covered by the rent.

I appreciate your time. If additional information is required, please feel free to contact me.

Thank you

Christina Passon

345 Myra Dr

Crossville TN 38572

christinapasson@yahoo.com

931-484-8363

856-287-6107

WARRANTY DEED

Prepared By:

Pointer Title Services
Dave Matson, Attorney
206-C S. Jefferson Ave.
Cookeville, TN 38501

SEND TAX BILLS TO:

Name: David M. Passon
Christina K. Passon
Address: P.O. Box 2931
Crossville, TN 38557

PROPERTY OWNER:

Name: David M. Passon
Christina K. Passon
Address: Dunbar Road
Crossville, TN 38572

Map	Group	Parcel
161		14.03
161		14.03 S/I 001

FOR AND IN CONSIDERATION of the sum of Ten (\$10.00) Dollars cash in hand paid, together with other good and valuable consideration not herein mentioned, the receipt of which is hereby acknowledged, I,

Wallace Server,
surviving spouse of Donna Server, deceased,
(Grantor)

have this day bargained and sold, and by these presents do hereby bargain, sell, transfer, and convey unto David M. Passon and wife, Christina K. Passon, their heirs, transferees, and assigns, hereinafter referred to as Grantees, whether one or more, certain real estate located in the Third (3rd) Civil District of Cumberland County, Tennessee, as follows:

CCB

Beginning on an iron pin set on the west right-of-way of Dunbar Road, said pin is 30 feet from the center of the paving and is Northerly along Dunbar Road, a distance of 1,135 feet from the center of Basses Creek; thence N 44° 01' 56" W a distance of 1,054.23 feet to an iron pin set in an existing rock pile on the northwest side of a branch, White Oak and Black Gum pointers referencing said pin; thence N 46° 17' 36" E a distance of 830.71 feet to an iron pin set on the right-of-way of Dunbar Road, a distance of 795.43 feet from the Northwest corner of the remaining tract (Deed Book 20, page 72) of which this is a part; thence along a chord of a curve to the left having a radius of 4,552.33 feet and length of 102.88 feet, S 5° 04' 38" E a distance of 102.88 feet to tangent of said curve; thence S 5° 44' 36" E a distance of 1,164.39 feet; thence S 5° 19' 33" E a distance of 71.20 feet to the point of beginning, containing 10.04 acres according to a survey made August 31, 1995 - Job No. 09695 by Michael V. Stump, RLS No. 784.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING
RESTRICTION:

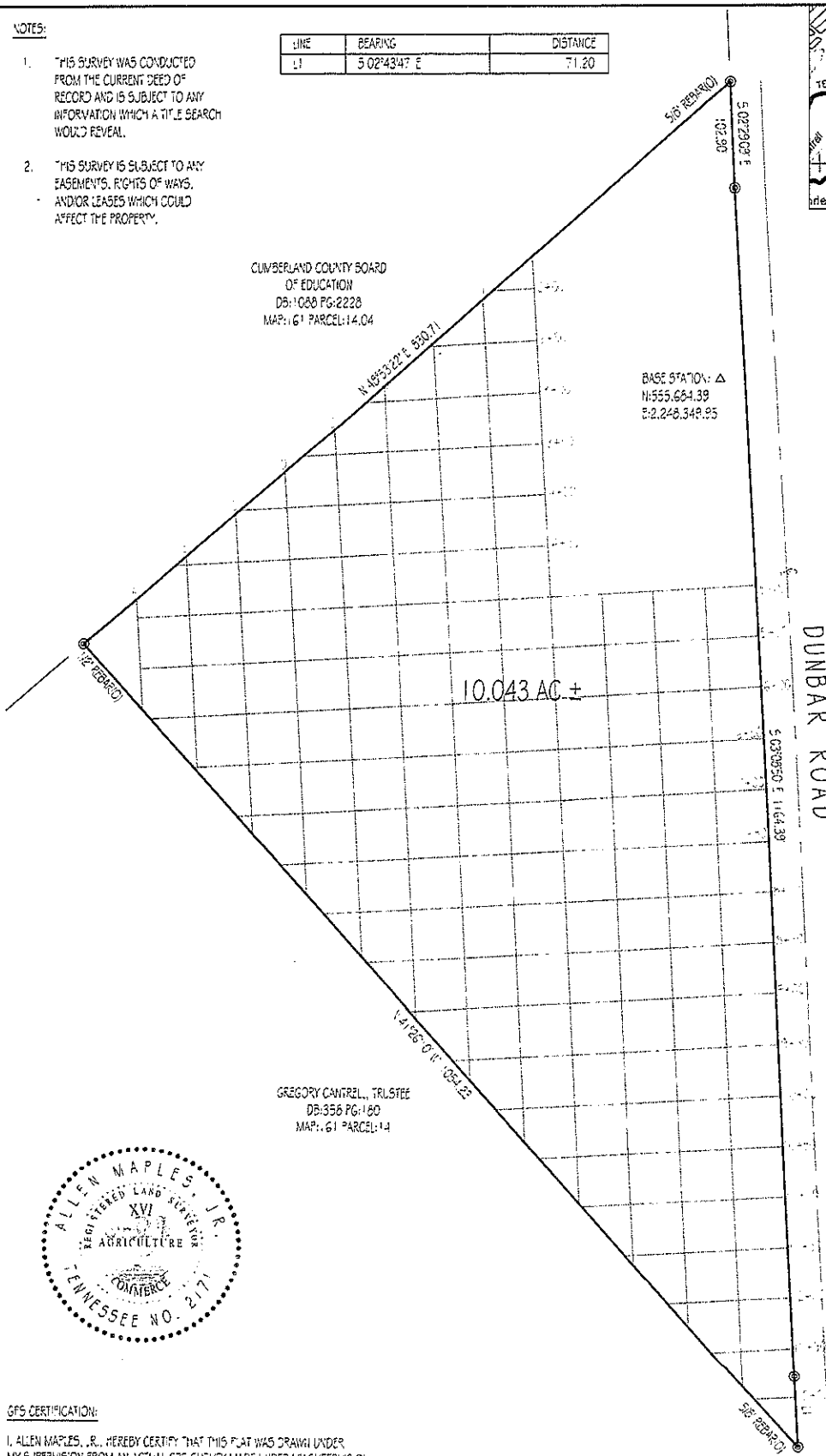
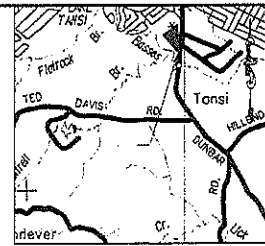
NOTES:

1. THIS SURVEY WAS CONDUCTED FROM THE CURRENT DEED OF RECORD AND IS SUBJECT TO ANY INFORMATION WHICH A TITLE SEARCH WOULD REVEAL.
2. THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAYS, AND/OR LEASES WHICH COULD AFFECT THE PROPERTY.

LINE	BEARING	DISTANCE
L1	S 02°43'47" E	71.20

CUMBERLAND COUNTY BOARD
OF EDUCATION
DB:1088 PG:2228
MAP:161 PARCEL:14.04

BASE STATION: Δ
N:555,684.39
E:2,248,549.95



DUNBAR ROAD

GREGORY CANTRELL, TRUSTEE
DB:358 PG:180
MAP:161 PARCEL:14



GPS CERTIFICATION:

I, ALLEN MAPLES, JR., HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
A: POSITIONAL ACCURACY - 0.05 FEET
B: TYPE OF GPS FIELD PROCEDURE - REAL TIME KINEMATIC
C: DATES OF SURVEY - 03/14/2024
D: DATUM/EPOCH - NAD83 (2011) / EPOCH: 2010.0000
E: PUBLISHED/FIXED CONTROL USE - ASSUMED (AS SHOWN ON PLAT)
F: GEOID MODEL - GEOID 2016
G: COMBINED GRID FACTOR(S) - 0.99986476
H: CONVERGENCE ANG. E. - 0°33'10"

LEGEND

10' (OLD)
CENTERLINE

Allen Maples
Land Surveying

38 Mayberry Street
Sevierville, TN 37865
Phone: (931) 837-3446

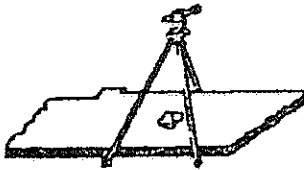


CHRISTINA PASSONS

DUNBAR ROAD

3RD CIVIL DISTRICT	TOTAL ACRES: 10.043 AC ±
CUMBERLAND COUNTY, TN	SCALE: 1"=100'
PL DB:1554 PG:1606	DATE: 03/14/2024
TAX MAP: 161 PARCEL: 14.05	DRAWING: 24-074 A3

SUBDIVISIONS
ROADS
PERC TEST
BOUNDARIES
CONTOURS



OFFICE: 484-7702
TOLL FREE: 1-800-464-7702
O.D. PUGH, JR.

C E R T I F I E D L A N D D E S C R I P T I O N

The following described tract of land is located in the THIRD CIVIL DISTRICT of Cumberland County, Tennessee. The Original tract of land being parcel number 014.03 on tax map number 161 in the tax assessors office of said county.

