

RESOLUTION NO. 32426

A RESOLUTION APPROVING A NEW SPECIAL  
EXCEPTIONS PERMIT FOR A NEW LIQUOR STORE  
LOCATED AT 7354 E. BRAINERD ROAD.

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WHEREAS, Scenic City Corporation d/b/a Scenic City Bottle Shop have applied to operate a liquor store as a lessee of property located at 7354 E. Brainerd Road, Chattanooga, Tennessee owned by the Kiara Corporation

WHEREAS, the property located at 7354 E. Brainerd 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 Scenic City Corporation d/b/a Scenic City Bottle Shop are hereby granted a New Special Exceptions Permit for a new liquor store on property located at 7354 E. Brainerd Road, Tax Map No. 158L-B-001.

ADOPTED: March 11, 2025.

KCM/mem

**Chattanooga-Hamilton County Regional Planning Agency**  
**Proposed Liquor Store Site Review: 7354 E Brainerd Rd (Tax Map 158L-B-001) – Scenic City Bottle Shop**  
**01/02/2025**

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.

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

1. The proposed site for the liquor store is located at 7354 E Brainerd Rd. The liquor store tenant space is in a vacant commercial building.



The site proposed for the use is pictured below:



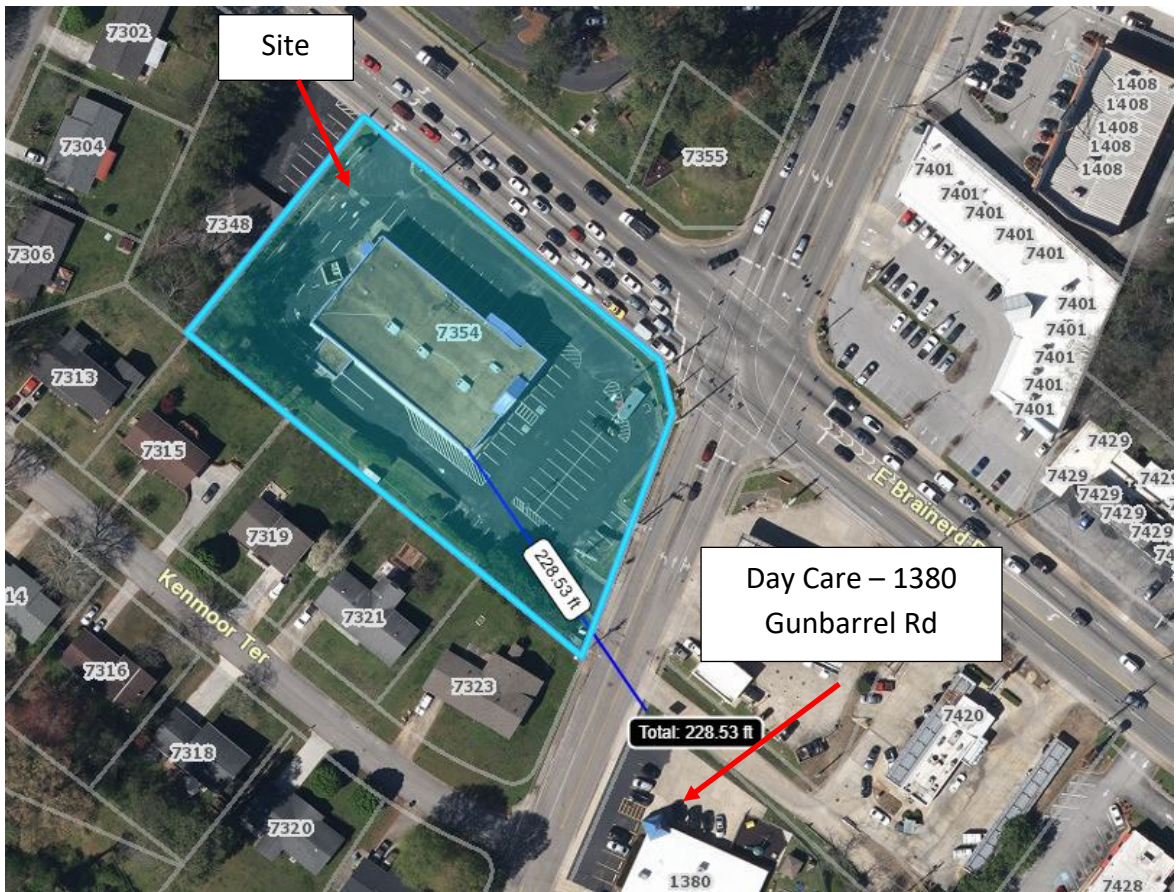
2. The probable effect on the property adjacent to the site under consideration.

▪ RPA response:

- a. The applicant is leasing the building located at 7354 E Brainerd Rd. Adjacent land uses include the following:
  - North: Multi-Unit Residential & Vacant Land
  - South: Single-Unit Detached Residential
  - East: Commercial
  - West: Office
- b. Off-street parking and loading facilities: The site contains an on-site parking lot with approximately 61 lined parking spaces.
- c. Proposed points of access and ease of ingress and egress: The site has a parking lot with a curb cut off E Brainerd Rd and Gunbarrel Rd.
- d. The lot, yard and open space requirements: The property has been equivalency mapped to the C-C Commercial Corridor Zone. There is no minimum lot size for commercial uses in the C-C Zone.
- e. Whether a traffic hazard will be created: The site is an existing vacant commercial building with access to Gunbarrel Rd and E Brainerd Rd.
- 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 C-3 Central Business District or within the area zoned pursuant to the Downtown Form-Based Code (City Code Chapter 38, Article XVI).
- o The proposed liquor store property is zoned C-C Commercial Corridor Zone; therefore, the distance prohibition applies. **An RPA field review indicates there is a day care, A Mother's Love (1380 Gunbarrel Rd), located approximately 228' of the proposed liquor store.**



TN Department of Human Services

Translate Go to TN.gov

Search All Tennessee Go Search

Results

**1.A Mother's Love**  
 1380 Gunbarrel Road, Hamilton  
 Regulatory Agency: DHS Child Care  
 Rating: 96  
 Phone: (423) 622-4882  
 More Details

**2.Childcare Network-108**  
 1602 GUNBARREL ROAD, Hamilton  
 Regulatory Agency: DHS Child Care  
 Rating: 98  
 Phone: (423) 894-9104  
 More Details

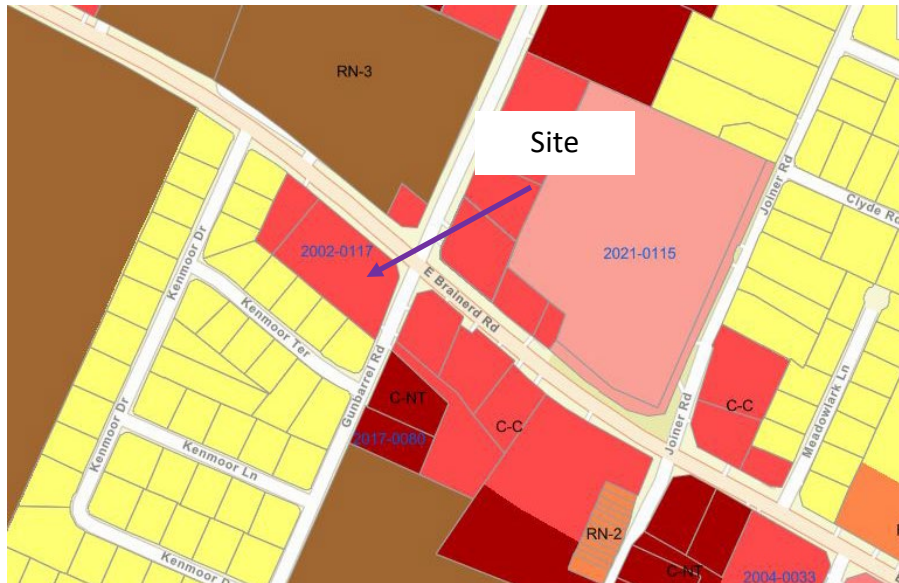
**3.ST. MARTIN'S EPISCOPAL**  
 EDIT YOUR SEARCH  
 SEARCH NEW PROVIDERS

Map Satellite

7354 E Brainerd Rd  
 7354 E Brainerd Rd Concord Audobon

Map data ©2024 Google Terms Report a map error

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 Convenience Commercial Zone (see zoning map below).
    - b. Liquor stores are listed as a permitted use.
    - 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.
  - **Staff recommends the applicant provide a boundary survey demonstrating that the property meets the 200' distance requirement from the day care on Gunbarrel Road.**

1. SUBJECT PROPERTY:

EXISTING STORE BUILDING  
7354 E BRAINERD ROAD  
CHATTANOOGA, TN 37421  
TAX ID: 158L-B-001.00

2. HUNTINGTON LEARNING CENTER

7401 E BRAINERD ROAD  
CHATTANOOGA, TN 37421  
TAX ID: 158E-D-006.00

3. A MOTHER'S LOVE DAYCARE

1380 GUNBARREL ROAD  
CHATTANOOGA, TN 37421  
TAX ID: 158L-F-005.03

4. SAINT MARTINS CHURCH OF CHATTANOOGA

7547 E BRAINERD ROAD  
CHATTANOOGA, TN 37421  
TAX ID: 158L-G-001.00

5. GOSPEL COMMUNITY CHURCH (2,073')

(NOT MAPPED)  
1640 N JOINER ROAD  
CHATTANOOGA, TN 37421  
TAX ID: 159H-A-001.00

6. EAST BRAINERD ELEMENTARY SCHOOL (6,400'±)

(NOT MAPPED)  
7660 GOODWIN ROAD  
CHATTANOOGA, TN 37421  
TAX ID: 159B-B-019.00

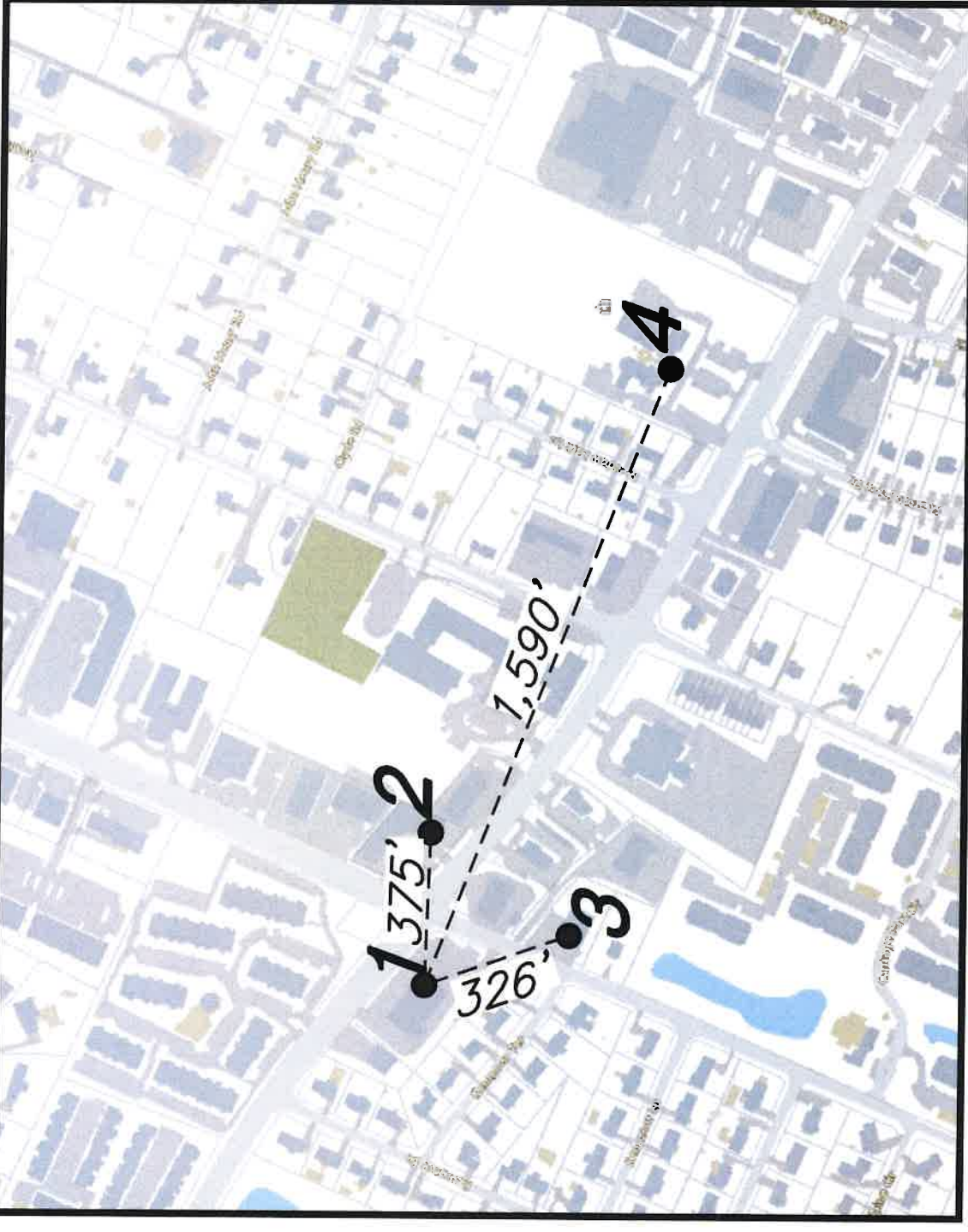
NOTES:

- ALL DISTANCES SHOWN TO THE CHURCHES AND LEARNING CENTERS ARE BASED ON FIELD SURVEY LOCATED TO THE FRONT DOOR.  
\*DISTANCE SHOWN TO THE ELEMENTARY SCHOOL IS BASED ON COUNTY MAPS TO THE APPROXIMATE CENTER OF THE CAMPUS.
- TO THE BEST OF THIS COMPANY'S KNOWLEDGE AND BELIEF, THE CHURCH(S), LEARNING CENTER(S) AND SCHOOL(S) SHOWN ARE THE NEAREST TO THE SUBJECT PROPERTY AS OF THE DATE OF THE SURVEY.



**DRAWING WAS PREPARED BY:**  
**RICHMOND SURVEYING CO.**

363 1st STREET, SW  
CLEVELAND, TN. 37311  
PHONE: (423) 479-7749  
EMAIL: info@richmondsurveying.com



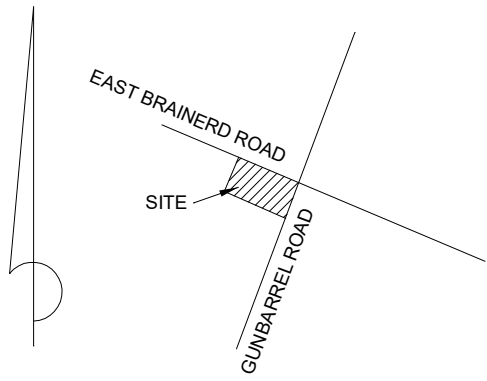
LIQUOR LICENSE SURVEY

PLAT OF A SITE MAP TO DETERMINE THE NEAREST CHURCH,  
LEARNING CENTER/SCHOOL IN RELATION TO THE EXISTING  
STORE BUILDING LOCATED AT 7354 E BRAINERD ROAD,  
CHATTANOOGA, HAMILTON COUNTY, TENNESSEE.

