

Donelson - Hermitage - Old Hickory Community Plan 2004 Update

adopted October 14, 2004
including amendments through
June 28, 2012



NASHVILLE
PLANNING
COMMISSION
A GREAT
CITY
DEPARTMENT

**Certified per TCA 13-4-202 as a part of the
Nashville-Davidson County General Plan adopted
by the Metropolitan Nashville-Davidson County
Planning Commission and including all
amendments to this part as of June 28, 2012.**

Executive Secretary

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**METROPOLITAN PLANNING COMMISSION
OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE**

Resolution No. RS2005-281

“WHEREAS, the *Donelson-Hermitage-Old Hickory Community Plan: 2004 Update* was adopted by the Metropolitan Planning Commission on October 14, 2004; and

WHEREAS, Residential Low-Medium Density and Community Center land use policies were applied in that plan to an area along the east side of Tulip Grove Road south of Lebanon Pike; and

WHEREAS, an amendment was proposed to add a Special Policy note to the Structure Plan for this parcel; and

WHEREAS, a public hearing was held by the Metropolitan Planning Commission on August 11, 2005 to consider the merits of amending the *Donelson-Hermitage-Old Hickory Community Plan* to enact the aforementioned amendment, as shown on Attachment A; and

WHEREAS, the Metropolitan Planning Commission is empowered under state statute and the charter of the Metropolitan Government of Nashville and Davidson County to adopt master or general plans for smaller areas of the county;

NOW, THEREFORE, BE IT RESOLVED that the Metropolitan Planning Commission hereby **ADOPTS Amendment Number 1** to the *Donelson-Hermitage-Old Hickory Community Plan: 2004 Update* (Subarea Plan), in accordance with sections 11.504 (e), (j), and 18.02 of the charter of the Metropolitan Government of Nashville and Davidson County.

15/ James Lawson

James Lawson, Chairman

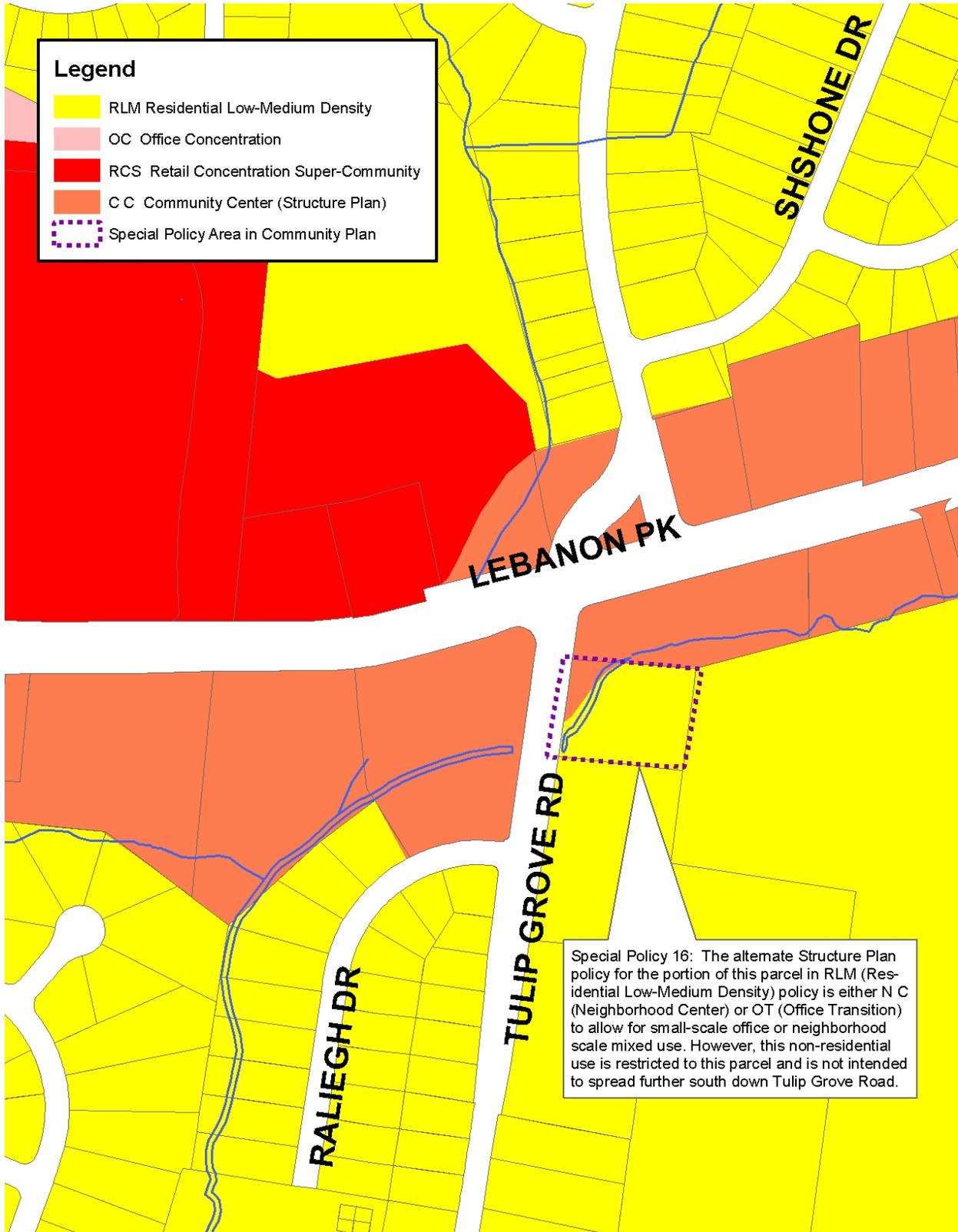
Adoption Date: August 11, 2005

Attest:

15/ Rick Bernhardt

Rick Bernhardt
Secretary and Executive Director

Attachment A to Resolution RS2005-281



**METROPOLITAN PLANNING COMMISSION
OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE**

Resolution No. RS2006-361

“WHEREAS, the *Donelson-Hermitage-Old Hickory Community Plan: 2004 Update* was adopted by the Metropolitan Planning Commission on October 14, 2004; and

WHEREAS, Corridor General policy was applied in that plan to an approximately 45-acre area located along the west side of Donelson Pike in the vicinity of Lakeland Drive; and

WHEREAS, an amendment was proposed to change the policy for this area to Office Transition, Residential Medium Density, and Residential Low-Medium Density; and

WHEREAS, a public hearing was held by the Metropolitan Planning Commission on November 14, 2006 to consider the merits of amending the *Donelson-Hermitage-Old Hickory Community Plan* to enact the aforementioned amendment, as shown on Attachment A; and

WHEREAS, the Metropolitan Planning Commission is empowered under state statute and the charter of the Metropolitan Government of Nashville and Davidson County to adopt master or general plans for smaller areas of the county;

NOW, THEREFORE, BE IT RESOLVED that the Metropolitan Planning Commission hereby **ADOPTS Amendment Number 2** to the *Donelson-Hermitage-Old Hickory Community Plan: 2004 Update* (Subarea Plan), in accordance with sections 11.504 (e), (j), and 18.02 of the charter of the Metropolitan Government of Nashville and Davidson County.

151 James Lawson

James Lawson, Chairman

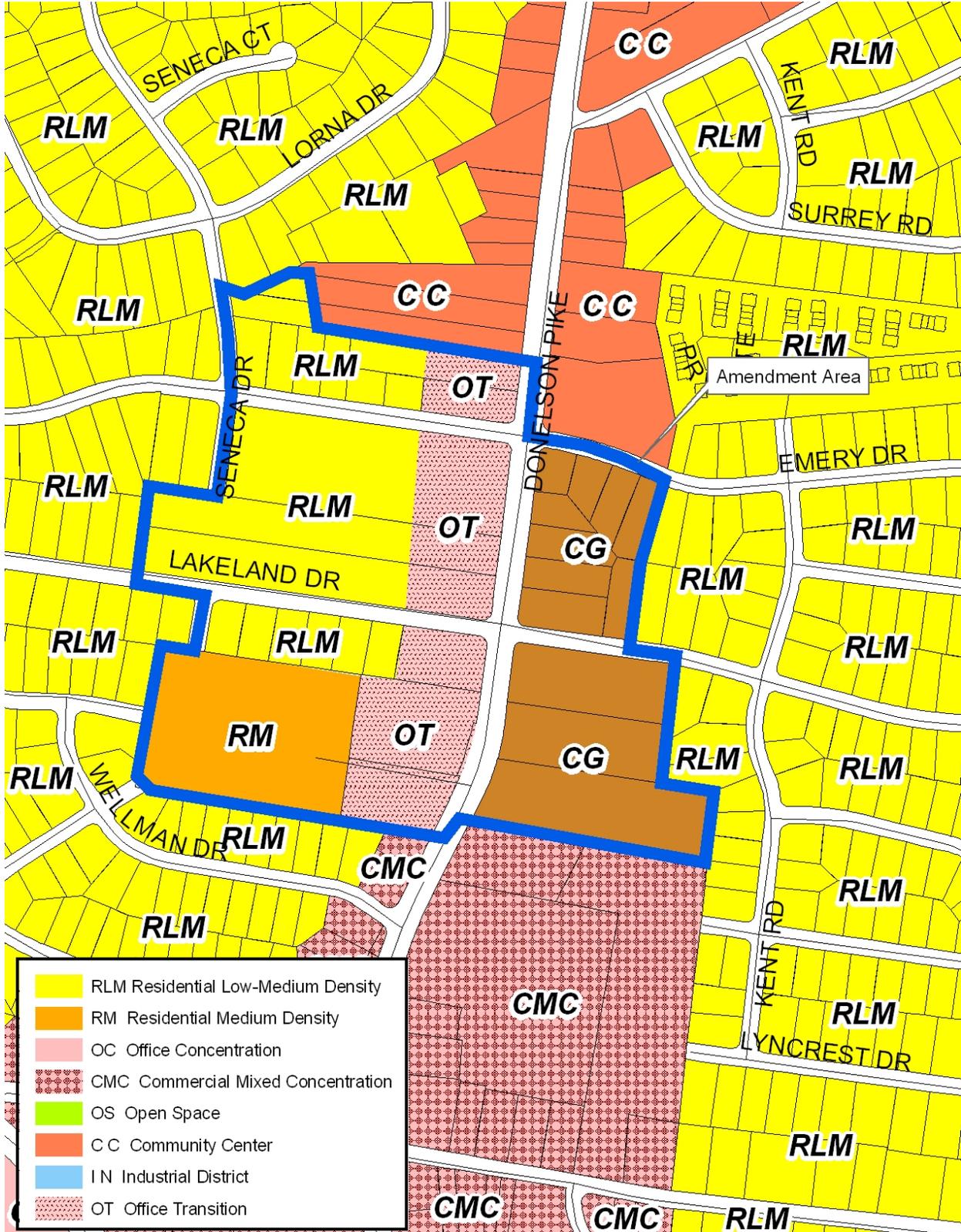
Adoption Date: November 14, 2006

Attest:

151 Rick Bernhardt

Rick Bernhardt
Secretary and Executive Director

Attachment A to Resolution RS2006-131



**METROPOLITAN PLANNING COMMISSION
OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE**

Resolution No. RS2007-055

“WHEREAS, the *Donelson-Hermitage-Old Hickory Community Plan: 2004 Update* was adopted by the Metropolitan Planning Commission on October 14, 2004; and

WHEREAS, Residential Low-Medium Density and Neighborhood Center policies were applied in that plan to an approximately 105-acre area located between Briley Parkway, Pennington Bend Road, and McGavock Pike; and

WHEREAS, an amendment was proposed to change the policy for this area to Commercial Mixed Concentration with a Special Policy; and

WHEREAS, a community meeting was held in the affected area on January 18, 2007 to obtain public input on the amendment; and

WHEREAS, a public hearing was held by the Metropolitan Planning Commission on February 22, 2007 to consider the merits of amending the *Donelson-Hermitage-Old Hickory Community Plan* to enact the aforementioned amendment, as shown on Attachments A and B; and

WHEREAS, the Metropolitan Planning Commission is empowered under state statute and the charter of the Metropolitan Government of Nashville and Davidson County to adopt master or general plans for smaller areas of the county;

NOW, THEREFORE, BE IT RESOLVED that the Metropolitan Planning Commission hereby **ADOPTS Amendment Number 3** to the *Donelson-Hermitage-Old Hickory Community Plan: 2004 Update* (Subarea Plan), in accordance with sections 11.504 (e), (j), and 18.02 of the charter of the Metropolitan Government of Nashville and Davidson County.

151 James Lawson

James Lawson, Chairman

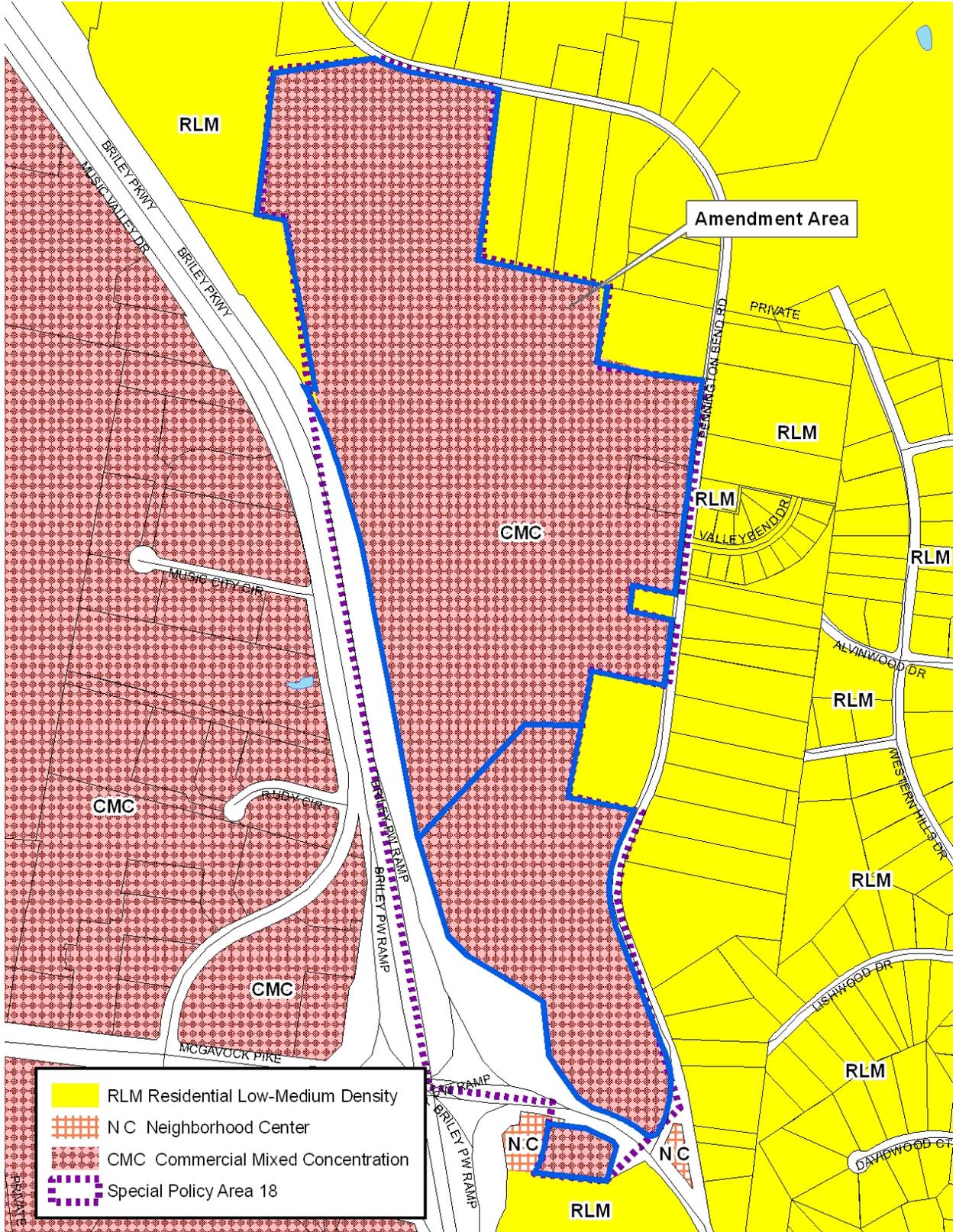
Adoption Date: February 22, 2007

Attest:

151 Rick Bernhardt

Rick Bernhardt
Secretary and Executive Director

Attachment A to Resolution RS2007-055



Attachment B to Resolution RS2007-055

Special Policy Area 18

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:

- *No 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 CA zoning 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 CMC 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;*
- *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.*

**METROPOLITAN PLANNING COMMISSION
OF NASHVILLE AND DAVIDSON COUNTY**

**AMENDMENT # 4 TO THE DONELSON – HERMITAGE – OLD HICKORY
COMMUNITY PLAN: 2004 UPDATE**

Resolution No. RS2007-176

“WHEREAS, the *Donelson – Hermitage – Old Hickory Community Plan: 2004 Update* was adopted by the Metropolitan Planning Commission on October 14, 2004; and

WHEREAS, on the detailed land use plan element of the *Old Hickory Village West Detailed Neighborhood Design Plan* (as part of the *Community Plan*), Mixed Housing in Community Center was applied to an approximately 16-acre area at the southeast corner of Industrial Drive and Robinson Road; and

WHEREAS, an amendment was proposed to change the detailed policy for this area to Mixed Use in Community Center; and

WHEREAS, a public hearing was held by the Metropolitan Planning Commission on May 24, 2007 to consider the merits of amending the *Donelson – Hermitage – Old Hickory Community Plan: 2004 Update* to enact the aforementioned amendment, as shown on Attachment A; and

WHEREAS, the Metropolitan Planning Commission is empowered under state statute and the charter of the Metropolitan Government of Nashville and Davidson County to adopt master or general plans for smaller areas of the county;

NOW, THEREFORE, BE IT RESOLVED that the Metropolitan Planning Commission hereby **ADOPTS Amendment Number 4** to the *Donelson – Hermitage – Old Hickory Community Plan: 2004 Update* (Subarea Plan), in accordance with sections 11.504 (e), (j), and 18.02 of the Charter of the Metropolitan Government of Nashville and Davidson County.

15/ Phil Ponder

Phil Ponder, Acting Chairman

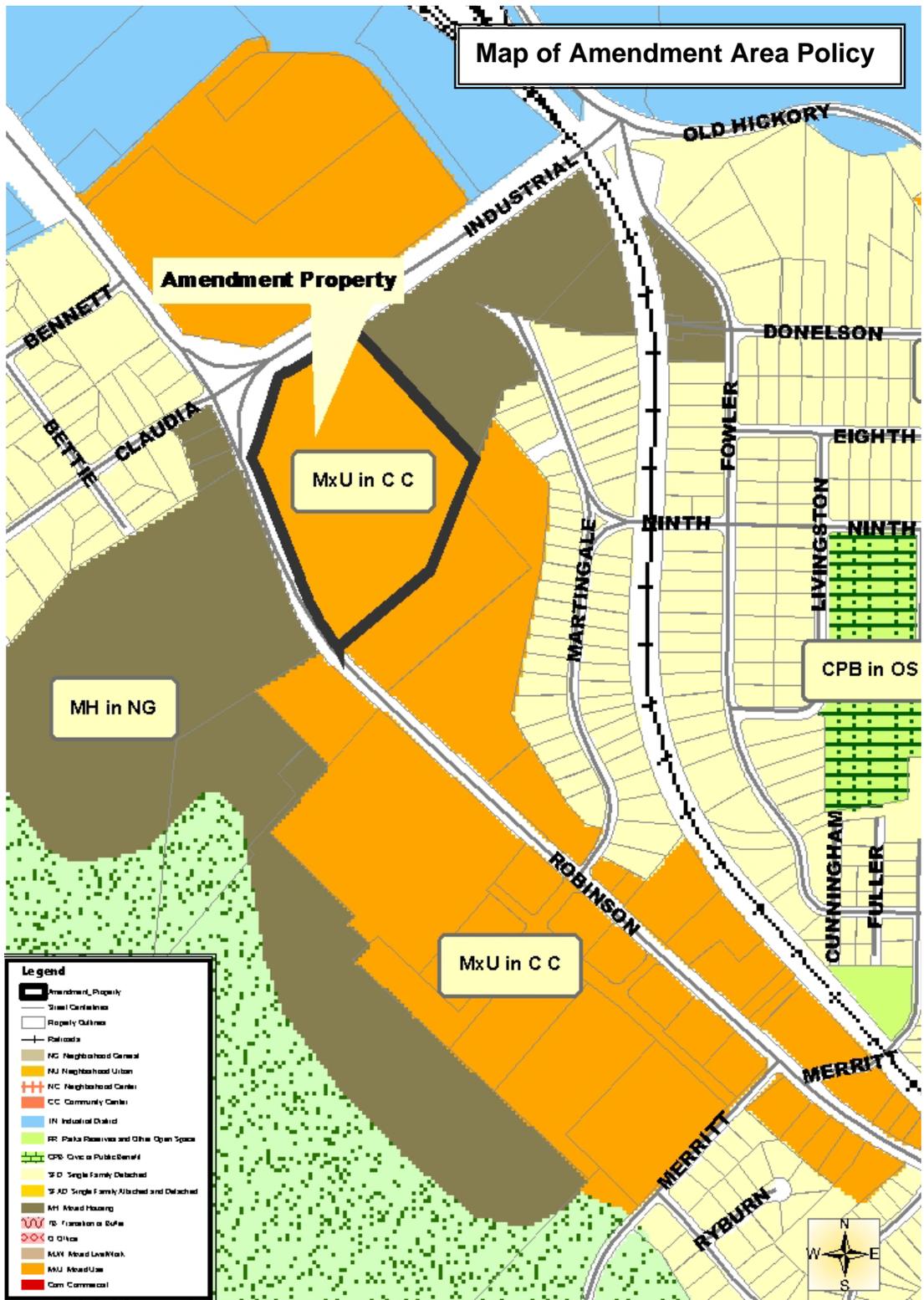
Adoption Date: May 24, 2007

Attest:

15/ Rick Bernhardt

Rick Bernhardt, Secretary and Executive Director

Map of Amendment Area Policy



**METROPOLITAN PLANNING COMMISSION
OF NASHVILLE AND DAVIDSON COUNTY**

**AMENDMENT # 5 TO THE DONELSON – HERMITAGE – OLD HICKORY
COMMUNITY PLAN: 2004 UPDATE**

Resolution No. BL2008-114

“BE IT RESOLVED by The Metropolitan Planning Commission that 2008CP-005G-14 is **APPROVED. (10-0)**”

“WHEREAS, the *Donelson – Hermitage – Old Hickory Community Plan: 2004 Update* was adopted by the Metropolitan Planning Commission on October 14, 2004; and

WHEREAS, on the land use plan element of the *Donelson – Hermitage – Old Hickory Community Plan: 2004 Update*, Commercial Mixed Concentration (CMC) and Residential Medium Density (RM) policies were applied to an approximately 219-acre area along the south side of McCrory Creek Road and the east side of Elm Hill Pike, north of Interstate 40; and

WHEREAS, an amendment was proposed to change the land use policy for this area to Office Concentration (OC) and Mixed Use (MU) policies; and

WHEREAS, a community meeting was held April 22, 2008, to discuss the proposed amendment with the community; and

WHEREAS, a public hearing was held by the Metropolitan Planning Commission on May 22, 2008, to consider the merits of amending the *Donelson – Hermitage – Old Hickory Community Plan: 2004 Update* to enact the aforementioned amendment, as shown on Attachment A and explained on Attachment B; and

WHEREAS, the Metropolitan Planning Commission is empowered under state statute and the charter of the Metropolitan Government of Nashville and Davidson County to adopt master or general plans for smaller areas of the county;

NOW, THEREFORE, BE IT RESOLVED that the Metropolitan Planning Commission hereby **ADOPTS Amendment Number 5** to the *Donelson – Hermitage – Old Hickory Community Plan: 2004 Update* (Subarea Plan), in accordance with sections 11.504 (e), (j), and 18.02 of the Charter of the Metropolitan Government of Nashville and Davidson County.

15/ James McLean

James McLean, Chairman

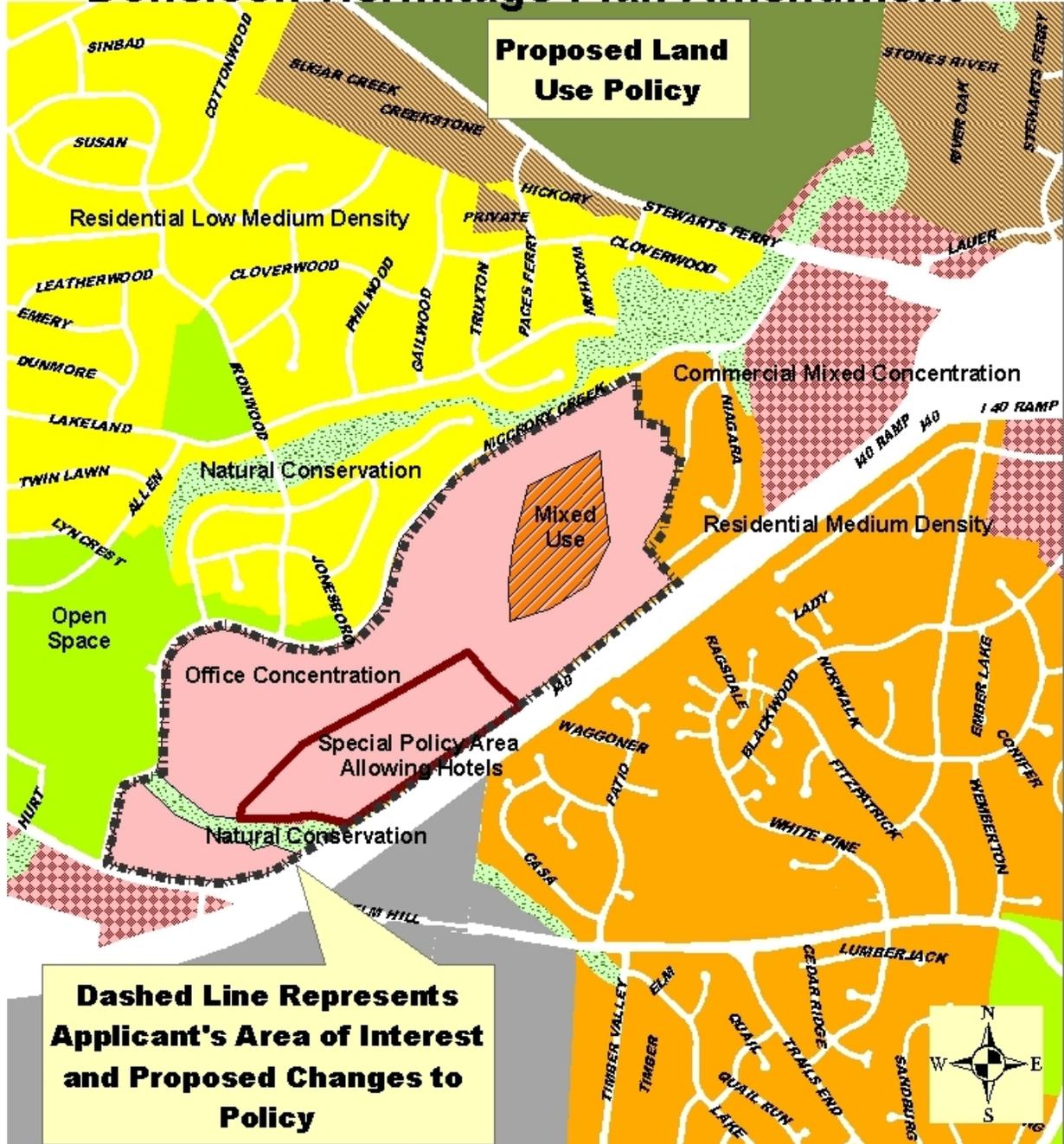
Adoption Date: May 22, 2008

Attest:

15/ Rick Bernhardt

Rick Bernhardt, Secretary and Executive Director

Donelson-Hermitage Plan Amendment



Attachment B to Resolution No. BL2008-114

Policy Description

Office Concentration (OC) policy applies to most of the site, along with special policies to address the transition to surrounding residential uses and allowing hotel uses in an area of the OC policy, next to the Mixed Use (MU) policy. Refer to the special policy area shown on Attachment A.

The Office Concentration (OC) and Mixed Use (MU) policies should address their relationship with the surrounding residential uses and be respectful of important natural features in the area.

- 1. Maintaining the suburban residential character of the adjacent residential areas to the north and east is crucial. Well-designed transitions should be addressed as part of any rezoning proposal.*
- 2. The impact any proposed development will have on the environmentally sensitive features that are present on the site should be carefully studied and properly addressed prior to any construction.*
- 3. This special policy also allows for hotel uses within a certain area of the Office Concentration (OC) policy. Refer to the special policy area shown on Attachment A.*
- 4. The Mixed Use (MU) policy is placed within the proposed development. Since the internal street network is not in place yet, the boundaries of the MU policy may adjust slightly as the street network is built.*

**METROPOLITAN PLANNING COMMISSION
OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE**

**AMENDMENT # 6 TO THE DONELSON – HERMITAGE – OLD HICKORY
COMMUNITY PLAN: 2004 UPDATE**

Resolution No. RS2009-129

“BE IT RESOLVED by The Metropolitan Planning Commission that 2009CP-014-001 is APPROVED. (10-0)”

WHEREAS the *Donelson – Hermitage – Old Hickory Community Plan: 2004 Update*, which includes the *Downtown Donelson Detailed Neighborhood Design Plan (DNDP)*, was adopted by the Metropolitan Planning Commission on October 4, 2004; and,

WHEREAS an Urban Design Overlay (UDO) for Downtown Donelson was prepared between February and September of 2009, to guide future growth and development in Donelson to be predominately suburban in character, but with an enhanced pedestrian environment, a mixture of land uses, choices in housing, and a focus on multiple modes of transportation; and,

WHEREAS in conjunction with preparation of the UDO, the Downtown Donelson DNDP was reviewed and changes to the DNDP that better reflect the goals and design standards of the Downtown Donelson UDO were identified; and,

WHEREAS community meetings were held by the Metropolitan Planning Staff beginning in February 2009 and ending in August 2009, to obtain input with regard to the Downtown Donelson Urban Design Overlay and associated changes to the detailed land use policy; and,

WHEREAS a public meeting was held by the Metropolitan Planning Commission on October 8th, 2009 to consider the merits of amending land use policies within the *Donelson – Hermitage – Old Hickory Community Plan: 2004 Update* to better reflect the goals and design standards of the Downtown Donelson UDO; and,

WHEREAS the Metropolitan Planning Commission finds that these changes are warranted to promote development that may be predominately suburban in character, but with an enhanced pedestrian environment, a mixture of land uses, choices in housing, and a focus on multiple modes of transportation.

NOW THEREFORE, BE IT RESOLVED, that the Metropolitan Planning Commission hereby ADOPTS Amendment Number 6 to the *Donelson – Hermitage – Old Hickory Community Plan: 2004 Update* as set forth in Attachment A to this resolution and incorporates this amendment into the *Donelson – Hermitage – Old Hickory Community Plan: 2004 Update*.

/S/ James McLean

James McLean, Chairman

Date: October 8, 2009 (Adoption Date)

Attest:

/S/ Rick Bernhardt

Rick Bernhardt, Secretary and Executive Director

Downtown Donelson DNDP 2009 Plan Amendment In accordance with the Downtown Donelson Urban Design Overlay (UDO)

The Downtown Donelson Detailed Neighborhood Design Plan (DNDP) was adopted on October 4, 2004. Community members set forth a vision for the Lebanon Pike corridor that included a “Town Center” near the commuter rail station, mixed use activity areas, and opportunities for additional housing.

To implement this vision, the community was engaged in the creation of the Downtown Donelson Urban Design Overlay (UDO). To create the UDO, the Downtown Donelson DNDP and the detailed land use policies within it were revisited. Several changes to the detailed land use policy were made. The amendments made to the 2004 detail land use policy retain the vision that the community created, but accommodate changes that may have occurred in the study area since that time.

1. Corridor General Land Use Policy

a. Residential Low Medium (RLM) AMENDED TO Corridor General (CG)

Properties fronting onto Lebanon Pike with access from Blue Hills Drive were added into the study area.

b. Open Space Policy (OS) AMENDED TO Corridor General (CG)

The Donelson Branch Public Library is located on a parcel located just east of the Fairway Drive and Lebanon Pike Intersection. The parcel is amended from open space to Corridor General land use policy to acknowledge that civic and public benefit land uses also contribute to the character of a mixed use environment, and its inclusion in the Corridor General policy is appropriate.

2. Parks, Reserves and Other Open Space Detailed Land Use Policy

a. Mixed Use in Community Center (MxU in C C) AMENDED TO Parks, Reserves and Other Open Space (PR in OS)

The Downtown Donelson DNDP identified a need for open space as being appropriate in the area around The Crossings Shopping Center. Any redevelopment in this policy area should incorporate open space in its design.

b. Mixed Use in Community Center (MxU in C C) AMENDED TO Parks, Reserves and Other Open Space (PR in OS)

The Downtown Donelson DNDP identified a need for open space as being appropriate in the area around Donelson Plaza. Any redevelopment in this policy area should incorporate open space in its design.

c. Mixed Housing in Community Center (MH in C C) *AMENDED TO* Parks, Reserves and Other Open Space (PR in OS)

The need for open space was identified in the Mixed Housing area near Graylynn Drive. There is a small stream that exists in this area where additional development is discouraged. Therefore open space that incorporates the stream is appropriate with any redevelopment in this mixed housing policy area.

3. Mixed Use in Community Center Detailed Land Use Policy

a. Parks, Reserve and Other Open Space in Community Center (PR in C C) *AMENDED TO* Mixed Use in Community Center (MxU in C C)

The Downtown Donelson DNDP identified locations appropriate for open space near the Old Lebanon Pike and Lebanon Pike split. The detailed land use policy is amended to Mixed Use in Community Center to promote uses that enhance the pedestrian environment along Old Lebanon Pike. The Donelson UDO reallocates open space to other areas along the corridor.

b. Civic and Public Benefit in Community Center (CPB in C C) *AMENDED TO* Mixed Use in Community Center (MxU in C C)

Land uses along the Lebanon Pike Corridor that are considered civic and public benefit uses include churches, fire stations, and post offices. These land uses also contribute to the overall character of the mixed use environment along the Lebanon Pike corridor. The detailed land use policy is amended to Mixed Use in Community Center, to reflect the inclusion of these land uses in the mixed use corridor. These areas exist in multiple locations along the corridor.

c. Mixed Housing in Community Center (MH in C C) *AMENDED TO* Mixed Use in Community Center (MxU in C C)

These areas include parcels that front McGavock Pike to the east near Park Drive, and parcels near Donelson Pike and the Music City Star Commuter Rail Station. The Downtown Donelson DNDP showed these areas as Mixed Housing. The current zoning in these areas is Commercial Services (CS) and Commercial Limited (CL). The detailed land use policy is amended to Mixed Use in Community Center to acknowledge the existing zoning and the desired character of these areas as mixed use, which may also accommodate residential development.

4. Transition Buffer in Neighborhood General Detailed Land Use Policy

a. Mixed Housing in Neighborhood General (MH in NG) *AMENDED TO* Transition Buffer in Neighborhood General (TB in NG)

This area includes parcels fronting on McGavock Pike to the west, near Park Drive. The Downtown Donelson DNDP showed these areas as Mixed Housing. The current zoning in these areas is Office Neighborhood (ON) and Commercial Limited (CL). The detailed land use policy is amended to Transition Buffer in Neighborhood General to acknowledge the existing zoning, which allows low-intensity office and commercial uses. The Transition Buffer (TB) policy will encourage low-intensity uses to provide an appropriate transition from McGavock Pike to the interior neighborhood of Park Drive.

5. Transition Buffer in Community Center Detailed Land Use Policy

a. Mixed Housing in Community Center (MH in C C) *AMENDED TO* Transition Buffer in Community Center (TB in C C)

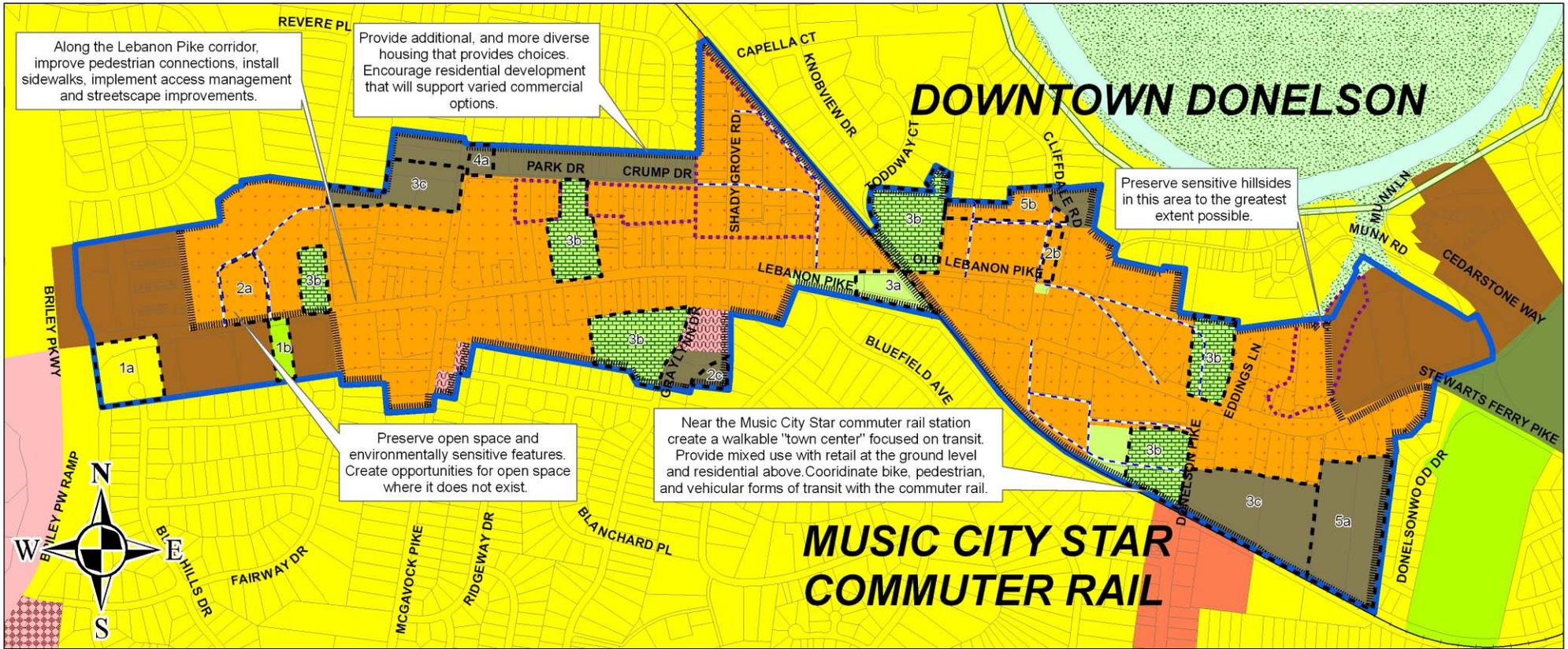
This area includes parcels to the west of Donelsonwood Drive. The Downtown Donelson DNDP showed these areas as Mixed Housing. The current zoning in these areas is Office / Residential (OR20). The detailed land use policy is amended to Transition Buffer in Community Center to acknowledge the existing zoning, which allows residential, but also office uses, today.

b. Mixed Use in Community Center (MxU in C C) *AMENDED TO* Transition Buffer in Community Center (TB in C C)

This area includes the back portion of Donelson Plaza property. The Downtown Donelson DNDP showed this area as Mixed Use. The current zoning in these areas is Office / Residential (OR20). The detailed land use policy is amended to Transition Buffer in Community Center to acknowledge the existing zoning, which allows residential, but also office uses, today. This policy also acts a buffer between the commercial development at Donelson Plaza and the abutting residential development.

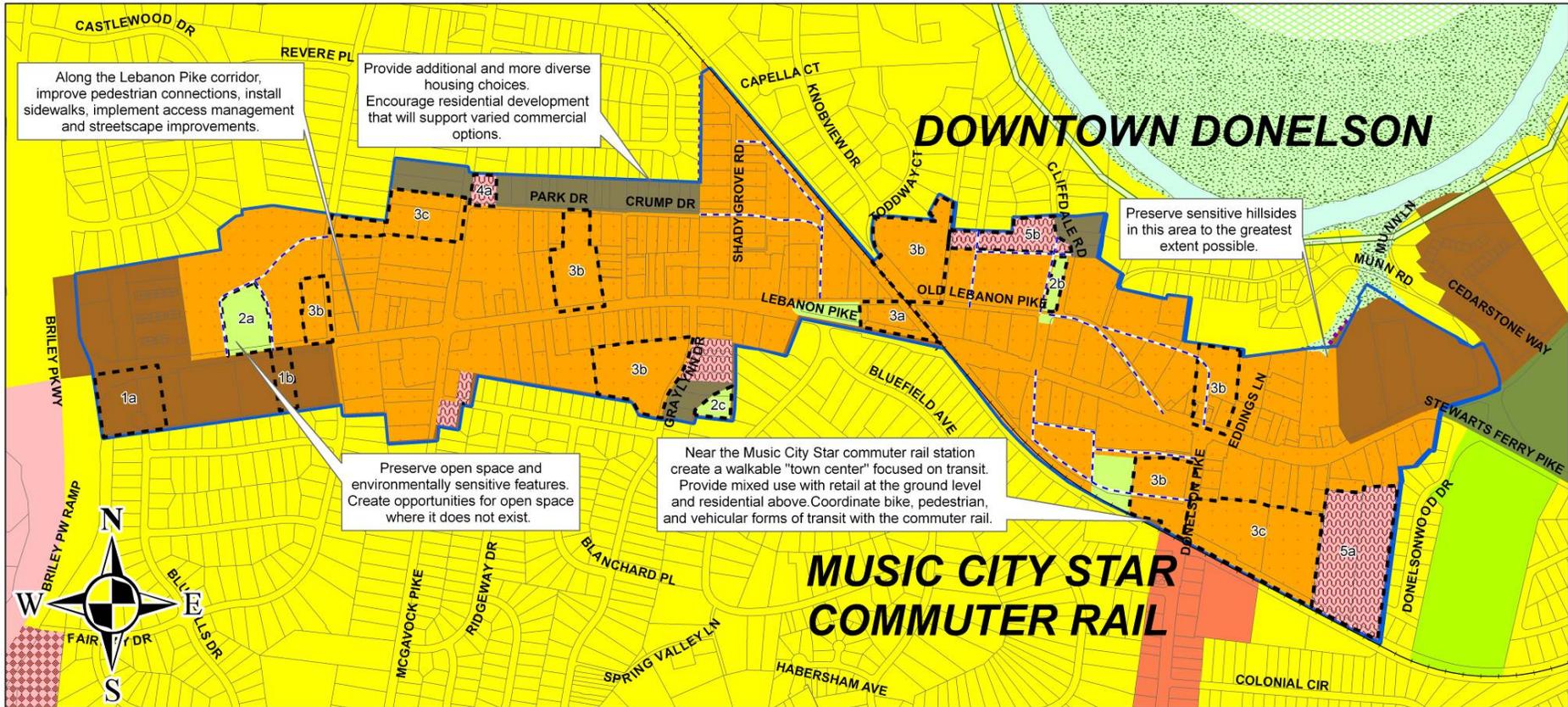
Detailed Land Use Policies for Downtown Donelson as adopted on October 4, 2004

This map displays detailed policies as adopted in 2004. Areas affected by this amendment are outlined in black dashed lines.



Detailed Land Use Policies for Downtown Donelson as Amended on October 8, 2009

This map displays detailed policies as amended in 2009. Areas where policies changed by this amendment are outlined in black dashed lines.



**METROPOLITAN PLANNING COMMISSION OF
NASHVILLE AND DAVIDSON COUNTY, TENNESSEE**

Resolution No. RS2010-58

“BE IT RESOLVED by The Metropolitan Planning Commission that 2010CP-014-002 is **APPROVED. (8-0)**”

WHEREAS, the *Donelson-Hermitage-Old Hickory Community Plan: 2004 Update* (the Community Plan) was adopted by the Metropolitan Planning Commission on October 14, 2004 and the Community Plan included Residential Medium density (RM) policy along Hermitage Road in the Hermitage neighborhood of the community; and

WHEREAS, a request was made to amend the Community Plan by changing the policy to T3 Suburban Neighborhood Evolving Community Character Policy (T3 NE) that would allow for redevelopment of that residential property; and

WHEREAS, a public hearing was held by the Metropolitan Planning Commission on May 13, 2010 to consider the merits of amending the Community Plan to enact the aforementioned amendment request and the Commission found that the proposed changes are appropriate; and

WHEREAS, the Metropolitan Planning Commission is empowered under state statute and the charter of the Metropolitan Government of Nashville and Davidson County to adopt master or general plans for smaller areas of the county;

NOW, THEREFORE, BE IT RESOLVED that the Metropolitan Planning Commission hereby **ADOPTS as Amendment Number 8** to the *Donelson-Hermitage-Old Hickory Community Plan: 2004 Update*, the addition of the graphic as described in Attachment A and shown on Figure 1 of Attachment A, in accordance with sections 11.504 (e), (j), and 18.02 of the charter of the Metropolitan Government of Nashville and Davidson County as the basis for the Commission’s development decisions in that area of the county. **Amendment Number 8** to the *Donelson-Hermitage-Old Hickory Community Plan: 2004 Update* is also adopted as part of the General Plan, and a certified copy of the *Donelson-Hermitage-Old Hickory Community Plan: 2004 Update* as amended is authorized to be filed with the Register of Davidson County, as required by Section 13-4-202, Tennessee Code Annotated.

/S/ James McLean
James McLean, Chairman

Adoption Date: May 13, 2010

Attest:

/S/ Rick Bernhardt
Rick Bernhardt, Secretary and Executive Director

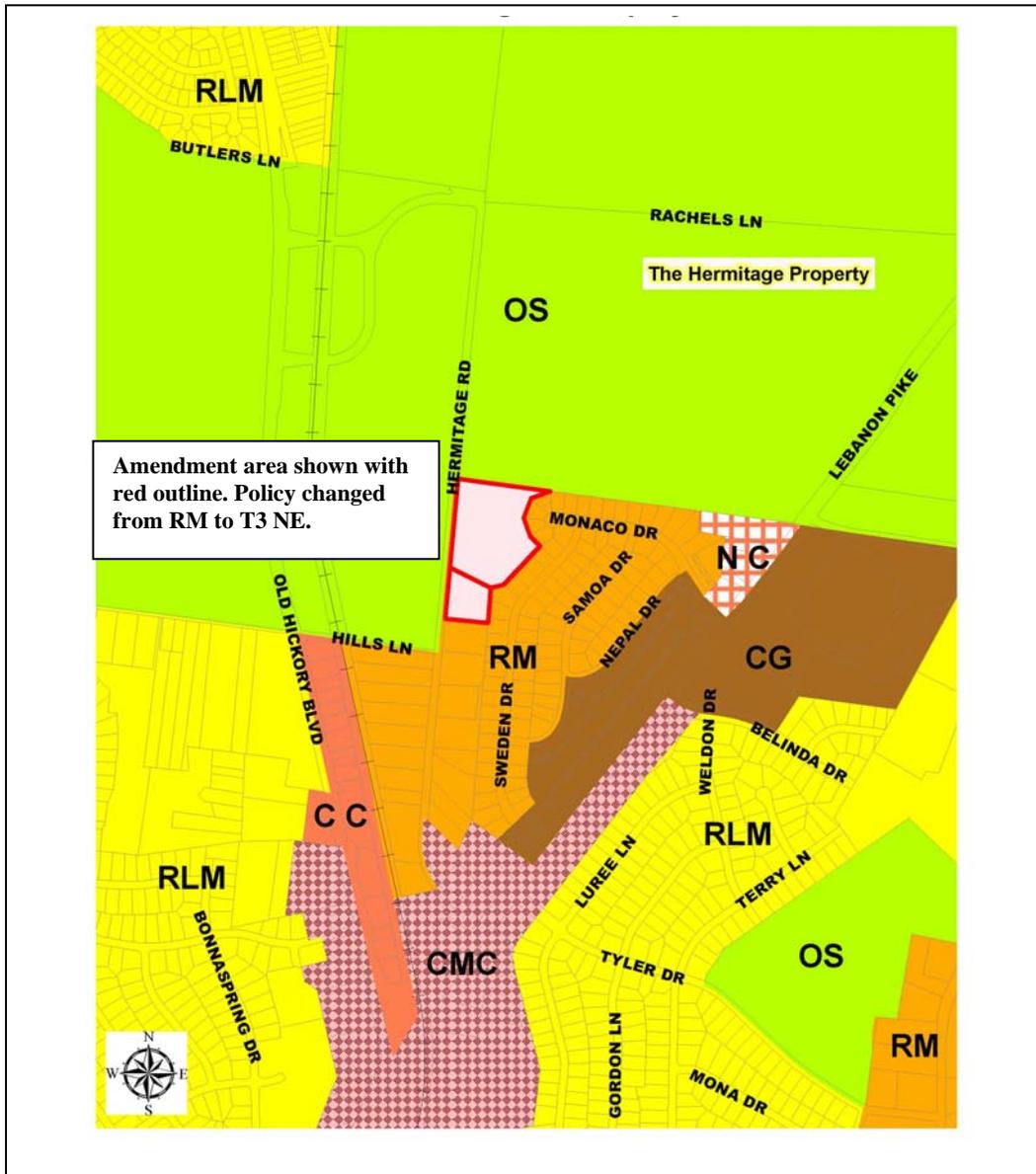
Attachment A to Resolution No. RS2010-58

The Donelson-Hermitage-Old Hickory Community Plan: 2004 Update is hereby amended as follows:

By amending the Structure Plan graphic on page 20 to include the following change in policy:

(Note that no change in text is needed.)

Figure 1



**METROPOLITAN PLANNING COMMISSION OF
NASHVILLE AND DAVIDSON COUNTY, TENNESSEE**

Resolution No. RS2010-174

“BE IT RESOLVED by The Metropolitan Planning Commission that 2010CP-014-003 is **APPROVED. (9-0)**”

WHEREAS, the *Donelson-Hermitage-Old Hickory Community Plan: 2004 Update* (the Community Plan) was adopted by the Metropolitan Planning Commission on October 14, 2004 and the Community Plan included Residential Medium density (RM) policy along Old Hickory Boulevard near Hermitage Woods Drive in the Hermitage neighborhood of the community; and

WHEREAS, a request was made to amend the Community Plan by changing the policy to T3 Suburban Community Center Community Character Policy (T3 CC) that would allow for redevelopment of that residential property into a mixture of uses; and

WHEREAS, a public hearing was held by the Metropolitan Planning Commission on December 9, 2010 to consider the merits of amending the Community Plan to enact the aforementioned amendment request and the Commission found that the proposed changes are appropriate; and

WHEREAS, the Metropolitan Planning Commission is empowered under state statute and the charter of the Metropolitan Government of Nashville and Davidson County to adopt master or general plans for smaller areas of the county; and

NOW, THEREFORE, BE IT RESOLVED that the Metropolitan Planning Commission hereby **ADOPTS as Amendment Number 9** to the *Donelson-Hermitage-Old Hickory Community Plan: 2004 Update*, the addition of the graphic as described in Attachment A and shown on Figure 1 of Attachment A, in accordance with sections 11.504 (e), (j), and 18.02 of the charter of the Metropolitan Government of Nashville and Davidson County as the basis for the Commission’s development decisions in that area of the county. **Amendment Number 9** to the *Donelson-Hermitage-Old Hickory Community Plan: 2004 Update* is also adopted as part of the General Plan, and a certified copy of the *Donelson-Hermitage-Old Hickory Community Plan: 2004 Update* as amended is authorized to be filed with the Register of Davidson County, as required by Section 13-4-202, Tennessee Code Annotated.

/S/ James McLean

James McLean, Chairman

Adoption Date: December 9, 2010

Attest:

/S/ Rick Bernhardt

Rick Bernhardt, Secretary and Executive Director

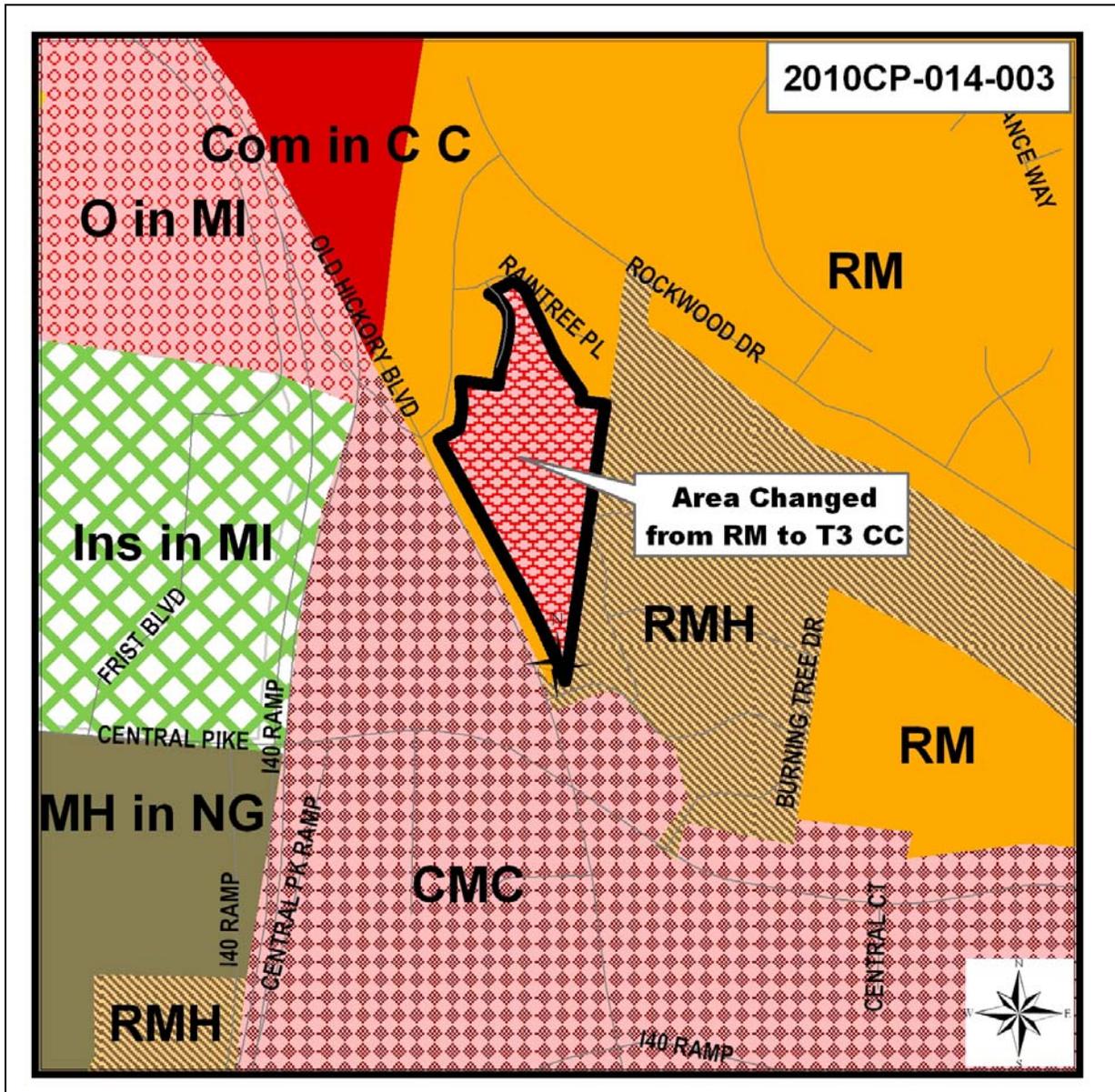
Attachment A to Resolution No. RS2010-174

The Donelson-Hermitage-Old Hickory Community Plan: 2004 Update is hereby amended as follows:

By amending the Structure Plan graphic on page 20 to include the following change in policy:

(Note that no change in text is needed.)

Figure 1



**METROPOLITAN PLANNING COMMISSION OF
NASHVILLE AND DAVIDSON COUNTY, TENNESSEE**

Resolution No. RS2010-176

“BE IT RESOLVED by The Metropolitan Planning Commission that 2010CP-014-004 is **APPROVED. (9-0)**”

WHEREAS, the *Donelson-Hermitage-Old Hickory Community Plan: 2004 Update* (the Community Plan) was adopted by the Metropolitan Planning Commission on October 14, 2004 and the Community Plan included Single Family Attached and Detached in Neighborhood General (SFAD in NG) detailed policy for the property at 3954 Dodson Chapel Road in the Hermitage neighborhood of the community; and

WHEREAS, a request was made to amend the Community Plan by changing the policy to Mixed Use in Neighborhood Center (MxU in NC) detailed policy in order to become part of the adjacent neighborhood center and allow for redevelopment of the property; and

WHEREAS, a public hearing was held by the Metropolitan Planning Commission on December 9, 2010 to consider the merits of amending the Community Plan to enact the aforementioned amendment request and the Commission found that the proposed changes are appropriate; and

WHEREAS, the Metropolitan Planning Commission is empowered under state statute and the charter of the Metropolitan Government of Nashville and Davidson County to adopt master or general plans for smaller areas of the county; and

NOW, THEREFORE, BE IT RESOLVED that the Metropolitan Planning Commission hereby **ADOPTS as Amendment Number 10** to the *Donelson-Hermitage-Old Hickory Community Plan: 2004 Update*, the addition of the graphic as described in Attachment A and shown on Figure 1 of Attachment A, in accordance with sections 11.504 (e), (j), and 18.02 of the charter of the Metropolitan Government of Nashville and Davidson County as the basis for the Commission’s development decisions in that area of the county. **Amendment Number 10** to the *Donelson-Hermitage-Old Hickory Community Plan: 2004 Update* is also adopted as part of the General Plan, and a certified copy of the *Donelson-Hermitage-Old Hickory Community Plan: 2004 Update* as amended is authorized to be filed with the Register of Davidson County, as required by Section 13-4-202, Tennessee Code Annotated.

/S/ James McLean
James McLean, Chairman

Adoption Date: December 9, 2010

Attest:

/S/ Rick Bernhardt
Rick Bernhardt, Secretary and Executive Director

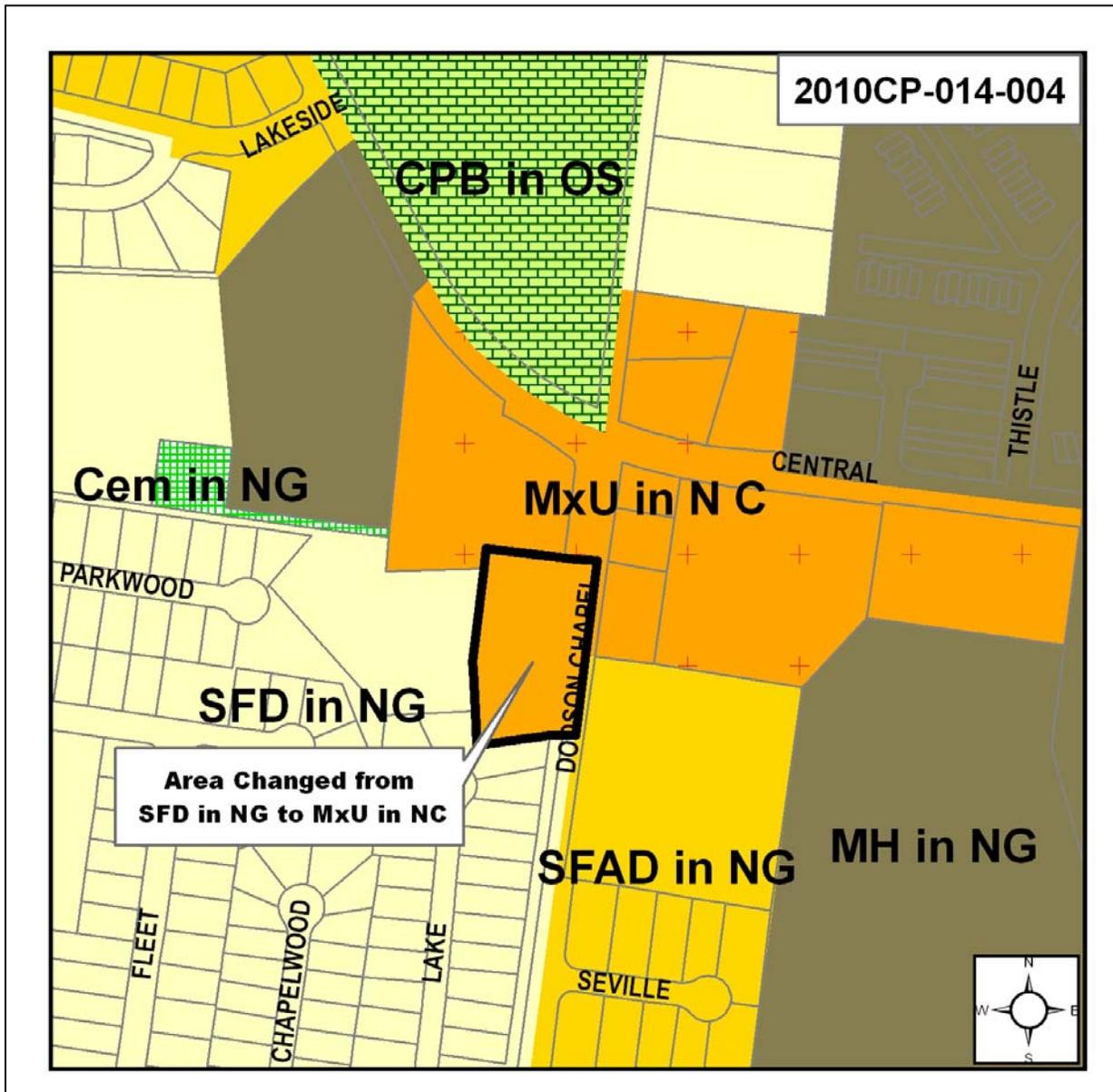
Attachment A to Resolution No. RS2010-176

The Donelson-Hermitage-Old Hickory Community Plan: 2004 Update is hereby amended as follows:

By amending the Structure Plan graphic on page 20 and the Hermitage Detailed Neighborhood Design Plan to include the following change in policy:

(Note that no change in text is needed.)

Figure 1



**METROPOLITAN PLANNING COMMISSION OF
NASHVILLE AND DAVIDSON COUNTY, TENNESSEE**

**AMENDMENT #11 TO THE DONELSON-HERMITAGE-OLD HICKORY
COMMUNITY PLAN: 2004 UPDATE**

Resolution No. RS2011-71

“BE IT RESOLVED by The Metropolitan Planning Commission that 2011CP-014-001 is **APPROVED** if the associated rezoning, 2011SP-005-001, is approved by the Metro Council. (6-0)”

WHEREAS, the *Donelson-Hermitage-Old Hickory Community Plan: 2004 Update* (the Community Plan) was adopted by the Metropolitan Planning Commission on October 14, 2004 and the Community Plan included Corridor General (CG) policy for the properties along the south side of Central Pike between Tulip Grove Road and South New Hope Road; and

WHEREAS, a request was made to amend the Community Plan by changing the policy to T3 Suburban Community Center (T3 CC) community character policy in order to become part of the adjacent community center and allow for redevelopment of the property; and

WHEREAS, a public hearing was held by the Metropolitan Planning Commission on March 24, 2011 to consider the merits of amending the Community Plan to enact the aforementioned amendment request and the Commission found that the proposed changes are appropriate; and

WHEREAS, the Metro Council approved the associated rezoning, 2011SP-005-001, on third reading on August 2, 2011; and

WHEREAS, the Metropolitan Planning Commission is empowered under state statute and the charter of the Metropolitan Government of Nashville and Davidson County to adopt master or general plans for smaller areas of the county; and

NOW, THEREFORE, BE IT RESOLVED that the Metropolitan Planning Commission hereby **ADOPTS as Amendment Number 11** to the *Donelson-Hermitage-Old Hickory Community Plan: 2004 Update*, the addition of the graphic as described in Attachment A and shown on Figure 1 of Attachment A, in accordance with sections 11.504 (e), (j), and 18.02 of the charter of the Metropolitan Government of Nashville and Davidson County as the basis for the Commission’s development decisions in that area of the county. **Amendment Number 11** to the *Donelson-Hermitage-Old Hickory Community Plan: 2004 Update* is also adopted as part of the General Plan, and a certified copy of the *Donelson-Hermitage-Old Hickory Community Plan: 2004 Update* as amended is authorized to be filed with the Register of Davidson County, as required by Section 13-4-202, Tennessee Code Annotated.

/S/ James McLean

James McLean, Chairman

Adoption Date: March 24, 2011

Attest:

/S/ Rick Bernhardt

Rick Bernhardt, Secretary and Executive Director

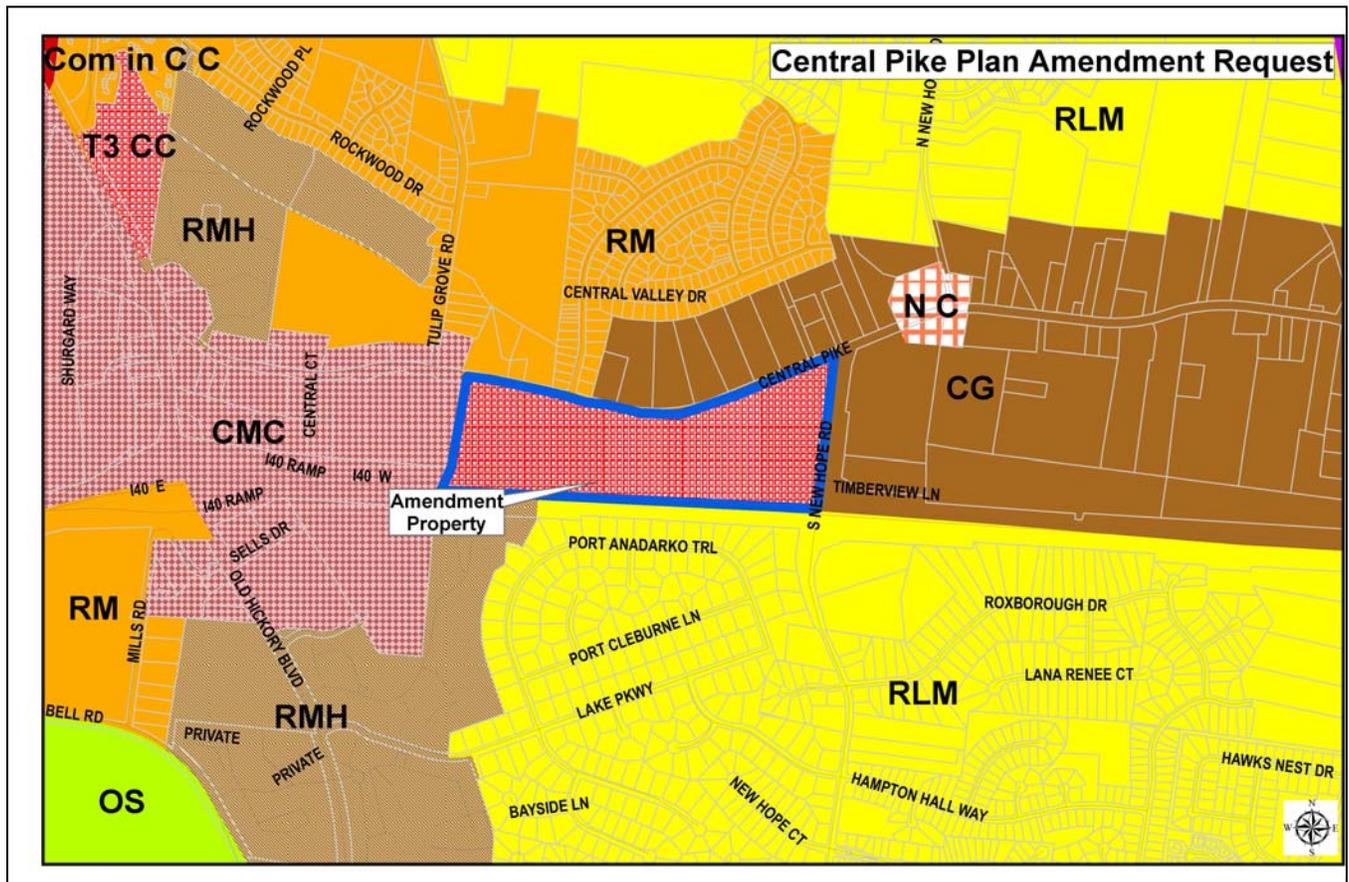
Attachment A to Resolution No. RS2011-71

The Donelson-Hermitage-Old Hickory Community Plan: 2004 Update is hereby amended as follows:

By amending the Structure Plan graphic on page 20 to include the following change in policy from Corridor General (CG) to T3 Suburban Community Center (T3 CC):

(Note that no change in text is needed.)

Figure 1



METROPOLITAN PLANNING COMMISSION OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE

Resolution No. RS2011-213

“BE IT RESOLVED by The Metropolitan Planning Commission that 2011CP-014-002 is **APPROVED. (9-0)**”

WHEREAS the *Donelson-Hermitage-Old Hickory Community Plan: 2004 Update* [the plan] was adopted on October 14, 2004 and in the plan Residential Low Medium (RLM), Neighborhood General (NG), Community Center (CC), Corridor General (CG), and Open Space (OS) policies were applied to the separately incorporated City of Lakewood within Davidson County [the subject site]; and,

WHEREAS on May 28, 2011 the City of Lakewood was dissolved and became part of the Metropolitan Government of Nashville and Davidson County [Metro Nashville]; and,

WHEREAS in order to incorporate the former City of Lakewood into the Metro Nashville planning and zoning system it was necessary to amend the community plan policies for Lakewood; and,

WHEREAS surrounding property owners were notified about the proposed amendment in accordance with the rules and procedures for major plan amendments; and,

WHEREAS four community meetings were held in September 2011 to discuss the proposed amendment; and,

WHEREAS a public hearing was held by the Metropolitan Planning Commission on October 27, 2011 to obtain public input regarding the proposed amendment; and,

WHEREAS the Metropolitan Planning Commission finds that the proposed policy change from RLM, NG, CC, CG, and OS to Suburban Open Space (T3 OS), Suburban Neighborhood Maintenance (T3 NM), Suburban Mixed Use Corridor (T3 CM), Urban Neighborhood Maintenance (T4 NM), Urban Mixed Use Neighborhood (T4 MU), and Urban Mixed Use Corridor (T4 CM) is appropriate; and

WHEREAS, the Metropolitan Planning Commission is empowered under state statute and the charter of the Metropolitan Government of Nashville and Davidson County to adopt and amend functional plans as part of the general plan for the county;

NOW THEREFORE, BE IT RESOLVED, that the Metropolitan Planning Commission hereby ADOPTS AMENDMENT NUMBER 12 to the *Donelson-Hermitage-Old Hickory Community Plan: 2004 Update*, a component of the General Plan, as illustrated by Attachment A to this resolution, in accordance with sections 11.504(e), (j), and 18.02 of the charter of the Metropolitan Government of Nashville and Davidson County as the basis for the Commission’s development decisions in that area of the county, and a certified copy of the *Donelson-Hermitage-Old Hickory Community Plan: 2004 Update* as amended is authorized to be filed with the Register of Davidson County, as required by Section 13-4-202, Tennessee Code Annotated.

James McLean /s/

James McLean, Chairman

Adoption Date: October 27, 2011

Attest:

Rick Bernhardt /s/

Rick Bernhardt, Secretary and Executive Director

Amendment No. 12 to the *Donelson-Hermitage-Old Hickory Community Plan: 2004 Update*

The *Donelson-Hermitage-Old Hickory Community Plan: 2004 Update* is hereby amended by changing the policies shown in the area identified as the Amendment Site outlined in red in Figure 1 to the policies as shown in Figure 2 and as described in the text that follows the figures.

Figure 1

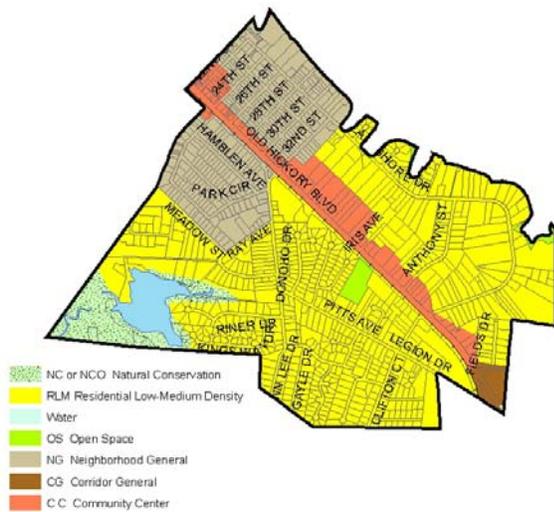
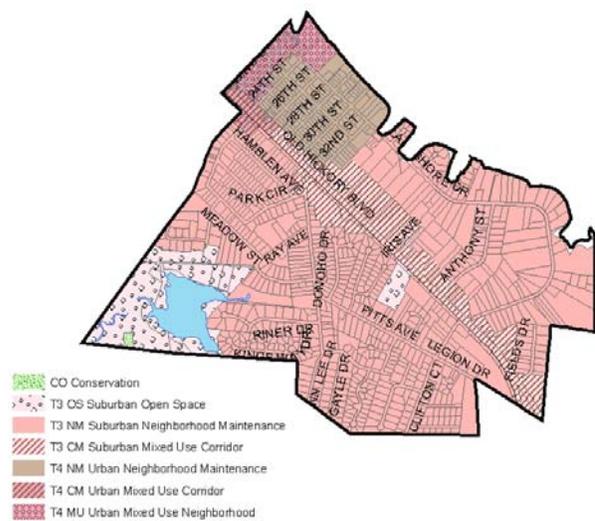


Figure 2



LAKESWOOD SPECIAL POLICIES – AS ADOPTED OCTOBER 27, 2011

CONSERVATION COMMUNITY CHARACTER POLICIES

CO CONSERVATION POLICY

General Character of Conservation Areas in the Donelson-Hermitage-Old Hickory Community

Conservation (CO) policy identifies land with sensitive environmental features including, but not limited to, steep slopes, floodway/floodplains, rare or special plant or animal habitats, wetlands and unstable or problem soils. Conservation policy is applied to such areas in all Transect Categories except T6 Downtown, with the intent of preserving, remediating, or enhancing environmentally sensitive features. Conservation policy is most commonly found in T2 Rural Areas, which remain rural in large part because of the widespread presence of environmentally sensitive features. Meanwhile, Conservation policy is applied with the intent of enhancing environmentally sensitive features – either through maintaining the feature or remediating it if it has been disturbed – in the more intensely developed Transect Categories including T3 Suburban, T4 Urban, and D District. An example of maintenance would be steeply sloped land within a T4 Urban Transect Area that could be maintained in its current state by taking steps to avoid worsening alteration of the steep slopes and encouraging any new development to utilize site-sensitive construction techniques. An example of remediation would be the day-lighting of a culverted stream in a T3 Suburban or T4 Urban Center.

The Lakewood Community has suburban areas that include the Cumberland River floodway/floodplain. These areas have been designated Conservation policy.

How to Use This Guidance

The intent for Conservation policy is to preserve and enhance environmentally sensitive land in all of Davidson County. Users of the *Donelson-Hermitage-Old Hickory Community Plan: 2004 Update* should meet the policy intent by creating and evaluating development and preservation plans in light of the following:

- The Conservation policy;
- The General Principles found in the Community Character Manual (CCM);
- The existing character of the particular Conservation area; and
- Additional guidance provided by the Donelson-Hermitage-Old Hickory Community Plan including any Special Policies.

Note that if the Special Policy for an area does not provide additional guidance, then the guidance in the Conservation policy and the General Principles in the CCM are controlling.

Conservation Community Character Policy Areas

The Donelson-Hermitage-Old Hickory Community Plan includes one area where Conservation policy is applied. It is titled “Conservation Policy Area” in the plan. This area was identified by examining the general characteristics of the environmentally sensitive land and its need to be preserved or enhanced. Conservation policy is applied in circumstances where environmentally sensitive land is to be preserved or remediated.

Special Policies

The following provides additional guidance on unique conditions that may exist in a particular Conservation policy area. The Special Policies may cover one or more of the following issues. This list is not exhaustive:

- Design Principles Found in the Conservation Policy
- Appropriate Land Uses
- Non-Conforming and Inconsistent Land Uses
- Historically Significant Sites or Features
- Transitions

14-CO-01

Conservation Area 1 is referenced as 14-CO-01 on the accompanying map. It applies to the Cumberland River floodplain adjacent to the two golf courses that abut the Lakewood Community and the new Lakewood Park. The golf courses and park are also in the floodplain, but are labeled as Open Space policy in the plan, which will also preserve the environmental features. This area includes a privately owned home accessed through the park via an easement. In this area, the following Special Policies apply. Where the Special Policy is silent, the guidance of the Conservation policy applies.

- Design Principle: Connectivity (Pedestrian/Bicycle)
 - Greenways are planned along the length of the Cumberland River, eventually connecting to the new Victory Park. These should be taken into account in conjunction with development proposals involving any properties in this area.

T3 SUBURBAN COMMUNITY CHARACTER POLICIES

T3 SUBURBAN OPEN SPACE POLICY

General Character of T3 Suburban Open Space Policy Areas in the Donelson-Hermitage-Old Hickory Community

T3 Suburban Open Space areas include publicly-owned parks and open spaces associated with civic and public benefit uses, public or private cemeteries or burial grounds, and privately-held land trusts and conservation easements. T3 Suburban Open Space areas in the Donelson-Hermitage-Old Hickory Community include two parks in the Lakewood community.

Attachment A to Metropolitan Planning Commission Resolution Number RS2011-213

How to Use This Guidance

The intent for T3 Suburban Open Space policy is to preserve or enhance the general character of suburban open spaces areas. Users of the *Donelson-Hermitage-Old Hickory Community Plan: 2004 Update* should meet the policy intent by creating and evaluating development and preservation plans in light of the following:

- The T3 Suburban Open Space policy;
- The General Principles found in the *Community Character Manual (CCM)*;
- The existing character of the particular T3 Suburban Open Space area; and
- Additional guidance provided by the Donelson-Hermitage-Old Hickory Community Plan including any Special Policies.

Note that if the Special Policy for an area does not provide additional guidance, then the guidance in the T3 Suburban Open Space policy and the General Principles in the CCM are controlling.

T3 Suburban Open Space Community Character Policy Areas

The Donelson-Hermitage-Old Hickory Community Plan includes two areas where the T3 Suburban Open Space policy is applied. They are titled “T3 Suburban Open Space Policy Areas” in the plan. These areas were identified by examining the general characteristics of each open space, the service area and recreational needs it meets, and its need to be preserved or enhanced.

Special Policies

The following provides additional guidance on unique conditions that may exist in a particular T3 Suburban Open Space policy area. The Special Policies may cover one or more of the following issues. This list is not exhaustive:

- Design Principles Found in the T3 Suburban Open Space Policy
- Appropriate Passive Uses
- Appropriate Active Uses
- Historically Significant Sites or Features
- Transitions

14-T3-OS-01

T3 Suburban Open Space Area 1 is referenced as 14-T3-OS-01 on the accompanying map. It is the new Victory Park on Ray Avenue, which has not yet been developed or opened to the public. The policy area contains a lake, floodplain, and wetlands. The need to protect these sensitive natural features should be thoughtfully considered as the park is prepared and programmed for public use.

14-T3-OS-02

T3 Suburban Open Space Area 2 is referenced as 14-T3-OS-02 on the accompanying map. It is the former Lakewood City Park on Pitts Avenue and Old Hickory Boulevard, which contains ballfields. The policy area does not contain any unique features that warrant Special Policies; therefore, the guidance of the T3 Suburban Open Space policy applies.

T3 SUBURBAN NEIGHBORHOOD MAINTENANCE POLICY

General Character of T3 Suburban Neighborhood Maintenance Policy Areas in the Donelson-Hermitage-Old Hickory Community

T3 Suburban Neighborhood Maintenance policy has been applied to two areas in the Donelson-Hermitage-Old Hickory Community that are part of the Lakewood Community. These areas, formerly part of a separately incorporated city within Metro Nashville, represent suburban development from a variety of time periods and consequently contain a range of lot sizes. This policy seeks to preserve the essential characteristics of these areas while allowing for compatible opportunities for growth and change, such as some improvements to vehicular and non-vehicular connectivity and, in some instances, increased housing choice.

How to Use This Guidance

The intent for T3 Suburban Neighborhood Maintenance policy is to preserve the general character of the suburban neighborhoods as characterized by their development pattern, building form, land use and associated public realm. Users of the *Donelson-Hermitage-Old Hickory Community Plan: 2004 Update* should meet the policy intent by creating and evaluating development and preservation plans in light of the following:

- The T3 Suburban Neighborhood Maintenance policy;
- The General Principles found in the *Community Character Manual (CCM)*;
- The existing character of the particular T3 Suburban Neighborhood Maintenance area; and
- Additional guidance provided by the Donelson-Hermitage-Old Hickory Community Plan including any Special Policies.

Note that if the Special Policy for an area does not provide additional guidance, then the guidance in the T3 Suburban Neighborhood Maintenance policy and the General Principles in the CCM are controlling.

T3 Suburban Neighborhood Maintenance Community Character Policy Areas

The Donelson-Hermitage-Old Hickory Community Plan has two neighborhoods where the T3 Suburban Neighborhood Maintenance policy is applied. These are titled “T3 Suburban Neighborhood Maintenance Policy Areas” in the plan. These areas were identified by examining the general characteristics, development patterns (parcel size, spacing of homes, and in some instances density and intensity, and zoning), environmental features, and man-made features for each area. While there are multiple areas where T3 Suburban Neighborhood Maintenance policy is applied, each area is different in some respect due to the factors mentioned above.

Special Policies

The following provides additional guidance on unique conditions that may exist in a particular T3 Suburban Neighborhood Maintenance policy area. The Special Policies may cover one or more of the following issues. This list is not exhaustive:

- Infill Areas
- Design Principles Found in the T3 Suburban Neighborhood Maintenance Policy
- Building Types
- Non-Conforming and Inconsistent Land Uses
- Historically Significant Sites or Features
- Transitions

14-T3-NM-01

T3 Suburban Neighborhood Maintenance Area 1 is referenced as 14-T3-NM-01 on the accompanying map. It applies to the residential neighborhoods of the Lakewood community that are southwest of Old Hickory Boulevard adjacent to the two golf courses. In this area, the following Special Policies apply. Where the Special Policy is silent, the guidance of the T3 Suburban Neighborhood Maintenance policy applies.

- Design Principle: Building Form (Mass, Orientation, Placement)
 - There are floodplains abutting parts of this area. Should any re-development occur near those floodplain areas, it should be arranged to minimize the disturbance of the adjacent floodplain. In the configuration of parcels and any new right-of-way, priority should be given to the preservation and reclamation of the environmentally sensitive features over consistency with surrounding parcel and right-of-way patterns.
 - Lot sizes, depths, widths, and building setbacks within the area vary significantly from block to block. Consistency of these within blocks should be maintained, although the establishment of new patterns may be considered in blocks with relatively large lots that could lend themselves to resubdivision consistent with the general character of the area.
- Density/Intensity
 - Density varies within this area, but does not exceed that corresponding with the RS7.5 zoning district. In general, future zoning should remain consistent with the established built pattern.
- Building Types
 - This area is characterized by single-family and occasional two-family buildings of the house building type. To maintain the established character, residential building types other than “house” are not recommended.

14-T3-NM-02

T3 Suburban Neighborhood Maintenance Area 2 is referenced as 14-T3-NM-02 on the accompanying map. It applies to suburban residential neighborhoods of the Lakewood community that are northeast of Old Hickory Boulevard adjacent to Old Hickory Lake. In this area, the following Special Policies apply. Where the Special Policy is silent, the guidance of the T3 Suburban Neighborhood Maintenance policy applies.

- Design Principle: Block Length
 - Some of the blocks in this area are excessively long even by suburban standards. Opportunities to shorten blocks by introducing new street connections as resubdivision occurs should be taken advantage of and will have the added benefit of helping to slow traffic.
- Design Principle: Building Form (Mass, Orientation, Placement)
 - Lot sizes, depths, widths, and building setbacks within the area vary significantly from block to block. Consistency of these within blocks should be maintained, although the establishment of new patterns may be considered in blocks with relatively large lots that could lend themselves to resubdivision consistent with the general character of the area.
- Density/Intensity
 - Density varies within this area, but the zoning does not exceed RS20 except for the northern portion of the area. Zoning equivalent in density to the RS5 district is appropriate in this northern part of the area where it adjoins Area 14-T4-MU-01 and Area 14-T4-NM-01. In general, future zoning should remain consistent with the established built pattern.
- Building Types
 - This area is characterized by single-family and occasional two-family buildings of the house building type. To maintain the established character, residential building types other than “house” are not recommended except in the in the northern part of the area where it adjoins Area 14-T4-MU-01 and Area 14-T4-NM-01.

T3 SUBURBAN MIXED USE CORRIDOR POLICY

General Character of T3 Suburban Mixed Use Corridor Policy Areas in the Donelson-Hermitage-Old Hickory Community

T3 Suburban Mixed Use Corridor policy has been applied to one area in the Donelson-Hermitage-Old Hickory Community that is part of the Lakewood Community. T3 Suburban Mixed Use Corridors are important because of to their role in connecting communities and linking other prominent streets, their size and scale, and/or their accessibility by a variety of transportation modes. These corridors often act as the boundaries to suburban neighborhoods or communities and can provide an intense mix of uses to support surrounding neighborhoods. T3 Suburban Mixed Use Corridors are intended to be pedestrian friendly, prominent corridors that accommodate residential, commercial, and mixed use development, as well as multiple modes of transportation creating a “complete street” – a street designed and operated to enable safe, attractive and comfortable access and travel for all users.

In the Donelson-Hermitage-Old Hickory Community, T3 Suburban Mixed Use Corridor policy has been applied to a portion of Old Hickory Boulevard in the Lakewood Community. This area currently provides commercial uses for the community. The site and building design in these areas has room for improvement, however. This area has multiple “curb cuts” (vehicular access points) and no sidewalks or crosswalks, making it difficult or dangerous for pedestrians to navigate the area. With large parking areas between the street and the buildings, there is no “public realm” where buildings or sidewalks and planting strips frame the street and create a sense of place. Visitors are greeted, instead, by unpredictable entrances and exits to properties, inconsistent signage and a lack of character. All of these site and building design issues represent opportunities for improvement that are addressed in the T3 Suburban Mixed Use Corridor policy and in the Special Policies below.

How to Use This Guidance

The intent for T3 Suburban Mixed Use Corridor policy is to enhance suburban mixed use corridors by encouraging a greater mix of higher density residential and mixed use development along the corridor; creating buildings that are compatible with the general character of suburban neighborhoods; and street design that moves vehicular traffic efficiently while accommodating sidewalks, bikeways and mass transit. Users of the *Donelson-Hermitage-Old Hickory Community Plan: 2004 Update* should meet the policy intent by creating and evaluating development and preservation plans in light of the following:

- The T3 Suburban Mixed Use Corridor policy;

Attachment A to Metropolitan Planning Commission Resolution Number **RS2011-213**

- The General Principles found in the *Community Character Manual (CCM)*;
- The existing or desired character of the particular T3 Suburban Mixed Use Corridor;
- The envisioned character of other surrounding policy areas; and
- Additional guidance provided by the Donelson-Hermitage-Old Hickory Community Plan including any Special Policies.

Note that if the Special Policy for an area does not provide additional guidance, then the guidance in the T3 Suburban Neighborhood Maintenance policy and the General Principles in the CCM are controlling.

T3 Suburban Mixed Use Corridor Community Character Policy Areas

The Donelson-Hermitage-Old Hickory Community Plan has one area where the T3 Suburban Mixed Use Corridor policy is applied. This is titled “T3 Suburban Mixed Use Corridor Policy Area” in the plan. This area was identified by examining the general characteristics, development patterns (parcel size, spacing of homes, and in some instances density and intensity, and zoning), environmental features, and man-made features for the area.

Special Policies

The following provides additional guidance on unique conditions that may exist in a particular T3 Suburban Mixed Use Corridor policy area. The Special Policies may cover one or more of the following issues. This list is not exhaustive:

- Design Principles Found in the T3 Suburban Mixed Use Corridor Policy
- Appropriate Land Uses
- Building Types
- Non-Conforming and Inconsistent Land Uses
- Historically Significant Sites or Features
- Transitions

14-T3-CM-01

T3 Suburban Mixed Use Corridor Area 1 is referenced as 14-T3-CM-01 on the accompanying map. It applies to the northeast side of Old Hickory Boulevard in Lakewood (lake side) between just southeast of 26th Street to the residential lots at the end of Arron Court and to the southwest side of Old Hickory Boulevard (golf course side) between lots just north of Lawrence Court to the residential lots at the end of Stone Hedge Drive. In this area, the following Special Policies apply. Where the Special Policy is silent, the guidance of the T3 Suburban Mixed Use Corridor policy applies.

- Design Principle: Building Form (Mass, Orientation, Placement)
 - The lots on the lake side of this area between Tom Hartley Drive and Iris Avenue are significantly deeper than lots in the remainder of the lake side. Mixed Use lot depths beyond Iris Avenue should generally not be increased due to exposure to nearby residential lots; any increase in depth should be minimal.

T4 URBAN NEIGHBORHOOD MAINTENANCE POLICY

General Character of T4 Urban Neighborhood Maintenance Policy Areas in the Donelson-Hermitage-Old Hickory Community

T4 Urban Neighborhood Maintenance policy has been applied to one area in the Donelson-Hermitage-Old Hickory Community that is part of the Lakewood Community. This area, formerly part of a separately incorporated city within Metro Nashville, is an older urban neighborhood with small lots and alleys. This policy seeks to preserve the essential characteristics of this area while allowing for compatible opportunities for growth and change.

How to Use This Guidance

The intent for T4 Urban Neighborhood Maintenance policy is to preserve the general character of urban neighborhoods as characterized by their development pattern, building form, land use and associated public realm. Users of the *Donelson-Hermitage-Old Hickory Community Plan: 2004 Update* should meet the policy intent by creating and evaluating development and preservation plans in light of the following:

- The T4 Urban Neighborhood Maintenance policy;

Attachment A to Metropolitan Planning Commission Resolution Number **RS2011-213**

- The General Principles found in the *Community Character Manual (CCM)*;
- The existing character of the particular T4 Urban Neighborhood Maintenance area; and
- Additional guidance provided by the Donelson-Hermitage-Old Hickory Community Plan including any Special Policies.

Note that if the Special Policy for an area does not provide additional guidance, then the guidance in the T4 Urban Neighborhood Maintenance policy and the General Principles in the CCM are controlling.

T4 Urban Neighborhood Maintenance Community Character Policy Area

The Donelson-Hermitage-Old Hickory Community Plan has one neighborhood where the T4 Urban Neighborhood Maintenance policy is applied, known as the Dupontonia neighborhood. This is titled “T4 Urban Neighborhood Maintenance Policy Area” in the plan. This area was identified by examining the general characteristics, development patterns (parcel size, spacing of homes, and in some instances density and intensity, and zoning), environmental features, and man-made features for the area.

Special Policies

The following provides additional guidance on unique conditions that may exist in a particular T4 Urban Neighborhood Maintenance policy area. The Special Policies may cover one or more of the following issues. This list is not exhaustive:

- Infill Areas
- Design Principles Found in the T4 Urban Neighborhood Maintenance Policy
- Building Types
- Non-Conforming and Inconsistent Land Uses
- Historically Significant Sites or Features
- Transitions

14-T4-NM-01

T4 Urban Neighborhood Maintenance Area 1 is referenced as 14-T4-NM-01 on the accompanying map. It applies to the older urban residential neighborhood known as Dupontonia that is northeast of Old Hickory Boulevard adjacent to Old Hickory Lake at the north end of the community. In this area, the following Special Policies apply. Where the Special Policy is silent, the guidance of the T4 Urban Neighborhood Maintenance policy applies.

- Design Principle: Building Form (Mass, Orientation, Placement)
 - Lots and blocks within the area are small as are the buildings on them. Consistency of lot sizes, depths, widths, and building setbacks should be maintained, and it should be noted that there is little opportunity for establishing new patterns without damaging the established developed character of the area.
- Density/Intensity
 - Density does not exceed that corresponding with the RS3.75 zoning district. Most of the area is zoned RS5. In general, future zoning should remain consistent with the established built pattern and the introduction of other districts should be considered with caution.
- Building Types
 - This area is characterized by single-family and occasional two-family buildings of the house building type. To maintain the established character, residential building types other than “house” are not recommended.
- Non-Conforming and Inconsistent Land Uses and Zoning (*refer to the accompanying graphic*)
 - The small area of MUL zoning currently containing a dog grooming facility should not territorially expand or intensify.

T4 URBAN MIXED USE NEIGHBORHOOD POLICY

General Character of T4 Urban Mixed Use Neighborhood Areas in the Donelson-Hermitage-Old Hickory Community

T4 Urban Mixed Use Neighborhood policy has been applied to two areas in the Donelson-Hermitage-Old Hickory Community, which are part of the former City of Lakewood’s Dupontonia neighborhood .

Attachment A to Metropolitan Planning Commission Resolution Number RS2011-213

T4 Urban Mixed Use Neighborhoods are envisioned to host a wide variety of uses including higher density housing, mixed use, commercial, office and in some cases light industrial. Existing buildings in such areas generally have shallow setbacks and are regularly spaced. Street connectivity is generally good; however, the sidewalk and bicycle networks envisioned in the T4 Urban Mixed Use Neighborhood policy are not present. Instead, sidewalk and bikeway networks range from non-existent to partially complete. This area serves as a unique environment where a variety of uses at a compatible scale and intensity is encouraged.

How to Use This Guidance

The intent for T4 Urban Mixed Use Neighborhood policy is to preserve, enhance and create mixed use neighborhoods characterized by a development pattern that contains a diverse mix of residential and non-residential land uses, and that are envisioned to remain or develop in a mixed use pattern. Users of the *Donelson-Hermitage-Old Hickory Community Plan: 2004 Update* should meet the policy intent by creating and evaluating development and preservation plans in light of the following:

- The T4 Urban Mixed Use Neighborhood policy;
- The General Principles found in the *Community Character Manual* (CCM);
- The existing character of the particular T4 Urban Mixed Use Neighborhood area;
- The envisioned character of other surrounding policy areas; and
- Additional guidance provided by the Donelson-Hermitage-Old Hickory Community Plan including any Special Policies.

14-T4-MU-01

T4 Urban Mixed Use Neighborhood Area 1 is referenced as 14-T4-MU-01 on the accompanying map. It applies to two portions of the Dupontonia neighborhood in the northern portion of the Lakewood Community. One is adjacent to the DuPont-Hadley Middle School and the marina. The other is at the southern edge of the urban neighborhood along 32nd Street. These areas contain the majority of the community's multifamily development and much of the community's remaining vacant land. In this area, the following Special Policies apply. Where the Special Policy is silent, the guidance of the T4 Urban Mixed Use Neighborhood policy applies.

- Appropriate Land Uses
 - Industrial Uses are not appropriate in this area, although artisan and crafts uses may be considered on their merits.
- Design Principle: Building Form
 - Mixed Use and commercial scale and massing should be compatible with that of residential structures in the area, having relatively moderate lot coverage for an urban area. Therefore, the height of new buildings in this area should be limited to three stories.

T4 URBAN MIXED USE CORRIDOR POLICY

General Character of T4 Urban Mixed Use Corridors in the Donelson-Hermitage-Old Hickory Community

In the Donelson-Hermitage-Old Hickory Community, T4 Urban Mixed Use Corridor policy has been applied to a portion of Old Hickory Boulevard at the northern end of the community at the edge of the Dupontonia neighborhood. T4 Urban Mixed Use Corridors are important because of their role in connecting communities and linking other prominent streets, their size and scale, and/or their accessibility by a variety of transportation modes. These corridors often act as the boundaries to urban neighborhoods or communities and can provide an intense mix of uses to support surrounding neighborhoods. T4 Urban Mixed Use Corridors are intended to be pedestrian friendly, prominent corridors that accommodate residential, commercial, and mixed use development, as well as multiple modes of transportation creating a "complete street" – a street designed and operated to enable safe, attractive and comfortable access and travel for all users.

In the Donelson-Hermitage-Old Hickory Community, the T4 Urban Mixed Use Corridor in Lakewood currently provides commercial uses for the community. The design of this area has room for improvement, however. The area has narrow sidewalks and lacks adequate crosswalks, making the area difficult or dangerous for pedestrians to navigate. In addition, there is a lack of adequate parking to serve the area. These issues represent opportunities for improvement that are addressed in the T4 Urban Mixed Use Corridor policy and in the Special Policies below.

How to Use This Guidance

The intent for T4 Urban Mixed Use Corridor policy is to enhance urban mixed use corridors by encouraging a greater mix of higher density residential and mixed use development along the corridor; creating buildings that are compatible with the general character of urban neighborhoods; and a street design that moves vehicular traffic efficiently while accommodating sidewalks, bikeways and mass transit. Users of the *Donelson-Hermitage-Old Hickory Community Plan: 2004 Update* should meet the policy intent by creating and evaluating development and preservation plans in light of the following:

- The T4 Urban Mixed Use Corridor policy;
- The General Principles found in the *Community Character Manual (CCM)*;
- The existing or desired character of the particular T4 Urban Mixed Use Corridor;
- The envisioned character of other surrounding policy areas; and
- Additional guidance provided by the Donelson-Hermitage-Old Hickory Community Plan including any Special Policies.

Note that if the Special Policy for an area does not provide additional guidance, then the guidance in the T4 Urban Mixed Use Corridor policy and the General Principles in the CCM are controlling.

T4 Urban Mixed Use Corridor Community Character Policy Area

The Donelson-Hermitage-Old Hickory Community Plan has one corridor where the T4 Urban Mixed Use Corridor policy is applied. This is titled “T4 Urban Mixed Use Corridor Policy Area” in the plan. This corridor was identified by examining the general characteristics, development patterns (parcel sizes, spacing of buildings, and in some instances density and intensity, and zoning), environmental features, and man-made features for the area.

Special Policies

The following provides additional guidance on unique conditions that may exist in a particular T4 Urban Mixed Use Corridor policy area. The Special Policies may cover one or more of the following issues. This list is not exhaustive:

- Design Principles Found in the T4 Urban Mixed Use Corridor Policy
- Appropriate Land Uses
- Building Types
- Non-Conforming and Inconsistent Land Uses
- Historically Significant Sites or Features
- Transitions

14-T4-CM-01

T4 Urban Mixed Use Corridor Area 1 is referenced as 14-T4-CM-01 on the accompanying map. It applies to the area along Old Hickory Boulevard between the DuPont-Hadley Middle School and the property at the southeast corner of 26th Street. In this area, the following Special Policies apply. Where the Special Policy is silent, the guidance of the T4 Urban Mixed Use Corridor policy applies.

- Design Principle: Parking
 - Reduced parking requirements may be considered on their merits if a redevelopment proposal can demonstrate its ability to either provide shared parking on-site or utilize off-site parking facilities or if a redevelopment proposal can demonstrate the need for fewer parking spaces.
 - Consideration should be given to establishing on-street parking along Old Hickory Boulevard in this area.
 - Consideration should be given to establishing one or more shared parking lots in or near this area.

METROPOLITAN PLANNING COMMISSION OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE

Resolution No. RS2011-227

“BE IT RESOLVED by The Metropolitan Planning Commission that 2011CP-014-003 is APPROVED WITH SPECIAL POLICY. (7-0)”

WHEREAS the *Donelson-Hermitage-Old Hickory Community Plan: 2004 Update* [the plan] was adopted on October 14, 2004 and in the plan Residential Low Medium (RLM) and Neighborhood Center (NC) policies were applied to properties located at 2716, 2728, and 2730 Pennington Bend Road and at McGavock Pike (unnumbered) within Davidson County [the subject site]; and,

WHEREAS it was proposed that these properties be included in the adjacent Commercial Mixed Concentration (CMC) area to which Special Policy 18 also applies; and,

WHEREAS surrounding property owners were notified about the proposed amendment in accordance with the rules and procedures for minor plan amendments; and,

WHEREAS a community meeting was held on October 24, 2011 to discuss the proposed amendment; and,

WHEREAS a public hearing was held by the Metropolitan Planning Commission on November 10, 2011 to obtain public input regarding the proposed amendment; and,

WHEREAS the Metropolitan Planning Commission finds that the proposed policy change from RLM and NC to CMC policy with Special Policy 18 is appropriate; and

WHEREAS, the Metropolitan Planning Commission is empowered under state statute and the charter of the Metropolitan Government of Nashville and Davidson County to adopt and amend functional plans as part of the general plan for the county;

NOW THEREFORE, BE IT RESOLVED, that the Metropolitan Planning Commission hereby ADOPTS AMENDMENT NUMBER 13 to the *Donelson-Hermitage-Old Hickory Community Plan: 2004 Update*, a component of the General Plan, as illustrated by Attachment A to this resolution, in accordance with sections 11.504(e), (j), and 18.02 of the charter of the Metropolitan Government of Nashville and Davidson County as the basis for the Commission’s development decisions in that area of the county, and a certified copy of the *Donelson-Hermitage-Old Hickory Community Plan: 2004 Update* as amended is authorized to be filed with the Register of Davidson County, as required by Section 13-4-202, Tennessee Code Annotated.

James McLean /s/
James McLean, Chairman

Adoption Date: November 10, 2011

Attest:

Rick Bernhardt /s/
Rick Bernhardt, Secretary and Executive Director

Amendment No. 13 to the *Donelson-Hermitage-Old Hickory Community Plan: 2004 Update*

The *Donelson-Hermitage-Old Hickory Community Plan: 2004 Update* is hereby amended by changing the policies shown in the area identified as the Amendment Site outlined in red in Figure 1 to the policies as shown in Figure 2.

Figure 1

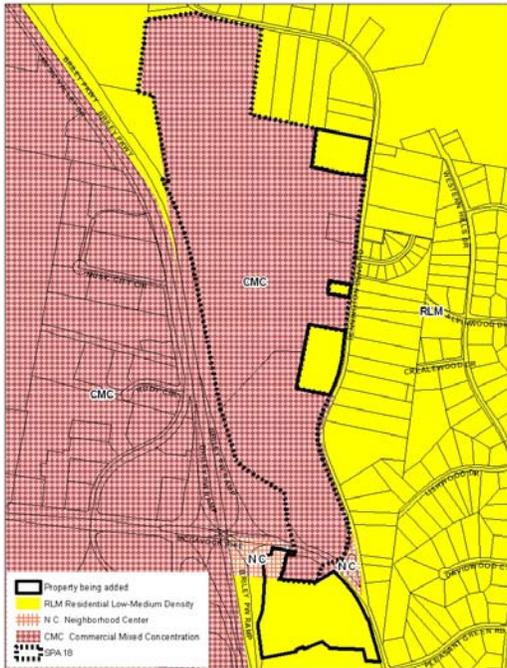
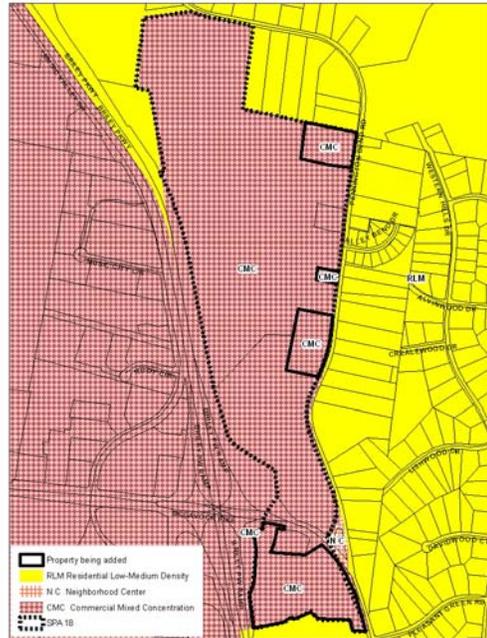


Figure 2



METROPOLITAN PLANNING COMMISSION OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE

Resolution No. RS2012-129

“BE IT RESOLVED by The Metropolitan Planning Commission that 2012CP-014-001 is **APPROVED. (6-0-1)**”

WHEREAS the *Donelson-Hermitage-Old Hickory Community Plan: 2004 Update* [the plan] was adopted on October 14, 2004 and in the plan Mixed Use in Community Center (MxU in CC) policy were applied to properties located at 915, 921, and 932 Robinson Road within Davidson County [the subject site]; and,

WHEREAS it was proposed that this policy be amended to T3 Suburban Community Center (T3 CC) and District-Industrial (D-IN); and,

WHEREAS surrounding property owners were notified about the proposed amendment in accordance with the rules and procedures for major plan amendments; and,

WHEREAS a community meeting was held on June 4, 2012 to discuss the proposed amendment; and,

WHEREAS a public hearing was held by the Metropolitan Planning Commission on June 28, 2012 to obtain public input regarding the proposed amendment; and,

WHEREAS the Metropolitan Planning Commission finds that the proposed policy change from MxU in CC policy to T3 CC and D-IN policies is appropriate; and

WHEREAS, the Metropolitan Planning Commission is empowered under state statute and the charter of the Metropolitan Government of Nashville and Davidson County to adopt and amend functional plans as part of the general plan for the county;

NOW THEREFORE, BE IT RESOLVED, that the Metropolitan Planning Commission hereby ADOPTS AMENDMENT NUMBER 14 to the *Donelson-Hermitage-Old Hickory Community Plan: 2004 Update*, a component of the General Plan, as illustrated by Attachment A to this resolution, in accordance with sections 11.504(e), (j), and 18.02 of the charter of the Metropolitan Government of Nashville and Davidson County as the basis for the Commission’s development decisions in that area of the county, and a certified copy of the *Donelson-Hermitage-Old Hickory Community Plan: 2004 Update* as amended is authorized to be filed with the Register of Davidson County, as required by Section 13-4-202, Tennessee Code Annotated.

/S/ James McLean

James McLean, Chairman

Adoption Date: June 28, 2012

Attest:

/S/ Rick Bernhardt

Rick Bernhardt, Secretary and Executive Director

Amendment No. 14 to the *Donelson-Hermitage-Old Hickory Community Plan: 2004 Update*

The *Donelson-Hermitage-Old Hickory Community Plan: 2004 Update* is hereby amended by changing the policies shown in the area identified as the Amendment Site outlined in red in Figure 1 to the policies as shown in Figure 2.

Figure 1

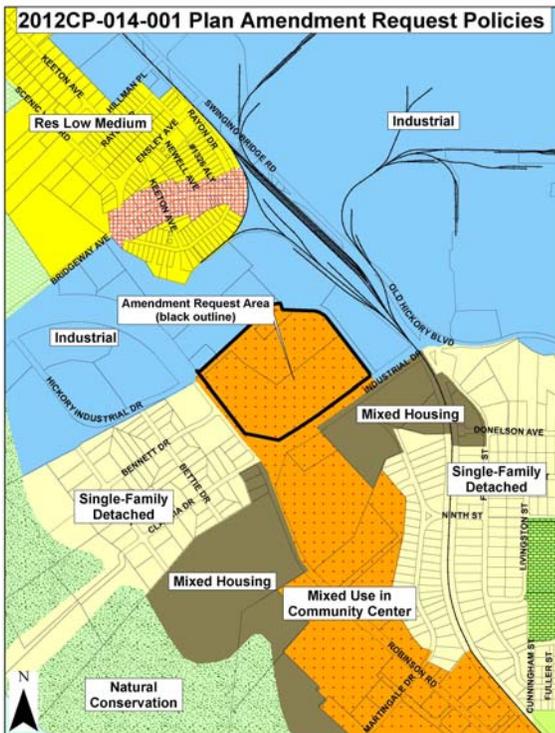
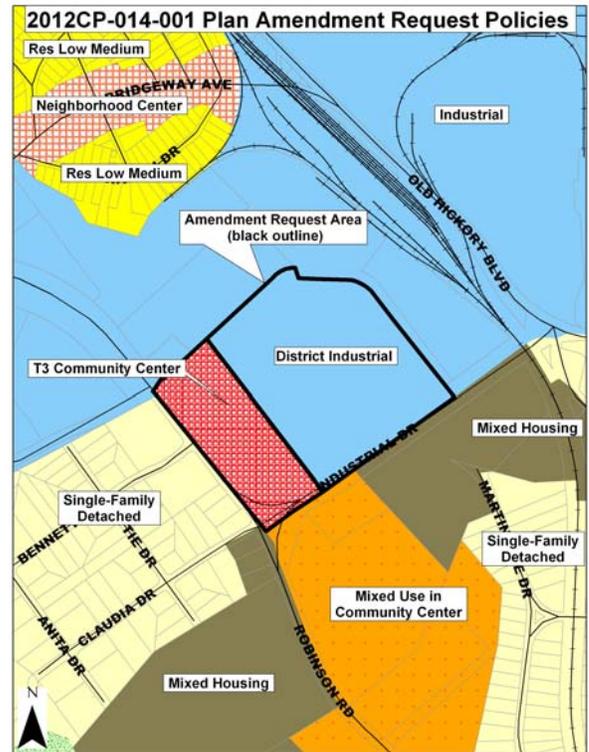


Figure 2



C O N T E N T S

Planning Commission Resolution	2
Metro Council Acceptance	3
Executive Summary	4
Role of the Community Plan	5
Community Profile	6
Existing Land Use	8
Natural Features	10
Historic Resources	12
Planning Process	14
Issues List	16
Development Goals	18
Issues Map	19
Structure Plan	20
Transportation Plan	21
Design Principles	24
CIB Projects	27
Participants List	30

PLANNING
COMMISSION
RESOLUTION

METROPOLITAN PLANNING COMMISSION
OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE

Resolution No. 2004-348

“WHEREAS, the Metropolitan Planning Commission directed Planning Department staff to conduct open community meetings to provide the community the opportunity to work with the staff on the updating of the *Subarea 14 Plan: 1995 Update* that was adopted on March 7, 1996; and

WHEREAS, from October 2003 to August 2004, the Metropolitan Planning Department staff working extensively with residents, Councilmembers, property owners, and civic and business interests, including conducting nineteen community meetings in the community, prepared an updated plan for the Donelson-Hermitage-Old Hickory community, also known as Subarea 14; and

WHEREAS, a public hearing was held by the Metropolitan Planning Commission on October 14, 2004 to obtain additional input regarding the proposed *Donelson-Hermitage-Old Hickory Community Plan: 2004 Update*; and

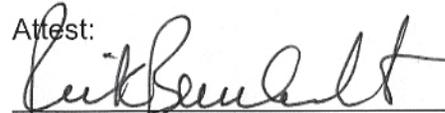
WHEREAS, the Metropolitan Planning Commission is empowered under state statute and the charter of the Metropolitan Government of Nashville and Davidson County to adopt master or general plans for smaller areas of the county;

NOW, THEREFORE, BE IT RESOLVED that the Metropolitan Planning Commission hereby **ADOPTS** the *Donelson-Hermitage-Old Hickory Community Plan: 2004 Update* (Subarea Plan), in accordance with sections 11.504 (e), (j), and 18.02 of the charter of the Metropolitan Government of Nashville and Davidson County as the basis for the Commission’s development decisions in that area of the county. In addition, the Greenways Master Plan is hereby amended to reflect changes set forth in the *Donelson-Hermitage-Old Hickory Community Plan: 2004 Update*. The *Donelson-Hermitage-Old Hickory Community Plan: 2004 Update* is also adopted as part of the General Plan.


James Lawson, Chairman

Adoption Date: October 14, 2004

Attest:


Rick Bernhardt
Secretary and Executive Director

RESOLUTION NO. _____

METRO COUNCIL ACCEPTANCE

A resolution accepting the Donelson-Hermitage-Old Hickory Community Plan: 2004 Update adopted by the Metropolitan Planning Commission on October 14, 2004.

WHEREAS, Section 18.02 of the Charter of the Metropolitan Government of Nashville and Davidson County requires that zoning regulations be enacted by the Council "only on the basis of a comprehensive plan prepared by the Metropolitan Planning Commission;" and

WHEREAS, the Metropolitan Planning Commission, in order to fulfill its duty to develop and maintain the General Plan to provide the basis for zoning decisions, has divided the County into fourteen subareas and developed specific plans for each such subarea; and

WHEREAS, the Donelson-Hermitage-Old Hickory Community Plan, formerly known as the Subarea 14 Plan, encompasses the Donelson-Hermitage-Old Hickory community; and

WHEREAS, the Metropolitan Planning Commission directed its staff to work with citizens to conduct public meetings and take such other steps deemed necessary to provide public input and review needed to update the Subarea 14 Plan; and

WHEREAS, nineteen community meetings were held between October 2003 and August 2004, at which community members worked extensively with Planning Department staff to develop their vision for the future of the Donelson-Hermitage-Old Hickory Community; and

WHEREAS, the Donelson-Hermitage-Old Hickory Community Plan: 2004 Update was unanimously approved by the Metropolitan Planning Commission, following a public hearing, on October 14, 2004; and

WHEREAS, it is fitting and proper that the Metropolitan Council recognize the efforts of Donelson-Hermitage-Old Hickory Community citizens in developing the Donelson-Hermitage-Old Hickory Community Plan: 2004 Update.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

SECTION 1. The Metropolitan Council hereby goes on record as accepting the Donelson-Hermitage-Old Hickory Community Plan 2004 Update, which was adopted by the Metropolitan Planning Commission on October 14, 2004.

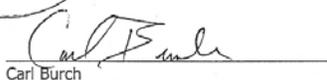
SECTION 2. The Metropolitan Council further resolves to work with members of the Donelson-Hermitage-Old Hickory Community and the Metropolitan Planning Commission to discuss and develop measures that will contribute to the achievement of the Plan.

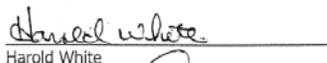
SECTION 3. This Resolution shall take effect from and after its adoption, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

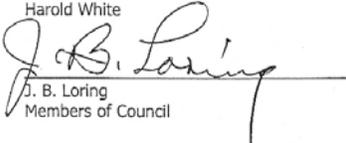
INTRODUCED BY:


Felier Brown


Jim Gotto


Carl Burch


Harold White


J. B. Loring
Members of Council

EXECUTIVE SUMMARY

The *Donelson-Hermitage-Old Hickory Community Plan: 2004 Update* replaces the *Subarea 14 Plan: 1995 Update* and will guide development in the Donelson-Hermitage-Old Hickory community over the next five to seven years. The update occurred over a five-month period with the participation of over 300 residents, property owners, and business owners.

Donelson-Hermitage-Old Hickory was one of the fastest-growing areas in Davidson County between 1990 and 2000. Projections show an increase of 14 percent by 2010, significantly more than the growth rate of 9 percent projected for Metropolitan Nashville-Davidson County.

Three distinct communities exist in this part of Davidson County. Donelson, a stable, older postwar suburban area, finds pride in its established residential areas and faces the challenges of an aging population and a decaying commercial arterial at its center. Hermitage, generally a newer suburban community but steeped in the history of the likes of President Andrew Jackson, embraces its relative diversity but 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 overcommercialization as the northeastern portion of the region grows.

The *Donelson-Hermitage-Old Hickory Community Plan: 2004 Update* Structure Plan 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, Opryland, 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 are protected as valuable assets for the community. Neighborhoods throughout the community are protected and should remain vital, attractive places to live. In addition to the Community Plan, Detailed Neighborhood Design Plans in Donelson, Hermitage, and Old Hickory spell out specific direction for the future development and redevelopment in these special places (see inserts in back pocket of this document).

The Structure Plan also seeks to protect the natural features of the community by applying the Natural Conservation land use policy to much of the floodplain of the Cumberland and Stones Rivers, Mill and Stoner Creeks, and other water bodies. The plan aims to protect the rural, but developable, areas of Stones River Bend from more intense suburban development by applying Rural policy that will limit residential lot size to two acres.

The structure plan proposes enhancing the park system with greenway connections, including new branches to the Stones River Greenway to allow greater access to the Hermitage Library and Community Center facility. New potential public open spaces along Hoggett Ford Road and in the Stones River Bend will preserve currently rural areas and provide additional public open space for a community that lacks an adequate amount of such places.

The *Donelson-Hermitage-Old Hickory Community Plan: 2004 Update* Transportation Plan

accommodates present needs and anticipated growth through numerous new street connections, classification upgrades, and pedestrian and bicycle facilities, including the greenway system that will help protect the natural features of the community. Such recommended enhancements will help ensure an even distribution of traffic generated by new residents and limit the need for excessive expansion of existing streets and highways, as well as provide a balanced transportation system for those not only in cars but for pedestrians and bicyclists.

The *Donelson-Hermitage-Old Hickory Community Plan: 2004 Update* reflects the values and vision of the participants in the planning process. The Structure Plan and Transportation Plan should be used by elected officials, government agencies, property owners, business owners, and community residents to guide growth over the next five to seven years.

ROLE OF THE COMMUNITY PLAN

About Community Planning

In 1988, Nashville was divided into fourteen planning subareas, or major communities (see map at right). Each community has a unique character and faces specific problems. Focusing on smaller geographic areas promotes greater citizen participation in the planning process, and ensures that subarea plans are responsive to community desires. The Donelson-Hermitage-Old Hickory Community is highlighted in green.

Purpose and Function of the Community Plan

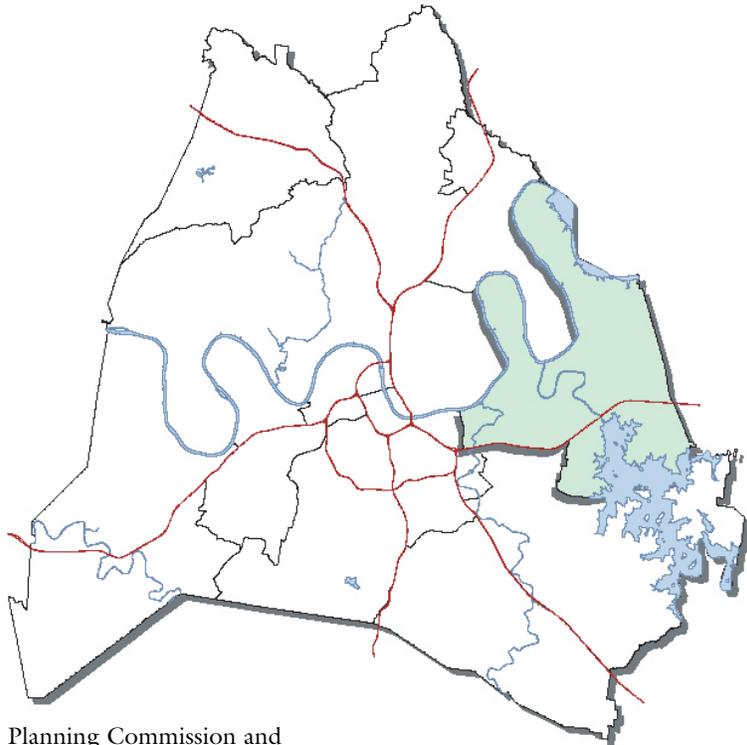
The primary purposes of the community plan are:

- To establish a clear vision of the kind of place the community's residents, businesses and institutions would like it to be in the future, and
- To provide a course of action that strengthens the process of building the community envisioned.

The main function of the plan is to guide the many decisions and actions that will shape the community. Among the key decisions guided by this plan are:

- Planning Commission's recommendations and Council's actions regarding zone change proposals and other regulatory measures that affect development,
- Planning Commission's actions regarding the subdivision of land, and
- Planning Commission's recommendations to Council about the provision, extension and replacement of public facilities and the disposal of surplus public property.

The community plan also guides Metro's annual Capital Improvements Budget and Program that is prepared and recommended by the



Planning Commission and adopted by Metro Council. Additionally, the community plans serve as the basis for more detailed planning, such as small area commercial and neighborhood design plans. Because community plans are intended to be the entire community's plan, the community's constituents — neighborhood and business organizations, residents, entrepreneurs, institutions and property owners — are among the most important users of this plan. Finally, it is a reference, and serves as the basis for many of the functional service plans prepared and maintained by many Metropolitan Government agencies.

Relationship to the General Plan

The General Plan for Nashville/Davidson County establishes guidelines for making decisions about land use, growth and development. It also contains recommendations for housing

services, education, and economic development. The General Plan is not a single document, but a group of related documents. Foremost among these is *Concept 2010*, which establishes the most general level of policies. *Concept 2010* contains broad, long-term countywide policies designed as a foundation to guide future more detailed land use decisions. The other documents that make up the General Plan are the fourteen community plans and several functional plans. The functional plans supply an in-depth study of specific topics covered in *Concept 2010*. These plans, developed in conjunction with other Metropolitan Government agencies, include transportation, the statistical database, economic development, historic preservation, parks and recreation, and housing. The subarea and functional plans are adopted as part of the General Plan, but are reviewed and updated more frequently.

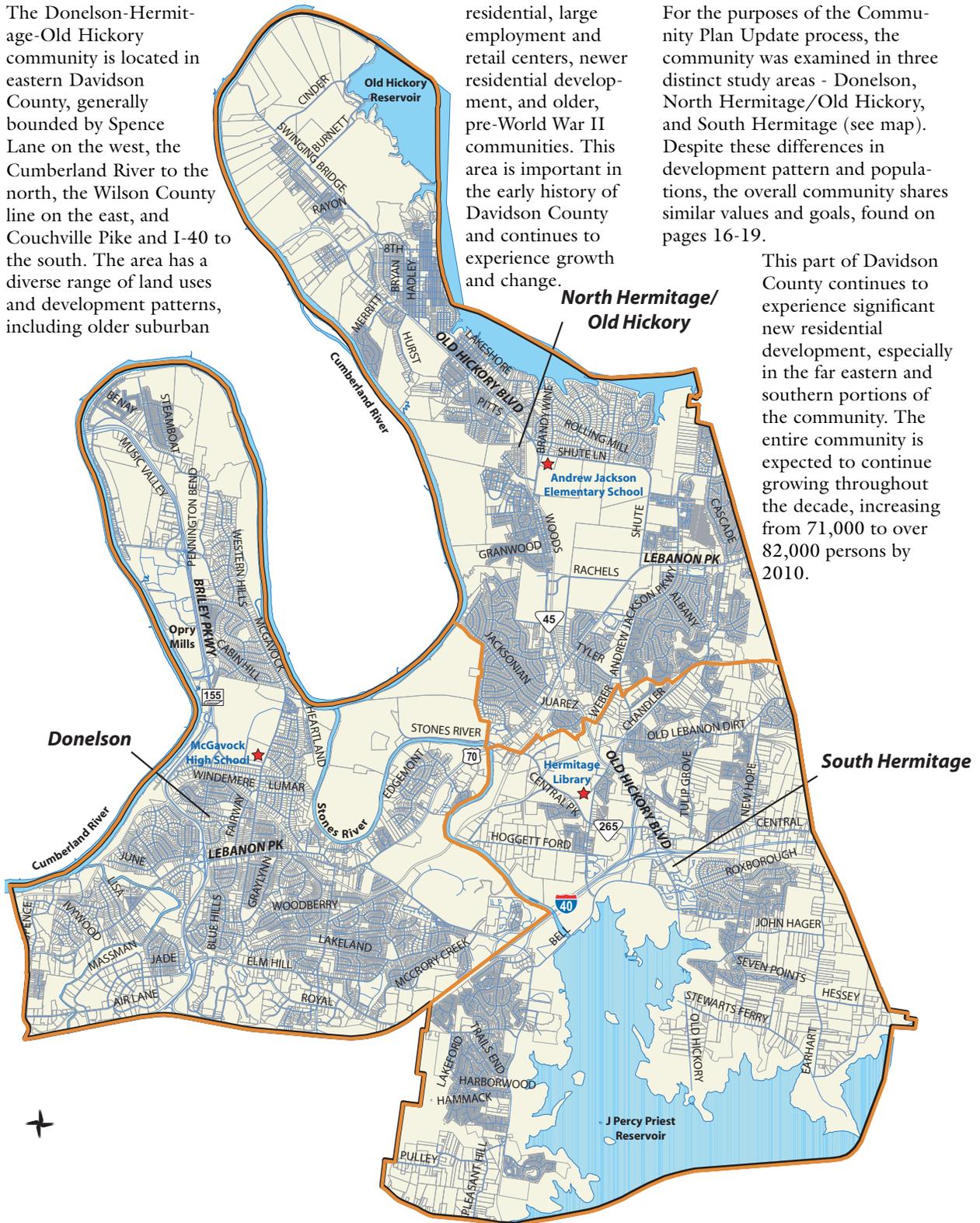
COMMUNITY PROFILE

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 Couchville Pike and I-40 to the south. The area has a diverse range of land uses and development patterns, including older suburban

residential, large employment and retail centers, newer residential development, and older, pre-World War II communities. This area is important in the early history of Davidson County and continues to experience growth and change.

For the purposes of the Community Plan Update process, the community was examined in three distinct study areas - Donelson, North Hermitage/Old Hickory, and South Hermitage (see map). Despite these differences in development pattern and populations, the overall community shares similar values and goals, found on pages 16-19.

This part of Davidson County continues to experience significant new residential development, especially in the far eastern and southern portions of the community. The entire community is expected to continue growing throughout the decade, increasing from 71,000 to over 82,000 persons by 2010.



COMMUNITY PROFILE

QuickFacts

		Entire Community		Davidson County	
		#	%	#	%
Population	Total	71,865	12.61%	569,891	n/a
	Household Population	70,528	98.1%	545,686	95.8%
	Group Quarters Population	1,337	1.9%	24,205	4.2%
	Institutionalized Population	1,172	1.6%	10,343	1.8%
	Population Projection, 2010	82,253	14.45%	621,971	9.1%
	Population, 1990	60,502	n/a	510,784	n/a
	Population Density (persons/acre)	1.97	n/a	1.69	n/a
	Average Household Size	2.29	n/a	2.30	n/a
	Male	34,836	48.5%	275,530	48.3%
	Female	37,029	51.5%	294,361	51.7%
Families	Total	18,696	60.8%	139,234	58.6%
	Married Couple Families with Children	5,883	31.5%	41,006	29.5%
	Single Parent Families with Children	2,594	13.9%	23,874	17.1%
	Female Householder with Children	2,049	11.0%	19,985	14.4%
Race	White	60,832	84.6%	382,008	67.0%
	Black or African American	6,912	9.6%	147,862	27.1%
	American Indian/ Alaska Native	294	0.4%	1,978	0.3%
	Asian	989	1.4%	11,691	2.1%
	Native Hawaiian or Pacific Islander	23	0.0%	400	0.1%
	Other Race	1,774	2.5%	13,535	2.4%
	Two or More Races	1,041	1.4%	12,417	2.2%
Ethnicity	Hispanic or Latino	3,215	4.5%	25,597	4.5%
	Age				
Age	Less than 18	15,770	21.9%	126,409	22.2%
	18-64	48,032	66.8%	379,939	66.7%
	Greater than 64	8,063	11.2%	63,543	11.2%
Housing Units	Total	32,574	12.88%	252,977	n/a
	Owner Occupied	19,322	62.8%	131,384	55.3%
	Renter Occupied	11,450	37.2%	106,021	44.7%
	Occupied	30,772	94.5%	237,405	93.8%
	Vacant	1,802	5.5%	15,572	6.2%
Travel	Mean Travel Time to Work (min)	23.7	n/a	22.2	n/a
	Workers	39,571	13.8%	285,980	n/a
	Drove Alone	32,166	81.3%	225,060	78.7%
	Carpooled	5,271	13.3%	38,111	13.3%
	Public Transportation	284	0.7%	5,038	1.8%
	Walked or Worked from Home	1,564	4.0%	15,546	5.4%
	Other	286	0.7%	2,225	0.8%
	Income				
Median Household Income	NA	NA	\$39,797	NA	
Per Capita Income	\$22,742	100.3%	\$22,684	n/a	
Education	Population 25 years and over	50,172	69.8%	377,734	n/a
	Less than 9th grade	2,266	4.5%	20,486	5.4%
	9th to 12th grade, No Diploma	5,115	10.2%	48,152	12.7%
	High School Graduate (includes equivalency)	14,229	28.4%	94,268	25.0%
	Some College, No Degree	12,093	24.1%	81,327	21.5%
	Associate Degree	3,110	6.2%	18,356	4.9%
	Bachelor's Degree	9,828	19.6%	75,948	20.1%
	Graduate or Professional Degree	3,531	7.0%	39,197	10.4%
Employment	Population 16 Years and Over	57,829	80.5%	456,655	n/a
	In Labor Force	41,735	72.2%	307,653	n/a
	Civilian Labor Force	41,690	99.9%	307,250	99.9%
	Employed	40,032	95.9%	291,283	94.7%
	Unemployed (actively seeking employment)	1,703	4.1%	15,967	5.2%
	Armed Forces	45	0.1%	403	0.1%
Not in Labor Force	16,094	27.8%	149,002	32.6%	

EXISTING LAND USE

RESIDENTIAL USES *	ACRES	% OF TOTAL PARCEL ACRES	TOTAL DWELLING UNITS	% OF TOTAL UNITS	UNITS PER ACRE
Single-family (rural 3+ ac/du)	4,898.97	15.62	481	1.35	0.10
Single-family (< 3 ac/du)	8,271.79	26.38	20,196	57.09	2.44
2 & 3 Unit (rural 3+ ac/du)	36.28	0.01	6	0.01	0.17
2 & 3 Unit (< 3 ac/du)	766.47	2.44	4,032	11.39	5.26
4+ Unit Structures	806.78	2.57	10,608	29.98	13.13
'Household Residential' coded parcels with "0" dwelling units	82.23	0.26	--	--	--
SUBTOTAL HOUSEHOLD RESIDENTIAL	14,862.52	47.40	35,323	99.85	2.38
MIXED USE RESIDENTIAL	--	--	52	0.14	--
NON-HOUSEHOLD RESIDENTIAL	2.39	>0.00	--	--	--
NONRESIDENTIAL USES	ACRES	% OF TOTAL PARCEL ACRES	TOTAL FLOORSPACE (SQ FT)	% OF SUBTOTAL	FLOOR/ AREA RATIO
Office, Nonmedical	400.01	1.27	5,923,204	19.40	0.34
Office, Medical	27.95	0.08	232,462	0.76	0.19
Clinic or Hospital	58.27	0.18	713,560	2.33	0.28
Commercial: Retail	809.28	2.58	3,597,415	11.78	0.10
Commercial: Other	622.17	1.98	8,336,411	27.30	0.30
Industrial	1,670.22	5.32	11,724,407	38.40	0.16
SUBTOTAL	3,587.90	11.44	30,527,459	100.00	0.20
Auto Parking	78.06	0.24	3,625	--	--
Community Facilities	2,049.17	5.77	--	--	--
Parks, Golf Courses & Other Open Space	1,468.73	12.34	--	--	--
SUBTOTAL	9,348.03	29.81	--	--	--
Vacant Land (vacant residential codes)	5,848.62	18.65	--	--	--
Vacant Land (vacant commercial code)	764.05	2.43	--	--	--
Vacant Land (vacant industrial code)	269.80	0.86	--	--	--
VACANT LAND - SUBTOTAL	6,882.47	21.95	--	--	--
Miscoded or uncoded parcels	0.84	0.01	--	--	--
TOTAL PARCEL ACRES **	31,351.94	100.00	--	--	--
Estimated Right-of-Way	3,597.84	--	--	--	--
TOTAL LAND AREA	34,949.78	--	--	--	--
WATER AREA **	4,799.22	--	--	--	--
SUBAREA GRAND TOTAL AREA	39,749.00	--	--	--	--

* All household residential acreage figures exclude accessory parcels with residential land use codes and no dwelling units but include condominium common area that is not parceled land; "2 & 3 Unit Structures" includes parcels with residential units in two or more residential use codes

** Portions of Cumberland River, Old Hickory Lake and J. Percy Priest Lake in the Donelson - Hermitage - Old Hickory Community

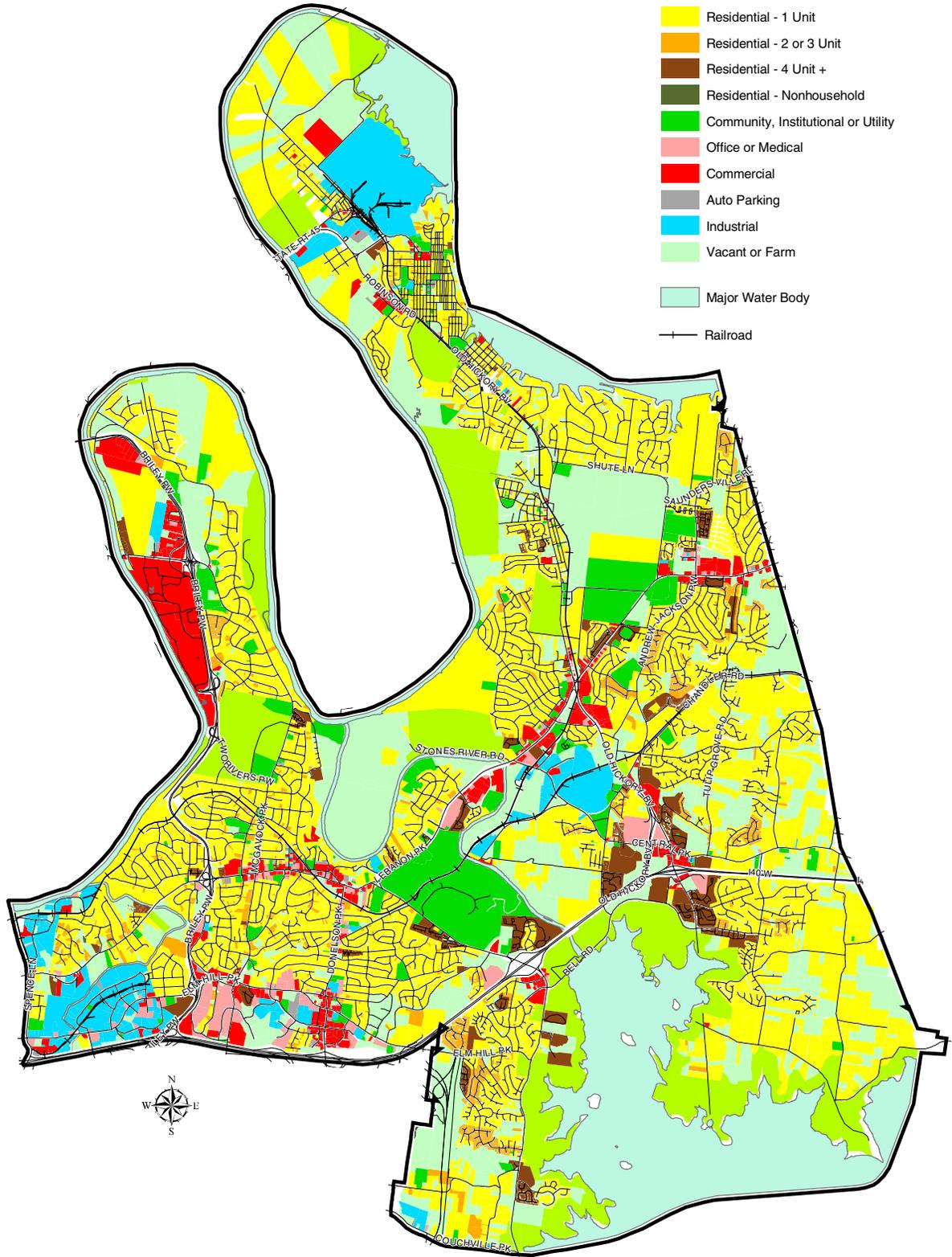
Note: table does not include land use information related to property leaseholds in the community

Source: Metropolitan Planning Commission, January 2004

EXISTING LAND USE

General Land Use Groups

- Park or Golf Course
- Residential - 1 Unit
- Residential - 2 or 3 Unit
- Residential - 4 Unit +
- Residential - Nonhousehold
- Community, Institutional or Utility
- Office or Medical
- Commercial
- Auto Parking
- Industrial
- Vacant or Farm
- Major Water Body
- Railroad



N A T U R A L F E A T U R E S

The General Plan for Nashville/Davidson County emphasizes that, “sensitivity to the environmental benefits and limitations of the county’s land, air, and water resources is vital to its future.” Accordingly, the General Plan calls for awareness, care and vigilance regarding floodplains and stormwater management; slopes, soils and geologic formations; water quality, air quality, and solid waste management. In the Donelson-Hermitage-Old Hickory Community, a fast growing suburban area characterized by rivers and streams, the challenge is to ensure that growth takes place in a way that minimizes negative impacts on the natural environment.

Areas subject to periodic flooding are a significant natural feature in Donelson-Hermitage-Old Hickory, as 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. In the Donelson-Hermitage-Old Hickory Community, there are an estimated 6,160 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), or over 17% of the land area. The floodplain is shown on the community’s Structure Plan (see map in folder pocket) with a dashed blue line, and much of the land is in “Natural Conservation” policy.

