



SPECIAL USE REPORT

▶ **FILE #:** 1-A-26-SU

AGENDA ITEM #: 12

AGENDA DATE: 1/8/2026

▶ **APPLICANT:** CARECUTS
OWNER(S): Hatcher Hill Properties

TAX ID NUMBER: 68 N E 01201 [View map on KGIS](#)

JURISDICTION: City Council District 5

STREET ADDRESS: 5200 CLINTON HWY

▶ **LOCATION:** Northeast side of Clinton Hwy, southeast of Merchant Dr

▶ **APPX. SIZE OF TRACT:** 0.52 acres

SECTOR PLAN: Northwest City

GROWTH POLICY PLAN: N/A (Within City Limits)

ACCESSIBILITY: Access is via Clinton Highway, a major arterial with four lanes divided by a median within a 150-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: Second Creek

▶ **ZONING:** C-H-1 (Highway Commercial)

▶ **EXISTING LAND USE:** Commercial

▶ **PROPOSED USE:** Social services provider

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Commercial - C-H-1 (Highway Commercial)

South: Commercial - C-H-1 (Highway Commercial)

East: Commercial - C-H-1 (Highway Commercial)

West: Transportation/communication/utilities - C-H-1 (Highway Commercial)

NEIGHBORHOOD CONTEXT: The subject property is within the large commercial node at the intersection of Clinton Highway and Merchant Drive. There are residential uses to the south and northeast. The I-640, I-275, and I-75 interchange lies one mile to the east.

STAFF RECOMMENDATION:

▶ **Approve the request for a social service center in the C-H-1 (Highway Commercial) district, subject to 3 conditions.**

1) Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.

2) Meeting all applicable requirements of the City of Knoxville Engineering Department.

3) Meeting all applicable requirements of the City of Knoxville Plans Review and Inspections Department.

COMMENTS:

The applicant proposes to renovate an existing, 5,025-sq ft structure along Clinton Highway into a social service center for CareCuts. A summary of the services provided, along with operation hours, is provided in Exhibit B.

STANDARDS FOR EVALUATING A SPECIAL USE (ARTICLE 16.2.F.2)

1) THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND THE ONE-YEAR PLAN.

A. The proposed renovation of the existing structure is consistent with the General Plan's Development Policy 8.10, which encourages redevelopment of obsolete commercial strip space by providing incentives for "infill" rather than greenfield development.

B. The One Year Plan's and the Northwest City Sector Plan's MU-CC (Community Mixed Use Center) land use classification promote redevelopment of vacant or largely vacant shopping centers and the proposed use is consistent with the adopted plans.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THIS ZONING CODE.

A. The C-H-1 district is intended to accommodate higher-intensity commercial uses of a predominantly auto-oriented character, including retail, rental, and service establishments of a more intense commercial character including those requiring permanent outdoor service or storage areas. Social service centers may be allowed by special use approval.

B. No structural expansions or site layout changes are proposed with this application. The project shall meet all applicable zoning standards during the permitting phase.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

A. The proposed use has no conflicts with the auto-centric character of the commercial corridor along Clinton Highway. The scale and size of the one-story structure are consistent with the surrounding commercial buildings.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY OR BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC, CONGESTION, OR OTHER IMPACTS DETRACT FROM THE IMMEDIATE ENVIRONMENT.

A. The proposed is not expected to significantly injure the value of any adjacent properties.

5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.

A. The proposed use will not significantly impact traffic on surrounding residential streets. Clinton Highway is a major arterial street with a transit route that supports the proposed use.

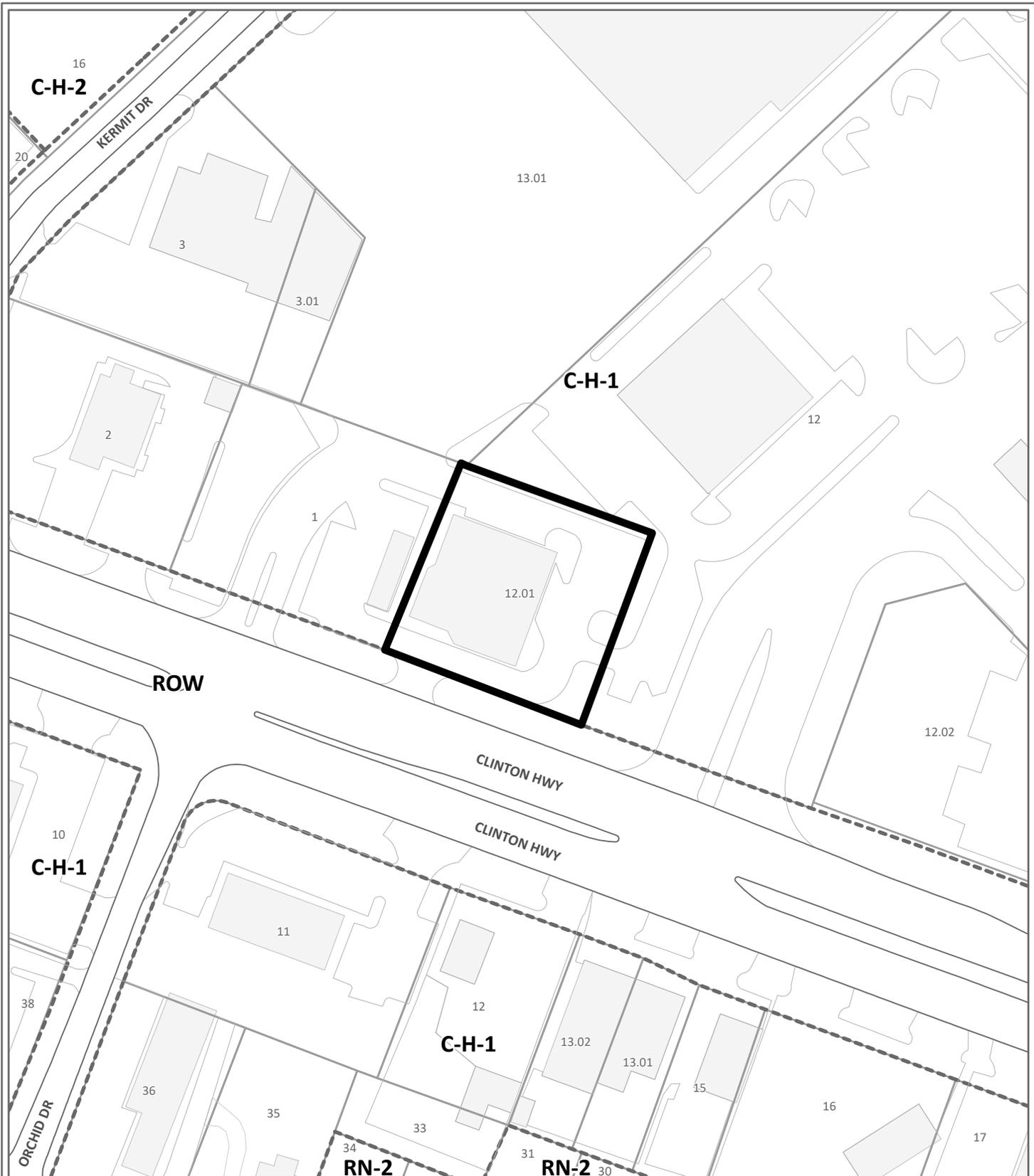
6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. There are no known uses immediately surrounding the subject property that would pose a potential hazard or undesirable environment for the proposed use.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

The Planning Commission's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed.



SPECIAL USE

1-A-26-SU

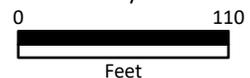
Petitioner: CareCuts



Social services provider in C-H-1 (Highway Commercial)

Map No: 68

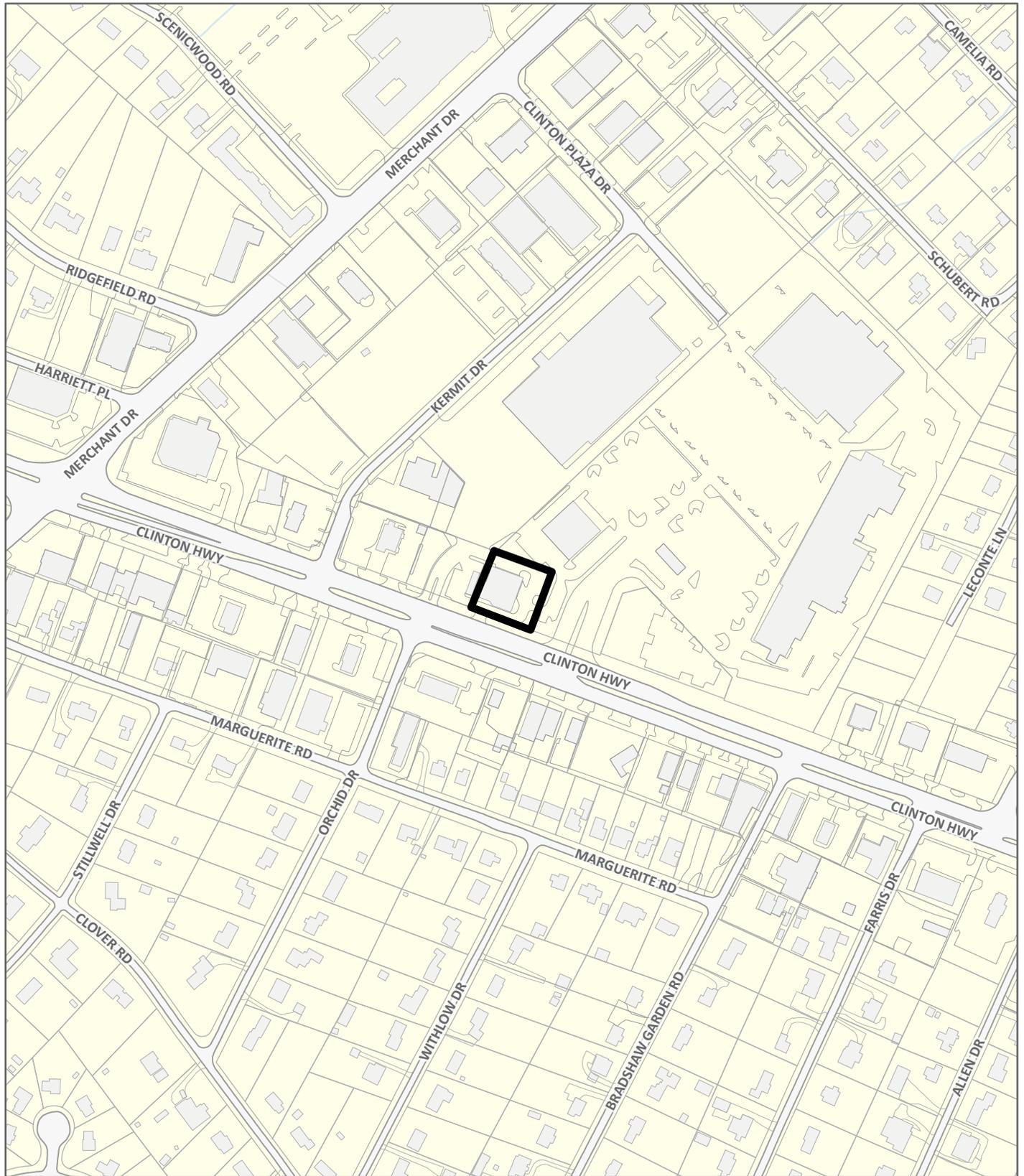
Jurisdiction: City



Original Print Date: 12/2/2025

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Exhibit A. Contextual Images



LOCATION MAP

1-A-26-SU



Case boundary

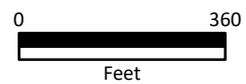


Exhibit A. Contextual Images



AERIAL MAP



Case boundary

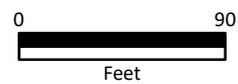


EXHIBIT B

Proposed Summary of Operations: 5200 Clinton Highway

Hours/Days of Operation

Serving the homeless: Tuesdays, Fridays & Sundays, 9am-1pm

Receiving and sorting donations: Thursdays & Saturdays, 9am-1pm

Staff

Our staff consists mainly of volunteers, ranging anywhere from 4 volunteers on a Thursday to up to 8 on a Sunday. Two full time staff include the founder Marti Baker and our Operations Supervisor, Robbie Russell.

Services

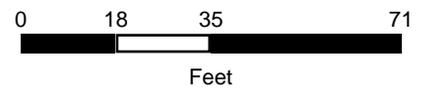
We will serve up to an estimated 40-60 people on Tuesdays and Fridays, and up to an estimated 80 people on Sundays. We have an estimated maximum amount of 28 people at any given time. All services will be day resource services with no individuals staying overnight. Services listed below will be provided on Tuesdays, Fridays and Sundays, unless otherwise noted:

- Serve breakfast and lunch
- Assist with obtaining TN identification cards and birth certificates, as well as out-of-state birth certificates
- Distribute clothing, shoes, backpacks and blankets
- Distribute hygiene items and reader glasses
- Provide KAT bus tickets for confirmed medical and job related appointments, and to obtain identification resources
- Act as a safe and reliable mailing address for our clients
- Provide pet food and pet accessories
- Offer computer and phone access during outreach days
- Refer to community providers and partners including houses, furniture ministries, bike referrals, rehab services, identification resources, etc.
- Provide laundry services (Future, TBD)
- Provide shower services (Future, TBD)
- Provide haircuts (Sunday only)
- Partner with community providers to provide occasional on-site services for areas such as veteran resources, insurance, mobile ID unit and phone services (schedule varies)

1-A-26-SU. Site Plan



Site to Remain As Is



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1-A-26-SU. Streetview of Existing Building



