



STATE OF TENNESSEE
DEPARTMENT OF ENVIRONMENT AND CONSERVATION
DIVISION OF WATER RESOURCES

William R. Snodgrass - Tennessee Tower
312 Rosa L. Parks Avenue, 11th Floor
Nashville, Tennessee 37243-1102

January 19, 2024

Brett Garrett
3110 Woodcreek Drive
Downers Grove, IL 60515

Subject: Request for Additional Information
NRS23.315 – DRG Middle Tennessee Industrial Center
Rutherford County, TN

Dear Mr. Garrett:


This letter is in response to your ARAP Application, NRS23.315. The following information is needed before application processing can continue:

- The Division cannot issue a permit for speculative development. Please provide information that supports the need for the proposed commercial buildings, including the proposed tenants, building size requirements, number of building requirements, site layout requirements specific to each tenant, etc.
- Include details of any proposed permanent or temporary impacts associated with sitewide utility line installation, if any.
- Provide the application number and contact information for the Nashville USACE District 404 Permit Project Manager.
- The Division is unable to concur that the proposed site design represents the least damaging, practicable alternative. Refer to first comment and provide future site tenants and specific spatial requirements for each commercial endeavor so the Division may conduct a comprehensive review of on-site alternatives.
- No Permit/No Build is not a viable alternative as this alternative does not accomplish the project's goal of "developing the site into commercial warehouse facilities." Remove this alternative from the application and provide additional onsite alternatives which demonstrate avoidance and minimization to jurisdictional aquatic resources.
- The application states compensatory mitigation for unavoidable impacts to jurisdictional waters will be provided by stream and wetland credit purchases from Harpeth River Mitigation Bank. Provide letters of credit reservation from Harpeth River Mitigation Bank.
- Compensatory mitigation credit reservation letters are required prior to placing the proposal on public notice.

A review of your application will continue after the receipt of the requested information. The permit coordinator may request additional project information during the review process.

For more information about the requested information or the permit review process, please contact me at 615-210-6992 or Adam.T.Kelly@tn.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "Adam Kelly", with a long horizontal flourish extending to the right.

Adam Kelly
Environmental Consultant
Natural Resources Unit