



DEVELOPMENT PLAN REPORT

▶ **FILE #:** 3-C-26-DP

AGENDA ITEM #: 35

AGENDA DATE: 3/5/2026

▶ **APPLICANT:** AMY SHERRILL

OWNER(S): Ark Homes

TAX ID NUMBER: 50 L D 072 (PARTIAL)

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 7739 ACORN VALLEY LN

▶ **LOCATION:** Northwest side of Acorn Valley Ln, southeast of Millertown Pike

▶ **APPX. SIZE OF TRACT:** 1.288 acres

GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)

ACCESSIBILITY: Access is via Acorn Valley Lane, a local street with a proposed 26 ft of pavement width within a proposed 50-ft right-of-way.

UTILITIES: Water Source: Northeast Knox Utility District

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Legg Creek

▶ **ZONING:** PR (Planned Residential) up to 4 du/ac

PLACE TYPE: RC (Rural Conservation)

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

▶ **PROPOSED USE:** Amenity Building and Swimming Pool

HISTORY OF ZONING: In 2023 the property was part of a rezoning from A (Agricultural) to PR (Planned Residential) up to 4 du/ac (7-Q-23-RZ).

SURROUNDING LAND USE AND ZONING: North: Single family residential - PR (Planned Residential) up to 4 du/ac, A (Agricultural)

South: Multifamily residential (under construction) - PR (Planned Residential) up to 4 du/ac

East: Multifamily residential (under construction) - PR (Planned Residential) up to 4 du/ac

West: Multifamily residential (under construction) - PR (Planned Residential) up to 4 du/ac

NEIGHBORHOOD CONTEXT: The subject property is on the northern edge of a townhouse subdivision currently under construction. The surrounding area features single family houses in subdivisions and on large lots.

STAFF RECOMMENDATION:

▶ **Approve the development plan for an amenity building and a swimming pool within a residential subdivision, subject to 3 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. The height of the amenity building shall be one story, as depicted on the plan.

COMMENTS:

In 2023, the Planning Commission approved a 130-lot attached residential subdivision for a 38-acre property (10-SC-23-C, 10-C-23-DP), which was later platted as the Reserve at Three Ridges subdivision with 126 townhouse units. The subdivision includes several open areas, and the developer is proposing to add an amenity building, a swimming pool, and a playground within a 1.13-acre open area located between the rear yards of some townhouse units and an existing house on Millertown Pike. The amenity area has sidewalk connections to a parking space next to one of the internal roads.

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)

In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

1) ZONING ORDINANCE

PR (Planned Residential) up to 4 du/ac:

A. The PR zone allows recreational uses accessory to a residential development as a permitted use. The administrative procedures for the PR zone require the Planning Commission to approve the development plan before permits can be issued (Article 5, Section 5.13.15).

B. The proposed swimming pool and amenity building meet applicable setback standards. The site plan shall meet all applicable zoning requirements during the permitting phase, as stipulated in Condition 1.

2) KNOX COUNTY COMPREHENSIVE PLAN - FUTURE LAND USE MAP

A. The subdivision was approved prior to the adoption of the Knox County Comprehensive Plan, but the property now has the RC (Rural Conservation) place type, which requires preservation of 50% or more of open space for residential subdivisions. Although the proposed amenity facility will effectively reduce the open area, it will provide for recreational uses for the future residents of this under-construction subdivision. The area is already cleared, and approval of this request will not result in any deforestation.

B. The proposed one-story amenity building is consistent with the place type's specified building height maximum of 2 stories.

3) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. Ensure that development is sensitive to existing community character (Policy 2). – The site plan indicates that existing evergreen trees on the abutting residential property provide a buffer from this recreation area. The swimming pool is enclosed by evergreen hedges, which are expected to reach 4-ft tall at maturity and will provide additional screening for this use.

B. Create a park system that is accessible to and meets the needs of all residents (Policy 18). – While this policy applies to the larger park system in the County, there are no public parks within a 2.5-mile radius of the subject property, and the proposed amenity area, including a playground, aligns with the Comprehensive Plan's intent.

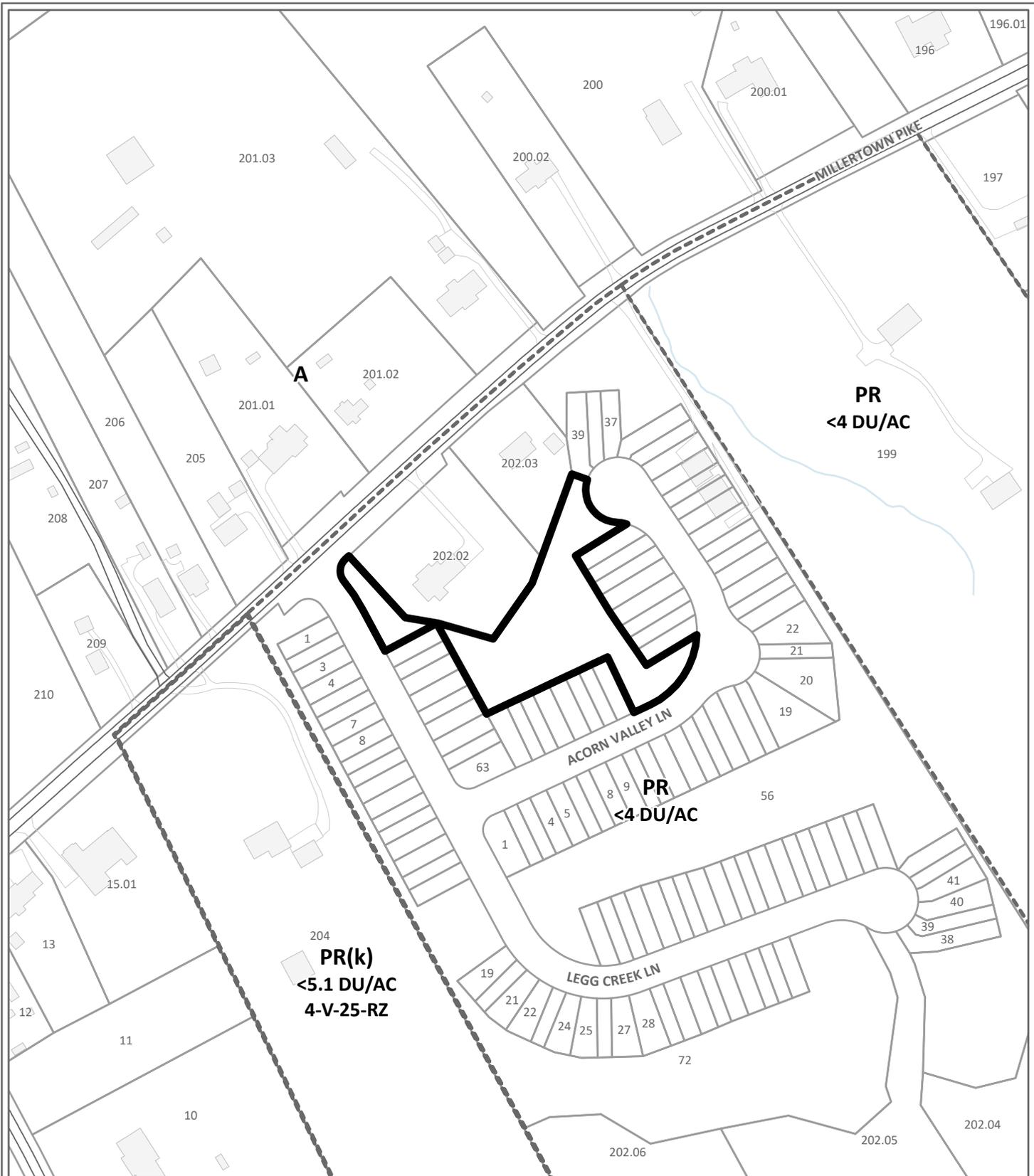
4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Urban Growth Boundary. The purposes of the Urban Growth Area designation are to encourage a reasonably compact pattern of development, promote expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the action of the public and private sectors, particularly with regard to provision of adequate roads, utilities, schools, drainage and other public facilities and services. The proposed use meets the relevant standards of the Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

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.



DEVELOPMENT PLAN

3-C-26-DP

Petitioner: Amy Sherrill



Amenity Building and Swimming Pool in PR (Planned Residential)
up to 4 du/ac

Map No: 50

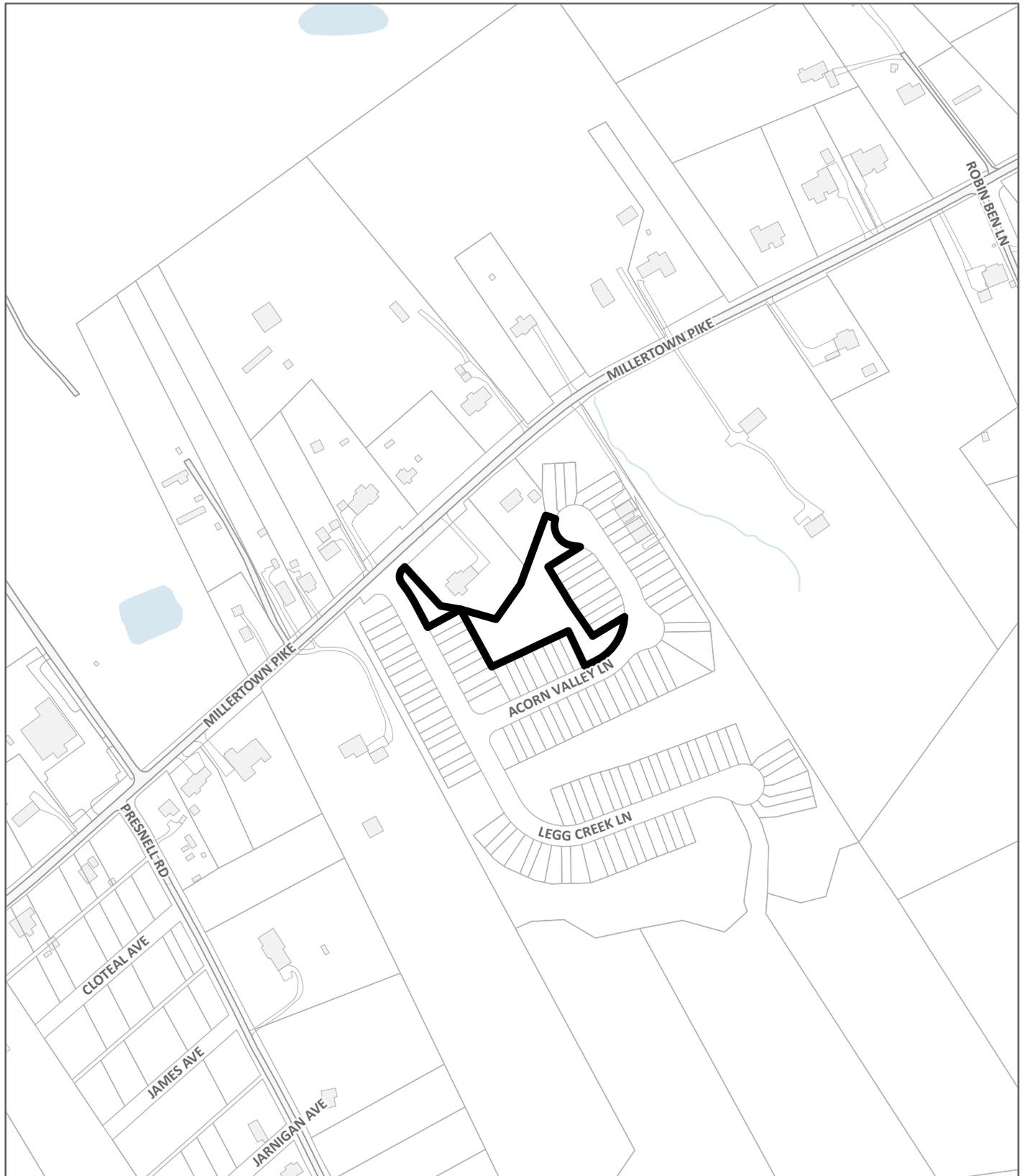
Jurisdiction: County



Original Print Date: 1/28/2026

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

Exhibit A. Contextual Images



LOCATION MAP

3-C-26-DP



Case boundary

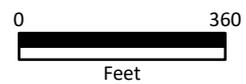
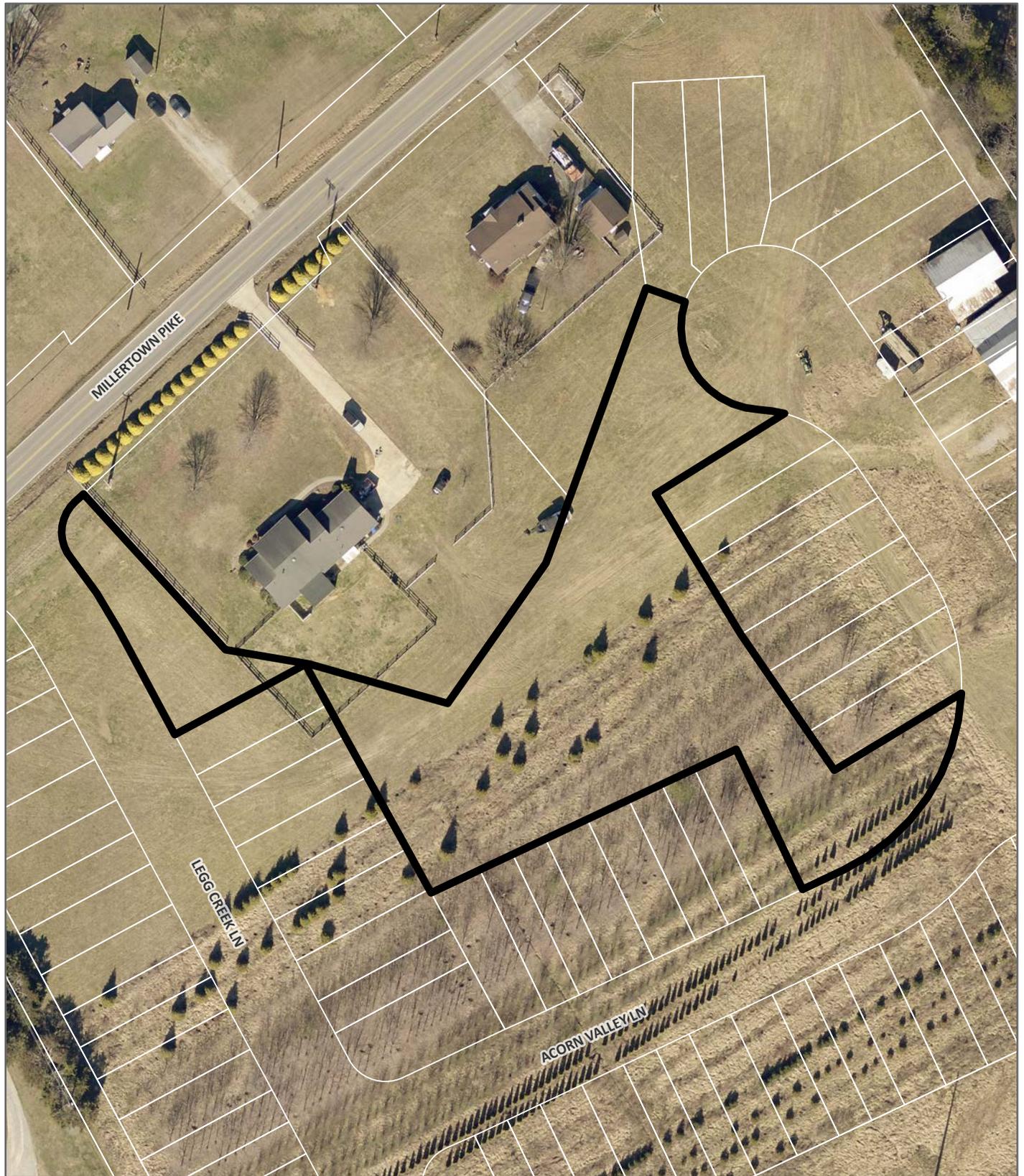


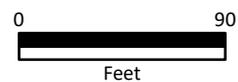
Exhibit A. Contextual Images



AERIAL MAP



Case boundary



3-C-26-DP
2/12/2026



5937 MIDDLEBROOK PIKE
KNOXVILLE, TN 37909
865-906-1125

THE RESERVE AT THREE RIDGES
AMENITIES MASTER PLAN

DATE:
11/20/25

DRAWING #:
1.2

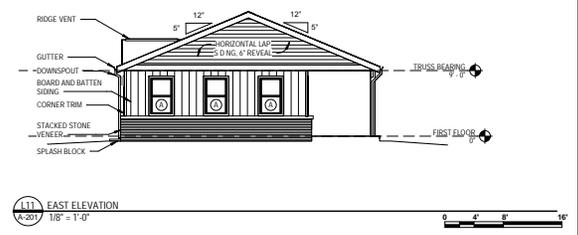
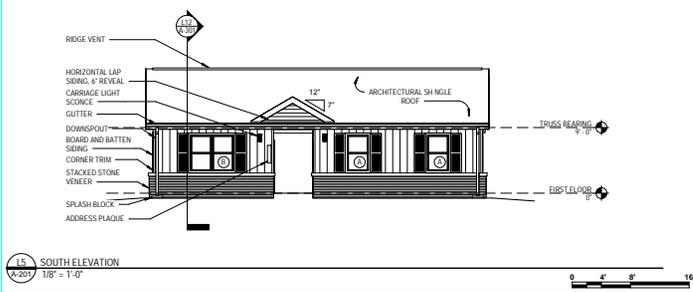
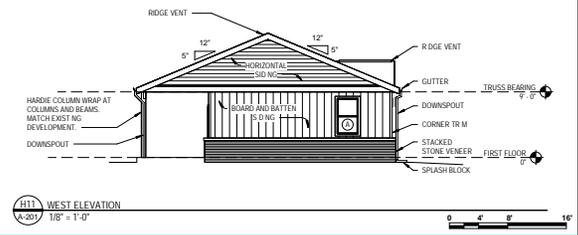
DESIGN BY:
JESSICA TAYLOR

SHEET:
1 OF 1



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benefield · richters

planning
architecture
902 North Central Street
Knoxville, TN 37911
(865) 637-7000

ARK AMENITY BUILDING

7339 ACORN VALLEY LN
KNOXVILLE, TN 37924

EXTERIOR ELEVATIONS

DATE	ISSUED BY	CHECKED BY	DATE

RELEASE FOR CONSTRUCTION: AS BULK 11/2022



A-201

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.

02/20/2026

Date to be Posted

03/06/2026

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

DocuSigned by:

Amy Sherrill

9C835B918D6D443...
Applicant Signature

Amy Sherrill

Applicant Name

1/9/26

Date