

REZONING REPORT

▶ **FILE #:** 7-H-26-RZ

AGENDA ITEM #: 33

AGENDA DATE: 7/9/2026

▶ **APPLICANT:** NED FERGUSON

OWNER(S): H Lloyd Maples Jr, et al

TAX ID NUMBER: 46 15001

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 8322 COLLIER RD

▶ **LOCATION:** East side of Collier Rd at Fox Ridge Dr, south of W Copeland Dr

▶ **APPX. SIZE OF TRACT:** 0.5 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Collier Road, an unstriped local street with a pavement width that varies from 19-31 ft within a right-of-way width that varies from 38-54 ft.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Beaver Creek

▶ **CURRENT ZONING:** A (Agricultural)

▶ **REQUESTED ZONING:** RA (Low Density Residential)

▶ **EXISTING LAND USE:** Single Family Residential

▶ EXTENSION OF ZONING: No, it is not an extension.

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Rural residential, agriculture/forestry/vacant land - A (Agricultural)

South: Single family residential - A (Agricultural)

East: Rural residential, agriculture/forestry/vacant land - A (Agricultural)

West: Single family residential - PR (Planned Residential) up to 3 du/ac

NEIGHBORHOOD CONTEXT: The subject property is within an area that features single family houses in subdivisions and on large lots, interspersed with cleared fields and undeveloped, forested slopes.

STAFF RECOMMENDATION:

▶ **Approve the RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive Plan and surrounding development.**

COMMENTS:

PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 6.30.01, THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND ZONES AFFECTED, OR IN THE COUNTY GENERALLY.

1. The residential density along Collier Road has increased since the early 2000s, with multiple rezonings from A (Agricultural) to RA (Low Density Residential) and PR (Planned Residential) up to 2 and 3 dwelling units per acre.
2. The Collier Ridge and Vista Hills single family subdivisions lie across the street from the subject property and were constructed between 2007 and 2015.
3. Two properties under 2 acres in area were rezoned from A to RA in 2023 and 2024, respectively, and are within 0.3 miles to the south of the subject property.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSES OF THE APPLICABLE ZONING ORDINANCE.

1. The RA zone is intended to provide for areas with low population densities. It is compatible with the surrounding residential zoning, which includes properties zoned A, RA, and PR up to 2 and 3 du/ac.
2. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses. The RA zone primarily allows residential and civic uses, which aligns with the existing residential character of the area.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AN AMENDMENT.

1. The RA zone is a low-density residential zone that allows single family houses and duplexes with use on review approval by the Planning Commission. These uses are consistent with the existing residential character. Up to four single family houses or three duplexes could be built on the property if it was rezoned to RA.
2. The property lies across the street from the terminus of Fox Ridge Drive and in close proximity to other driveways that access Collier Road. Any future subdivision of the property may be required to use one access point to minimize traffic conflicts. Access safety would be reviewed and approved by Knox County Engineering and Public Works during the plat review process and permitting.
2. Collier Road is an unstriped local street with 18-20 feet of pavement width along the subject property's frontage, and it routes traffic to West Copeland Drive to the north and West Emory Road to the southwest, both major collectors. Traffic would be minimally affected by development permitted under RA on a property of this size.

PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE COMPREHENSIVE PLAN OF KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

