

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 3-C-26-DP Related File Number:
Application Filed: 1/19/2026 Date of Revision:
Applicant: AMY SHERRILL

PROPERTY INFORMATION

General Location: Northwest side of Acorn Valley Ln, southeast of Millertown Pike
Other Parcel Info.:
Tax ID Number: 50 L D 072 (PARTIAL) Jurisdiction: County
Size of Tract: 1.288 acres
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.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Amenity Building and Swimming Pool Density:
Planning Sector: Northeast County Plan Designation: RC (Rural Conservation)
Growth Policy Plan: Urban Growth Area (Outside City Limits)
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.

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

Street: 7739 ACORN VALLEY LN
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) up to 4 du/ac
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
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).

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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Samiul Haque

Staff Recomm. (Abbr.): Approve the development plan for an amenity building and a swimming pool within a residential subdivision, subject to 3 conditions.

Staff Recomm. (Full):
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.

Action: Approved with Conditions **Meeting Date:** 3/5/2026

Details of Action:

Summary of Action: Approve the development plan for an amenity building and a swimming pool within a residential subdivision, subject to 3 conditions.

Date of Approval: 3/5/2026 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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: