

Amendment No. 1 to SB1620

Briggs  
Signature of Sponsor

**AMEND Senate Bill No. 1620\***

**House Bill No. 1652**

by deleting all language after the enacting clause and substituting:

SECTION 1. Tennessee Code Annotated, Section 57-4-102(14), is amended by adding the following new subdivision:

( ) "Community theater" includes a facility or theater that:

(i) Was established in 1987 and is situated on approximately sixty-eight (68) acres;

(ii) Operates as a community theater and includes access to amenities such as a fitness center, gymnasium, recreational fields and courts, playgrounds, trails, and picnic facilities;

(iii) Has twelve thousand seven hundred eighteen square feet (12,718 sq. ft.);

(iv) Has a theater seating capacity for three hundred fifty-two (352) patrons;

(v) Serves as a venue for community and cultural events; and

(vi) Is situated in H.W. Cox Park and located in a municipality with a population of not less than fifty-one thousand three hundred twenty (51,320) and not more than fifty-one thousand three hundred thirty (51,330), according to the 2020 or a subsequent federal census;

SECTION 2. Tennessee Code Annotated, Section 57-4-102(8), is amended by adding the following new subdivision:

( ) "Club" also means a for-profit recreational club that:

- (i) Operates a public nine-hole golf course that is situated on approximately sixty-two (62) acres;
- (ii) Contains a clubhouse, pro shop, and other facilities with one thousand six hundred square feet (1,600 sq. ft.) and seating for ten (10) patrons; and
- (iii) Is situated adjacent to the Harpeth River in a municipality with a population of not less than eighty-three thousand four hundred fifty (83,450) and not more than eighty-three thousand four hundred sixty (83,460), according to the 2020 or a subsequent federal census;

SECTION 3. Tennessee Code Annotated, Section 57-4-102(30), is amended by adding the following new subdivision:

- ( ) A commercially operated facility that:
  - (i) Is a full-service restaurant and lounge with two thousand six hundred seventy square feet (2,670 sq. ft.) and seating for forty (40) patrons, patio seating for sixteen (16) patrons, and additional seating for twenty-four (24) patrons;
  - (ii) Is situated on the east side of Stonehenge Drive in a mall located across the street from a racquet sports complex within the Fairfield Glade golf community; and
  - (iii) Is located in a county with a population of not less than sixty-one thousand one hundred (61,100) and not more than sixty-one thousand two hundred (61,200), according to the 2020 or a subsequent federal census;

SECTION 4. Tennessee Code Annotated, Section 57-4-102(30), is amended by adding the following new subdivision:

- ( )
  - (i) A commercial or private facility operated by a for-profit membership-based social club, organized and existing under the laws of this state, that:

(a) Is located in a county with a population of more than nine hundred thousand (900,000), according to the 2020 or a subsequent federal census;

(b) Is located less than four hundred feet (400') from a recording studio that has produced Grammy- and Oscar-winning music and was co-founded by a Memphis University School alumnus who also founded a worldwide parcel delivery service based in the county in which the facility is located;

(c) Is located less than two thousand feet (2,000') from a public park with a nine-hole golf course, a pond, an art museum, and a plaza dedicated to veterans;

(d) Is located in a former custom cabinet shop that produced wooden millwork, including cabinets, in the facility;

(e) Has a kitchen for the preparation of food or for the service of catered food, located within the facility or in the parking lot; and

(f) Does not discriminate against members or potential members or bona fide guests of such members on the basis of gender, race, creed, color, sex, age, religion, or national origin;

(ii) The premises of a facility licensed under this subdivision (30)( ) means any or all of the property that constitutes the facility. The licensee shall designate the premises to be licensed by the commission by filing a drawing of the premises with the commission, which may be amended by the licensee filing a new drawing;

(iii) Members of a facility licensed under this subdivision (30)( ) may have personal lockers on the premises of the facility where they store bottles of alcoholic beverages that they bring themselves or bottles of wine that they purchase from the facility or bring themselves;

(iv) Notwithstanding chapter 5 of this title to the contrary, the premises of a facility licensed under this subdivision (30)( ) means, for beer permitting purposes, any or all of the property that constitutes the facility as designated pursuant to subdivision (30)( ) (ii). The beer permittee shall designate the premises to be permitted by the local beer board by filing a drawing of the premises with such board, which may be amended by the beer permittee filing a new drawing; and

(v) A facility licensed under this subdivision (30)( ) may grant a franchise for the provision of food or beverages, including alcoholic beverages, on its premises, and the holder of such franchise is deemed to be a licensee under this subdivision (30)( );

SECTION 5. Tennessee Code Annotated, Section 57-4-102(30), is amended by adding the following new subdivision:

( ) A commercially operated facility that:

(i) Operates a marina that offers boating facilities and services on Dale Hollow Reservoir housed in approximately six thousand square feet (6,000 sq. ft.);

(ii) Provides lodging for guests with twenty-eight (28) units and ninety (90) beds;

(iii) Operates a restaurant with seating for eighty (80) patrons and patio seating for forty (40) patrons;

(iv) Serves as an event venue and hosts boat shows and fishing tournaments;

(v) Offers boat and watercraft rentals, swimming, and similar water sports; and

(vi) Is situated adjacent to the L.B. Hassler Memorial Bridge off of State Highway 111 in a county with a population of not less than five thousand (5,000)

and not more than five thousand one hundred (5,100), according to the 2020 or a subsequent federal census;

SECTION 6. Tennessee Code Annotated, Section 57-4-102(30), is amended by adding the following new subdivision:

( ) A commercially operated facility that:

(i) Is a master-planned development situated on sixty-seven (67) acres;

(ii) Offers lodging in the form of eighteen (18) private bedrooms, five (5) treehouses, two (2) family units that are pet-friendly, and seven (7) luxury units;

(iii) Serves as an event venue with outdoor, climate-controlled seating for one hundred sixty-five (165) patrons, additional seating on two (2) patios, and a wedding venue that has seating for at least two hundred (200) guests;

(iv) Offers activities, including axe throwing, archery, outdoor games, workshops, scheduled guided experiences, educational workshops, music, trivia, dinners, walking paths, gathering spaces, outdoor seating areas, and landscaped grounds for guest enjoyment; and

(v) Is located in a county with a population of not less than four hundred seventy-eight thousand nine hundred (478,900) and not more than four hundred seventy-nine thousand (479,000), according to the 2020 or a subsequent federal census;

SECTION 7. Tennessee Code Annotated, Section 57-4-102(30), is amended by adding the following new subdivision:

( ) A commercially operated facility that:

(i) Operates a restaurant, store, and bar in a two-story building with approximately four thousand eight hundred square feet (4,800 sq. ft.) and that was established in 2024;

(ii) Is situated on less than one (1) acre;

(iii) Offers restaurant seating for one hundred sixteen (116) patrons and patio seating for twenty-four (24) patrons;

(iv) Is a venue for live entertainment and private functions; and

(v) Is located approximately seven (7) miles from Tims Ford Lake in a county with a population of not less than thirty-five thousand three hundred (35,300) and not more than thirty-five thousand four hundred (35,400), according to the 2020 or a subsequent federal census;

SECTION 8. Tennessee Code Annotated, Section 57-4-102(30), is amended by adding the following new subdivision:

( ) A commercially operated facility that:

(i) Is located on one hundred seventy-eight (178) acres and operates an eighteen-hole golf course designed by Arthur Hills, driving range, practice facility, restaurant, and bar;

(ii) Has restaurant seating for forty (40) patrons and patio seating for fifteen (15) patrons;

(iii) Has a clubhouse of approximately four thousand five hundred square feet (4,500 sq. ft.) and an event barn of approximately three thousand square feet (3,000 sq. ft.); and

(iv) Is situated on both sides of the French Broad River and located in part in a county with a population of not less than four hundred seventy-eight thousand nine hundred (478,900) and not more than four hundred seventy-nine thousand (479,000), according to the 2020 or a subsequent federal census;

SECTION 9. Tennessee Code Annotated, Section 57-4-102(30), is amended by adding the following new subdivision:

( ) A commercially operated facility that:

(i) Was established in 2024, that is situated on seventy (70) acres, and that contains improvements to real property of ten thousand square feet (10,000 sq. ft.) or more;

(ii) Operates a grand hall, barn, honeymoon suite, and an additional large house;

(iii) Offers restaurant seating for three hundred (300) patrons and patio seating for one hundred thirty (130) patrons;

(iv) Offers fifteen (15) rooms for lodging;

(v) Was originally a homestead built in 1970;

(vi) Serves as a venue for weddings, corporate events, pageants, and similar events; and

(vii) Is located within one (1) mile of the Pigeon River in a county with a population of not less than thirty-five thousand nine hundred (35,900) and not more than thirty-six thousand (36,000), according to the 2020 or a subsequent federal census;

SECTION 10. Tennessee Code Annotated, Section 57-4-102(33), is amended by adding the following new subdivision:

( ) "Restaurant" also means a facility that:

(i) Is situated on approximately eighty-two one hundredths (0.82) acres and that was established in 2004;

(ii) Contains four thousand nine hundred eight square feet (4,908 sq. ft.) and restaurant seating for one hundred (100) patrons; and

(iii) Is located in a municipality with a population of not less than nine hundred ten (910) and not more than nine hundred nineteen (919), according to the 2020 or a subsequent federal census;

SECTION 11. Tennessee Code Annotated, Section 57-4-102(30), is amended by adding the following as a new subdivision:

(i) A commercially operated facility that:

(a) Is a restaurant open to the general public with a designated private club area within the licensed premises;

(b) Is located on real property on the southern side of Division Street and is more than two hundred sixty feet (260') from 19th Avenue South, no more than two hundred five feet (205') from Chet Atkins Place, and no less than seventy feet (70') or more than eighty-five (85') from the closest corner of the intersection of Lyle Avenue and Division Street;

(c) Includes a building that is no less than two (2) stories tall;

(d) Contains a restaurant open to the general public with at least fifteen (15) seats combined, both indoors and outdoors, that serves meals on a weekly basis, except during closures for private groups or events and during general maintenance and remodeling by the owners or managers; provided, that, food services are available during times that alcoholic beverages are being served; and

(e) Is located in a county with a metropolitan government with a population of more than five hundred thousand (500,000), according to the 2020 or a subsequent federal census;

(ii) A facility licensed under this subdivision (30)( ) may operate as a private club under such license and obtain a beer permit, may sell alcoholic beverages and beer to members and guests on an exclusive basis, and may allow exclusive access to the private club on a limited basis and not to the general public;

(iii) A facility licensed under this subdivision (30)( ) may serve alcoholic beverages to patrons or allow private locker services to members located within an area designated for members only, and may provide bottle service to members within the area designated for members only, subject to complying with age requirements and preventing overconsumption by patrons;

(iv) A facility licensed under this subdivision (30)( ) shall designate the premises to be licensed by the commission by filing a drawing of the premises, which may be amended by the licensee filing a new drawing;

(v) A facility licensed under this subdivision (30)( ) may obtain a license as a caterer under subdivision (6);

(vi) A facility licensed under this subdivision (30)( ) may designate an area on the second floor of the facility as a cigar bar or lounge for the use of private club patrons who are twenty-one (21) years of age or older; and

(vii) A facility licensed under this subdivision (30)( ) shall provide adequate security during the regular hours of operation;

SECTION 12. Tennessee Code Annotated, Section 57-4-102(35), is amended by adding the following new subdivision:

(i) "Retirement center" also means a facility that:

(a) Is located in a county with a metropolitan form of government having a population of more than five hundred thousand (500,000), according to the 2020 or a subsequent federal census;

(b) Is situated on at least nine-tenths (0.9) of an acre and is located south of Interstate 440 and west of Hillsboro Pike;

(c) Contains at least one (1) full-service restaurant with a seating capacity for at least one hundred (100) persons and offers multiple additional dining and beverage service options, some of which may be operated by independent licensees; and

(d) Contains a cinema, art studio, dog park, exercise room, landscaped terraces, transportation options, a pool, on-site entertainment events, a putting green, a life safety fire and rescue tank, an underground parking garage, and at least one hundred (100) individual living apartments which include independent living, assisted living, and memory care support;

