

I am writing to file a formal complaint regarding ongoing and worsening flooding on Trinity Road and Ladd Road in Franklin, Williamson County, TN, which I believe is the cumulative result of stormwater management failures across three related construction projects. I am requesting an investigation into each.

My property is located at 4102 Trinity Road, Franklin, TN 37067. I, along with other area residents, have been raising these concerns with Williamson County TN government and representatives for several years, without adequate resolution, and I am escalating to your office because the issues are only escalating and our local government is stretched beyond capacity being one of the fastest growing counties in the United States. The development is not stopping and the infrastructure is not there to support control and safety when we get medium to heavy rainfall events. Our properties are now inevitably at risk for continued damage, in addition to health and safety concerns being increased.

[Images](#) are located here and named to reference the addresses or area they represent.

1. TDOT Highway 96 Widening has created a runoff issue to Trinity Road
TDOT's widening of Highway 96 included construction of large new drainage ditches that discharge stormwater into the Trinity Road corridor. Trinity Road itself has minimal drainage infrastructure — in some sections, no ditch exists at all — due to decades without improvement. The result is that Trinity Road is now absorbing a volume of runoff it was never built to handle. I have submitted a formal complaint to the county today, and given TDOT's role in this drainage, I'm including your office as well. I did not get a confirmation number for the complaint, but used their online complaint form when I filed it on 8/11/26. 4053 Trinity Road, owned by Mr. Russell Pulley is a perfect example of impact created by the large ditches on Hwy 96 that are dumping water onto Trinity Road on 8/8/26 and I have a video attached illustrating what happened provided by his neighbor. An important fact to note is that Trinity Road at Arno Road did NOT flood to the point of being impassable on 8/8/26 even after the rain stopped and runoff should have made it way to the river (water did pond in a low spot) yet Trinity Road at Hwy 96 had water so high that a regular car could not drive through it. I have never seen that happen since I have lived here.

2. Turnage Woods / Moxley Subdivision Development (Permit TNR247533) located off Murfreesboro Road has created a runoff issue to Trinity and Ladd Road. Including 316 Tennis located at 4629 Murfreesboro Rd, Franklin, TN 37067
The Turnage Woods development has recently cleared approximately 4, maybe more acres of land, including a hillside, with insufficient measures to control the resulting increase in runoff. This has directly worsened the flooding for neighboring properties. One property in particular is 6293 Ladd Road. Given the acreage involved, this project should be subject to a state construction stormwater permit, and I am requesting confirmation of that permit's status and a review of the site's compliance with its erosion and sediment control plan. This issue was also included in my complaint to the county that I filed on 8/11/26. The

developer has created some kind of road/clearing all the way down to Ladd Road and residents have reached out to me to ask what they can do to get help. In addition to all this, adjacent to this property, at 4629 Murfreesboro Rd, Franklin, TN 37067, that property owner (not sure if it is the same) built a HUGE building (Active business in operation named 316 Tennis on Google) that was never proactively permitted for construction. How in the world did that happen and what was done to account for the loss of natural runoff absorption that site previously provided? I don't mean to digress, but it happened. Residents at 4050 Trinity Road on the east side of Trinity Road, tell me that they are experiencing heavy amounts of debris and water running down their driveway now that they have never had before.

3. Signature Homes - Reed's Vale Subdivision, located at Lampkins Bridge Rd, College Grove, TN 37046 with an additional entrance located at Ladd Road, Franklin TN - (approved to build after a judge signed off on allowing construction in a flood plain) Signature Homes continued to build homes in the Reed's Vale subdivision despite some sections being known as a flood risk due to poorly designed stormwater controls. Williamson County cited Signature Homes' in May 2025 for erosion control violations which I understand reflects non-compliance. Signature Homes has continued to disregard basic drainage and erosion control since the project began. Last Saturday 8/8/2026, several homes were impacted and although some Reed's Vale residents with no prior historical knowledge of the area want to say that it was due to a blocked drain, they are trying to protect their interests and asked me to stop sharing information. The pictures I have from before and after construction show that there was an obvious and undeniable issue that was ignored. I am requesting an investigation into why Signature Homes was allowed to continue building homes on a spot that flooded, when it was in violation of its stormwater discharge permit conditions. The county has all the documents on this one but I will include more photos.

In addition to the homes in the Reed's Vale subdivision that were impacted, the property located at 6267 Ladd Road, owned by the Kersch's is experiencing ongoing flooding issues as a result of the blocked and inadequate drainage on the Reed's Vale property and I want to know if Turnage Woods is contributing. Previous owners have told me that in the 2010 flood, the water only got within 4 ft of the home. In the last 2 to 3 years, I have witnessed it get within a foot of the home on at least 4 occasions since May 2025. Mind you, I can not run out of the house and take pictures everytime it rains either.

I am a life-long resident of Williamson county, and one of several longtime Trinity Road and Ladd Road residents affected by this flooding. Please let me know what additional information your offices need, and who I should coordinate with going forward. At least 20 local residents on these roads have contacted me or I have spoken to them and they are asking what is going to be done. They also have pictures, videos and in depth descriptions of 'before and after' over the past few years. I am just one person that honestly does not have the capacity to lead citizens to the right avenues to speak up; I have a demanding full time job and a husband with stage 4 cancer who requires my full attention. I cannot be the

constant watchdog or data expert for this issue when there are people out there that pull in full salaries with benefits much greater than mine, that are paid to govern and control this stuff. We need help please. I am begging you to not ignore this request or push it aside.

Lastly, the people that I have worked with at Williamson County.gov have always given their best efforts to help answer my questions but we are now at the point that higher intervention and governance is required to get this fixed and help prevent these growing issues.

Thank you for your attention to this matter.

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ref:

1. Reeds Vale Subdivision, located at 6230 Lampkins Bridge Road and referenced by Tax Map 108, Parcel 147.07, containing 252 lots on 359.57 acres.
2. Permit TNR247533 for Turnage Woods, located at 4633 Murfreesboro Road, Franklin, TN 37067
3. <https://www.threesixteentennis.com/> . Open registrations : <https://app.utrsports.net/club/1372949?tab=info>
4. Russell Pulley, 4053 Trinity Road, Franklin, TN 37067
5. Waine Hicks, 6303 Ladd Rd, Franklin, TN 37067
6. Dawn and Richard Stevens, 6289 Ladd Rd, Franklin, TN 37067
7. Bryan Castelli, 4097 Trinity Rd, Franklin, TN 37067
8. Carol Castelli, 4092 Trinity Rd, Franklin TN 37067
9. Dar Kersch, 6267 Ladd Road, Franklin TN 37067
10. Denise Holt, 4050 Trinity Road, Franklin TN 37067
11. Clifton Ladd, Ladd Road, Franklin TN 37067