1-A-26-SU. Floor Plan

5200 Clinton Highway
 Knoxville, TN 37912
 5,025 SF

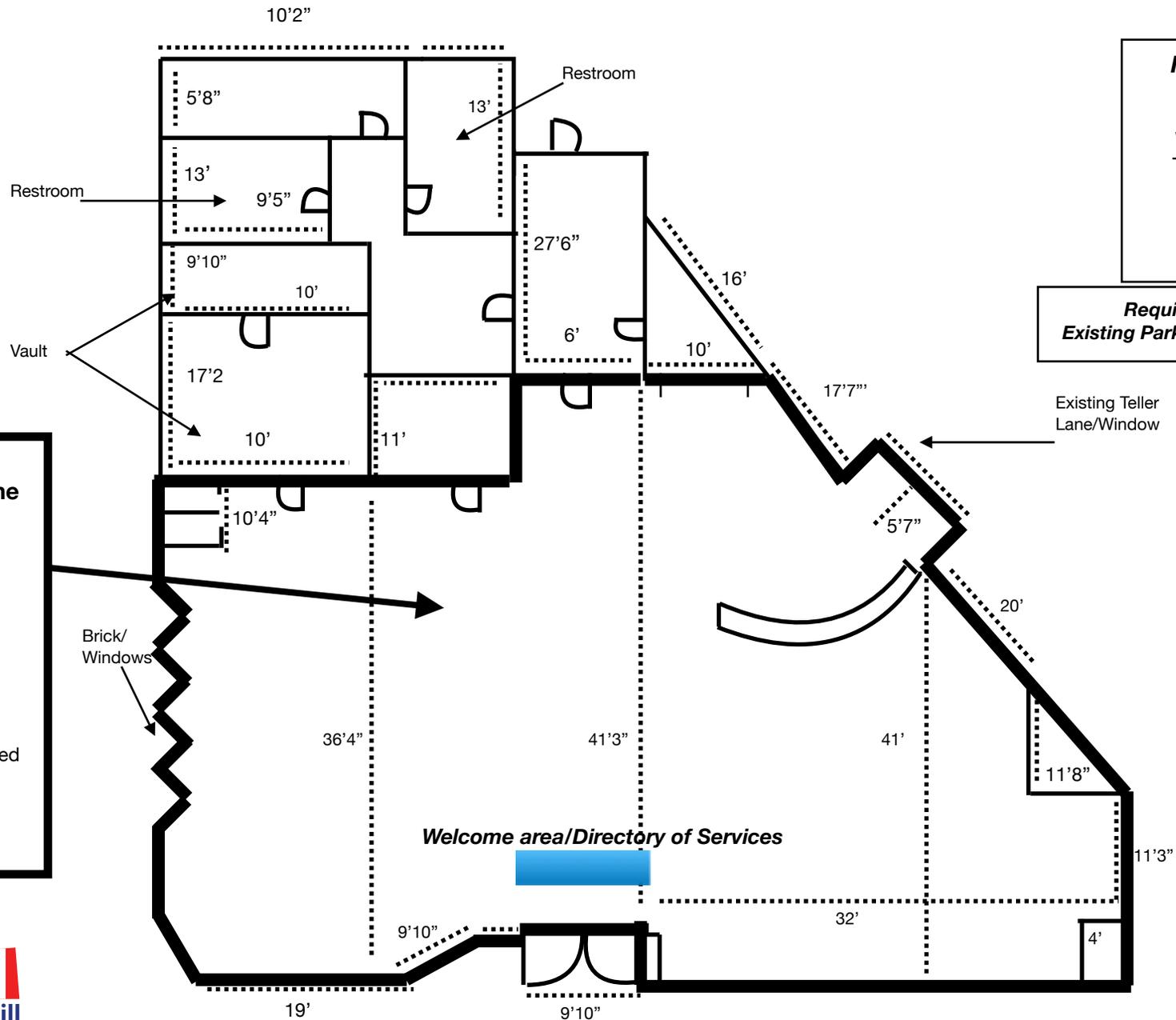
Hours of Operation

Monday: Closed
 Tuesday: 9am-1pm
 Wednesday: Closed
 Thursday: 9am-1pm
 Friday: 9am-1pm
 Saturday: 9am-1pm
 Sunday: 9am-1pm

Required Parking: 15 spaces
Existing Parking Spaces: 20 spaces

Flex Space For Stations Providing the Following Services:

1. Boxed Food
2. I.D. Services
3. Clothing
4. Hygiene Items
5. Mailboxes
6. Computer and phone
7. Community Service Referrals
8. Haircuts
9. Bus tickets for confirmed medical & job related appointments



Public Notice and Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). The contact information you provide in your application may be used for that purpose. We require applicants to acknowledge their role in this process.

Sign Posting and Removal

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission.

Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

Location and Visibility

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

Timing

The sign(s) must be posted not less than 12 days prior to the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

Acknowledgement

By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

12/27/25

Date to be Posted

1/9/26

Date to be Removed

Have you engaged the surrounding property owners to discuss your request?