(ii) The premises of any facility licensed under this subdivision (35)( ) means any or all of the property that constitutes the facility, including outdoor areas used for dining and recreational purposes and any portion of the premises utilized by an independent licensee. A licensee shall designate the premises to be licensed by the commission by filing a drawing of the premises with the commission, which may be amended by the licensee filing a new drawing. A facility licensed under this subdivision 35( ), including an independent licensee, may deliver alcoholic beverages to any area within the licensed premises of the facility;

(iii) Notwithstanding chapter 5 of this title to the contrary, the premises of the facility licensed under this subdivision (35)( ) means, for beer permitting purposes, any or all of the property that constitutes the facility. The beer permittee shall designate the premises to be permitted by the local beer board by filing a drawing of the premises with the board, which may be amended by the beer permittee filing a new drawing;

(iv) A facility licensed under this subdivision (35)( ) may grant a franchise to one (1) or more entities, and such franchisee is deemed to be a licensee under this subdivision (35)( ). The licensee or any of its franchisees licensed under this subdivision (35)( ), or another licensee located within the premises, may store beer and alcoholic beverages in one (1) or more central storage locations within the premises; provided, that each separate licensee's inventory of beer and alcoholic beverages must be stored in a separately locked cage or other storage area. The facility may also contract with a third party for the management of all or a part of the facility's food and beverage operations and service;

(v) A facility licensed under this subdivision (35)( ), including any independent licensee located within the facility, may be either open to the public or only to members or residents and authorized guests and may offer seating to its customers; and, notwithstanding § 57-4-101(p):

(a) May include in its licensed primary premises, solely for purposes of on-premises consumption of alcoholic beverages, unless otherwise provided for herein, any or all of the property that constitutes the primary premises and may include other separately licensed premises located within the boundary of the primary premises. Such premises are not required to be contiguous. Barriers controlling the ingress and egress to the primary premises or other such premises are not required as long as adequate security or other measures are sufficient to prevent customers from leaving such primary and other premises with alcoholic beverages; and

(b) Are not required to use labeled cups and glassware, unless the facility includes service and sales by an independent licensee, who must serve alcoholic beverages and beer in compliance with the requirements of § 57-4-101, including affixing a sticker to the alcoholic beverage or beer container in lieu of serving the beverage in a labeled cup or glassware; provided, that a sticker identifying the franchisee or licensee, which is reasonably designed to stay affixed to a container, must comply with § 57-4-101(p); and

(vi) The primary licensee and any independent licensee located on the premises may serve spirit-based beverages in original containers that do not exceed four hundred seventy-five milliliters (475 ml) with an alcohol content that does not exceed fifteen percent (15%) alcohol by volume, for on-premises consumption;

SECTION 13. Tennessee Code Annotated, Section 57-4-102(30), is amended by adding the following new subdivision:

( ) A commercially operated facility that:

(i) Was founded in 2019 and contains three thousand one hundred sixty-two square feet (3,162 sq. ft.);

(ii) Operates as a cigar lounge in a historic building that was originally built in 1900;

(iii) Has a renovated upstairs and patios with seating for patrons on both floors;

(iv) Serves as an event venue for birthday and wedding parties, music, wedding showers, and office, retirement, and sports watch parties;

(v) Is close in proximity to the Appalachian Mountains, the Ocoee River and Parksville Lake, and the head of the Trail of Tears; and

(vi) Is located in a municipality with a population of not less than forty-seven thousand three hundred fifty (47,350) and not more than forty-seven thousand three hundred sixty (47,360), according to the 2020 or a subsequent federal census;

SECTION 14. Tennessee Code Annotated, Section 57-4-102(30), is amended by adding the following new subdivision:

( ) A commercially operated facility that:

(i) Operates a rafting adventure resort established in 2011 that is situated on five (5) acres and that has a primary building of approximately two thousand square feet (2,000 sq. ft.);

(ii) Offers food service with seating for thirty (30) patrons and additional patio seating for one hundred (100) patrons;

(iii) Offers twenty-five (25) cabins for rent that contain one hundred (100) beds;

(iv) Serves as an event venue for weddings, music festivals, fundraisers, and similar events;

(v) Offers activities such as camping, rafting, hiking, and convenient access to the Appalachian Trail and the Nolichucky River; and

(vi) Is located in a county with a population of not less than seventeen thousand nine hundred (17,900) and not more than seventeen thousand nine

hundred thirty-five (17,935), according to the 2020 or a subsequent federal census;

SECTION 15. Tennessee Code Annotated, Section 57-4-102(31), is amended by adding the following new subdivision:

( )

(i) "Premises" includes the area described in subdivision (31)( ) (i) when referring to one (1) or more establishments licensed under this chapter or this subdivision (31)( ) and such establishments are located:

(a) Within the central business improvement district in a home rule municipality with a population of not less than one hundred ninety thousand seven hundred (190,700) and not more than one hundred ninety thousand eight hundred (190,800), according to the 2020 or a subsequent federal census; and

(b) On property situated on at least one and one-half (1.5) acres that is bordered to the north by Wall Avenue, to the east by Strong Street, to the west by Walnut Street, and to the south by Union Avenue; that is located no more than three thousand five hundred feet (3,500') in a straight-line distance measurement from the nearest bank of the Tennessee River; that may contain areas that are located on public property and areas that are separated by streets or other public or private rights-of-way; and that does not extend beyond one thousand feet (1,000') of the geographic center of the premises described in subdivision (31)( ) (i);

(ii) The granting of a license for a business located within or adjacent to the boundaries of the area described in subdivision (31)( ) (i) does not preclude the granting of another license to another establishment located within or adjacent to such area;

(iii) Individual existing licensees located within the premises designated under this subdivision (31)( ), hereinafter the "primary premises," and licensees granted a license pursuant to this subdivision (31)( ):

(a) May be open to the public or only to members and authorized guests; and

(b) Notwithstanding § 57-4-101(p):

(1) May include in the licensed premises, solely for purposes of on-premises consumption of alcoholic beverages, unless otherwise provided for in this subdivision (31)( ), any or all of the property that constitutes the primary premises and may include other separately licensed premises or any other premises licensed or not located within the boundary of the primary premises or immediately adjacent to the licensed premises. Such premises are not required to be contiguous. Barriers controlling the ingress and egress to the primary premises or other such premises are not required as long as adequate security or other measures, readily identifiable by members of the public and law enforcement personnel, sufficient to prevent customers from leaving such primary and other premises with alcoholic beverages are used and maintained; and

