

Case Study



Watkins Creek
Franklin, TN

Project Summary

Location:	Franklin, Tennessee
Acreage:	230
Units:	174
Product Type:	Planned unit development featuring large open common areas.
Master Plan:	Strategically located near a new middle school and park in a pedestrian friendly area, developed in 5 phases.
Topography:	Gently sloping
Soil:	Clay loam



Phase I. Summary

Watkins Creek

Units:	29 residential homes
Home Prices:	\$390,000 to \$650,000
Absorption Rate:	18 months



Project Considerations

- Municipal sewer service was not available
- Community was planned with plenty of open areas and walking opportunities
- Highest and best use achieved through clustered development with substantial open space
- Most of the soils on the property were not suitable for a septic tank/leach field system.
- Lot yield was increased from 40 to 174 with community wastewater system

Solution

- **Collection System**
 - Gently sloping site allows all homes to be served by a Gravity Collection system.
- **Treatment**
 - Recirculating Sand/Gravel Filter
- **Disposal**
 - Subsurface Drip Irrigation

Ownership & Management

- Once system is constructed and approved, ownership is transferred to Utility as “Contribution In-Aid” (non-taxable transaction).
- Utility will own, operate and maintain system in perpetuity. (including individual and central system components)
- Utility is the holder of a state operating permit issued by the State of Tennessee Department of Environment, Division of Water Pollution Control
- Utility is recognized as a regulated Public Utility Company by the Tennessee Regulatory Authority

Developer Benefits

- Turn-key solution
- Greatly improved land utilization and lot yield
- Maximize development design flexibility
- Utility company assumes operational liability
- State of Tennessee monitors system performance and financial viability of Utility
- Ability to re-use treated effluent for community irrigation
- Proven technology