



USE ON REVIEW REPORT

▶ **FILE #:** 5-B-26-UR

AGENDA ITEM #: 52

AGENDA DATE: 5/14/2026

▶ **APPLICANT:** RICK HARBIN/HARBIN CDS

OWNER(S): Rick Harbin Harbin CDS

TAX ID NUMBER: 66 E B 029

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 7620 RIO GRANDE DR

▶ **LOCATION:** Northeast side of Rio Grande Dr, northwest of W Emory Rd

▶ **APPX. SIZE OF TRACT:** 0.95 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Rio Grande Drive, an unstriped local street with 25 ft of pavement width within a 50-ft right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Beaver Creek

▶ **ZONING:** RA (Low Density Residential)

PLACE TYPE: TN (Traditional Neighborhood)

▶ **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

▶ **PROPOSED USE:** Duplex

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).

SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant land - RA (Low Density Residential)

South: Rural residential - A (Agricultural)

East: Multifamily residential - PR (Planned Residential) up to 5 du/ac

West: Single family residential - PR (Planned Residential) up to 5 du/ac

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.

STAFF RECOMMENDATION:

▶ **Approve the request for a duplex in the RA (Low Density residential) zone as depicted on the site plan, subject to 5 conditions.**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Before obtaining a building permit for a second primary structure on the parcel, subdividing the property into separate lots as shown on the site plan, and meeting all applicable requirements of the platting process and Subdivision Regulations.
4. If during plat approval or construction of the development, it is discovered that unforeseen off-site improvements within the right-of-way are necessary as caused by this development, the developer will either enter into a Memorandum of Understanding with the County for these improvements or reimburse the County for their direct expenses (if completed by County crews) to make corrections deemed necessary.

COMMENTS:

This request is for a duplex on a proposed 2-lot subdivision in the RA zone. The duplex is proposed on a flag lot of approximately 20,700 sf (Lot 2-R2-R2, 26,720 sf with the flag stem), and a house is contemplated for the front lot with an approximate size of 14,440 sf (Lot 2-R2-R1). The RA zone does not allow two principal structures on the same lot, so the parcel must be subdivided before a second structure is built. Each unit of the one-story duplex will have two bedrooms. There is an existing barn on the parcel that will remain.

DEVELOPMENT STANDARDS FOR USES PERMITTED ON REVIEW (ARTICLE 4.10, SECTION 2)

The planning commission, in the exercise of its administrative judgment, shall be guided by adopted plans and policies, including the general plan and the following general standards:

1) THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICIES, INCLUDING THE COMPREHENSIVE PLAN OF KNOX COUNTY.

A. The property is designated with the TN (Traditional Neighborhood) place type, which lists attached dwellings as a primary use. The proposed development is consistent with the TN place type's recommended building height of 1-3 stories. The place type encourages consistent setbacks of 0-20 ft within a block, which is not applicable for a flag lot.

B. The development is consistent with the Comprehensive Plan's Implementation Policy 2, to ensure that development is sensitive to existing community character. The area has a mix of detached and attached dwelling units, and the proposed duplex is compatible with the surrounding development.

C. The proposed duplex is also compatible with the subject property's location in the Planned Growth Area of the Growth Policy Plan, which encourages a reasonably compact pattern of development offering a wide range of housing choices.

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

A. The RA zone is intended to provide for residential areas with low population densities. The proposed duplex is permitted via the use on review process.

B. The proposed lot meets the minimum lot size requirement of 12,000 sf for a duplex in the RA zone. The site plan and elevations as provided conform to the dimensional standards of the RA zone (Articles 5.11.04 - 5.11.11) and off-street parking requirements (Articles 3.50 - 3.51).

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

A. The proposed duplex is compatible with nearby detached dwellings and the attached condominium development to the east. The proposed 1-story structure is comparable in size and scale with the 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.

