

SUBSTITUTE ORDINANCE 2025-1169

An ordinance to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of The Metropolitan Government of Nashville and Davidson County, by applying a Commercial Compatibility Overlay District to various properties located on Buchanan Street between 24th Ave N and 21st Ave North (~~5.64~~ 4.17 acres), all of which is described herein (Proposal No. 2026CCO-002-001).

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

Section 1. That Title 17 of the Code of Laws of The Metropolitan Government of Nashville and Davidson County, is hereby amended by changing the Official Zoning Map for Metropolitan Nashville and Davidson County, which is made a part of Title 17 by reference, as follows:

By applying a Commercial Compatibility Overlay District to various properties located on Buchanan Street between 24th Ave N and 21st Ave North (~~5.64~~ 4.17 acres), being various Property Parcel Nos. as designated on various Maps of the Official Property Identification Maps of The Metropolitan Government of Nashville and Davidson County, all of which is described by lines, words and figures on the attached property owner list and sketch, which is attached to and made a part of this ordinance as though copied herein.

Section 2. Be it further enacted, that the Metropolitan Clerk is hereby authorized and directed, upon the enactment and approval of this ordinance, to cause the change to be made on various Maps of said Official Zoning Map for Metropolitan Nashville and Davidson County, as set out in Section 1 of this ordinance, and to make notation thereon of reference to the date of passage and approval of this amendatory ordinance.

Section 3. The Metropolitan Clerk is directed to publish a notice announcing such change in a newspaper of general circulation within five days following final passage.

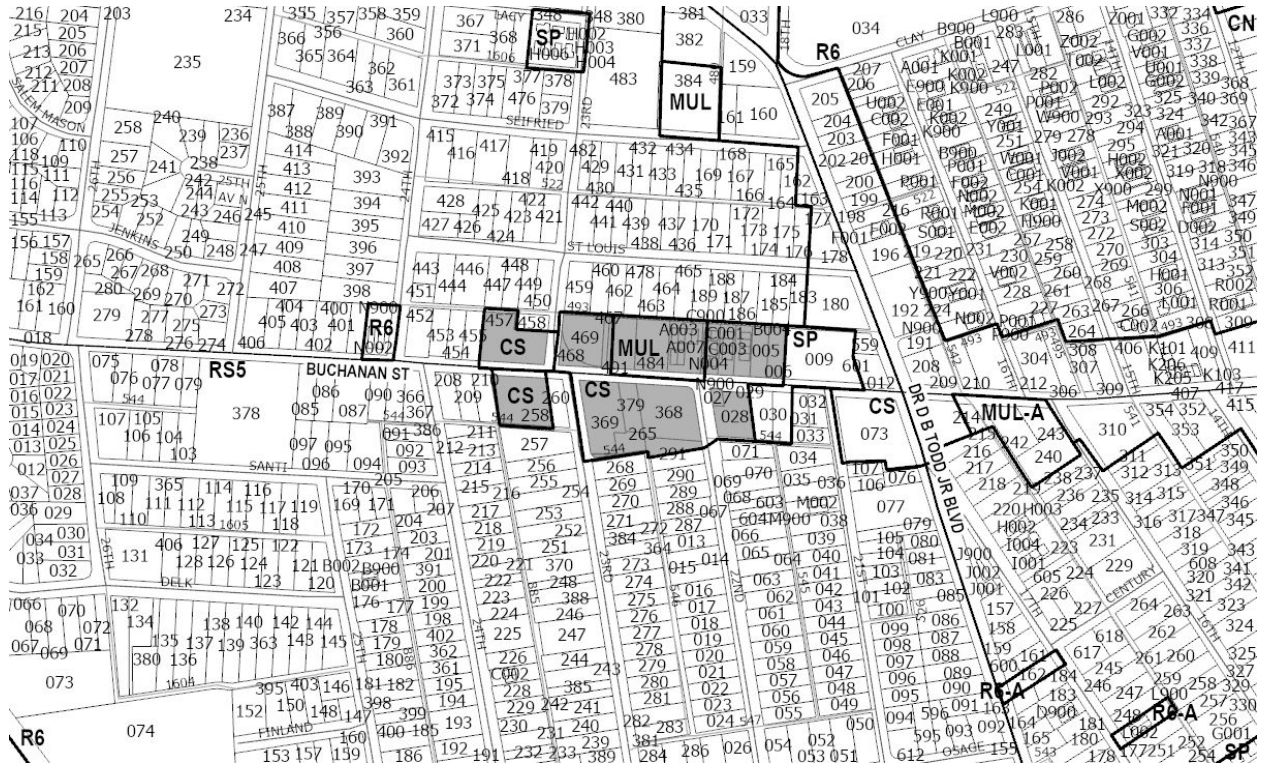
Section 4. This Ordinance shall take effect upon publication of above said notice announcing such change in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

INTRODUCED BY:

Brandon Taylor
Member of Council

2026CCO-002-001
See attached list
Subarea 08, North Nashville
District 21 (Brandon Taylor)
Application fee paid by: Fee waived by Council

A request to apply a Commercial Compatibility Overlay District for various properties located on Buchanan Street between 24th Ave N and 21st Ave North (5.64 ~~4.17~~ acres), requested by Councilmember Brandon Taylor, applicant; various property owners.



APN	Owner	PropAddr	PropCity	PropSt	PropZip
08106049100	SOUTHERN PREMIER HOLDINGS, LLC	0 BUCHANAN ST	NASHVILLE	TN	37208
081110C00400CO	LINDAHL, ALICE	2110 D BUCHANAN ST	NASHVILLE	TN	37208
081110B90000CO	O.I.C. BUCHANAN STREET TOWNHOMES	2108 BUCHANAN ST	NASHVILLE	TN	37208
08111000500	HENRY, EDDIE	2106 BUCHANAN ST	NASHVILLE	TN	37208
08110025800	SMITH, MICHAEL A.	2305 BUCHANAN ST	NASHVILLE	TN	37208
08110037900	STOUT, ROBERT L. & YVONNE E.	2207 BUCHANAN ST	NASHVILLE	TN	37208
08111002700	934 JEFFERSON, LLC	2111 BUCHANAN ST	NASHVILLE	TN	37208
08110029100	MACEDONIA MISSIONARY CHURCH, TRUSTEES	1749 22ND AVE N	NASHVILLE	TN	37208
081110B00200CO	M & J GENERAL PARTNERSHIP	2108 B BUCHANAN ST	NASHVILLE	TN	37208
081110B00400CO	M & J GENERAL PARTNERSHIP	2108 D BUCHANAN ST	NASHVILLE	TN	37208
081110B00300CO	M & J GENERAL PARTNERSHIP	2108 C BUCHANAN ST	NASHVILLE	TN	37208
081110B00100CO	M & J GENERAL PARTNERSHIP	2108 A BUCHANAN ST	NASHVILLE	TN	37208
081110C00300CO	LINDAHL, ALICE	2110 C BUCHANAN ST	NASHVILLE	TN	37208
081110C00200CO	LINDAHL, ALICE	2110 B BUCHANAN ST	NASHVILLE	TN	37208
081110C00100CO	LINDAHL, ALICE	2110 A BUCHANAN ST	NASHVILLE	TN	37208
081110C90000CO	O.I.C. 2110 BUCHANAN STREET CONDOMINIUMS	2110 BUCHANAN ST	NASHVILLE	TN	37208
08106046700	RANSOM TEMPLE SECOND CUMBERLAND PRESB. CHURCH ET AL	0 BUCHANAN ST	NASHVILLE	TN	37208
08106048400	SOUTHERN PREMIER HOLDINGS, LLC	2204 BUCHANAN ST	NASHVILLE	TN	37208
08111000600	1507 PARTNERSHIP	2104 BUCHANAN ST	NASHVILLE	TN	37208
08111002800	2109, LLC	2109 BUCHANAN ST	NASHVILLE	TN	37208
08110036900	MYERS, WILLIE	2209 BUCHANAN ST	NASHVILLE	TN	37208
08110036800	BUCHANAN PLAZA CENTER, INC	2203 BUCHANAN ST	NASHVILLE	TN	37208
08110026500	STOUT, ROBERT L.	1744 23RD AVE N	NASHVILLE	TN	37208
08106046900	RANSOM TEMPLE SECOND CUMBERLAND PRESB. CHURCH ET AL	2210 BUCHANAN ST	NASHVILLE	TN	37208
08106046800	ADAM & JACOBSON INVESTMENTS, LLC	2212 BUCHANAN ST	NASHVILLE	TN	37208
081100A00200CO	130 NW 30 STREET, LLC	2200 B BUCHANAN ST	NASHVILLE	TN	37208
081100A00100CO	130 NW 30 STREET, LLC	2200 A BUCHANAN ST	NASHVILLE	TN	37208
081100A00600CO	130 NW 30 STREET, LLC	2200 F BUCHANAN ST	NASHVILLE	TN	37208
081100A00300CO	130 NW 30 STREET, LLC	2200 C BUCHANAN ST	NASHVILLE	TN	37208
081100A00700CO	O.I.C. V GORDON TOWNHOMES AT BUCHANAN	2200 BUCHANAN ST	NASHVILLE	TN	37208
081100A00400CO	130 NW 30 STREET, LLC	2200 D BUCHANAN ST	NASHVILLE	TN	37208
081100A00500CO	130 NW 30 STREET, LLC	2200 E BUCHANAN ST	NASHVILLE	TN	37208
081110N90000CO	O.I.C. BUCHANAN ESTATES	2112 D BUCHANAN ST	NASHVILLE	TN	37208
081110N00400CO	2112 BUCHANAN STREET, LLC	2114 A BUCHANAN ST	NASHVILLE	TN	37208
081110N00600CO	2112 BUCHANAN STREET, LLC	2114 C BUCHANAN ST	NASHVILLE	TN	37208
081110N00500CO	2112 BUCHANAN STREET, LLC	2114 B BUCHANAN ST	NASHVILLE	TN	37208
081110N00200CO	2112 BUCHANAN STREET, LLC	2112 B BUCHANAN ST	NASHVILLE	TN	37208
081110N00100CO	2112 BUCHANAN STREET, LLC	2112 A BUCHANAN ST	NASHVILLE	TN	37208
081110N00300CO	2112 BUCHANAN STREET, LLC	2112 C BUCHANAN ST	NASHVILLE	TN	37208
08106045700	GARDNER, DORIS & ANDREW, JR.	2300 BUCHANAN ST	NASHVILLE	TN	37208