

Ziya Inc.  
District 6

RESOLUTION NO. 32631

A RESOLUTION APPROVING A NEW SPECIAL  
EXCEPTIONS PERMIT FOR AN EXISTING LIQUOR STORE  
LOCATED AT 6804 SHALLOWFORD ROAD

---

WHEREAS, The Ziya Inc dba Chattanooga Wine and Spirits have applied to operate a liquor store as a lessee of property located at 6804 Shallowford Road owned by Ram Joint Venture

WHEREAS, the property located at 6804 Shallowford Road is zoned C-C Commercial Corridor 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 Ziya Inc dba Chattanooga Wine and Spirits are hereby granted a New Special Exceptions Permit for new liquor store on property located at 6804 Shallowford Road Tax Map No.148D-G-001.03.

ADOPTED: September 9, 2025.

KCM

**Chattanooga-Hamilton County Regional Planning Agency**  
**Proposed Liquor Store Site Review: 6804 Shallowford Road (Tax Map 148D-G-001.03) – Chattanooga**  
**Wine and Spirits**  
**7/17/2025**

Based on Chapter V, Sec. 5-109(b) of Chattanooga City Code:

- (b) The planning staff of the Chattanooga-Hamilton County Regional Planning Commission shall conduct an analysis of the proposed liquor store site which will include, but shall not be limited to, the following:
- (1) A land use survey of the surrounding development;
  - (2) Off-street parking and loading facilities;
  - (3) Proposed points of access and ease of ingress and egress;
  - (4) The lot, yard and open space requirements; and
  - (5) Whether a traffic hazard will be created.

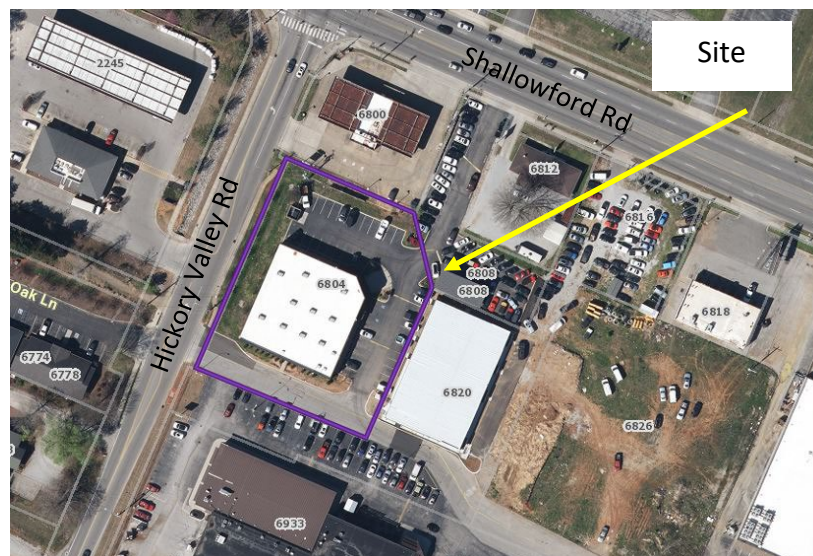
Based on Chapter V, Sec. 5-109(c) of the Chattanooga City Code:

- (c) The Executive Director shall submit the findings of the staff of the Chattanooga-Hamilton County Regional Planning Commission to the City Council for consideration and action. This report is to include, but is not limited to, the following areas of concern:
- (1) The probable effect on the property adjacent to the site under consideration.
  - (2) The consistency of the proposal with the intent and purpose of this article to promote the public health, safety, morals and general welfare.
  - (3) Additional requirements which are needed in order to make the development more compatible with the surrounding land use.

---

The following are the RPA's key findings for this site:

1. The proposed site for the liquor store is located 6804 Shallowford Road. The Tax Assessor's Office has the address listed as 2252 Hickory Valley Road; however, the Hamilton County GIS map, and the applicant's materials list the address is 6804 Shallowford Road. The site contains an existing liquor store building and a paved parking lot. The applicant is requesting a change of ownership.



The site is pictured below:



Site from Park Dr:



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

▪ RPA response:

- a. The applicant is leasing the property. Adjacent land uses include the following:
  - North: Commercial
  - South: Commercial
  - East: Office
  - West: Commercial
- b. Off-street parking and loading facilities: The site contains an on-site parking lot with approximately 40 parking spaces. The building is approximately 11,701 sq. ft. in size and requires approximately 23 parking spaces.
- c. Proposed points of access and ease of ingress and egress: The site has a parking lot with a curb cut off Hickory Valley Rd and access through an adjacent commercial parking lot with curb cut off Shallowford Rd.
- d. The lot, yard and open space requirements: There is no minimum lot size for commercial uses in the C-C Commercial Corridor Zone.
- e. Whether a traffic hazard will be created: The site is an existing commercial building with two access points. There are no concerns regarding traffic hazards or safety.
- f. The Land Development Office has no concerns or comments.
- g. 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:

Sec. 5-108. - Location and signs for liquor stores.

(a) **No lot proposed for a liquor store site may be located within two hundred (200) feet from the nearest property line of a site which is used for the purpose of a recreational park (ornamental parks are not to be considered in this requirement), place of worship, school (an academic learning center whether public or private, from the level of nursery through twelfth grade), day care center or other liquor store.** Measurement shall be made from the nearest property line of the applicant's premises to the nearest property line of the above mentioned uses. Measurements for leased premises shall be measured from the property line of the applicant to the nearest property line of the above mentioned uses measured on a straight-line basis. For purposes of this subsection, the applicants' property line on leased premises shall be construed to be the nearest point of a leasehold line.

(b) The distance prohibition set forth in Subsection (a) shall not apply to a retail license or permit for the sale of wine and/or high alcohol content beer as defined by T.C.A. § 57-3-101 within the area zoned pursuant to the Downtown Form-Based Code (City Code Chapter 38, Article XVI).

- The proposed liquor store property is zoned C-C Commercial Corridor Zone; therefore, the distance prohibition applies. An RPA field review indicates there are no schools, recreational parks, or other liquor stores within 200' of the site.

3. The consistency of the proposal with the intent and purpose of this article to promote public health, safety, morals, and general welfare.
  - RPA response:
    - a. The site is zoned C-C Commercial Corridor Zone (see zoning map below) with no zoning conditions. Liquor stores are listed as a special exceptions use.



4. Additional requirements which are needed to make the development more compatible with the surrounding land use.
  - No additional requirements are suggested.