

# MEMPHIS AND SHELBY COUNTY DIVISION OF PLANNING AND DEVELOPMENT

ZV 2025-309

July 09, 2025



**RE:**                   **Certificate of Zoning**  
5565 SHELBY OAKS DR

**Parcel ID No.**  
089002 00019

Dear Applicant,

The Tennessee Real Estate Commission requires that in order to open a new real estate firm office or to change the address of an existing firm that you must obtain “a current zoning letter from your local planning commission for the firm’s business address.” Effective October 14, 2006 the Commission requires that an application be accompanied by “a written certification (from the proper governmental authority) of compliance with zoning laws and ordinances indicating that the firm’s office can function as a real estate office”.

Please be advised that we have examined the Memphis & Shelby County Zoning atlas (Panel #) zoning ordinance and regulations and make the following findings:

- **The current zoning classification for the subject property is:**

Zoning: EMP

Underlying Entitlements:

- **Is the subject property located within an Overlay District?:**

Yes, it is located within the Fletcher Creek Overlay District.

- **Information regarding variances, special permits/exceptions, ordinances or conditions:**

There do not appear to be any special zoning dispensations that apply to the subject property.

- **The current Education and proposed use Office of the subject is a:**

Employment (EMP)

The EMP District is intended to accommodate office, light manufacturing, research and development, warehousing, wholesale, processing and commercial uses in order promote economic viability, encourage employment growth, and limit the encroachment of non-industrial development within established industrial areas. Development should be operated in a relatively clean and quiet manner, and should not be obnoxious to nearby residential or commercial uses.

Specific permissible uses in this district are listed in Section 2.5.2 of the Memphis and Shelby Unified Development Code (see link below).

Link to the Unified Development Code:

<https://www.develop901.com/landuse-developmentservices/zoningSubdivisionAdministration>

**\*\* TABLE HAS BEEN UPLOADED IN ATTACHMENTS \*\***

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<https://www.develop901.com/landuse-developmentservices/zoningSubdivisionAdministration>

- **Is the site in conformance with the Unified Development Code or if constructed prior to 2011, in compliance with a previous zoning code or approved Planned Development?**

The structure was developed in 1960 and is:

Legal conforming in accordance with the current zoning code (2011 as amended) bulk requirements of UDC Sub-Section 3.10.2.B – Undesignated Frontage Standards.

- **Was the property subject to Site Plan approval?**

The subject property was not subject to a site plan approval process.

- **In the event of casualty, may the project be rebuilt in its present form?**

The structure was developed in 1960 and is:

May be rebuilt in its present form (i.e. no loss of square footage, same footprint, with drive through(s), if applicable.

- **Was a Certificate of Occupancy issued?**

It appears there are Certificate of Occupancies in our records, however given the number of sites and CO's, you may visit our Develop 901 website and search permit activity (click the highlighted link for the portal) by the address or parcel number to download the most recent Certificate of Occupancy for each property.

**The above information contained herein was researched on 7/9/2025.**

It is believed to be accurate and is based upon, or relates to, the information supplied by the requestor. No guarantees as to the accuracy of the data and information provided above are expressed or implied. This office is not responsible for any loss of profit, indirect, incidental, special, or consequential damages arising out of the use of the information provided above and assumes no liability for error and/or omission associated with this determination. All of the information contained herein was obtained from public records, which may be inspected during regular business hours.

Further information pertaining to the Unified Development Code may be obtained by visiting <https://www.develop901.com/landuse-developmentservices> or by contacting staff in the Land Use and Development Services Section of the Memphis and Shelby County Division of Planning and Development.

For more information or a more legible copy of any platted Planned Developments (PD-) or Subdivisions (S-), please visit the Register of Deeds site here: <https://gis.register.shelby.tn.us> and search by the parcel ID number or address.

If you have questions regarding this matter, please feel free contact me at (901) 636-6619 or via email at [firstname.lastname@memphistn.gov](mailto:firstname.lastname@memphistn.gov) [CHRISTOPHER.HASKINS@MEMPHISTN.GOV](mailto:CHRISTOPHER.HASKINS@MEMPHISTN.GOV).

Respectfully,



Lucas Skinner  
Planner III  
Land Use & Development Services