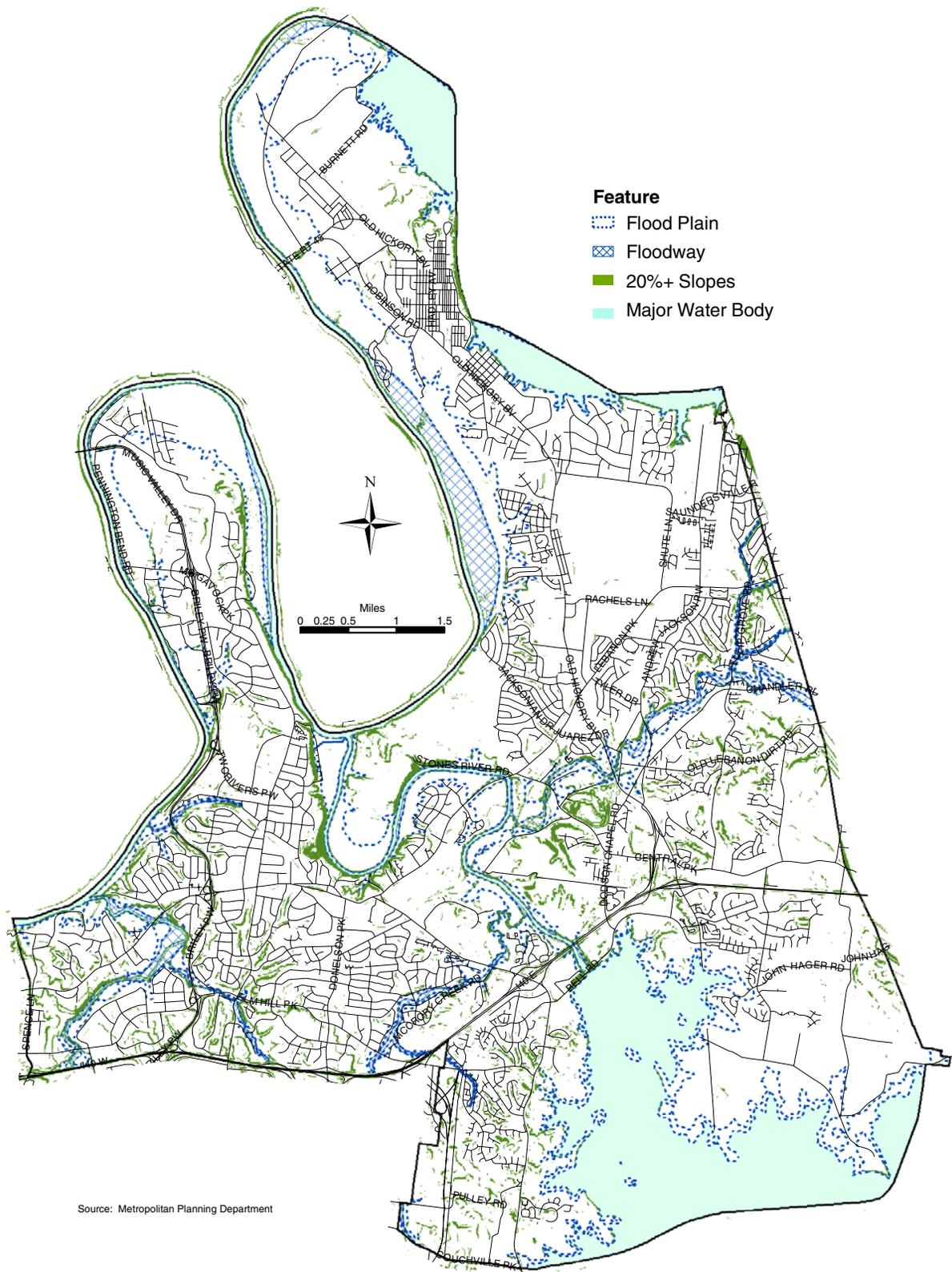
While land is mostly level to moderately sloping in the community, there are areas with some steep terrain (defined in this document as slopes of 20% or greater, or a rise of 20 feet or more for every 100 feet of horizontal distance), unstable soils and sinkholes. Concentrations of steep slopes can be found in the

Hermitage area east of Old Hickory Boulevard to Wilson County between Lebanon Pike and Interstate 40; in the bend of the Stones River; and in the Pleasant Hill Road area north of Couchville Pike.

Approximately 20% of the community has soils that are problematic for development, either due to instability or wetness. Not surprisingly, the unstable soils are associated with steep slopes or found at the foot of steep hills. The wet soils are usually found in the floodplains. There are also known sinkholes in all parts of the community, though large numbers of sinkholes predominate east of Old Hickory Boulevard from Lakewood south to the lake. Steep slopes, unstable soils and sinkholes are mostly in “Natural Conservation” policy, “Potential Open Space” policy, and “Residential Low - Medium” policy.

Finally, air quality is a major environmental issue for metropolitan Nashville, and as the Donelson-Hermitage-Old Hickory community grows, along with Wilson County, air quality problems will be exacerbated. Land use and transportation policies can, however, mitigate the impact of growth on air quality. In the foreseeable future, the Donelson-Hermitage-Old Hickory community will need to identify strategic locations to encourage higher intensities of land uses and support transit, policies that will benefit all of the community’s natural resources.

NATURAL FEATURES



HISTORIC RESOURCES

This community is home to some of Davidson County's best-known and most impressive antebellum historic buildings. 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 ten other properties and districts listed in the National Register of Historic Places. Several more properties are considered eligible for listing in the National Register.

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. Commercial development surrounding the Hermitage in particular should be strictly controlled through building and sign height limits and landscape screens to prevent any additional visibility of modern structures from within the property. The very small number of existing historic farms are also worthy of protection from incompatible development.

Two Rivers is protected through its status as a Local Historic Landmark District, which requires review by the Metro Historic Zoning Commission of alterations to the exterior of the building. This overlay would be appropriate for other buildings of similar architectural importance, including the McCampbell House, Cleveland Hall, and Belair. The MHC staff notes that Old Hickory also deserves protection of its historic plan and architecture, which includes ten stock house designs. It is perhaps the most distinctive historic community in modern Davidson County. 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. It should be noted, however, that a survey conducted in 2003 identified that a majority of Old Hickory residents do not favor historic zoning at the present time.

During the twentieth century, the agricultural landscape of this area was dramatically transformed through suburban expansion and highway construction. 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. Suburban growth on this side of town began in earnest in the late 1930s and early 1940s with the development of neighborhoods like Bluefield. 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. Local stone was a popular building material for these suburban homes built in the first half of the twentieth century.

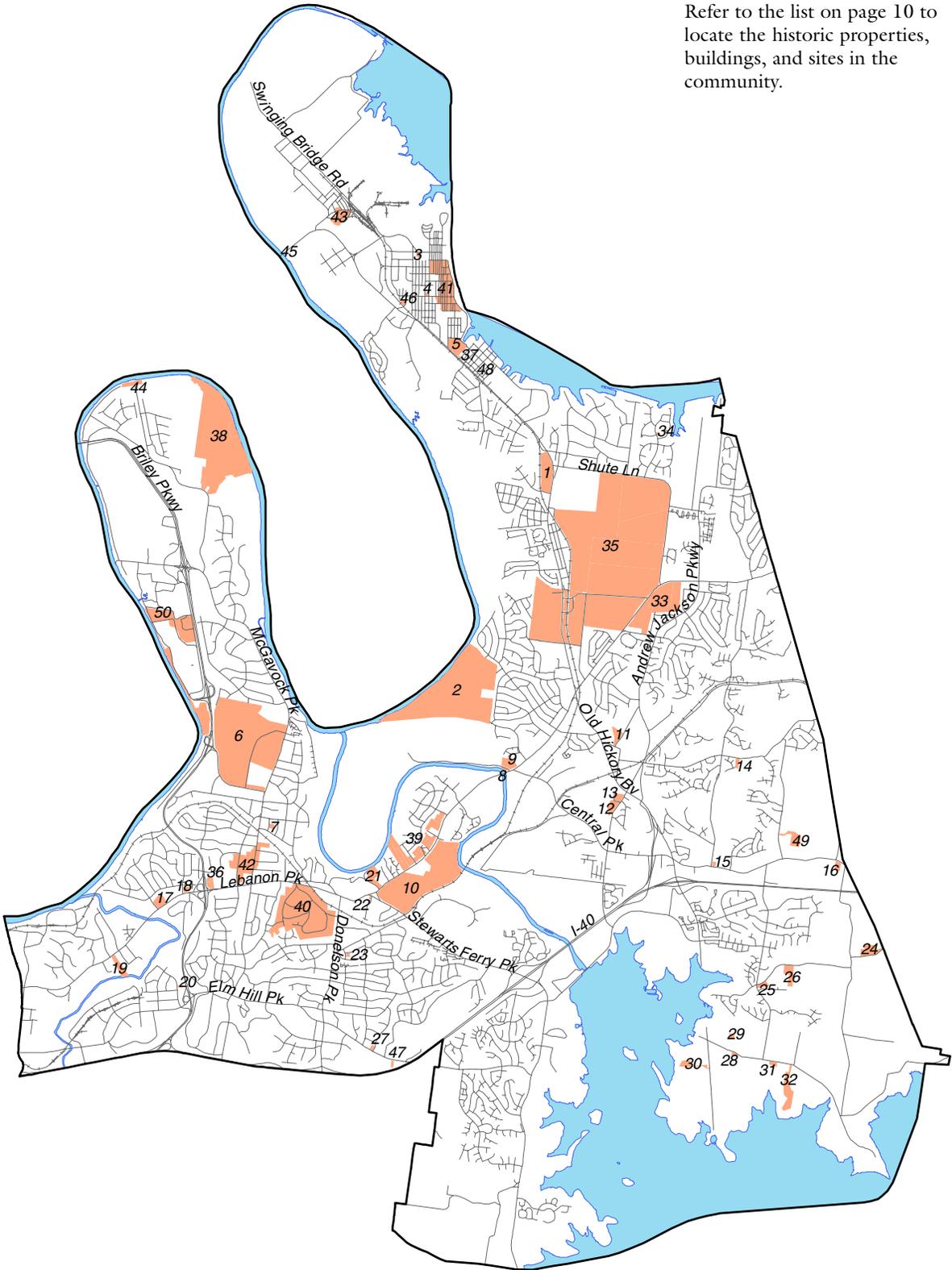
A limited number of historic commercial resources also populate the community, such as the Lakewood Commercial District, which is listed in the National Register. The MHC staff also considers some commercial resources from the postwar period to be worthy of conservation: the Hermitage Liquors neon sign, one of a vanishing breed of signs

epitomizing mid-century design, and the former Gideons headquarters building, a notable local example of New Formalist corporate architecture by Nashville architect Earl Swensson. The Grand Ole Opry House also documents the developmental shift towards business, suburbs, and tourism that occurred in the middle of the twentieth century and still shapes the Donelson-Hermitage-Old Hickory landscape.

#	Property Name	Address
1	Cleveland Hall	4041 Old Hickory Blvd
2	Farmhouse	2040 Hickory Hill Ln
3	Old Hickory Post Office	1010 or 1101 Donelson Ave
4	Old Hickory Methodist Church	1216 or 1313 Hadley Ave
5	Dupont High School Gym	1901 Old Hickory Blvd
6	Two Rivers and 1802 House	3130 McGavock Pike
7	Governor Roberts House	3212 Freno Ln
8	Eversong Cabin	1015 Stones River Rd
9	Stone Hall	1014 Stones River Rd
10	Cloverbottom	2941 Lebanon Pk
11	H.G. Weber House	5365 Weber Rd
12	Dodson School (Kindergarten)	4186 Dodson Chapel Rd
13	Dodson Chapel United Methodist	4107 Dodson Chapel Rd
14		732 Old Lebanon Dirt Rd
15	Evans Hill Missionary Baptist Church	4103 Central Pike
16	Seaborn House	4408 Central Pk
17	Kelley House	2200 Lebanon Pk
18	Logue House	105 Cottage Lane
19	Cole House	2001 Lebanon Pk
20	Frame house	2144 Sanborn Dr
21	Gideons Building	2900 Lebanon Pk
22	Hardy House	104 Stewarts Ferry Pk
23	McCampbell House	305 Kent Rd
24	Lane House	5328 John Hager Rd
25		5015 John Hager Rd
26	Hager-George House	5115 John Hager Rd
27	James Buchanan House	2910 Elm Hill Pike
28	Central Hall House	1462 Stewarts Ferry Pk
29	Stewart House	1443 Stewarts Ferry Pk
30	Ellis House	12158 Old Hickory Blvd
31	Williams House	1624 Stewarts Ferry Pk
32	Hamilton House	1658 Stewarts Ferry Pk
33	Tulip Grove and Hermitage Church	(see Hermitage)
34	Shute-Turner House	4112 Brandywine Point Blvd
35	The Hermitage	Rachels Lane
36	Belair	2250 Lebanon Pk
37	Lakewood Commercial District	103-107 22nd Ave, 2001-2011 Old Hickory Boulevard
38	Strasser Farm	2635 Pennington Bend Rd
39	Lebanon Road Historic Area	North side of Lebanon Rd near Cloverbottom
40	Bluefield Historic District	Bluefield Avenue, Spring Valley Rd., Cumberland Circle, and Overhill Circle
41	Old Hickory Historic District	see map
42	Fairway-McGavock Historic Area	Fairway Drive and McGavock Pk
43	Rayon City Historic District	Rayon Drive and Bridgeway Ave
44	Lock Two Park	Lock Two Road
45	Old Hickory Bridge	Old Hickory Blvd
46	Hadley School	Merritt St
47	Buchanan Outbuilding	Elm Hill Pike
48	Hermitage Liquors Sign	2811 Hadley Ave
49	Log House	6164 New Hope Rd
50	Grand Ole Opry House	Briley Pkwy

HISTORIC RESOURCES

Refer to the list on page 10 to locate the historic properties, buildings, and sites in the community.



PLANNING PROCESS

Pre-Planning

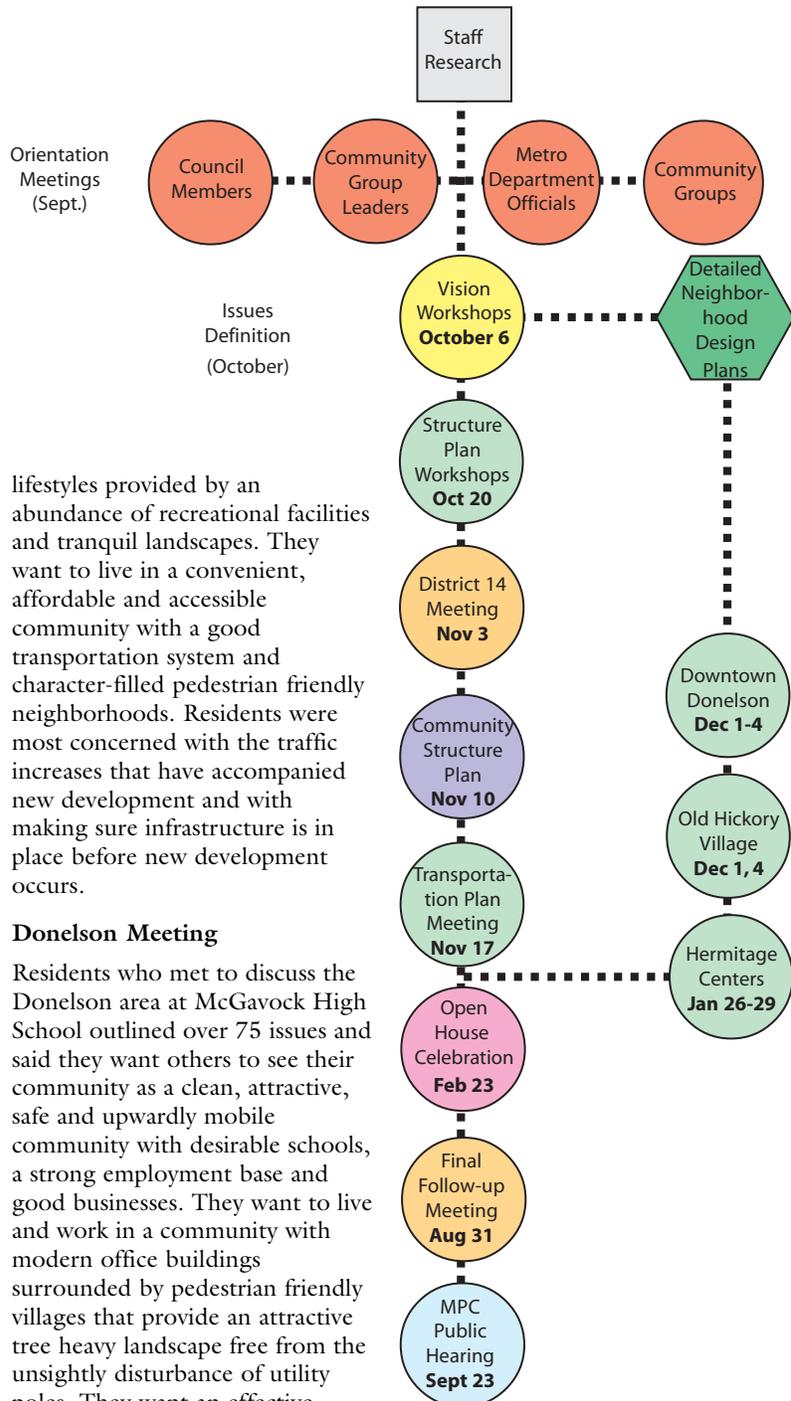
The Donelson-Hermitage-Old Hickory Community Plan was last updated in 1996. Planners began the update by meeting with community leaders and Metro Council members whose districts were included in the community. Planners followed that with meetings with other Metro departments in order to begin to define the most important issues facing the communities. Following that, the planners began working with the community at public meetings, some of which would focus specifically on smaller study areas (Old Hickory/North Hermitage, South Hermitage, and Donelson). Other meetings combined residents from the entire community. Altogether, over 200 persons participated.

Open Mic and Vision Workshops

The Metro Planning Department held a series of public meetings beginning in October with the Open Mic and Vision Workshop meetings. For these meetings, the Planning Department divided the community into three study areas, as listed above. At the Open Mic and Vision meeting, property owners, business owners and residents discussed issues related to growth and quality of life in the area and started to define the vision for future of their community. These meetings were held on October 6. Residents outlined the following visions at those meetings.

South Hermitage Meeting

Residents who met to discuss the South Hermitage area at the Hermitage Library outlined 77 issues and said they want others to see their community as an attractive, friendly, safe, and stable community that enjoys good schools, rich history, and leisurely



lifestyles provided by an abundance of recreational facilities and tranquil landscapes. They want to live in a convenient, affordable and accessible community with a good transportation system and character-filled pedestrian friendly neighborhoods. Residents were most concerned with the traffic increases that have accompanied new development and with making sure infrastructure is in place before new development occurs.

Donelson Meeting

Residents who met to discuss the Donelson area at McGavock High School outlined over 75 issues and said they want others to see their community as a clean, attractive, safe and upwardly mobile community with desirable schools, a strong employment base and good businesses. They want to live and work in a community with modern office buildings surrounded by pedestrian friendly villages that provide an attractive tree heavy landscape free from the unsightly disturbance of utility poles. They want an effective transportation system that enables good traffic flow, yet limit thru traffic in residential areas. They want homey, convenient amenities, quality shopping

PLANNING PROCESS



opportunities and a development pattern that is the opposite of places found along portions of nearby Gallatin Road. They were most concerned with reviving the downtown Donelson area along Lebanon Road between Briley Parkway and Stewarts Ferry Pike.

Old Hickory/North Hermitage Meeting

Residents who met to discuss the Old Hickory/North Hermitage area at Andrew Jackson Elementary School outlined over 138 issues and said they want others to see their community as a diverse, inviting, charming, family-friendly community where people feel safe and enjoy a high quality of life. They boast of the community's quality schools, rich historical significance and wide array of recreational activities. Old Hickory residents especially enjoy their mixed use, walkable neighborhood streets that evoke the images of Mayberry, while North Hermitage residents appreciate their mature, larger lot suburban neighborhoods. Residents in both places were most concerned with traffic as well as wanting to redevelopment areas currently zoned for commercial uses before allowing commercial uses to spread.

Of the issues reported at each meeting, some were beyond the scope for the Planning Department. For those, the planning department steered participants to appropriate Metro departments who could assist them. As for the Planning

Department issues, these became part of the discussion that defined the community vision.

Structure and Transportation Plan Workshop

After defining a vision, the planners again worked with residents of the study areas at the Structure Plan and Transportation Plan meeting on October 20. Residents and planners prepared a structure and transportation plan to implement the vision outlined at the previous meeting. The structure plan is the official policy document that guides future land use decisions. At the workshop, planners presented the Structure Plan to small groups who then discussed how proposals did or did not fall in line with the community vision. They identified areas in need of more study and suggested changes in order for the plan to reflect the community's vision for the future.

Community Plan Meeting

After beginning the planning process with meetings focusing on the study areas, on November 10 the Planning Department brought all three study areas together for a meeting at the Metro Police Department Hermitage Precinct. Residents from each study area examined the updates. More importantly, they also saw the plans created by other study areas for the first time and started seeing the three study areas as one community.

Transportation Plan

The planning staff held a meeting on November 17 to discuss the details of the proposed transportation plan that covers the entire community. Residents divided into small groups and examined the proposed transportation plan. While

examining the plan, participants also prioritized some of the major proposed transportation improvement projects. The transportation plan outlined the current and planned transportation system for each community including street types, sidewalks, greenways and bike routes. Planners developed proposals for changes to the existing system based on the input participants offered at the various meetings.

Open House Celebration

Planners made the additional necessary changes and prepared the draft plan made available to the public at the Open House Community Celebration on February 23 at the Donelson Senior Center.

Follow-up Meetings

The planning process took a six-month hiatus while seeking clarification on several issues raised by the Council representatives and the Donelson-Hermitage Chamber of Commerce in the early spring of 2004. Planning staff met with each of the four councilmembers as well as the Chamber over the summer months to finalize a list of outstanding issues with the Plan. A final community meeting was held on August 31, at which several of the outstanding issues were discussed, and a Final Draft Plan was prepared and posted for adoption.



ISSUES LIST

These pages list the strengths and needs identified at the three Open Mic/Vision Workshop meetings.

What areas or places are strengths for the community—things that should stay the same?

Donelson	Old Hickory/ North Hermitage	South Hermitage
<i>Agricultural, Rural and Natural Areas/Recreational Areas</i>		
Cumberland River Floodplain Golf courses Heartland Park Lock Two Park Stones River Greenway Two Rivers Park	Farmland Floodplain Golf courses Nature trail Old Hickory Lake & Park Public beach Softball/baseball parks	Brown's Farm Elm Hill Marina Park Percy Priest Lake Ravenswood Golf Course Stones River Greenway Undeveloped land Views
<i>Residential Areas</i>		
Established neighborhoods	Bonnas Brandywine Cleveland Hall Established neighborhoods Old Hickory Village	Established neighborhoods
<i>Commercial Areas</i>		
Century City Donelson Plaza Downtown Donelson Opry Mills	Business district Dupont Retail shopping Restaurants	Home Depot & Lowes Medical offices Summit Medical Center Target shopping center
<i>Historic Areas</i>		
Clover Bottom Mansion Homes on Lebanon Pike	The Hermitage Tulip Grove Mansion	Hoggett Ford The Hermitage
<i>Public Facilities and Community Services</i>		
Donelson Library Hickman M.S. YMCA	Andrew Jackson E.S. Churches Dupont Hadley M.S. Dupont E.S. Fire Halls Hermitage Library Old Hickory Library Police Station Post Office	Hermitage E.S. Hermitage Library Hermitage Police Station Hermitage Park New Dodson E.S. New E.S. (John Hager) Old Dodson E.S. Ruby Majors E.S. YMCA

ISSUES LIST

What do you need to complete your community?

Donelson	Old Hickory/ North Hermitage	South Hermitage
<i>Agricultural, Rural and Natural Areas/Recreational Areas</i>		
New community center <i>(Two Rivers Park)</i> Park <i>(Elm Hill Pike)</i>	Improved community center Parks	New community center Parks <i>(ballfield/tennis courts)</i>
<i>Residential Areas</i>		
Higher quality housing Older adult housing	Assisted living center <i>(Old Hickory)</i> Improved codes enforcement Historic zoning Retirement village No historic zoning	Older adult housing Owner-occupied housing Nursing home Quality condos/townhouses Range of housing <i>(price/style)</i>
<i>Commercial Areas</i>		
New grocery store Improved Donelson Plaza Improved Music Valley Drive Improved restaurants Main street shopping district Neighborhood hardware store	Attract industry <i>(Existing buildings)</i> Bed and breakfast <i>(Historic areas)</i> Historic shopping district Improved Oakwood Commons	Additional office space Improved shopping Improved restaurants <i>(Lebanon Pike/OHB)</i> New restaurants/hotel <i>(new interchange-see below)</i>
<i>Public Facilities and Community Services</i>		
Improved Donelson Library Improved school campus <i>(McGavock E.S.)</i>	Improved Old Hickory Library New high school	Improved schools New fire station <i>(Bell Road)</i> New high school
<i>Transportation</i>		
Additional bus service Additional bike lanes Additional sidewalks <i>(Lebanon, McGavock, Bluefield)</i> Improved street connections <i>(Pennington Bend and Stones River Bend)</i>	Additional bus service Improved access <i>(Industrial area/OHB)</i> Improved street connections Greenways New bridge <i>(Sumner County)</i>	Improved traffic signals <i>(Lebanon Pike)</i> Improved traffic signal <i>(Andrew Jackson/OHB)</i> New Bridge <i>(Old Lebanon Dirt/OHB)</i> New interchange <i>(Earhart/I-40)</i>

DEVELOPMENT GOALS

After developing an overall vision, the process focused on developing larger ideas and goals for the entire community. The map on page 19 highlights many of the significant issues and goals that would become crucial elements of the community's land use policy.

1 Address transportation issues community-wide

Improve traffic circulation and safety throughout the community by increasing the number of streets, particularly east-west connections, and reevaluating the timing of traffic lights; calm traffic in all neighborhoods; build sidewalks and bike lanes to allow safe non-vehicular movement; and coordinate road projects to minimize disruptions.

2 Insure appropriate infrastructure and public services

Provide the necessary streets, water, sewer and stormwater facilities, schools, fire and police before new development occurs throughout the community, especially in Hermitage.

3 Improve the heart of Donelson

Make Downtown Donelson more attractive with better stores, restaurants, sidewalks and lighting along Lebanon Pike from Briley Parkway to Stewart's Ferry Pike.

4 Preserve open tracts of land

Maintain areas of undeveloped land to protect the environment, retain community character, and provide additional recreation opportunities, notably all floodplains, rural property and potential parkland.

5 Redevelop commercial property in Hermitage and Old Hickory

Encourage redevelopment of existing commercial properties before increasing commercial zoning, especially on Lebanon Pike and Old Hickory Boulevard including Oakwood Commons.

6 Strengthen public safety

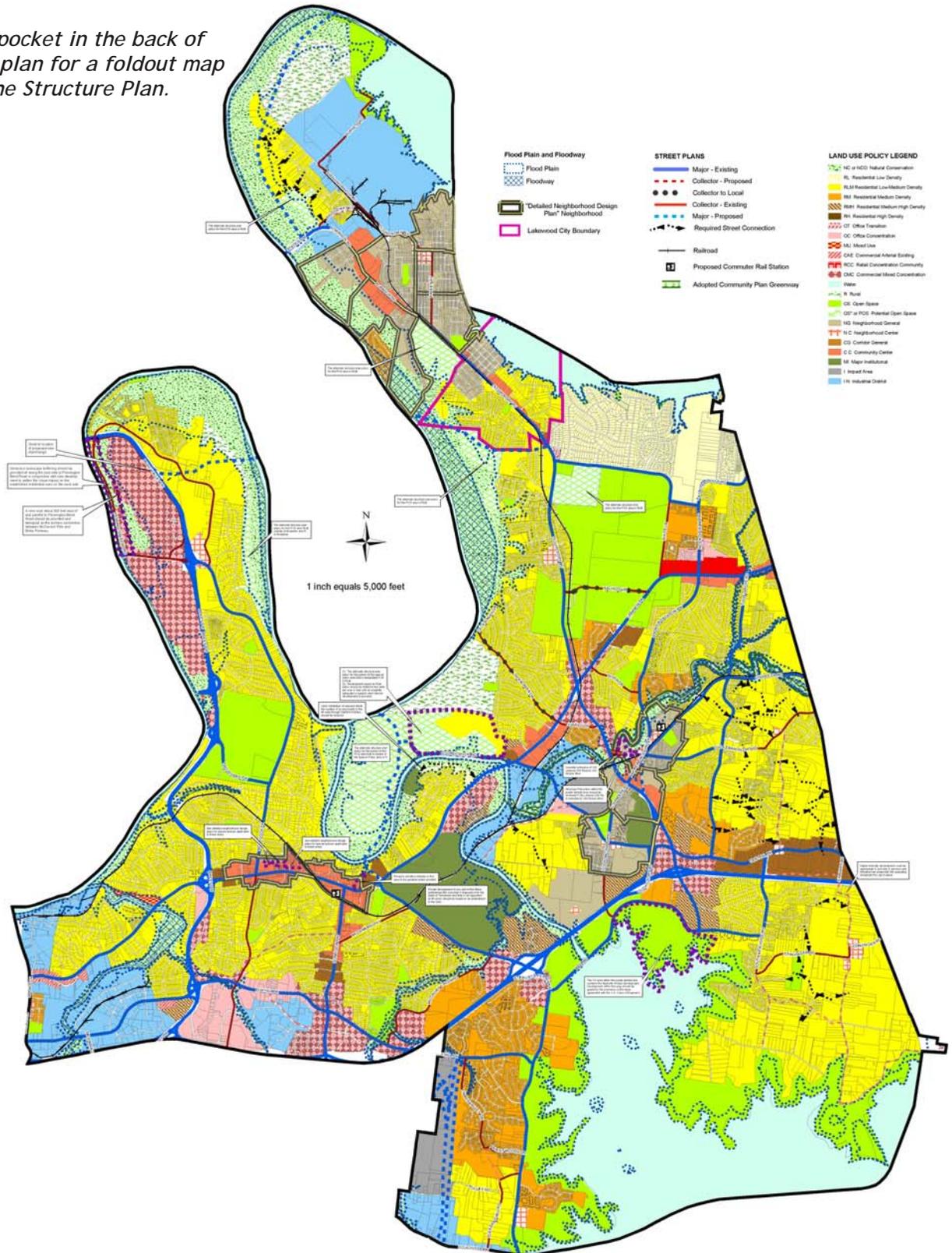
Increase police protection and codes enforcement throughout the community, especially in older residential parts of Donelson and Old Hickory and Rayon City.