ESTIMATED TRAFFIC IMPACT: 16 (average daily vehicle trips)

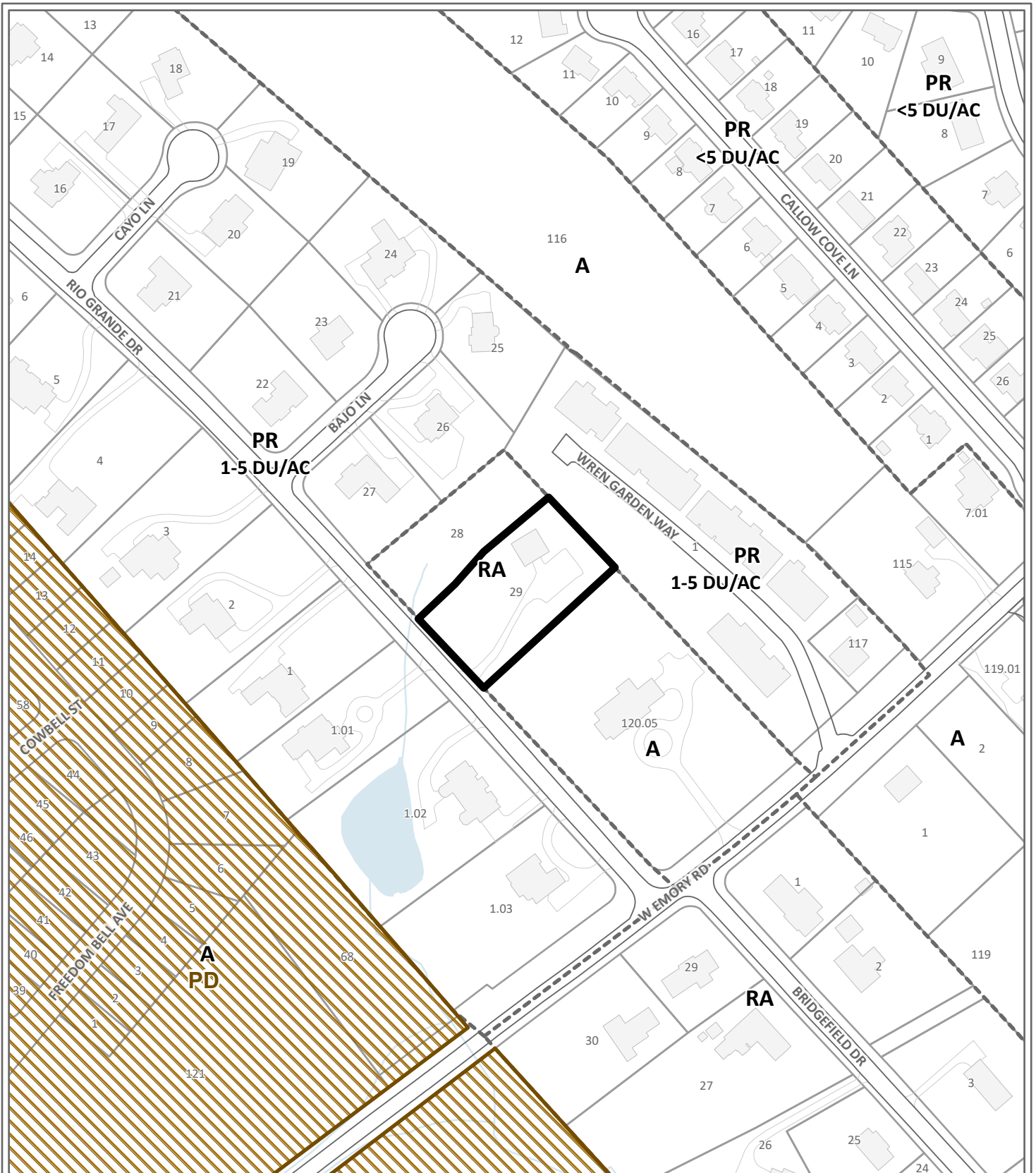
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 0 (public school children, grades K-12)

Schools affected by this proposal: Powell Elementary, Powell Middle, and Karns High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

The Planning Commission's approval or denial of this request is final, unless the action is appealed. For more information on the appeal process, contact Knoxville-Knox County Planning.



USE ON REVIEW

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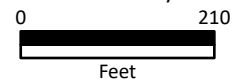
Petitioner: Rick Harbin/Harbin CDS



Duplex in RA (Low Density Residential)

Map No: 66

Jurisdiction: County



Original Print Date: 4/7/2026

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

Exhibit A. Contextual Images



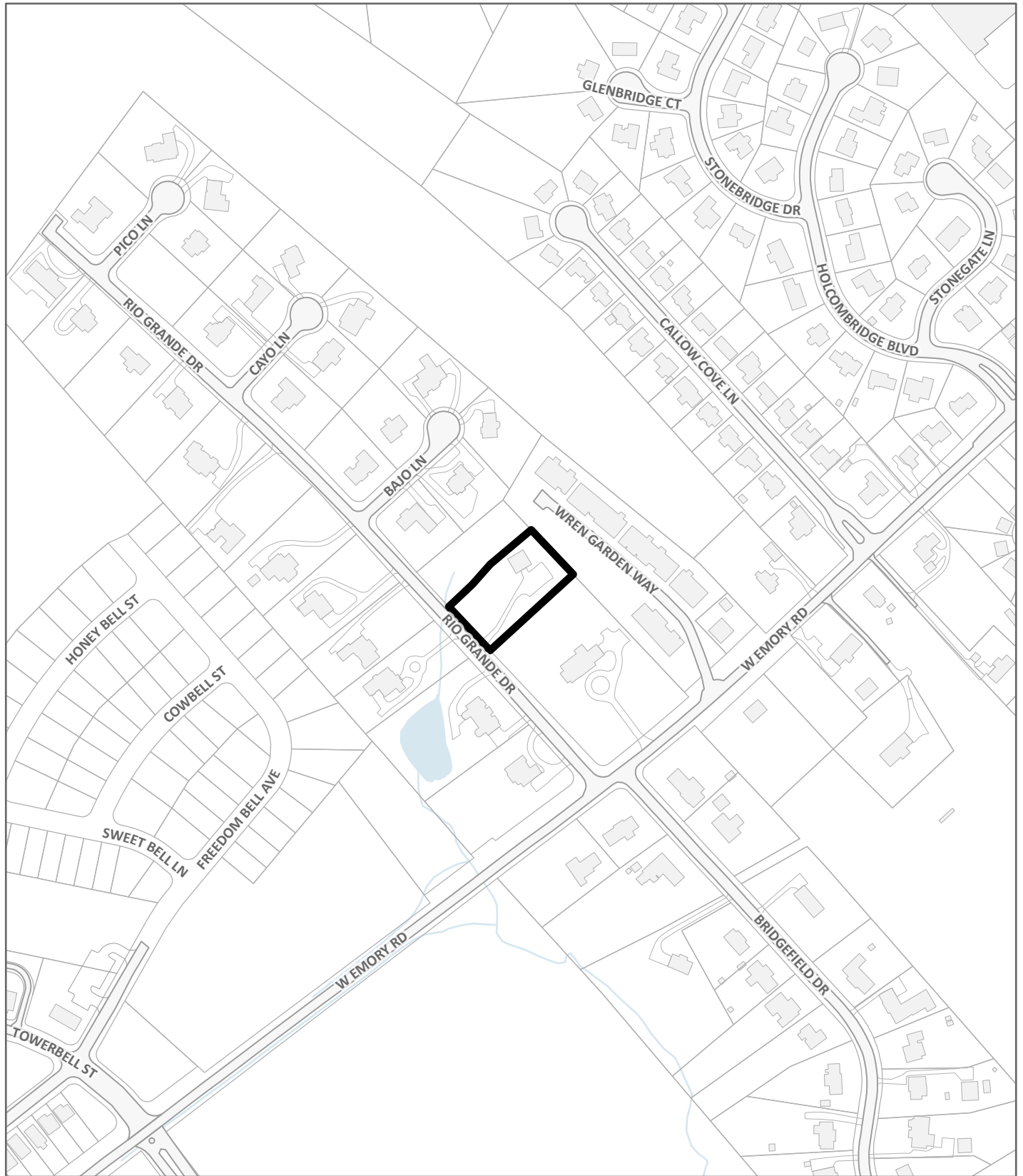
AERIAL MAP



Case boundary



Exhibit A. Contextual Images

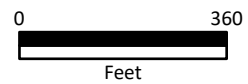


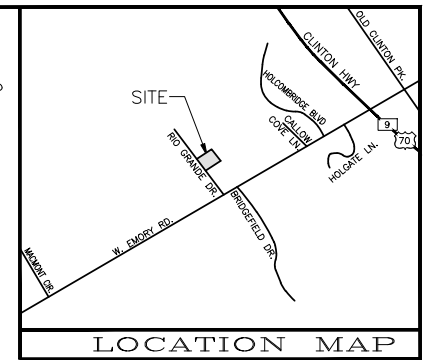
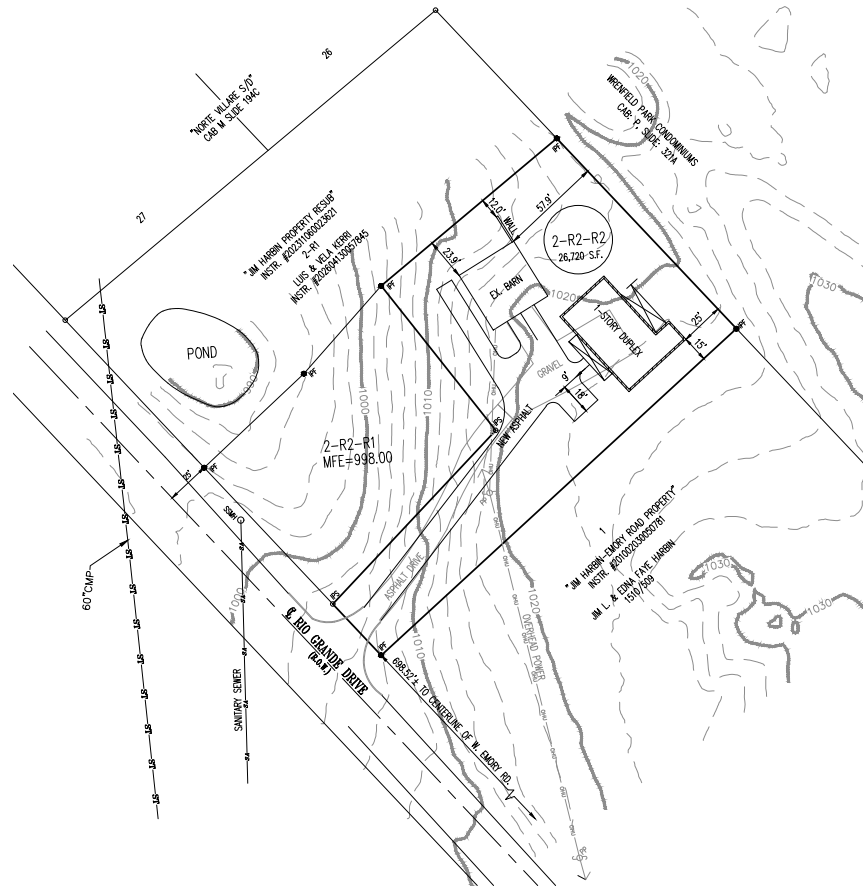
LOCATION MAP

5-B-26-UR



Case boundary





- NOTES:
1. IRON PINS FOUND (IPF) SHOWN ON MAP. ALL OTHERS SET BY BHN&P UNLESS OTHERWISE NOTED.
 2. UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS OF 10' INSIDE ALL EXTERIOR LOT LINES AND ALONG ALL ROADS; 5' UTILITY, DRAINAGE, AND CONSTRUCTION EASEMENTS ALONG BOTH SIDES OF ALL INTERIOR LOT LINES; PLUS OTHER EASEMENTS SHOWN. UTILITY AND DRAINAGE EASEMENTS TO BE CENTERED ABOUT DRAINAGE STRUCTURE AS INSTALLED.
 3. SANITARY SEWER EASEMENT OF 15', 7.5' EACH SIDE OF SEWER AS INSTALLED (WHERE APPLICABLE).
 4. THIS PROPERTY IS ZONED RA.
 5. THIS PROPERTY CONTAINS 26,720 S.F. OF ONE LOT.
 6. THIS PROPERTY WAS PREVIOUSLY PLATTED AS JIM HARBIN PROPERTY-EMORY ROAD AND RECORDED AS INST. #201002030050781.
 7. THE PURPOSE OF THIS USE ON REVIEW IS TO APPROVE A DUPLEX IN A RA ZONE.

USE ON REVIEW
 FOR
HARBIN PROPERTY LOT 2-R2-R2
 TAX MAP 66, PARCEL 120.06
 DISTRICT-6, KNOX COUNTY, TN.
 SCALE: 1"=50' DATE: 4/21/26

OWNER:
RICK HARBIN
 7615 RIO GRANDE DRIVE
 POWELL, TENNESSEE 37849
 PHONE: (865) 755-2346



BATSON, HIMES, NORVELL & POE
 REGISTERED ENGINEERS & LAND SURVEYORS
 4334 PAPERMILL DRIVE
 KNOXVILLE, TENNESSEE 37909
 PHONE (865) 588-6472
 FAX (865) 588-6473

5-B-26-UR
 Rev 4.22.2026

PLAT REFERENCE: INSTR. #202311060023621
 DEED REFERENCE: INSTR. #202105240096534

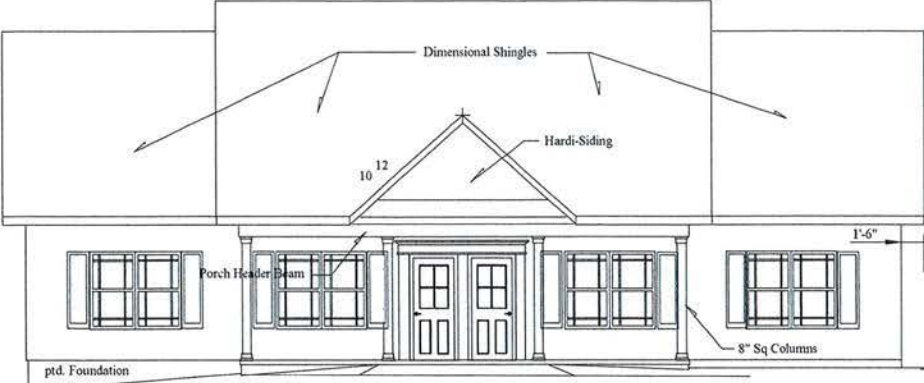
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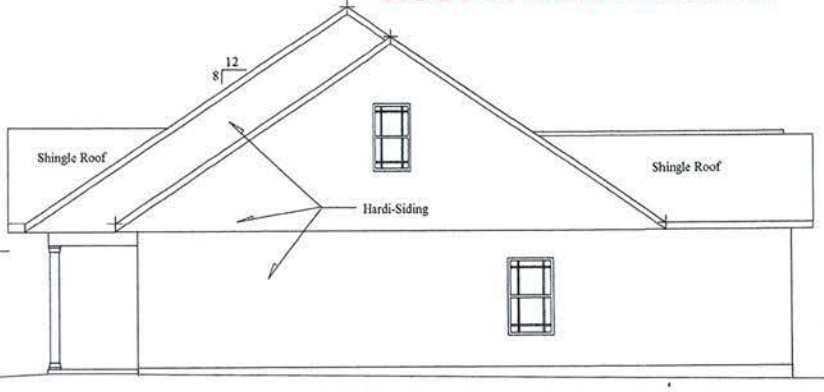
RICK HARBIN HARBINCDS
CONSTRUCTION DEVELOPMENT SERVICES
7615 RIO GRANDE DR.
POWELL TN 37849

7620 RIO GRANDE DR
POWELL TN. 37849

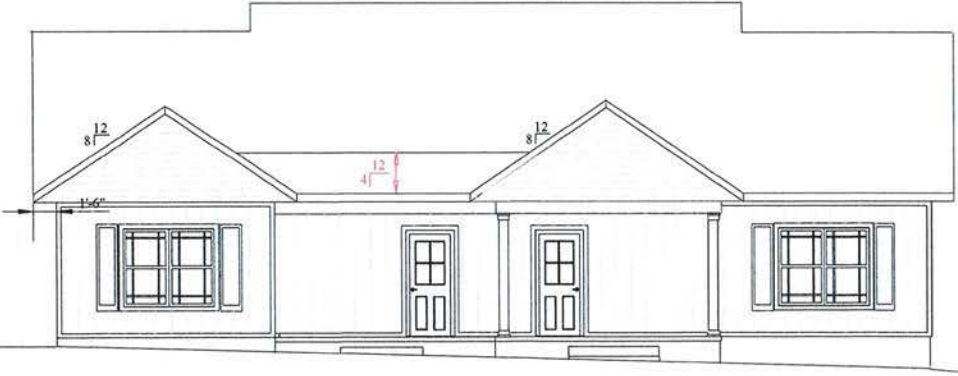
**Plans are not complete
Not for Construction**



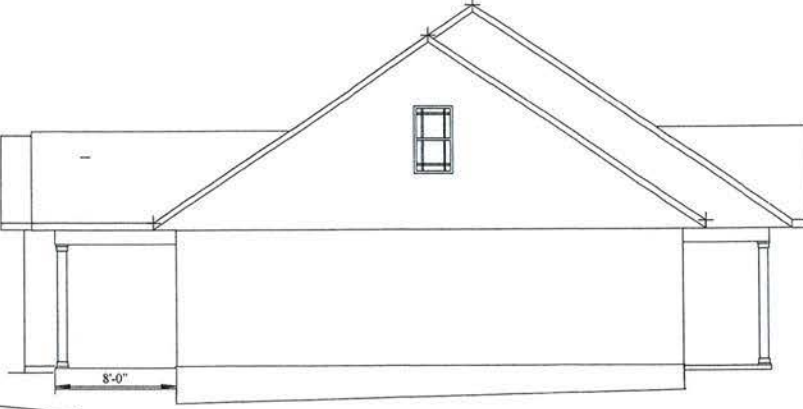
Front



Right End

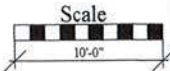


Rear



Left End

Elevations



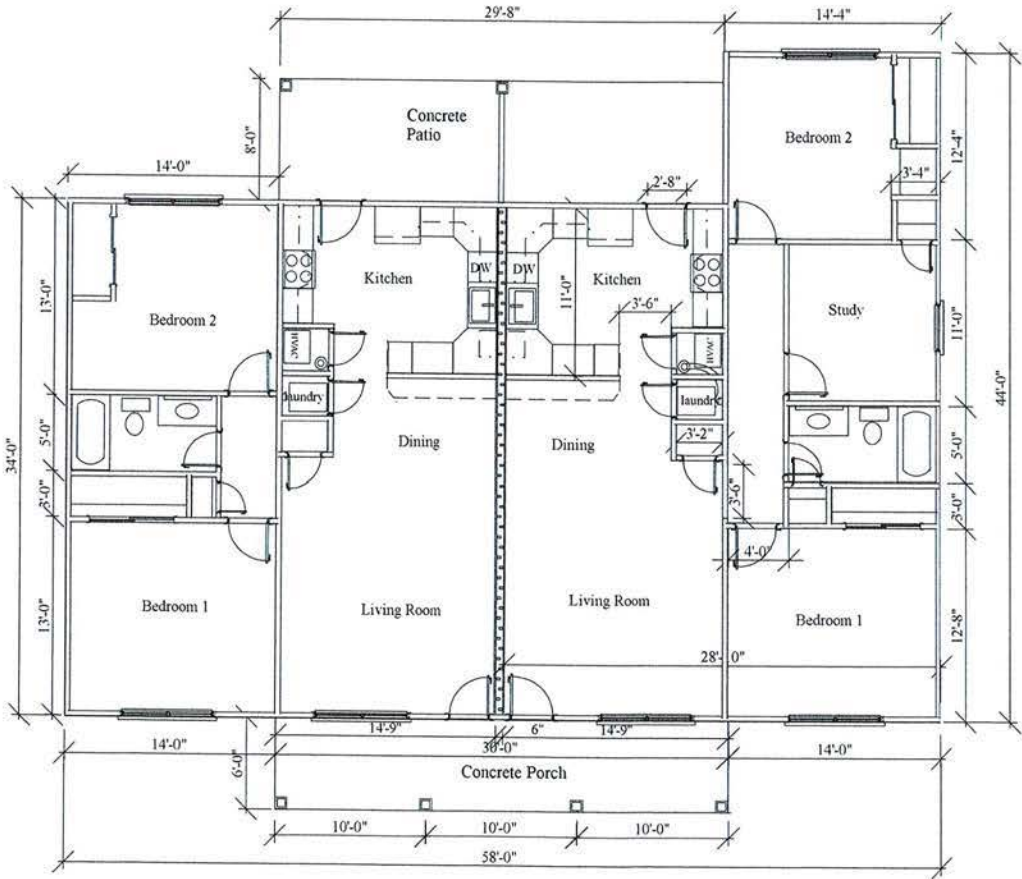
Latest Revision = March 9 2026

Design & Construction by
Harbin CDS
Rick Harbin/Construction Development Services
7615 Rio Grande Dr. Powell TN 37849
(615)755-2146 • email: harbin.cds@comcast.net
www.harbincustomhomes.com

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★
RESIDENCE AT 7620 RIO GRANDE DR.
POWELL, TN. 37849
★

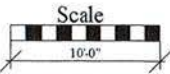
**Plans are not complete
Not for Construction**



Unit 1= 986 sf
Unit 2= 1129 sf
Gross = 2115 sf

**RESIDENCE AT 7620 RIO GRANDE DR.
POWELL, TN. 37849**

Floor Plan



Latest Revision = March 9 2026
Design & Construction by:
Harbin CDS
Rick Harbin/Construction Development Services
7615 Rio Grande Dr. Powell TN 37849
(615) 755-2246 email: r.harbin.cds@comcast.net
www.harbincustomhomes.com

02



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.

05/02/2026

05/15 2026

Date to be Posted

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

DAVID Harbin
Applicant Name

3-20-26
Date