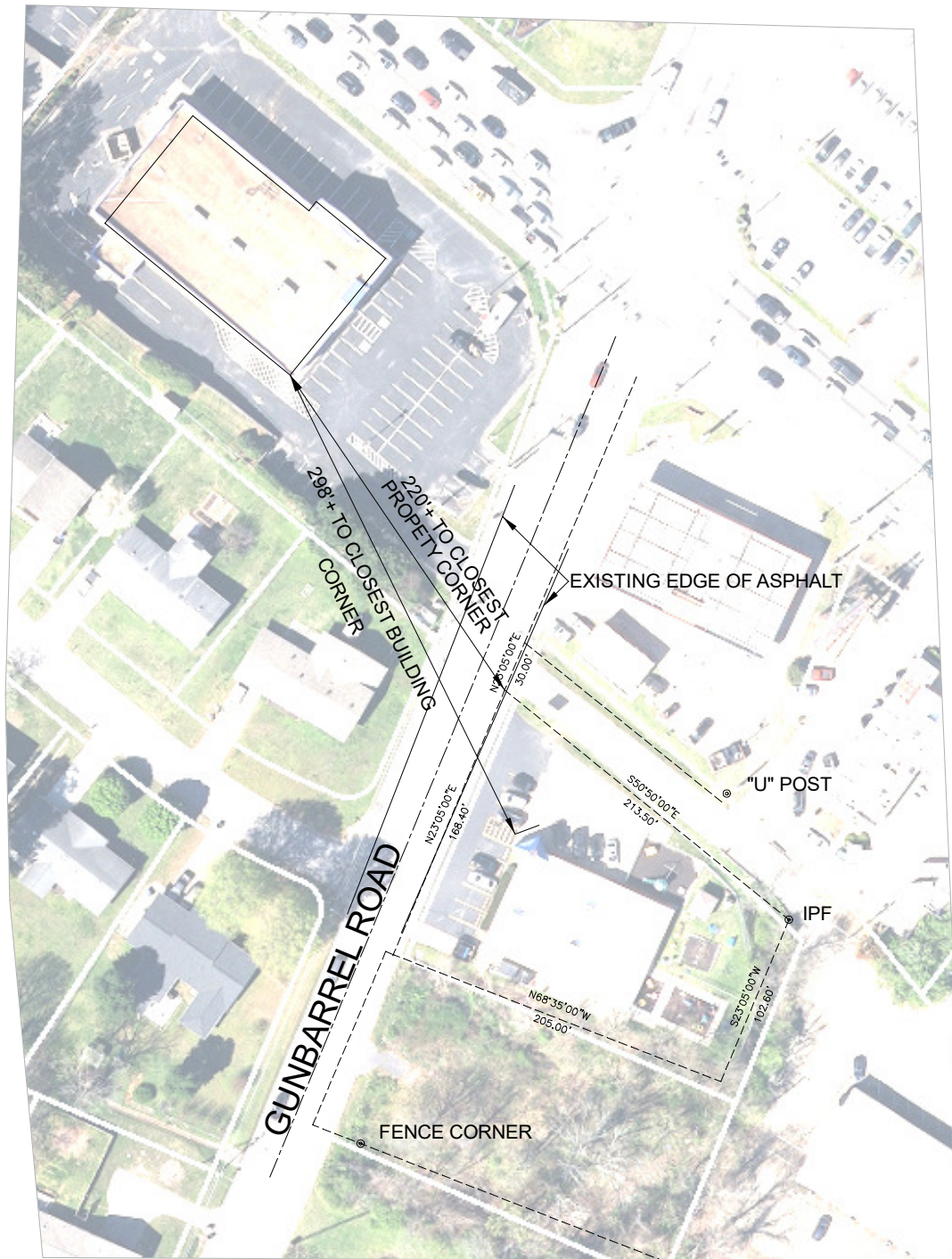
FOR: KIARA CORPORATION

DATE: 11-26-2024

SCALE: N.T.S.



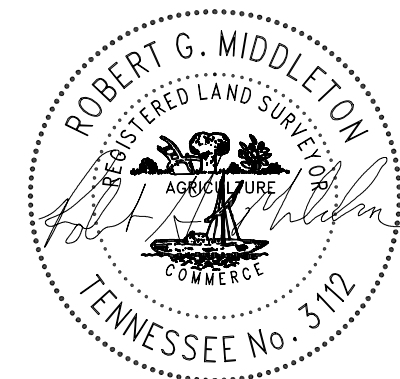
LOCATION MAP



GENERAL NOTES

1. Tax Map: 158L-B-001
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 widening of the road for additional lanes of traffic on Gunbarrel Road has obliterated the original monuments in the front and rear corners were used to calculate the property lines.
4. GIS photo underlay shown for clarity.
5. Plat bearings and distances shown from PB 33 PG 65

The distance shown to the Mother's Love Daycare is based on field survey locations to the southwest corner of the subject property building and the nearest property line of Mother's Love Daycare on a straight line.



3/6/2025

LIQUOR LICENSE DRAWING

KIARA CORPORATION

PROPERTY LOCATED AT 7354  
GUNBARREL ROAD  
PB 58 PG 145

CHATTANOOGA, HAMILTON COUNTY, TENNESSEE

Date: 3/6/2025  
Scale: 1"=100'

Drawn: RGM  
Checked : RGM

RGM LAND SURVEYING, PLLC

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SODDY DAISY, TN 37379

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greg@rgmls.com

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FOLDER