(2) Are not required to use labeled cups and glassware, but must serve alcoholic beverages and beer in compliance with § 57-4-101(p), which includes affixing a sticker to the alcoholic beverage or beer container in lieu of serving the beverage in labeled cup or glassware; provided, that a sticker identifying the franchisee or licensee, which is reasonably designed to stay affixed to a container, must comply with § 57-4-101(p);

(iv) A licensee located within the primary premises shall submit a diagram to the commission and to the local beer board that details the portion of the primary premises where the licensee intends to serve alcoholic beverages and beer, which areas are not required to be contiguous;

(v) A licensee located within the primary premises may:

(a) Serve alcoholic beverages and beer by-the-drink and for on-premise consumption, as well as wine, high gravity beer, and beer in its original container, and spirit-based beverages in original containers that do not exceed four hundred seventy-five milliliters (475 ml) and an alcohol content that does not exceed fifteen percent (15%) alcohol by volume, for on-premises consumption; and

(b) Offer food items for sale and seating for its customers;

(vi) Licensees located within the primary premises, irrespective of whether or not licensed under this subdivision (31)( ), may apply for and obtain a catering license pursuant to subdivision (6) for purposes of selling alcoholic beverages at special events or for other catering uses within the primary premises; provided, that such licensee shall comply with all requirements to obtain such catering license, except the requirement to have a complete and adequate commercial kitchen facility pursuant to subdivision (6). The licensed premises of a catered event held by such a licensed caterer may include the entire primary premises or a portion thereof designated with the commission;

(vii) A licensee located within the primary premises may prohibit from the exclusive portion of its premises food, beer, or alcoholic beverages that were not purchased from the licensee;

(viii) This subdivision (31)( ) does not prohibit a person or entity located within the primary premises from obtaining another license under this title that the person or entity is otherwise eligible to obtain pursuant to law;

(ix) A licensee within the primary premises may deliver alcoholic beverages to any area within the licensed premises of the facility;

(x) Each licensee within the primary premises is independently liable for violations committed by such licensee, and a separate licensee must not be held liable for the actions of another licensee;

(xi) Notwithstanding chapter 5 of this title to the contrary, and subject to this subdivision (31)( ), the primary premises and the premises of a licensee under this subdivision (31)( ) mean for beer permitting purposes any or all of the premises that constitutes the primary premises. The provisions of this subdivision (31)( ) that apply to licensees for purposes of consuming alcoholic beverages on the premises also apply to beer permittees;

(xii) A licensee within the primary premises may hold any of the licenses authorized under this subdivision (31)( ) and a beer permit and may store beer and alcoholic beverages in one (1) or more central storage locations within the primary premises; provided, that each separate licensee's inventory of beer and alcoholic beverages must be stored in a separately locked cage or other storage area. A licensee may also contract with a third party for the management of all or part of the licensee's food and beverage operations and service; and

(xiii) Notwithstanding this subdivision (31)( ) to the contrary, the special events office of a municipality may regulate the specific areas of the primary premises which are located outside of the exclusively leased premises of any licensee within the primary premises where alcohol and beer sales, service, and consumption may take place. Such regulation may include the allowable days, times, and duration of alcohol and beer sales, service, and consumption within the non-exclusive areas located within the primary premises as well as the establishment of reasonable minimum insurance requirements and other

requirements as necessary for the protection of public health, safety, and welfare;

SECTION 16. Tennessee Code Annotated, Section 57-4-102(30), is amended by adding the following as a new subdivision:

(i) A commercially operated facility that:

(a) Was established in 2026 on a parcel that is at least one and one-half (1.5) acres;

(b) Consists of a single building of approximately twelve thousand square feet (12,000 sq. ft.) that was previously used as a theater with seating for at least three hundred (300) guests and multiple outlets serving food and drink; and

(c) Is located on U.S. Highway 441 within four hundred feet (400') of a cemetery and within two hundred fifty feet (250') of a bend in the West Prong of the Little Pigeon River in a county having a population of not less than ninety-eight thousand three hundred (98,300) and not more than ninety-eight thousand four hundred (98,400), according to the 2020 or a subsequent federal census;

(ii) The premises of a facility licensed under this subdivision (30)( ) means any and all of the property that constitutes the facility. A licensee shall designate the premises to be licensed by the commission by filing a drawing of the premises, which may be amended by the licensee filing a new drawing;

(iii) A facility licensed under this subdivision (30)( ) may grant a franchise to one (1) or more entities for the provision of food or beverages, including alcoholic beverages, on its premises, and a holder of such franchise is deemed to be a licensee under this subdivision (30)( );

(iv) A facility licensed under this subdivision (30)( ) is not required to comply with § 57-4-101(p), except at times and in areas where more than one (1) licensee is providing beer or alcoholic beverages at the same time and in the same area in the facility. Compliance with § 57-4-101(p) includes affixing stickers to the alcoholic

beverage or beer container in lieu of serving the beverage in a labeled cup or glassware; provided, that a sticker identifying the licensee is reasonably designed to stay affixed to a container;

(v) Each licensee under this subdivision (30)( ) is independently liable for violations committed by such licensee, and a separate licensee must not be held liable for the actions of another licensee. This subdivision (30)( ) applies to actions brought by the commission and the local beer board; and

(vi) Any and all terms, allowances, and authorizations of this subdivision (30)( ) that apply to licensees also apply to the beer permits of such licensees;

SECTION 17. Tennessee Code Annotated, Section 57-4-102(30), is amended by adding the following new subdivision:

(i) A commercially operated facility that:

(a) Is open to the public or only to members and authorized guests;

(b) Is located in a building that was constructed before 1910, was once the largest reinforced concrete industrial warehouse in the world, was once warehouse space for wholesale grocers and a locally owned business that sold a nationally known brand of coffee named for a renowned hotel located in the same municipality, contains over four hundred thousand square feet (400,000 sq. ft.), is located within one hundred twenty feet (120') of a commercial railway, is located within eight hundred fifty feet (850') southeast of Broadway, and is located within eight hundred fifty feet (850') west of a downtown convention center;

(c) Is a social club with weapon firing ranges used for simulated firearms;

(d) Contains a restaurant, lounge, and retail space; and

(e) Is located in a county with a metropolitan form of government having a population of not less than five hundred thousand (500,000), according to the 2020 federal census or any subsequent federal census;

(ii) A facility licensed under this subdivision (30)( ) may include in its licensed premises a balcony or other outdoor area on which members and authorized guests may smoke cigars; provided, that reasonable measures are in place to prevent the infiltration of smoke into interior areas; and

(iii) A facility licensed under this subdivision (30)( ) may hold any of the licenses authorized under this chapter and may grant a franchise to one (1) or more entities for any or all such licenses;

SECTION 18. Tennessee Code Annotated, Section 57-4-102(30), is amended by adding the following new subdivision:

(i) A commercially operated facility that:

(a) Is located within a designated area situated on at least five (5) acres;

(b) Is a dealer of luxury and performance automobiles;

(c) Is located in a county with a population of not less than two hundred forty-seven thousand seven hundred (247,700) and not more than two hundred forty-seven thousand eight hundred (247,800), according to the 2020 or a subsequent federal census;

(d) Is located near the northeast corner of the intersection of Columbia Avenue and Alpha Drive;

(e) May contain areas that are separated by streets or other public or private rights of way;

(f) May contain multiple points of sale that regularly prepare and sell food, alcoholic beverages, or beer;

(g) May serve as a private members only social club for automobile enthusiasts; and

(h) May serve as an event venue for public and private events;

(ii) Facilities and individual licensees located within such designated area, hereinafter the "primary premises," and licensed under this subdivision (30)( ):

(a) May be either open to the public or only to members and authorized guests; and

(b) Notwithstanding § 57-4-101(p):

(1) May include in its licensed primary premises, solely for purposes of on-premises consumption of alcoholic beverages, unless otherwise provided for herein, any or all of the property that constitutes the primary premises. Such premises may be overlapping, but are not required to be contiguous. Barriers controlling the ingress and egress to the primary premises or other such premises are not required if adequate security or other measures sufficient to prevent customers from leaving such primary and other premises with alcoholic beverages are used and maintained; and

(2) Are not required to use labeled cups and glassware, but must serve alcoholic beverages and beer in compliance with the requirements of § 57-4-101(p), which includes glassware which differentiates the entity selling or serving the alcoholic beverages or beer;

(iii) Licensees located within the primary premises shall submit a diagram to the commission which details that portion of the primary premises where the licensee intends to serve alcoholic beverages;

(iv) The primary licensee and each licensee licensed under this subdivision (30)( ) may:

(a) Serve beer and alcoholic beverages; and

(b) Offer food items for sale and seating for its customers;

(v) Facilities and individual licensees located within the primary premises, irrespective of whether or not licensed under this subdivision (30)( ), may apply for and obtain a catering license pursuant to subdivision (6) for purposes of selling alcoholic beverages at special events within the primary premises; provided, that such facility shall

comply with all requirements to obtain such catering license, except the requirement to have a complete and adequate commercial kitchen facility pursuant to subdivision (6)(B). The licensed premises of a catered event held by such a licensed caterer may include the entire primary premises or a portion thereof designated with the commission;

(vi) This subdivision (30)( ) must not be construed to prohibit a person or entity located within the primary premises from obtaining another license under this title 57 that the person or entity is otherwise eligible to obtain pursuant to law;

(vii) Each individual licensee on the primary premises is independently liable for violations committed by such licensee, and a separate licensee must not be held liable for the actions of another licensee;

(viii) Notwithstanding chapter 5 of this title to the contrary, and subject to this subdivision (30)( ), the premises of a facility licensed under this subdivision (30)( ) mean, for beer permitting purposes, any or all the premises that constitute the primary premises. The terms of this subdivision (30)( ) that apply to licensees for purposes of consuming alcoholic beverages on the premises also apply to beer permittees; and

(ix) A facility licensed under this subdivision (30)( ) may hold any of the licenses authorized under this subdivision (30)( ) and a beer permit or may grant a franchise to one (1) or more entities for any or all such licenses or beer permits. The licensee for the primary premises, or franchisor, or any of its franchisees licensed under this subdivision (30)( ), or a separate licensee located within the primary premises, may store beer and alcoholic beverages in one (1) or more central storage locations within the primary premises; provided, that each separate licensee's inventory of beer and alcoholic beverages must be stored in a separately locked cage or other storage area. The facility may also contract with a third party for the management of the facility's food and beverage operations and service, or for a portion of the facility's food and beverage operations and service;

SECTION 19. Tennessee Code Annotated, Section 57-4-102(30), is amended by adding the following new subdivision:

(i) A shopping and residential development that:

(a) Upon completion of construction, which may occur in phases, contains at least two (2) residential towers and seven (7) retail structures containing more than seven hundred thousand square feet (700,000 sq. ft.);

(b) Is located in a county with a metropolitan form of government having a population of not less than five hundred thousand (500,000), according to the 2020 federal census or a subsequent federal census;

(c) Is named after a prominent property listed on the National Register of Historic Places that features a Greek Revival architectural-style mansion built in 1853;

(d) Is located on a parcel of land directly adjacent to the confluence of a creek named for the species of maple trees that grew along its banks and a creek composed of several tributaries that flows in a northly direction from the facility to a navigable body of water;

(e) Is located within one thousand five hundred feet (1,500') of the city hall of a suburban city incorporated in 1938 and named after the same prominent property as the facility;

(f) Is located within three thousand feet (3,000') of the campus of an all-female high school named after a female recognized as a saint before 500 A.D. due to her martyrdom; and

(g) Contains green space, public walkways, and connects to greenway trails that circle a twenty-seven-hole public golf course;

(ii) A commercially operated facility that meets all of the other requirements under § 57-4-102(33)(A) for a restaurant or under § 57-4-102(25) for a limited service restaurant, and is located within the area described in subdivision (30)( ) (i) may operate

under a single license using one (1) or more assumed or trade names, may be open to the public or limited to members and guests, and may grant a franchise for the operation of a restaurant in the facility, and such franchisee is deemed to be a licensee under this subdivision (30)( ). A franchisee may also seek a license as a caterer under § 57-4-102(6)(A);

