

LOCATION MAP

- 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

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

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

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

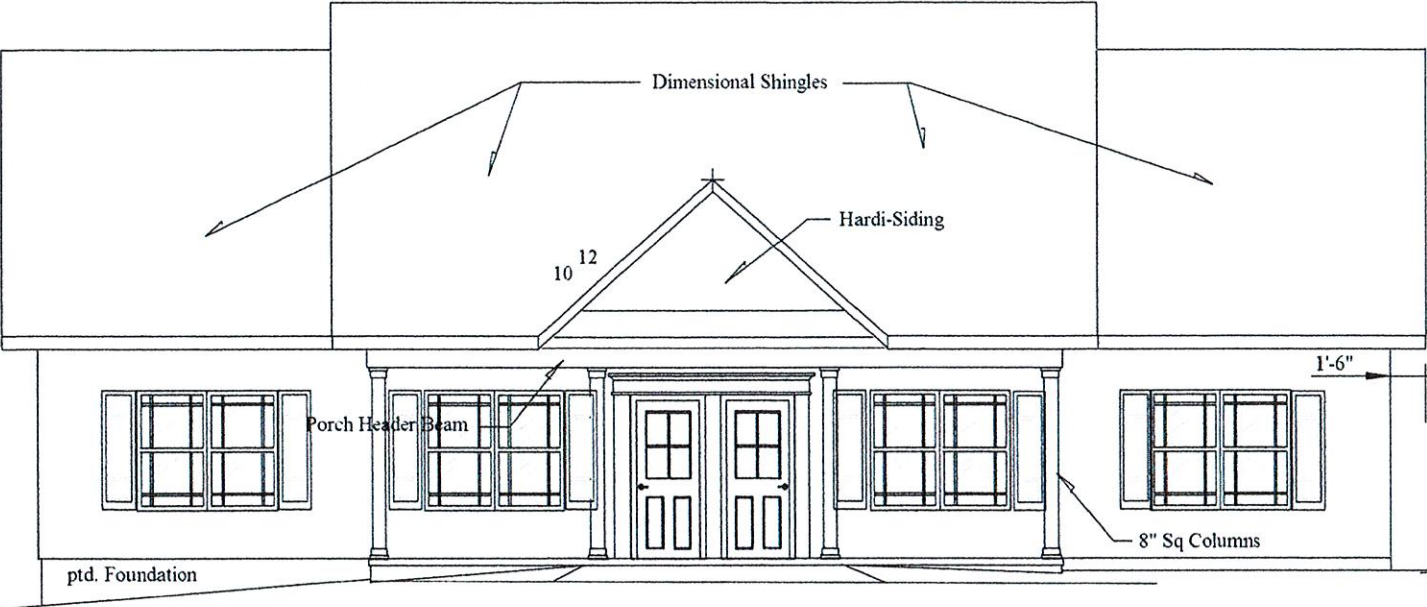
5-B-26-UR
