



LOCKETT



Location
Sumner County, Tennessee
Type
Greenfield
Year Design
2008
Status
Approved
Size
528 Acres
Contact
Habersham Land Company



About thirty-five miles northwest of Nashville near the town of Gallatin, Saunders Branch is a lake with a channel flowing into Old Hickory Lake very near its confluence with the Cumberland River. The Habersham Land Company, developers of the new town of Habersham near Beaufort, South Carolina, have chosen to develop Lockett, the 528-acre tract surrounding Saunders Branch, as a Traditional Neighborhood Development (TND) designed on the principles of new urbanism.

The development of Lockett consists of six to seven hundred units including mixed-use lofts over retail, townhouses, cottages, and houses for neighborhoods and hilltops. Serviced by rear alleys, housing is clustered in the following hamlets: the town center on the northwestern shore, the marina hamlet on the southwestern shore, the lakeside hamlet on the eastern shore of Saunders Branch, and the riverside hamlet on the site's eastern bluff.

For the western part of the site, there are two hamlets. The largest is a waterfront town center composed of restaurants, shops, offices and a variety of housing. Live-work units are nearest the town center with townhouses and cottages in the surrounding blocks. In the southwestern corner of the site, a marina hamlet has dry storage for boats along with a variety of shops and housing.

On the eastern portion, a lakeside hamlet sur-

rounds a green that begins at the highest peak and extends down to the water's edge. At the head of the green, a civic building with a prominent tower provides a landmark for boaters on the lake. The riverside hamlet completes development on the high bluffs overlooking the Cumberland River. Located in a natural creek basin draining to the Cumberland River, it provides canoe and kayak access.

Aside from being a beautiful tract of land, the site has other unique characteristics. Certain parts of the site remain as farmland with conservation easements for perpetual protection. Other parts of the site are designated as very large lots to be developed over time as family compounds with multiple structures.

The application of light imprint storm drainage and the use of an on-site decentralized wastewater treatment system will also contribute to Lockett's character. The wastewater system chosen consists of a Sand Filtration System (SFS) with the final treatment process ending in drip fields. The drip fields will be used for soccer fields, softball diamonds, and a skeet shooting range.

In 2007, the rezoning package submitted by the Habersham Land Company to Sumner County received approval. Based on the latest development time line, construction is projected to begin sometime in 2008.