

South Blount County Utility District

320 Partnership Parkway

Maryville TN 37801

Ph. 865-982-3560 Fax. 865-984-8330

www.southblountutility.org



May 11, 2026

Proposed South Odell Development

South Blount County Utility District (SBCUD) has reviewed the preliminary plans of the proposed Pointe Grand Development on S Odell Road. Pending further review and approval of all utility plans and contractual obligations by the developer, SBCUD can provide water service and fire hydrant capacity to this proposed development.

If you have any further questions, please contact the office at 865-982-3560.

Sincerely,

A handwritten signature in black ink, appearing to read "Quentin Caldwell".

Quentin Caldwell

Assistant District Manager



725 Universal Street, Alcoa, Tennessee 37701

ELECTRIC DEPARTMENT

(865) 380-4890 FAX (865) 380-4803

February 21, 2025

Evan Harper

Re: "Will Serve" Letter for Electric Service to Purposed Apartments off S O'Dell Road

The purposed apartments is in the service area of the City of Alcoa Electric Department. The Proffitt Springs Substation that serves this area does have the capacity for the planned 356 apartment units in this development. The plans will need to be submitted to the Electric Engineering Department for design and cost estimates which will be passed on to the owner/developer.

A lot of the material we use has about a year delivery time and prices are given to us a few weeks before the orders are filled but we can provide an estimated cost based on current material cost.

Sincerely,

Mitchel Collins
Senior Electrical Distribution Engineer

EXCELLENCE IN SERVICE – QUALITY OF LIFE

www.cityofalcoa-tn.gov
electric@cityofalcoa-tn.gov



Water and Sewer Department
332 Home Avenue,
Maryville, TN 37801
(865) 273-3300

2/27/2025

Colby Baker
Hillpointe, LLC
101 S New York Ave, Unit 211
Winter Park, FL 32789

Subject: Sewer Service for Parcel 056 046.01 on S Odell Rd, Maryville, TN, 37801

Dear Mr. Baker –

I am writing to confirm that Parcel #056 046.01 (the Parcel) on S. Odell Rd, Maryville, TN, 37801 is within the City of Maryville's public sewer service limits. If Hillpointe, LLC (Hillpointe) extends a new gravity sewer main from the Parcel to our system at its expense, public sewer service will be provided to the Parcel. The City of Maryville Water and Sewer Department recommends that Hillpointe pursue further investigation to determine whether gravity flow from the Parcel to our system is feasible, taking into account the topographic conditions and elevations of the site and its surrounding area.

Should you require any additional information, please feel free to contact me at (865) 273-3300 or via email at the address below.

Sincerely,

Trevor Hendrix, PE
Water and Sewer Engineer
City of Maryville Water & Sewer Department
tahendrix@maryville-tn.gov



1101 Market Street, Chattanooga, Tennessee 37402

March 26, 2026

Noah Welch
Hillpointe, LLC
nwelch@hillpointe.com

Dear Mr. Welch:

RUR_0208835_2026_DEVELOPMENT – FT LOUDOUN HP-ALCOA SW STA NO. 1 (INCL JENA, FRIENDSVILLE, WILLIAM BLOUNT, NILES FERRY, VONORE) 161 KV TRANSMISSION LINE (L5184) – IMPACT REVIEW OF PROPOSED DEVELOPMENT PROJECT BETWEEN STRUCTURES 75 & 76 – TRACT WBA-164 – BLOUNT COUNTY, TENNESSEE

This letter is in response to your request to construct a project under/across or adjacent to transmission line easements owned by the United States of America and entrusted to the Tennessee Valley Authority (TVA). We have completed our review of the application for your proposed project at the above location. We understand that no additional obstructions will be installed within TVA's right-of-way other than what was included in the submitted plans ("Plans").

TVA has no objection to your Plans at this time, so long as they are constructed as submitted. As a condition of TVA's non-objection to your Plans, your future activities should at no time interfere or potentially interfere with TVA's property rights or operations, and you shall comply with the enclosed General Conditions. If at any time your project comes to interfere or potentially interfere with TVA's property rights or operations, you will make any necessary changes or alterations at your own cost such that the project no longer interferes with TVA's rights. Any plans for future modifications of your Plans shall be submitted well in advance of work activities being performed.