7 Maintain integrity of older neighborhoods

Prevent commercial encroachment into adjacent older suburban residential areas by confining non-residential development to existing commercial corridors.

STRUCTURE PLAN

See pocket in the back of this plan for a foldout map of the Structure Plan.



TRANSPORTATION PLAN

Goals

- A. Better circulation within the community
- B. Improved access management to the transportation network and services
- C. Strong connections and safe roads throughout the community
- D. A balanced transportation system
- E. Sensitivity to the community's economic, social, cultural, and environmental resources
- F. Meet both regional objectives and community needs

Recommendations

A. Complete Corridor Management Plans

Components of corridor management plans should include:

- Access management plans; pedestrian and vehicular circulation plans; signal and utility plans; parking management plans; transportation demand management plan; project prioritization schedule; finance plan.

Corridor Management Plans are needed for the following locations:

- *Central Pike* between Old Hickory Boulevard and Earhardt Road.
- *Lebanon Pike* between McGavock Pike and Donelson Pike.
- *Lebanon Pike* between Central Pike and Highland View Drive.
- *Lebanon Pike* between Stewarts Ferry Pike and Dispayne Drive.
- *Lebanon Pike* between Andrew Jackson Parkway and the County Line.
- *Donelson Pike* between Interstate 40 and Elm Hill Pike.

B. Pursue Roadway Safety Improvements

Specific recommendations for action include:

- Submit the Tulip Grove Road widening project for the FY06-08 Nashville Area MPO Transportation Improvement Plan during the next update cycle.
- Complete an Advance Planning Report for North New Hope Road.
- Complete a roadway safety audit during the first three years of the Community Plan.

C. Review the Widening of Central Pike

TDOT plans to widen Central Pike between Lebanon Pike and the Davidson County line from 2-travel lanes to 4-travel lanes. Phase 1 of the project, between Lebanon Pike and the rail bridge, is in the design phase. Recommendations for action include:

- Metro Planning and Public Works Departments should collaborate with the Tennessee Department of Transportation on the design of Central Pike.
- Model the impacts of a new interchange on Central Pike's future traffic and adjust plans accordingly.

D. Pursue a New Interchange Linking I-40 and Central Pike

The proposed interchange would intercept westbound traffic on Central Pike being generated in east Davidson County and west Wilson County.

- Coordinate land use planning efforts with the City of Mt. Juliet and Wilson County in the vicinity of the proposed interchange at Central Pike and I-40 in Mt. Juliet.

E. Develop a Network of Interconnected Transportation Facilities

An interconnected network of transportation facilities provides greater travel options for local trips, and preserves the capacity and operational integrity of larger

regional and district arterial roadways. Specific recommendations for facilities identified in this plan include:

- A new network of roadways in the Southeast Hermitage area.
- A new network of roadways in the Brown's Farm area.
- Greenway link between Hermitage Library/Community Center to Stones River Greenway.
- Greenway facility along McCrory Creek from Stones River Greenway to Elm Hill Pike.
- Greenway link from Bell Road to Nashville Shores.
- Greenway trail heads at multiple locations, connecting greenways with on-street bikeways, pedestrian facilities, and important land uses.
- Community intermodal transit hubs located at the Donelson commuter rail station and Hermitage commuter rail station.

F. Evaluate the Feasibility of Major Roadway Extension Projects

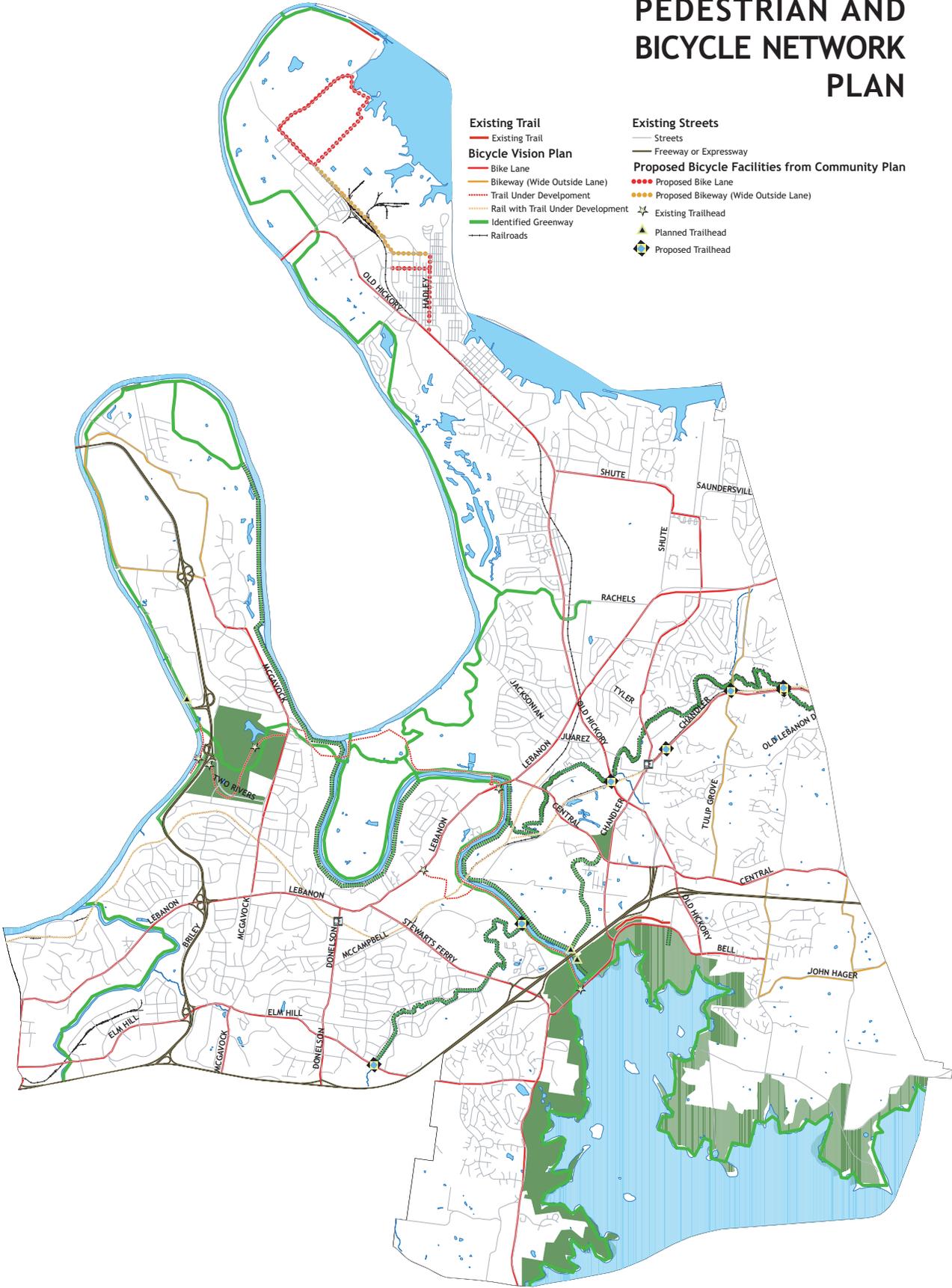
Major road extensions and river crossings have been proposed from (1) Donelson Pike to Neely's Bend (1996 Update), and (2) Briley Parkway in Pennington Bend to Neely's Bend to Old Hickory Boulevard in Hadley's Bend (2004 Update).

- Evaluate the need for proposed major roadway extensions and new river crossings utilizing the Nashville Area Metropolitan Planning Organization's regional travel demand model.
- If the travel demand model supports roadway extensions and new river crossings, coordinate planning and design with impacted communities including inter-county meetings.

VEHICULAR NETWORK PLAN



PEDESTRIAN AND BICYCLE NETWORK PLAN



DESIGN PRINCIPLES

This plan encourages using design to help reflect the character and quality of the community. The elements in this section should be used to guide how public improvements and private development occur in particular areas.

Corridor Design Goals

Throughout the planning process, participants focused on the appearance, function, and efficiency of many portions of the community's major arterials, such as Lebanon Pike and Old Hickory Boulevard. Many participants felt that such areas do not reflect the positive image that is evident in the neighborhoods. Numerous vacancies, older buildings, lack of sidewalks, abundance of large signs, and constant driveway cuts present a negative perception to passers-through and do not encourage new investment or redevelopment. Pages 24-26 show examples of different improvements that should be made to such major arterial roadways in the Donelson-Hermitage-Old Hickory Community.

Landscaping and Screening

In many older commercial areas such as "Downtown Donelson," Old Hickory and along Lebanon Pike in Hermitage Hills, buildings and properties continue to age and often lack adequate landscaping, screening, or other elements that are used to beautify commercial areas.

Below are examples of parking lot edge screening, which

forms a pleasing physical barrier between parking areas and the sidewalk. Low walls, fences, shrubs, flowers, and other plantings can be used to soften the transition from public to private property.

Landscaping within and behind commercial properties is likewise encouraged and should improve as redevelopment occurs.



DESIGN PRINCIPLES



Access Management

A consistent problem with older suburban commercial areas is the abundance of surface parking lots that extend up to the pavement edge of the street. Older areas, such as Lebanon Pike in Donelson, suffer from not only this seemingly unbroken “sea of asphalt,” but prevent most from making a journey in these areas on foot. The consistent, sometimes constant, break in the curb, or lack of sidewalks altogether, presents a bleak, dated, auto-dominated image to all who travel the corridor.

Reducing the number, frequency, and width of driveways and curb cuts by constructing sidewalks and planting strips like those shown at left will improve the area’s appearance, give pedestrians and transit users greater access to the many services in such areas, and reduce vehicular conflicts.



Signage

Another common feature of many suburban areas is the abundance, height, and perceived quality of signs along major roadways. The Donelson-Hermitage-Old Hickory Community certainly shares in this situation. In areas where a specific design intent is envisioned, ground-mounted signs such as those shown at left, when coupled with significant improvements to driveways and sidewalks, can help motorists more easily identify businesses and add to the visual clarity and beauty of the area.



DESIGN PRINCIPLES

Pedestrian Enhancements

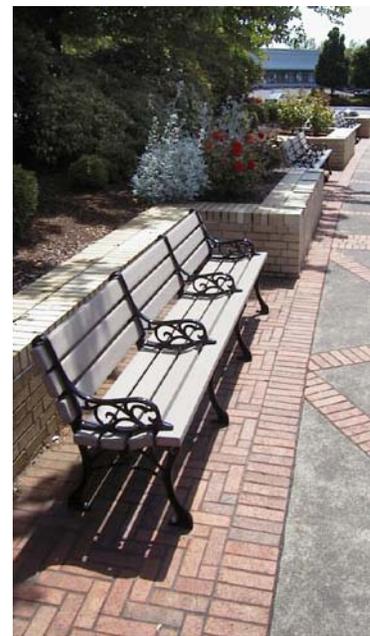
Participants in the process identified the need for additional sidewalks and amenities for pedestrians in the community. Many neighborhoods in the community are within walking distance of many essential services but have few if any opportunities to safely and comfortably access these uses.

These photographs show examples of many tools that build on neighborhoods' identities and provide appealing opportunities to walk to, from, or within other houses, schools, churches, or commercial areas.

As the community continues to mature and hopes to attract a more diverse homebuyer in the future, pedestrian amenities will be crucial parts of a successful Donelson-Hermitage-Old Hickory community.

Sidewalks and pedestrian-scaled lighting, top and middle left and bottom, improve the pedestrian experience in neighborhoods as well as commercial areas.

Pedestrian amenities such as bus shelters and benches, top and middle right, provide waiting space for pedestrians in activity areas.



DESIGN PRINCIPLES

Greenways and Paths

Participants in the planning process consistently expressed desire for a more complete recreational open space network for walkers, bicyclists, and others.

Depending on location, the addition of greenways, multi-use paths, or other trails could add to the area's quality of life as residential, commercial, employment, and recreational uses mature.

In addition to the planned Stones and Cumberland River Greenways, trail connections, additional greenways, improved roadway crossings, and paths connecting houses to commercial centers can make the area more friendly and accessible to residents for recreation or short trips to nearby facilities. Trailheads for both greenway trails and a possible rail with trail corridor on the Nashville and Eastern Railroad are in convenient, easily identifiable locations and provide parking, benches, bike racks, and system maps.

The illustrations shown here depict a range of options for completing the network, ranging from greenway trails through natural settings to paved connections near houses. For a particular site or proposal, decision for the appropriate path type ultimately rests with Metro Parks Greenways Commission and the Public Works Department.



Greenway Trail

Suitable for biking, in-line skating, walking, jogging. Key component of multiple-mile connected network. Useful for long-distance recreation trips.



Roadside Trail

Suitable for biking, in-line skating, walking, jogging. In lieu of sidewalks in rural areas, especially along rural arterial roads. Useful for longer-distance recreation or non-motorized transportation trips.



Multi-Use Path

Suitable for biking, in-line skating, walking, jogging. Useful in connecting housing subdivisions to each other or to small parks or neighborhood commercial centers.



Rail with Trail

Suitable for biking, in-line skating, walking, jogging. Typically shares right-of-way with existing active rail line and is often a part of a larger, regional network that allows travel for many miles.

C A P I T A L IMPROVEMENTS BUDGET PROJECTS

Public Capital Improvements Projects currently in the adopted Capital Improvements Budget for Metropolitan Nashville and Davidson County. Projects listed here are in the budget and may or may not have allocated funding as of July 1, 2003. Proposed projects that arose in the planning process are listed at the end of this section.

The following projects come from the Capital Improvements Budget and Program for Fiscal Years 2003/04 through 2008/09.

Fire Department

03FD0003 Fire Hall – Bell Road Interstate 40 Vicinity
Construction of a new fire hall Bell Road and Interstate 40 vicinity
2003-04:

Proposed General Obligation Bonds: \$3,500,000

Total: \$3,500,000

Note: This project may be done in either Donelson-Hermitage or Antioch-Priest Lake

Metropolitan Transit Authority

00MT003 Commuter Rail Connecting Wilson County to Downtown Nashville

Includes right-of-way acquisition, construction, rail improvements, station construction, and rail cars

2003-04:

Approved General Obligation Bonds \$2,027,000

Proposed General Obligation Bonds: \$1,700,000

Federal Funds: \$24,000,000

State Funds: \$3,000,000

2004-05:

Federal Funds: \$27,695,000

State Funds: \$3,461,000

Total: \$61,883,000

03MT0004 Park N Ride Lots

The park and ride lots will serve as a point of access for commuters to leave their personal automobiles at a secured location and ride public transit. Areas for consideration: Hermitage, Donelson, Hickory Hollow

2003-04:

Proposed General Obligation Bonds: \$400,000

Federal Funds: \$3,200,000

State Funds: \$400,000

Total: \$4,000,000

Public Library

00PL002 Donelson Renovation

Remodel Donelson Library (6,000 square feet) 2315 Lebanon Pike

2005-06:

Proposed General Obligation Bonds: \$893,000

Total: \$893,000

C A P I T A L IMPROVEMENTS BUDGET PROJECTS

Public Schools

03BE0033 Andrew Jackson Elementary Renovation
Andrew Jackson Elementary School – renovate facility
2007-08:
Proposed General Obligation Bonds: \$1,389,000
Total: \$1,389,000

03BE0015 Dodson Elementary Renovation
Dodson Elementary School – renovate facility
2007-08:
Proposed General Obligation Bonds: \$1,636,000
Total: \$1,636,000

03BE0016 DuPont-Tyler Middle School Renovation
DuPont-Tyler Middle School – renovate facility
2008-09:
Proposed General Obligation Bonds: \$2,950,000
Total: \$2,950,000

03BE0029 Hermitage Elementary Renovation
Hermitage Elementary School – renovate facility
2003-04:
Proposed General Obligation Bonds: \$1,722,000
Total: \$1,722,000

03BE0042 McGavock Cluster Middle School – New
Construct a new middle school for 800 students in the McGavock
Cluster
2008-09:
Proposed General Obligation Bonds: \$10,800,000
Total: \$10,800,000

03BE0043 McGavock Elementary Renovation
McGavock Elementary School – renovate facility
2003-04:
Proposed General Obligation Bonds: \$1,200,000
Total: \$1,200,000

03BE0051 Pennington Elementary Renovation
Pennington Elementary School – renovate facility
2006-07:
Proposed General Obligation Bonds: \$929,000
Total: \$929,000

03BE0059 Tulip Grove Elementary Renovation
Tulip Grove Elementary School – renovate facility
2007-08:
Proposed General Obligation Bonds: \$1,852,000
Total: \$1,852,000

C A P I T A L IMPROVEMENTS BUDGET PROJECTS

03BE0061 Two Rivers Middle School Renovation
Two Rivers Middle School – renovate facility
2006-07:
Proposed General Obligation Bonds: \$3,434,000
Total: \$3,434,000

Water Services

97WC0001 Cumberland Water Main – Construct
Cumberland Utility District water capacity improvements –
construct
2003-04:
Operating Budget: \$6,000,000
Total: \$6,000,000

02SG0005 Dodson Chapel Equalization Basin
Construct an equalization basin at Dodson Chapel sewage pumping
station (component of Overflow Abatement Program)
2004-05:
Operating Budget: \$145,000
2005-06:
Operating Budget: \$2,250,000
2006-07:
Operating Budget: \$100,000
Total: \$2,495,000

99WC0009 K. R. Harrington Water Treatment Plant –
Improvements
K. R. Harrington Water Treatment Plant – miscellaneous
improvements
2003-04:
Operating Budget: \$153,000
2004-05:
Operating Budget: \$1,045,000
2005-06:
Operating Budget: \$800,000
2006-07:
Operating Budget: \$350,000
2007-08:
Operating Budget: \$1,445,000
Total: \$3,793,000

02SG0004 McCrory Creek Equalization Basin
Construct an equalization basin at the McCrory Creek sewage
pumping station (component of Overflow Abatement Program)
2005-06:
Operating Budget: \$3,850,000
Total: \$3,850,000

97SC0001 Mill Creek 54-inch Parallel Sewer
Mill Creek 54-inch parallel sewer – approximately 14,410’ of new
sewer paralleling the existing 54”, 60”, and 66” sewers. An
additional 54” creek crossing near Massman Drive

C A P I T A L IMPROVEMENTS BUDGET PROJECTS

2006-07:

Operating Budget: \$500,000

2007-08:

Operating Budget: \$9,000,000

Total: \$9,500,000

96SC0016 Mill Creek Basin Sewer Rehab – Construct
Mill Creek Basin sewer rehab – construct (component of Overflow
Abatement Program)

2003-04:

State Funds: \$1,500,000

Total: \$1,500,000

02DG0014 Mill Creek Flood Study with Army Corps of Engineers
Joint project with Corps of Engineers, Williamson County,
Brentwood, Nolensville

2003-04:

Operating Budget: \$270,000

2004-05:

Federal Funds: \$400,000

Operating Budget: \$270,000

2005-06:

Federal Funds: \$400,000

Operating Budget: \$270,000

Total: \$1,610,000

00SC0006 Stoners Creek Sewer Improvements and Rehabilitation
Stoners Creek Sewer Improvements and Rehabilitation (Component
of Overflow Abatement Program)

2003-04:

Operating Budget: \$820,000

2004-05:

Operating Budget: \$3,390,000

2005-06:

Operating Budget: \$2,750,000

2006-07:

Operating Budget: \$1,000,000

2007-08:

Operating Budget: \$1,000,000

2008-09:

Operating Budget: \$500,000

Total: \$9,460,000

Recommended Projects

See Transportation Plan

PARTICIPANTS L I S T

The following persons participated in part or all of the update process for the Bordeaux-Whites Creek Community Plan in Spring, 2003.

Councilman Carl Burch
Councilman Feller Brown
Councilman Harold White
Councilman JB Loring
Councilman Jim Gotto
State Representative Ben West Jr.

Abe Almassi
Alice Wingett
Alicia & Robert Dorsey
Alvin Greer
Alyse Sands
Amon Ringemann
Andy Shivas
Angela Crotzer
Ann & John Zimmerman
Ann Braden
Ann Cox
Anna Brown Alexander
Anna Forrest Wilson
Anna Phillips
Anthea Platt
Anthony Birmingham
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Barbara Hall Nance
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Bernie Sheahan
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Betty Laurs
Betty Magee
Betty Richardson
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Bill LaFollette
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Billy Smotherman
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Donna Vaughn
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Dottie & John Sires
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Douglas Knipple
Dwight Smith
Ed & Barbara Hardage
Edna Hunter
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Elfi Muggler
Ellen & Dick Davis
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Fern Maddin
Floyd Shechter
Frank McKee
Franklin R. Green
Fred & Esther French
Freddie McGuire
Garth & Mary Neville

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Jimmy Hester
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Joan & Bill Wells
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Joe DeMartini
Joe Meeks
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John Geydes
John Goodman
John Harwell
John Hobbs
John Stern
John T. Butter
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Kuykendall-Fey
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Kathy Walsh
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Lisa Kersey
Lisa Parks
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Maren & Robert Hill
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Nancy Fleming
Nancy Hereford
Nancy Ware
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Virginia Clark
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W.D. Wheeler
Walter Williams
Wayne & Marjorie Vaughn
Wayne Branch
Wayne Tucker
William Bose Gibbs
Wilma & Ken Larkins

Other Agency Participants:

Allyson Shumate, Regional Transit Authority
Bill Penn, Metro Codes Administration
Blythe Semmer, Metro Historical Commission
Bob Weithofer, Metro Public Works
Bruce Farrar, Library
Capt. Tommy McBride, Metro Police
David Utley, TDOT
Diane Thorne, Mayor's Office
Gloria Coleman, Hermitage Branch Library
Joe Edgens, Metro Public Schools
Lyn Fontana, Metro Water Services
Principal Lenna Allen, Andrew Jackson Elementary School
Rebecca Denton, the Tennessean
Shain Dennison, Metro Greenways
Tim Sanderson, Metro Transit Authority
William Parker, Metro Public Health

DONELSON - HERMITAGE COMMUNITY PLAN

Subarea 14 Plan Adopted October 14, 2004

NOTE: For a full description of policies, see the adopted plan document, "Land Use Policy Application," and any adopted Detailed Neighborhood Design Plans applicable within this community.

STRUCTURE PLAN LAND USE CATEGORIES

- NC or NCO Natural Conservation
- MPOS Major Public Open Space
- RL Residential Low Density
- RLM Residential Medium Density
- RM Residential Medium Density
- RMH Residential Medium High Density
- RH Residential High Density
- OC Office Concentration
- MU Mixed Use
- RCC Retail Concentration Community
- CAE Commercial Arterial Existing
- RAC Regional Activity Center
- CMC Commercial Mixed Concentration
- IND Industrial and Distribution
- Water
- CG Corridor General
- N C Neighborhood Center
- NU Neighborhood Urban
- NG Neighborhood General
- C C Community Center

SPECIAL POLICY AND DESIGN AREAS

- Adopted Detailed Neighborhood Design Plan (DNDP) Area
- Independent Design Plan or Study Area
- Community Plan Design Guide Area [Non-DNDP]
- Design Guide Area in Adopted DNDP
- Special Policy Area in Adopted Community Plan or DNDP

STREET PLANS IN ADOPTED COMMUNITY PLAN

- Major Street - Existing
- Collector Street - Existing
- Major Street - Proposed
- Collector Street - Proposed
- Major - Proposed Optional
- Required Street Connection
- Ramp - Proposed
- Ramp - Optional
- Street Realignment
- Pedestrian Bridge - Proposed

GREENWAYS AND TRAILS

- Existing Trail
- Trail Under Development
- Rail with Trail Under Development
- Identified Greenway Easement
- Identified Greenway
- Greenway Corridor

OTHER FEATURES

- Railroads
- Property Lines (June 10, 2004)
- Bridge
- Incorporated City Boundary

LEGEND FOR DETAILED NEIGHBORHOOD DESIGN PLANS

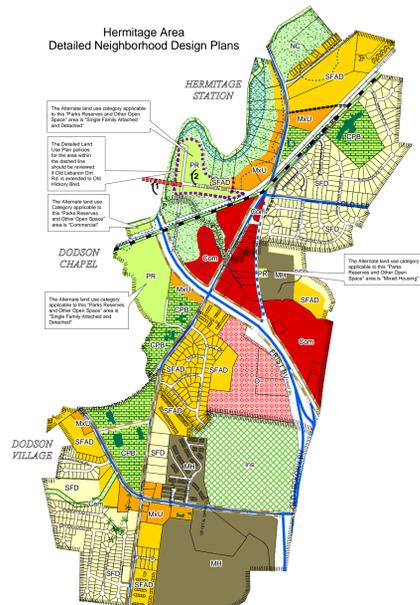
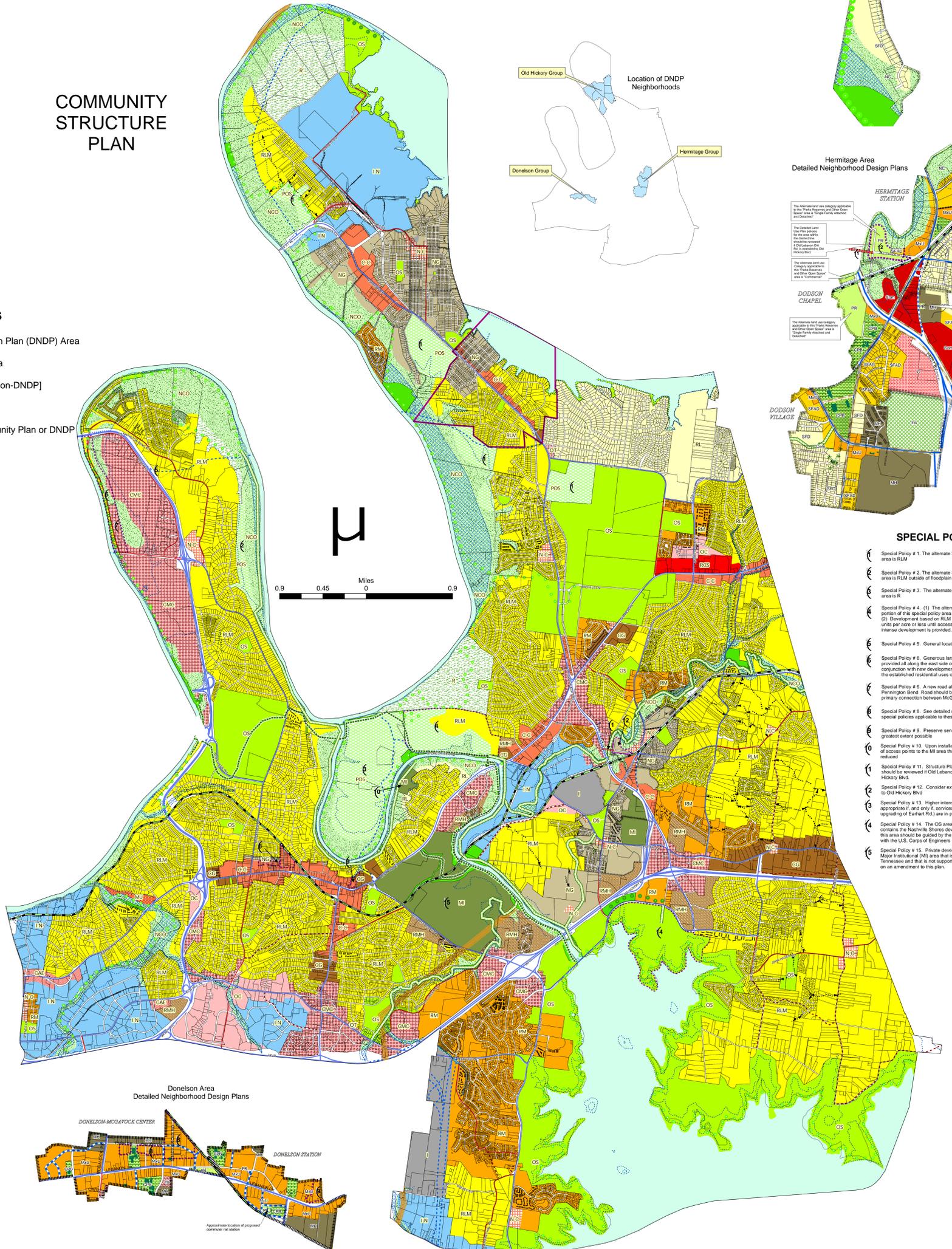
DETAILED LAND USE CATEGORIES