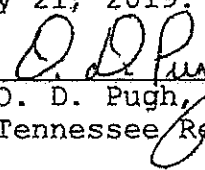
BEGINNING on an ex. 5/8" rebar cap #784 which is located in the Western R.O.W. of Dunbar Road, said point being the South-East corner of adjoining parcel #014.04 on the same tax map, owner being Cumberland County Board of Education, deed book #1088 page 2228; thence with the Western R.O.W. of said road for the next three (3.) courses and distances; (1.) with a curve turning to the left with an arc length of 102.90', with a radius of 4552.33', with a chord bearing of S 05°04'55" E, with a chord length of 102.90', to a cal.point; (2.) S 05°44'36" E 1164.39 feet to a cal.point; (3.) S 05°19'33" E 71.20 feet to an ex. 5/8" reb. cap #784, said point being located approximately 1135 feet North of the intersection of said road R.O.W. and the center line of Basses Creek and being the North-East road front corner of adjoining parcel #014.00 on the same tax map, owner being G. Cantrell, trustee, deed book #358 page #180; thence leaving said road R.O.W. and with the Northern line of said parcel #014.00 N 44°01'56" W 1054.23 feet to an ex. 5/8" reb. set in a rock pile on the North-West side of a branch, said point being in the Southern line of the first mentioned adjoining parcel #014.04; thence with the Southern line of said parcel #014.04 N 46°17'36" E 830.71 feet to the point of BEGINNING. Containing 10.04 acres more or less as per survey O. D. Pugh, Jr., R.L.S. # 699 located at 107 Livingston Road, Crossville, Tennessee 38555, phone # 1-931-484-7702 dated July 21, 2019. Being Survey Job Number (19050-1).

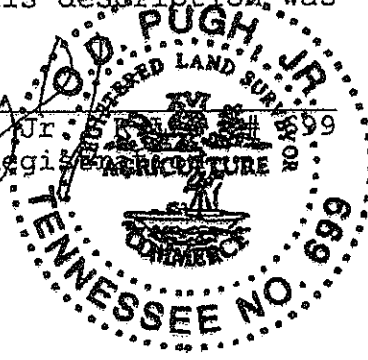
(2.)

The North Meridian was calculated using Magnetic North as a basis for rotation.

STATE OF TENNESSEE)
)
County of Cumberland)

I hereby certify that this description was prepared by me on July 21, 2019.

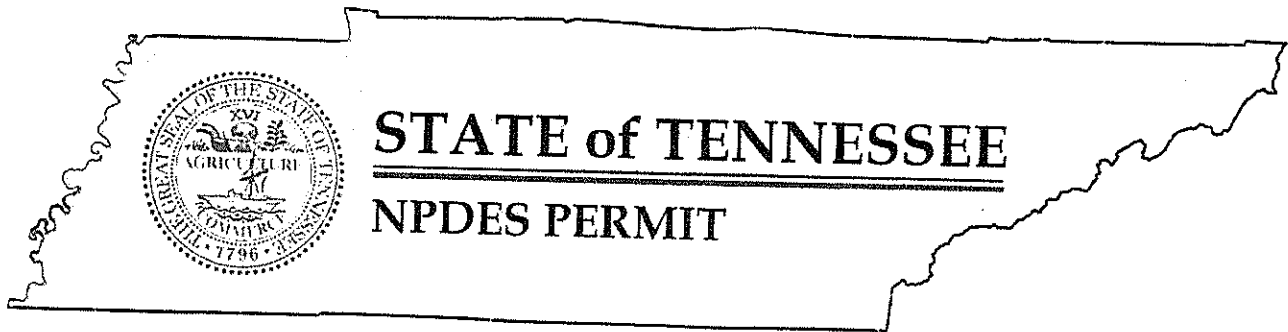

O. D. Pugh, Jr.
Tennessee Registered Professional Surveyor



MID-STATE SURVEYING
107 LIVINGSTON ROAD
CROSSVILLE, TN. 38555

Job No. (19050)
File No. (19050-1)
Tax Map. (161)
Parcel No. (014.03)

Modification in any way of the foregoing description terminates liability of Surveyor.



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

Davy Crockett Tower, 9th Floor
500 James Robertson Parkway
Nashville, Tennessee 37243-1102

Tracking No. TNR172642

**Notice of Coverage (NOC) under the General NPDES Permit for
STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES (CGP)**

Under authority of the Tennessee Water Quality Control Act of 1977 (T.C.A. 69-3-101 et seq.) and the delegation of authority from the United States Environmental Protection Agency under the Federal Water Pollution Control Act, as amended by the Clean Water Act of 1977 (33 U.S.C. 1251, et seq.) in accordance with effluent limitations, monitoring requirements and other conditions set forth herein. CGP requirements and permit overview are located here. Your coverage under the CGP shall be terminated upon receipt of Notice of Termination (NOT).

Construction Project: **Passon Duplexes**
Area of Disturbance: **5 acres**
Master Tracking Number: **TNR172642**
Permittee Name: **David & Christina Passon**
Project Name: **Passon Duplexes**
is authorized to discharge: stormwater associated with construction activities
from facility location: **Dunbar Road, Crossville, TN 38555, Cumberland County**
to receiving waters
named: **Basses Creek**
Effective date: **01/07/2025**
Expiration date: **09/30/2026**
Contractors: **no contractor identified**

No Exceptional Tennessee Waters were identified by TDEC.

CN-0759

RDA 236