

Choo Choo Partners, LP
Ridgecroft Distillery LLC
District 8

RESOLUTION NO. 29297

A RESOLUTION AUTHORIZING RIDGECROFT DISTILLERY LLC TO OPERATE AN INTOXICATING LIQUORS MANUFACTURING PLANT AND APPROVING A SPECIAL EXCEPTIONS PERMIT FOR A DISTILLERY (SMALL) AT 1400 MARKET STREET, SUITE 108.

WHEREAS, Ridgecroft Distillery LLC has applied to operate an alcohol distillery as a lessee of property located at 1400 Market Street, Suite 108 owned by Choo Choo Partners, LP; and

WHEREAS, Pursuant to T.C.A. § 57-2-102, the proper authorities of a municipality are required to authorize the operation of an intoxicating liquors manufacturing plant in order for the plant to receive a license from the State; and

WHEREAS, the property located at 1400 Market Street, Suite 108 is zoned U-IX-4 which allows the operation of an alcohol distillery upon issuance of a Special Exceptions Permit;

NOW, THEREFORE,

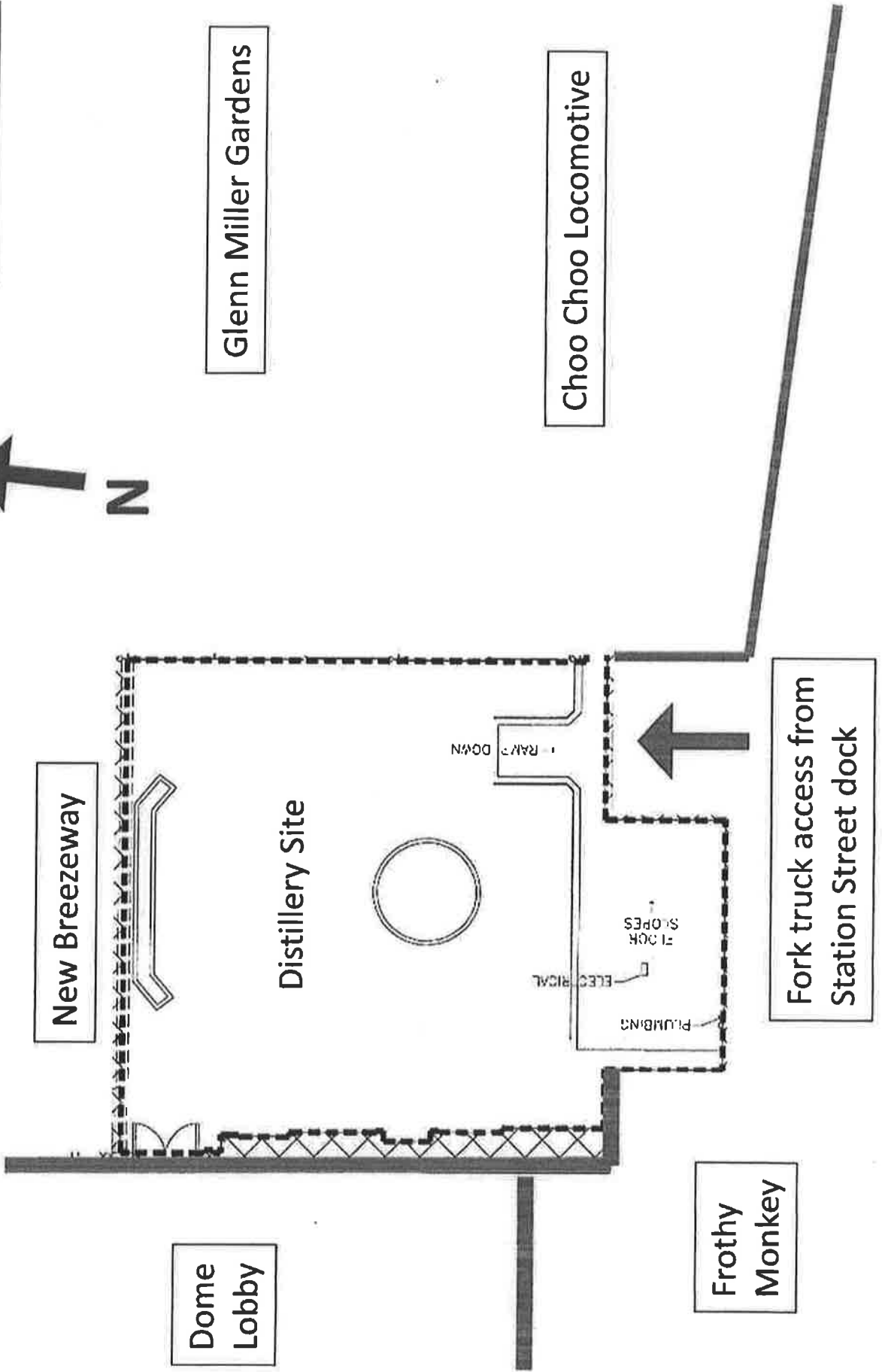
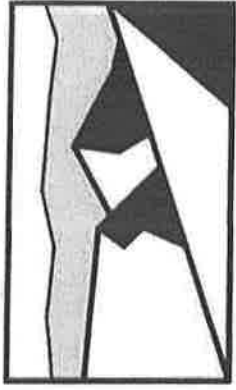
SECTION 1. BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That Ridgecroft Distillery LLC is authorized to operate an intoxicating liquors manufacturing plant at 1400 Market Street, Suite 108; and

SECTION 2. BE IT FURTHER RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That there be and is hereby granted a Special Exceptions Permit for a distillery (small) on property located at 1400 Market Street, Suite 108, a portion of Tax Map No. 145E-P-005.

ADOPTED: January 23, 2018.

KJR/

Ridgecroft Distillery at the Chattanooga Choo Choo – Current Site Detail



New Breezeway

Distillery Site

Dome Lobby

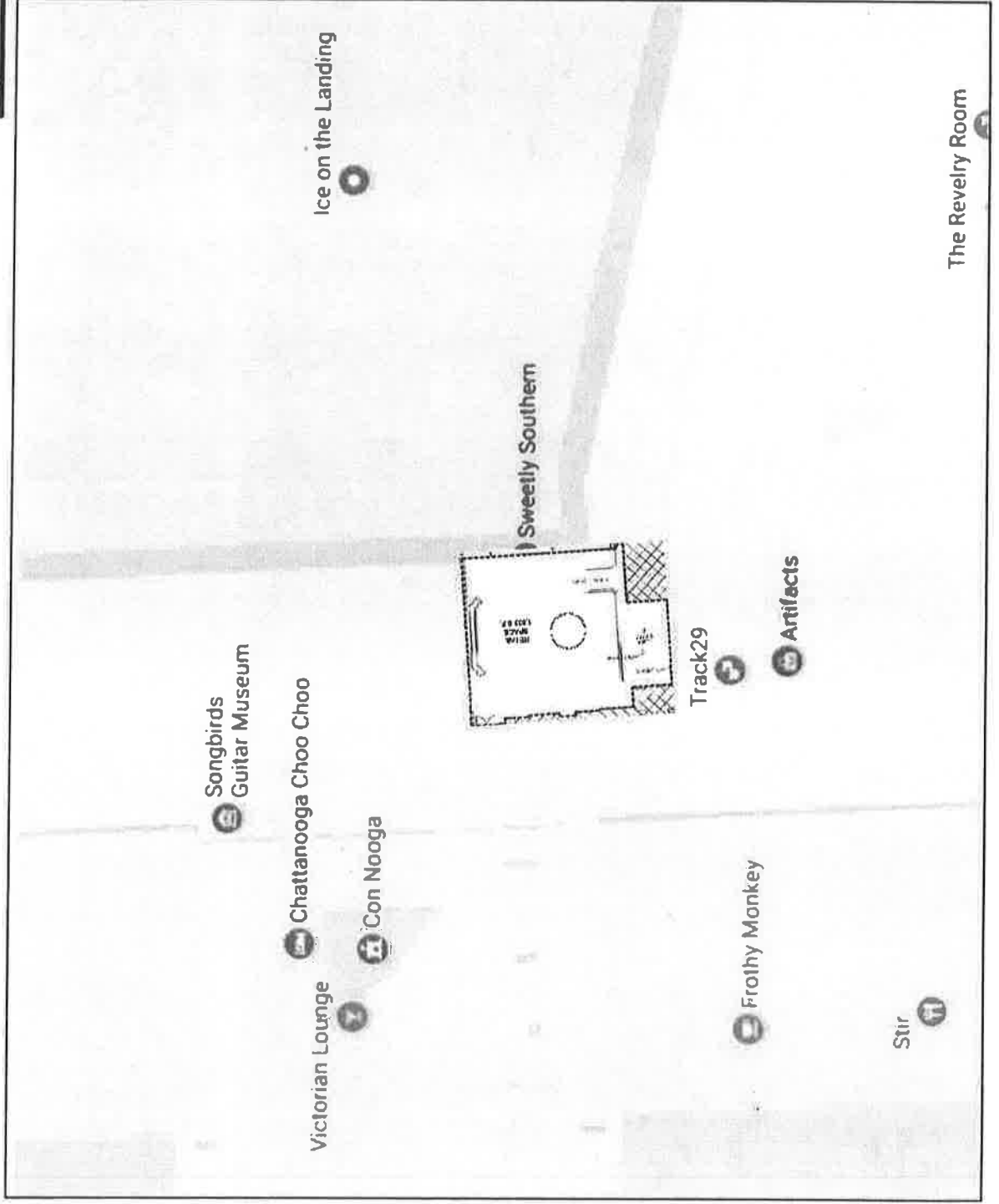
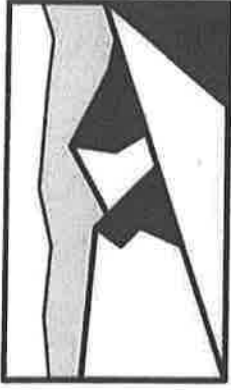
Frothy Monkey

Glenn Miller Gardens

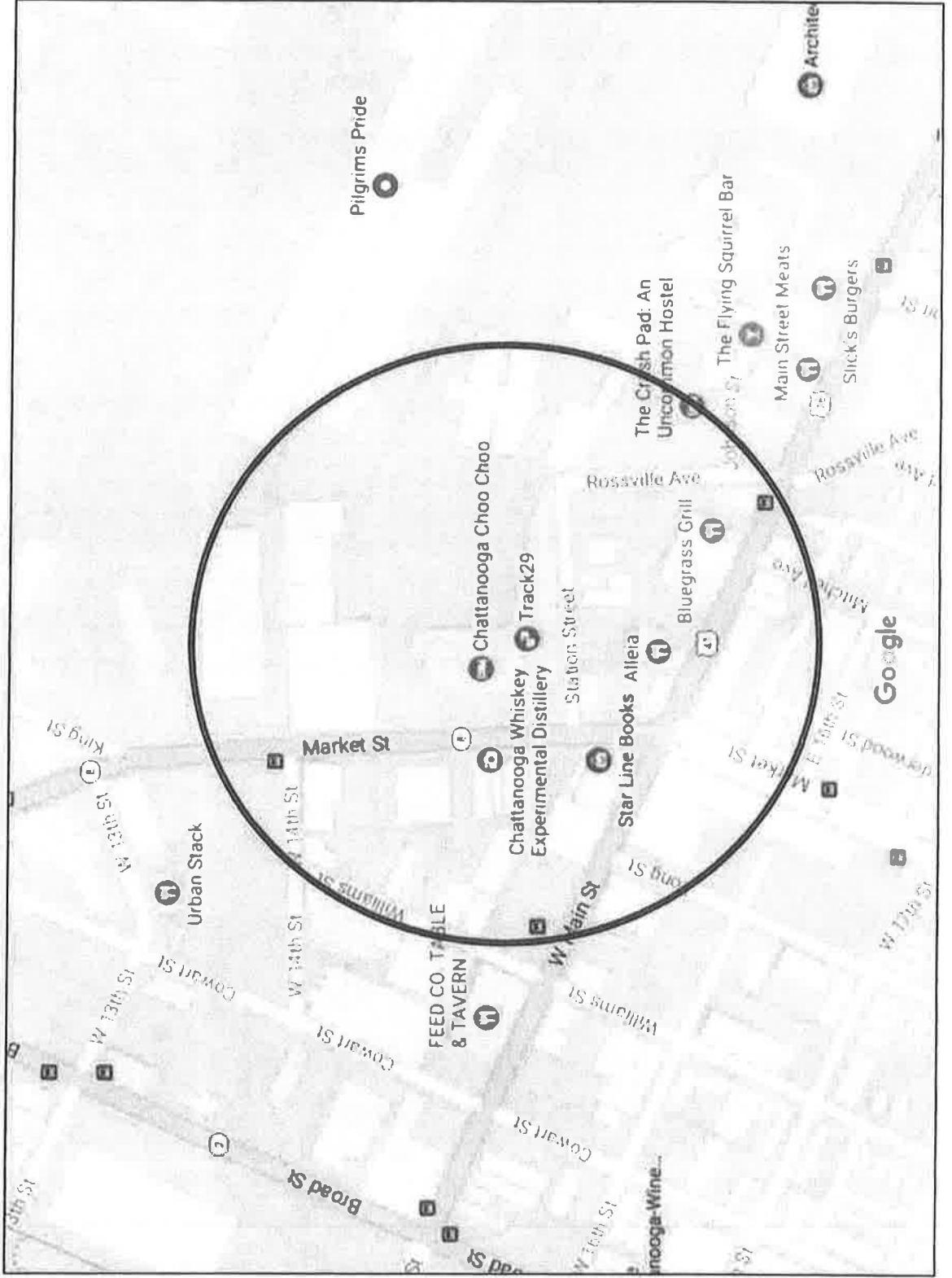
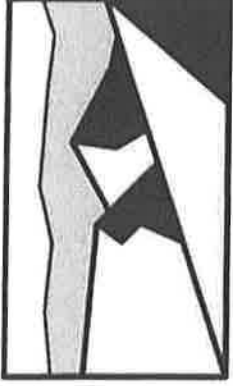
Choo Choo Locomotive

