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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

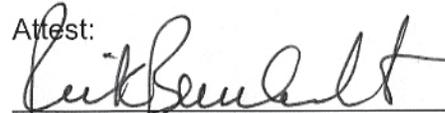
WHEREAS, the Metropolitan Planning Commission is empowered under state statute and the charter of the Metropolitan Government of Nashville and Davidson County to adopt master or general plans for smaller areas of the county;

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:

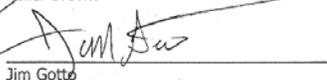
SECTION 1. The Metropolitan Council hereby goes on record as accepting the Donelson-Hermitage-Old Hickory Community Plan 2004 Update, which was adopted by the Metropolitan Planning Commission on October 14, 2004.

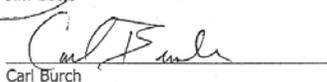
SECTION 2. The Metropolitan Council further resolves to work with members of the Donelson-Hermitage-Old Hickory Community and the Metropolitan Planning Commission to discuss and develop measures that will contribute to the achievement of the Plan.

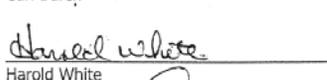
SECTION 3. This Resolution shall take effect from and after its adoption, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

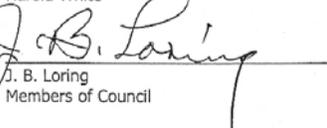
INTRODUCED BY:


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

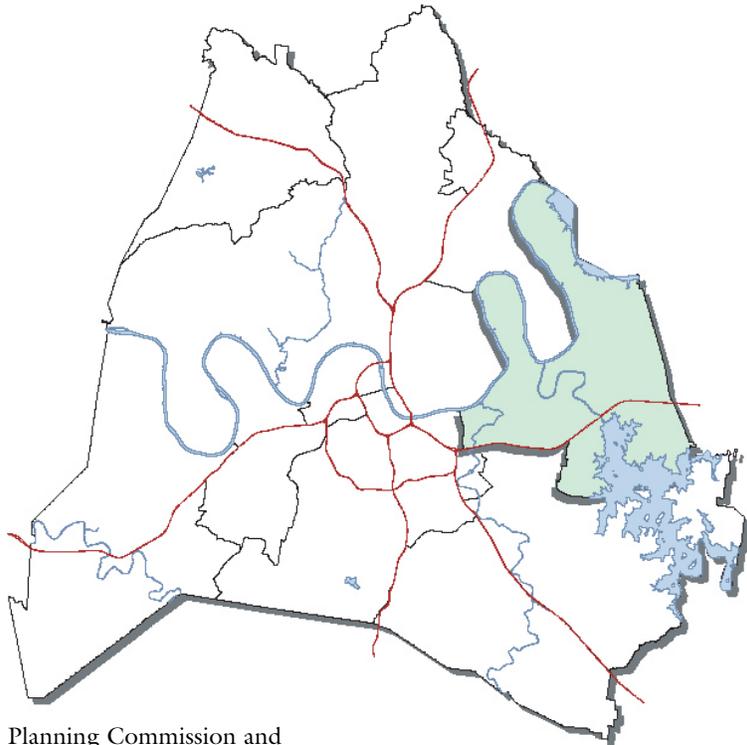
The primary purposes of the community plan are:

- 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.

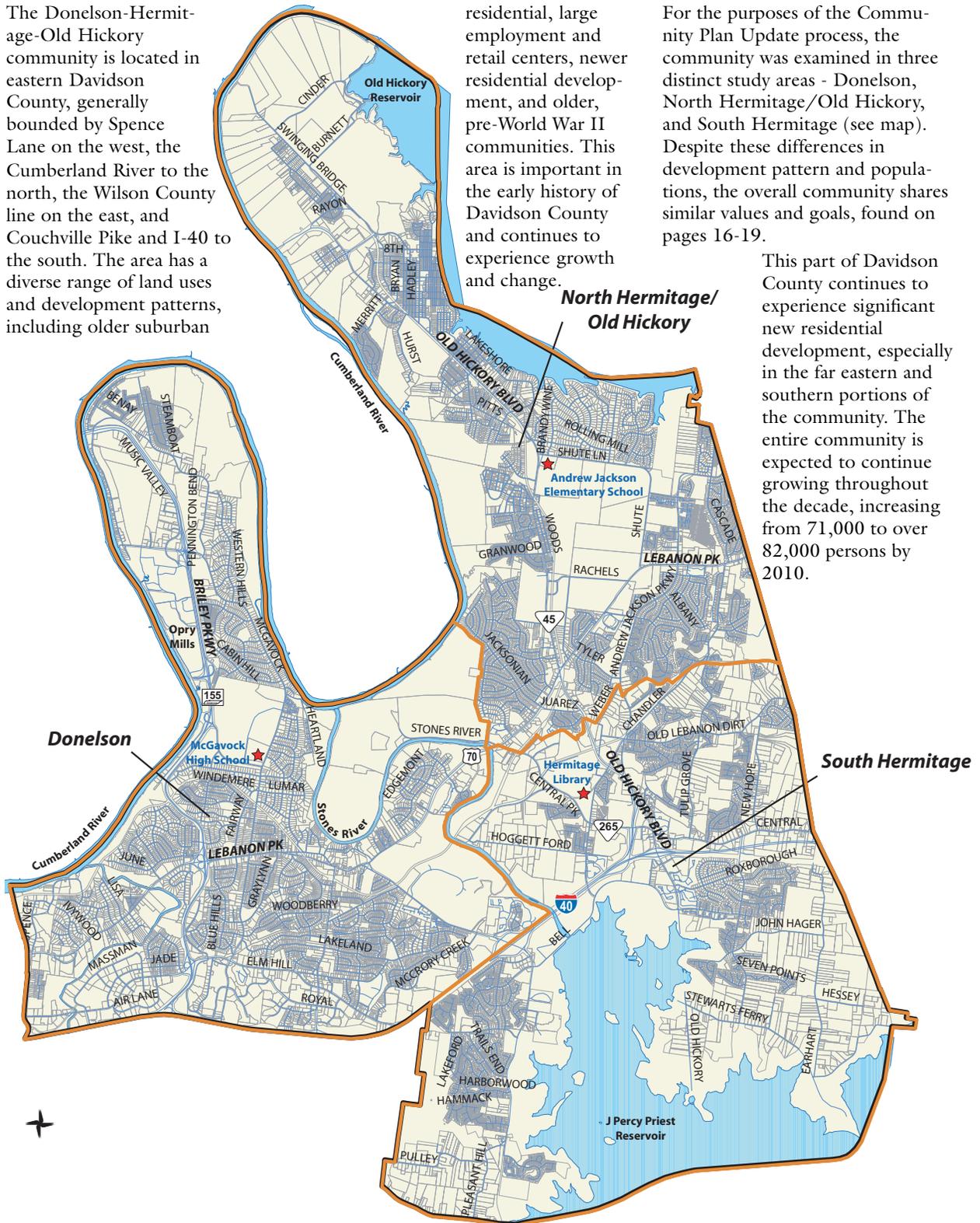
COMMUNITY PROFILE

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%
Ethnicity	Two or More Races	1,041	1.4%	12,417	2.2%
	Hispanic or Latino	3,215	4.5%	25,597	4.5%
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

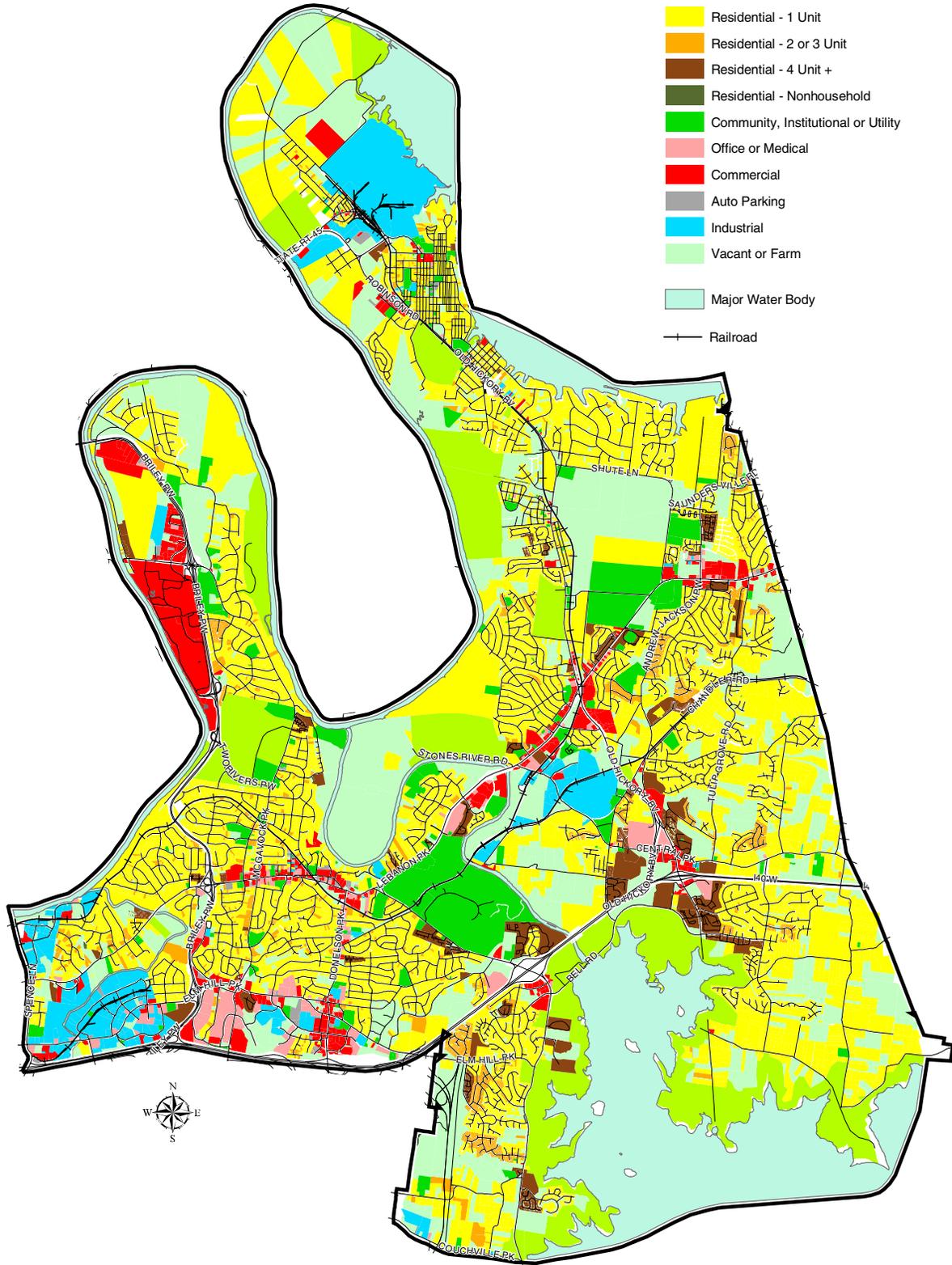
Note: table does not include land use information related to property leaseholds in the community

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



NATURAL FEATURES

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.

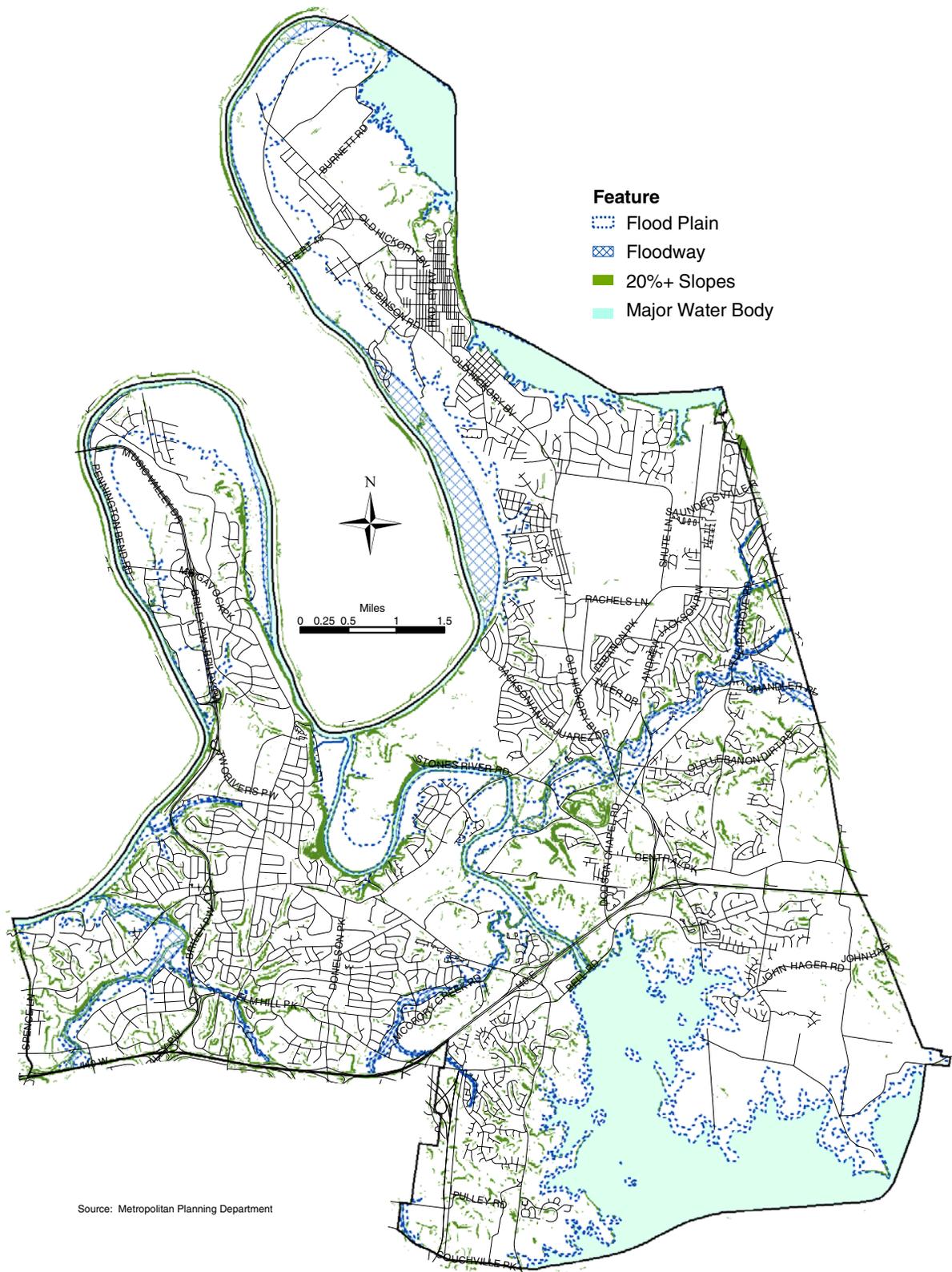
While land is mostly level to moderately sloping in the community, there are areas with some steep terrain (defined in this document as slopes of 20% or greater, or a rise of 20 feet or more for every 100 feet of horizontal distance), unstable soils and sinkholes. Concentrations of steep slopes can be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

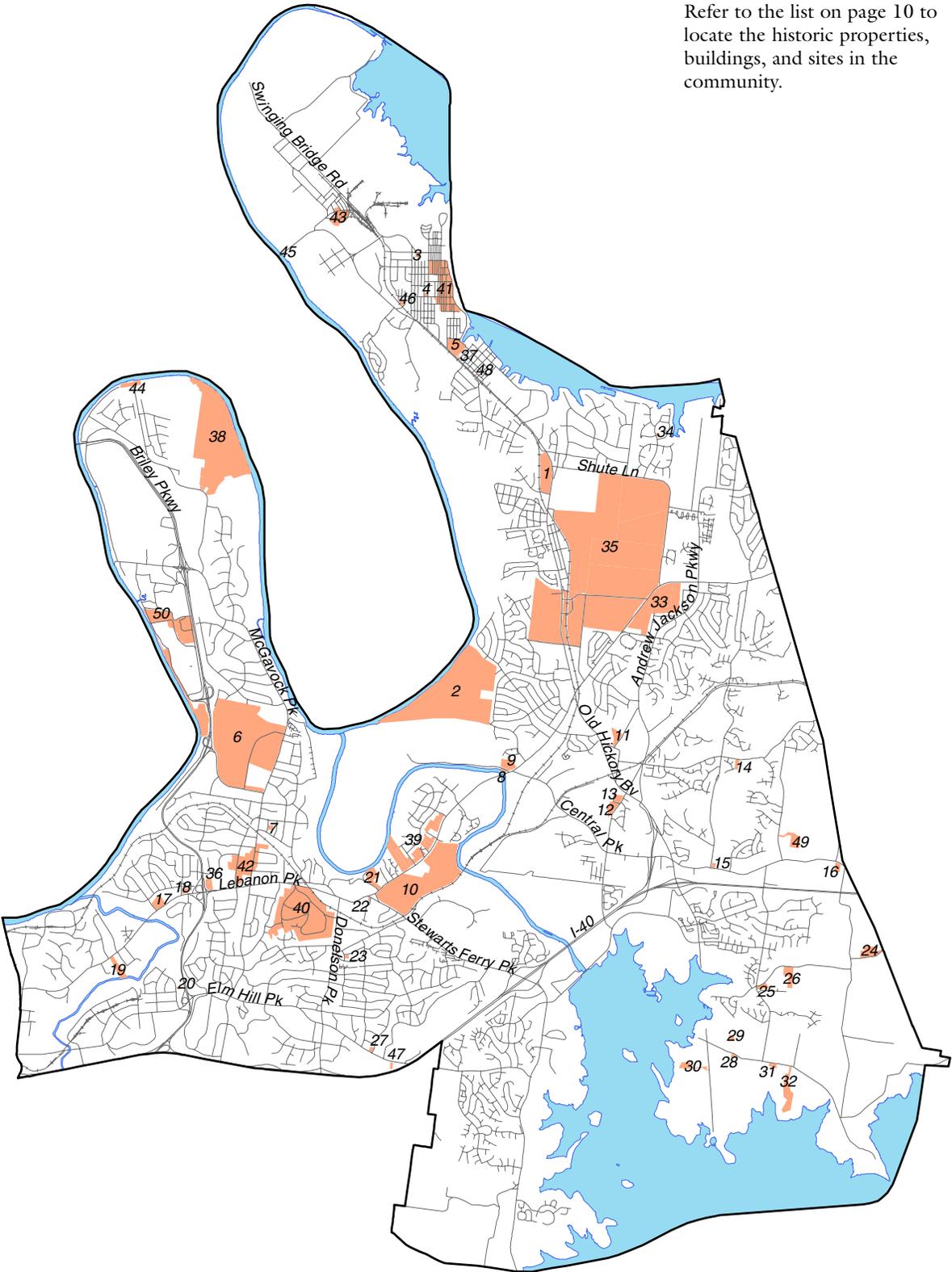
A limited number of historic commercial resources also populate the community, such as the Lakewood Commercial District, which is listed in the National Register. The MHC staff also considers some commercial resources from the postwar period to be worthy of conservation: the Hermitage Liquors neon sign,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

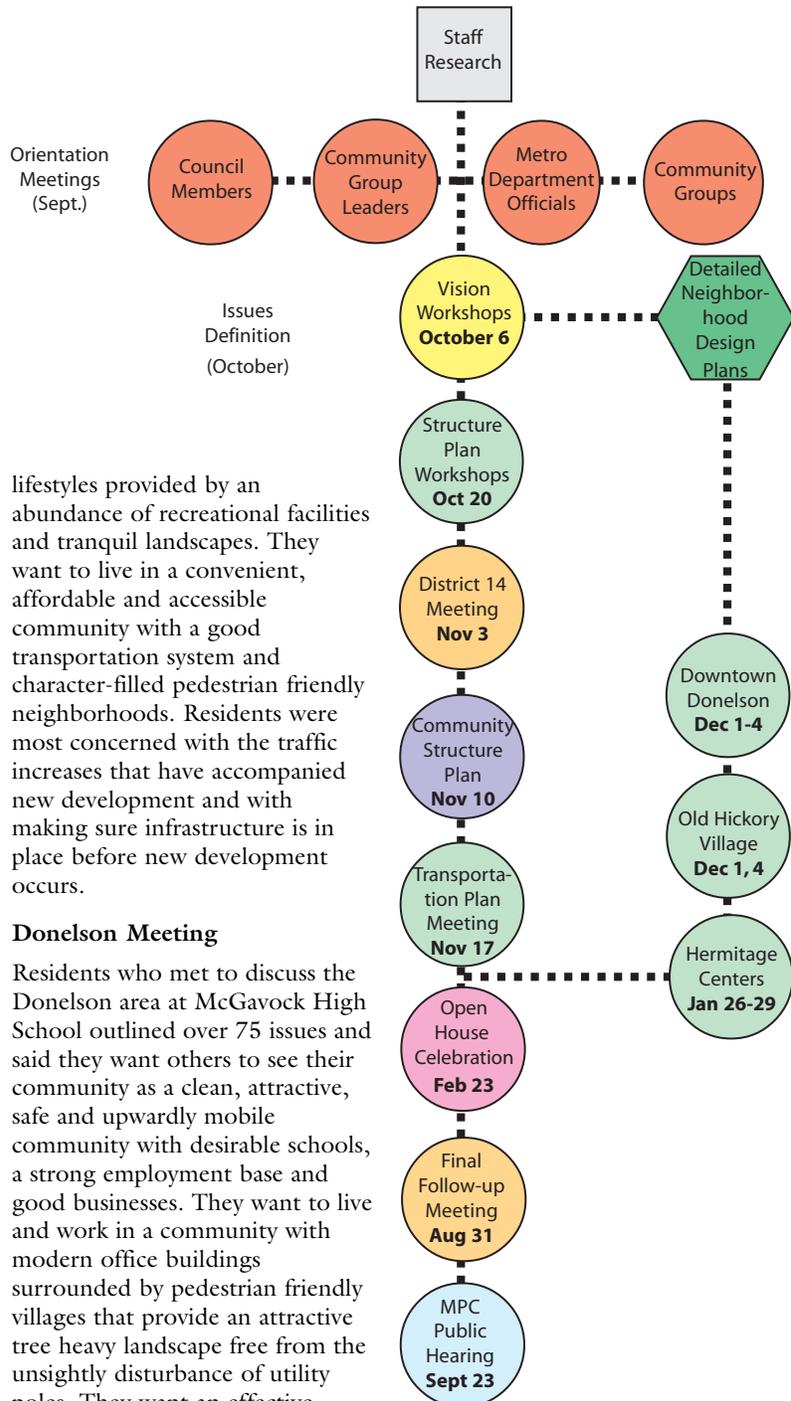
The Donelson-Hermitage-Old Hickory Community Plan was last updated in 1996. Planners began the update by meeting with community leaders and Metro Council members whose districts were included in the community. Planners followed that with meetings with other Metro departments in order to begin to define 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

P L A N N I N G P R O C E S S



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

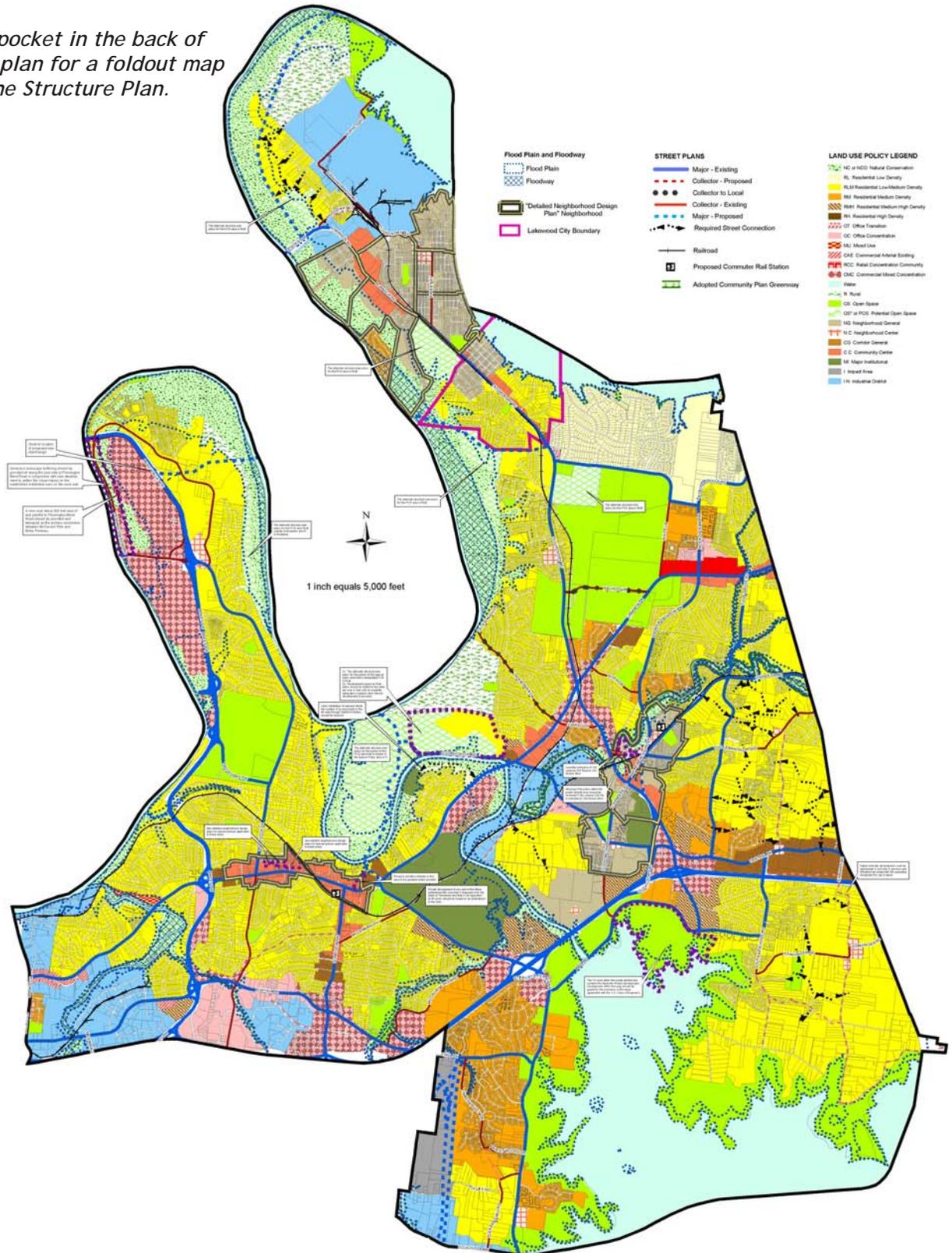
Increase police protection and codes enforcement throughout the community, especially in older residential parts of Donelson and Old Hickory and Rayon City.

