

SUBSTITUTE ORDINANCE 2025-1168

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 21st Ave N and Interstate 65 (~~45.78~~ 15.58 acres), all of which is described herein (Proposal No. 2026CCO-001-001).

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 21st Ave N and Interstate 65 (~~45.78~~ 15.58 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:

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Brandon Taylor  
Member of Council

2026CCO-001-001

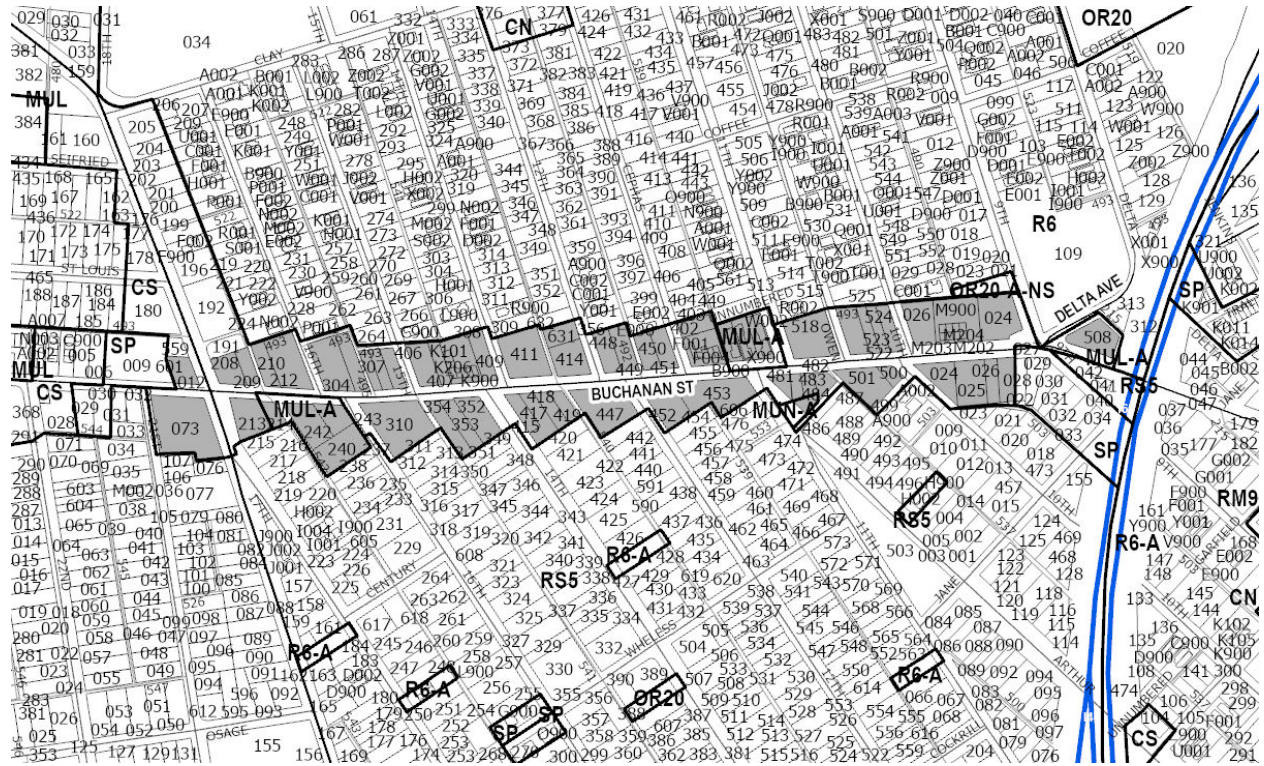
See attached list

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 21st Ave N and Interstate 65 (45.78 15.58 acres), requested by Councilmember Brandon Taylor, applicant; various property owners.



APN	Owner	PropAddr	PropCity	PropS	PropZi
08107052400	UNITY PROPERTIE NASHVILLE, LLC	1000 BUCHANAN ST	NASHVILLE	TN	37208
08111050000	GROUNDED DEVELOPMENT, LLC	1001 BUCHANAN ST	NASHVILLE	TN	37208
08107052300	UNITY PROPERTIE NASHVILLE, LLC	1002 BUCHANAN ST	NASHVILLE	TN	37208
08111050100	1003 BUCHANAN ST GROUP, LLC	1003 BUCHANAN ST	NASHVILLE	TN	37208
08107052200	UNITY PROPERTIES NASHVILLE, LLC	1004 BUCHANAN ST	NASHVILLE	TN	37208
08107052000	SOWETO, LLC	1008 BUCHANAN ST	NASHVILLE	TN	37208
08111048500	GROUNDED DEVELOPMENT, LLC	1009 BUCHANAN ST	NASHVILLE	TN	37208
08111048300	GROUNDED DEVELOPMENT, LLC	1011 BUCHANAN ST	NASHVILLE	TN	37208
08107051800	1012 BURCHANAN II, LLC	1012 BUCHANAN ST	NASHVILLE	TN	37208
08111048200	GROUNDED DEVELOPMENT, LLC	1013 BUCHANAN ST	NASHVILLE	TN	37208
08111048100	GROUNDED DEVELOPMENT, LLC	1015 BUCHANAN ST	NASHVILLE	TN	37208
081074X00100CO	MORTON, SKYLOR	1100 BUCHANAN ST	NASHVILLE	TN	37208
081074W00100CO	1102 BUCHANAN QOF, GP	1102 A BUCHANAN ST	NASHVILLE	TN	37208
081074W00200CO	1102 BUCHANAN QOF, GP	1102 B BUCHANAN ST	NASHVILLE	TN	37208
081074W90000CO	O.I.C. RESIDENCES AT 1102 BUCHANAN	1102 C BUCHANAN ST	NASHVILLE	TN	37208
081074B00101CO	1104 A BUCHANAN LLC	1104 A BUCHANAN ST	NASHVILLE	TN	37208
081074B00201CO	1104 B BUCHANAN LLC	1104 B BUCHANAN ST	NASHVILLE	TN	37208
081074B90001CO	O.I.C. ELEVEN-FOUR BUCHANAN STREET	1104 C BUCHANAN ST	NASHVILLE	TN	37208
081110F00500CO	CEPHAS PROPERTIES, LLC	1106 A BUCHANAN ST	NASHVILLE	TN	37208
081110F00400CO	CEPHAS PROPERTIES, LLC	1106 B BUCHANAN ST	NASHVILLE	TN	37208
081110F00300CO	CEPHAS PROPERTIES, LLC	1106 C BUCHANAN ST	NASHVILLE	TN	37208
081110F00200CO	CEPHAS PROPERTIES, LLC	1106 D BUCHANAN ST	NASHVILLE	TN	37208
081110F00100CO	WILD IRIS INVESTMENTS LLC	1106 E BUCHANAN ST	NASHVILLE	TN	37208
081110F90000CO	O.I.C. EIGHTEEN HUNDRED CEPHAS STREET	1106 F BUCHANAN ST	NASHVILLE	TN	37208
08111045300	ALABDI, FAWAZ & NABIL	1107 BUCHANAN ST	NASHVILLE	TN	37208
08111045100	ARNOLD'S FRIED CHICKEN HOLDINGS LLC	1110 BUCHANAN ST	NASHVILLE	TN	37208
08111045200	DIXON MEMORIAL UNT. METHODIST CH., INC.	1111 BUCHANAN ST	NASHVILLE	TN	37208
08111045000	VUKELICH, FRANK M	1112 BUCHANAN ST	NASHVILLE	TN	37208
08111044900	VUKELICH, FRANK M	1114 BUCHANAN ST	NASHVILLE	TN	37208
08111044800	VUKELICH, FRANK M	1116 BUCHANAN ST	NASHVILLE	TN	37208
08111041400	FARMINGTON 3 TRUST, THE	1200 BUCHANAN ST	NASHVILLE	TN	37208
08111044700	BONATOPIA PROPERTIES	1201 BUCHANAN ST	NASHVILLE	TN	37208
08111041100	BUCHANAN PARTNERS, LLC	1206 BUCHANAN ST	NASHVILLE	TN	37208
08111041900	YAFAI, HAFIZ	1207 BUCHANAN ST	NASHVILLE	TN	37208

08111041800	YAFAI, HAFIZ	1209 BUCHANAN ST	NASHVILLE	TN	37208
08111041700	YAFAI, HAFIZ	1211 BUCHANAN ST	NASHVILLE	TN	37208
08111041500	YAFAI, HAFIZ	1213 BUCHANAN ST	NASHVILLE	TN	37208
08111040900	BUCHANAN PARTNERS, LLC	1400 BUCHANAN ST	NASHVILLE	TN	37208
08111035200	DAVENPORT, EDNA	1401 BUCHANAN ST	NASHVILLE	TN	37208
081110K90000CO	O.I.C. 1402 BUCHANAN CONDOMINIUMS AMENDE	1402 B BUCHANAN ST	NASHVILLE	TN	37208
081110K10300CO	1402 BUCHANAN ST, LLC	1402 BUCHANAN ST #103	NASHVILLE	TN	37208
081110K10100CO	1402 BUCHANAN ST, LLC	1402 BUCHANAN ST #107	NASHVILLE	TN	37208
081110K20100CO	1402 BUCHANAN ST, LLC	1402 BUCHANAN ST #201	NASHVILLE	TN	37208
081110K20200CO	1402 BUCHANAN ST, LLC	1402 BUCHANAN ST #202	NASHVILLE	TN	37208
081110K20300CO	1402 BUCHANAN ST, LLC	1402 BUCHANAN ST #203	NASHVILLE	TN	37208
081110K20400CO	1402 BUCHANAN ST, LLC	1402 BUCHANAN ST #204	NASHVILLE	TN	37208
081110K20500CO	1402 BUCHANAN ST, LLC	1402 BUCHANAN ST #205	NASHVILLE	TN	37208
081110K20600CO	1402 BUCHANAN ST, LLC	1402 BUCHANAN ST #206	NASHVILLE	TN	37208
081110K20700CO	1402 BUCHANAN ST, LLC	1402 BUCHANAN ST #207	NASHVILLE	TN	37208
081110K20800CO	1402 BUCHANAN ST, LLC	1402 BUCHANAN ST #208	NASHVILLE	TN	37208
08111040700	1410 BUCHANAN STREET, LLC	1406 BUCHANAN ST	NASHVILLE	TN	37208
08111035300	1409, LLC	1409 BUCHANAN ST	NASHVILLE	TN	37208
08111040600	1410 BUCHANAN STREET, LLC	1410 BUCHANAN ST	NASHVILLE	TN	37208
08111035400	1411, LLC	1411 BUCHANAN ST	NASHVILLE	TN	37208
08111030900	FORD, LLOYD & ELLA LOUISE	1500 BUCHANAN ST	NASHVILLE	TN	37208
08111030800	FORD, LLOYD & ELLA LOUISE	1502 BUCHANAN ST	NASHVILLE	TN	37208
08111031000	GANAWAY, STEVE	1503 BUCHANAN ST	NASHVILLE	TN	37208
08111030700	FORD, LLOYD & ELLA LOUISE	1504 BUCHANAN ST	NASHVILLE	TN	37208
08111030600	JAMES OLDHAM REVOCABLE TRUST-2007	1506 BUCHANAN ST	NASHVILLE	TN	37208
08111030400	FAIMONT NORTH PARTNERS, LLC	1510 BUCHANAN ST	NASHVILLE	TN	37208
08111021200	DON HARDIN GROUP, LLC	1600 BUCHANAN ST	NASHVILLE	TN	37208
08111024300	THE CROSSROADS CAMPUS	1601 BUCHANAN ST	NASHVILLE	TN	37208
08111024200	THE CROSSROADS CAMPUS	1603 BUCHANAN ST	NASHVILLE	TN	37208
08111021000	DON HARDIN GROUP, LLC	1604 BUCHANAN ST	NASHVILLE	TN	37208
08111021400	THE CROSSROADS CAMPUS	1609 BUCHANAN ST	NASHVILLE	TN	37208
08111021300	1613 BUCHANAN ST PROPERTIES, LLC	1613 BUCHANAN ST	NASHVILLE	TN	37208
08111020900	ROBERTSON, DJ REVOCABLE TRUST	1618 BUCHANAN ST	NASHVILLE	TN	37208
08111048400	TM INVESTMENT, LLC	1736 ARTHUR AVE	NASHVILLE	TN	37208
08111007300	CWC PROPERTIES, LLC AND DCS PROPERTIES	1755 DR D B TODD JR BLVD	NASHVILLE	TN	37208

08111024000	THE CROSSROADS CAMPUS	1757 16TH AVE N	NASHVILLE	TN	37208
08111020800	1800, LLC	1800 DR D B TODD JR BLVD	NASHVILLE	TN	37208
08107063100	BARLOWE, KRISTIN & CLAUER, JAMES	1801 12TH AVE N	NASHVILLE	TN	37208
08111001200	DRUMWRIGHT, ANTHONY H.	1801 DR D B TODD JR BLVD	NASHVILLE	TN	37208
081074X00200CO	MORTON, SKYLOR	1803 11TH AVE N	NASHVILLE	TN	37208
081074X90000CO	O.I.C. HILLSBORO HILL HALLS	1803 B 11TH AVE N	NASHVILLE	TN	37208
08107040200	ALCHEMY ACQUISITIONS, LLC	1804 CEPHAS ST	NASHVILLE	TN	37208
08108050800	AGAPE PROPERTIES OF MUSIC CITY, LLC	900 BUCHANAN ST	NASHVILLE	TN	37208
08112002700	909 BUCHANAN PARTNERS	903 BUCHANAN ST	NASHVILLE	TN	37208
08108002400	ONTHEBUC LLC	904 BUCHANAN ST	NASHVILLE	TN	37208
08112002600	909 BUCHANAN PARTNERS	905 BUCHANAN ST	NASHVILLE	TN	37208
08112002500	909 BUCHANAN PARTNERS	909 BUCHANAN ST	NASHVILLE	TN	37208
081083M10300CO	910 CAB, LLC	910 BUCHANAN ST	NASHVILLE	TN	37208
081083M90000CO	O.I.C. BUCHANAN POINT CONDOMINIUMS	910 HM BUCHANAN ST	NASHVILLE	TN	37208
08112002400	909 BUCHANAN PARTNERS	911 BUCHANAN ST	NASHVILLE	TN	37208
081083M10200CO	910 CAB, LLC	912 BUCHANAN ST	NASHVILLE	TN	37208
081083M10100CO	910 CAB, LLC	914 BUCHANAN ST	NASHVILLE	TN	37208
081083M20100CO	CAVA GROUP, INC	916 BUCHANAN ST #201	NASHVILLE	TN	37208
081083M20800CO	CAVA GROUP, INC	916 BUCHANAN ST #202	NASHVILLE	TN	37208
081083M20200CO	CAVA GROUP, INC	916 BUCHANAN ST #203	NASHVILLE	TN	37208
081083M20700CO	CAVA GROUP, INC	916 BUCHANAN ST #204	NASHVILLE	TN	37208
081083M20300CO	CAVA GROUP, INC	916 BUCHANAN ST #205	NASHVILLE	TN	37208
081083M20600CO	CAVA GROUP, INC	916 BUCHANAN ST #206	NASHVILLE	TN	37208
081083M20400CO	CAVA GROUP, INC	916 BUCHANAN ST #207	NASHVILLE	TN	37208
081083M20500CO	CAVA GROUP, INC	916 BUCHANAN ST #208	NASHVILLE	TN	37208
08108002600	SEIBEL, HOWARD E. & GI SOON	918 BUCHANAN ST	NASHVILLE	TN	37208