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**HISTORIC  
FRANKLIN  
TENNESSEE**

## **FLOOD PREPAREDNESS**

**FLOODING IN THE CITY OF FRANKLIN, TN**-The U.S. Army Corps of Engineers and FEMA have completed new flood studies on the Harpeth River Watershed. The study was designed to provide new Flood Insurance Rate Maps and to provide the most accurate data available to date, in order to educate the citizens of City of Franklin, TN on their flood risk. The new flood maps went into effect on December 22, 2016.

**FLOOD SAFETY**-Be prepared. The City of Franklin strongly suggest you take time to formulate a family evacuation plan. In a flood emergency, the following precautions should be taken if time permits.

1. Fill containers with an adequate source of drinking water
2. Turn off utilities
3. Move valuable papers and objects to higher elevations (shelves, attics, etc.)
4. Bring outdoor items into garage so they do not become floating debris
5. Take necessary medications with you
6. **DO NOT WALK THROUGH FLOWING WATER**
7. **DO NOT DRIVE THROUGH FLOODED AREAS**
8. Stay away from power lines and electrical wires.

**FLOOD INSURANCE AND MAPS**-It is important to note that your homeowners insurance may not cover damage caused by flooding. The City's participation in the National Flood Insurance Program give property owners an opportunity to purchase flood insurance. The City of Franklin, TN is also a member of the Community Rating System (CRS). This membership affords citizens within the City of Franklin to purchase flood insurance at a 5% discounted rate. Flood insurance is particularly important and may be required as a condition of your mortgage if you live in a Special Flood Hazard Area (SFHA). The SFHA is the area that Federal Emergency Management Agency (FEMA) has determined will be flooded during a storm that has a 1% chance of occurring in any given year (100 year floodplain). Maps showing the designated flood areas, as well as elevation certificates dated back to 2013, are available free of charge from the City's Floodplain Administrator.

**PROPERTY PROTECTION**-There are many ways in which you can protect your property from floodwaters. Information on retrofitting techniques, such as elevation, relocation, and flood proofing are available through the Floodplain Administrator and Building and Neighborhood Services. Please note that any addition or substantial improvement to an existing structure that is located within the floodplain requires that not only the addition be elevated, but the existing structure be elevated as well. Substantial improvement means any repair, reconstruction,

rehabilitation, addition or improvement to a structure, the cost of which meets or exceeds 50% of the current market value of the structure, not including land value. Any construction being done without permits is illegal and should be reported to Building and Neighborhood Services and the Floodplain Administrator at 615-794-7012.

**FLOODPLAIN AND FLOODWAY REGULATIONS**-The City of Franklin's Floodplain/Floodway permitted uses can be found in the City of Franklin's Zoning Ordinance in Chapter 3, Subsection 3.4.4 and 3.4.5. The City of Franklin's floodplain development regulations can be found in Chapter 5, Subsection 5.8.5 of the Zoning Ordinance. A floodplain development permit is required for any work done within the floodplain, whether it is all interior, demolition, new development or floodplain alterations.

If you would like to find out if a particular property is located within the FEMA designated floodplain and what zone it is located within, or have any questions, please contact Shanna McCoy, CFM, City of Franklin, TN's Floodplain Administrator, at 615-550-6631 or [shanna.mccoy@franklinton.gov](mailto:shanna.mccoy@franklinton.gov) . Information is also available on the City's website at [www.franklinton.gov](http://www.franklinton.gov) and at the Williamson County Public Library.