

nashvillenext

DONELSON - HERMITAGE - OLD HICKORY COMMUNITY PLAN

APRIL REVIEW DRAFT

This is the review draft of the Donelson–Hermitage–Old Hickory Area Community Plan of NashvilleNext. It is part of Volume III (Communities) of the draft General Plan.

We appreciate that you are giving time to reviewing this work. This chapter is the result of three years of effort on NashvilleNext, combining public visioning and community engagement with guidance from topical experts to create a plan for Nashville and Davidson County over the next 25 years.

Comments

The public review period is during April, 2015. We are eager to hear your thoughts on the plan. Here's how to provide input:

- » Online: www.NashvilleNext.net
- » Email: info@nashvillenext.net
- » At public meetings
 - » April 18: Tennessee State University (Downtown Campus), 10am - 1:30 pm
 - » April 20: 5 - 7pm at both the North Nashville Police Precinct and the Edmondson Pike Branch Library
 - » April 27: 5 - 7pm at both the Madison Police Precinct and the Bellevue Branch Library
- » Phone: 615-862-NEXT (615-862-6398)
- » Mail: Metro Nashville Planning Department, P.O. Box 196300, Nashville TN 37219-6300

We ask that you include contact information with your comments. We also request that you be as specific as possible in your requests. Referring to a specific page or section is greatly appreciated.

Next steps

The most up to date information is always available at www.NashvilleNext.net. Here is our tentative adoption schedule:

- » **Mid-May:** Post static draft of plan in advance of public hearing
- » **June 10:** First public hearing at Planning Commission (tentative; special date)
- » **June 15:** Second public hearing at Planning Commission (tentative; special date)

DONELSON-HERMITAGE- OLD HICKORY

chapter one

Description of the Donelson – Hermitage – Old Hickory Community

The Donelson-Hermitage-Old Hickory Community is located in eastern Davidson County, generally bounded by Spence Lane on the west; the Cumberland River to the north; the Wilson County line on the east; and Percy Priest Lake, Couchville Pike and Interstate 40 to the south. The planning area contains approximately 55 square miles, or 35,000 acres. It contains about 11 percent of the land area in Davidson County, making it one of the largest geographically of the community plan areas.

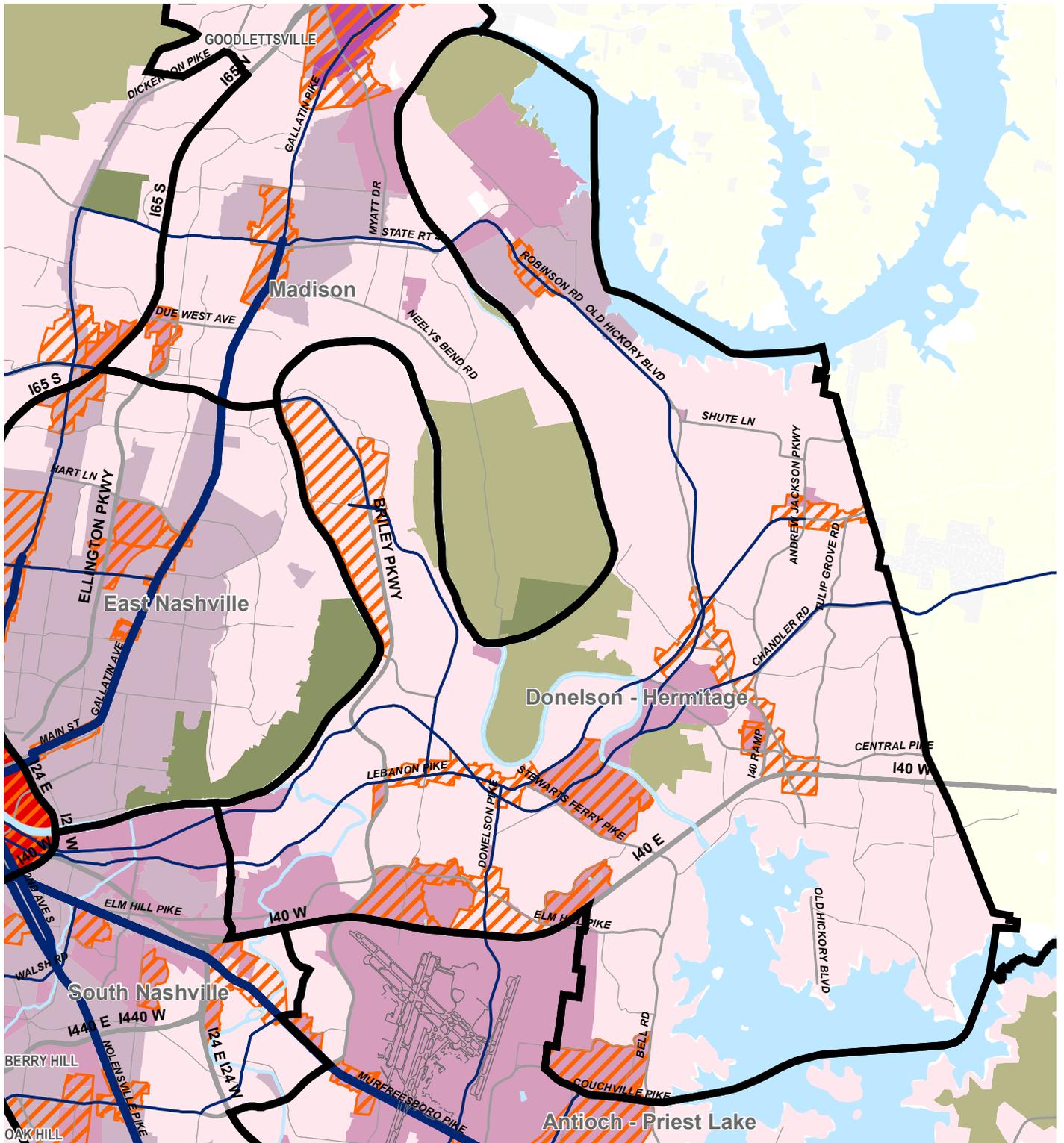
This area has a diverse range of land uses and development patterns, including older suburban residential development, large employment and retail centers, newer residential development, and older, pre-World War II communities. The area also has large green space areas and numerous waterways. The area contains major employment centers, such as the Opryland area, and substantial acreage devoted to open space and special uses, such as the Hermitage, Army Corps of Engineers' property, the Nashville International Airport, Nashville Shores, and Two Rivers. The Donelson-Hermitage-Old Hickory Community is important in the early history of Davidson County and continues to experience growth and change.

Major Neighborhoods/Communities

Three distinct communities exist in this eastern part of Davidson County. Donelson, a stable, older postwar suburban area takes pride in its established residential areas and faces the challenges of an aging population and an older commercial arterial at its center. Hermitage, generally a newer suburban community but steeped in the history of President Andrew Jackson, continues to face growth pressures. Old Hickory, with its founding as a company town for DuPont, displays a more traditional character but also is concerned with growth and redevelopment. The plan area also includes the communities of Pennington Bend, Hadley's Bend, Rayon City, and parts of Percy Priest. Within these three communities are numerous neighborhoods comprised of both older and newer residential development. For convenience, the entire area is referred to as "Donelson-Hermitage-Old Hickory" in the community plan.

Transect

Donelson-Hermitage-Old Hickory detail

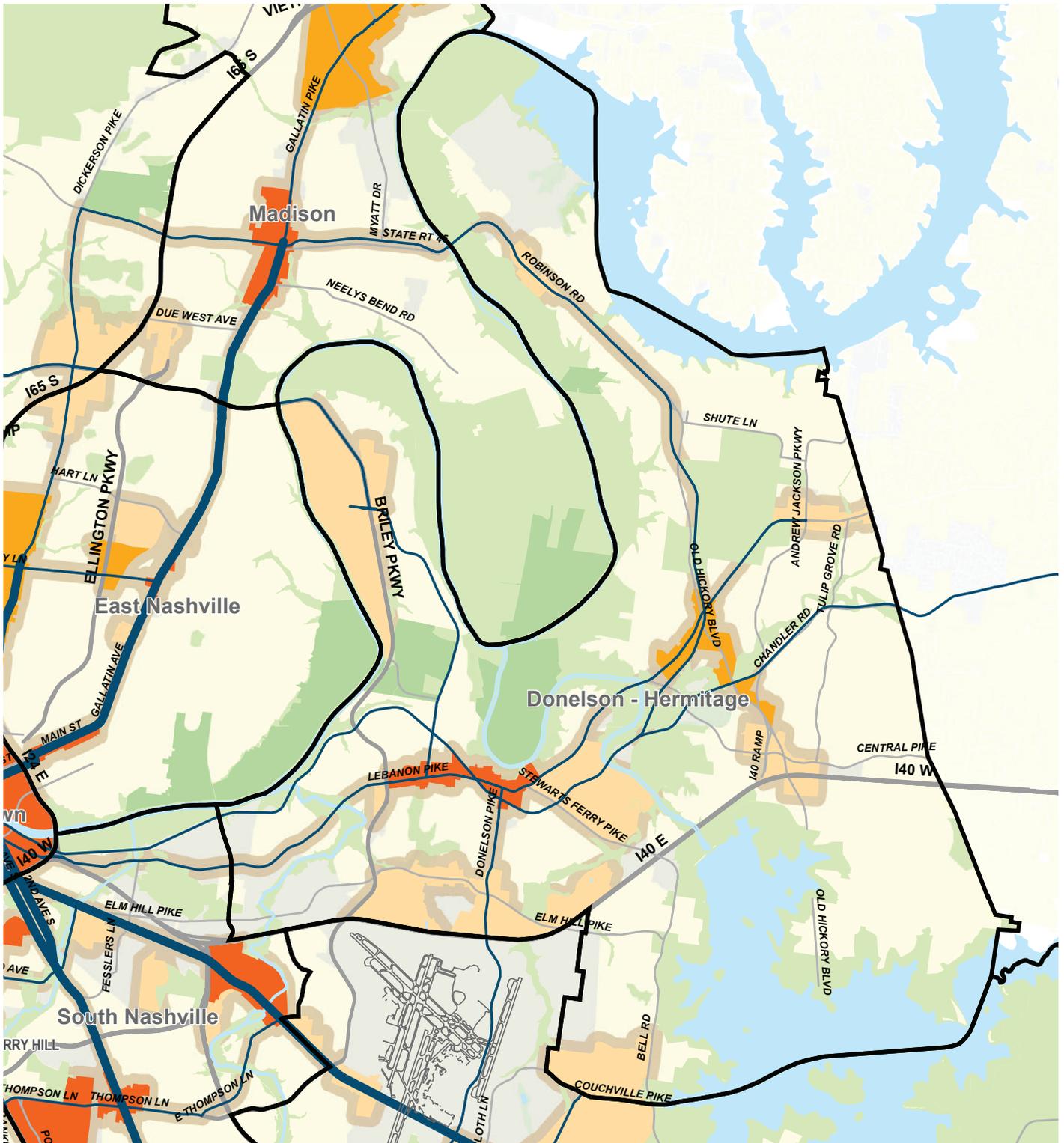


Transects

- T1 Natural
- T2 Rural
- T3 Suburban
- T4 Urban
- T5 Center
- T6 Downtown
- D District
- W Water



Growth & Preservation Concept Map
 Donelson-Hermitage-Old Hickory detail



- Centers**
- Tier One
- Tier Two
- Tier Three
- Green network**
- Open space anchor
- Missing an anchor
- Neighborhood**
- Transition**
- Special impact area**
- High capacity transit corridors**
- Immediate need
- Long-term need
- Regional connection

Donelson-Hermitage-Old Hickory Community History

The Donelson-Hermitage-Old Hickory Community is rich in Nashville's history and contains numerous historic properties and features. The community is home to some of Davidson County's best known and most impressive antebellum historic buildings. Settlement of the area began in 1780 when Colonel John Donelson (who became the father-in-law to Andrew Jackson) established a station on the site now referred to as Clover Bottom. More large homes followed, including President Andrew Jackson's the Hermitage. These former plantation homes attest to the area's history as a fertile farming district and record the prosperity and influence of large landowning families in the area, including Hardings, McGavocks, Donelsons and Jacksons. This area boasts one of Nashville's six National Historic Landmarks, the Hermitage, and several other properties and districts listed in the National Register of Historic Places. The remaining rural character surrounding the historic buildings in the area, such as Two Rivers, Clover Bottom, Cleveland Hall, and the views from the Hermitage and Tulip Grove, deserves rigorous protection. The very small number of existing historic farms are also worthy of protection from incompatible development.

Because the area was once considered to be so isolated, a gunpowder plant was built on the site of the existing DuPont plant during World War I in what is now known as the Old Hickory Village and Rayon City area. In 1918, the company built the gunpowder plant on 5,600 acres in Hadleys Bend along with 3,800 buildings with housing for 35,000 people. Land that had been rural suddenly became a small city with a post office, theaters, churches, banks, schools, a fire department and a sewer system. However, the war ended 10 months after construction began, and by 1920, Old Hickory was a ghost town. In 1923, the DuPont Company began manufacturing rayon on the site of the old gunpowder plant and built more homes using the same basic floor plans as the previous construction. The "company town" that grew up around this area is unique in Middle Tennessee. The Metro Historical Commission notes that it is perhaps the most distinctive historic community in modern Davidson County with its ten stock house designs. As Middle Tennessee's only planned company town, Old Hickory is a living artifact of wartime industrial mobilization, economic growth during the twentieth century, and the corporate role in shaping the American small town ideal. In the late 1940s, DuPont sold hundreds of the houses to the employees who had been renting them.

During the twentieth century, the agricultural landscape of this area was dramatically transformed through suburban expansion and highway construction. Suburban growth on this side of town began in earnest in the late 1930s and early 1940s with the development of neighborhoods like Bluefields. Another area of early suburban-style development is located around Fairway Drive and McGavock Pike, where a concentration of Tudor Revival and Cape Cod houses is found. Suburban development of the Donelson, Hermitage, Old Hickory and Percy Priest areas increased after World War II, moving from the western part of the plan area to the east, first concentrating along the major arterials, including Lebanon Pike and Elm Hill Pike. That suburban form of residential development gradually spread eastward, along with commercial and support services. Until suburban development began, the area was basically rural in nature, with farms and small unincorporated towns like Donelson and Old Hickory Village. Prior to the creation of Metro Government in 1963, the only part of the plan area that was within the city limits was an industrial area north of I-40, just east of Spence Lane.

The Old Hickory Bridge is a reminder of the important role that road construction and connectivity played in the growth of this area. These changes accompanied the mid-century alteration of the landscape that followed construction of the Old Hickory and Percy Priest Dams. Local stone was a popular building material for these suburban homes built in the first half of the twentieth century. A limited number of historic commercial resources also populate the community, such as the Lakewood Commercial District, which is listed in the National Register.

The Opryland area reflects the developmental shift towards business, suburbs, and tourism that occurred in the middle of the twentieth century. In the early 1970s, the Opryland USA complex began construction in Donelson. The Opryland theme park opened in May 1972 and drew 10,000 visitors on its opening day. A generation of Nashville residents grew up going to Opryland. By the mid-1990s, Gaylord closed the theme park, sold off the rides, and replaced it with the shopping mall. Gaylord Opryland Resort and Convention Center along with the Opry Mills Mall and Grand Ole Opry House (which moved there from the Ryman in 1974) bring thousands of visitors to Nashville each year.

Briley Parkway was constructed after much of the area's residential development had occurred, causing some disruption of established

1871 map Davidson County
Donelson-Hermitage-Old Hickory detail



neighborhoods. That development, coupled with the expansion of the Nashville International Airport including the main terminal access location on Donelson Pike, changed the eastern part of the plan area from primarily a bedroom community to a growing tourist and employment center. As the population grew, so did the need for medical care. The Donelson Hospital on Lebanon Pike closed and the new, much larger Summit Medical Center opened in 1994 in Hermitage. Down the street, a new branch library opened in 2000, and a new police precinct opened in 2001.

The satellite city of Lakewood retained its autonomy when Metro Government consolidated in 1963. As the next decades brought more changes to the area, in 2011 Lakewood voters (by a narrow margin) dissolved Lakewood's charter and merged with Metro.

Donelson-Hermitage-Old Hickory continues to experience rapid growth and the three communities each retain their own identity.

The Metro Historical Commission's list of historically significant features identifies historically significant sites, buildings and features within the Donelson-Hermitage-Old Hickory Community. As of December 2014, there are a total of 1,053 historic features in the Donelson-Hermitage-Old Hickory Community:

- » 2 National Register Historic Districts – Old Hickory Historic District and Lakewood Commercial District
- » 1 National Historic Landmark – the Hermitage
- » 28 features listed on the National Register of Historic Places (not including the Lakewood and Old Hickory Districts)
- » 254 features designated as National Register Eligible
- » 333 features designated Worthy of Conservation, including areas of Rayon City and Fairway-McGavock

These do not include known archeological sites which are not mapped to protect them for unauthorized diggings.

For the most current information on Nashville's historic properties and resources, contact the Metro Historical Commission at <http://www.nashville.gov/Historical-Commission.aspx>.

History of the Donelson – Hermitage – Old Hickory Planning Process

In 1988, the Metro Planning Department began creating “community plans,” looking at growth, development and preservation in fourteen communities. The Donelson-Hermitage-Old Hickory Community Plan was first adopted by the Planning Commission in January 1990, after working with a Citizens’ Advisory Committee. The Donelson-Hermitage-Old Hickory Community Plan was the first of the fourteen plans to be created.

The Donelson-Hermitage-Old Hickory Community Plan’s first update was adopted in 1995 after several community workshops. The community’s second plan update was adopted in 2004 after widespread community participation in workshops. The 2004 Plan Update included more detailed policy and design guidance for Downtown Donelson, Hermitage along Dodson Chapel Road, and the Old Hickory area.

The Community Plan seeks to maintain established neighborhoods and provides opportunities for new commercial development as well as new housing options throughout much of the community. Older commercial portions of Lebanon Pike, Donelson Pike, the Opryland area, and Old Hickory Boulevard are showing signs of age. The plan emphasizes redevelopment and, in some cases, a shift towards mixed use development, to provide more unique destinations and residential options for the community. Major employment centers, such as Century City, Opryland, Donelson Corporate Center, and Summit Hospital, are protected as valuable assets for the community. Neighborhoods throughout the community are protected and should remain vital, attractive places to live through any needed enhancements.

The Community Plan also seeks to protect the natural features of the community by applying Conservation policy to floodplain and floodway areas, as well as to areas with steep slopes and unstable soils. In addition to suburban and urban areas, the community has several rural and natural areas, including the Cumberland River and its tributaries, numerous parks, the Stones River Greenway, Old Hickory Lake and Park, Percy Priest Lake and parks, golf courses, ball fields, historic farms and farmland, and scenic views.

Donelson – Hermitage – Old Hickory Community Demographic Information

The Donelson-Hermitage-Old Hickory area continues to be one of the fastest growing areas in Davidson County. Donelson-Hermitage-Old Hickory experienced growth between 1970 and 1980, from 44,877 people in 1970 to 47,761 people in 1980, a 6 percent increase, according to the U.S. Census. According to the 1990 U.S. Census, the population had jumped to 60,502, a 21 percent increase. By the 2000 U.S. Census, the population grew to 71,865, a 16 percent increase. According to the 2010 U.S. Census, the community's population was 79,484 people (12.7 percent of Davidson County's total population and a 10 percent increase over the previous decade).

According to the 2010 U.S. Census, the Donelson-Hermitage-Old Hickory Community area contains 38,410 housing units (13.5 percent of Davidson County's total housing units).

According to the 2010 U.S. Census, the average per capita income for the Donelson-Hermitage-Old Hickory Community area is \$26,245, which is 92.0 percent of Davidson County's average of \$28,513.

		Davidson County		Donelson-Hermitage- Old Hickory	
		#	%	#	%
Population	Total, 2010	626,681		79,484	12.7%
	Population, 1990	510,784		60,502	11.8%
	Population, 2000	569,891		71,865	12.6%
	Population Change, 1990- 2000	59,107	11.6%	11,363	18.8%
	Population Change, 2000- 2010	56,790	10.0%	7,619	9.6%
	Population Density (persons/acre)	1.69	n/a	2.96	n/a
	Average Household Size	2.37	n/a	2.34	n/a
Population	Total	626,681		79,484	12.7%
Race	White	385,039	61.4%	61,155	76.9%
	Black or African American	173,730	27.7%	11,616	14.6%
	American Indian/ Alaska Native	2,091	0.3%	333	0.4%
	Asian	19,027	3.0%	1,947	2.4%
	Native Hawaiian or Pacific Islander	394	0.1%	54	0.1%
	Other Race	30,757	4.9%	2,372	3.0%
	Two or More Races	15,643	2.5%	2,007	2.5%
Ethnicity	Hispanic or Latino	359,883	57.4%	5,140	6.5%
Age	Less than 18	136,391	21.8%	16,307	20.5%
	18-64	424,887	67.8%	53,906	67.8%
	Greater than 64	65,403	10.4%	9,271	11.7%

Source: U.S. Census (1990, 2000, 2010)

		Davidson County		Donelson-Hermitage-Old Hickory	
		#	%	#	%
Population	Total, 2008 - 2012	629,113		83,160	13.2%
	Household Population	605,463	96.2%	82,752	99.5%
	Group Quarters Population	23,650	3.8%	408	0.5%
	Male	304,566	48.4%	40,677	48.9%
	Female	324,547	51.6%	42,483	51.1%
Families	Total	142,821		19,796	n/a
	Married Couple Families with Children	37,098	26.0%	5,288	26.7%
	Single Parent Families with Children	26,291	18.4%	3,117	15.7%
	Female Householder with Children	21,528	15.1%	2,246	11.3%
Housing Units	Total	284,328		38,410	13.5%
	Owner Occupied	141,805	49.9%	21,970	57.2%
	Renter Occupied	114,082	40.1%	13,325	34.7%
	Occupied	255,887	90.0%	35,295	91.9%
	Vacant	28,441	10.0%	3,115	8.1%
Travel	Mean Travel Time to Work (min)	23.1		24.2	
	Workers	309,633		42,485	13.7%
	Drove Alone	246,391	79.6%	35,987	84.7%
	Carpooled	32,633	10.5%	3,755	8.8%
	Public Transportation	6,588	2.1%	642	1.5%
	Walked or Biked	6,806	2.2%	310	0.7%
	Other	3,232	1.0%	436	1.0%
	Worked from home	13,983	4.5%	1,355	3.2%
Income	Per Capita Income	\$28,513		\$26,245	92.0%
Education	Population 25 years and over	419,807		58,299	13.9%
	Less than 9th grade	20,687	4.9%	1,889	3.2%
	9th to 12th grade, No Diploma	38,664	9.2%	4,582	7.9%
	High School Graduate (includes equivalency)	103,024	24.5%	16,052	27.5%
	Some College, No Degree	86,498	20.6%	14,100	24.2%
	Associate Degree	23,963	5.7%	3,963	6.8%
	Bachelor's Degree	92,765	22.1%	12,161	20.9%
	Graduate or Professional Degree	54,206	12.9%	5,552	9.5%
Employment	Population 16 Years and Over	505,034	80.6%	67,097	84.4%
	In Labor Force	348,250	69.0%	48,375	72.1%
	Civilian Labor Force	347,862	99.9%	48,318	99.9%
	Employed	317,719	91.2%	43,780	90.5%
	Unemployed (actively seeking employment)	30,143	8.7%	4,538	9.4%
	Armed Forces	388	0.1%	57	0.1%
	Not in Labor Force	156,784	31.0%	18,722	27.9%

Source: American Community Survey (2008 - 2012, 5-year estimate)

Donelson – Hermitage – Old Hickory’s Role in the County and Region

The impacts of growth, development and preservation in these communities do not stop at Community Plan area borders. Because of its geographic location at the eastern edge of Davidson County and being bisected by Interstate 40 and Briley Parkway, the Donelson-Hermitage-Old Hickory Community has regional relationships and is influenced by development in other parts of the region. The community has many unique resources whose growth, development or preservation can impact surrounding communities within Nashville and Davidson County as well as the bordering Wilson County. The Donelson-Hermitage-Old Hickory Community also benefits from the utilization of its resources by adjacent communities and the larger region. The health of each of these assets impacts the Donelson-Hermitage-Old Hickory Community and contributes to Davidson County’s unique role in the larger Middle Tennessee region. Likewise, the utilization of these resources by other communities in Davidson County helps strengthen the Donelson-Hermitage-Old Hickory Community’s regional contribution.

With its wide array of older and newer residential areas, various employment opportunities, a wide range of open spaces and community services, and local to national cultural, recreational and entertainment attractions, the community is very diverse and its resources are abundant. The Donelson-Hermitage-Old Hickory Community plays several key roles in the regional setting.

Residential Development

One of the Donelson-Hermitage-Old Hickory Community’s primary contributions to the Middle Tennessee region is in providing housing options. Established residential areas are found throughout the community. The Donelson-Hermitage-Old Hickory Community has neighborhoods that offer affordable and diverse housing, ranging from large lot suburban homes to smaller lot suburban homes, townhomes and multi-family structures. The community’s attractive residential location is evidenced by 15,265 acres, or 47 percent of the total land acreage in the Donelson-Hermitage-Old Hickory Community, being used for residences in both rural and suburban settings. Another 7 percent (2,105 acres) of the total land acreage in the community is classified as “vacant residential.” Some of this vacant residential land is likely to remain vacant due to large-lot residential

patterns and areas that have sensitive environmentally sensitive features. Some of the vacant residential, however, includes residential developments that have been approved, but have not yet begun construction.

Together, occupied and vacant residential land uses total 54 percent of the Donelson-Hermitage-Old Hickory Community's total land uses. The predominance of residential land uses in the community points to one of the community's roles in Davidson County – providing housing opportunities. Donelson-Hermitage-Old Hickory provides housing in a variety of settings, not too far from Downtown and other employment centers.

The community currently has a range of housing options, but a majority of housing is single-family homes. Additional housing choice can be provided through more housing opportunities in strategic locations, such as in commercial centers, especially along Lebanon Pike and Donelson Pike. Providing additional housing options in strategic locations, such as centers, addresses the issue of “aging in place” and keeps the Donelson-Hermitage-Old Hickory Community competitive in the region by meeting the housing demands of a growing population and changes in housing preferences.

Recreation – Community Services and Open Space

One of the Donelson-Hermitage-Old Hickory Community's primary contributions to the Middle Tennessee region is in providing recreation and open space through its natural and manmade features. The community hosts the Stones River Greenway system, two large lakes, a range of parks, and historic sites.

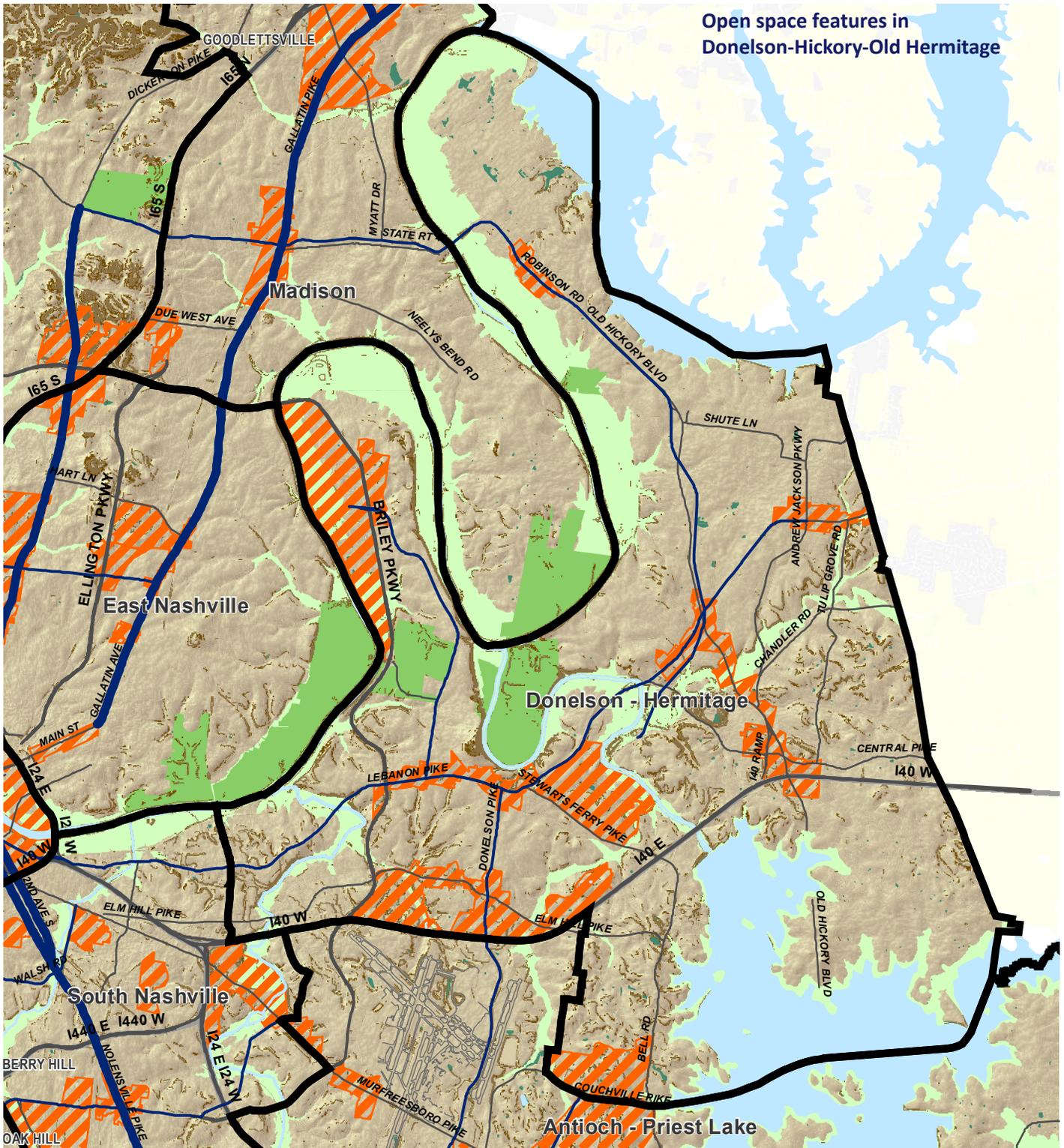
Perhaps the most recognized historic site in the area is the Hermitage, the home of President Andrew Jackson, the seventh president of the United States. The Federal style, two-story brick house was completed in 1821. The story of The Hermitage describes how its 1,000 acres changed from frontier forest to Andrew Jackson's prosperous farm, deteriorated into post-Civil War dilapidation and was finally rescued to its current state as a public museum and National Historic Landmark. Thanks to many years of work by the Ladies Hermitage Association that worked to regain ownership of the entire 1,050-acre plantation, the Hermitage welcomes guests to explore the property, including the mansion, beautiful grounds, the original home, gardens, memorials, and a museum filled with historical information and artifacts.

Another well known historic home is Two Rivers Mansion, nestled between the Stones and Cumberland Rivers. Listed on the National Register of Historic Places, the beautiful 1859 antebellum mansion and the adjacent 1802 Federal style brick home were once part of a 1,100 acre plantation and the centerpiece of the Donelson community. The mansion was inhabited by the McGavock family until 1965, when the last heir died and the property was purchased by the Metropolitan Government of Nashville/Davidson County. Over the years, the Metropolitan Government of Nashville added more acreage to the fourteen acre historic site. Today, in addition to the restored mansion, the 447 acres includes two schools, a golf course, park greenway, water park (Wave Country), skate park, frisbee golf course, picnic areas, and many recreational activities for families to enjoy.

The Old Hickory Lock and Dam are located on the Cumberland River in Sumner and Davidson Counties. The city of Hendersonville is situated on the northern shoreline of the lake and the city of Old Hickory is located on the southern side of the lake, just upstream of the lock and dam. The lake extends 97.3 miles upstream to Cordell Hull Lock and Dam near Carthage, Tenn. Old Hickory Lock and Dam was authorized for construction by the Rivers and Harbors Act of 1946 as a unit of a comprehensive development plan for the Cumberland River Basin. The project was designed by the U.S. Army Corps of Engineers and built by private contractors under the Corp's supervision. Construction started in January 1952, and dam closure was completed in June 1954. The project was completed in December 1957 with the placement of the final hydroelectric power unit in operation. The lock, dam, powerhouse and lake are operated and supervised by the U.S. Army Corps of Engineers. Old Hickory Lake contains 22,500 surface acres and serves as a water storage facility. Public facilities include eight marinas; two Corps operated campgrounds, and 41 boat access sites.

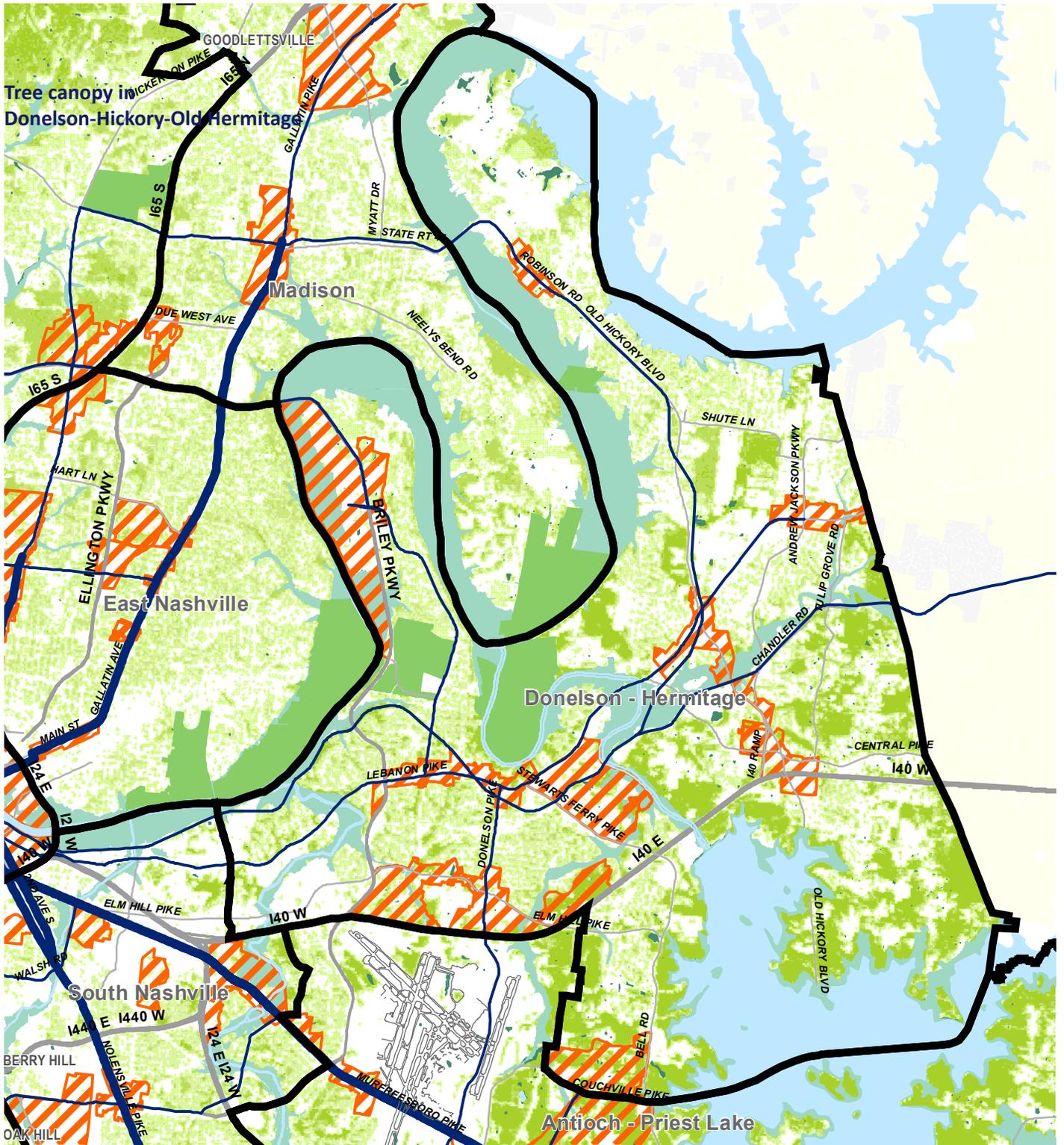
The construction of J. Percy Priest Lake and Dam, a 42 mile long, 14,000 acre lake, was completed in 1968 and was the first Army Corps of Engineers project in the nation created with recreation as one of its authorized purposes. Its other functions include flood control and hydropower production. The lake, located along the Stones River, a tributary of the Cumberland River, encompasses portions of Davidson, Rutherford and Wilson Counties. J. Percy Priest Lake also provides refuge for specific animal and plant species and protects other lands that are environmentally sensitive. Sensitive areas and unique species include areas of cedar glades, exotic and native plant areas, and caves. J. Percy Priest Lake's vast majority of land

Open space features in Donelson-Hickory-Old Hermitage



Slopes & Terrain Legend

- | | | |
|--|--|---|
|  Water Bodies |  Slope 20-25% | Terrain |
|  Anchor Parks |  Slope > 25% | |
|  Floodplain Areas |  High |  Low |
|  Wetlands |  | |



Tree Canopy Legend

 Water Bodies	Tree Canopy
 Anchor Parks	 1 - 20%
 Floodplain Areas	 21 - 40%
 Wetlands	 41 - 60%
	 61 - 80%
	 81 - 100%



is also designated for wildlife management, enhancement and education. Visitors have numerous activities to participate in, including fishing, hunting, hiking, camping, picnicking, boating, canoeing, kayaking, sail boating, and horseback riding. The J. Percy Priest Lake Master Plan noted that in 2007, more than 7 million people visited the lake and its boating and recreational areas, generating \$61 million dollars in revenue. Despite its regional following, many local residents are unaware of its many recreational offerings. To better promote this asset, community stakeholders should work more closely with the Army Corps of Engineers, J. Percy Priest Lake officials, and other local and state tourism and economic development agencies to do more educational and promotional campaigns explaining its benefits.

The dam has contributed significantly in reducing the frequency and severity of flooding in the Cumberland Valley. J. Percy Priest Lake was also an integral part of flood control during the May 2010 flood events. A technical report released by the Army Corps of Engineers after the May 2010 flood, reported that the actions taken at J. Percy Priest Dam during the flood event reduced more severe flooding in Nashville and further downstream of the Cumberland River, and prevented millions of dollars in property damage. In addition to the far reaching effects of flood control, the project contributes to the available electric power supply of this area.

The Metro Parks and Recreation Department oversees the Stones River Greenway, part of Nashville's system of greenways throughout the city that link neighborhoods, schools, shopping areas, the downtown area, offices, recreation areas, open spaces and other points of interest. The Stones River Greenway is a multi-use trail that runs from the Cumberland River to the J. Percy Priest Reservoir at Nashville Shores. Much of the trail runs parallel to Stones River and provides access to a number of communities and parks along the way, including the skate park at Two Rivers Park. The Stones River Greenway also connects to the Shelby Bottoms Greenway at the Cumberland River by the dam.

Two Rivers Park, a 374 acre park, is connected to the Stones River Greenway and the Two Rivers Mansion mentioned above. This park contains a wide range of activities, including the city's only skate park and Wave Country as well as a golf course.

In addition, open space is provided via Metro school sites as well as the library and other civic and public benefit areas. The

Donelson-Hermitage-Old Hickory Community currently contributes approximately 6,068 acres of open space, park land, and golf courses to Davidson County. Another 792 acres is comprised of schools and civic uses. Common open space areas of residential developments total 1,072 acres. All of the civic and institutional uses in the community total 8,368 acres, 26 percent of the community's land uses.

The Donelson-Hermitage-Old Hickory Community has a large amount of environmentally sensitive features that add tremendously to the character of Davidson County and the Middle Tennessee region and should be preserved. These features are tied to and complement the open space and recreational network. Natural features in the community include numerous waterways, wooded areas, farmlands, and segments of the Cumberland River and its tributaries, including the Stones River. The area provides a wealth of possibilities for recreation, relaxation and exploration of the natural world. These environmentally sensitive features are part of a larger, regional open space network including parks and environmentally sensitive features and provide abundant plant and wildlife habitat.

Since the Donelson-Hermitage-Old Hickory area continues to grow, the challenge is to ensure that growth takes place in a way that minimizes negative impacts on the natural environment and open space network. The area is characterized by numerous rivers and streams, and areas subject to periodic flooding are a significant natural feature. The community borders the Cumberland River and is bisected by the Stones River. Parts of Mill Creek, Stoner Creek and McCrory Creek also flow through the area. While the Cumberland River is controlled by the dams that created the Old Hickory and Percy Priest Lakes, there are still substantial floodplains and wetlands within the plan area. There are over 6,100 acres of land within the 100-year floodplain (a probability of 1 in 100 that flooding to the extent shown will occur in any given year), over 17 percent of the land area. The area also has natural springs and areas of steep terrain (defined as slopes of 20 percent or greater, or a rise of 20 feet or more for every 100 feet of horizontal distance), unstable soils, and some sinkholes.

The Transportation Network

The Donelson-Hermitage-Old Hickory Community contains some of the most heavily traveled interstate and highway corridors in Nashville/Davidson County. Interstate 40 carries long-distance through trips and the bulk of commuter trip originating in eastern Davidson County and western Wilson County. Interstate 40 also provides access to the Nashville International Airport, Percy Priest Lake and the Opryland area via Briley Parkway. Briley Parkway, a major circumferential route, serves the Opryland area, Pennington Bend and the Airport. In addition, Briley Parkway is a major connector linking radial streets and highways in much of Davidson County. Lebanon Pike, Elm Hill Pike and Old Hickory Boulevard carry commuter trips and also provide access to abutting residential, commercial, office and industrial uses. Both Interstate 40 and Lebanon Pike provide access to the central city area.

The Nashville International Airport is located along the southern boundary of the Donelson area. In this community plan area, the Airport owns 1,263 acres. A larger amount of Airport property is located in the adjacent Antioch-Priest Lake Community.

About 40 percent of the community's boundary is the Cumberland River between the Old Hickory Dam and the CSX railroad crossing to East Nashville next to Shelby Park. The river is a navigable waterway that provides the opportunity for both cargo and passenger services. Parts of the community have good rail service provided by the Nashville and Eastern rail system that traverses the area from west to east through Donelson and Hermitage, with a spur line into Hadley's Bend (Old Hickory/Rayon City).

The area also contains the Music City Star, the light rail system that runs from Lebanon to Downtown. The service began operation in September 2006, using some existing track of the Nashville and Eastern Railroad. Currently, the operation covers 32 miles on line with six stops for passengers. The Star is considered a "starter" project to demonstrate the effectiveness of commuter rail service to the larger Nashville area.

With the community's numerous corridors, however, there are opportunities to enhance them to include mobility options for pedestrians, cyclists, and transit riders, in addition to automobile drivers and create more complete streets that serve everyone.

Commuting patterns of residents and employees in Donelson-Hermitage-Old Hickory

Donelson-Hermitage-Old Hickory residents who work	42,069	Employees who work in Donelson-Hermitage-Old Hickory	47,310
in these areas		come from these areas	
Donelson Hermitage Old Hickory	11,263	Donelson Hermitage Old Hickory	11,263
Green Hills Midtown	4,194	Antioch Priest Lake	3,835
Downtown	4,170	Southeast	2,841
South Nashville	3,938	Madison	2,104
Antioch Priest Lake	3,083	East Nashville	2,058
Madison	1,780	South Nashville	1,623
North Nashville	1,674	Green Hills Midtown	1,254
West Nashville	1,259	Bordeaux Whites Creek	699
Southeast	1,115	West Nashville	697
East Nashville	1,061	Bellevue	684
Bordeaux Whites Creek	691	Parkwood Union Hill	578
Parkwood Union Hill	395	North Nashville	500
Bellevue	183	Downtown	100
Joelton	175	Joelton	90
Beyond Davidson County	7,088	Beyond Davidson County	18,984

Source: Census Transportation Planning Products, using the American Community Survey (2006-2010 five-year estimates)

Employment and Tourism

Access in, around and through the community has also contributed to employment and tourism opportunities. The Donelson-Hermitage-Old Hickory Community hosts several major employment centers, including the Opryland Hotel and Opry Mills Mall area, the Nashville International Airport, Summit Hospital, and various businesses in the Donelson area. In addition, the Opryland Hotel, Grand Ole Opry, Opry Mills Mall, Nashville Shores, Two Rivers, Percy Priest Lake, golf courses, and the Hermitage attract both locals and out of town tourists.

There is ample opportunity for additional growth and redevelopment in area centers and along corridors, such as corridor areas along Lebanon Pike, Elm Hill Pike, Donelson Pike and Old Hickory Boulevard and center areas in Downtown Donelson, Hermitage, Lakewood and Old Hickory.

A major mixed use office park was approved in 2008 along Elm Hill Pike at McCrory Creek Road, close to Interstate 40. As of 2014, construction has not yet begun. The 180-acre development is anticipated to be an office campus to accommodate approximately 2.7 million square feet of office/flex space, including supporting retail, commercial, and mixed use. The plan also includes preservation of the creek, a greenway and open space. Discussions are ongoing regarding the needed infrastructure for access to Interstate 40.

The Donelson-Hermitage-Old Hickory Community has 48,375 people in the labor force, according to the 2010 U.S. Census.

Conclusion

The Donelson-Hermitage-Old Hickory Community has significant assets to provide to the Middle Tennessee region in terms of enjoyable recreational offerings and environmental treasures, historic sites, housing, employment, and transportation infrastructure that define the character of Middle Tennessee. The Donelson-Hermitage-Old Hickory Community's future vitality depends, however, on how it capitalizes on these assets to continue being a desirable recreational, residential and employment area and how it preserves and enhances its neighborhoods and open spaces.

While Donelson-Hermitage-Old Hickory overall has a diversity of land uses, the land uses are generally separate from one another and lack good connections to other land uses or and to some areas of the city. The suburban development pattern has created the need to mitigate traffic congestion, improve the mixture of land uses, and find ways to preserve rural areas and environmentally sensitive features. Striking a balance between the pressures for development and conserving the natural beauty found throughout the area is one of the community's greatest challenges.

Growth and Preservation Concept Map and the Community's Role – Donelson – Hermitage – Old Hickory

The Growth and Preservation Concept Map (Concept Map) is a county-wide vision and tool for aligning spending, regulations, and Metro programs to shape improvements in quality of life so that new development and redevelopment aligns with community values. The Concept Map provides guidance for the entire county. Six key factors reflecting Nashville/ Davidson County community members' priorities guided the design of the Concept Map:

- » Protect sensitive environmental features.
- » Build a complete transit network.
- » Maintain household affordability across income levels.
- » Create “activity centers” – areas of employment, residences, services, civic uses, retail and restaurants – throughout most parts of Davidson County.
- » Protect and enhance the character of different parts of Davidson County.
- » Allow for strategic infill that supports transit lines and activity centers.

To see the entire Growth and Preservation Concept Map, please refer to NashvilleNext Volume I (Vision, Trends & Strategy).

The Concept Map for Donelson-Hermitage-Old Hickory Community illustrates the key concepts listed above: preserving environmentally sensitive features and open space; preserving established residential areas and rural and suburban character; strategically locating new residential development; enhancing commercial centers and corridors to provide more services and options, especially along the Lebanon Pike, Old Hickory Boulevard, Donelson Pike and Elm Hill Pike corridors; and adding more connectivity through bikeways, greenways and multi-use paths.

Green Network

The green network on the Concept Map reflects natural and rural areas that provide natural resources (such as water and land for farming), ecological services (such as cleaning air and slowing water runoff), wildlife habitat, and recreation opportunities. The network also includes sensitive natural features that can be disturbed or destroyed by development or that pose a health or safety risk when they are developed (such as steep slopes and floodplains).

In the Donelson-Hermitage-Old Hickory Community, much of the green network is floodways and floodplains along the rivers, land in the river bends, land around J. Percy Priest Lane, parks, and cultural areas, such as Two Rivers and the Hermitage.

Neighborhoods

Neighborhood areas are primarily residential areas offering a mix of housing types and character, with smaller civic and employment areas and small neighborhood centers. Neighborhoods have different context – rural, suburban, urban, or downtown – depending on their location and character.

In the Donelson-Hermitage-Old Hickory Community, neighborhoods are predominantly suburban in character.

Transitions and Infill

Transition and infill areas are areas of moderate density multifamily residential and small-scale offices that are appropriate along and around prominent corridors and centers to provide a harmonious connection to surrounding neighborhoods. These areas provide transitions – in building types as well as scale and form – between higher intensity uses or major thoroughfares and lower density residential neighborhoods. These areas provide housing in proximity to transit and commercial services, increasing the likelihood that residents can walk or bike to meet some of their daily needs. These areas also provide a diversity of housing types that are attractive to Nashvillians.

In the Donelson-Hermitage-Old Hickory Community, these include areas around existing centers and along corridors, such as Lebanon Pike, Donelson Pike, Old Hickory Boulevard, and Elm Hill Pike.

Centers

The centers included in the Concept Map build on existing commercial center areas to evolve into active, mixed-use places serving as a neighborhood or community gathering place. Centers are anticipated to become pedestrian-friendly areas with frequent transit service that contain a dense mix of homes, shops, jobs and parks, as well as services, schools and cultural amenities. The Concept Map places center areas in three tiers:

- » Tier One – These centers are the focus of coordinated investments to shape growth and support transit service in the next ten years.
- » Tier Two – These centers receive some investments to manage growth, though less than Tier One centers.
- » Tier Three – These centers show areas that could receive coordinated investments in response to opportunities identified by the private sector.

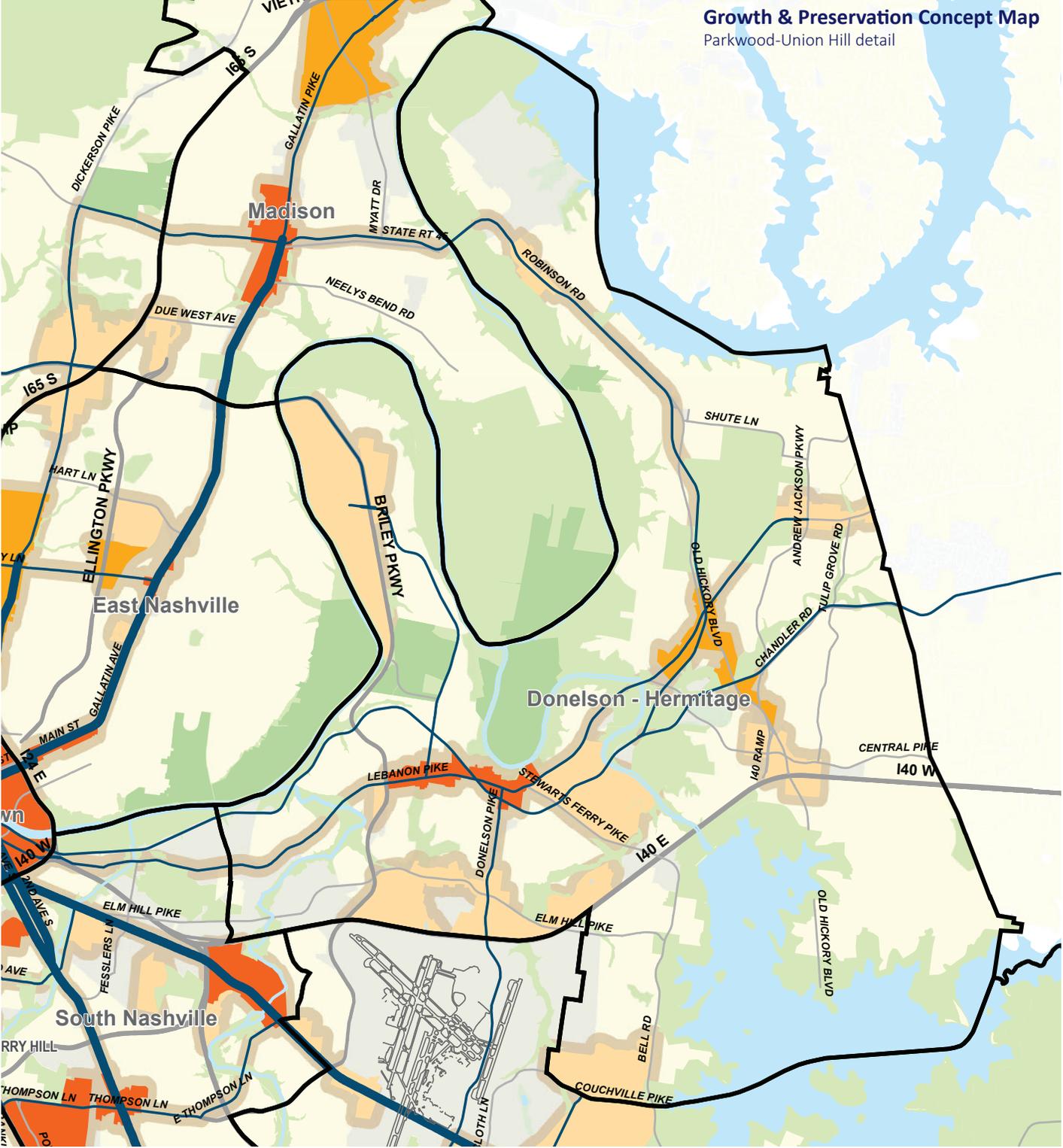
In the Donelson-Hermitage-Old Hickory Community, a Tier One center is located in Donelson along Lebanon Pike. A Tier Two center is located around the Lebanon Pike / Old Hickory Boulevard intersection.

Donelson – Hermitage – Old Hickory – Community Character Policy Plan

The Donelson-Hermitage-Old Hickory Community Character Policy Plan builds upon the Growth and Preservation Concept Map. The Community Character Policies take the Concept Map to the next level of detail by addressing the form and character of each area in the Donelson-Hermitage-Old Hickory Community. The Community Character Policies are the standard by which development and investment decisions are reviewed and future zone change requests are measured.

To view the adopted Community Character Policies in detail for the Donelson-Hermitage-Old Hickory Community, please go to www.nashville.gov/mpc.

Growth & Preservation Concept Map
Parkwood-Union Hill detail



- Centers**
- Tier One
- Tier Two
- Tier Three
- Green network**
- Open space anchor
- Missing an anchor
- Neighborhood**
- Transition**
- Special impact area**
- High capacity transit corridors**
- Immediate need
- Long-term need
- Regional connection

The Donelson-Hermitage-Old Hickory Community Plan provides guidance, applying to every property in the community, through the policies found in the Community Character Manual. Those policies are intended to ensure that the elements of development are coordinated so that the intended character of an area is achieved. To view the entire Community Character Manual, please refer to the beginning of Volume III (this volume).

Donelson-Hermitage-Old Hickory's natural and open space areas include areas with environmentally sensitive features, such as floodplains, steep slopes and unstable soils, as well as public parks, open space, and cultural areas. As a result of the May 2010 flooding, the plan encourages the preservation of *all* environmentally sensitive features through the use of Conservation policy. The policy encourages the preservation and/or reclamation of these features. Conservation policy also includes steep slopes. Research has shown that the headwaters of many streams and tributaries to the Cumberland River and its tributaries lie in these steep slopes. Preservation of these areas can reduce the impact of flooding in the future by slowing down and absorbing stormwater runoff during rain events. To preserve natural features, Conservation policy is applied.

The Donelson-Hermitage-Old Hickory Community's desire to maintain and enhance its suburban residential neighborhoods is shown by the placement of Neighborhood Maintenance policy. However, to maintain long-term sustainability of the community and to provide housing for residents at every point in their lives, an appropriate mixture of housing types must still be provided in the area. Appropriate locations for additional suburban residential development are indicated by applying Neighborhood Evolving as well as Center and Corridor policy areas.

Another area of emphasis is enhancing centers and corridors. The Donelson-Hermitage-Old Hickory Community has the prominent corridors of Lebanon Pike, Donelson Pike, Elm Hill Pike, and Old Hickory Boulevard. Donelson has several commercial centers that serve the community, including centers along Lebanon Pike and Donelson Pike. Hermitage also has commercial centers along Lebanon Pike and Old Hickory Boulevard. Old Hickory has centers along Old Hickory Boulevard. These centers range in scale from large center areas, like those mentioned above, to small neighborhood center areas. These areas should be enhanced by adding a mixture of uses, additional housing options, additional connections for pedestrians

and cyclists, and additional transportation options such as transit. The transition between these higher-intensity areas and the surrounding neighborhoods must also be addressed through well-designed land use transitions to adjacent residential areas.

Throughout Nashville, there are various older development plans that were approved, but that are not built. These development plans have existing development rights that allow residential development within an approved density and intensity. If no changes to the approved plans are sought, what was previously approved can be built without guidance for the Community Plan. In some cases, however, development plans may require additional review if significant changes to the approved plans are sought; in that case, the policies of the Community Plan may provide guidance. There are also additional tools available, such as amendments, rezoning, subdivisions, and public investments, to ensure that future development incorporates as many of the designated community character objectives as possible.

How to use the community plan and special policies with the larger CCM

Within some Community Character Policy areas there are unique features that were identified during the community planning process where additional guidance is needed beyond what is provided in the CCM. This additional guidance is referred to as a Special Policy and is included in each community plan. The Special Policies may provide additional specificity to the broad language in CCM or it may describe conditions that deviate slightly from the CCM policy. In all cases, users should first refer to the separate CCM document to understand the policy's general intent, application, characteristics, and design principles. Then look at the Community Plan for any Special Policies that discuss unique conditions that may exist. The Special Policies are not identified as a separate graphic on the map, but are found within the text of a Community Character Policy Area. Thus, when a user looks up a Community Character Policy Area on a map, its number will correspond with the special policies in the text. The Community Character Policy Plan and Special Policies are found in Chapter II.

Donelson – Hermitage – Old Hickory Special Policies

The Donelson-Hermitage-Old Hickory Community Plan provides guidance through the policies found in the Community Character Manual. Those policies are intended to ensure that the elements of development are coordinated so that the intended character of an area is achieved. They provide guidance on appropriate building types/designs, appropriate location of buildings on property, and other elements, including sidewalks, landscaping, bikeways and street connections. In addition to the guidance found in the Community Character Manual, there are also associated special policies contained in this section that provide additional detailed guidance in a few select areas. (For additional information refer to the Community Character Manual and how to use it at the beginning of Volume III.)

In the Donelson-Hermitage-Old Hickory Community, one special policy area applies to an area in Donelson. The special policy is used to add clarity about the type of development intended and/or the level of planning or regulation for new development.

Special Policy Area 1:

This Special Policy applies to the property at the northeast quadrant of the Briley Parkway / McGavock Pike Interchange, property currently owned by Gaylord. Because of this site's location in close proximity to a residential area with only a residential arterial street as a boundary, the following measures should be taken to minimize the negative impacts of development of the property on surrounding neighborhoods:

- » Do not allow vehicular access from the property to Pennington Bend Road, except that of emergency and construction vehicles;
- » Utilize a variety of techniques to minimize traffic accessing the site from McGavock Pike South;
- » Develop a quality view and visual transition for the homes on the east side of Pennington Bend Road, closest to the development (e.g., not a paved parking lot);
- » Include a landscape buffer between surrounding residential beyond that required in the zoning code for the Commercial Attraction Zoning District abutting residential districts. Such buffering is needed to preserve and enhance the residentially-oriented design of the Pennington Bend Road streetscape, ensure Pennington Bend's continued success as a desirable residential street, and begin to buffer impacts of development such as noise;
- » Lighting is to be located, scaled, and directed so as not to shine on adjacent residential areas;
- » Lit signage is to be located, scaled, and directed so as not to shine on adjacent residential areas;
- » Restrict certain allowed land uses in the Commercial Attraction Zoning District, further described in the Specific Plan Zoning District with the intent of ensuring maximum compatibility with adjacent neighborhoods;
- » This Center policy area is not intended to expand to the east side of Pennington Bend Road;
- » Explore possible pedestrian connections to surrounding neighborhoods, greenways and shopping areas;
- » Provide a trail or sidewalk along the west side of Pennington Bend Road and the north side of McGavock Pike; and
- » New developments within this Special Policy Area are to utilize the Specific Plan zoning district as the most effective tool to implement the intent of this Special Policy.

Special Policy Area 2:

This Special Policy applies to a portion of the Hermitage Golf Course property located at 3939 Old Hickory Boulevard, east of Stokely Lane. In this area, up to 16 detached residential rental villas for golfers are allowed. This allowance reflects the growing trend in golf courses where overnight stay is a desirable amenity and provided for the convenience of golfers. Appropriate landscape buffers will be provided.

Donelson – Hermitage – Old Hickory – Development Scenarios

Development scenarios illustrate fundamental concepts that may be applied throughout the community. Over time when actual development and redevelopment occurs in Donelson-Hermitage-Old Hickory, stakeholders will begin to see those development principles realized. Until then, development scenarios can provide a glimpse into the future and an example of what type of development *could* occur under the guidance of the Community Character Policies and special policies.

Development scenarios may highlight conserving environmental features, building type mix and arrangement, differing types of open space, streetscape improvements, and civic building placement. Each development scenario explains what is being highlighted and can show a variety of views. *Plan views*, or a “bird’s eye view,” emphasize the location of buildings on property, building entrances, and the location of streets and parking. Development scenarios can also be shown as a perspective or a “street view.” The perspective typically shows how the building interacts with the street. Further, the perspective view shows what a typical person would see while walking down a street or through an actual development. The perspective emphasizes the building heights, setbacks, and other streetscape elements such as landscaping, lighting and sidewalks. In a perspective view, the street or roadway may also be emphasized by showing the number of travel lanes, bike lanes and on-street parking.

In the Donelson-Hermitage-Old Hickory Community Plan, development scenarios are included to help the reader envision what development may look like under the guidance of the policies. The development scenarios are:

- » Old Hickory Village (A & B)

It is important to note, however, that development scenarios are only examples and illustrations of what the land use policy would support in the specific area. There are other ideas and examples beyond what is illustrated in these scenarios that would also meet the intent of the community character policies. The development scenarios are not actual or required development plans, but can be used to help inspire new development in the Donelson-Hermitage-Old Hickory Community and in other areas of the county with similar characteristics and land use policies.

Old Hickory Village (A)

Establishing a New Center

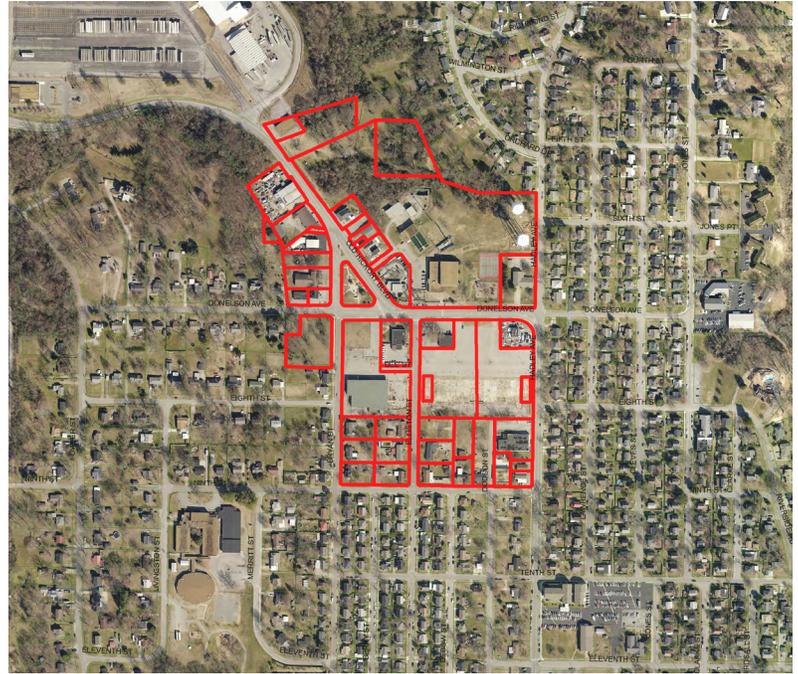
Georgia Tech
Kevin Illioa
Miyung 'Sky' Ko

Site

As the Great War raged in Europe, the U.S. contracted DuPont to manufacture gun powder in a plant constructed northeast of downtown Nashville. The plant, being the largest of its kind, formed a neighborhood of single family housing for the workers, creating Old Hickory Village. The present day Old Hickory has yet to significantly grow its town center since its creation in 1918 and struggles to entice retailers to the community. Its under-performance is due to the complete isolation from Nashville. Physical barriers and minimal access to Old Hickory continue to suppress the marketing, while gentrification in the community continues to reduce the diversity of economy and housing typology.

Vision

To solve these problems, Old Hickory must become a destination place while increasing density and diversifying its population. Building upon the existing and connecting streets will improve walkability and increase the number of lots. Also, bolstering the community facilities, such as the community center and town square, will encourage social interaction by the neighbors. The introduction of town homes, live/work, and manor houses increases housing typology and provides the density to support the retail being proposed. This will lead to economic diversity and prosperity.



Aerial Location



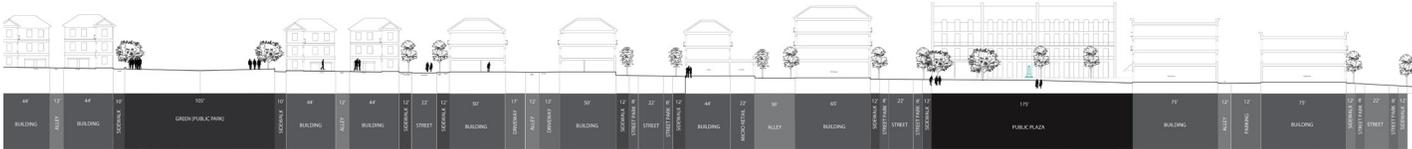
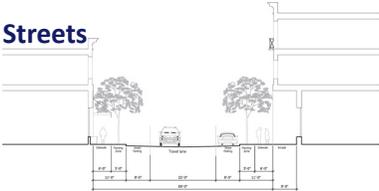
Illustrative Plan



Proposed Rendering - view from the northwest



Active Retail Storefronts



Proposed Cross-Section

Old Hickory Village (B)

Establishing a New Center

University of Tennessee
Sean Miller

Site

Old Hickory Village is located in the north-east portion of Davidson County along its namesake Old Hickory Lake. The village is an historic company town of Dupont who still operates a large operation on the northern boundary of the community. The village's circuitous commute to Nashville, and limited job opportunities has contributed to the steady decline of the community. However a tremendous opportunity exists as the village has many traits of "old is new again" urbanist redevelopments. The village features a gridded street pattern, central parcels available for redevelopment, historic homes with character, and access to recreational activities on the lake.

Vision

The proposal seek to create a new village center and identity for Old Hickory Village through the creation of a new public green. The new green compliments the existing public spaces to form the village center. This area is enhanced with two to five story retail and mixed-use buildings for the existing residents, and to attract new ones as well. The street network is expanded to allow more connection for the village residents to the new town square. Missing Middle housing types help to transition the larger mixed-use blocks to single family homes.



Aerial Location



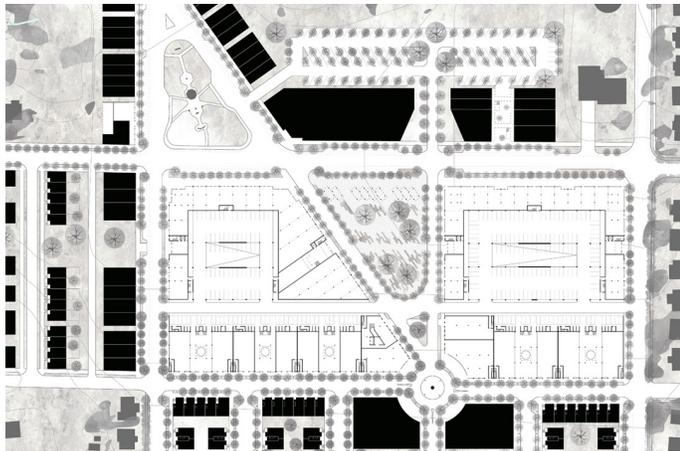
Figure Ground Plan



4 Story Mixed Use Option



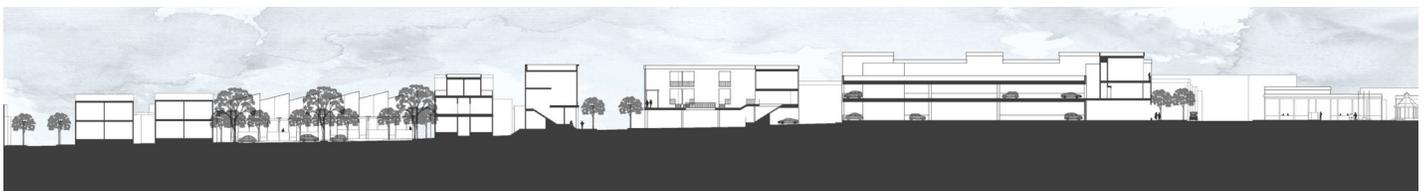
Courtyard apartments



Plan Detail



Axonometric - Uses



Site Section

Donelson – Hermitage – Old Hickory – Enhancements to the Open Space Network

Each of the Community Plans complements and relies on the Nashville Open Space Plan and the Metropolitan Park and Greenways Master Plan (“Parks Master Plan”) for projects and enhancements. Both the Open Space Plan and the Parks Master Plan along with current project information may be found at: <http://www.nashville.gov/Parks-and-Recreation/Planning-and-Development.aspx>

Adding greenways or other trails can improve the area’s quality of life as residential, commercial, employment and recreational developments bring more residents, workers and visitors to the area. Trail connections, additional greenways, improved roadway crossings, and paths increase connectivity among residential, schools, and mixed use centers. This adds value to a neighborhood by providing residents and workers with alternative transportation options such as walking and cycling. In addition, greenways encourage healthier and more active lifestyles.

In some areas, a multi-use path may be a more appropriate solution that separate sidewalks, bikeways and greenways to maintain community character. A multi-use path can be thought of as a greenway – it will be used by pedestrians and cyclists – but instead of following a river or creek, it follows a corridor. It has the benefit of efficient provision of infrastructure (it is built on one side of the corridor, unlike sidewalks and bikeways on both sides of a street) and the greenway design can be more in keeping with the rural and suburban nature of these corridors.

Recommended Greenway System Connections and Multi-Use Paths in the Donelson-Hermitage-Old Hickory Community

The following greenway segments, ridge trails, and multi-use paths are recommended to complement the existing greenway system:

- » Mill Creek Greenway – Complete the Mill Creek Greenway from the Antioch – Hickory Hollow area to the Donelson area
- » McGavock Pike Multi-Use Path – Develop a multi-use path adjacent to McGavock Pike from Lebanon Pike to the Stones River Greenway.
- » Peeler Park Greenway Bridge – Connect people walking and biking with a bridge over the Cumberland River from the Stones River Greenway to Peeler Park.
- » Opry Mills Connector – Connect Two Rivers Greenway to Opry Mills

Donelson – Hermitage – Old Hickory – Enhancements to the Transportation Network

In addition to community character, each of the Community Plans considers the needs of vehicular users, bicyclists, pedestrians, and transit users in its guidance and recommendations. It does so by utilizing Access Nashville 2040 as its foundation along with the Major and Collector Street Plan (MCSP). The MCSP is part of, and implements, Access Nashville 2040. The MCSP maps the vision for Nashville’s major and collector streets and ensures that this vision is fully integrated with the city’s land use, mass transit, bicycle and pedestrian planning efforts. The *Strategic Plan for Sidewalks and Bikeways* establishes high-priority sidewalk areas and outlines future sidewalk and bikeway projects for the city. There are additional plans that outline committed funding and project priorities, including the city’s Capital Improvements and Budget Program.

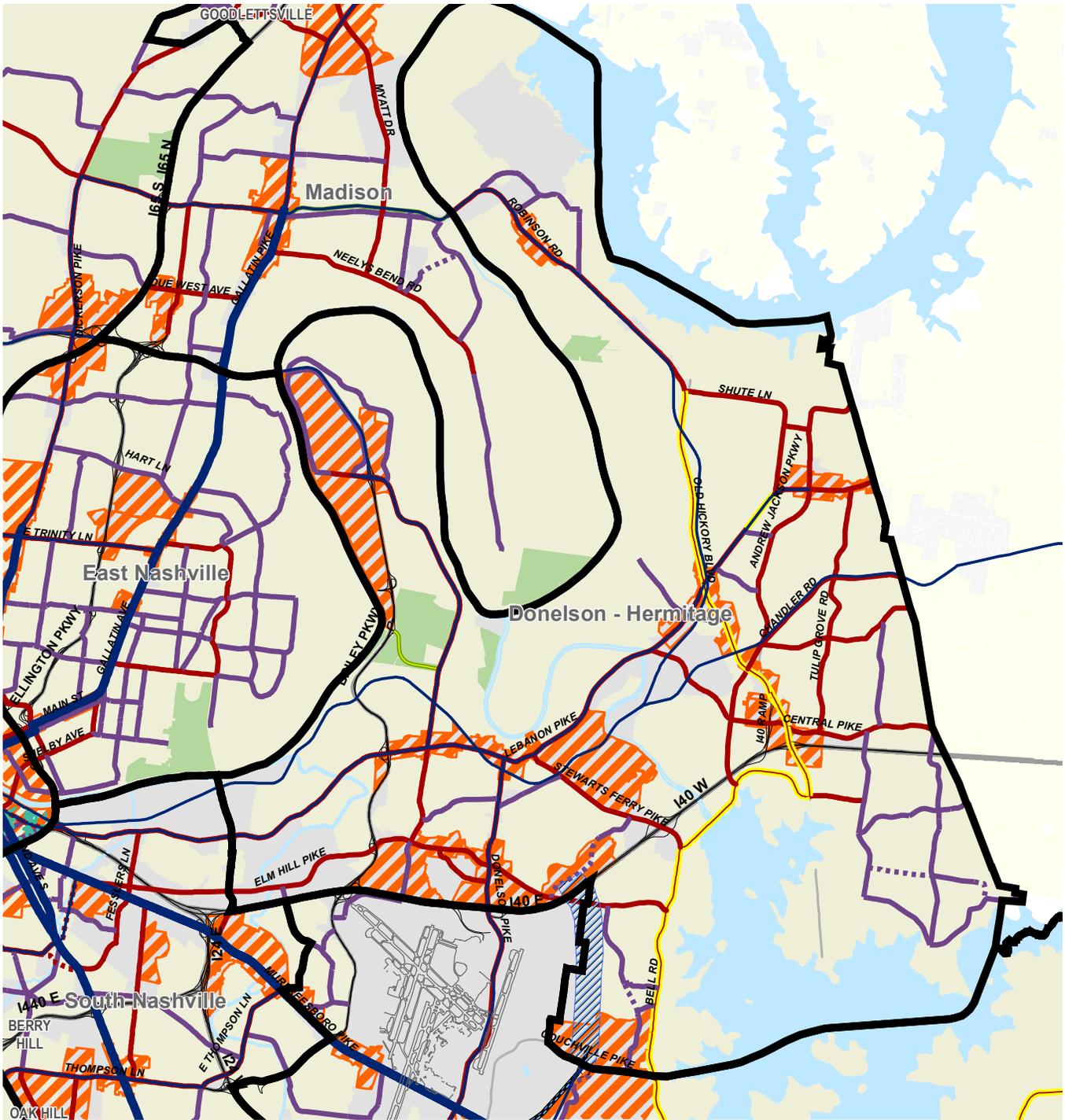
Please refer to Access Nashville 2040 in Volume V for details and information on these plans, the city-wide vision for various modes of transportation, recommended projects, and other details.

Recommended Transportation Network Enhancements for the Donelson-Hermitage-Old Hickory Community

Nashville/Davidson County’s transportation network has evolved over the last decade to include choices in transportation that are context sensitive and serve a wider range of users, including pedestrians, bicyclists and transit users, what is referred to as a “multi-modal” network. Needless to say, funding is limited, and the need to improve a multi-modal network far outweighs existing resources. Sidewalk, bikeways and greenways projects in Donelson-Hermitage-Old Hickory compete against street projects, the urgent nature to maintain existing infrastructure investments across the County, and projects that are regionally significant. The following priority projects reflect a consensus between community concerns, development pressure and project feasibility.

Major and collector streets

Donelson-Hermitage-Old Hickory detail



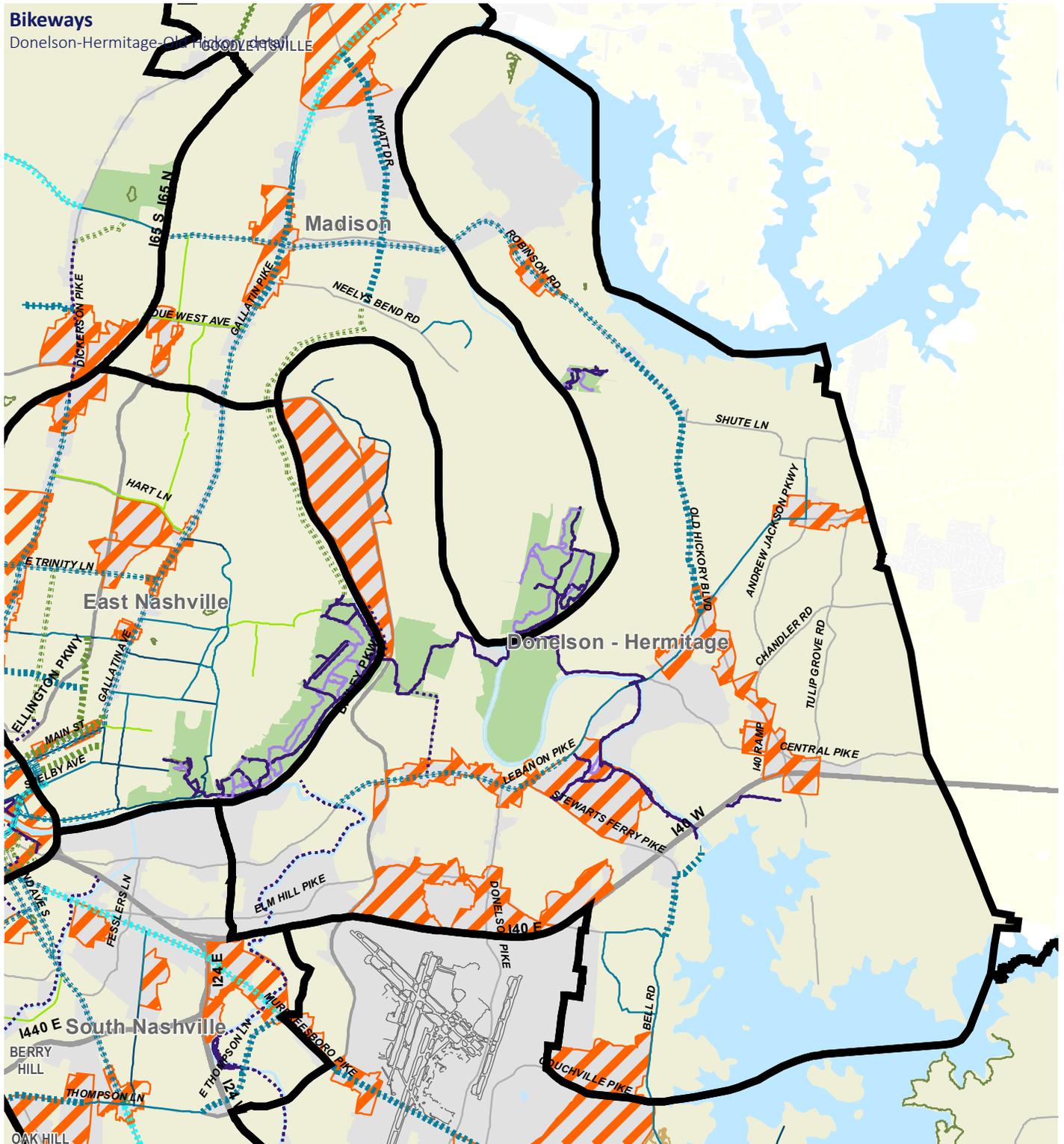
Major and Collector Street Legend

- | | | |
|--|---|---|
|  Potential Multimodal Freeway Corridor |  Planned Arterial-Boulevard |  Local Street |
|  Planned Multimodal Freeway Corridor |  Collector-Avenue |  Planned Local Alley |
|  Arterial-Parkway Scenic |  Planned Collector-Avenue |  Freeway or Expressway |
|  Arterial-Boulevard Scenic |  Downtown Local Street |  Ramp |
|  Planned Arterial-Boulevard Scenic |  Planned Downtown Local Street |  Planned Ramp |
|  Arterial-Boulevard |  Planned Downtown Alley | |



Bikeways

Donelson-Hermitage-Old Hermitage



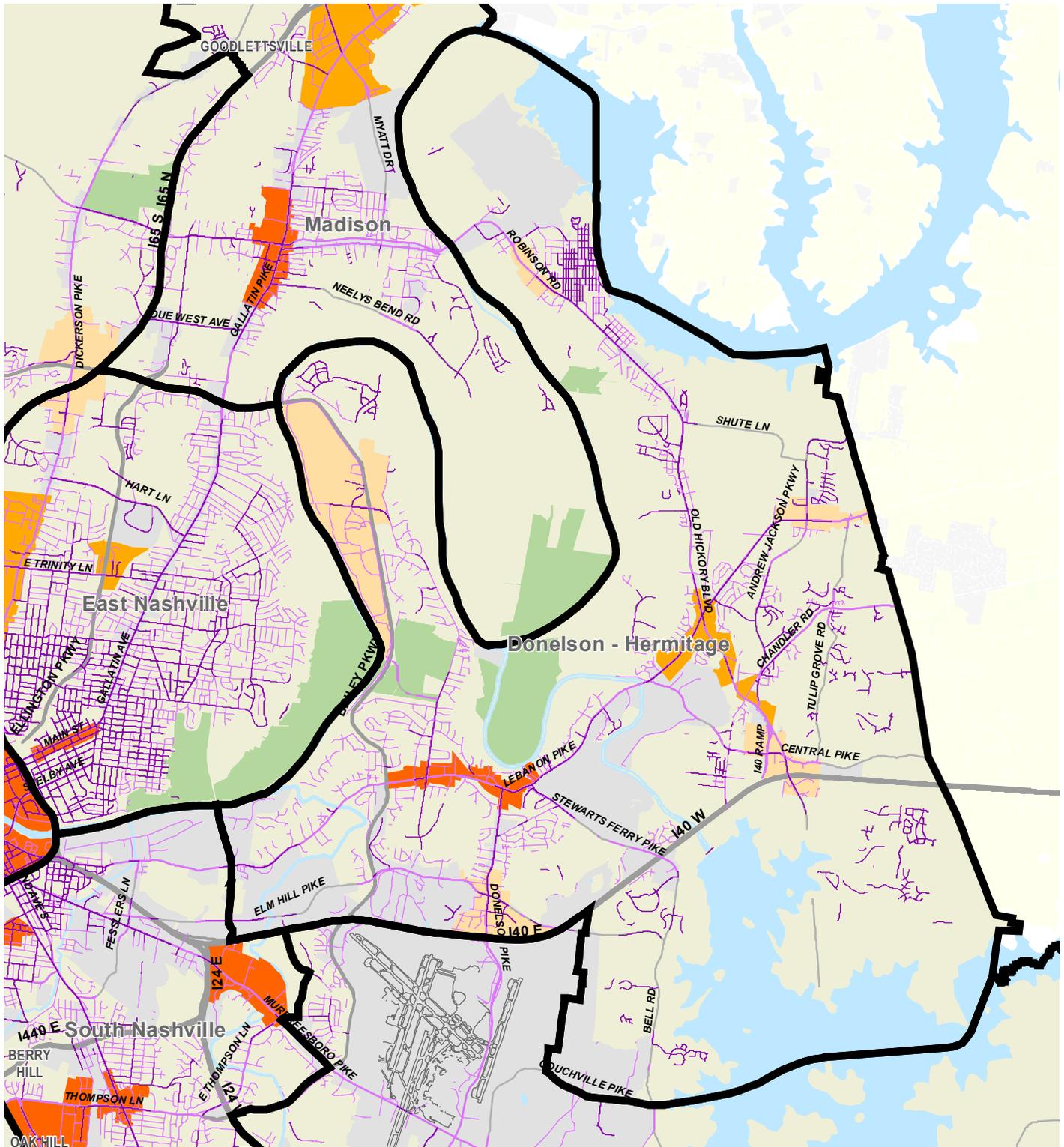
Bikeways and Greenways Legend

- | | | | |
|--------------|---------------------|------------------|------------------------------|
| Anchor Parks | Bike Lane Vision | Greenway Vision | Existing Greenways |
| Water Bodies | BL/Buffered BL | Bike Lane, Paved | Greenway, Paved |
| Special Uses | Bike Lane | Greenway, Paved | Greenway, Unpaved |
| | Buffered BL | | Mountain Bike Trail, Unpaved |
| | Signed Shared Route | | Park Trail, Paved |
| | | | Park Trail, Unpaved |



Sidewalks

Donelson-Hermitage-Old Hickory detail



Sidewalks Legend

- | | | |
|---|---|---|
|  Water Bodies |  Missing Sidewalks |  Centers |
|  Anchor Parks |  Local |  Third |
|  Special Uses |  Major Road |  Second |
|  Existing Sidewalks |  Minor Road |  First |



Transit Priorities for the Donelson-Hermitage-Old Hickory Community

To be determined with MTA Strategic Master Plan Update in 2015-2016.

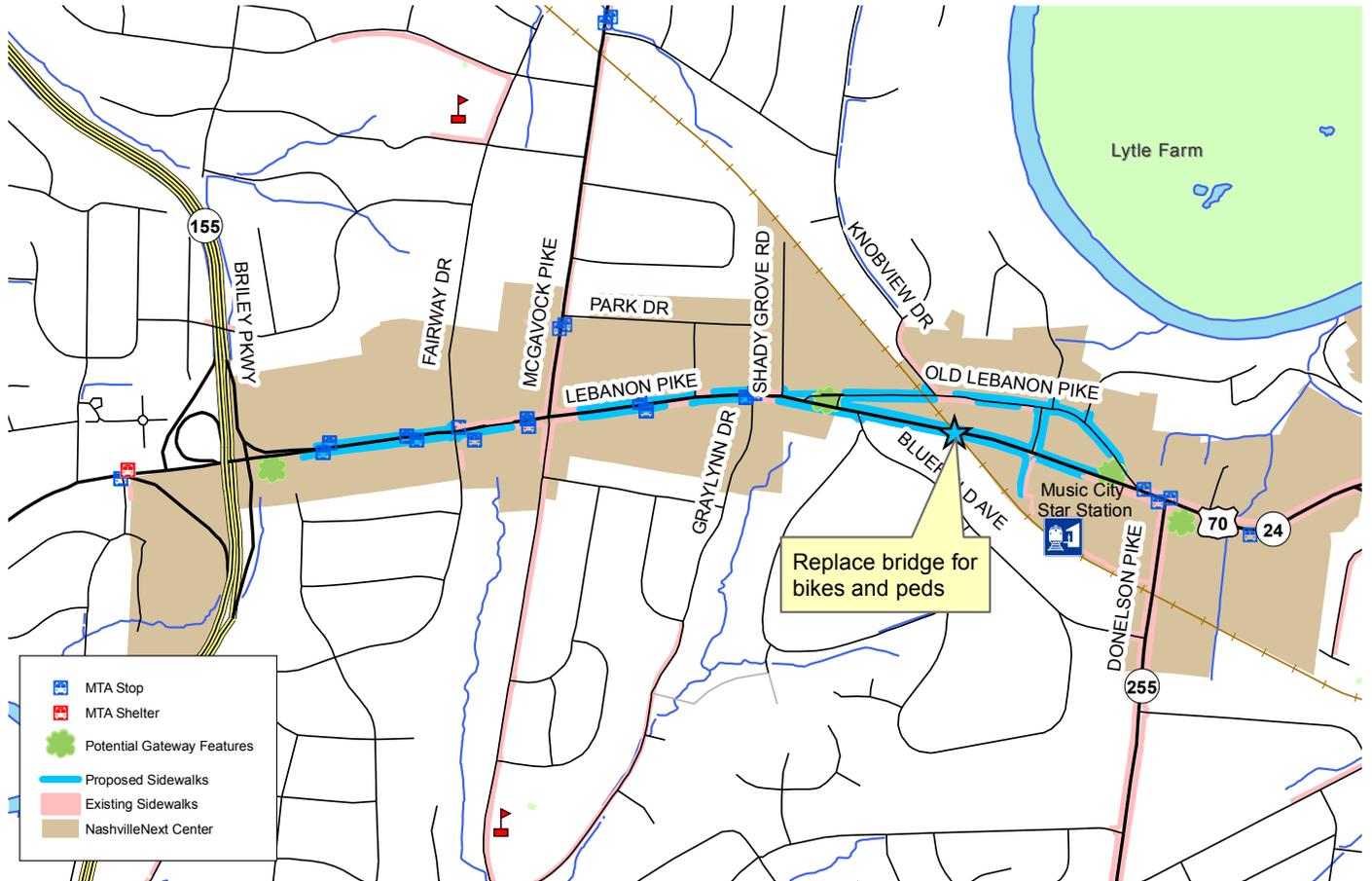
Pedestrian Priorities for the Donelson-Hermitage-Old Hickory Community

The pedestrian priorities for the Donelson-Hermitage-Old Hickory Community are:

- » Gateway to Donelson – Construct sidewalks, streetscaping, and gateway features along Old Lebanon Road and Lebanon Pike from Briley Parkway to Donelson Pike.
- » Elm Hill Pike Sidewalks – Construct sidewalks along Elm Hill Pike from Briley Parkway to Donelson Pike.

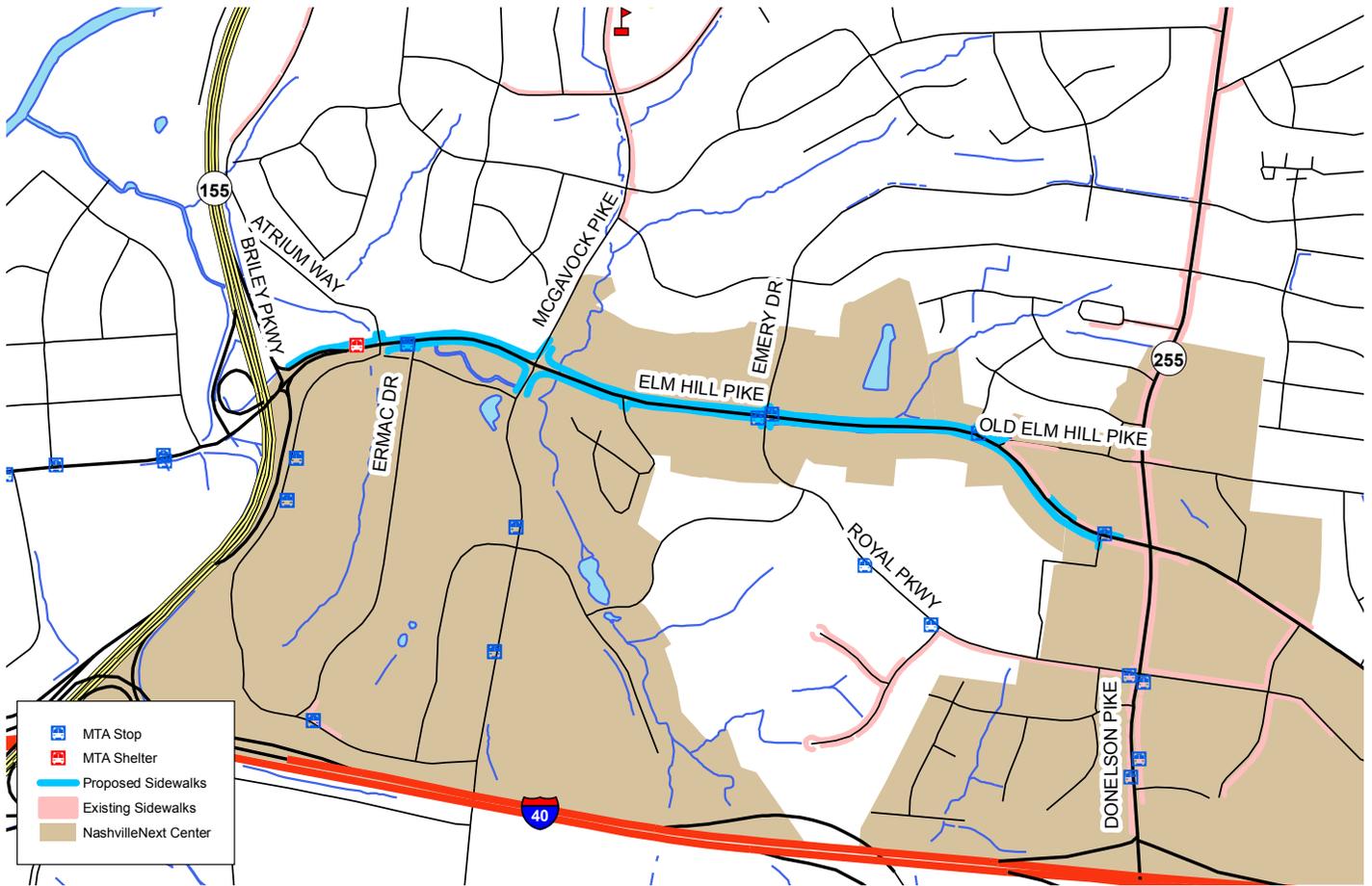
Gateway to Donelson

Construct sidewalks, streetscaping, and gateway features along Old Lebanon Road and Lebanon Pike from Briley Parkway to Donelson Pike.



Elm Hill Pike Sidewalks

Construct sidewalks along Elm Hill Pike from Briley Parkway to Donelson Pike.



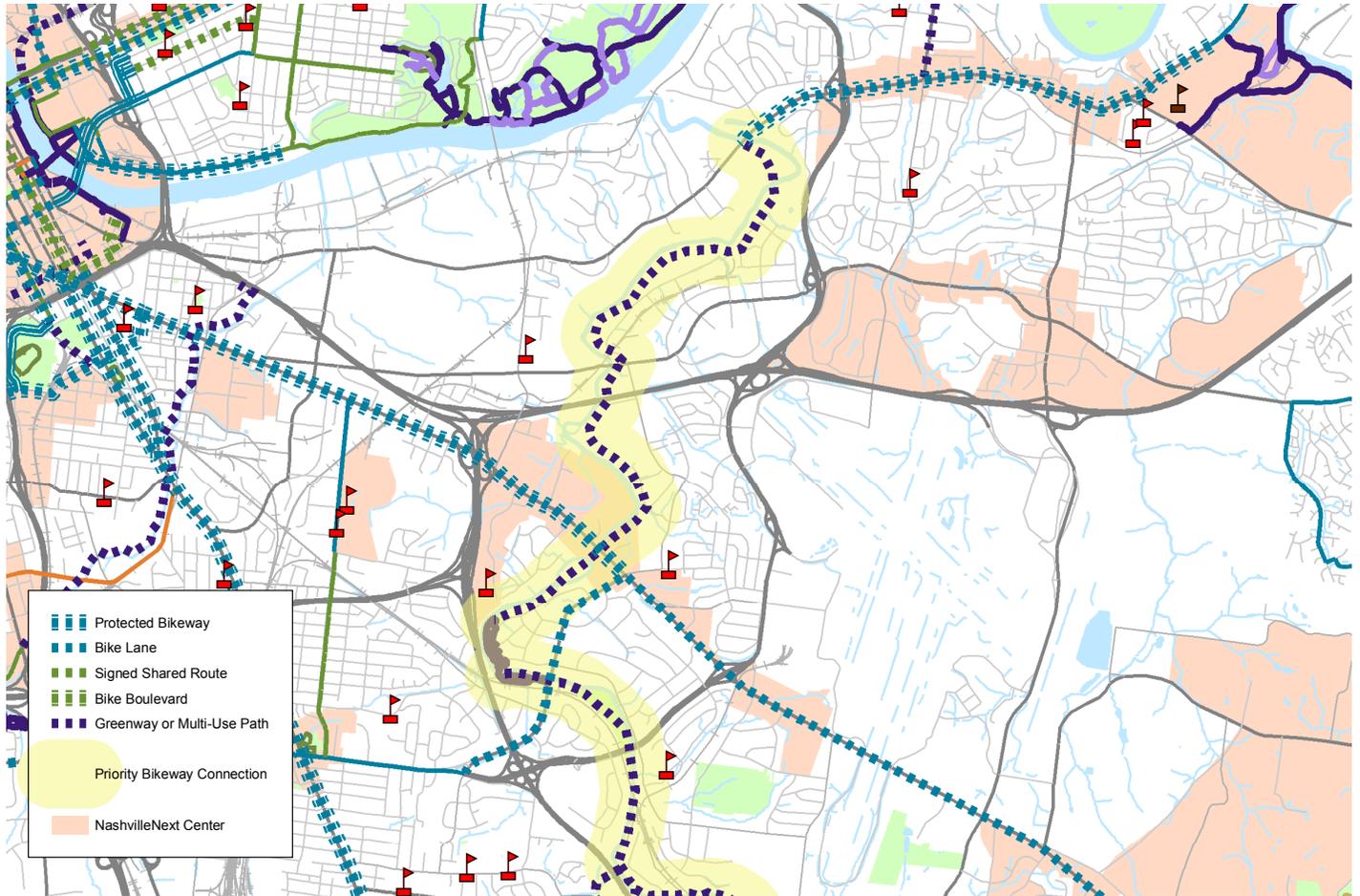
Bikeway Priorities for the Donelson-Hermitage-Old Hickory Community

The bikeway priorities for the Donelson-Hermitage-Old Hickory Community are:

- » Mill Creek Greenway – Complete the Mill Creek Greenway from the Antioch – Hickory Hollow area to the Donelson area.
- » Lebanon Pike Protected Bikeway – Implement a protected bikeway along Lebanon Pike from the Mill Creek Greenway to the Donelson YMCA.
- » McGavock Pike Multi-Use Path – Develop a multi-use path adjacent to McGavock Pike from Lebanon Pike to the Stones River Greenway.
- » Peeler Park Greenway Bridge – Connect people walking and biking with a bridge over the Cumberland River from the Stones River Greenway to Peeler Park.
- » Opry Mills Connector – Connect Two Rivers Greenway to Opry Mills

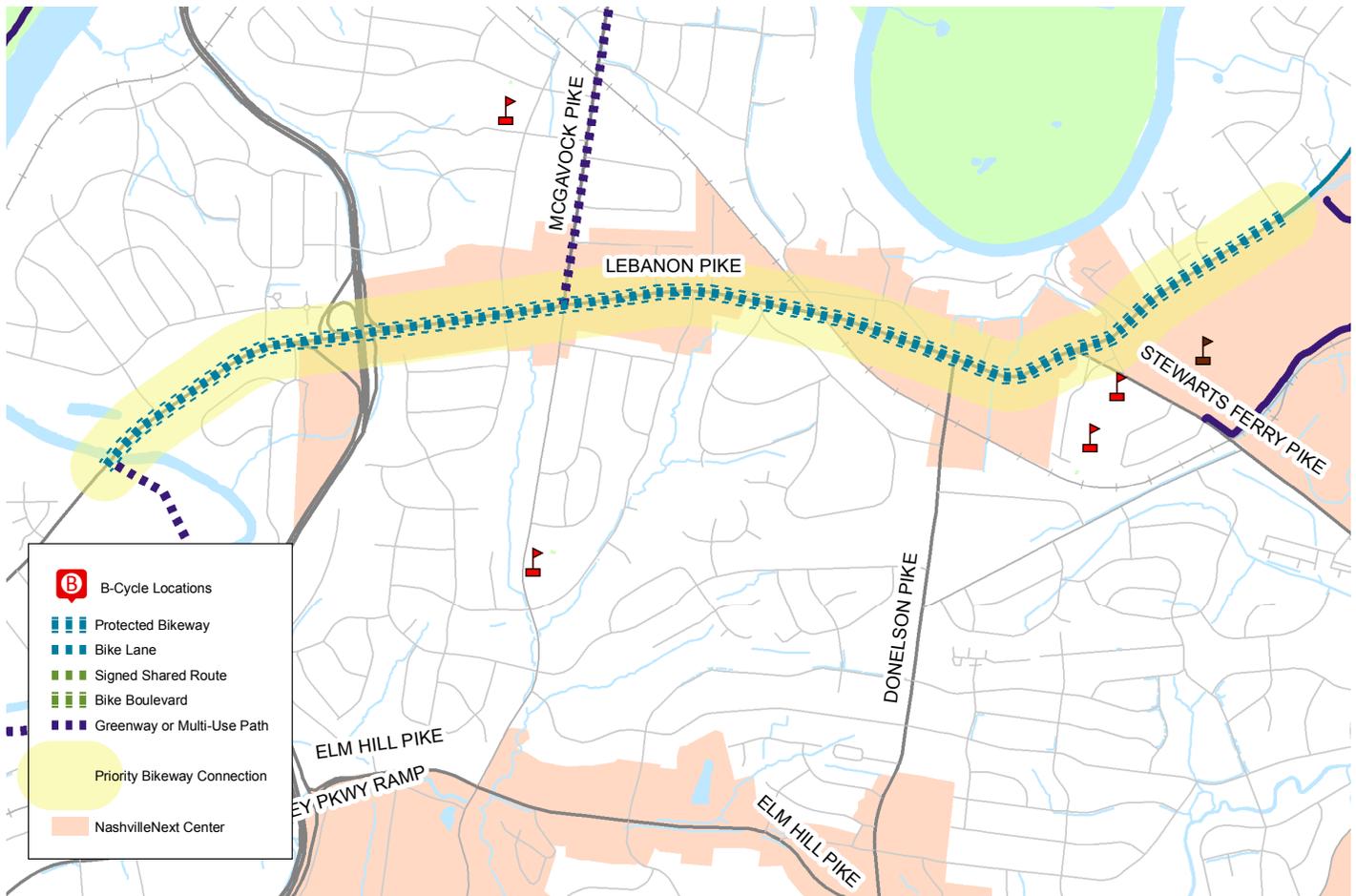
Mill Creek Greenway

Complete the Mill Creek Greenway from the Antioch – Hickory Hollow area to the Donelson area.



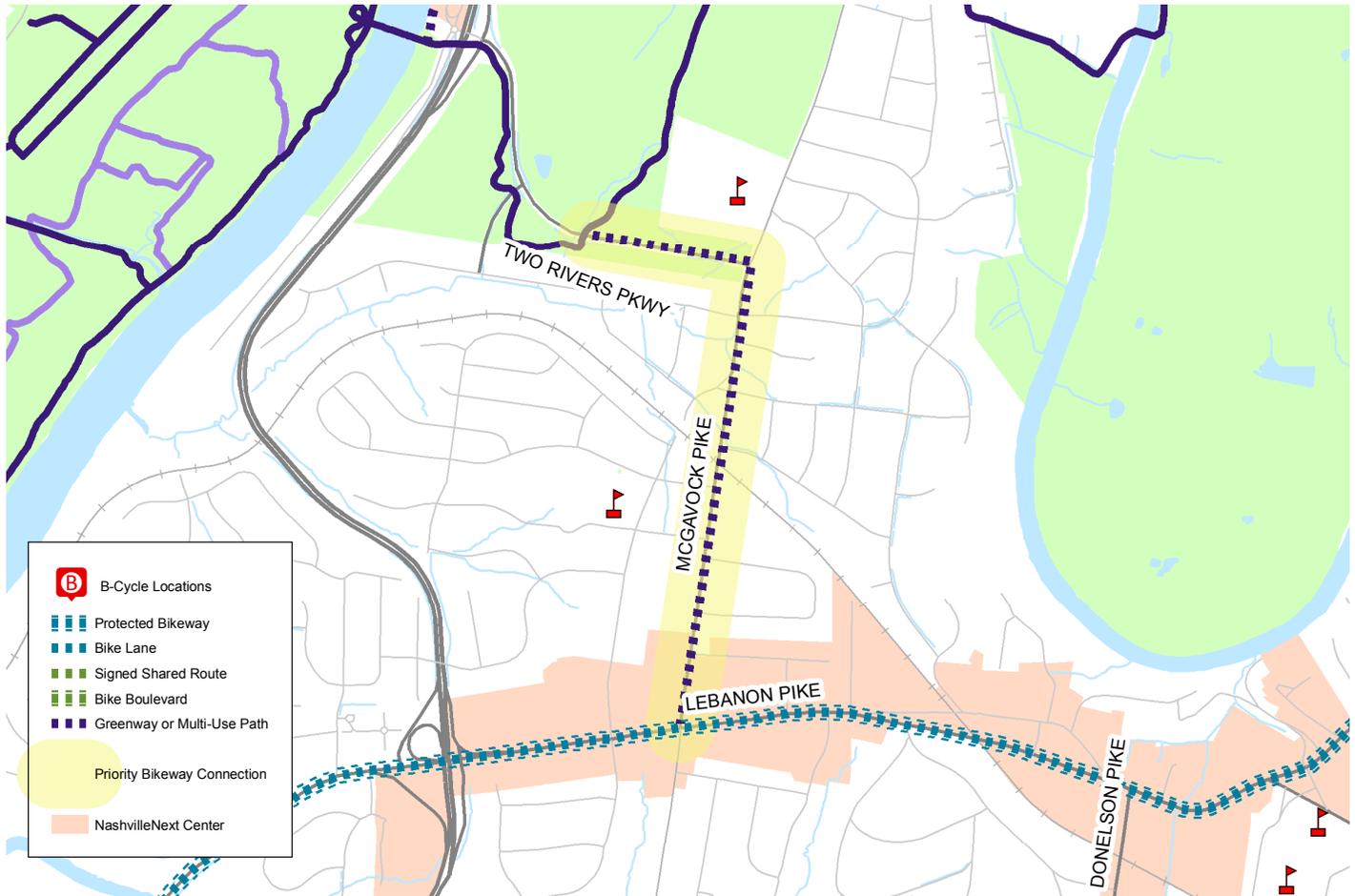
Lebanon Pike Protected Bikeway

Implement a protected bikeway along Lebanon Pike from the Mill Creek Greenway to the Donelson YMCA.



McGavock Pike Multi-Use Path

Develop a multi-use path adjacent to McGavock Pike from Lebanon Pike to the Stones River Greenway.



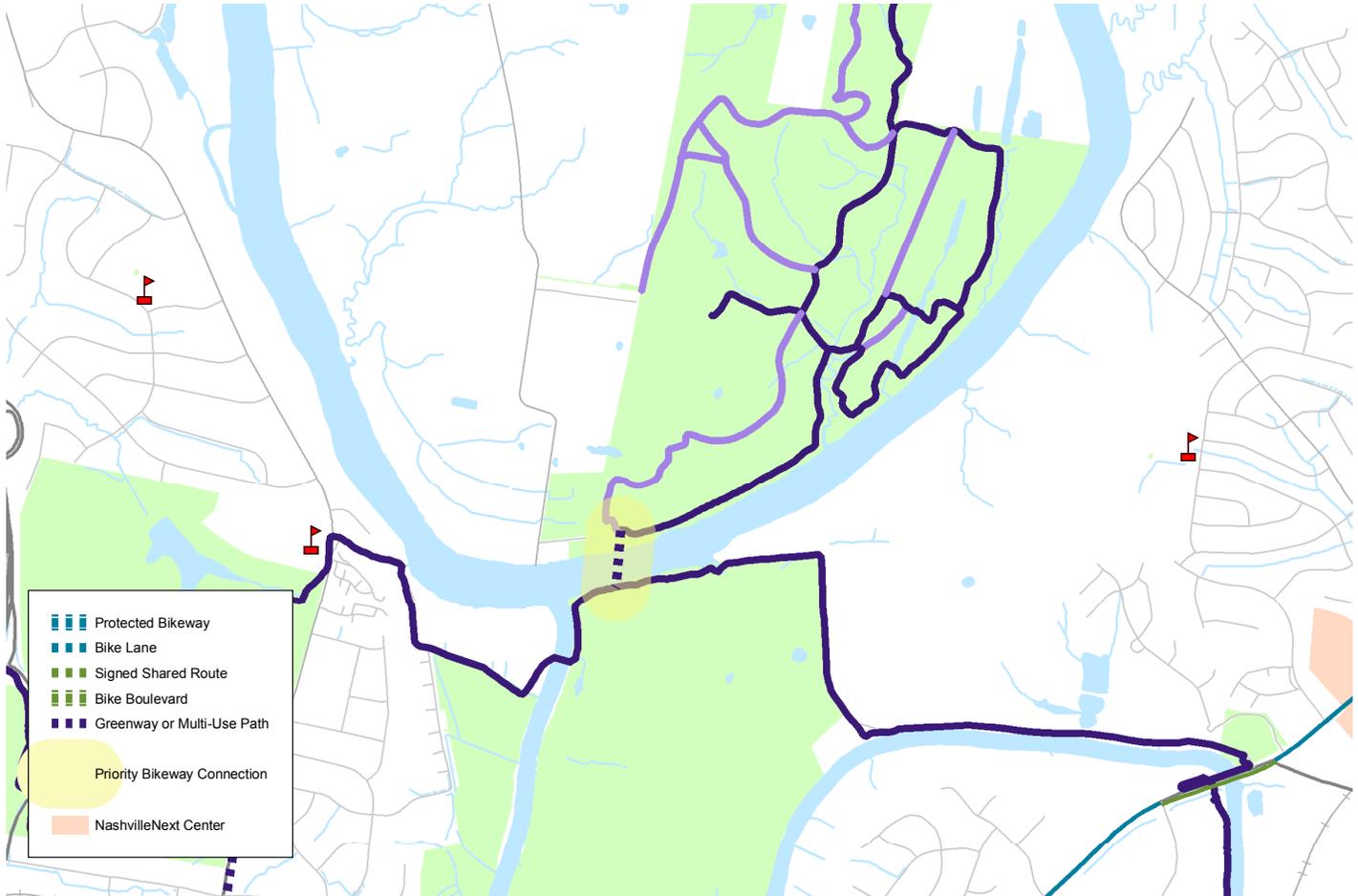
Opry Mills Connector

Connect Two Rivers Greenway to Opry Mills



Peeler Park Greenway Bridge

Connect people walking and biking with a bridge over the Cumberland River from the Stones River Greenway to Peeler Park.



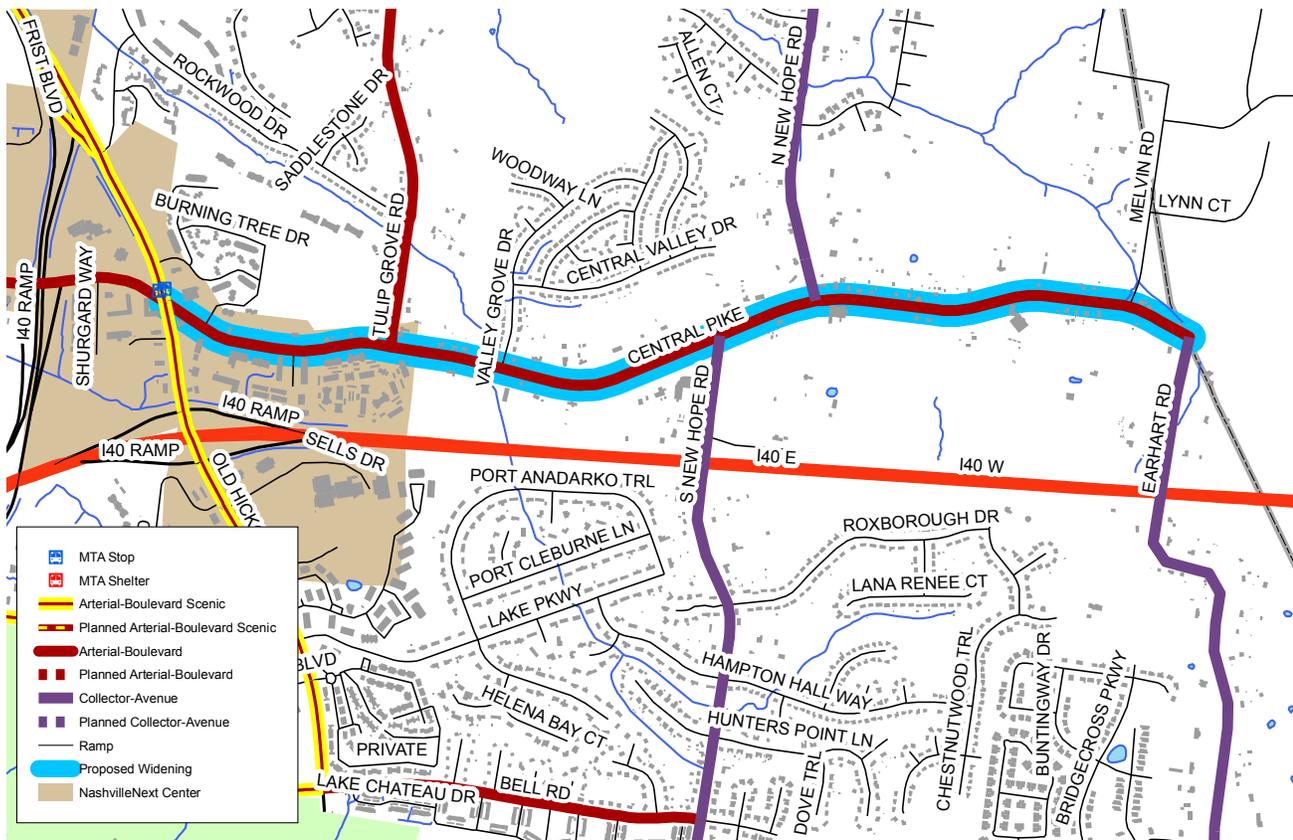
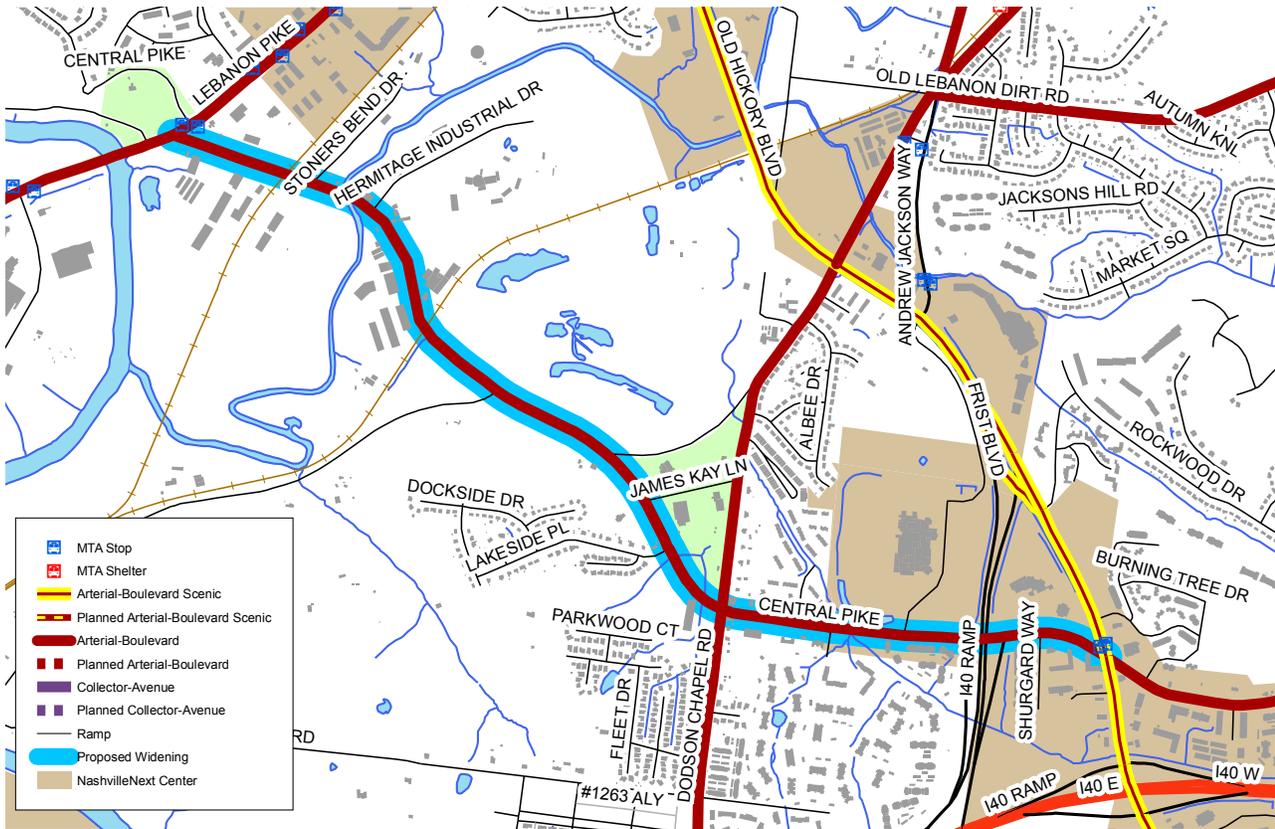
Vehicular Network Priorities for the Donelson-Hermitage-Old Hickory Community

The following road widening and connectivity projects are depicted in the accompanying maps.

- » Central Pike Widening – Widen Central Pike from Old Hickory Boulevard to Lebanon Pike from 2/3 lanes to 5 lanes with sidewalks and bike lanes.
- » Central Pike Widening Phase 2 – Widen Central Pike from Old Hickory Boulevard to the Wilson County Line from 2/3 lanes to 5 lanes with sidewalks and bike lanes.
- » Stewarts Ferry Pike Widening – Widen Stewarts Ferry Pike from I-40 to Lebanon Pike from 2/3 lanes to 5 lanes with sidewalks and bike lanes.

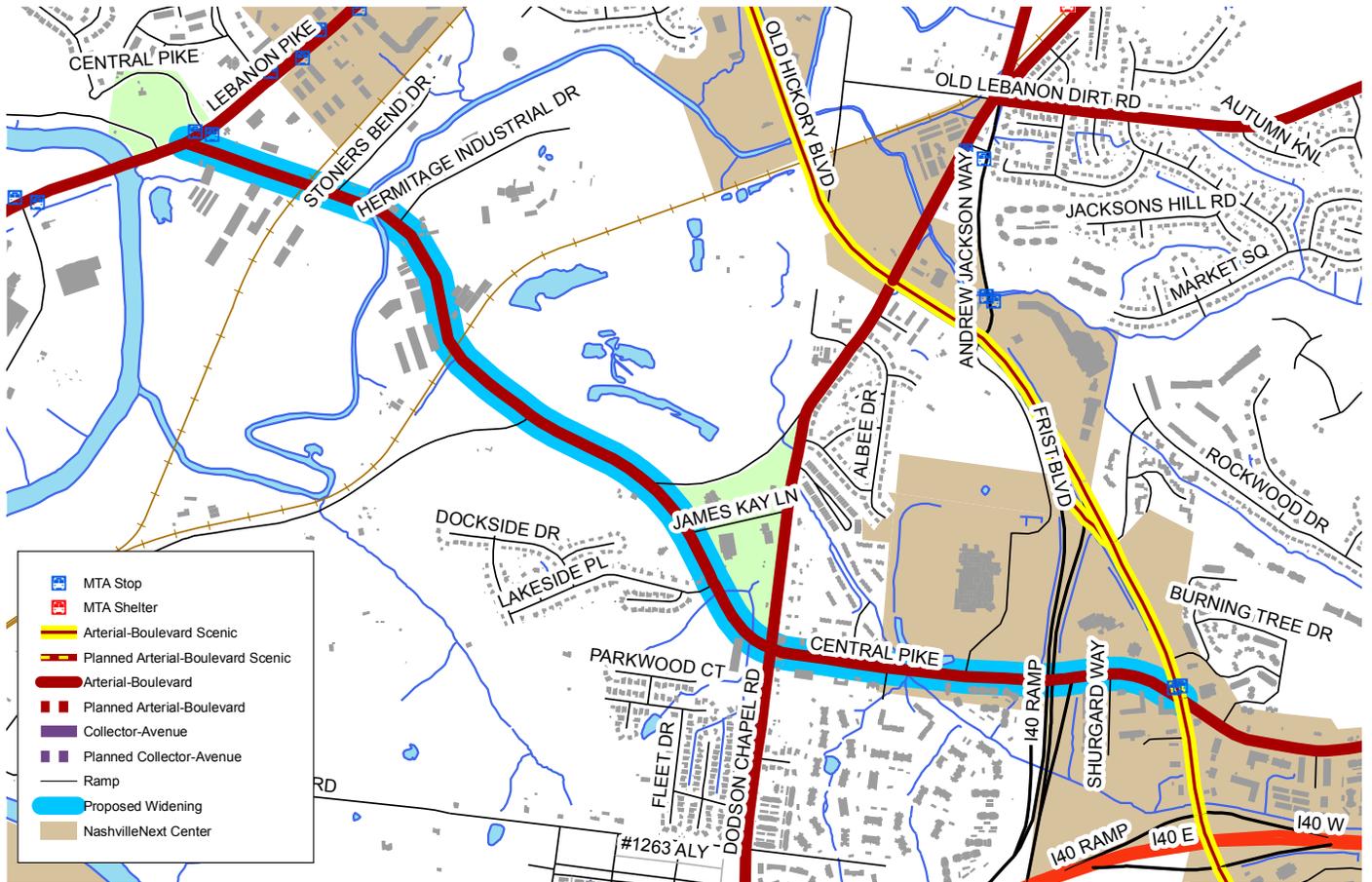
Central Pike Widening

Widen Central Pike from Old Hickory Boulevard to Lebanon Pike from 2/3 lanes to 5 lanes with sidewalks and bike lanes.



Stewarts Ferry Pike Widening

Widen Stewarts Ferry Pike from I-40 to Lebanon Pike from 2/3 lanes to 5 lanes with sidewalks and bike lanes.



Conclusion

The information provided in this chapter builds on the guidance found in other components of NashvilleNext:

- » For land use policy guidance, please refer to the Community Character Manual at the beginning of Volume III.
- » For transportation network guidance – including streets, bikeways, sidewalks, greenways, multi-use paths, and transit, please refer to Access Nashville 2040 in Volume V.
- » For open space network guidance – including parks, greenways, and project information – please refer to the Nashville Open Space Plan and the Parks and Greenways Master Plan at: <http://www.nashville.gov/Parks-and-Recreation/Planning-and-Development.aspx>.