

Ankurkumar Patel and Dharmesh Patel  
d/b/a Northgate Liquor  
District 3

RESOLUTION NO. 31452

A RESOLUTION APPROVING A NEW SPECIAL  
EXCEPTIONS PERMIT ADDING PARTNERS FOR A LIQUOR  
STORE LOCATED AT 5301 HIGHWAY 153.

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WHEREAS, Ankurkumar Patel and Dharmesh Patel d/b/a Northgate Liquor have applied to operate a liquor store as a lessee of property located at 5301 Highway 153 owned by Terry L. Grant and John E. Evans.

WHEREAS, the property located at 5301 Highway 153 is zoned C-2 Convenience Commercial 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 Ankurkumar Patel and Dharmesh Patel d/b/a Northgate Liquor are hereby granted a New Special Exceptions Permit for an existing liquor store on property located at 5301 Highway 153, Tax Map No. 110H-D-001.01.

ADOPTED: January 31, 2023.

KCM/mem

**Chattanooga-Hamilton County Regional Planning Agency**  
**Proposed Liquor Store Site Review: 5301 Highway 153 (Tax Map 110H-D-001.01) – Northgate Liquor Store**  
**1/3/2023**

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 5301 Highway 153. The building is a retail store.



The proposed site 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 5301 Highway 153. Adjacent land uses include the following:
  - North: Commercial
  - South: Commercial
  - East: Commercial (Northgate Mall)
  - West: Single-Family Residential
- b. Off-street parking and loading facilities: The site contains a parking lot with approximately 40 parking spaces. The parking regulations require approximately 28 parking spaces based on the square footage of the building so the lot exceeds the parking requirements.
- c. Points of access and ingress/egress: The site has a parking lot with a curb cut for ingress/egress off Highway 153 and Meadow Lane.
- d. The Chattanooga Department of Transportation has no concerns or comments.
- e. The lot, yard and open space requirements: There is no minimum lot size for commercial uses in the C-2 Convenience Commercial Zone.
- f. Whether a traffic hazard will be created: The site is an existing commercial building with access two curb cuts.
- g. The Development Review and Permitting Office has no concerns or comments.
- h. 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 five hundred (500) 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.

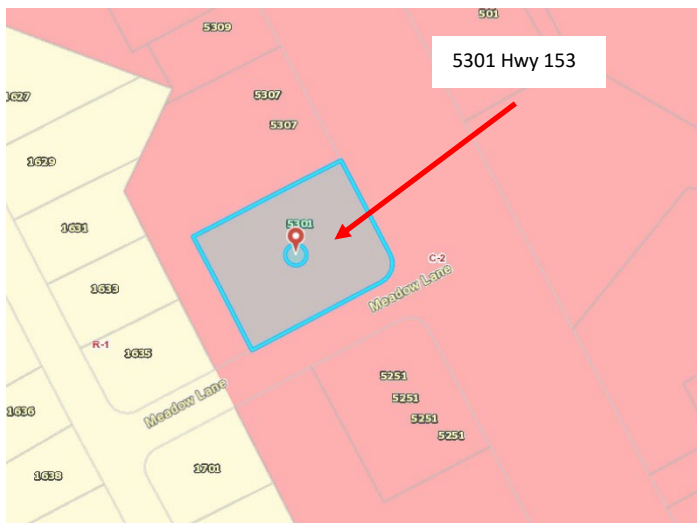
(b) The distance prohibition set forth in Subsection (a) shall not apply to a retail license or permit for the sale of wine and/or high alcohol content beer as defined by T.C.A. § 57-3-101 within the area zoned C-3 Central Business Zone or within the area zoned pursuant to the Downtown Form-Based Code (City Code Chapter 38, Article XVI).

- The proposed liquor store property is zoned C-2 Convenience Commercial Zone; therefore, the distance prohibition applies. An RPA field review indicates there are no school, recreational parks, places of worship or other liquor store within 500' of the site.

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-2 Convenience Commercial Zone (see zoning map below) with no conditions.
- b. 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.

- No additional requirements are suggested.