



Ellery R. Richardson

Counsel

Nashville
+1.615.780.6717

Ellery.Richardson@klgates.com

OVERVIEW

Ellery Richardson is a member of the firm's Environment, Land, and Natural Resources practice group with extensive experience in brownfield redevelopment and solid and hazardous waste issues. Her practice includes environmental due diligence in real estate transactions, permitting, legislative and regulatory policy, regulatory compliance, government enforcement, administrative agency negotiations, waste issues in manufacturing, and land use matters. She has worked on a range of federal and state issues surrounding the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), the Resource Conservation and Recovery Act (RCRA), and their state counterparts.

She has negotiated countless brownfield voluntary agreements and land use restrictions to allow for the cleanup and safe reuse of contaminated properties. Ellery's practice also includes navigating state and federal regulations surrounding landfill permitting, beneficial reuse, recycling, nuclear licensing and radioactive waste, and other issues around solid waste and its infrastructure. With a background in geology, she works closely with professional geologists and engineers managing contaminated soils and other media at often large and complex development and construction sites, closing the gap between the legal and technical.

PROFESSIONAL BACKGROUND

Prior to joining the firm, Ellery served as senior counsel at the Tennessee Department of Environment and Conservation, where she worked primarily with the Divisions of Remediation and Solid Waste Management focusing on brownfields, cleanup of contaminated properties, hazardous waste regulation, and solid waste management. She worked on Tennessee's Superfund National Priority List sites and various federal facility cleanups. Ellery advised TDEC on policy, legislation, and regulatory issues; this included drafting regulations and being a member of the team that increased tax incentives, grants, and government investment for brownfield redevelopment in Tennessee through legislation. She was also the attorney for Tennessee's Underground Storage Tanks and Solid Waste Disposal Control Board and the state's Board of Groundwater Management. She has a degree in earth and environmental sciences from Vanderbilt University and a J.D. from Vermont Law School. Ellery also holds a certificate in Radioactive Waste Management from the American Nuclear Society.

Ellery began her career with the Tennessee Department of Commerce and Insurance, where she advised several licensing boards and programs, including the Tennessee Board of Architectural and Engineering Examiners; the

Professional Geologists Licensing Program; the Soil Scientist Licensing Program; the Board of Funeral Directors and Embalmers; and the Burial Services Program.

ACHIEVEMENTS

Recognized by *Chambers USA* for Environment in Tennessee, 2026

PROFESSIONAL / CIVIC ACTIVITIES

- Tennessee Bar Association, Environmental Law Section, Executive Committee Member & Past Chair (2025); Real Estate Section Member; Construction Section Member
- ASTM International, Committee E50 on Environmental Assessment, Risk Management and Corrective Action; Vice Chair for Subcommittee E50.02 Real Estate Assessment and Management
- Urban Land Institute
- American Nuclear Society
- Tennessee Lawyer's Association for Women
- Quail Canyon Farm, Owner, 2019 - Present
- Nashville Food Cooperative, Co-founder and Board Member, 2014 - 2023

SPEAKING ENGAGEMENTS

- "Urban Soils: From Waste to Resource," 2026 Tennessee Environmental Network Show of the South, May 2026
- "PFAS Legal Update: What In-House Counsel Need To Know," Association of Corporate Counsel Tennessee Chapter, December 2025
- "Alternatives to Landfilling in Tennessee," Tennessee Environmental Show of the South, May 2025
- "Environmental Issues in Construction and Development," 2025 Construction Law Forum, Tennessee Bar Association
- "Solid Waste Law in Tennessee," Tennessee Environmental Show of the South, May 2024

EDUCATION

- J.D., Vermont Law School, 2013 (*magna cum laude*; *Vermont Law Review*, *Environmental Editor*)
- B.A., Vanderbilt University, 2010

ADMISSIONS

- Bar of Tennessee

THOUGHT LEADERSHIP *POWERED BY HUB*

- 20 August 2026, Tennessee Establishes First-in-the-Nation State Regulatory Framework for Fusion Machines
- 31 March 2026, Navigating Nuclear: Highlights From NRC's 2026 Regulatory Information Conference
- 28 January 2026, Navigating Nuclear: Tennessee
- 8 December 2025, "Waters of the United States" Once Again in Flux
- 8 September 2025, Upcoming Tennessee Rule Changes Will Create Clarity and Cost Savings for Managing Contaminated Soil on Construction and Development Sites

NEWS & EVENTS

- 29 October 2026, Data Center Deep Dives From Industrial Site to Data Center
- 4 June 2026, K&L Gates Receives Nearly 235 Firm, Individual Rankings in 2026 *Chambers USA* Guide

AREAS OF FOCUS

- Environment, Land, and Natural Resources
- Land Use, Planning, and Zoning
- Real Estate Development and Construction

INDUSTRIES

- Critical Minerals
- Energy
- Nuclear Energy

EMERGING ISSUES

- Data Centers and Energy Intensive Infrastructure
- Emerging Contaminants

REPRESENTATIVE EXPERIENCE

- Advised a national trade association, in conjunction with the firm's finance team, on brownfield development and tax incentives.
- Gave strategic guidance on regulatory solutions for a large brownfield redevelopment, resulting in streamlined regulatory approvals and substantial cost savings in contaminated soil and solid waste management.
- Represented an energy company in a threatened agency enforcement action regarding alleged construction violations, resulting in a determination of no enforcement.
- Represented manufacturing company as a buyer of a state remediation site through due diligence, real estate transaction, construction, brownfield protections, and environmental permitting.
- Represented an American industrial corporation in several environmental cleanups in coordination with federal and state agencies and other potentially responsible.
- Provided strategic advice to a manufacturer navigating permits for historical corrective action and remediation implementation.
- Provided strategic advice on landfill permitting and corrective action.
- Advised a client regarding characterization of recyclable materials under RCRA and CWA in context of threatened citizen suit.