Fork truck access from Station Street dock

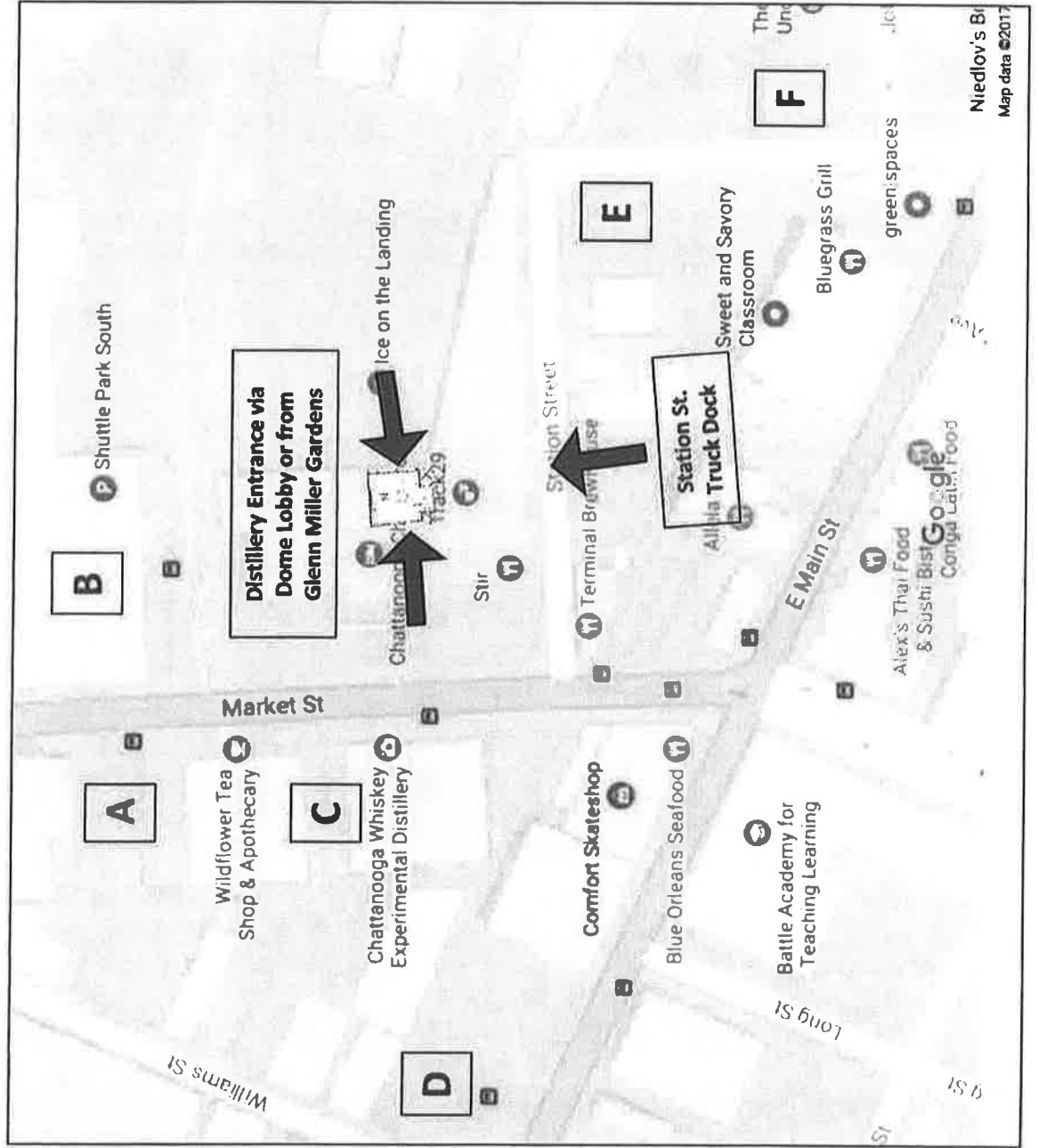
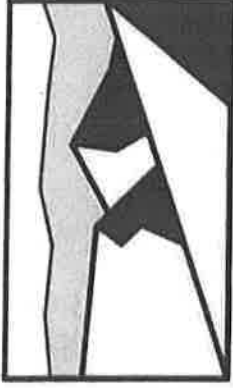
Ridgecroft Distillery: Location within Choo Choo Complex



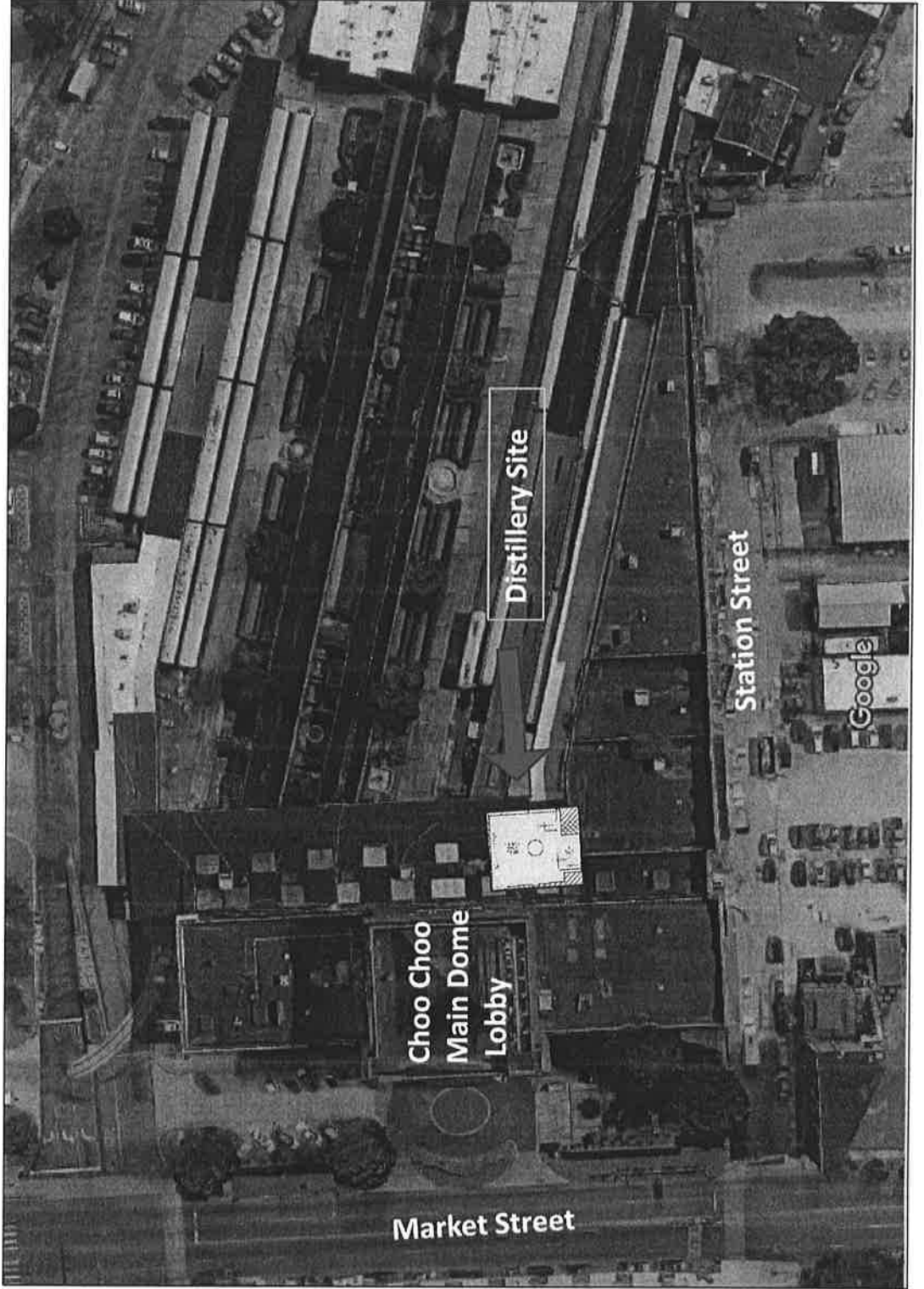
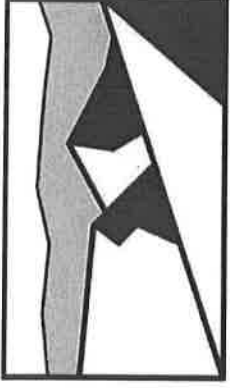
Ridgcroft Distillery: Buildings and Surrounding Uses – 600' radius



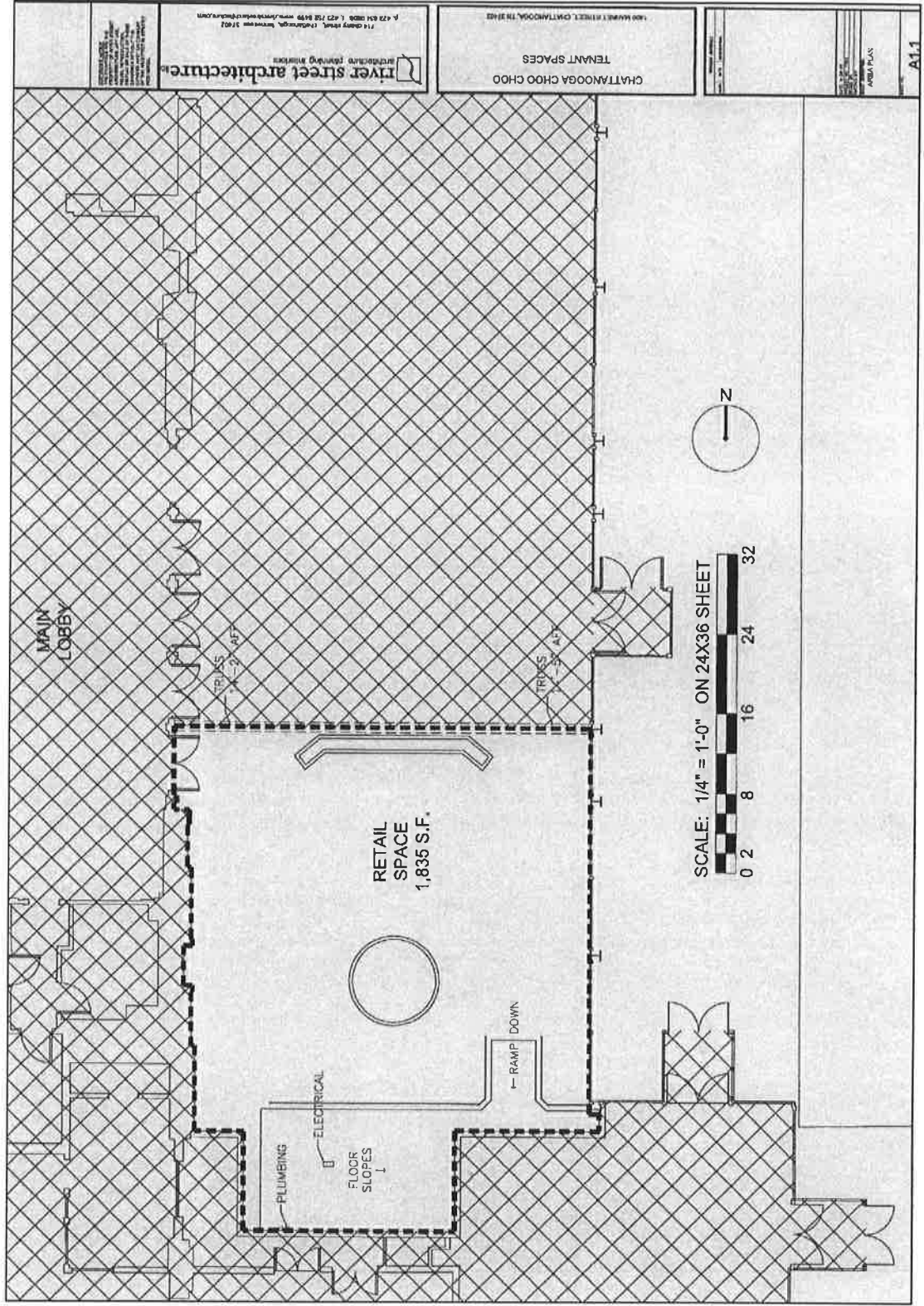
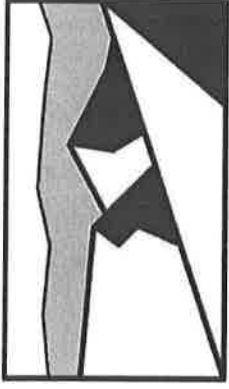
Ridgcroft Distillery: Entrances and Off-Street Parking



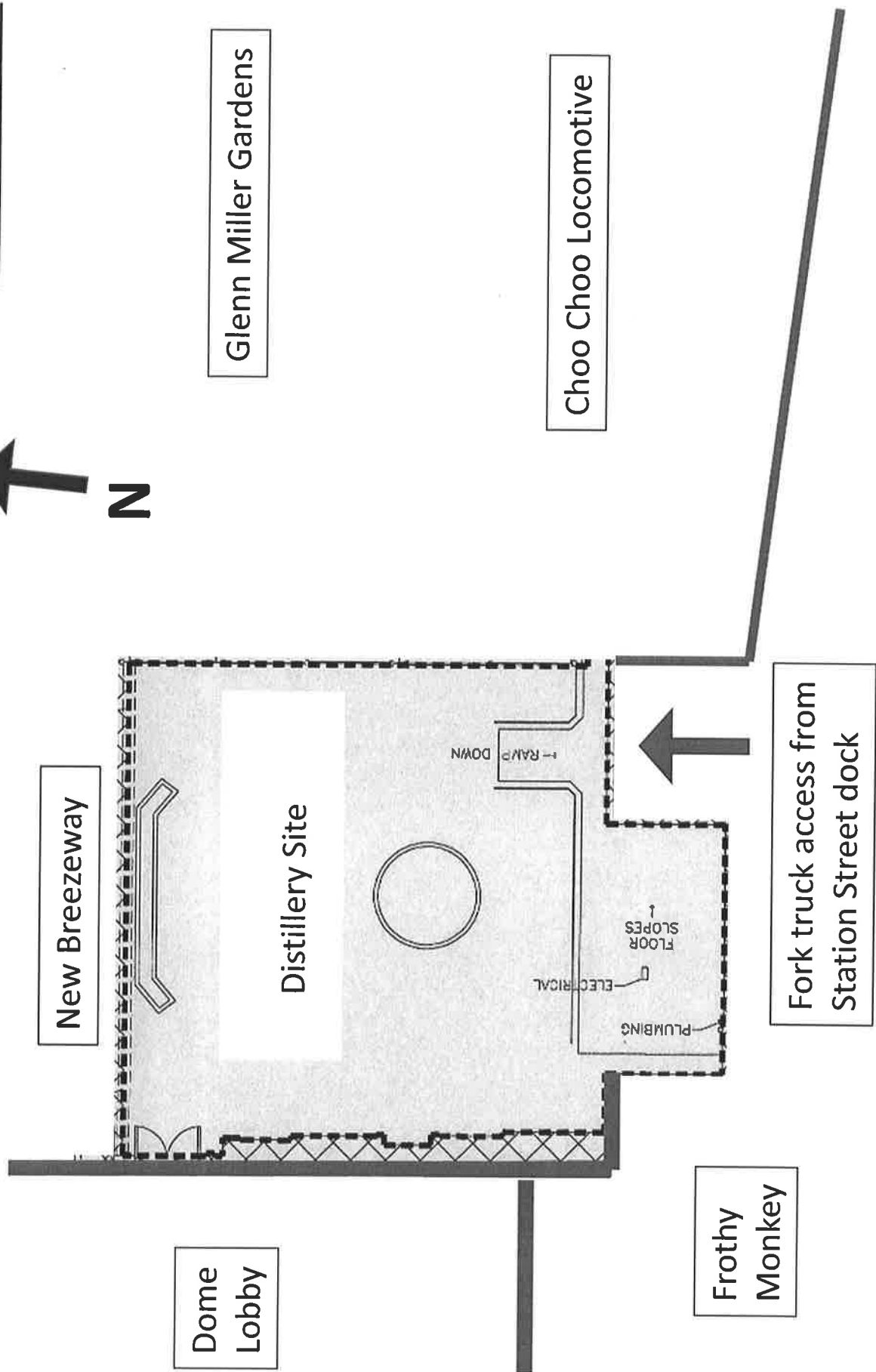
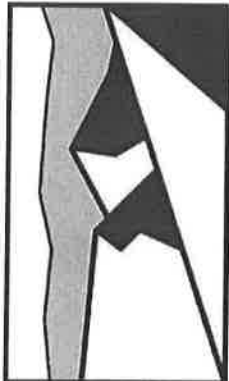
Ridgecroft Distillery: Location within Choo Choo Complex



Ridgcroft Distillery: Lease Site with Choo Choo Main Building



Ridgecroft Distillery at the Chattanooga Choo Choo – Current Site Detail



Dome
Lobby

Glenn Miller Gardens

Choo Choo Locomotive

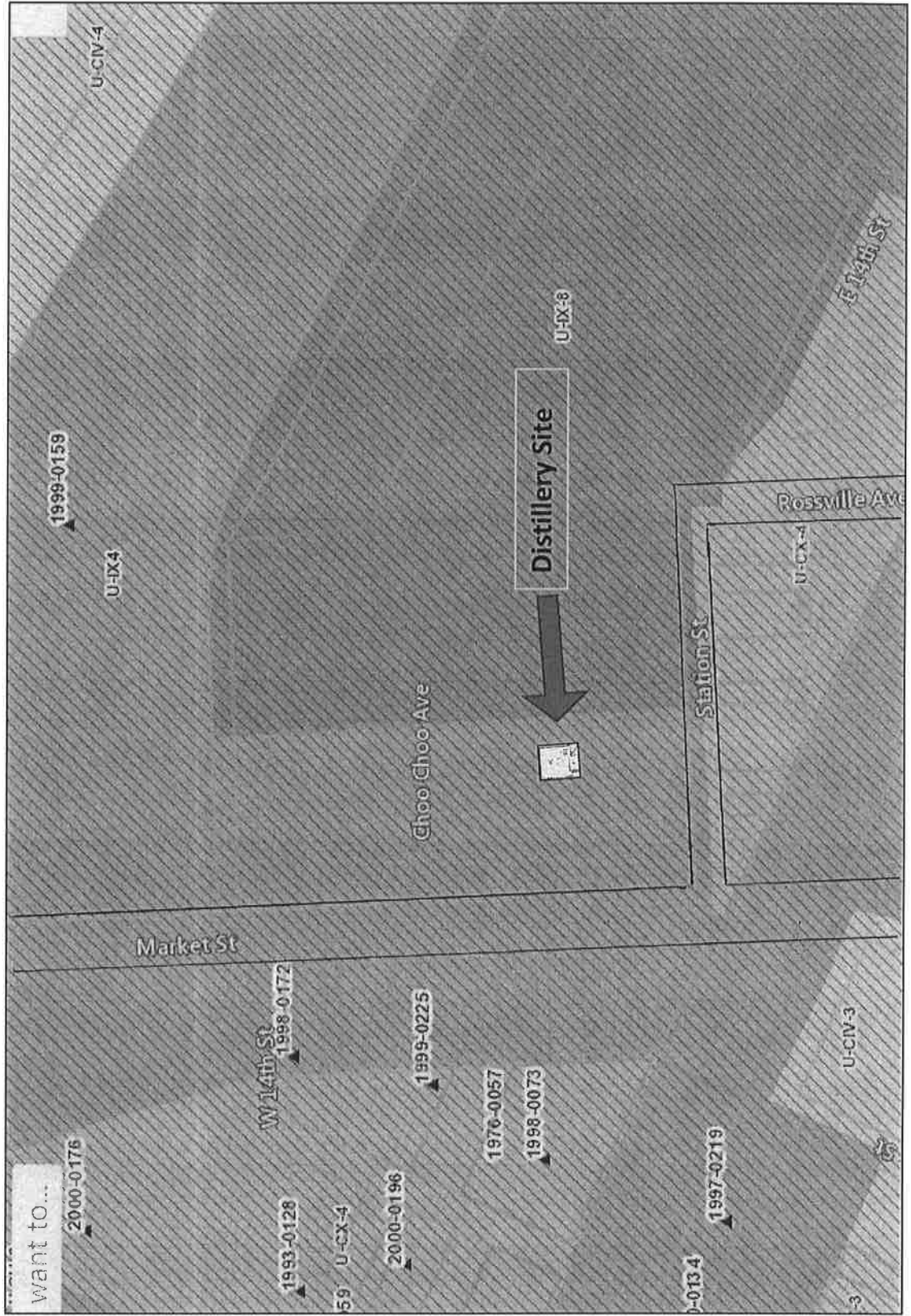
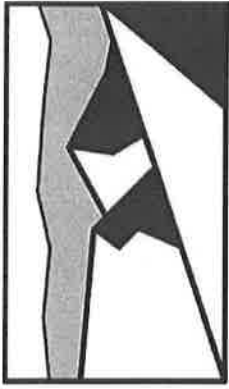
New Breezeway

