CASE SUMMARY

APPLICATION TYPE: SPECIAL USE

Planning
KNOXVILLE | KNOX COUNTY

File Number: 1-A-26-SU **Related File Number:**

Application Filed: 11/10/2025 **Date of Revision:**

Applicant: CARECUTS

PROPERTY INFORMATION

General Location: Northeast side of Clinton Hwy, southeast of Merchant Dr

Other Parcel Info.:

Tax ID Number: 68 N E 01201 **Jurisdiction:** City

Size of Tract: 0.52 acres

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

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial

Surrounding Land Use:

Proposed Use: Social services provider **Density:**

Planning Sector: Northwest City **Plan Designation:** MU-CC (Mixed Use Community Center)

Growth Policy Plan: N/A (Within City Limits)

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.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 5200 CLINTON HWY

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-H-1 (Highway Commercial)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category: MU-CC (Mixed Use Community Center)

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed: **No. of Lots Approved:** 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Samiul Haque

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

Staff Recomm. (Full):
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.

Action: Approved with Conditions **Meeting Date:** 1/8/2026

Details of Action:

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

Date of Approval: 1/8/2026 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** ☐ **Action Appealed?:** 1/23/2026

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 3/17/2026 **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: Appeal Denied **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**