Yes No

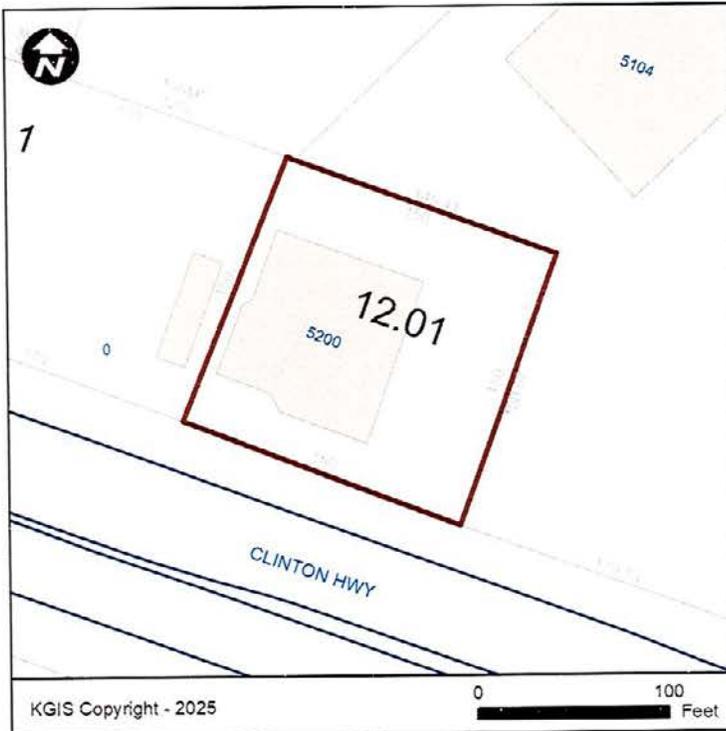
No, but I plan to prior to the Planning Commission meeting


Applicant Signature

May Katherine Wormsley
Applicant Name

11-7-2025
Date

Parcel 068NE01201 - Property Map and Details Report



Property Information

Parcel ID: 068NE01201
 Location Address: 5200 CLINTON HWY
 CLT Map: 68
 Insert: N
 Group: E
 Condo Letter:
 Parcel: 12.01
 Parcel Type: NORMAL
 District:
 Ward: 39
 City Block: 39550
 Subdivision: MEADOW VIEW 1ST
 ADD LOTS 8,9,10
 Rec. Acreage: 0
 Calc. Acreage: 0
 Recorded Plat: 14 - 204
 Recorded Deed: 20230721 - 0003643
 Deed Type: WD:Warranty Dee
 Deed Date: 7/21/2023

Address Information

Site Address: 5200 CLINTON HWY
 KNOXVILLE - 37912
 Address Type: BUSINESS
 Site Name: FIRST BANK
 Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

Owner Information

HATCHER HILL PROPERTIES LLC
 128 N NORTSHORE DR
 KNOXVILLE, TN 37919
 The owner information shown in this section does **not** necessarily reflect the person(s) responsible for Last Year's property taxes. Report any errors to the Knox County Property Assessor's office at (865) 215-2365.

Jurisdiction Information

County: KNOX COUNTY
 City / Township: Knoxville
 Fire Response: KNOXVILLE FIRE DEPARTMENT
 Please contact the Knox County Fire Prevention Bureau at (865) 215-4660 if you have questions.

Other Information

Census Tract: 39.02
 Planning Sector: Northwest City
 Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

Political Districts

Voting Precinct: 39E
 Voting Location: Inskip Rec. Center
 301 W INSKIP DR
 TN State House: 90
 TN State Senate: 5
 County Commission: 2 Courtney Durrett
 (at large seat 10) Larsen Jay
 (at large seat 11) Kim Frazier
 City Council: 5 Charles Thomas
 (at large seat A) Lynne Fugate
 (at large seat B) Debbie Helsley
 (at large seat C) Amelia Parker
 School Board: 2 Anne Templeton
 Please contact Knox County Election Commission at (865) 215-2480 if you have questions.

School Zones

Elementary: NORWOOD
 ELEMENTARY
 Intermediate:
 Middle: NORTHWEST
 MIDDLE
 High: POWELL HIGH



Intro Maps Results Legend Help

Standard Maps

- Standard Map
- Aerial

Historical Aerials

Planning and Zoning Maps

- Growth Policy Plan
- Knox County Future Land Use
- Knoxville One Year Plan
- Knoxville Future Land Use
- Zoning

-
- FEMA Flood Map
 - Historic Districts and Pre-1865 Structures

Political District Maps

School District Maps

Other Maps

