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October 6, 2025

25-00084

Tennessee Public Utility Commission
Attn: Chairman David Jones
Tpuc.docketroom@tn.gov
502 Deaderick Street, 4th Floor
Nashville, Tennessee 37243

RE: Proposal for Conventional septic system at 0 Old Tullahoma Highway, Tullahoma, Franklin County, Tn. Control Map 008; Parcels 006.16 & 006.10

Dear Chairman David Jones

Please accept this letter as my formal Notice of Appearance on behalf of Joseph Denby in the above referenced matter. I, Jeremy B. Bell, Tennessee licensed attorney (TN Bar No. 020611) with Copeland & Bell, Plc, will be representing Joseph Denby as counsel of record in this matter.

Based on the attached information provided by Kenny Sadler, with Sadler & Associates Consulting Engineers, Inc., in concert with licensed surveyor, Andy Best, we are asking for review and approval of this system as a conventional system that does not require an approved licensed utility. A description of the system is as follows (provided by the civil engineer, Kenny Sadler):

> This project consists of a total of three lots and a total of three buildings containing a total of 22 townhome units. There is one building being proposed for each lot. Each lot will consist of two conventional septic systems serving the buildings. Lot 1A contains a six unit building with two conventional gravity septic systems serving the six units. Lot 1B contains an eight unit building with two conventional gravity septic systems serving the eight units, and Lot 2B contains an eight unit building with two conventional gravity septic systems serving the eight units. The conventional septic systems will be permitted through TDEC like all conventional systems and be installed by the owner of the development. The conventional septic systems will be maintained by the Home Owners Association for the entire development for the life of the development.

Additionally, a Homeowners Association will be established as part of the Horizontal Property Regime and in furtherance thereof, the septic system will be dedicated to be a portion of the common elements with maintenance and repair provided by the HOA.

Should you have any questions or require further information, please feel free to contact Kenny Sadler at (931) 409-5090 (kls@sadlerengineering.com) and copy me with any correspondence.

Respectfully submitted

Jeremy B. Bell

JBB/pkp

SEPTIC EASEMENT SURVEY

FOR/OWNER: JOE DENBY
ADDRESS: _____ OLD TULLAHOMA ROAD
CIVIL DISTRICT: 7TH
CITY: TULLAHOMA
COUNTY: FRANKLIN
STATE: TENNESSEE
ZONED: R-2 & A

BEING PROPERTY DESCRIBED IN: DB. 479, P. 602 REGISTRAR'S OFFICE FRANKLIN COUNTY	TAX MAP: 008
	GROUP: N/A
JOB NUMBER: 250002	PARCEL: 006.10
FILE NAME: DENBY.DWG	SCALE: 1" = 100'
DATE: 15 JANUARY 2025	SHEET: 1 OF 1

BEST LAND SURVEYING
ANDY BEST
TN LICENSE #2444
931-808-4715
jabest.surveyor@gmail.com
www.bestlandsurveying.com
273 HAYNES HOLLOW RD
WINCHESTER, TN 37398

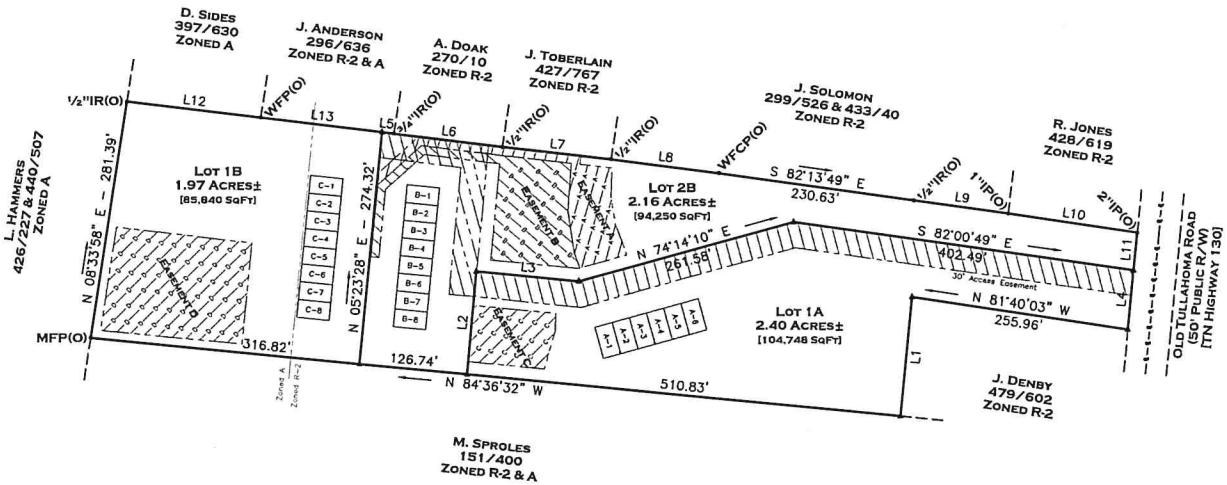
~~NOTES~~

1. CURRENT SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A FULL TITLE SEARCH. PARCEL IS SUBJECT TO ANY EASEMENTS, ENCUMBRANCES, RESTRICTIONS OR FURTHER INFORMATION SAID SEARCH WOULD REVEAL.
2. BEST LAND SURVEYING IS THE AUTHOR AND OWNER OF THE ATTACHED PLAT AND DRAWINGS, AND HEREBY RETAINS ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS. DO NOT COPY, ALTER OR DISTRIBUTE WITHOUT THE EXPRESSED WRITTEN CONSENT OF BEST LAND SURVEYING.
3. THIS PLAT IS INVALID IF IT DOES NOT BEAR A STAMPED SEAL AND ORIGINAL SIGNATURE OF THE SURVEYOR.
4. PROJECT IS NOT LOCATED IN A DESIGNATED FLOOD ZONE AS SHOWN ON PANEL 47051C0030E, EFFECTIVE DATE OF 4 AUGUST, 2008

SEPTIC EASEMENT LEGEND:

EASEMENT A: PRIMARY SEPTIC SYSTEM EASEMENT FOR UNITS C-1, C-2, C-3 & C-4 [8,594 SQFT]
EASEMENT B: PRIMARY SEPTIC SYSTEM EASEMENT FOR UNITS C-5, C-6, C-7 & C-8 [13,393 SQFT]
EASEMENT C: PRIMARY SEPTIC SYSTEM EASEMENT FOR UNITS B-5, B-6, B-7 & B-8 [6,337 SQFT]
EASEMENT D: DUPLICATE SEPTIC SYSTEM EASEMENT FOR UNITS B-1, B-2, B-3, B-4, B-5, B-6, B-7 & B-8 [19,740 SQFT]

0' 100' 200' 300'



LINE	BEARING	DISTANCE
L1	S 05°18'55" W	141.08'
L2	N 05°07'46" E	121.73'
L3	S 84°36'32" E	120.70'
L4	S 05°18'55" W	69.96'
L5	S 83°18'14" E	13.95'
L6	S 83°07'21" E	128.28'
L7	S 83°45'29" E	128.56'
L8	S 82°55'21" E	127.43'
L9	S 82°13'49" E	111.84'
L10	S 81°40'03" E	152.77'
L11	S 05°18'55" W	45.06'
L12	S 83°23'04" E	158.08'
L13	S 83°18'14" E	143.22'

CORNER LABEL LEGEND
IR(O) - IRON ROD FOUND
IP(O) - IRON PIPE FOUND
MFP(O) - METAL FENCE POST FOUND
WFP(O) - WOOD FENCE POST FOUND
WFCP(O) - WOOD FENCE CORNER POST FOUND

I HEREBY DECLARE THAT THIS IS A TRUE AND CORRECT SURVEY AND PLAT OF THE INDICATED PROPERTY TO THE BEST OF MY KNOWLEDGE AND THAT THIS IS A CATEGORY II SURVEY HAVING UNADJUSTED PRECISION OF 1:7,500.

JOHN ANDERS BEST
REGISTERED LAND SURVEYOR
TENNESSEE NO. 2444

SEPTIC SUMMARY

TOWNHOMES 'A' – 6 – ONE BEDROOM UNITS

FOR SEPTIC TANK SIZE:

1000 GAL FOR 4BR + 250 GAL / EACH ADDITIONAL BR =
1000 GAL + 2 X (250GAL) = 1500 GAL
TWO 1000 GAL SEPTIC TANKS PROVIDED

FOR DAILY FLOW: 6 BR X 150 GPD/BR = 900 GPD
DAILY FLOW FOR UNITS 1–3 = 450 GPD
DAILY FLOW FOR UNITS 4–6 = 450 GPD

FOR LINEAR FOOTAGE: 6 BDR X 330 SF/BR (FOR 60 MPI SOIL) =
1980 SF / 3FT WIDTH OF TRENCH = 660 LINEAR FEET REQUIRED
PRIMARY LINEAR FOOTAGE PROVIDED FOR UNITS 1–3 = 340 FT
DUPLICATE LINEAR FOOTAGE PROVIDED FOR UNITS 1–3 = 330 FT