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

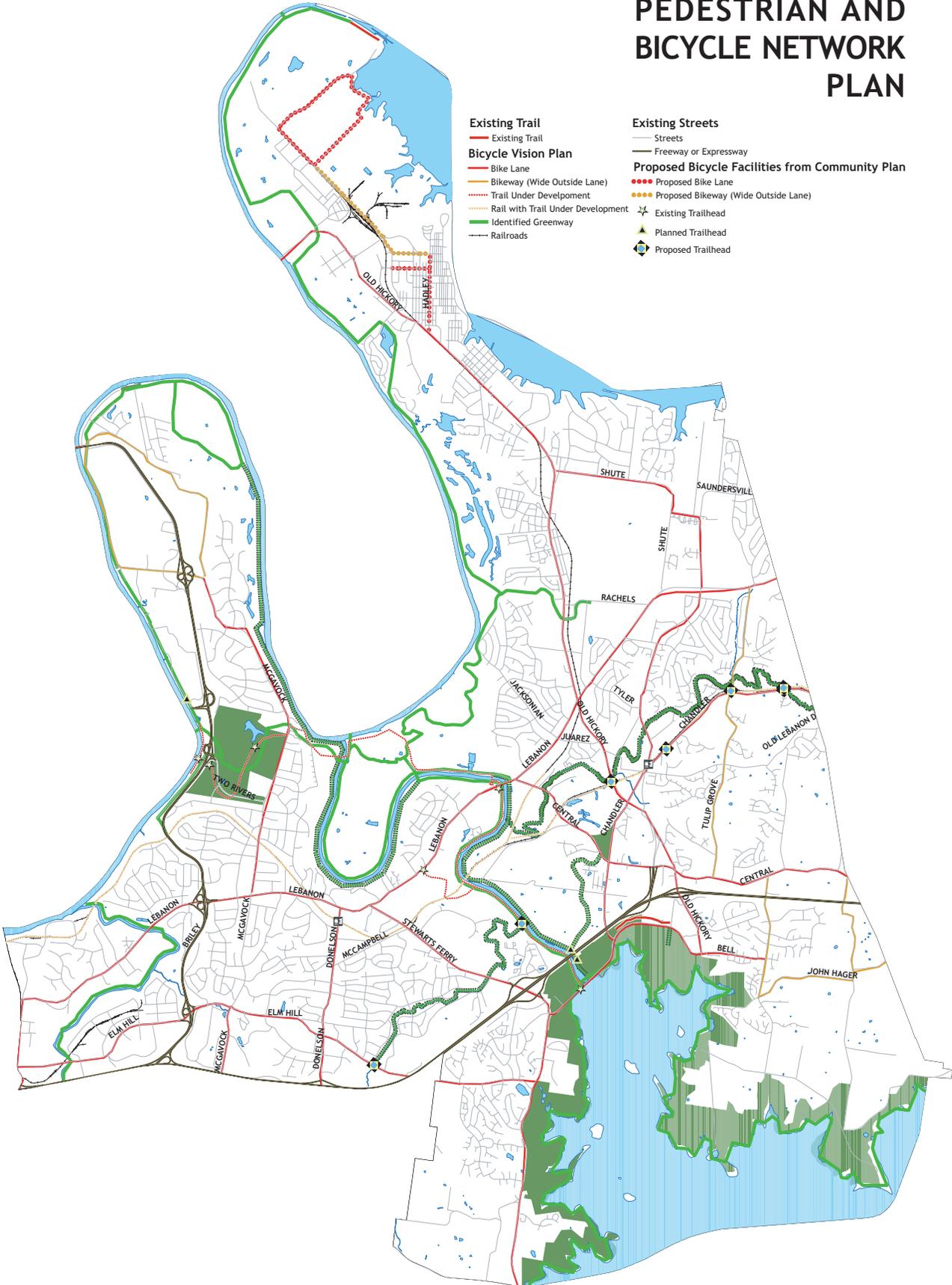
Major road extensions and river crossings have been proposed from (1) Donelson Pike to Neely's Bend (1996 Update), and (2) Briley Parkway in Pennington Bend to Neely's Bend to Old Hickory Boulevard in Hadley's Bend (2004 Update).

- 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

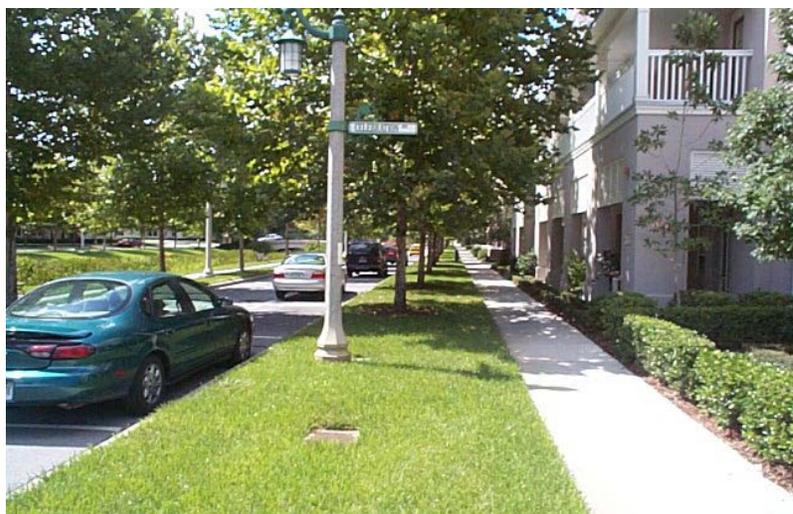
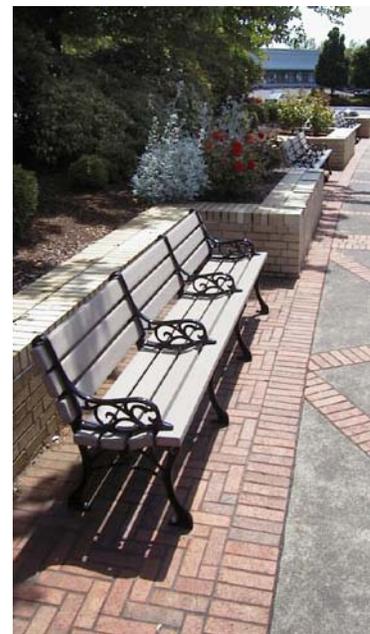
Participants in the process identified the need for additional sidewalks and amenities for pedestrians in the community. Many neighborhoods in the community are within walking distance of many essential services but have few if any opportunities to safely and comfortably access these uses.

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
Barbara Franklin
Barbara Hall Nance
Bennie Denton
Bernie Sheahan
Betty Blackwell
Betty Laurs
Betty Magee
Betty Richardson
Beverly & Charles Hamilton
Bill Akin
Bill Allen
Bill Cooley
Bill LaFollette
Bill Strasser
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Billy G. Bowler
Billy Smotherman
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Carolyn & Bob McClain
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Charles Whalen
Charli Hailey
Charlie Smith
Cheryl Davidson
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Dave & Pat Newman
David Atchison
David Jarrett
David Parker
David Wright
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Deborah Swartwood
Don & Terry Swartz
Don McAlister
Don Pionke
Donald & Cathy Morris
Donald McCullars
Donna Vaughn
Dot Gilbert
Dottie & John Sires
Doug McCormick
Douglas Knipple
Dwight Smith
Ed & Barbara Hardage
Edna Hunter
Eldon Presley
Elfi Muggler
Ellen & Dick Davis
Elvis T. Smith
Faye Rogers
Fern Maddin
Floyd Shechter
Frank McKee
Franklin R. Green
Fred & Esther French
Freddie McGuire
Garth & Mary Neville

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Gene Grah
George Rand
Gerald Grigsby
Ginny Russell
Haywood P. Norman III
Henry S. Richards
Herbert Stewart
Howard & Joy Trawick
Howard Gannon
Hunter Kerrigan & Linda Bowers
J.D. Rottero
J.P. Perdue
Jack & Marlene Wilton
Jacqueline S. Marvel
James Burnett
James H. Dawkins
James Lane
James Schleicher
Jane Gardner
Jane Kersten
Janet & Russ Flanagan
Jared Porter
Jayne McClain
Jeanne Taylor
Jeff Smith
Jerry & S.D. Box
Jerry Hankins
Jerry Thompson
Jim Hopper
Jim Markham
Jim Ray
Jim Stevens
Jim Stokely
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Kurt Steckel
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Larry Rushing
Laura Baglino
Lee Cothron
Lee Penuel
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Letha Edwards
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David Utley, TDOT
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