

CASE SUMMARY

APPLICATION TYPE: OTHER BUSINESS



File Number: 2-B-26-OB **Related File Number:**
Application Filed: 12/23/2025 **Date of Revision:**
Applicant: DAVID HARBIN

PROPERTY INFORMATION

General Location: Northwest side of Rifle Range Dr, south of Mynatt Rd
Other Parcel Info.:
Tax ID Number: 48 070 **Jurisdiction:** County
Size of Tract: 5.72 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Rural Residential
Surrounding Land Use:
Proposed Use: **Density:**
Planning Sector: North County **Plan Designation:** SMR (Suburban Mixed Residential), HP (Hillside Ridgetop P
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 0 RIFLE RANGE DR
Location:
Proposed Street Name:
Department-Utility Report:
Reason: Request a 2-year concept plan extension of case 4-SA-23-C/4-B-23-DP for Zenith Homes, The Preserve at Hines Branch Creek subdivision.

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential), <10 DU/AC
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
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.: Request a 2-year concept plan extension of case 4-SA-23-C/4-B-23-DP for Zenith Homes, The Preserve at Hines Branch Creek subdivision.

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): Approve the extension of the Concept Plan for Zenith Homes, The Preserve at Hines Branch Creek subdivision (4-SA-23-C) for two years to April 13, 2028, pursuant to Section 2.07.F of the Knoxville-Knox County Subdivision Regulations, amended through October 6, 2022.

Staff Recomm. (Full):

Comments:

Action: Approved

Meeting Date: 2/12/2026

Details of Action:

Summary of Action: Approve the extension of the Concept Plan for Zenith Homes, The Preserve at Hines Branch Creek subdivision (4-SA-23-C) for two years to April 13, 2028, pursuant to Section 2.07.F of the Knoxville-Knox County Subdivision Regulations, amended through October 6, 2022.

Date of Approval: 2/12/2026

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Chancery Court

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: