



MEMORANDUM

TO: Knoxville-Knox County Planning Commission

FROM: Mike Reynolds, AICP, Principal Planner

DATE: Monday, January 26, 2026

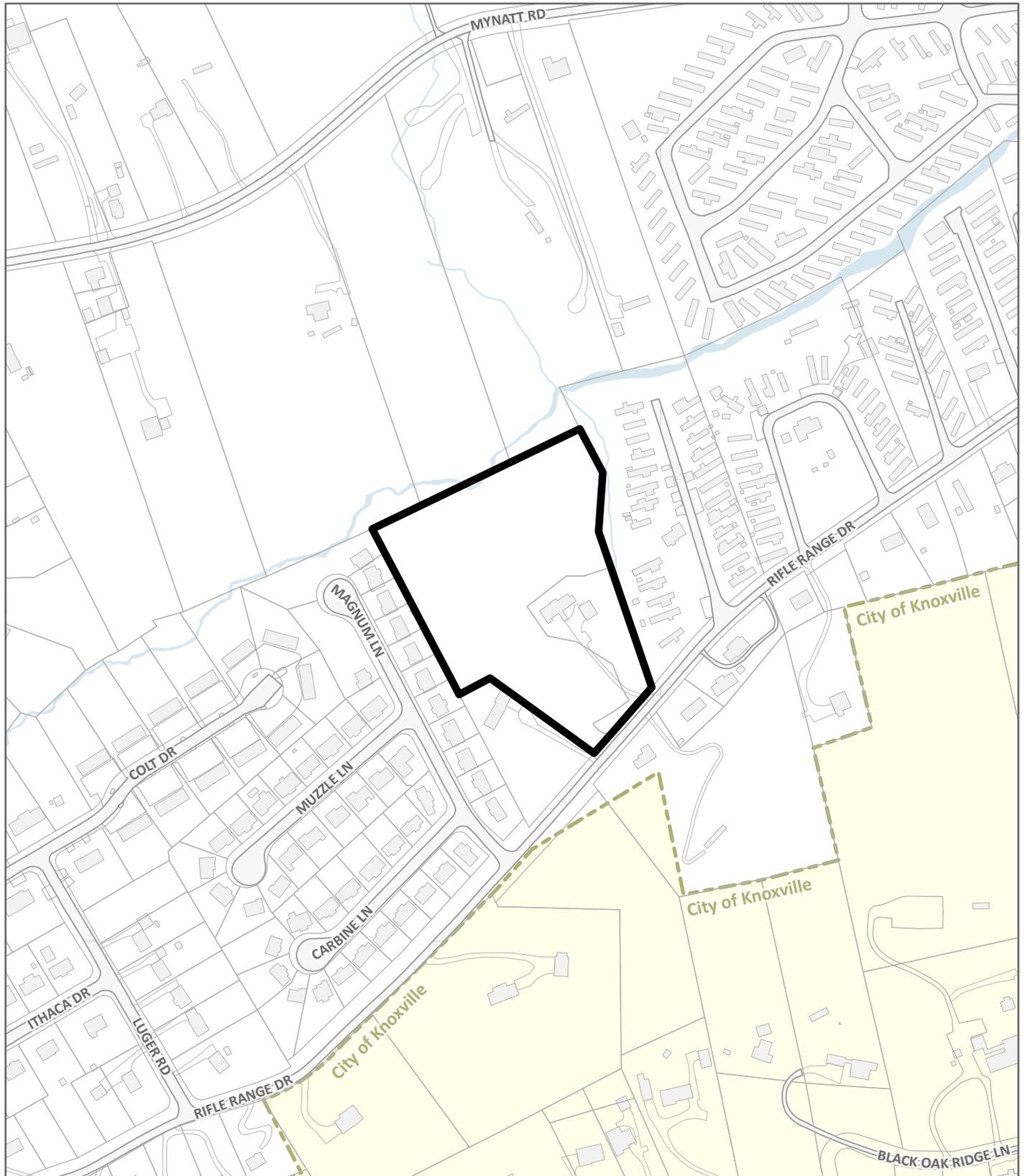
ITEM NOS.: Agenda Item # 43 / File # 2-B-26-OB

SUBJECT: 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.

STAFF RECOMMENDATION:

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.

Exhibit A. Contextual Images



LOCATION MAP

2-B-26-OB



Case boundary

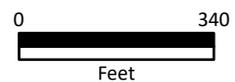


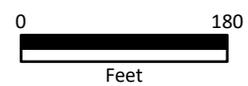
Exhibit A. Contextual Images



AERIAL MAP



Case boundary



BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS AND LAND SURVEYORS
4334 Papermill Road
Knoxville, Tennessee 37909
Phone (865) 588-6472
Fax (865) 588-6473

December 22, 2025

Knoxville-Knox County Planning
City-County Building Suite 403
400 Main Street
Knoxville, TN 37902

RE: Concept Plan Extension, Case 4-SA-23-C/4-B-23-DP Rifle Range Road Zenith Homes

Please accept this letter as request for a 2-year concept plan extension of case 4-SA-23-C/4-B-23-DP Rifle Range Road Zenith Homes.

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink that reads "David Harbin". The signature is written in a cursive, flowing style.

David B. Harbin PE, RLS
Batson, Himes, Norvell & Poe
4334 Papermill Dr
Knoxville, TN 37909