

RESOLUTION NO. 31554

A RESOLUTION APPROVING A NEW SPECIAL
EXCEPTIONS PERMIT FOR A NEW LIQUOR STORE
LOCATED AT 5230 HIGHWAY 153, SUITE 140.

WHEREAS, Hwy. 153 Corporation d/b/a Hixson Wine and Spirits have applied to operate a liquor store as a lessee of property located at 5230 Highway 153, Suite 140 owned by Northgate Center Partnership.

WHEREAS, the property located at 5230 Highway 153, Suite 140 is zoned C-2 Convenience Commercial Zone which allows the operation of a liquor store upon issuance of a Special Exceptions Permit, as more particularly described in the attached report by the Chattanooga-Hamilton County Regional Planning Agency.

NOW, THEREFORE,

SECTION 1. BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, that Hwy. 153 Corporation d/b/a Hixson Wine and Spirits are hereby granted a new Special Exceptions Permit for an existing liquor store on property located at 5230 Highway 153, Tax Map No. 110J-A-023.

ADOPTED: April 4, 2023.

KCM/mem

The proposed site is pictured below:



2. The probable effect on the property adjacent to the site under consideration.

▪ RPA response:

- a. The applicant is leasing the building located at 5230 Highway 153. Adjacent land uses include the following:
 - North: Parking lot
 - South: Restaurant
 - East: Medical Office
 - West: Commercial & Fast Food Restaurant
- b. Off-street parking and loading facilities: The site contains a parking lot with approximately 226 parking spaces. The parking regulations require approximately 226 parking spaces based on the square footage of the building so the lot exceeds the parking requirements.
- c. Points of access and ingress/egress: The site has a parking lot with a curb cut for ingress/egress off Highway 153 and Meadow Lane.
- d. The Chattanooga Department of Transportation has no concerns or comments.
- e. The lot, yard and open space requirements: There is no minimum lot size for commercial uses in the C-2 Convenience Commercial Zone.
- f. Whether a traffic hazard will be created: The site is an existing commercial building with access two curb cuts.
- g. The Development Review and Permitting Office has no concerns or comments.
- h. Based on Sec. 5-108 Location and signs for liquor stores, distance requirements for parks, places of worship, schools, day care centers and other liquor stores apply to properties zoned C-2 Convenience Commercial:

