



City of Chattanooga

Gary B. Hilbert, A.I.A.
Director

LAND DEVELOPMENT OFFICE
1250 Market Street, Suite 1000
Chattanooga, Tennessee 37402-2713

Ron Littlefield
Mayor

September 27, 2007

Lytle Cartwright & Smith PLC
9903 East Bell Road, Suite 110
Scottsdale, Arizona 85260
ATTN: Kevin T. Lytle, Esq.

Re: 4503 Highway 58
Tax Map & Parcel No: 129H E 011

To Whom It May Concern:

The above referenced property is currently zoned C-2, Convenience Commercial Zone. The use of the property for a restaurant would be a permitted use in this zone and would therefore qualify as a legal and conforming use. A copy of the permitted uses is enclosed.

To the best of our knowledge, there appears to be no zoning violations or complaints on the property. The property appears to be in compliance with the Chattanooga Zoning Ordinance. A copy of the Certificate of Occupancy for this property is enclosed.

This information is provided with the best data available to our office at this time. If I can be of further assistance, please call me at (423) 643-5842.

Sincerely,

A handwritten signature in cursive script that reads "Jack Love".

Jack Love
Combination Inspector

JL/dgb

Enclosures

500. C-1 Highway Commercial Zone deleted per Ord. No. #11364 - 01/24/03

600. C-2 Convenience Commercial Zone

601. Intent:

It is the intent of the C-2 Convenience Commercial Zone to promote, where need exists, the clustering and development of businesses, offices, and service facilities to serve the demand for goods and services generated both by area residents and by transients traveling to or from other neighborhoods or places of employment.

602. Location:

C-2 Convenience Commercial Zones shall be located so as to primarily serve traffic on arterial or collector streets (see definition "Functional Classification of Streets"), and all businesses developed within such zones shall be situated on site so as to offer convenient ingress and egress to such streets.

603. Principal Uses Permitted:

The following principal uses and structures may be permitted in any C-2 Convenience Commercial Zone:

[Ordinance No. 10024 - 3/22/94]

[Ordinance No. 10205 - 04/18/95]

- (1) Retail Sales and Service Establishments
- (2) Bakeries, delicatessens, meat and fish markets whose products are sold only at retail and on the premises,
- (3) Banks, savings and loan institutions, finance companies and credit unions
- (4) Bowling alleys, billiard rooms, theaters, or other indoor amusement establishments,
- (5) Vehicular repair facilities, washes, new and used dealerships and repair facilities, provided that the area being used for outside storage of any vehicles must be screened by a sight-obscuring fence a minimum of eight feet (8 ft.) high. This does not include sales display areas at automobile dealerships.

[Ordinance No. 8896 - 1/26/88]

[Ordinance No. 9344 - 3/20/90]

- (6) Office buildings,
- (7) Restaurants and other establishments serving prepared food and beverages,
- (8) Hospitals,
- (9) Commercial signs and billboards,
- (10) Schools, churches, and other public and semi-public buildings,
- (11) The following uses may be permitted, provided that employee parking and company use vehicles are provided on-premises parking. Parking of said vehicles shall not be within the public right-of way or block visibility to traffic:
 - Plumbing shops
 - Electrical shops
 - Radio and TV shops
 - Appliance repair shops
 - Small print shops
 - Photocopying services
 - Similar workshop type uses

[Ord. No. 9343 - 3/20/90; Ord. No. 11743, § 1, 9-20-05]

- (12) In general, all stores, shops, or services similar in character, type and effect to the above unless otherwise controlled or provided by law.

[Ordinance No. 9077 - 11/22/88]

- (13) Dwellings, excluding factory manufactured homes constructed as a single self-contained unit and mounted on a single chassis
 [Ordinance No. 8527 - 9/10/85]
 [Ordinance No. 9661 - 1/21/92]
- (14) Wholesaling with accessory warehousing and related office space provided that said use shall not exceed 5,000 sq. ft. in total usable floor area.
 [Ordinance No. 8616 - 4/1/86]
- (15) Motels and Hotels
- (16) Furniture and Appliance Sales
- (17) Mini-warehouses, provided that said use does not allow outdoor storage, subject to provision of a natural sight obscuring, landscaped screen on all sides, including in the front, in accordance with the planting standards of Article V, Section 1024(7)a of the Chattanooga Zoning Ordinance, except where a property line abuts an M-1, M-2 or M-3 zone.
 [Ordinance No. 10205- 04/18/95]

604. Uses Permitted as Special Exceptions by the Board of Appeals:

The following uses and structures with their customary accessory buildings may be permitted as special exceptions by the Board of Appeals, subject to the requirements and restrictions as specified in Article VIII:

- (1) Funeral homes, mortuaries, and undertaking establishments (excluding crematoriums),
- (2) Small animal hospitals and veterinary offices,
- (3) Open-air markets,
- (4) Miniature golf courses and similar outdoor amusement facilities,
- (5) Adult-oriented establishments,
- (6) Day care centers,
- (7) Kennels, boarding, grooming, training and similar uses for small animals,
 [Ordinance No. 10326 – 11/14/95]
- (8) Communications Towers:
 The Board of Appeals for Variances and Special Permits may issue a Special Permit for communications towers under the terms specified in Article VIII.
 [Ordinance No. 11253 - 03/19/02]
- (9) Travel Trailer Camps and other camping facilities subject to the requirements and restrictions specified in Article VIII, Section 107(15).
- (10) Display and Sale of Manufactured Homes under the terms specified in Article VIII, Section 107(20).

605. Uses Permitted as Special Exceptions by the City Council:

The following uses may be permitted as special exceptions by the City Council as authorized by T.C.A. 57-3-208 and Chattanooga City Code, Part II, Sections 5-101 through 5-126.

- (1) Liquor stores,
- (2) Wineries, including vineyards, processing, bottling and sales facilities.
 [Ordinance No. 7686 - 6/24/80]
 [Ordinance No. 9077 - 11/22/88]
 [Ordinance No. 10023 - 3/22/94]

606. Permitted Accessory Uses and Structures:

The following accessory uses and structures may be permitted in any approved C-2 Convenience Commercial Zone:

Uses and structures which are customarily incidental and subordinate to permitted principal uses and structures, as stated and restricted above, and which do not involve

HCGIS - Internet Mapping Service

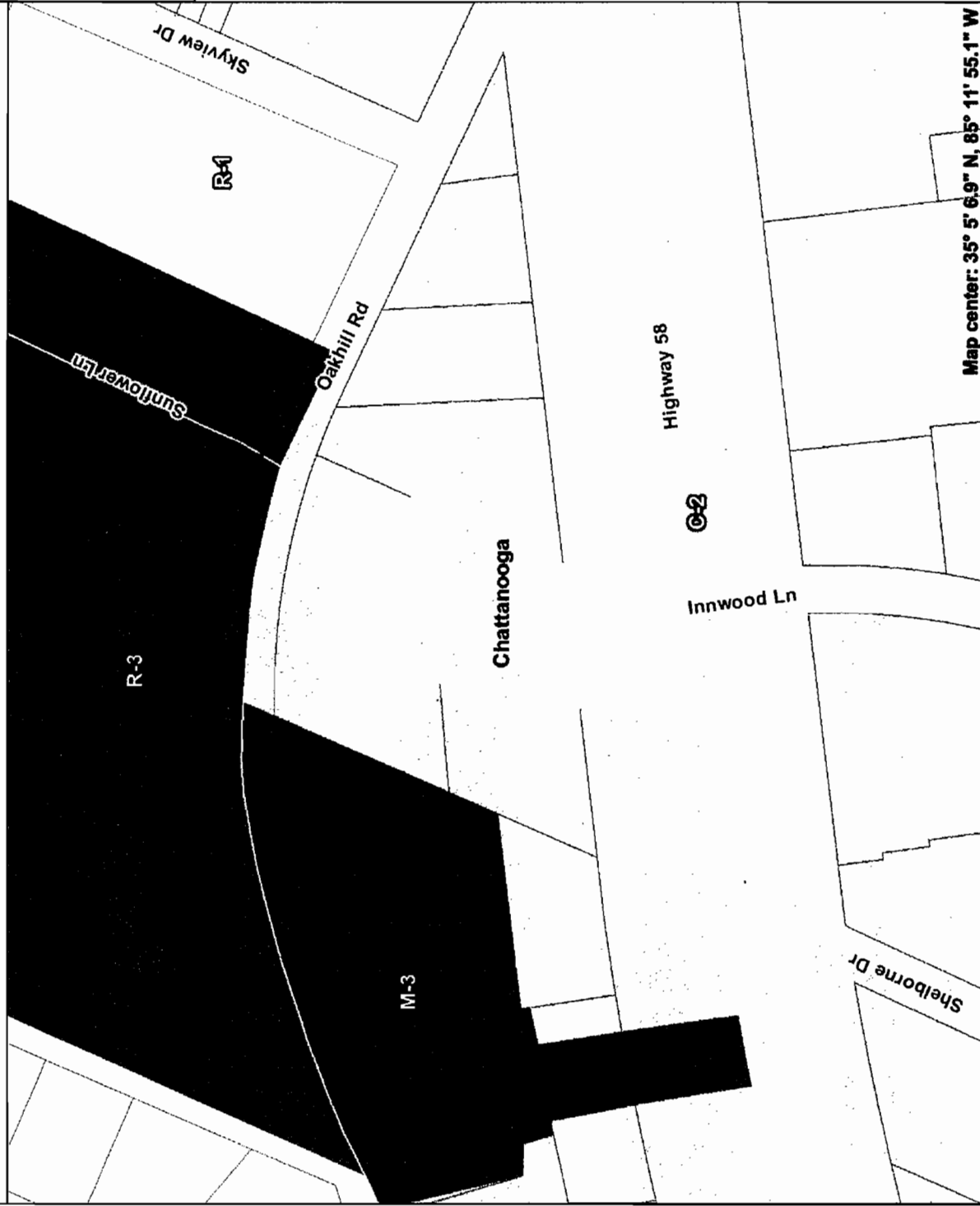


Legend

- Zoning Special
 - Interstates
 - Railways
 - Roads
 - Parcels
 - cover
 - Water Bodies
 - Zoning
- A-1
 AG
 C-1
 C-2
 C-3
 C-4
 C-5
 C-6
 C-7
 CC
 HC
 HDR
 I-1
 L-1
 L-1
 L-1
 LDR
 LM1
 LM1
 M-1
 M-2
 M-3
 M-4
 MDR
 MDR
 MH
 MXU



Scale: 1:1,923



Map center: 35° 5' 6.9" N, 85° 11' 55.1" W

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED AS A LEGAL DOCUMENT.

Receipt Summary

City of Chattanooga

Public Works Licenses and Permits

Session Nbr 0

Rcpt Nbr: 21587

Permit Nbr: Nbr: 07-LT-0222

Todays Date: 09/24/2007 02:02:49 PM

Fee Due: \$50.00

Total Amt Paid: \$50.00

Operator ID: BURNS_DOTTIE

Change Due: \$0.00

Cash Tendered:

Check Tendered: \$50.00 (Ref#1201)

Print Receipt

Print Check Endorsement

Cancel

T8108-D
Version 4.0

**Certificate of Occupancy
Chattanooga
1250 Market Street
Land Development Office**

This certificate is issued pursuant to the requirements of the adopted building code, certifying that at the time of issuance the described portion of the structure was in compliance with the various ordinances of the City of Chattanooga regulating building construction and use.

10/2/2007

Permit Number: 07-11368

Property Owner: NORTH GEORGIA LLC

Tenant Business Name: STARBUCKS

Tenant Name: STARBUCKS INC

Owner Address:

Site Address: 4503 HWY 58
CHATTANOOGA TN 37416

Occupancy Group: B - Business

Type of Construction: 5-A

Building Code Edition Used: 2003 ICC

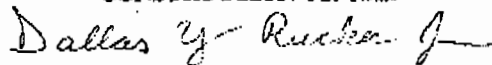
Design Occupant Load:

Description of Work: INTERIOR FINISH OF EXISTING SHELL BUILDING

Automatic Sprinkler System: No

Conditions:

**THIS CERTIFICATE ISSUED PURSUANT TO THE
REQUIREMENTS OF THE 2003 INTERNATIONAL
BUILDING CODE CERTIFYING THAT AT THE TIME
OF ISSUANCE THIS STRUCTURE WAS IN
COMPLIANCE WITH THE VARIOUS ORDINANCES OF
JURISDICTION REGULATING BUILDING
CONSTRUCTION OR USE.**



**Dallas Y. Rucker, Jr.
Building Official**