

RESOLUTION NO. 32782

A RESOLUTION APPROVING A NEW SPECIAL
EXCEPTIONS PERMIT FOR A NEW LIQUOR STORE
LOCATED AT 4850 HWY 58, STE. 130 and 140

WHEREAS, The 58 TN Corporation dba Bobby's Wine and Spirits have applied to operate a liquor store as a lessee of property located at 4850 Hwy 58 Ste. 130 and 140 owned by Hwy 58 Center Partnership

WHEREAS, the property located at 4850 Hwy 58 Ste. 130 and 140 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 The 58 TN Corporation dba Bobby's Wine and Spirits are hereby granted a New Special Exceptions Permit for new liquor store on property located at 4850 Hwy 58, Ste. 130 and 140 Tax Map No.129B-F-003.01.

ADOPTED: January 13, 2026

KCM

Chattanooga-Hamilton County Regional Planning Agency

Proposed Liquor Store Site Review: 4850 Hwy 58 Ste 130 & 140 (Tax Map 129B-F-003.01) – Bobby's Wine and Spirits

5/14/2025

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

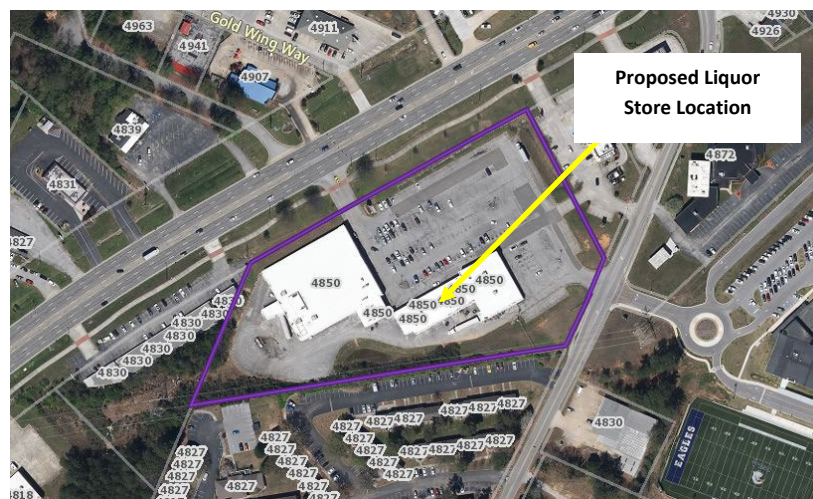
- (b) The planning staff of the Chattanooga-Hamilton County Regional Planning Commission shall conduct an analysis of the proposed liquor store site which will include, but shall not be limited to, the following:
- (1) A land use survey of the surrounding development;
 - (2) Off-street parking and loading 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 at 4850 Hwy 58 Ste 130 & 140. The site contains an existing multi-tenant commercial building and a paved parking lot.



The site is pictured below:



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

▪ RPA response:

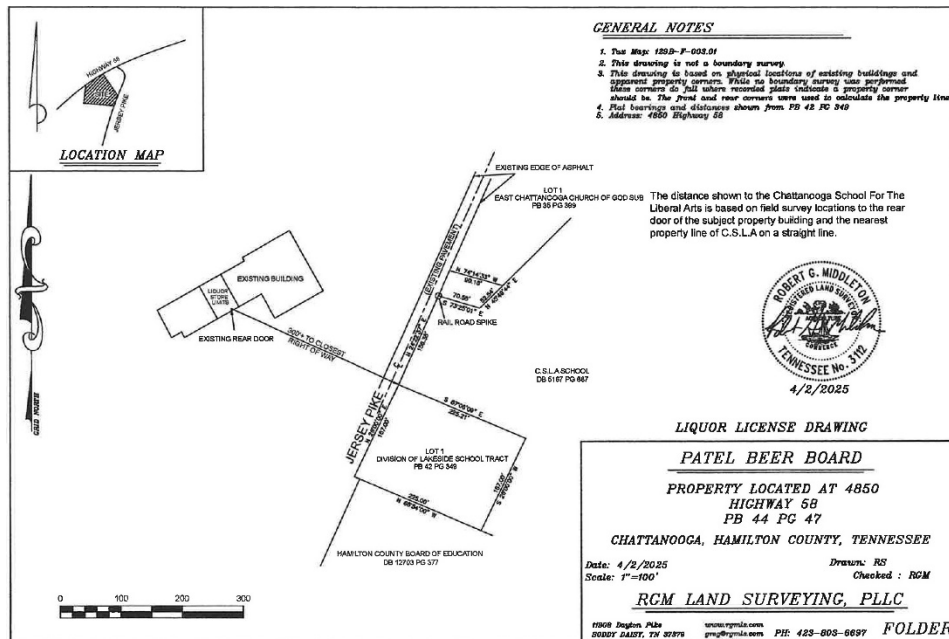
- a. The applicant is leasing a portion of the property located at 4850 Hwy 58 Ste 130 & 140. Adjacent land uses include the following:
 - North: Commercial
 - South: Multi-Unit Residential
 - East: Institutional (Church & School)
 - West: Commercial
- b. Off-street parking and loading facilities: The site includes an on-site parking lot with approximately 234 parking spaces. The building is approximately 2,400 sq. ft. in size and requires approximately 5 parking spaces.
- c. Proposed points of access and ease of ingress and egress: The site has a parking lot with a curb cut off Jersey Pike & Highway 58.
- 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 Public Works Division has 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.
- There is a school and place of worship (Lakeside Elementary School at 4850 Jersey Pike and Olivet Baptist Church at 4872 Jersey Pike) across Jersey Pike, but those properties are located outside the 200' distance requirement.
- The applicant provided the survey below showing the distance from the tenant space to the adjacent school.
- **An RPA field review indicates the site meets the distance requirements.**



3. The consistency of the proposal with the intent and purpose of this article to promote the 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.



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



Karen Rennich <krennich@chattanooga.gov>

Re: 58 TN Corporation (Special Exceptions Permit).

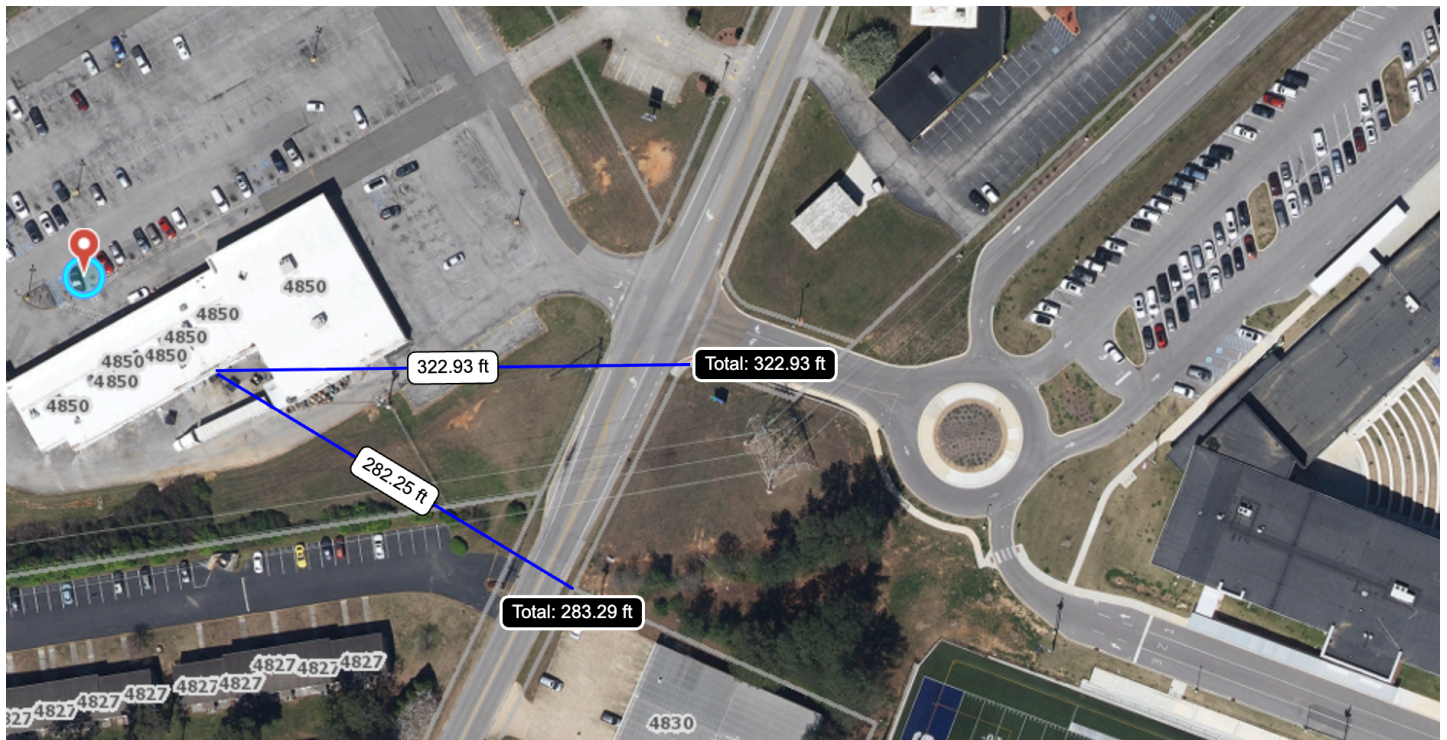
Nisarg Hansaliya <nisarg@innovativemgmt.com>
To: Karen Rennich <krennich@chattanooga.gov>
Cc: 58tn Corporation <hwy58tn@outlook.com>, "greg rgmls.com" <greg@rgmls.com>

Tue, Jan 13, 2026 at 11:04 AM

Hello Karen,

It's been remeasured Karen, The original survey was to the closest property line of the school and it is over 300'ft, GIS also shows the distance at 322 ft to the point you selected. No distance anywhere is less than 200 ft. The survey also states that it is the closest property line for CSLA.

Let me know if you have any questions.



Best Regards,

Nisarg Hansaliya

Project Development

Innovative Management Inc

Cell Phone: 618-567-5994

Office: 432-342-4990 Ext: 405

4850 HWY 58 Suite 175,

Chattanooga, TN 37405

www.innovativemgmt.com



From: 58tn Corporation <hwy58tn@outlook.com>
Date: Monday, January 12, 2026 at 10:16
To: Nisarg Hansaliya <nisarg@innovativemgmt.com>
Subject: Fw: 58 TN Corporation (Special Exceptions Permit).

From: Karen Rennich <krennich@chattanooga.gov>
Sent: Thursday, January 8, 2026 9:12:56 AM
To: hwy58TN@outlook.com <hwy58TN@outlook.com>
Cc: Kathryn McDonald <kmcdonald@chattanooga.gov>
Subject: 58 TN Corporation (Special Exceptions Permit).

Mr. Patel,

Councilman Clark requested some additional information at Tuesday evening's meeting regarding your special permit. I believe he has concerns that the school entrance is closer to the proposed liquor store location than the measurement shown on the liquor license drawing you provide and wants to have certainty as the school is just across the street. Is it possible for your surveyor to provide measurements to the nearest point of the CSLA driveway? I screenshot the location of the possible measurement below (shown as the blue circle):



Also, just to be double-safe and make sure we all are on the same page, can you please have your surveyor confirm that the measurement shown on the liquor license drawing is the nearest point to CLSA school property.

I'd like to be able to get this updated information to Councilman Clark as soon as possible if you can let me know if this is possible and when it might be available.

Many thanks,

Karen

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Karen Rennich

1/13/26, 12:35 PM

City of Chattanooga Mail - Re: 58 TN Corporation (Special Exceptions Permit).

Executive Director

Chattanooga-Hamilton County Regional Planning Agency

City of Chattanooga Department of Planning

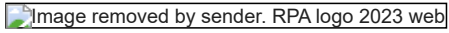
1250 Market Street, Suite 2000

Chattanooga, TN 37402

Email: krennich@chattanooga.gov

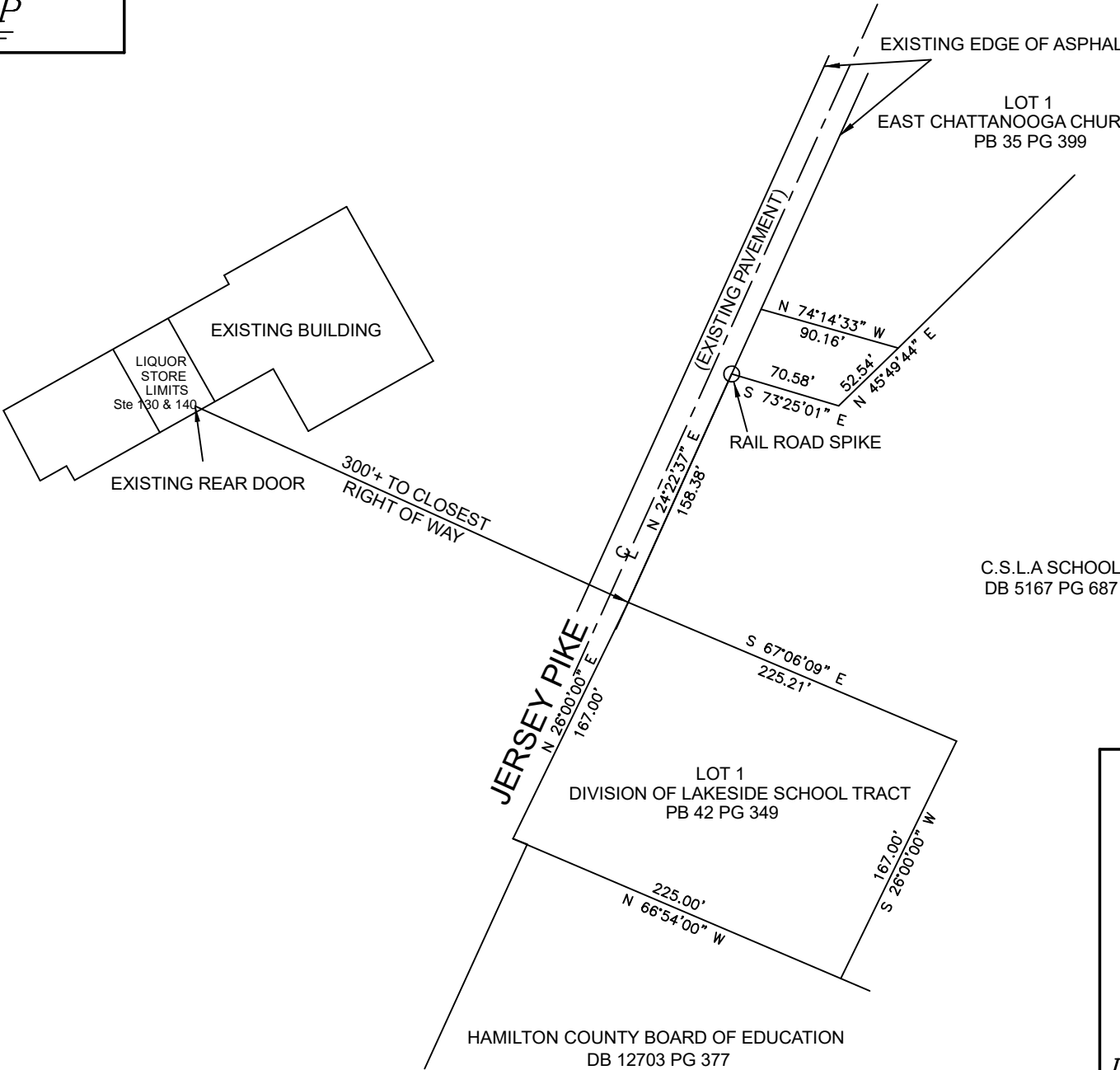
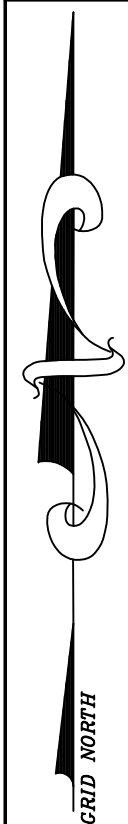
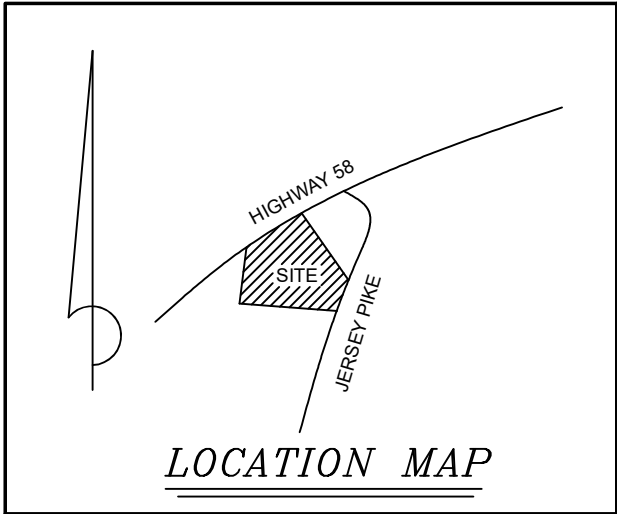
Cell: 423-413-6834

Office: 423-643-5903



Bobby's Wine & Liquor Distance Survey.pdf

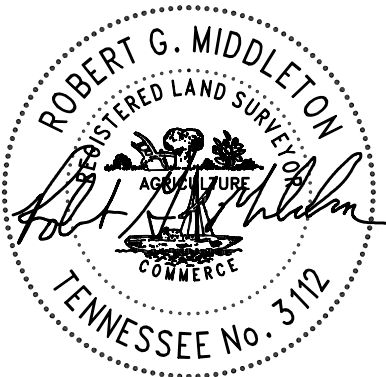
210K



GENERAL NOTES

1. Tax Map: 129B-F-003.01
2. This drawing is not a boundary survey.
3. This drawing is based on physical locations of existing buildings and apparent property corners. While no boundary survey was performed these corners do fall where recorded plats indicate a property corner should be. The front and rear corners were used to calculate the property lines.
4. Plat bearings and distances shown from PB 42 PG 349
5. Address: 4850 Highway 58

The distance shown to the Chattanooga School For The Liberal Arts is based on field survey locations to the rear door of the subject property building and the nearest property line of C.S.L.A on a straight line.



4/2/2025

LIQUOR LICENSE DRAWING

PATEL BEER BOARD

PROPERTY LOCATED AT 4850
HIGHWAY 58
PB 44 PG 47

CHATTANOOGA, HAMILTON COUNTY, TENNESSEE

Date: 4/2/2025
Scale: 1"=100'

Drawn: RS
Checked : RGM

RGM LAND SURVEYING, PLLC

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www.rgmls.com greg@rgmls.com PH: 423-803-6697
FOLDER