

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 5-B-26-UR **Related File Number:**
Application Filed: 3/23/2026 **Date of Revision:**
Applicant: RICK HARBIN/HARBIN CDS

PROPERTY INFORMATION

General Location: Northeast side of Rio Grande Dr, northwest of W Emory Rd
Other Parcel Info.:
Tax ID Number: 66 E B 029 **Jurisdiction:** County
Size of Tract: 0.95 acres
Accessibility: Access is via Rio Grande Drive, an unstriped local street with 25 ft of pavement width within a 50-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Duplex **Density:**
Planning Sector: Northwest County **Plan Designation:** TN (Traditional Neighborhood)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The subject property is part of a small single family subdivision that abuts a townhouse development to the east and the Belltown Planned Development to the west. Powell Middle School and the Clinton Highway commercial corridor lie within a mile to the northeast.

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

Street: 7620 RIO GRANDE DR
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RA (Low Density Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: In 2023 the property was rezoned from A (Agricultural) to RA (Low Density Residential), while the applicant requested PR (Planned Residential) up to 5 du/ac (9-D-23-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category:

nearby one- and two-story residential structures.

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

A. The proposed duplex is considered a low-density residential use and is compatible with other residential developments in the area.

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

A. Two dwelling units would be a minor increase in density for the area and would not significantly impact traffic on any residential streets. The property is only 440 ft away from a major arterial street, W Emory Road.

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 in the area that could be a potential hazard or create an undesirable environment for the proposed duplex.

B. There is a detention pond on the adjacent northern parcel (Lot 2-R1 on the site plan). Any house on Lot 2-R2-R1 must be built with a minimum floor elevation (MFE) of 998 ft, and this shall be reviewed by the Knox County Engineering Department when a building permit application is submitted for the house.

Action: Approved with Conditions **Meeting Date:** 5/14/2026

Details of Action:

Summary of Action: Approve the request for a duplex in the RA (Low Density residential) zone as depicted on the site plan, subject to 4 conditions.

Date of Approval: 5/14/2026 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action: **Date of Legislative Action, Second Reading:**

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

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

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

Amendments: **Amendments:**

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