Rev 4.22.2026



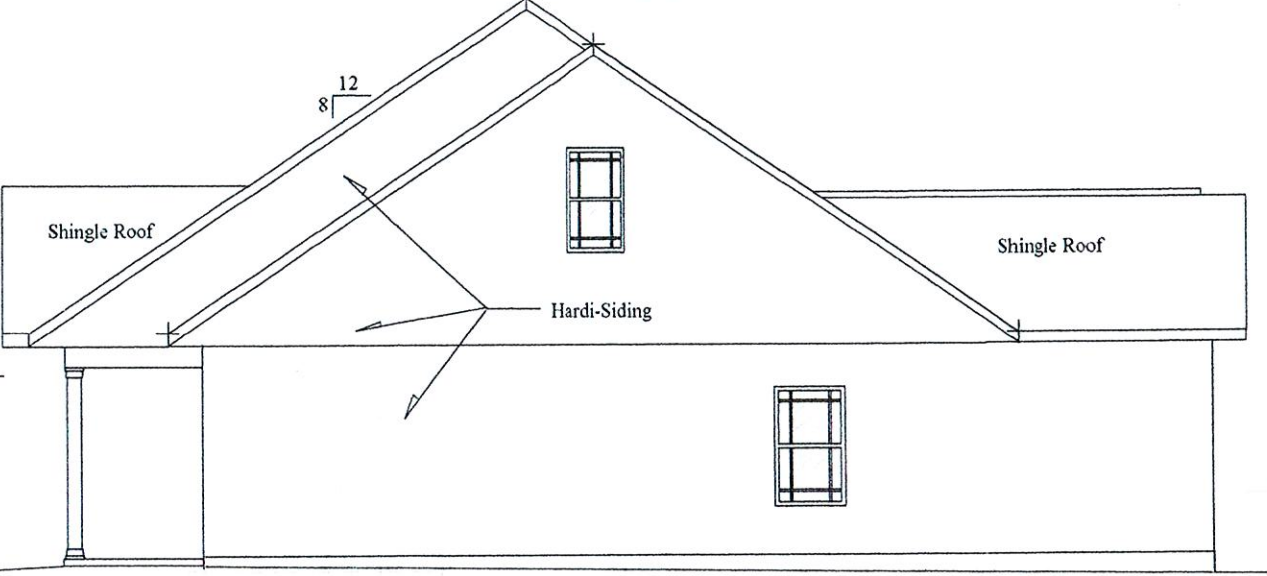
RICK HARBIN HARBINCDS
CONSTRUCTION DEVELOPMENT SERVICES
7615 RIO GRANDE DR.
POWELL TN 37849

7620 RIO GRANDE DR
POWELL TN, 37849

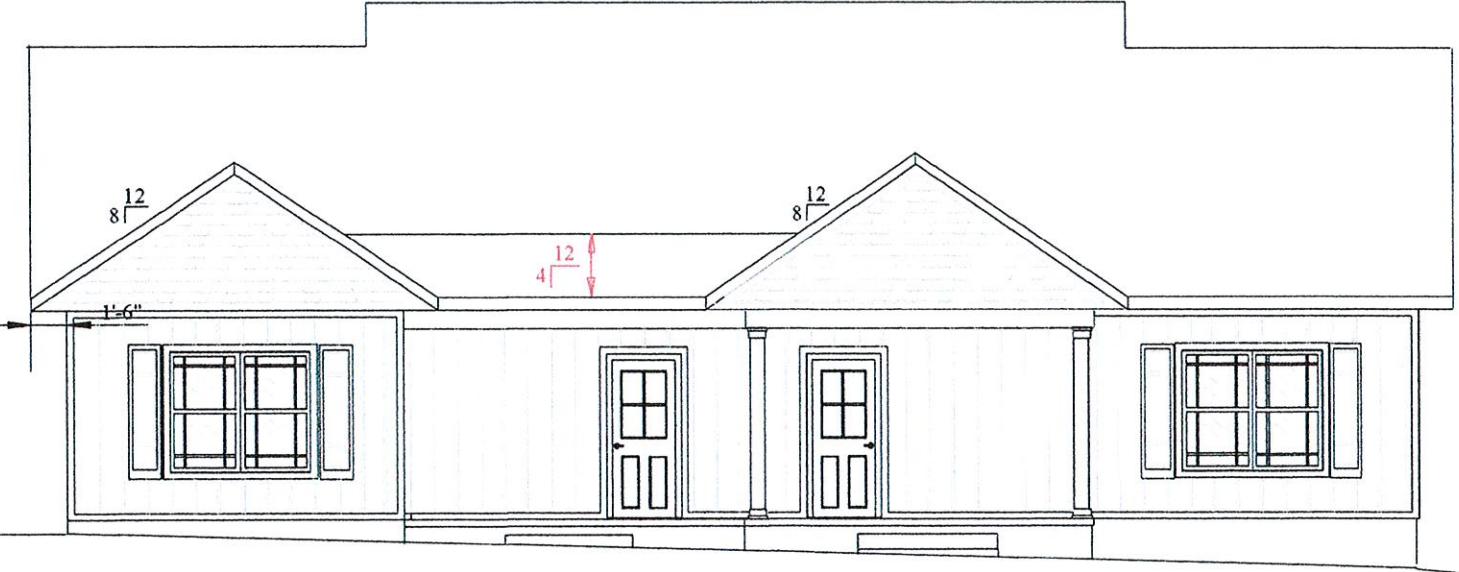
**Plans are not complete
Not for Construction**



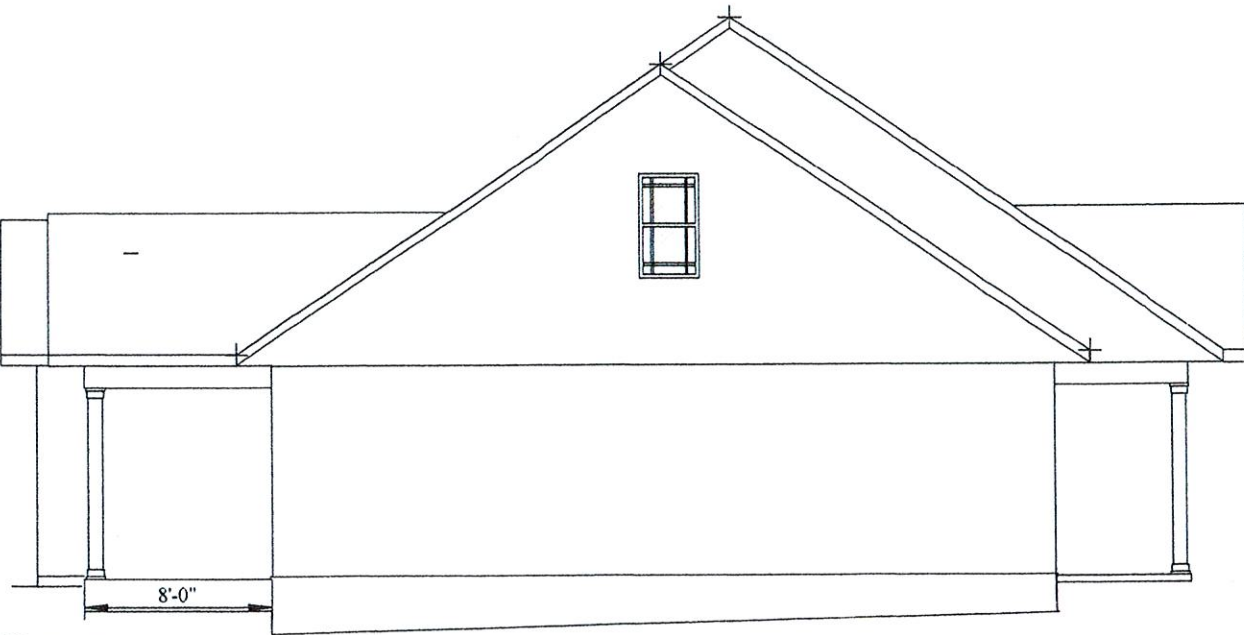
Front



Right End

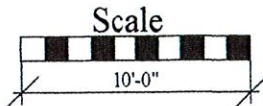


Rear



Left End

Elevations



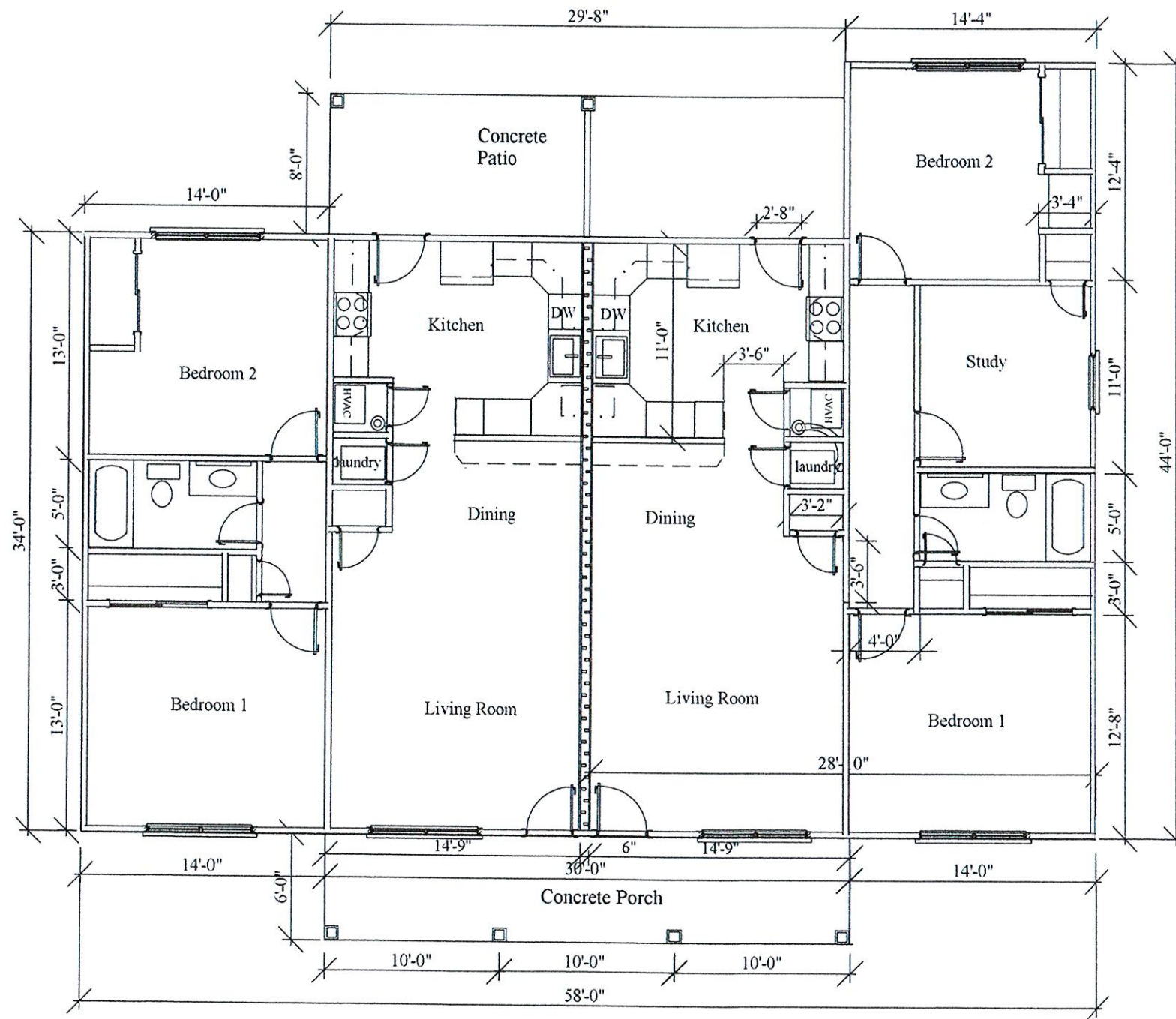
Latest Revision = March 9 2026
Design & Construction by:
Harbin CDS
Rick Harbin/Construction Development Services
7615 Rio Grande Dr. Powell TN 37849
(865)755-2346 >email>harbin.cds@comcast.net
www.harbincustomhomes.com

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

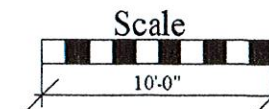


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Not for Construction**



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

Floor Plan



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