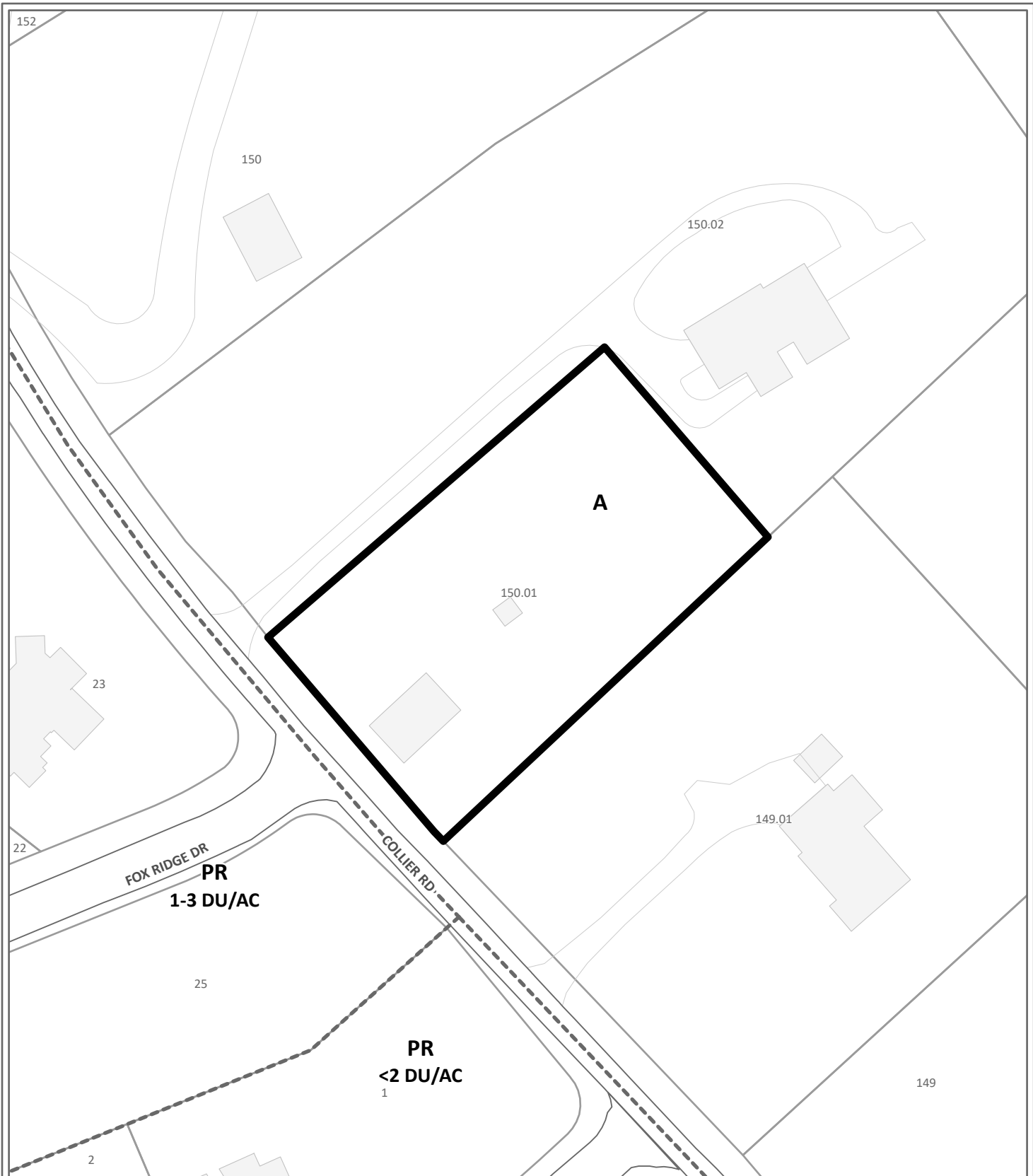
1. The property is within the SR (Suburban Residential) place type, which lists the RA zone as directly related. The housing mix of the SR place type calls for single family houses on small lots and attached residential houses such as duplexes, both of which are permitted in the RA zone.
2. The recommended rezoning complies with the Comprehensive Plan's Implementation Policy 2, to ensure that new development is sensitive to existing community character. The lot sizes and allowable uses in the RA zone are consistent with the character of the surrounding area.
3. The subject property is within the Planned Growth Area of the Growth Policy Plan, which encourages a reasonably compact development pattern and a wide range of housing choices. The allowable lot sizes and housing types of the RA zone support the intent of the Planned Growth Area.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Powell Elementary, Powell Middle, and Powell High.

If approved, this item will be forwarded to Knox County Commission for action on 8/24/2026. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



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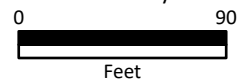
Petitioner: Ned Ferguson



From: A (Agricultural)

To: RA (Low Density Residential)

Map No: 46
Jurisdiction: County



Original Print Date: 5/29/2026
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Exhibit A. Contextual Images



AERIAL MAP



Case boundary

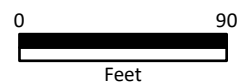
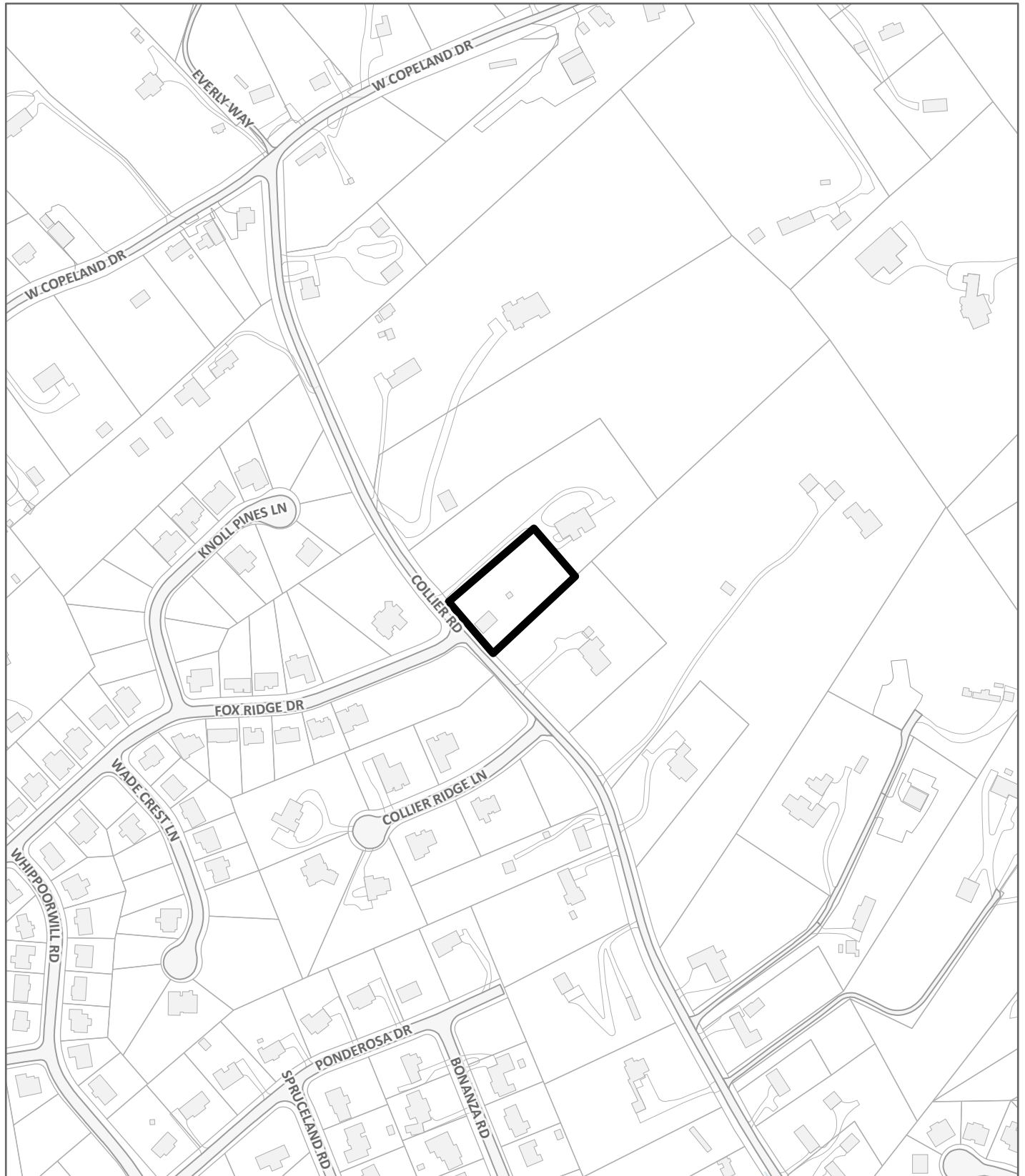


