

FRANKLIN

## Brownland Farms development in Franklin still in flux amid flooding concerns

**Brinley Hineman** Nashville Tennessean

Published 9:58 a.m. CT Sep. 15, 2021

The fate of the proposed Brownland Farms development remains undetermined after a Tuesday night Franklin Board of Mayor and Aldermen meeting where city leaders heard from residents concerned about flooding on Hillsboro Road.

Developers are proposing more than 470 residences on the 233-acre plot, including multi-family units. The land, now vacant, is home to a farm bearing the same name.

While city leaders heard from residents in favor of the plan, including several members of nearby Christ Community Church and residents of the Monticello neighborhood, several voiced their concerns about how flooding on Hillsboro Road could leave Brownland Farms residents stranded without access to emergency services. The road would need to be raised to limit the flooding possibility.

The board moved to defer the vote to an Oct. 12 meeting after learning from city staff that they hadn't yet had time to fully vet how the roadway would be affected during a 100-year flood — a flood that has a 1% chance of happening in any year. Alderman Scott Speedy said the homes that would be built in the development would be constructed to endure a 500-year flood, which has even slimmer chances of occurring at 0.2% annually.

**CENSUS 2020:** *Nashville's suburbs drive population growth, putting strain on schools and local services*

**LABOR SHORTAGE:** *Tennessee ended federal pandemic unemployment benefits early. Two months later, an extreme worker shortage persists.*

The plan drew criticism from Dorie Bolze, the CEO of the Harpeth Conservancy, a nonprofit that works to restore and protect clean water and ecosystems for Tennessee rivers. She's

concerned about the number of homes that could be cut off during a flooding event and urged the board to consider a project that included fewer residences or was commercial. Developer Kevin Estes said he'd be willing to shrink the development if necessary after already lowering the number of homes at least once.

Some nearby residents were concerned about how the housing development could shift future floodwaters into their neighborhoods, but the city confirmed it would not.

*Reach Brinley Hineman at [bhineman@tennessean.com](mailto:bhineman@tennessean.com) and on Twitter @brinleyhineman. To stay updated on Williamson County news, sign up for our newsletter.*