Distillery Site

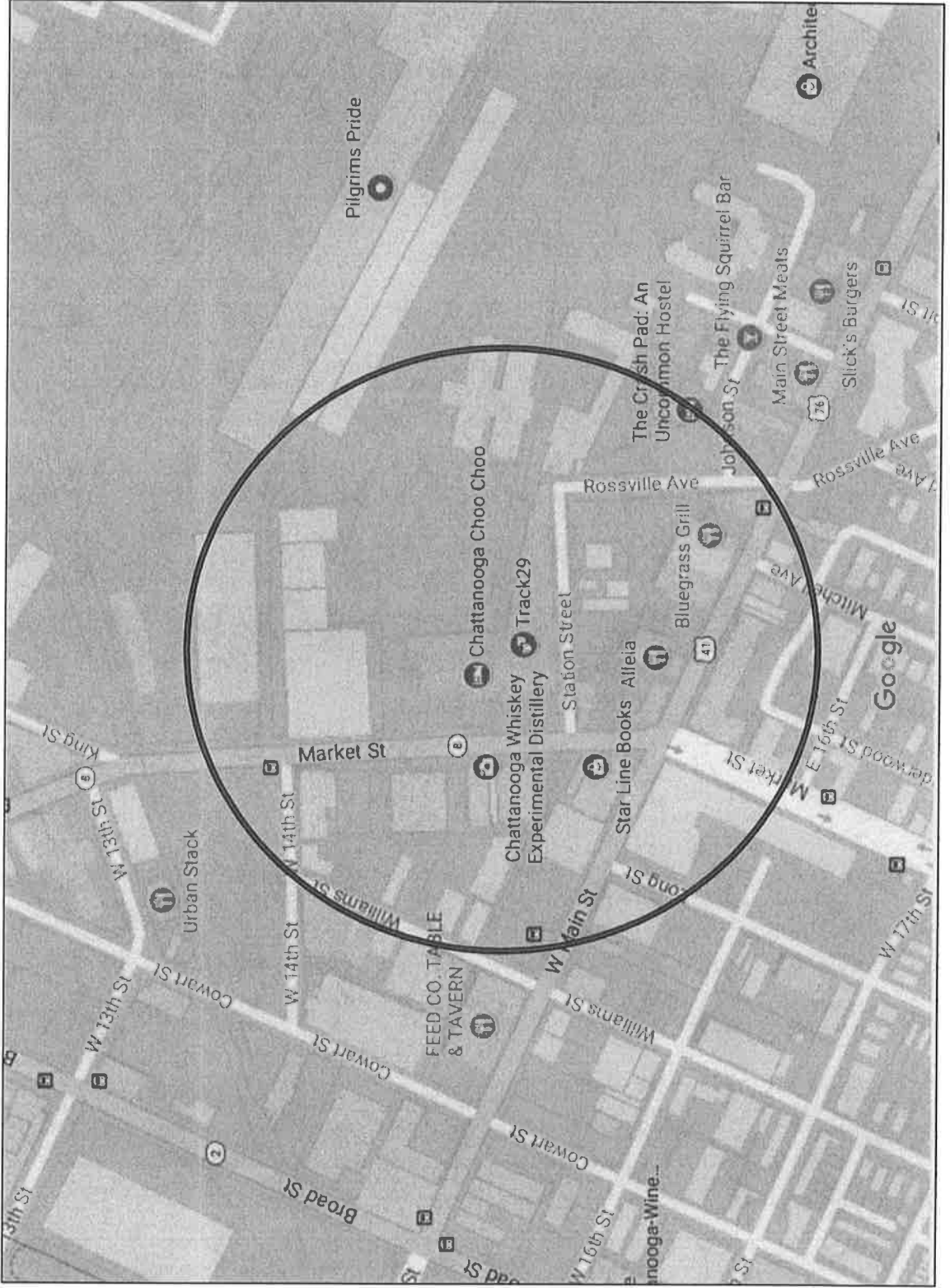
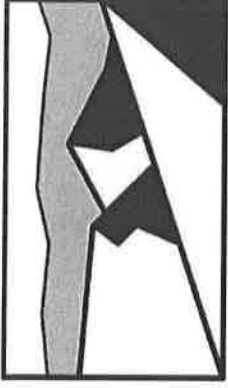
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Fork truck access from
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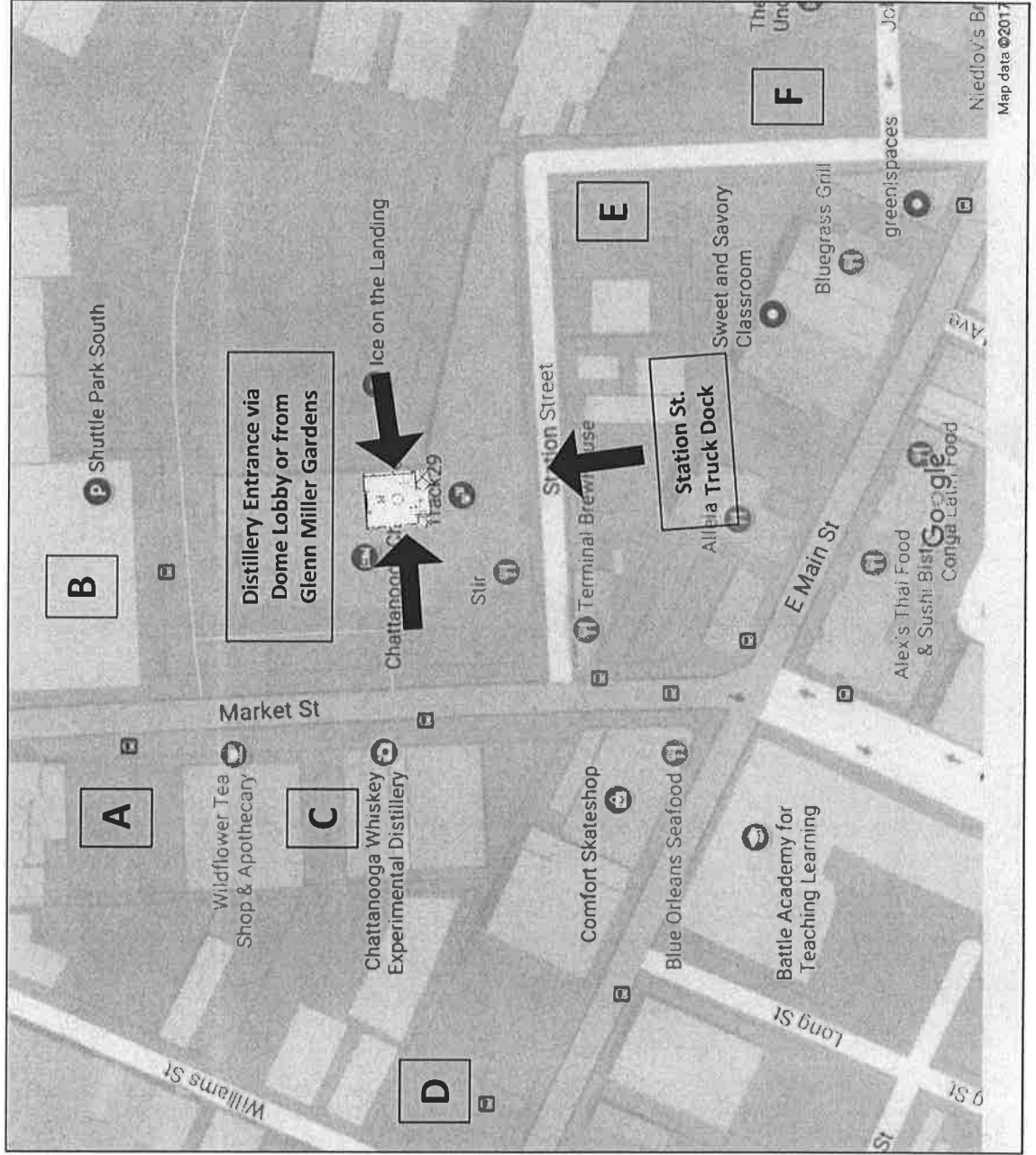
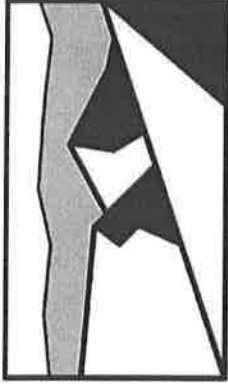
Ridgcroft Distillery: Zoning in the Site Area

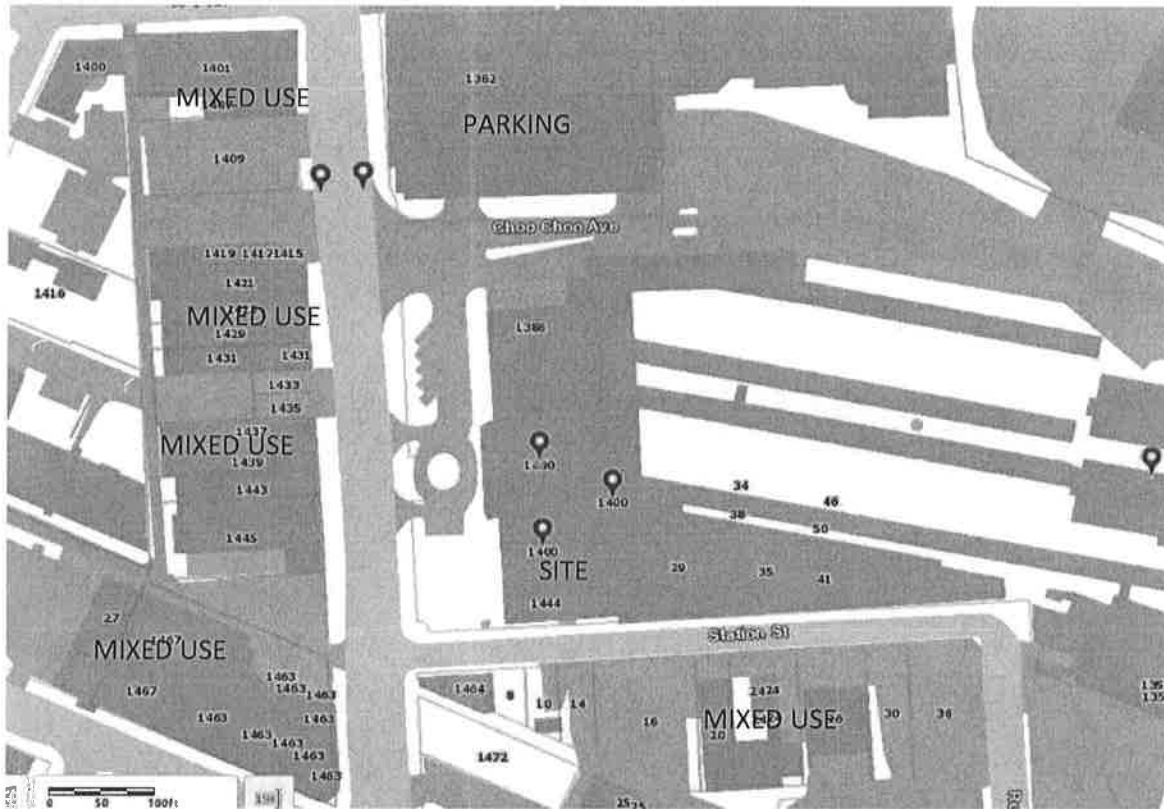


Ridgecroft Distillery: Buildings and Surrounding Uses – 600' radius

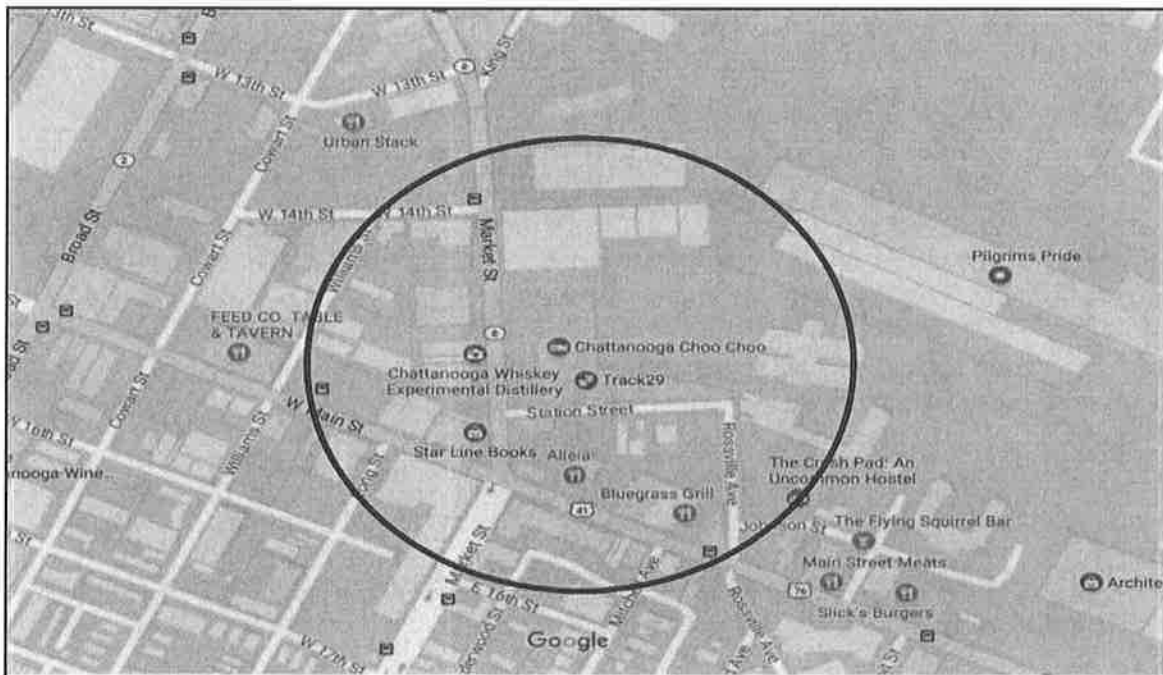


Ridgecroft Distillery: Entrances and Off-Street Parking



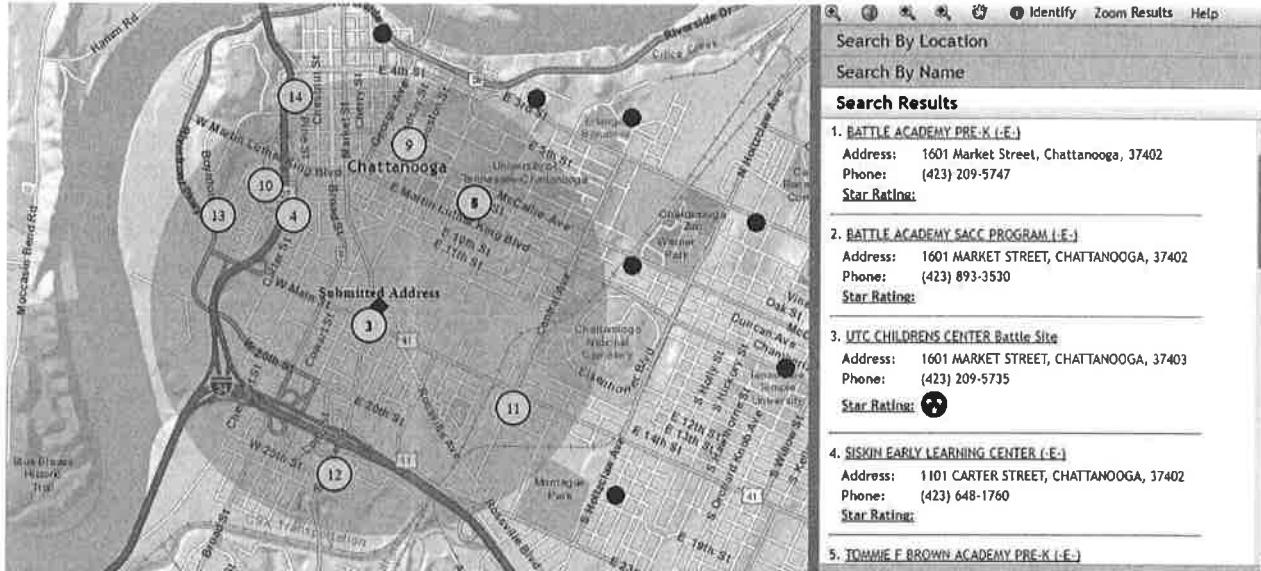


The applicant did provide the following adjacent land uses within 600' of the site.



Daycares

The State of Tennessee's Department of Human Services Day Care Locator does show nine (9) day cares located within a one-mile radius of the 1400 Market Street.



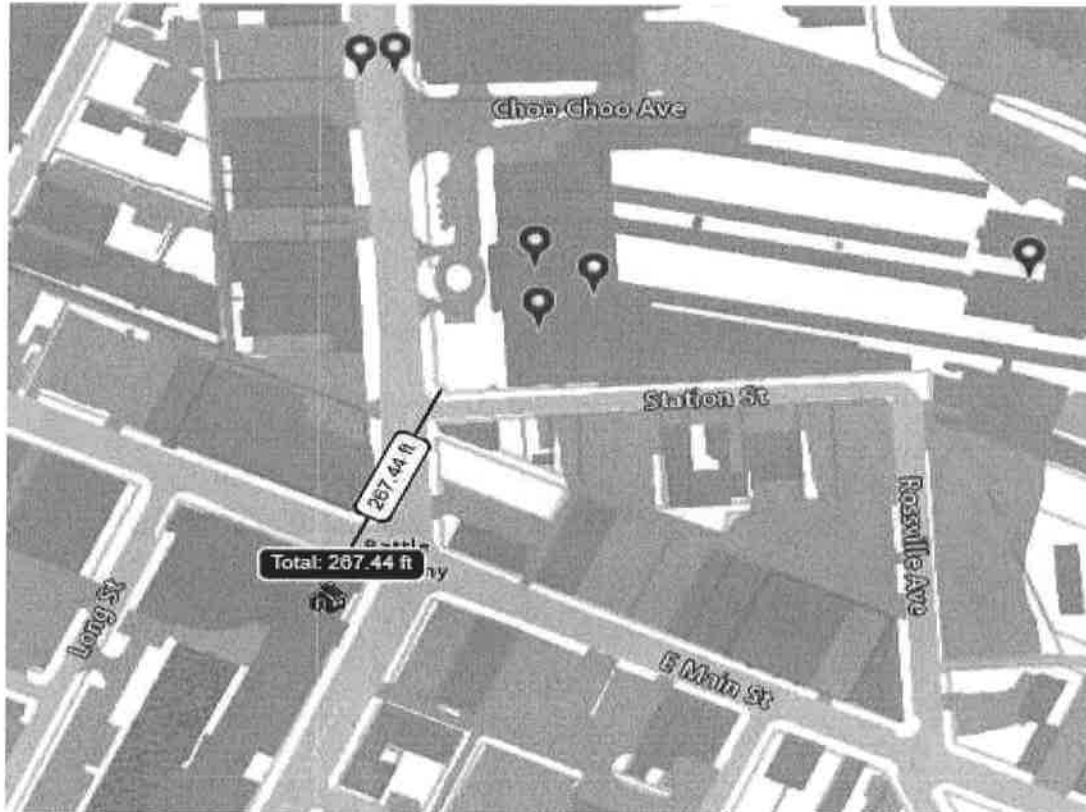
However, pursuant to T.C.A 57-2-103(d)(4) distance requirements for distilleries is only related to a building used for religious purposes or a building used as an elementary school. Distance requirements would not apply to daycares.

Churches/Religious Institutions

RPA staff did not identify any places of worship within 500' of the proposed distillery site. However, pursuant to Chattanooga City Code 5-75 the distance requirements do not apply to the property for the location of the proposed distillery as the property is located in the Downtown Form-Based Code boundary and is zoned U-IX-4.

Schools

RPA staff does note that there is a school less than 500' to the proposed distillery site, which is Battle Academy, located at 1601 Main Street. However, pursuant to Chattanooga City Code 5-75 the distance requirements do not apply to the property for the location of the proposed distillery as the property is located in the Downtown Form-Based Code boundary and is zoned U-IX-4.



Land Development Office

The Land Development Office reviewed the application and provided the following comments:

The zoning for this property allows for an Alcohol Distillery, Small or an Alcohol Distillery, Large with a Special Exception Permit from the City Council.

Land Development Office has no further concerns or comments for the proposed Special Exceptions Permit for a distillery at this location

Chattanooga Fire Marshall's Office

The Chattanooga Fire Marshall's Office reviewed the application and has no concerns or comments with the proposed Special Exceptions Permit for a distillery at this location.

The property surrounding the site has a wide variety of zoning that allows light industrial, mixed-use, commercial, multi-family residential and office uses (zoning map below).



Staff does not foresee that this proposed use would have any more significant impacts on adjoining properties than other similar uses that are already allowed by right in the U-IX-4 Zone.

(3) Additional requirements which are needed in order to make the development more compatible with the surrounding land use.

Staff has no additional conditions for this proposal.