(iii) A facility may have exclusive or non-exclusive use of contiguous and non-contiguous seating, including table service, and may deliver alcoholic beverages and beer to any area within its licensed premises. A facility shall submit a diagram to the commission and municipal beer board that identifies the licensed premises. Barriers controlling the ingress and egress to the licensed premises are not required as long as the restaurant has adequate security, signage, or other measures to reasonably deter customers from leaving the licensed premises with alcoholic beverages or beer. The restaurant is responsible for alcoholic beverages and beer leaving its licensed premises; and

(iv) A facility applying for the renewal of its license under this subdivision (30)( ) shall pay the appropriate license fee due under § 57-4-301(b)(1)(W) when the gross revenue from the previous year derived from food sales is fifty percent (50%) or less than the gross revenue from the sale of alcoholic beverages;

SECTION 20. Tennessee Code Annotated, Section 57-4-102(33)(N), is amended by deleting the subdivision and substituting instead:

(i) "Restaurant" also means a commercially operated facility that is located within a special historic district, as defined in § 57-4-102(36)(B); and

(ii) A restaurant that meets all of the other requirements under § 57-4-102(33)(A) for a restaurant may operate under a single license using one (1) or more assumed or trade names, may be open to the public or limited to members and guests, and may grant a franchise for the operation of a restaurant in the facility, and such franchisee is

deemed to be a licensee under this subdivision (33)(N). A franchisee may also seek a license as a caterer under § 57-4-102(6)(A);

SECTION 21. Tennessee Code Annotated, Section 57-4-102(30), is amended by adding the following new subdivision:

(i) A commercially operated facility that has a seating capacity for at least forty (40) patrons, that is kept, used, maintained, advertised, and held out to the public as a place where during regular hours of operation alcoholic beverages, beer, or wine are served to patrons and a menu of prepared food is made available to patrons, and is located:

(a) In a county with a metropolitan form of government having a population of not less than five hundred thousand (500,000), according to the 2020 federal census or a subsequent federal census;

(b) In an attached brick masonry structure built prior to the American Civil War, according to a plaque on the building, that contains four (4) distinct properties that are joined with solid masonry walls;

(c) In one (1) of the two (2) properties within the attached structure that are closest to a navigable body of water;

(d) Within four hundred feet (400') of an arena which opened in 1996, that hosts National Hockey League games, live music, and other events;

(e) Within three hundred feet (300') of a tabernacle built in 1892, that has hosted numerous country, bluegrass, and rock-n-roll artists, as well as the longest running radio broadcast in the history of the United States; and

(f) Within two thousand feet (2,000') of an abutment of a pedestrian bridge named for a journalist who once saved a man from jumping off the bridge into a river;

(ii) A facility licensed under this subdivision (30)( ) may grant one (1) or more franchises for the operation of the facility, and such franchisee is deemed to be a licensee under this subdivision (30)( );

(iii) A facility licensed under this subdivision (30)( ) may be issued one (1) or more licenses for operation of the facility. If more than one (1) license is issued for the facility, the designation of premises for the licenses may overlap in compliance with the requirements of § 57-4-101(p); provided, that the following is deemed to comply with § 57-4-101(p):

(a) Original containers or brands of beer or alcoholic beverages served in original containers that are exclusively sold by a licensee operating in the facility;

or

(b) Stickers identifying the licensee, which are reasonably designed to stay affixed to a container; and

(iv) A facility applying for the renewal of its license under this subdivision (30)( ) shall pay the appropriate license fee due under § 57-4-301(b)(1)(W) when the gross revenue from the previous year derived from food sales is fifty percent (50%) or less than the gross revenue from the sale of alcoholic beverages;

SECTION 22. Tennessee Code Annotated, Section 57-4-102(11), is amended by deleting the subdivision and substituting instead:

(11) "Commercial passenger boat company" means a company that operates one (1) or more passenger vessels for hire upon navigable waterways and is licensed by the United States Coast Guard to carry not less than fifty (50) passengers on a single vessel. A commercial passenger boat company licensed pursuant to this chapter shall not sell any type of alcoholic beverage or beer while such boat is docked within the boundaries of any local government that has not approved the sale of alcoholic beverages pursuant to § 57-4-103. A commercial passenger boat company licensed pursuant to this chapter may store alcoholic beverages and beer at any location within a

county in which the vessel docks; provided, that the storage location is within the boundaries of a local government that has approved the sale of alcoholic beverages pursuant to § 57-4-103. A commercial passenger boat company may only operate out of a county that has a population:

(A) In excess of two hundred eighty-five thousand (285,000), according to the 1980 federal census or any subsequent federal census;

(B) Not less than eighty-three thousand three hundred (83,300) nor more than eighty-three thousand four hundred (83,400), according to the 1980 federal census or any subsequent federal census; or

(C) Not less than one hundred sixty thousand six hundred (160,600) nor more than one hundred sixty thousand seven hundred (160,700), according to the 2010 federal census or any subsequent federal census;

SECTION 23. Tennessee Code Annotated, Section 57-4-102(30), is amended by adding the following new subdivision:

(i) A commercially operated hotel that:

(a) Opened prior to 2022 and contains more than three hundred (300) rooms;

(b) Regularly serves one (1) or more meals in a dining room for guests with seating for not less than fifty (50) persons;

(c) Has an exterior L-shaped swimming pool and over ten thousand square feet (10,000 sq. ft.) of outdoor deck area primarily located on the second floor; and

(d) Is located between two (2) numbered municipal streets that intersect less than three hundred fifty feet (350') southeast of the facility, within one hundred feet (100') of a historic bluegrass music venue that commenced operations prior to 1980, within five hundred feet (500') of a commercial railyard, within six hundred fifty feet (650') of a federal interstate highway, and in a county

having a metropolitan form of government with a population of not less than five hundred thousand (500,000), according to the 2020 or a subsequent federal census;

(ii) A facility licensed under this subdivision (30)( ) may grant a franchise to one (1) or more entities for the provision of food or beverages, including alcoholic beverages, on its premises, and the holder of such franchise is deemed to be a licensee under this subdivision (30)( ). The licensed premises do not need to be contiguous;

(iii) The facility owner, licensee, franchisee, or any other entity, may jointly manage and operate the facility, share revenue, services, equipment, employees and agents, supplies, food, and non-alcoholic inventory with the facility owner, licensee, franchisee, or any other entity, directly or indirectly through the owner. Licensees may exchange alcoholic beverage and beer inventory; provided, that clear records of such exchanges are maintained and all taxes are reported and paid;

(iv) A licensee under this subdivision (30)( ) is strictly responsible for compliance with all alcohol and beer laws and is subject to citations, suspensions, or revocations for violations resulting from the sale and service of alcoholic beverages or beer by the licensee. Each licensee is liable for violations committed by the licensee and must not be held liable for the actions of another licensee in the facility. Each licensee shall provide sufficient information to the commission or local beer board to determine which licensee may be liable in the event of a potential violation;

(v) A licensee may engage in any activity related to the sale, dispensing, or giving away of alcoholic beverages and beer authorized under the authority granted to a hotel under §§ 57-4-101(h), 57-4-102, and 57-4-203(e)(2)(A);

(vi) A licensee may store beer and alcoholic beverages in a central storage location in the facility. Each licensed entity shall store its inventory of beer and alcoholic beverages in a separately locked cage or other storage area; and

(vii) A licensee is required to comply with § 57-4-101(p), except at times and in areas where more than one (1) licensee is providing beer or alcoholic beverages at the same time and in the same area in the facility. Compliance with § 57-4-101(p) must include affixing stickers to the alcoholic beverage or beer container in lieu of serving the beverage or beer in a labeled cup or glassware; provided, that a sticker identifying the licensee is reasonably designed to stay affixed to a container;

SECTION 24. Tennessee Code Annotated, Section 57-4-102(30), is amended by adding the following new subdivision:

(i) A commercially operated facility that:

(a) Is a public place kept, used, maintained, advertised, and held out to the public as a place where meals are served and where meals are actually and regularly served, without sleeping accommodations, such place having adequate and sanitary kitchen and dining room equipment and a seating capacity for at least forty (40) people at tables, and having employed therein a sufficient number and kind of employees to prepare, cook, and serve suitable food for its guests;

(b) Is located in a county having a population of not less than fifteen thousand eight hundred (15,800) nor more than fifteen thousand eight hundred fifty (15,850), according to the 2020 federal census or any subsequent federal census;

(c) Has operated as a restaurant in the same building by the same owner since at least 2007; and

(d) Is located within one (1) mile of North Suck Creek, five (5) miles east of the Sequatchie River, and seven (7) miles north of the Tennessee River on a federal highway that connects the largest municipality in Cumberland County with the largest municipality in Hamilton County; and

(ii) An application for a license issued under this subdivision (30)( ) must be approved by the commission prior to December 31, 2026. A license issued under this subdivision (30)( ) cannot be amended to change the ownership of the license holder;

SECTION 25. Tennessee Code Annotated, Section 57-4-102(33), is amended by adding the following as a new subdivision:

( ) "Restaurant" also means a facility:

(i) Established in 2024 on approximately one (1) acre in a county having a population of not less than thirty-two thousand (32,000) and not more than thirty-two thousand seventy-five (32,075), according to the 2020 or a subsequent federal census;

(ii) Having seating for at least one hundred twenty (120) patrons and containing at least four thousand four hundred square feet (4,400 sq. ft.); and

(iii) That is located on a U.S. highway that leads to a tunnel through the Cumberland Gap, within four (4) miles south of the Powell River, and within seven (7) miles north of Norris Lake;

SECTION 26. Tennessee Code Annotated, Section 57-4-102(30), is amended by adding the following new subdivision:

(i) A commercially operated facility that:

(a) Upon the completion of construction, which may occur in phases, contains seventy (70) or more residential units, a pool, a pool-side refreshment stand, designated green space, a general store, and a venue for weddings and other events;

(b) Offers sleeping accommodations for adequate pay to travelers, whether transient, permanent, or residential, through managed private residential units;

(c) Is located adjacent to a navigable river that flows through the metropolitan area;

(d) The furthest point of the facility is located no more than one thousand one hundred feet (1,100') east of a naturally occurring, deeply incised ravine and stormwater conveyance that flows in a generally northerly to northeasterly direction into the navigable river that flows through the metropolitan area;

(e) Is located within two thousand two hundred feet (2,200') northwest of an inflatable dome used for practice by a professional football team;

(f) Is located within six thousand two hundred feet (6,200') west of a private religious college affiliated with a traditionally African-American Christian denomination headquartered in the same municipality;

(g) Is located within a county with a metropolitan form of government having a population of not less than five hundred thousand (500,000), according to the 2020 or a subsequent federal census;

(ii) A facility licensed under this subdivision (30)( ) may serve alcoholic beverages and beer to residential units and amenity areas located in the facility;

(iii) A facility licensed under this subdivision (30)( ) may engage in any activity related to the sale, dispensing, or giving away of alcoholic beverages and beer authorized under the authority granted to a hotel licensed under §§ 57-4-102, 57-4-101(h), and 57-4-203(e)(2)(A);

(iv) A facility licensed under this subdivision (30)( ) may contain structures and amenity areas that are separated by streets or other public or private rights-of-way;

(v) A facility licensed under this subdivision (30)( ) may be open to the public or may be limited for use by guests of the facility;

(vi) A facility licensed under this subdivision (30)( ) may grant a franchise to one (1) or more entities for the provision of food or beverages, including alcoholic beverages, on its premises, and the holder of such franchise is deemed to be a licensee under this subdivision (30)( ); and

(vii) Any and all terms, allowances, and authorizations of this subdivision (30)( ) also apply to the beer permits of the licensee.

SECTION 27. Tennessee Code Annotated, Section 57-4-102(30), is amended by adding the following as a new subdivision:

(i) A commercially operated facility that:

(a) Is in a structure having at least thirty (30) floors containing at least one hundred (100) residential spaces and sleeping accommodations for adequate pay to travelers and guests, whether transient, permanent, or residential, totaling one hundred sixty (160) or more rooms, located within one hundred feet (100') of a commercial railroad track, adjacent to a historic structure constructed before 1940 having approximately fifty thousand square feet (50,000 sq. ft.) and that was originally used as a tractor distribution facility, located within four hundred feet (400') of a municipal bridge crossing over commercial railroad tracks that spans more than five hundred feet (500') and contains vertically and horizontally curved structural steel, and within a commercial development having approximately two and one-half (2.5) acres. The two and one-half-acre property may have multiple owners;

(b) Regularly serves one (1) or more meals in a dining room for guests, with seating for not less than forty (40) persons; and

(c) Is located in a county with a metropolitan government with a population in excess of five hundred thousand (500,000), according to the 2020 or a subsequent federal census;

(ii) A facility licensed under this subdivision (30)( ) may enter into one (1) or more management or other agreements with one (1) or more third parties to provide management services for front of the house, back of the house, other defined operations of the facility, or the service of alcoholic beverages and beer pursuant to subdivision (30)( ) (iv). Staff serving alcoholic beverages and beer may be under the supervision of

either the licensee or the third-party manager. A licensee delegating a portion of its operations pursuant to this subdivision (30)( ) (ii) is responsible for compliance with all laws and is subject to citations, suspensions, or revocations for violations that may be caused by a third-party manager or third-party manager staff;

(iii) A facility licensed under this subdivision (30)( ) may serve alcoholic beverages or beer prepared by another licensee in the facility; provided, however, that the licensee serving the alcoholic beverage or beer is responsible for compliance with all laws for service of such alcoholic beverages or beer, and is subject to citations, suspensions, or revocations for violations resulting from service of such alcoholic beverages or beer;

(iv) A facility licensed under this subdivision (30)( ) may serve alcoholic beverages and beer to residences and residential amenity areas located in the same building as the facility, without a catering license or notice of a catered event;

(v) A facility licensed under this subdivision (30)( ) may engage in any activity related to the sale, dispensing, or giving away of alcoholic beverages and beer authorized under the authority granted to a hotel under this chapter, including §§ 57-4-101(h) and 57-4-203(e)(2)(A);

(vi) Facilities licensed under this subdivision (30)( ) are not required to comply with § 57-4-101(p), except at times and in areas where more than one (1) licensee is providing beer or alcoholic beverages at the same time and in the same area in the facility. Compliance with § 57-4-101(p) includes affixing stickers to the alcoholic beverage or beer container in lieu of serving the beverage in a labeled cup or glassware; provided, that a sticker identifying the licensee is reasonably designed to stay affixed to a container;

(vii) Any and all terms, allowances, and authorizations of this subdivision (30)( ) that apply to licensees also apply to the beer permits of such licensees; and

(viii) A facility licensed under this subdivision (30)( ) may grant a franchise to one (1) or more entities for the provision of food or beverages, including alcoholic beverages, on its premises, and the holder of such franchise is deemed to be a licensee under this subdivision (30)( ).

SECTION 28. Tennessee Code Annotated, Section 57-4-102(30), is amended by adding the following new subdivision:

(i) A commercially operated facility that:

(a) Meets all requirements under § 57-4-102(33)(A) for a restaurant, under § 57-4-102(25) for a limited service restaurant, or under § 57-4-102(24)(A) for a hotel, and is located in a development having approximately two and one-half (2.5) acres that, upon completion of construction, which may occur in phases, will contain at least six (6) structures for residential, office, hotel, and retail that are located on parcels that are owned by entities all under common control as of the effective date of this act, and is located within one hundred feet (100') of a commercial railroad track, contains a historic structure constructed before 1940 having approximately fifty thousand square feet (50,000 sq. ft.) and that was originally used as a tractor distribution facility, is located adjacent to a municipal bridge crossing over commercial railroad tracks that spans more than five hundred feet (500') and contains vertically and horizontally curved structural steel; and

(b) Is located in a county with a metropolitan government with a population in excess of five hundred thousand (500,000), according to the 2020 or a subsequent federal census;

(ii) The entity that has common control over the premises described in subdivision (30)( ) (i) shall designate the premises by filing a drawing of the premises with the commission, which may be amended to expand or contract from time to time by the entity filing a new drawing with the commission. The premises may include private

walkways and streets. The premises may include properties owned by different owners, and after the effective date of this act, such owners need not be under common control, except for purposes of the premises;

(iii) A facility licensed under this subdivision (30)( ), or a facility licensed pursuant to SECTION 27, shall designate an exclusive licensed premises and any non-exclusive common areas within premises described in subdivision (30)( )(i) by filing a drawing of the exclusive licensed premises and the non-exclusive common areas with the commission and the municipal beer permit board, which may be amended by filing a new drawing. The non-exclusive common areas may include contiguous and non-contiguous seating areas, with or without table service, and bars to serve alcoholic beverages and beer. A facility may deliver alcoholic beverages and beer to any area within the non-exclusive common areas, subject to limitations imposed by the entity that has common control over the premises described in subdivision (30)( )(i), which may specify the times, the locations, and other restrictions on the service of alcoholic beverages and beer in the non-exclusive common areas. Barriers controlling the ingress and egress of the premises described in subdivision (30)( )(i) are not required as long as adequate security, signage, or other measures sufficient to deter customers from leaving the facility and premises with alcoholic beverages and beer are used and maintained;

(iv) A facility licensed under this subdivision (30)( ) does not have to use labeled cups and glassware inside the exclusive licensed premises. The service of alcoholic beverages and beer outside the exclusive licensed premises, or consumed by guests outside the exclusive licensed premises, must be in compliance with the requirements of § 57-4-101(p); provided, that a sticker identifying the facility selling such beverage, which is reasonably designed to stay affixed to an original container, is deemed to comply with § 57-4-101(p);

(v) A facility licensed under this subdivision (30)( ) may serve alcoholic beverages and beer to residences and residential amenity areas located in the same building as the facility, without a catering license or notice of a catered event;

(vi) Any and all terms of this subdivision (30)( ) that apply to licensees also apply to the beer permits of such licensees;

(vii) A facility licensed under this subdivision (30)( ) may grant a franchise to one (1) or more entities for the provision of food or beverages, including alcoholic beverages, on its premises, and the holder of such franchise is deemed to be a licensee under this subdivision (30)( ); and

(viii) Each licensee under this subdivision (30)( ) is independently liable for violations committed by such licensee, and a separate licensee must not be held liable for the actions of another licensee. This subdivision (30)( )(viii) applies to actions brought by the commission and the local beer board;

SECTION 29. This act takes effect upon becoming a law, the public welfare requiring it.