



**METROPOLITAN GOVERNMENT  
OF NASHVILLE AND DAVIDSON COUNTY**

Planning Department  
Metro Office Building  
800 Second Avenue South  
Nashville, Tennessee 37201

May 17, 2017

Ernest B. Williams IV  
American Realty Title, LLC  
P.O. Box 159264  
Nashville, TN 37215

RE: 501 Union Street, Nashville, TN 37219  
Parcel Nos.: 093-06-1A-001 CO; 093-06-1A-002 CO;  
093-06-1A-003 CO; 093-06-1A-004 CO; 093-06-1A-005 CO; 093-06-1A-006 CO;  
093-06-1A-007 CO; 093-06-1A-008 CO; 093-06-1A-009 CO; 093-06-1A-010 CO;  
093-06-1A-011 CO; 093-06-1A-012 CO; 093-06-1A-013 CO; 093-06-1A-014 CO;  
093-06-1A-015 CO; 093-06-1A-016 CO; 093-06-1A-017 CO; 093-06-1A-018 CO;  
093-06-1A-019 CO; 093-06-1A-020 CO; 093-06-1A-021 CO; 093-06-1A-022 CO;  
093-06-1A-023 CO; 093-06-1A-024 CO; 093-06-1A-025 CO; 093-06-1A-026 CO;  
093-06-1A-027 CO; 093-06-1A-028 CO; 093-06-1A-029 CO; 093-06-1A-030 CO;  
093-06-1A-031 CO; 093-06-1A-032 CO; 093-06-1A-033 CO; 093-06-1A-034 CO;

Case No. 2017Z-108ZL-001

To Whom It May Concern:

This letter is in response to your request for an Official Zoning Letter. The information provided below is based on the latest available information in our department. Some questions will require contacting another department within the Metropolitan Government of Nashville and Davidson County. Should you need anything more after reviewing it, please e-mail us at [planningstaff@nashville.gov](mailto:planningstaff@nashville.gov) or call us at (615) 862-7190.

Sincerely,

Justin Wallace  
Planner I  
Metro Nashville Planning Department

# **OFFICIAL ZONING LETTER INFORMATION**

**What is the current zoning on the property?** DTC (Downtown Code) Zoning.

**What uses does the current zoning on the property allow?** Please see the permitted use table from the Downtown Code, attached to this letter, for permitted uses. This property is located within the Central Use Area of the Downtown Code.

**Is the property in any special, restrictive, or overlay district?** Yes, this property is located within the Urban Zoning Overlay (UZO) and the Adult Entertainment Overlay District (ADE).

Refer to Chapter 17.36 (Overlay Districts) of the Metro Zoning Code for further information on Overlay Districts:

[https://www.municode.com/library/tn/metro\\_government\\_of\\_nashville\\_and\\_davidson\\_county/codes/code\\_of\\_ordinances?nodeId=CD\\_TIT17ZO\\_CH17.36OVDI](https://www.municode.com/library/tn/metro_government_of_nashville_and_davidson_county/codes/code_of_ordinances?nodeId=CD_TIT17ZO_CH17.36OVDI)

The property is located within the Capitol Mall Redevelopment District, which is administered by the Metro Development and Housing Agency. For more information about this district, contact Parker Brown at 615-252-3750.

**How are bulk standards determined for this property?** This property is located within the Core Historic Subdistrict of the Downtown Code. Refer to the link below for more information on what the Subdistrict entails:

[http://www.nashville.gov/Portals/0/SiteContent/Planning/docs/dtc/DTC\\_150819.pdf](http://www.nashville.gov/Portals/0/SiteContent/Planning/docs/dtc/DTC_150819.pdf)

## **FOR ADDITIONAL INFORMATION THAT YOU HAVE REQUESTED, PLEASE CONTACT THE DEPARTMENTS BELOW:**

Current zoning code violations call Property Standards 615-862-6590 or email [donna.liles@nashville.gov](mailto:donna.liles@nashville.gov)

Current building code violations call Barbara Sloss 615-862-6522 or email [barbara.sloss@nashville.gov](mailto:barbara.sloss@nashville.gov)

If your interest involves permits, use and occupancy records, inspections, variances, conditional use permits, special use permits, previous code violations or any other history on this property, you can research online:

**EPAV Codes is now live! It is accessible via the mapping site listed below.**

<http://maps.nashville.gov/ParcelViewer/>

Any questions contact Ronya Sykes 615-880-2649 or [ronya.sykes@nashville.gov](mailto:ronya.sykes@nashville.gov)

On the site, search for various properties via any of the options available. You can use address, owner, map/parcel, etc. Once opened, click the "View Parcel Details" link. Parcel information will appear to the left of the screen. Under "Permit History," you can click each permit number link and ePAV should launch. When the list opens, click the link (if one is listed) to open the document.

After looking at the image, close it, close the result list, and return to the permit listing. At the top, there is a button to view all records for a given property. Click this button and a new list should appear. Click one of the links to open a document.

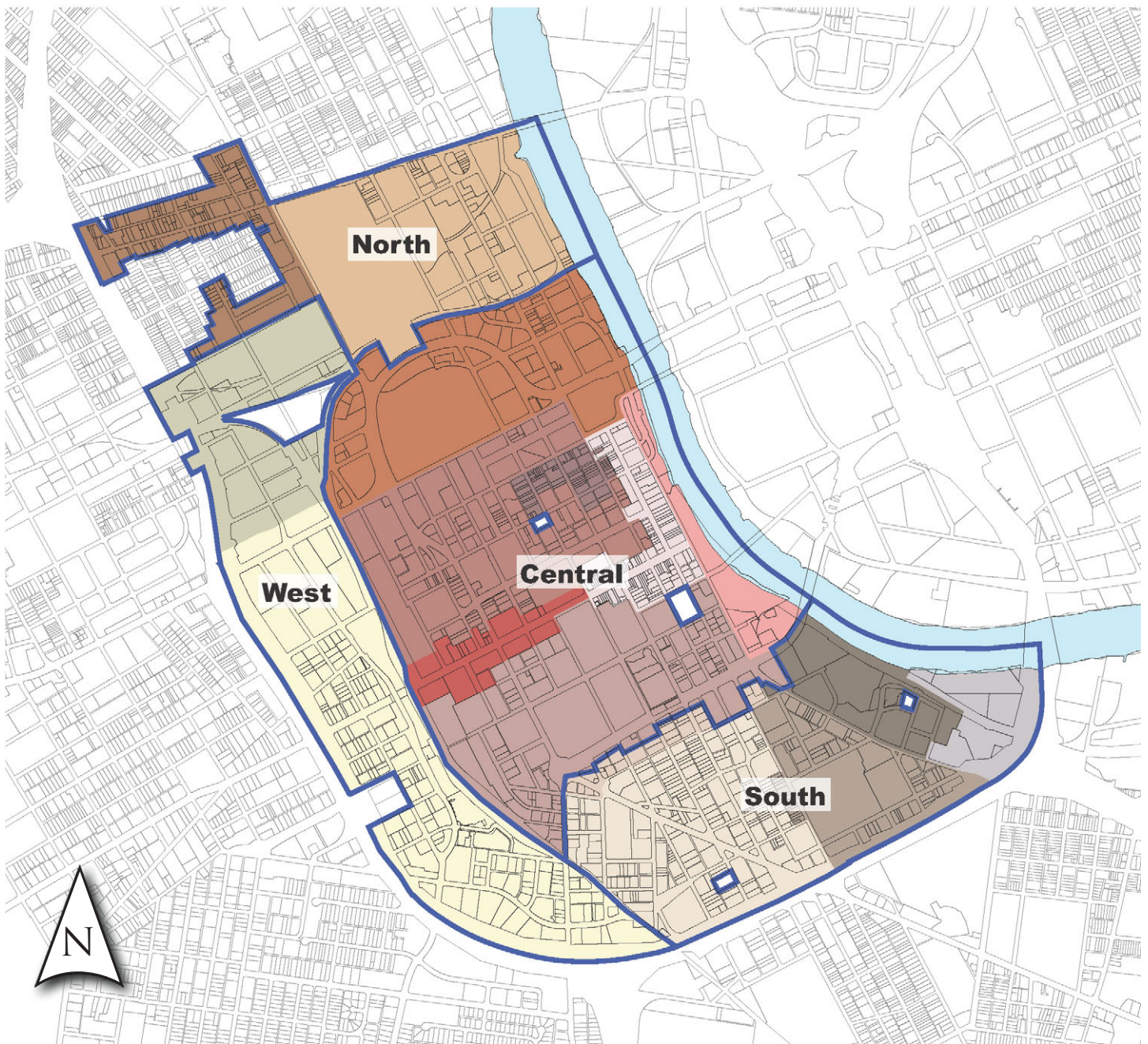
# Section III: Uses

## Use Areas

Land uses within the DTC are determined by Area – Central, South, West, and North. To create a sustainable and mixed-used Downtown, the form-based zoning of each subdistrict regulates the shape, scale, and placement of the buildings, and allows a variety of uses.

Uses Area boundaries are the same as Subdistrict boundaries. To determine the allowed land uses, locate the property on the Area Plan, and refer to the Area column on the Land Use Chart for the allowed uses.

Uses Permitted with Conditions or Permitted by Special Exceptions or Accessory shall follow the standards of Chapter 17.16. If standards within Chapter 17.16 and the DTC conflict, the stricter shall apply.



# Section III: Uses

## Use Tables

	North	South	West	Central
P Permitted by right				
PC Permitted with conditions				
SE Special Exception				
A Accessory				
O Overlay District				
<b>Residential Uses:</b>				
Single-family	P	P	P	P
Two-family	P	P	P	P
Multi-Family	P	P	P	P
Mobile home dwelling				
Accessory apartment	P	P	P	P
Boarding house	P	P	P	P
Consignment sale	P	P	P	P
Garage sale	A	A	A	A
Historic bed and breakfast homestay	P	P	P	P
Historic home events	P	P	P	P
Home occupation	P	P	P	P
Rural bed and breakfast homestay				
Security residence				
<b>Institutional Uses:</b>				
Correctional facility	P	P	P	P
Cultural center	P	P	P	P
Day care center (up to 75)	P	P	P	P
Day care center (over 75)	P	P	P	P
Day care home	P	P	P	P
Day care--parent's day out	A	A	A	A
School day care	P	P	P	P
Monastery or convent	P	P	P	P
Orphanage	P	P	P	P
Religious institution	P	P	P	P
<b>Educational Uses:</b>				
Business school	P	P	P	P
College or university	P	P	P	P
Community education	P	P	P	P
Dormitory	P	P	P	P
Fraternity/sorority house	P	P	P	P
Personal instruction	P	P	P	P
Vocational school	P	P	P	P
<b>Office Uses:</b>				
Financial institution	P	P	P	P
General office	P	P	P	P
Leasing/sales office	P	P	P	P
<b>Medical Uses:</b>				
Animal hospital				
Assisted-care living	P	P	P	P
Hospice	P	P	P	P
Hospital	P	P	P	P
Medical appliance sales	P	P	P	P
Medical office	P	P	P	P

	North	South	West	Central
P Permitted by right				
PC Permitted with conditions				
SE Special Exception				
A Accessory				
O Overlay District				
Medical or scientific lab	P	P	P	P
Nonresidential drug treatment facility	P	P	P	P
Nursing home	P	P	P	P
Outpatient clinic	P	P	P	P
Rehabilitation services	P	P	P	P
Residence for handicapped (8 or more)	P	P	P	P
Veterinarian	P	P	P	P
<b>Commercial Uses:</b>				
After-hours establishment	PC	PC	PC	PC
Animal boarding facility	P	P	P	P
ATM	P	P	P	P
Automobile convenience	PC	PC	PC	PC
Automobile parking	P	P	P	P
Automobile repair		P		
Automobile sales, new		P	P	P
Automobile sales, used				
Automobile service	P	P	P	P
Bar or nightclub	P	P	P	P
Bed and breakfast inn	P	P	P	P
Business service	P	P	P	P
Carpet cleaning	P	P	P	
Car wash		PC		
Community garden (commercial)	P	P	P	P
Community garden (non-commercial)	P	P	P	P
Custom assembly	P	P	P	P
Donation center, drop-off	PC	PC	PC	PC
Funeral home	P	P	P	P
Furniture store	P	P	P	P
Home improvement sales	P	P	P	P
Hotel/motel	P	P	P	P
Inventory stock	A	A	A	A
Kennel/stable				
Laundry plants		P	P	
Liquor sales	P	P	P	P
Major appliance repair	P	P	P	
Microbrewery	P	P	P	P
Mobile storage unit	PC	PC	PC	PC
Mobile vendor				
Personal care services	P	P	P	P
Restaurant, fast-food	P	P	P	P
Restaurant, full-service	P	P	P	P
Restaurant, take-out	P	P	P	P
Retail	P	P	P	P
Self-service storage	P	P	P	P
Vehicular rental/leasing	PC	PC	PC	PC

# Section III: Uses

## Use Tables

P Permitted by right PC Permitted with conditions SE Special Exception A Accessory O Overlay District	North	South	West	Central
Vehicular sales & services, limited		P		
Wrecker service		P		
<b>Communication Uses:</b>				
Amateur radio antenna	P	P	P	P
Audio/video tape transfer	P	P	P	P
Multi-media production	P	P	P	P
Printing and publishing	P	P	P	P
Radio/TV/satellite tower	PC	PC	PC	PC
Radio/TV studio	P	P	P	P
Satellite dish	P	P	P	P
Telephone services	PC	PC	PC	PC
<b>Industrial Uses:</b>				
Artisan distillery	P	P	P	P
Building contractor supply	PC	PC	PC	
Distributive business/wholesale	PC	PC	PC	
Fuel storage	A	A	A	
Heavy equipment sales & service				
Hazardous operation				
Manufacturing, heavy				
Manufacturing, medium				
Manufacturing, light	PC	PC	PC	
Research service	P	P	P	
Scrap operation				
Tank farm				
Warehouse	PC	PC	PC	
<b>Transportation Uses:</b>				
Airport/heliport				
Boatdock (commercial)	P	P		P
Bus station/landport	P	P	P	P
Bus transfer station	P	P	P	P
Commuter rail	P	P	P	P
Helistop	SE	SE	SE	SE
Motor freight				
Park and ride lot				
Railroad station	SE	SE	SE	
Railroad yard				
Water taxi station	P	P		P
<b>Utility Uses:</b>				
Power/gas substation	P	P	P	P
Power plant	A	A	A	A
Reservoir/water tank	P	P	P	P
Safety services	P	P	P	P
Waste water treatment	SE	SE	SE	SE
Water/sewer pump station	P	P	P	P
Water treatment plant	SE	SE	SE	SE

P Permitted by right PC Permitted with conditions SE Special Exception A Accessory O Overlay District	North	South	West	Central
<b>Waste Management Uses:</b>				
Collection center				
Construction/demolition landfill				
Medical waste	A	A	A	A
Recycling collection center	P	P	P	P
Recycling facility				
Sanitary landfill				
Waste transfer				
<b>Recreation and Entertainment Uses:</b>				
Adult entertainment	O	O	O	O
Camp				
Club	P	P	P	P
Commercial amusement (inside)	P	P	P	P
Commercial amusement (outside)	P	P	P	P
Country club	P	P	P	P
Drive-in movie				
Driving range				
Fairground				
Golf course				
Greenway	P	P	P	P
Park	P	P	P	P
Racetrack				
Recreation center	P	P	P	P
Rehearsal hall	P	P	P	P
Stadium arena/convention center	P	P	P	P
Temporary festival	P	P	P	P
Theater	P	P	P	P
Zoo				
<b>Other Uses:</b>				
Agricultural activity				
Cemetery	P	P	P	P
Domestic animals / wildlife				
Mineral extraction				
Pond/lake	P	P	P	P