Sincerely,

A handwritten signature in black ink, appearing to read "Stephen Williams", is positioned above the typed name.

Stephen Williams
Program Manager
Transmission Right of Way

Enclosures:
Plans
General Conditions

cc: Sherri Alley, sherri.alley@pnfp.com

Sent via email to: nwelch@hillpointe.com

TENNESSEE VALLEY AUTHORITY

TRANSMISSION & POWER SUPPLY

GENERAL CONDITIONS FOR A CROSSING AND/OR LAND USE ON A TVA TRANSMISSION LINE EASEMENT/RIGHT-OF-WAY

- TVA offers no objection to the crossing or other type of requested land use so long as there is no interference or potential inference with TVA's operations or property rights, as determined by TVA in its sole discretion. Further TVA's no objection is contingent upon adherence to the plans submitted to and reviewed by TVA. Moreover, TVA's no objection to use property encumbered by a transmission line right-of-way does not in any way diminish or reduce the easement rights acquired by TVA, such as the right to patrol, clear, construct, maintain, erect, repair, rebuild and operate lines and poles for any permitted purpose or to remove vegetation, fire hazards, or danger trees, nor does it affect TVA's rights of ingress and egress. TVA's no objection does not render an opinion as to the ownership of the underlying fee or relieve anyone from the obligation to obtain appropriate landowner, environmental, land-use, regulatory or other approvals.
- Construction forces must not operate cranes or other equipment in a manner that would endanger TVA's transmission line or any person near the property. Construction forces must also follow all applicable laws including state laws and Occupational Safety and Health Administration (OSHA) requirements, including those related to construction activities near energized electric facilities.
- TVA shall be given at least 14 days notice before any blasting or crane operation on or near the right-of-way. If blasting is performed on the right-of-way, TVA's lines shall be protected against blast damage. Contact this office at rightofway@tva.gov or (844) 812-2626 between the hours of 7:00 a.m.–2:30 p.m. CST Monday-Thursday. This will allow us to schedule a TVA representative to be present and to take appropriate precautions, if necessary. Damage to TVA's facilities must be fully reimbursed.
- Any underground lines or pipes must be buried deep enough that they will withstand repeated crossing by heavy equipment and TVA will not be responsible for any damage to any buried pipes or lines even when caused by TVA's heavy equipment operators or contractors. All buried lines or pipes must be easily identified by permanent markers at regular intervals along the right-of-way. Systems, cathodic or otherwise, that could interfere with or damage TVA's transmission line towers or foundations may not be installed. The integrity of all transmission towers and system must be maintained and any excavation must not come closer than 25 feet from the nearest tower leg, pole or guy wire. All graded surfaces on each right-of-way must be left in a condition to prevent future erosion and TVA ground clearance requirements to transmission line conductors must not be violated. Additionally, TVA's easements shall not be used as temporary storage or an area for the loading/unloading of materials. The easements shall not be the location of stock or spoil piles. TVA will seek reimbursement for repairs to any damages to its facilities that result from construction or other activities.
- You should immediately notify us if your plans should change from those detailed in the attached drawing. Even minor deviations may only be approved if TVA is notified and given a project drawing showing the actual location of all changes occurring upon the right- of-way. Any project elevations proposed by you must be met. Any elevation changes from the existing grades that cause the TVA transmission line not to be in compliance with any applicable standards, or otherwise interfere or potentially interfere with TVA's rights, as determined by TVA in its sole discretion, will be the responsibility of the you to meet and/or remedy any clearance issues. Except in the event of an emergency or other TVA deadline, you will have 90 days to bring any areas of concern or in violation into compliance.
- Finally, TVA's approval does not certify that your Plans are correct or safe, nor will TVA be responsible for any damage to your project caused by TVA's exercise of its easement rights or facilities. If the project has not begun one year from the date of issue of this letter all Plans need to be resubmitted. TVA assumes no liability and undertakes no obligation or duty (in tort, contract, strict liability, or otherwise) to you or to any third party for any damages to property (real or personal) or personal injuries (including death) arising out of or in any way connected with your project.