

Southern Tennessee Fine Wine & Spirits
d/b/a Total Wine & More
District 4

RESOLUTION NO. 32828

A RESOLUTION APPROVING A NEW SPECIAL
EXCEPTIONS PERMIT FOR A NEW LIQUOR STORE
LOCATED AT 2220 HAMILTON PLACE BLVD., UNIT 134.

WHEREAS, the Southern Tennessee Fine Wine and Spirits d/b/a Total Wine & More has applied to operate a liquor store as a lessee of property located at 2220 Hamilton Place Blvd., Unit 134 owned by Terrace CMBS, LLC c/o CBL Property Management, Inc.; and

WHEREAS, the property located at 2220 Hamilton Place Blvd 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 Southern Tennessee Fine Wine and Spirits d/b/a Total Wine & More is hereby granted a New Special Exceptions Permit for new liquor store on property located at 2220 Hamilton Place Blvd., Unit 134, Tax Map No. 149H-D-001.

ADOPTED: March 17, 2026.

KCM/mem

The site proposed for the use is pictured below:



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

▪ RPA response:

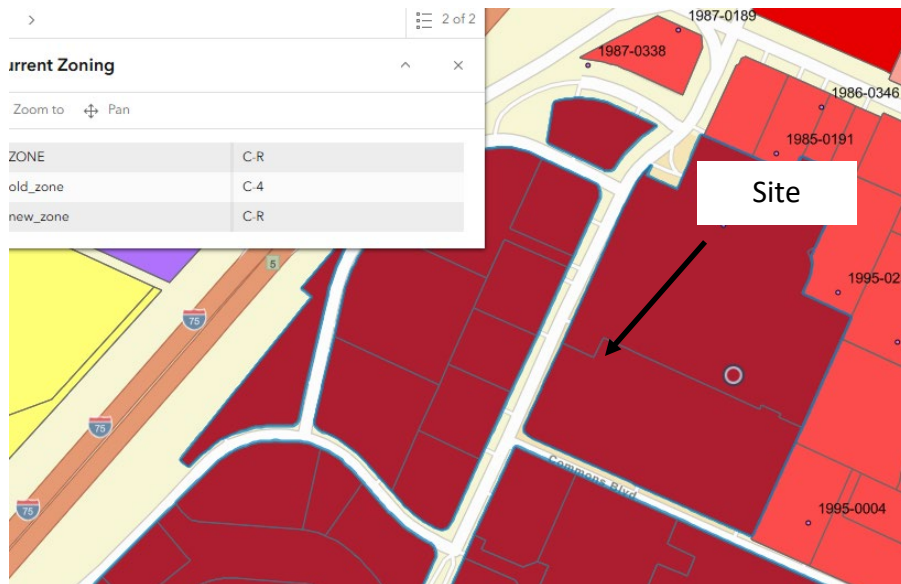
- a. The applicant is leasing the building located at 2220 Hamilton Place Blvd, Unit 134. Adjacent land uses include the following:
 - North: Commercial
 - South: Commercial
 - East: Commercial
 - West: Commercial
- b. Off-street parking and loading facilities: The site contains an on-site parking lot with more than 100 lined parking spaces. The proposed tenant space is 20,841 square feet, which requires approximately 42 parking spaces.
- c. Proposed points of access and ease of ingress and egress: The site has a parking lot with a curb cut off Hamilton Place Blvd and Commons Blvd.
- d. The lot, yard and open space requirements: The property C-R Regional Commercial Zone. There is no minimum lot size for commercial uses in the C-R Zone.
- e. Whether a traffic hazard will be created: The site is an existing commercial building with access to Hamilton Place Blvd and Commons Blvd. There are no concerns with traffic hazards.
- 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.**

- b. 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 the purposes of this subsection, the applicants' property line on leased premises shall be construed to be the nearest point of a leasehold line.
 - c. 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-R Regional Commercial Zone; therefore, the distance prohibition applies. **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-R Regional Commercial Zone (see zoning map below).
 - b. Liquor stores are listed as a special exceptions use requiring approval from the City Council.
 - c. Applicants are required to get a Certificate of Compliance from the Treasurer's Office.



4. Additional requirements which are needed to make the development more compatible with the surrounding land use.

- None.