

"It's time for the right kind of long-term planning to be made for this property that we've lovingly owned as green space in the middle of Brentwood."

– Cal Turner, Jr.

The Turner Property

Brentwood, TN

PROJECT DETAILS

Project Area: 555 acres
Client: Mr. and Mrs. Cal Turner, Jr.
First Avenue Partners
Year Designed: 2002

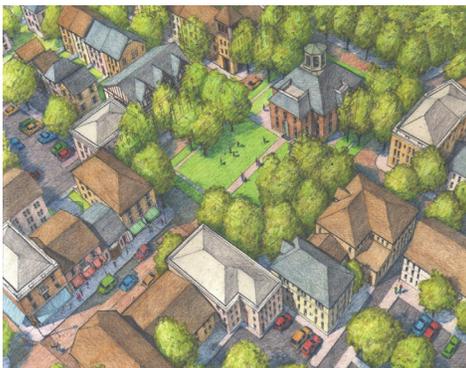
For more information, visit doverkohl.com



The Turner property is the most important tract of land remaining in central Brentwood.



The Old Manor Village, one of three villages in the Plan, is perched on the hilltop overlooking the Great Park. This view shows the idea of village-and-green beyond, a concept that adds to the natural beauty of the place rather than destroying it.



An aerial view shows the proposed Town Square and public green at High Street.



The Project

The 555-acre Turner estate, which includes a restored manor house and state of the art horse farm, is the last swath of untouched land in central Brentwood, TN. Surrounded in all directions by subdivisions, shopping centers, offices, and warehouses – and in a pattern that extends for many square miles – the property is the most important tract of land in the City. The Turner family, as committed stewards of the land, wanted to put in place a workable plan for preserving what is most special about the property, not only enhancing its sense of place but also contributing to a vital and sustainable city. Dover, Kohl & Partners, with the assistance of Gresham Smith and Partners, worked to create a long-term plan for both conservation and development of the estate.

The Process

The Dover-Kohl team led a week-long charrette in August 2002 to engage the public in a collaborative planning effort for the property. This extensive citizen involvement program led to the creation of the conceptual plan consisting of a grand central park and three villages of varying densities and character. While the existing R-2 zoning of the Turner property called for solely residential development on one-acre lots, a new zoning classification called Open Space Mixed-Use Development (OSMD) was proposed for the property to accommodate the desired form of development and mix of uses that Brentwood residents requested.

Design Fundamentals

Maintaining the greenspace and natural beauty of the Turner property was the over-arching principle for the Plan and the impetus for the "village-and-green-beyond" concept. Other principles included pedestrian-friendly streets and high quality public spaces; the addition of large estates along with mixed-use buildings and single-family residences on smaller lots; the establishment of a central downtown that would help define Brentwood; and the design of a cultural village that could accommodate multiple modes of transit.

Status

The Master Plan and Code were presented to the Brentwood City Commission in January 2003. Although residents showed great support for the Plan, the Plan was not approved by the City Commission.

Visualizing the Plan

The **Ironhorse Village**, the northernmost of the three villages, is the most rural in character. In close proximity to the existing equestrian facility on the site, some of the lots are attached to new horse paddocks overlooking the flood plain.

The **Old Manor Village** is to have the Turner home as its focal point. Rowhouses and mixed-use buildings line the main street in the village. Offices and a school campus are to be a buffer between the village and Interstate 65.

The **High Street Village** is to be the most densely developed village and is also the part of the settlement most visible to people passing by. Mixed-use buildings fronting on High Street will connect Concord Road to the new Town Square.

A number of estate-size lots are to be created along Franklin Road and throughout the property.

The centerpiece of the Plan is the **Great Park**, which comprises about 275 acres. It is the biggest part of an interconnected green network, which also includes smaller parks and squares within the villages plus trails, outlying pastures, and greenbelts on their outskirts.



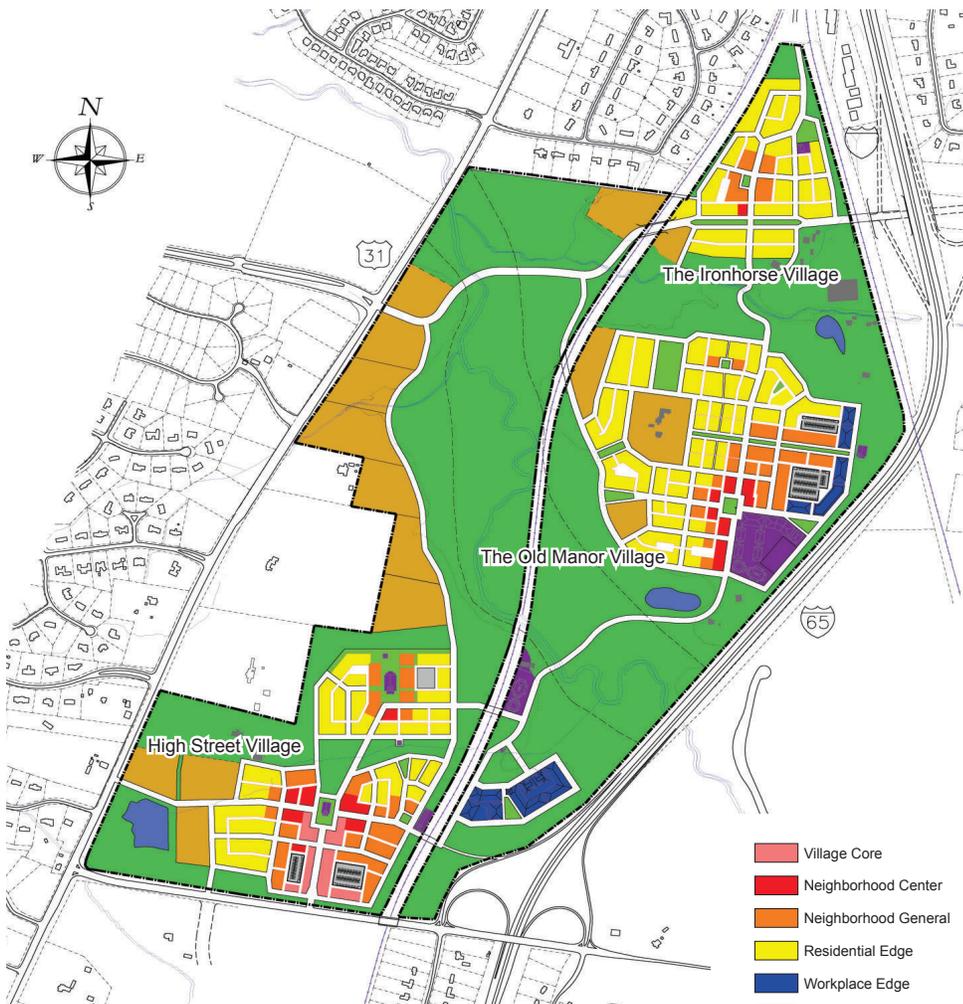
Attached houses would form the fabric of the Neighborhood General areas. Rowhouses would be arrayed with shallow dooryards along tree-lined streets. The finished floor elevation would be raised above sidewalk level, providing privacy to the interiors even though the house is close to the street.



The southeastern corner of the Old Manor Village was reserved as a school site. While serving the educational needs of the community, the school campus would also act as a buffer between the noise of Interstate 65 and residents of the Old Manor Village.



A few basic but critical design elements will help define a unified street façade. Other essential details include a window hood or lintel, awning or canopy, transom, bulkhead, and display window.



The Town Square, the symbolic heart of town, would be the focal point of Brentwood's High Street. Anchoring one end of the street, the building acts as a visual terminus and serves as a prominent civic landmark.