Exhibit A. Contextual Images



LOCATION MAP

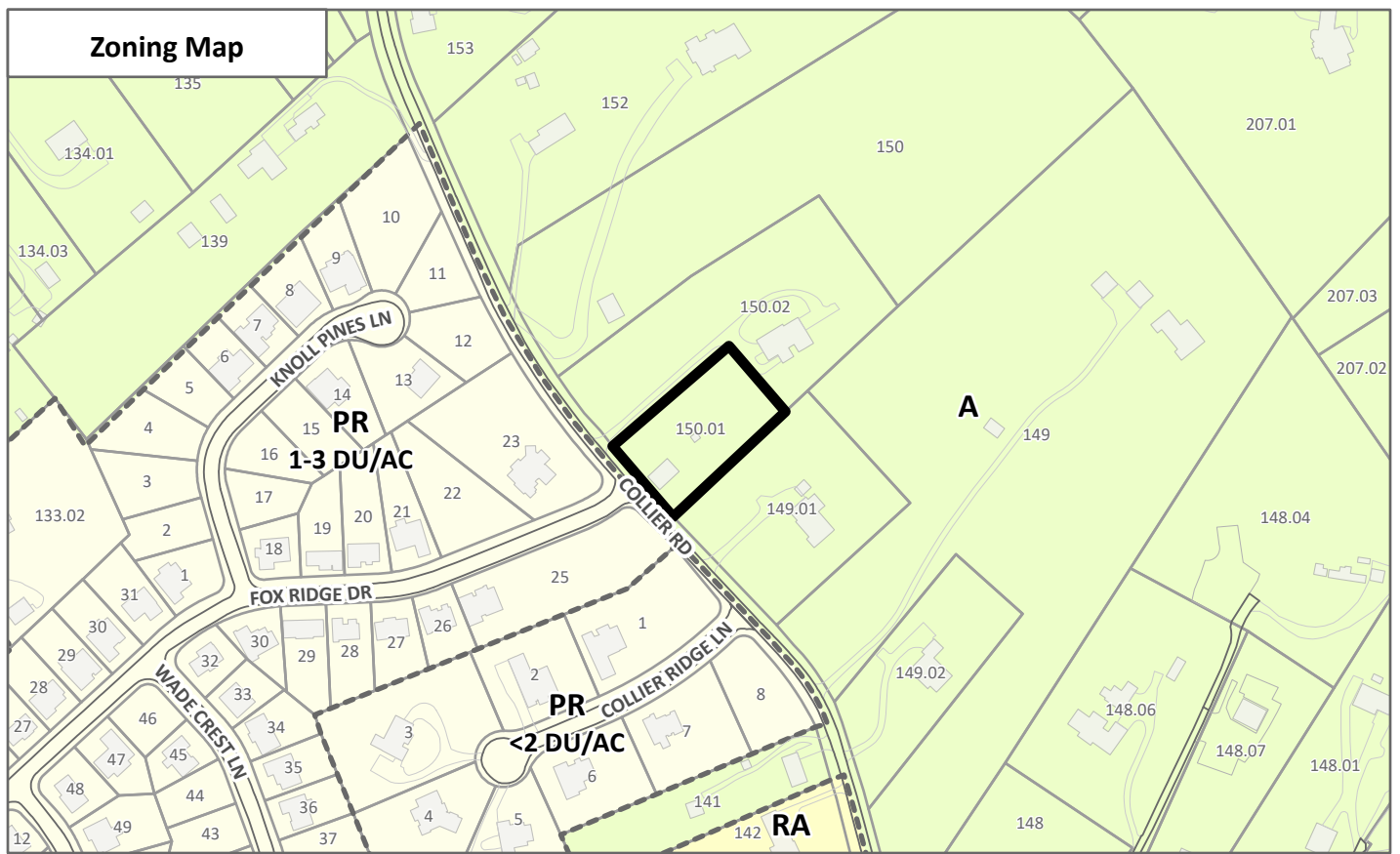
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Case boundary



Zoning Map



Comprehensive Plan Map

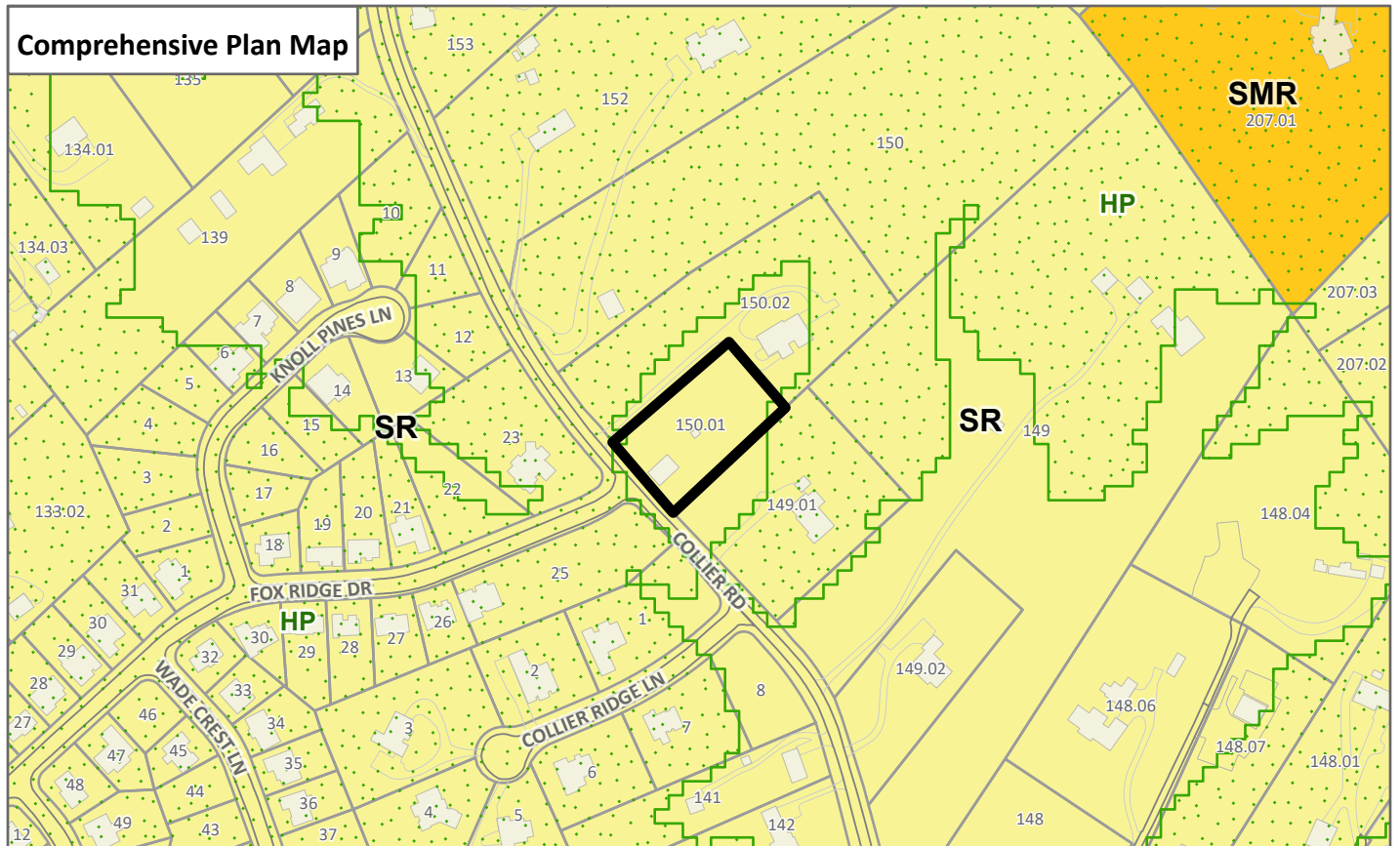
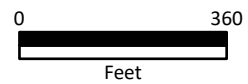


EXHIBIT A, CONTEXTUAL MAPS

7-H-26-RZ



Case boundary



Existing Land Use Map

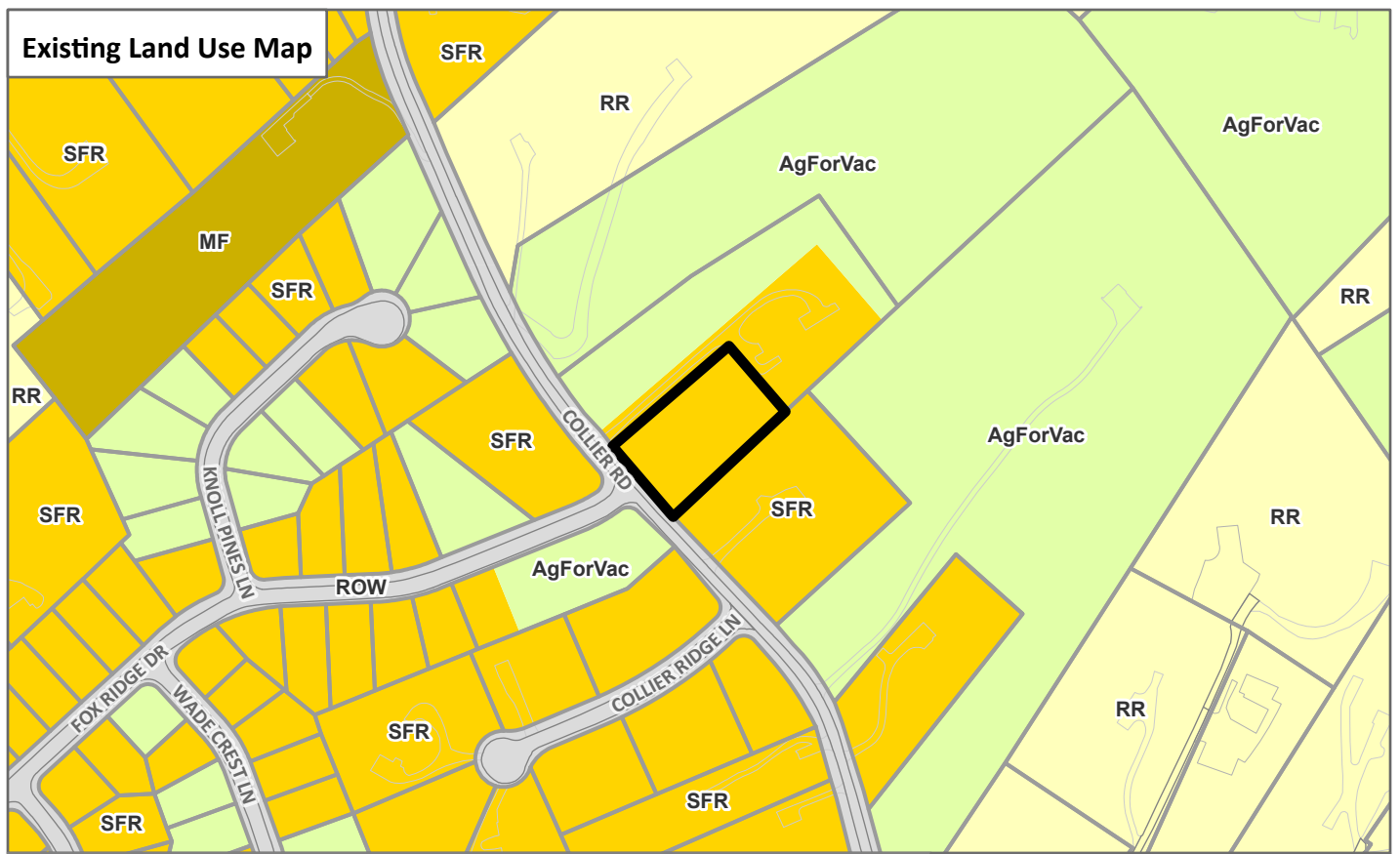


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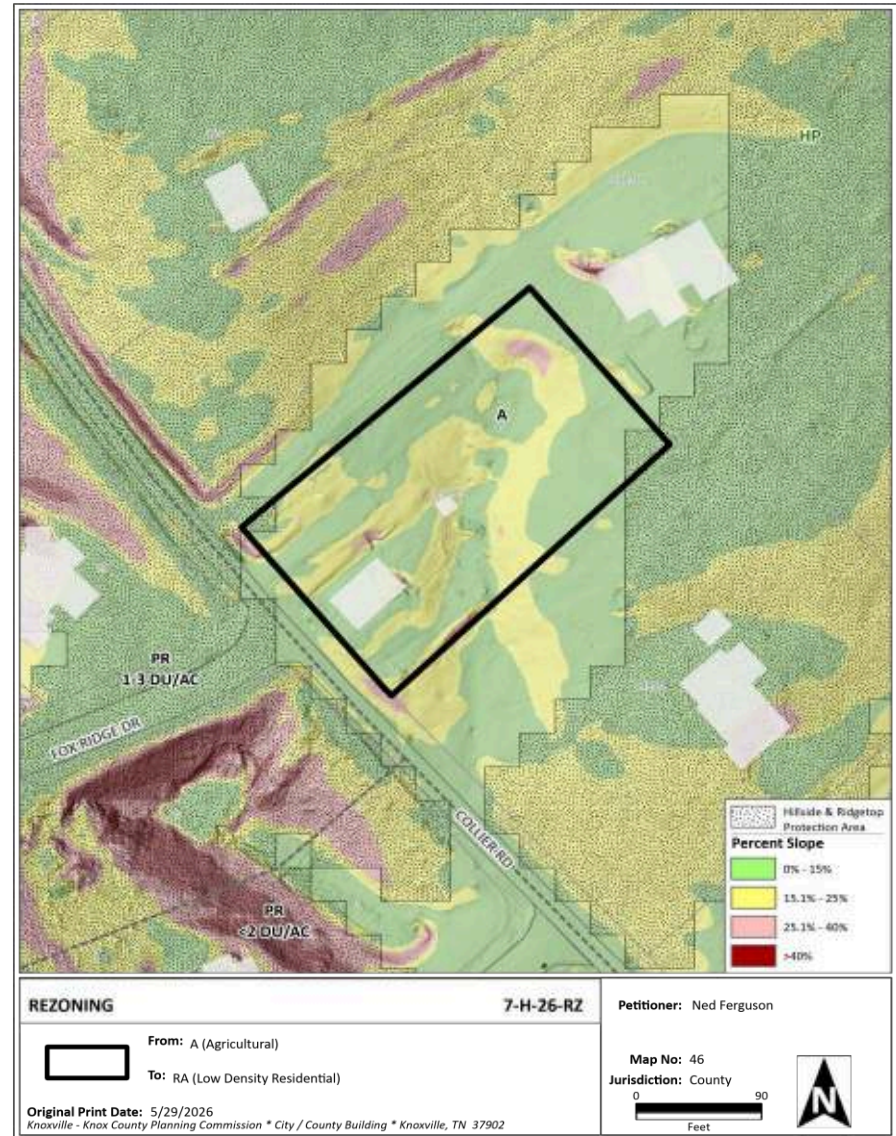
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Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	0.9998		
Non-Hillside	0.9743	N/A	
0-15% Slope	0.0249	100%	0.0
15-25% Slope	0.0006	50%	0.0
25-40% Slope	0.0000	20%	0.0
Greater than 40% Slope	0.0000	10%	0.0
Ridgetops			
Hillside Protection (HP) Area	0.03	Recommended disturbance budget within HP Area (acres)	0.0
		Percent of HP Area	98.9%



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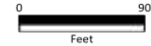
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Public Notice and Community Engagement

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.

6/27/26

Date to be Posted

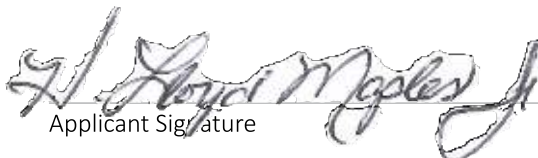
7/10/2026

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



Applicant Signature

Lloyd Maples

Applicant Name

6/17/26

Date