

Dream Liquor Inc.
District 6

RESOLUTION NO. 32912

A RESOLUTION APPROVING A NEW SPECIAL
EXCEPTIONS PERMIT FOR A NEW LIQUOR STORE
LOCATED AT 7703 LEE HIGHWAY.

WHEREAS, The Dream Liquor Inc. d/b/a Dream Liquor have applied to operate a liquor store as a lessee of property located at 7703 Lee Highway owned by National Loan Investors LP.

WHEREAS, the property located at 7703 Lee Highway is zoned C-2 Convenience Commercial 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 Dream Liquor, Inc d/b/a Dream Liquor are hereby granted a New Special Exceptions Permit for new liquor store on property located at 7703 Lee Highway Tax Map No. 139F-A-005.

ADOPTED: June 16, 2026

KCM/mem

Chattanooga-Hamilton County Regional Planning Agency
Proposed Liquor Store Site Review: 7703 Lee Hwy (Tax Map 139F-A-005) – Dream Liquor, Inc
5/06/2026

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 7703 Lee Hwy. The building is a former liquor store.



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 property located at 7703 Lee Hwy. Adjacent land uses include the following:
 - North: Commercial (Restaurant) & Lodging (Motel)
 - South: Commercial (Gas Station)
 - East: Commercial (Restaurant)
 - West: Lodging (Motel)
- b. Off-street parking and loading facilities: The site contains an on-site parking lot with approximately 14 lined parking spaces. The building is approximately 4,296 sq. ft. in size and requires 9 parking spaces.
- c. Proposed points of access and ease of ingress and egress: The site has a parking lot with a curb cut off Lee Hwy.
- d. The lot, yard and open space requirements: There is no minimum lot size for commercial uses in the C-2 Zone.
- e. Whether a traffic hazard will be created: The site is an existing commercial building with access to Lee Hwy. The Chattanooga Division of Transportation 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.

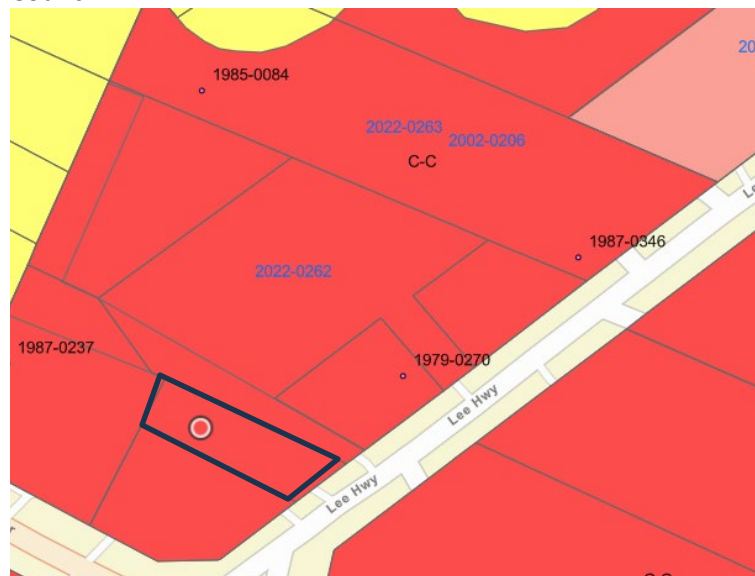
(b) The distance prohibition set forth in Subsection (a) shall not apply to a retail license or permit for the sale of wine and/or high alcohol content beer as defined by T.C.A. § 57-3-101 within the area zoned C-MU1, C-MU2 or within the area zoned pursuant to the Downtown Form-Based Code (City Code 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 school, recreational park, or other liquor store within 200' of 7703 Lee Hwy.

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 use permitted as Special Exceptions by the City Council.



4. Additional requirements which are needed in order to make the development more compatible with the surrounding land use. None.



Chattanooga Police Department

Liquor Store Proposal Report – 7703 Lee Highway

Crime & Intelligence Analysis Unit

May 25, 2025 – May 25, 2026

Request: Crime Within ½ Mile of 7703 Lee Highway, Chattanooga, TN 37421

Time Frame: 1 Year (05/25/2025 – 05/25/2026)

At the request of City Council, the Chattanooga Police Department analyzed recorded criminal activity and calls for service within a ½-mile radius of 7703 Lee Highway over a one-year period. This analysis is intended to provide contextual insight into public safety conditions relevant to the proposed liquor store location.

There were 243 Index Criminal Incidents and 1,937 Calls For Service (CFS) during the requested time frame and radius.

Chattanooga Police Department ½ Mile Radius of 7703 Lee Highway All RMS Reports May 25, 2025 – May 25, 2026	
Crime Type	Count
Accidental Overdose	9
Aggravated Assault	10
Auto Theft	4
Burglary	2
Counterfeiting/Forgery	1
Disorderly Conduct	10
Drug Offense	40
Drunkenness	2
DUI	3
Embezzlement	1
Fraud	11
Intimidation	1
Murder	1
Non-Violent Family Offense	2
Property Damage/Vandalism	15
Sex Offense	3
Shoplifting	9
Simple Assault	15
Stalking	2
Theft all Other	25
Theft from a Vehicle	8
Trespass	63
Weapon Offense	6
Total	243

Chattanooga Police Department ½ Mile Radius of 7703 Lee Highway Top Ten Calls for Service (CFS) May 25, 2025 – May 25, 2026	
Call Type	Count
Alarm Burglar	80
BOLO	92
Disorder	169
Motor Vehicle Crash - No Injuries	108
Damaged Property	65
Self-Initiated Activity (SIA)	85
Suspicious Activity	111
Suspicious Person	93
Traffic Stop	116
Unknown 911	108

Summary

Overall, the data reflects a moderate to high volume of CFS activity, with the highest recurring call type being disorder-related activity (*accounting for 9% of total calls*). Additionally, the most frequently recurring criminal offense type in the area was trespassing (*accounting for 26% of total offenses*).

Peak Time of Day & Day of the Week for CFS within ½ Mile Radius

- Mondays from 0900 hours to 1100 hours
- Tuesdays & Wednesdays from 0800 hours to 1000 hours
- Tuesdays & Wednesdays from 1500 hours to 1600 hours
- Fridays & Saturdays from 1100 hours to 1300 hours
- Fridays from 1800 hours to 1900 hours

Public Safety Context

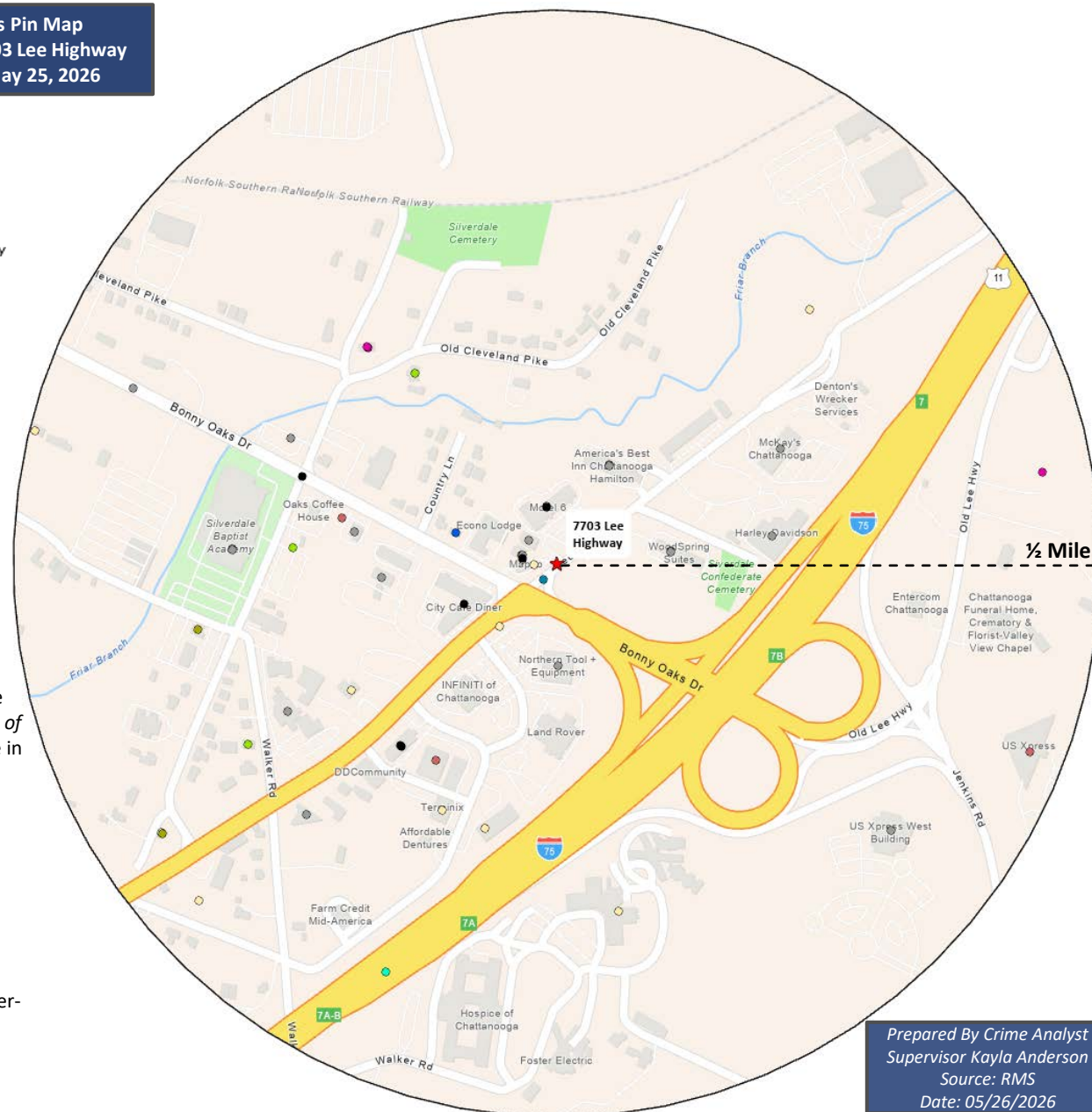
The data reflects a mixed-use corridor with recurring property crime, disorder-related incidents, and ongoing proactive police activity. While violent crime occurs less frequently, the area continues to show sustained demand for police response services.

All RMS Reports Pin Map
½ Mile Radius of 7703 Lee Highway
May 25, 2025 – May 25, 2026

★ 7703 Lee Highway

Crime Type

- Accidental Overdose
- Aggravated Assault
- Auto Theft
- Burglary
- Counterfeiting/Forgery
- DUI
- Disorderly Conduct
- Drug Offense
- Drunkenness
- Embezzlement
- Fraud
- Intimidation
- Murder
- Non-Violent Family Offense
- Property Damage/Vandalism
- Sex Offense
- Shoplifting
- Simple Assault
- Stalking
- Theft all Other
- Theft from a Vehicle
- Trespass
- Weapon Offense



Prepared By Crime Analyst
Supervisor Kayla Anderson
Source: RMS
Date: 05/26/2026