- SFD - Single Family Detached
- MLW - Mixed Live/Work
- SFAD - Single Family Attached and Detached
- Cen - Cemetery
- Com - Commercial
- MH - Mixed Housing
- MtU - Mixed Use
- PR - Parks Reserves and Other Open Space
- Ins - Institutional
- TR - Transition or Buffer
- CPB - Civic or Public Benefit
- O - Office
- LMI - Light Mixed Industrial
- HMI - Heavy Mixed Industrial
- HI - Hazardous Industrial or Mineral Extraction
- T - Transportation
- U - Utility
- AE - Amusement or Entertainment

OTHER FEATURES

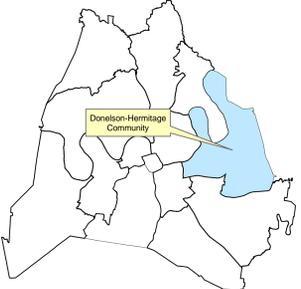
- Community Plan Greenway
- Existing Sidewalk
- Additional Planned Sidewalk
- Planned Multi-Use Path (non-vehicular)
- Major Street - Existing
- Collector Street - Existing
- Required Street Connection
- Street Realignment
- Suggested New Street
- Suggested Service Lane
- Bridge
- Railroad
- Height Guideline Area
- Design Guideline Area
- Land Use Mix Guideline Area
- Nonconforming Use Area
- Neighborhood Boundary
- Civic or Public Benefit Building
- Slopes 20%+
- Flood Plain

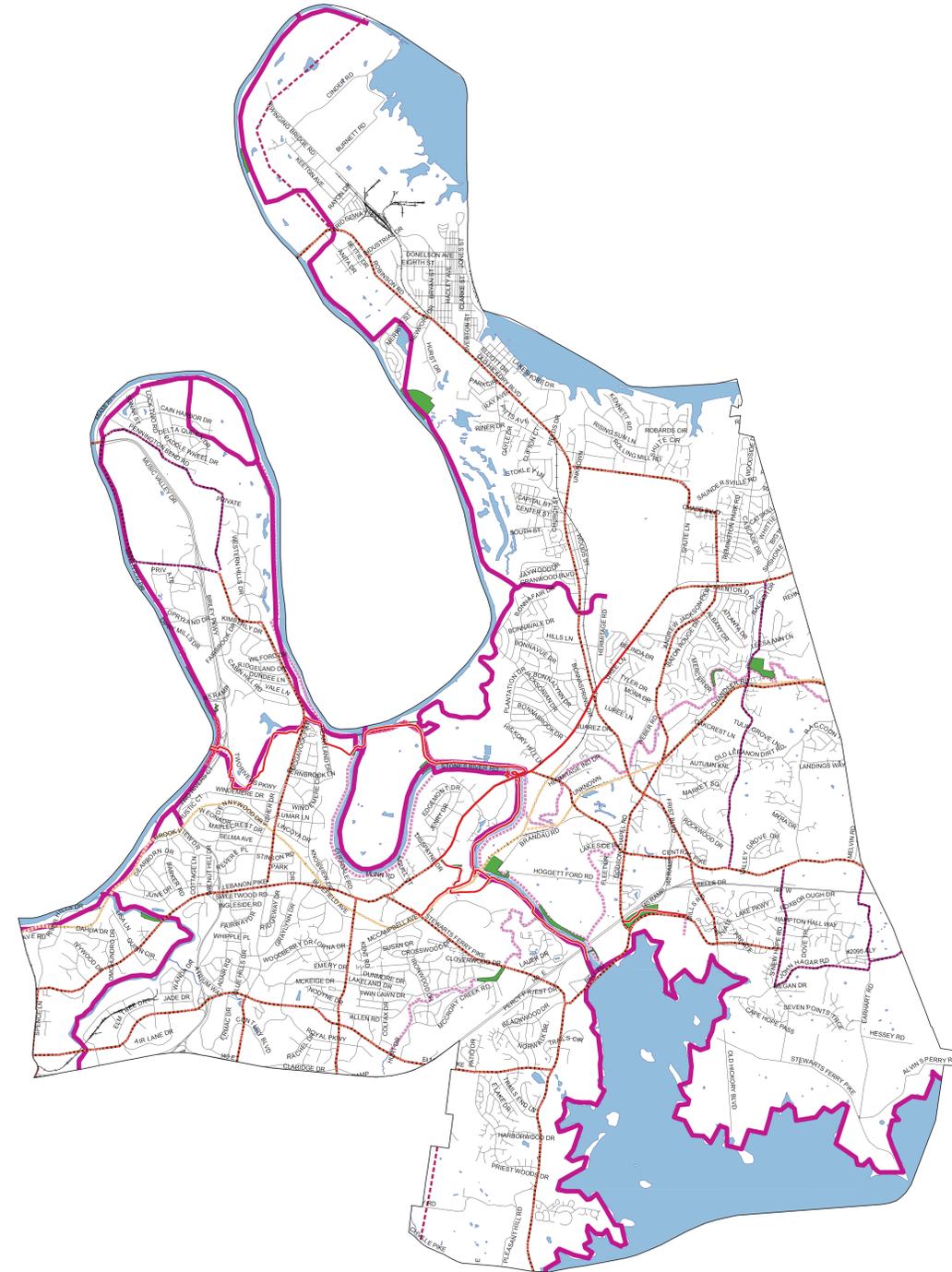
COMMUNITY STRUCTURE PLAN



SPECIAL POLICIES

- Special Policy # 1. The alternate Structure Plan policy for this POS area is RLM.
- Special Policy # 2. The alternate Structure Plan policy for this POS area is RLM outside of floodplain and R in floodplain.
- Special Policy # 3. The alternate Structure Plan policy for this POS area is R.
- Special Policy # 4. (1) The alternate structure plan policy for the portion of this special policy area that is designated POS is RLM (2) Development based on RLM policy should be limited to two units per acre or less until accessibility adequate to support more intense development is provided.
- Special Policy # 5. General location of proposed new interchange.
- Special Policy # 6. Generous landscape buffering should be provided all along the east side of Pennington Bend Road in conjunction with new development to soften the visual impact on the established residential uses on the west side.
- Special Policy # 6. A new road about 500 east of and parallel to Pennington Bend Road should be provided and designed as the primary connection between McCracken Place and Briar Parkway.
- Special Policy # 8. See detailed neighborhood design plans for special policies applicable to these areas.
- Special Policy # 9. Preserve sensitive hillsides in this area to the greatest extent possible.
- Special Policy # 10. Upon installation of required street, the number of access points to the MI area through Stanford Estates should be reduced.
- Special Policy # 11. Structure Plan policy within the dashed line should be reviewed if Old Lebanon Dr. Rd. is extended to Old Hickory Blvd.
- Special Policy # 12. Consider extension of Old Lebanon Dr. Rd. to Old Hickory Blvd.
- Special Policy # 13. Higher intensity development could be appropriate if, and only if, services and infrastructure (especially the upgrade of East Hill Rd.) are in place.
- Special Policy # 14. The OS area within the black dashed line contains the Nashville Shores development. Development within this area should be guided by the provisions of the lease agreement with the U.S. Corps of Engineers.
- Special Policy # 15. Private development of any part of this Major Institutional (MI) area that is disposed of by the State of Tennessee and that is not supported by MI policy should be based on an amendment to this plan.





- Existing Facilities**
- Major - Existing
 - Collector - Existing
 - Local
 - - - Downgrade to Collector
 - - - Downgrade to Local
 - Ramp - Existing
 - Upgrade to Collector
 - Upgrade to Major
- Adopted Planned Streets**
- - - Collector - Planned
 - - - Major - Planned
 - - - Major - Proposed Optional
 - Required Street Connection
 - - - Ramp - Planned
 - - - Ramp - Optional
 - - - Street Realignment
 - - - Convert to Required Street Connection
 - - - Delete from Collector Plan
 - Upgrade to Collector
 - Upgrade to Major



- Bicycle Facilities**
- Bike Lane Existing
 - - - Bike Lane Planned
 - Bike Route Existing
 - - - Bike Route Planned
 - - - Bikeway Proposed
 - Existing Trail
 - - - Trail Under Development
 - Rail with Trail Under Development
 - Identified Greenway
 - Identified Greenway Easement
 - Community Plans Greenway



1 inch equals 3,000 feet



Hermitage Walkable Centers detailed neighborhood design plan

The Hermitage area has continued to experience the vast majority of population and commercial growth in the eastern portion of Davidson County. The area covered in this plan has also become the civic heart of the community, with the recent addition of a new police station, library, and community center. Both New and Old Dodson Schools are in the study area, along with a wide array of housing and commercial services. This area is also scheduled for several transportation improvements, including a commuter rail station and the eventual widening of Central Pike.

Residents, property owners, and community leaders met for three nights in January, 2004 to plan for the future as the area accommodates additional population, commuters, and development pressure. Participants developed a vision and development character for each of the three small study areas: Dodson Chapel/Central Pike, Dodson Chapel/Old Hickory, and Andrew Jackson/Chandler (commuter rail station area). Each area is to have a unique blend of housing, services, and transportation features.

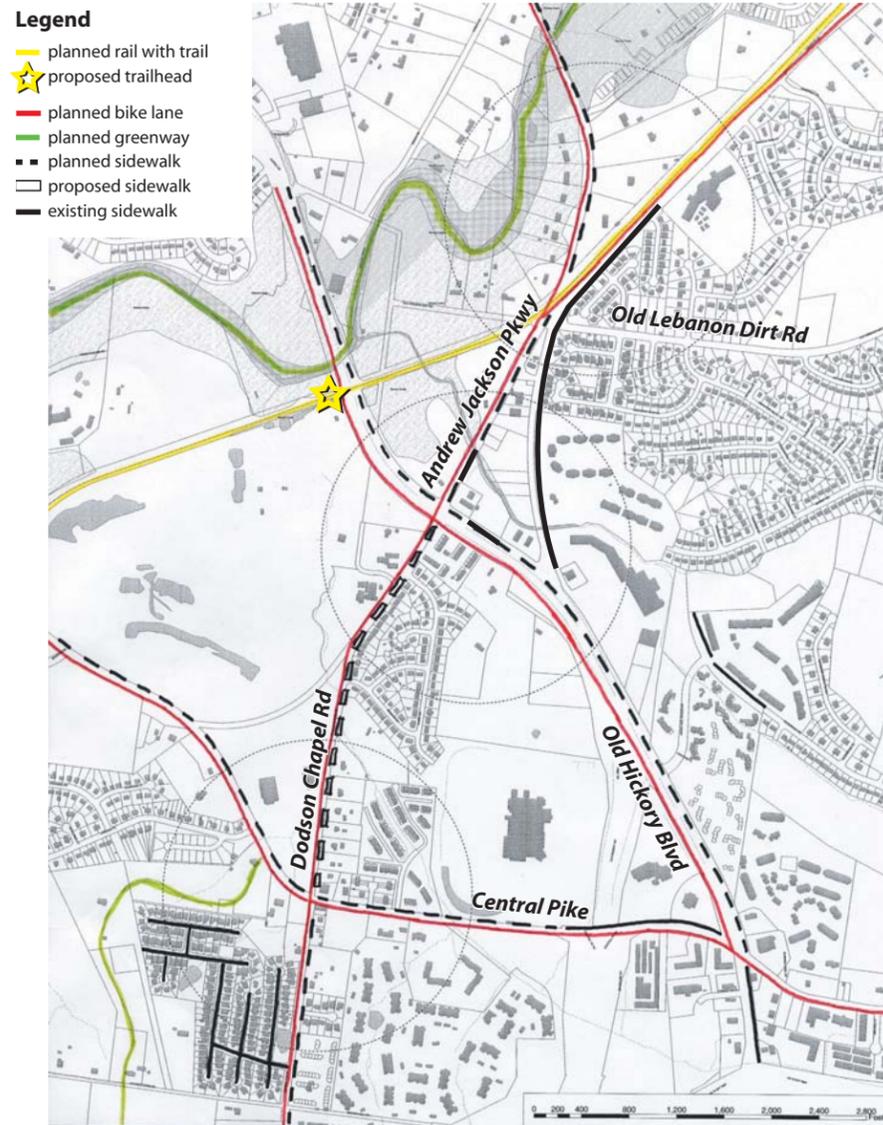
Dodson Chapel/Central Pike is the civic node of the community and should develop to be a more walkable place, with small commercial or mixed-use buildings fronting the intersection to encourage pedestrian movement and to create a true "place" as a destination.

Dodson Chapel/Old Hickory is the community service area, with its convenience uses such as Kroger. Enhancements should focus on improved landscaping and creating more attractive developments.

The commuter rail station area may experience the most change, with a mixture of housing and commercial development near the station to build on its unique position.

Hermitage Walkable Centers Detailed Neighborhood Design Plan

Pedestrian and Bicycle Improvements

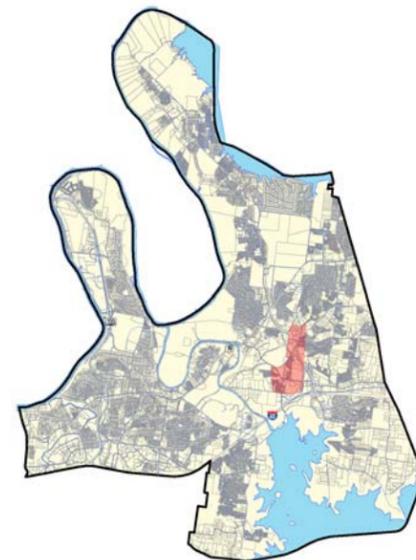


Transportation improvements for the entire area should provide attractive, pedestrian friendly streets that also distribute traffic. In the appearance preference survey, participants preferred boulevard designs for both Central Pike and Old Hickory Boulevard. Sidewalks with street trees, landscaped medians, and bike lanes are all desirable features that should be incorporated into any future street redesigns as appropriate.

The plan highlights many pedestrian and bicycle improvements that should be implemented to make the area more balanced and livable for residents.

location

The area along Andrew Jackson Parkway and Dodson Chapel Road between Chandler Road and Central Pike (in red on map below) has become the civic heart of Hermitage in recent years. Ongoing public investment and private development continue to add valuable community assets as well as additional housing and commercial opportunities for a changing community. In the near future, a commuter rail station in the neighborhood will provide unique opportunities for Hermitage to reevaluate its development potential.



how to use the plan

The Detailed Neighborhood Plan is an element of the Donelson-Hermitage-Old Hickory Community Plan. This plan describes the vision for future development within the neighborhood and utilizes the Detailed Land Use and Transportation Network Plans to support the vision. Photographs represent the character and quality of development that the community seeks. Developers interested in working in this neighborhood are encouraged to follow this plan in determining the appropriate location and character of all future development.



representative photographs

The plan encourages neighborhood-scaled mixed-use buildings in a pedestrian environment.



Adding trees and medians to Hermitage's major streets, such as Central Pike and Old Hickory Boulevard, would enhance the community's appearance.



Improved, consistent standards for signage, driveway access, landscaping, and pedestrian amenities could enhance many commercial areas.



Hermitage

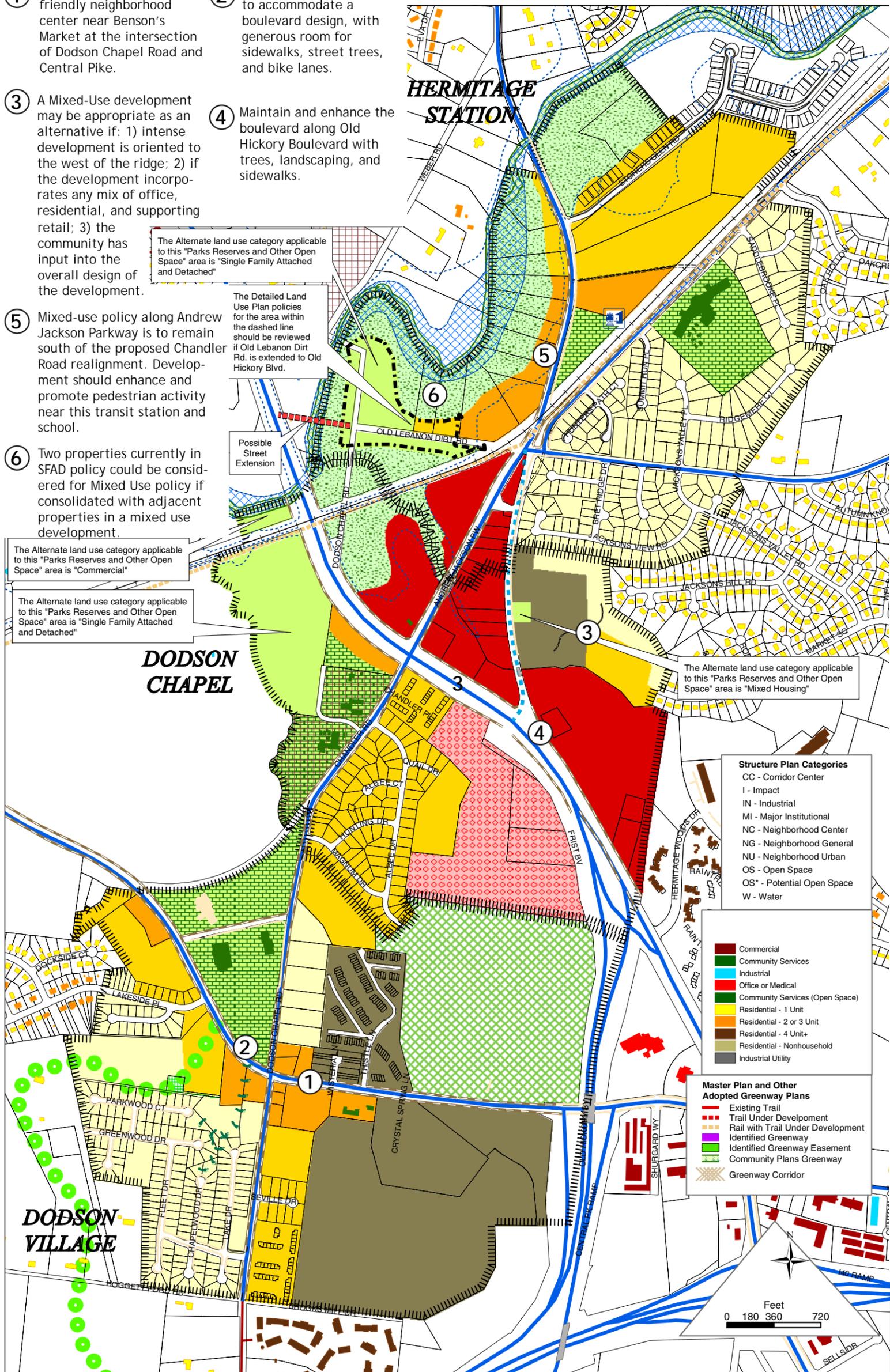
detailed neighborhood design plan

this page:
 detailed land use plan
 transportation network plan
 goals

Refer to the document: "Land Use Application" for:
 The various land use categories that are used to create the detailed land use and structure plan
 The types of buildings that are intended within each structure plan area and detailed land use category

goals

- ① Create a pedestrian-friendly neighborhood center near Benson's Market at the intersection of Dodson Chapel Road and Central Pike.
- ② Reconstruct Central Pike to accommodate a boulevard design, with generous room for sidewalks, street trees, and bike lanes.
- ③ A Mixed-Use development may be appropriate as an alternative if: 1) intense development is oriented to the west of the ridge; 2) if the development incorporates any mix of office, residential, and supporting retail; 3) the community has input into the overall design of the development.
- ④ Maintain and enhance the boulevard along Old Hickory Boulevard with trees, landscaping, and sidewalks.
- ⑤ Mixed-use policy along Andrew Jackson Parkway is to remain south of the proposed Chandler Road realignment. Development should enhance and promote pedestrian activity near this transit station and school.
- ⑥ Two properties currently in SFAD policy could be considered for Mixed Use policy if consolidated with adjacent properties in a mixed use development.



legend and description

- MH - Mixed Housing**
Includes single family and multi-family housing that varies based on lot size and building placement on the lot.
- SFAD - Single Family Attached and Detached**
Includes single family homes either attached or detached from each other on individual lots.
- SFD - Single Family Detached**
Includes detached single family homes individual lots.
- MxU - Mixed Use**
Allows residential as well as commercial uses. Vertically mixed-use buildings are encouraged to have shopping activities at street level and/or residential above creating a more pedestrian-oriented streetscape.
- C - Commercial**
Wide range of retail, service uses.
- O - Office**
Intended for significant office/employment development.
- PR - Parks, Reserves, and Other Open Space**
Reserved for open space intended for active and passive recreation, as well as buildings that support such open space.
- NCO - Natural Conservation**
Limits development in floodplain or areas of steep topography to two-acre lot residential.
- CPB - Civic or Public Benefit**
Includes various public facilities including schools, libraries, and public service uses.
- INS - Institutional**
Recognizes and preserves significant institutions, such as colleges, hospitals, etc.
- Community Plans Greenway**
- Trail Under Development**
- Suggested New Street**
- Required Street Connection**
- Existing Sidewalk**
- Future Sidewalk**
- Civic or Public Benefit Building**
- Slopes >20%**
- Floodplain**
- Floodway**
- Neighborhood Boundary**

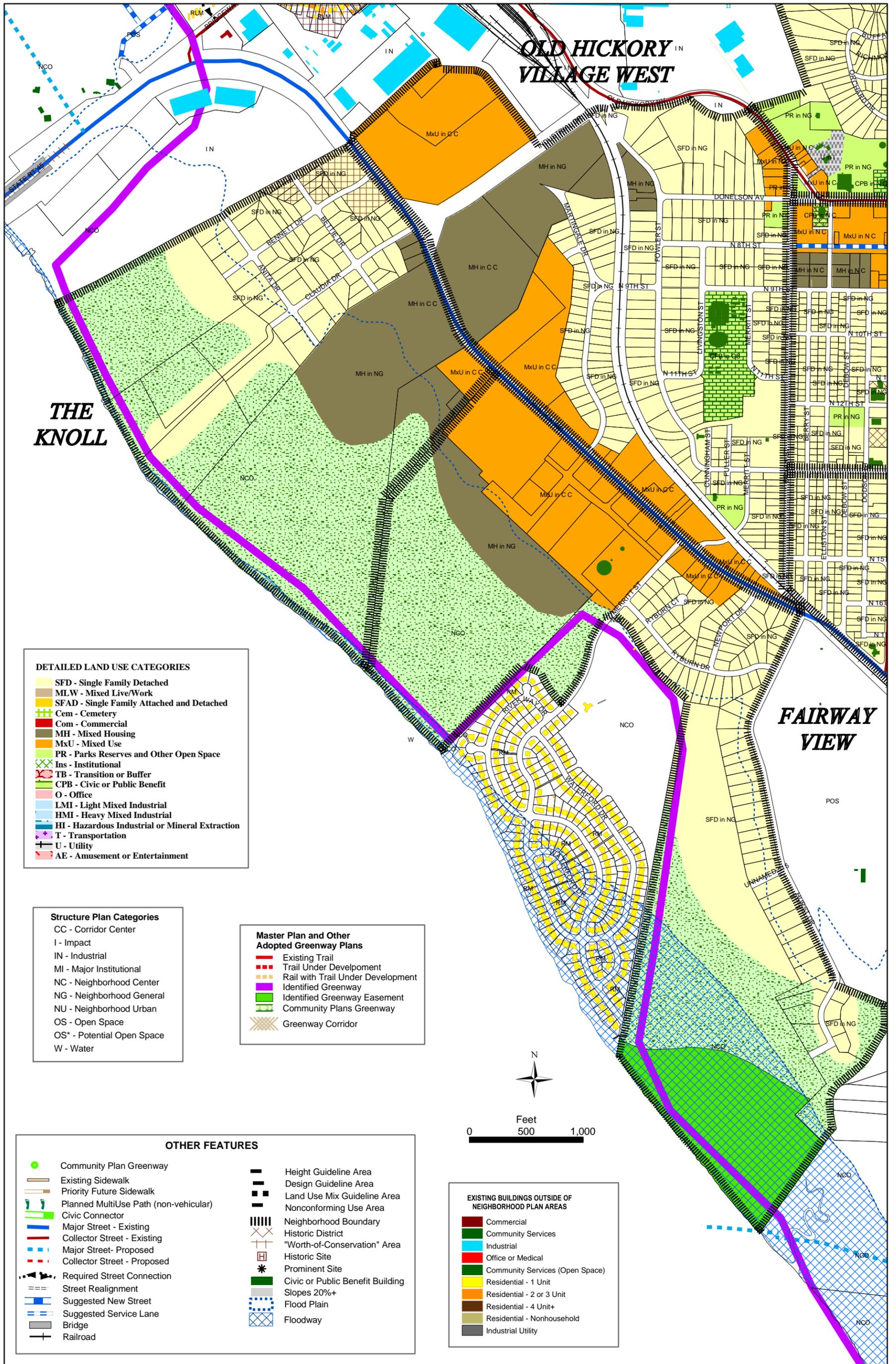
- Structure Plan Categories**
- CC - Corridor Center
 - I - Impact
 - IN - Industrial
 - MI - Major Institutional
 - NC - Neighborhood Center
 - NG - Neighborhood General
 - NU - Neighborhood Urban
 - OS - Open Space
 - OS* - Potential Open Space
 - W - Water

- Commercial
- Community Services
- Industrial
- Office or Medical
- Community Services (Open Space)
- Residential - 1 Unit
- Residential - 2 or 3 Unit
- Residential - 4 Unit+
- Residential - Nonhousehold
- Industrial Utility

- Master Plan and Other Adopted Greenway Plans**
- Existing Trail
 - Trail Under Development
 - Rail with Trail Under Development
 - Identified Greenway
 - Identified Greenway Easement
 - Community Plans Greenway
 - Greenway Corridor

OLD HICKORY VILLAGE WEST, THE KNOLL and FAIRWAY VIEW
DETAILED NEIGHBORHOOD DESIGN PLANS

Final Draft March 4, 2004



OLD HICKORY VILLAGE NORTH, CENTRAL and SOUTH
DETAILED NEIGHBORHOOD DESIGN PLANS

Final Draft February 6, 2004