PRIMARY LINEAR FOOTAGE PROVIDED FOR UNITS 4–6 = 335 FT
DUPLICATE LINEAR FOOTAGE PROVIDED FOR UNITS 4–6 = 330 FT

SEPTIC SUMMARY

TOWNHOMES 'B' – 8 – ONE BEDROOM UNITS

FOR SEPTIC TANK SIZE:

1000 GAL FOR 4BR + 250 GAL / EACH ADDITIONAL BR =
1000 GAL + 4 X (250GAL) = 2000 GAL
TWO 1000 GAL SEPTIC TANKS PROVIDED

FOR DAILY FLOW: 8 BR X 150 GPD/BR = 1200 GPD
DAILY FLOW FOR UNITS 1–4 = 600 GPD
DAILY FLOW FOR UNITS 5–8 = 600 GPD

FOR LINEAR FOOTAGE: 8 BDR X 330 SF/BR (FOR 60 MPI SOIL) =
2640 SF / 3FT WIDTH OF TRENCH = 880 LINEAR FEET REQUIRED
PRIMARY LINEAR FOOTAGE PROVIDED FOR UNITS 1–4 = 465 FT
DUPLICATE LINEAR FOOTAGE PROVIDED FOR UNITS 1–4 = 440 FT

PRIMARY LINEAR FOOTAGE PROVIDED FOR UNITS 5–8 = 480 FT
DUPLICATE LINEAR FOOTAGE PROVIDED FOR UNITS 5–8 = 440 FT

SEPTIC SUMMARY

TOWNHOMES 'C' – 8 – ONE BEDROOM UNITS

FOR SEPTIC TANK SIZE:

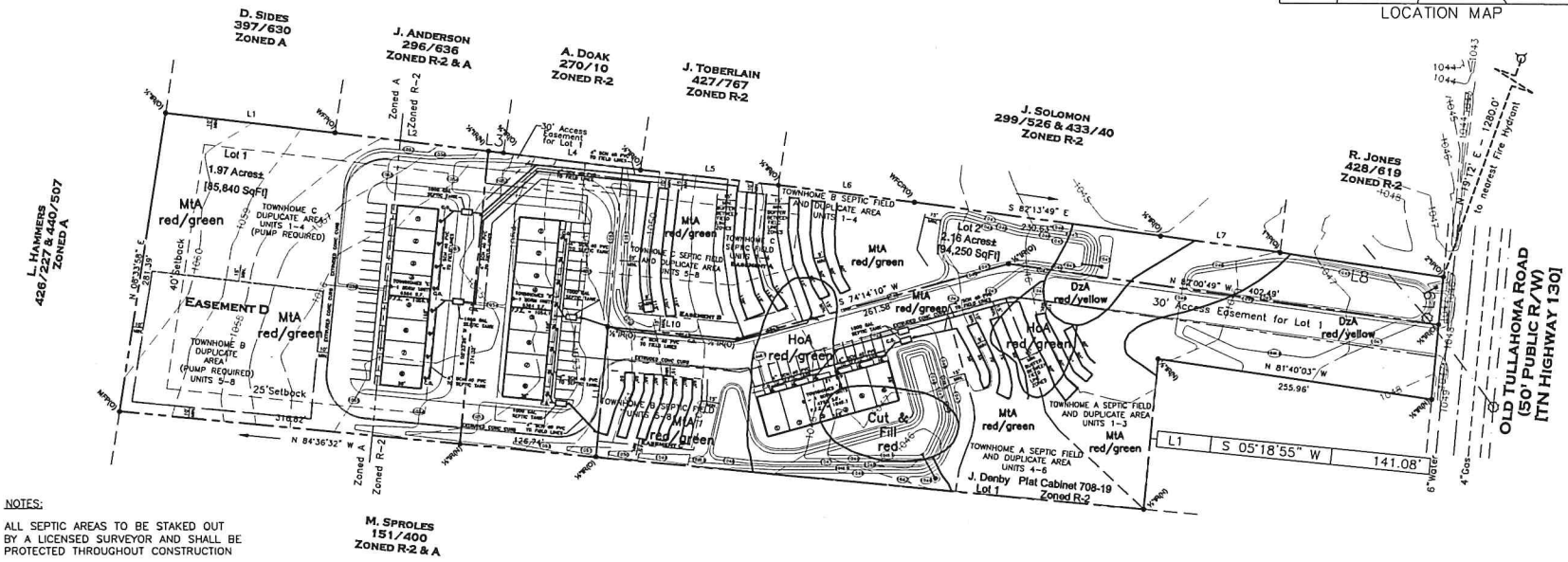
1000 GAL FOR 4BR + 250 GAL / EACH ADDITIONAL BR =
1000 GAL + 4 X (250GAL) = 2000 GAL
TWO 1000 GAL SEPTIC TANKS PROVIDED

FOR DAILY FLOW: 8 BR X 150 GPD/BR = 1200 GPD
DAILY FLOW FOR UNITS 1–4 = 600 GPD
DAILY FLOW FOR UNITS 5–8 = 600 GPD

FOR LINEAR FOOTAGE: 8 BDR X 330 SF/BR (FOR 60 MPI SOIL) =
2640 SF / 3FT WIDTH OF TRENCH = 880 LINEAR FEET REQUIRED
PRIMARY LINEAR FOOTAGE PROVIDED FOR UNITS 1–4 = 460 FT
DUPLICATE LINEAR FOOTAGE PROVIDED FOR UNITS 1–4 = 440 FT

PRIMARY LINEAR FOOTAGE PROVIDED FOR UNITS 5–8 = 470 FT
DUPLICATE LINEAR FOOTAGE PROVIDED FOR UNITS 5–8 = 440 FT

LOCATION MAP



NOTES:

ALL SEPTIC AREAS TO BE STAKED OUT BY A LICENSED SURVEYOR AND SHALL BE PROTECTED THROUGHOUT CONSTRUCTION

ALL FIELD LINES TO BE LAYED OUT BY A LICENSED SURVEYOR

ALL FIELD LINES TO BE SEPARATED BY A MINIMUM OF 15' AT FIELD LINE ZONES THAT ARE ADJACENT TO EACH OTHER

ALL FIELD LINES TO BE A MINIMUM OF 10' FROM ALL PROPERTY OR EASEMENT LINES, TIGHT LINES, DRIVEWAYS, PARKING AREAS, AND WATER LINES.

FIELD LINES TO BE NO CLOSER THAN 9' CENTER TO CENTER

FIELD LINES TO BE INSTALLED ON CONTOUR

FIELD LINE AREAS MUST BE LOCATED 15' FROM DRAINAGE AND DETENTION AREAS & FROM EITHER SIDE OF ALL DRAINS SHOWN ON SOIL MAP WHERE APPLICABLE

SEE BEST SURVEYING PLAT FOR SEPTIC EASEMENTS FOR SEPTIC SEWAGE, SEPTIC TANKS, DUPLICATE AREAS, TIGHT LINES, ETC.

SITE SEPTIC PLAN

-50 0 25 50 100 200

SCALE: 1" = 50'

ZONE R-2
MINIMUM BUILDING SETBACK REQUIREMENTS
FRONT = 50'
SIDE = 25'
REAR = 30'

ZONE A
MINIMUM BUILDING SETBACK REQUIREMENTS
FRONT = 40'
SIDE = 25'
REAR = 40'

CALL BEFORE YOU DIG

UTILITY PROTECTION CENTER

TENNESSEE

1-800-351-1111

THREE WORKING DAYS BEFORE YOU DIG

IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION AS THE LOCATION OF UTILITIES SHOWN ON THIS PLAT ARE APPROXIMATE AND POSSIBLY INCOMPLETE. THEREFORE CERTIFICATION TO THE LOCATION OF ALL UNDERGROUND UTILITIES IS WITHHELD.

REVISIONS	
No.	Date

PROPOSED TOWNHOMES FOR:
MR. JOE DENBY
HWY 130
FRANKLIN COUNTY, TENNESSEE

SADLER & ASSOCIATES CONSULTING ENGINEERS INCORPORATED

CIVIL • ENVIRONMENTAL
TRAFFIC • PLANNING
CONSTRUCTION MANAGEMENT

Phone: 931-728-4961

Email: kls@sadlerengineering.com

LYNN SADLER 5125 REGISTERED ENGINEER No. 104188 STATE OF TENNESSEE

Job No.	24-00
Date:	5/2/25
Checked By:	K.L.S.
Approved By:	K.L.S.

DRAWING NO.

C-1

OF: