



HIPERCH

TECHNOLOGIES

NASHVILLE LOT BRIEF

138 2nd Avenue North

APN 09306207600 · Davidson County

Lot overlays, codes, and guidelines.



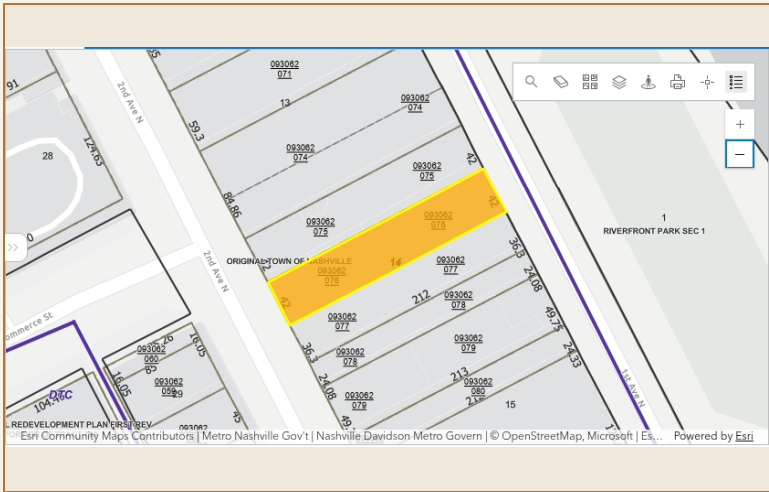
138 2nd Avenue North

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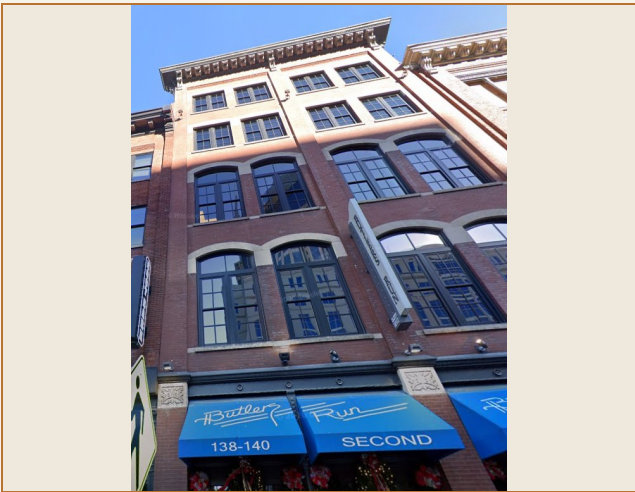
01 IDENTITY

Address	138 2ND AVE N, NASHVILLE, TN 37201
APN / STANPAR	09306207600
Owner	BARKER, JOSEPH N., TRUSTEE
Council district	19
Acres (assessor)	0.21
Tax class (assessor)	OFFICE BLDG (ONE OR TWO STORIES) — a tax category, not a story count
Tax district	CBID
Visible from street	4 stories (ground plus 3 window floors under the cornice). Photo fact, November 2025. Not a height approval.

Nashville Parcel Viewer · 24 August 2026, America/Chicago.



Nashville Parcel Viewer · entire parcel shown.



Google Street View · Nov 2025 · 138–140 2nd Ave N · 4 stories to the cornice · Google ©.



02 CONTROLS

CONTROL	SOURCE	AS PRINTED
Base zoning	Metro zoning map	DTC · 2ND AND BROADWAY · BL2009-588 · 2009Z-030PR-001
Overlays	Metro overlay map	OV-HPR 2nd Avenue O96-591 · OV-ADE O96-555 · OV-UZO BL2000-476
▲ Height min	HPZO p. 39	Infill min. 30 ft or 2 stories
▲ Height min	DTC p. 29	Min. 40 ft
▲ Height max at street	HPZO p. 39	Fronting 2nd Ave: not greater than 65 ft or 5 stories; +15 ft / 6 stories at 30 ft from the main façade (80 ft total)
▲ Height max at street	DTC p. 29	On 2nd Ave: 8 stories to a max. height of 105 ft
Build-to / frontage	DTC p. 29	Storefront frontage, 0 ft on primary and secondary streets
Facade width	DTC p. 29	100% of lot frontage min., primary and secondary
Min. building depth	DTC p. 29	15 ft from building facade
Min. step-back	DTC p. 29	20 ft on streets other than Broadway
Uses	HPZO p. 2	Historic zoning overlays do not impact use
Uses	DTC p. 61	DTC Use Table by Area. In the Second Avenue Historic Preservation Overlay, automobile parking as the principal or stand-alone use is not permitted
Flood	FEMA NFHL	Zone X · area of minimal flood hazard · FIRM 47037C0242H effective 4 May 2017 · not SFHA
MDHA redevelopment	MDHA's own map	Not in a named MDHA district
Community character	NashvilleNext (policy)	Downtown Second and Broadway · T6 SB · CPA 9 · not a zoning entitlement

Marked rows disagree. Both are printed for review.

OVERLAY STACK

VIEWER	OVERLAY	NAME	ORDINANCE	CASE
OV-HPR	Historic Preservation District	2nd Avenue	O96-591	96Z-124U
OV-ADE	Adult Entertainment	—	O96-555	—
OV-UZO	Urban Zoning Overlay	—	BL2000-476	2000Z-094U-00



03 NEXT DOCUMENTS

OV-HPR · 2nd Avenue · O96-591

Second Avenue Historic Preservation Zoning Overlay Design Guidelines · 2024

OVERLAY DOES NOT CHANGE USE

Historic zoning overlays are applied in addition to the base or land-use zoning of an area. Historic zoning overlays do not impact use.

Second Avenue Historic Preservation Zoning Overlay Design Guidelines, p. 2 — I. Introduction.

PRESERVATION PERMIT BEFORE A BUILDING PERMIT

Preservation Permit: A legal document issued by the Metropolitan Historic Zoning Commission confirming review and approval of work to be done on property within the boundaries of an historic or conservation zoning district. A preservation permit is required before getting a building permit. Previously called Certificate of Appropriateness.

Second Avenue Historic Preservation Zoning Overlay Design Guidelines, p. 67 — VI. Appendix, Definitions.

HEIGHT

Infill buildings which directly front on Second Avenue shall not exceed a height greater than 65 feet or 5 stories. Infill buildings which directly front on Second Avenue may rise an additional 15 feet (80 feet total or 6 stories), at a distance of 30 feet from the main façade of the building and 20 feet from First Avenue for those buildings on the east side of the street. Infill buildings shall be a minimum of 30 feet or 2 stories in height.

Second Avenue Historic Preservation Zoning Overlay Design Guidelines, p. 39 — III. New Construction, A. Guidelines: Height, items 2 and 4. District guideline. Not a staff measurement of this lot.

DTC · 2ND AND BROADWAY · BL2009-588

Nashville Downtown Code · amended 20 May 2025

HEIGHT

Min. 40'. Max. at the Street: On 2nd Ave — 8 stories to a max. height of 105'.

Nashville Downtown Code, p. 29 — Building Regulations, Height D and E. Subdistrict table. Not a staff read of this parcel.

OVERLAPPING PLANS

Within the area governed by the DTC, there exist other regulations and design guidelines intended to work in conjunction with the DTC. The DTC does not exempt development from complying with the regulations of other Federal, State, and Local departments and agencies.

Nashville Downtown Code, p. 13 — Application of the DTC, Overlapping Plans.

MDHA DRC AS PUBLISHED

Within MDHA redevelopment districts, the MDHA DRC shall act as the DTC DRC and final MDHA approval shall act as the DTC Concept Plan.

Nashville Downtown Code, p. 14 — Application Process.

NOTE — MDHA's own map returns no district containing this parcel. Nearby is not in.

AUTOMOBILE PARKING AS PRINCIPAL USE

In the boundaries of the Second Avenue Historic Preservation Overlay, automobile parking as the Principal Use or stand alone use is not permitted.

Nashville Downtown Code, p. 61 — Use Tables, footnote.



03 NEXT DOCUMENTS continued

DTC DRC guidance

Downtown Code Design Guidelines · June 2024

The DRC's current responsibilities include reviewing and approving Concept Plans, Major Modifications, and revisions to previously approved plans. Additionally, the DRC makes recommendations to the Planning Commission regarding Overall Height Modifications.

Downtown Code Design Guidelines, p. 3 — Background and Purpose.

In 2021, Metro Council amended the DTC to require that the DRC review and approve a Concept Plan prior to the approval of a Final Site Plan.

Downtown Code Design Guidelines, p. 3 — Background and Purpose.

While the DTC remains the sole regulatory tool, the Guidelines establish design-based support for applicants to use through the development review process.

Downtown Code Design Guidelines, p. 4 — Application and Use.

Protect and re-purpose historic and culturally significant structures and thoughtfully incorporate their significant elements into new project proposals.

Downtown Code Design Guidelines, p. 24 — Guideline 06, Scale and Form.

Preservation Permit sequence

Apply for Historic Preservation Permit · Metro Planning page · last updated 14 August 2026

The Preservation Permit should be provided to the Building Department for completion of the Building Permit process. Drawings provided to the Building Department must match the drawings that are a part of the Preservation Permit.

Apply for Historic Preservation Permit — Metro Planning page, last updated 14 August 2026.

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